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land use plan
cultural landscape report

BUFFALO
BOXLEY VALLEY



NATIONAL RIVER / ARKANSAS

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LAND USE PLAN
CULTURAL LANDSCAPE REPORT

BOXLEY VALLEY

BUFFALO NATIONAL RIVER
ARKANSAS

Truly, we have a wonderful way of life along the upper Buffalo. People are happy here, prosperous and blessed in so many ways by our Creator. And now comes the question? What about a national river on the Buffalo? Well, first of all, I am proud that you have found this part of Arkansas to be so beautiful, with scenery unsurpassed, and I am happy to know that you will maintain the river as nearly as possible as it is today. I am pleased with the area designated on the park proposal as a private use zone, for agriculture uses. Most of the people in the valley "heired" their land and their roots are deep. Like all proud farmers, they wish to retain their land to pass on to their children. If you can bring a park that will not disrupt the citizens, that will keep the river free of factories and taverns, a park that will allow reasonable use of the land, then I see eye-to-eye with you. I have seen changes come and I enjoy the conveniences that modern ways have brought, but I realize disruptive changes will come if we do not control our river. I want to keep my farm--the cattle, horses, and hogs, the pastures and meadows--the little stores, the rodeo arena, the sawmill, the Boxley rural station, and, of course, the church.

*Excerpted from the statement of Orphea Duty
given at the Senate hearing on the bill to
establish Buffalo National River, May 26, 1969*

SUMMARY OF THE BOXLEY PLAN

<u>Issue</u>	<u>Action</u>
Management Concept	Balance resource preservation, private use, and visitor use
Land Use	
Residential	Maintain and rehabilitate existing houses with some new ones (up to a total of 40 residences maximum)
Agricultural	Allow haying, grazing, orchards, and crops
Commercial	Allow community store, bed and breakfast operations, and horse rentals
Forest	Permit woodlots
Resource Management	
Structures	Preserve historic structures through continued private use and appropriate maintenance; allow modern building materials in new construction
Vegetation encroachment	Maintain most fields through agricultural uses
Riverbank erosion	Establish forested strips along riverbanks; allow brush clearing in channel and minor bank stabilization actions
Water pollution	Establish buffer areas, and, in most cases, fence to keep stock out of Buffalo River and major tributaries
Visitor Use and Development	
Information	Provide information waysides at entrances to valley
Scenic pullouts	Develop scenic pullouts along highway
Trails	Develop separate hiking and horse trails
Management Agreements	Exchange/resell (first priority) or lease certain federal lands with restrictions
Funding	Use private sources, NPS operating funds, and lease revenue

CONTENTS

INTRODUCTION	1
Background	1
Purpose of the Plan	1
Problems and Issues	2
Management Objectives	5
RESOURCE ANALYSIS	6
Regional Context	6
Natural Resources	6
Cultural Resources	19
Landownership and Use	25
Visitor Use and Development	26
MANAGEMENT PLAN	31
Management Concept	31
Management Districts	31
Resource Management	34
Land Use	35
Visitor Use and Development	37
Management Agreements	39
Plan Implementation	40
INDIVIDUALS AND AGENCIES CONSULTED	43
APPENDIXES	45
A: Boxley Valley Structure Inventory	45
B: Guidelines for Historic Preservation and New Construction	58
C: Guidelines for Farm Management	61
D: Standard Deed and Lease Restrictions	63
E: Criteria for Evaluating Private Use Proposals	67
F: Standards for Managing Historic Rural Landscape Districts	68
SELECTED REFERENCES	69
PLANNING TEAM	72

MAPS

Region	7
Vicinity	8
Slope	10
Characteristic Viewpoints	11
Open Field Visibility	14
Vegetation	15
Geology	17
100-Year Floodplain	18
Valley Bottom Soils	20
Cultural Resources	23
Existing Landownership	27
Special Use Permit Fields	28
Existing Land Use	29
Management Districts	32
Proposed Development	38

INTRODUCTION

BACKGROUND

Boxley is a well preserved example of a rural Ozark Mountains valley as it has evolved over the past 150 years. It provides the most significant cultural landscape found along the Buffalo River. The valley is a collection of tangible cultural features that exemplify the traditional Ozark Mountains valley settlement pattern. The landscape includes a collection of agricultural fields and significant vernacular architectural features. Historically the valley has been a series of small family-operated farms, whose occupants have continually had to adapt to an everchanging agricultural economy while constantly contending with the forces of nature, especially flooding from the river.

Buffalo National River was established by an act of Congress in 1972 for the purposes of conserving and interpreting an area containing unique scenery and scientific features and of preserving the Buffalo River as a free-flowing stream for the benefit and enjoyment of present and future generations.

The legislative history of the act establishing the park clearly identifies Boxley Valley as an area to remain in private use, thereby retaining the rural agricultural setting. The purchase of scenic easements, leaseback, or sellback with deed restrictions was presented to Congress as the management intent for Boxley so that landowners could remain on their land and continue farming. The House Report (92-807) on the bill to establish Buffalo National River identified a development zone containing about 9,000 acres, a conservation zone containing about 78,000 acres, and a private use zone containing about 9,400 acres, including "some farmlands which should continue in private ownership subject to scenic controls and necessary rights-of-way for roads and trails." Boxley Valley was to be part of the private use zone. Following this congressional direction, the 1975 Master Plan for the park classified Boxley Valley as a private use zone to perpetuate the pastoral scene. The master plan does not provide details on management of the valley, and for various reasons, the Park Service has acquired fee-simple ownership of most of the valley. Many sellers retained use and occupancy agreements for up to 25 years.

PURPOSE OF THE PLAN

The purpose of the Land Use Plan/Cultural Landscape Report is to provide a management strategy for Boxley Valley as a supplement to the Master Plan for Buffalo National River (USDI, NPS 1975a). The new plan provides more detailed guidance on resource management, land use, visitor use, development, and land management agreements for the valley. It responds to current management problems such as vacant farmhouses, and new legal authorities such as the historic properties leasing program.

PROBLEMS AND ISSUES

Although some reconnaissance level cultural resource surveys have been completed, no comprehensive survey of historic structures had been accomplished before this study. Lack of this information has hampered management decisions. The degree of historical/architectural significance of the structures and landscape and the elements to be preserved are addressed in this plan.

The overall management issue is how to perpetuate Boxley Valley as an agricultural community in a manner compatible with other objectives of the national river. Farm buildings that the Park Service owns in fee simple are vacated when occupancy rights expire. Six NPS-owned farmhouses are currently empty and falling into disrepair. They do not meet federal government health and safety standards for leasing in their current condition. As use and occupancy agreements expire over the next several years, many additional houses will be turned over to the government. The plan addresses what should be done with these houses and whether additional houses should be constructed in the valley.

Agricultural lands in the valley have traditionally been used for grazing, haying, and rowcrops. Cattle production has been the key to farm income. Before this study, agricultural uses on fields under NPS management at Boxley Valley had been limited to haycutting. The plan identifies appropriate agricultural uses for Boxley Valley.

Small-scale commercial activities have historically occurred in Boxley Valley to serve community needs and to provide local income. As is typically the case in national parks, the Park Service in the past sought to eliminate all commercial activities in the valley. The plan questions this total prohibition and explores commercial uses that would be compatible with the park.

Scrub forest is encroaching on unused open fields in Boxley Valley, significantly altering the historic landscape. Some fields are in an advanced stage of reverting to forest. As livestock are removed from hillside or upland benchfields that are not suitable for haycutting, the fields will revert to forest unless other management practices are carried out. The plan identifies which fields should be kept open and how.

Streambank erosion and channel shifting have damaged agricultural lands in Boxley Valley. Traditionally, the local farmers have cleared brush in the channel and made minor streambank modifications to maintain the historic channel. The plan addresses what bank stabilization practices should be done in the future.

The Park Service has not had a regular water quality monitoring program for the Buffalo River. This has severely limited the ability to assess the impacts of land use and recreational activities. Livestock production and recreational use can cause degradation of water quality. The plan proposes actions to mitigate the effects of agricultural uses on water quality.



Casey-Clark House

Privately Owned Barn
Before Rehabilitation



Highway Through
Boxley Valley

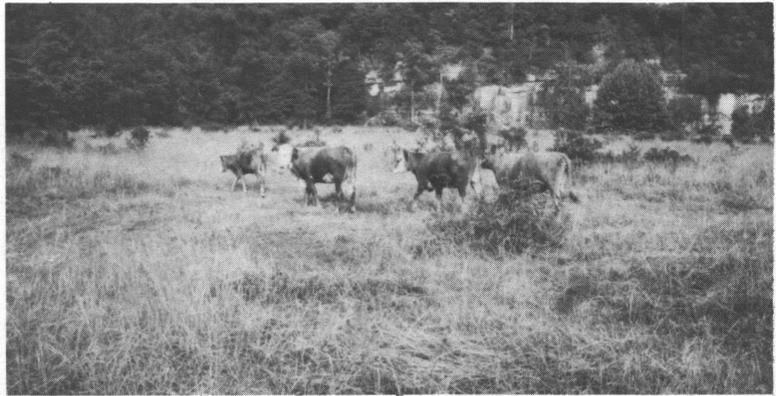
Boxley Church, Community
Building, and Pastor's Residence





Buffalo River in
Boxley Valley

Traditional Grazing



Traditional Haying

Open Field Reverting
to Forest



Currently visitors entering the Boxley Valley receive no information on the management and use of the area. There is only one scenic overlook and no trails (except at Lost Valley). The plan identifies what the visitor experience should include and how visitors should be informed about the private uses and significance of the area. The plan identifies additional scenic pullouts and what kinds of trail use should occur and where.

Most of the valley is in federal ownership, and management responsibilities will increase as use and occupancy terms expire. The plan identifies what land management "agreements" should be used to accomplish the objectives for the valley. A separate Land Protection Plan (NPS, 1985) has been prepared to determine proposals for the remaining nonfederal lands in the park, including Boxley Valley. This Land Use Plan/Cultural Landscape Report covers all lands in the valley, concentrating on lands under federal ownership. Other planning documents for the park are also considered and referenced in this plan.

Currently, operating funds are used for limited management activities in the valley. Costs are expected to increase as federal responsibilities grow. Funding for proposed management activities is discussed in the plan.

MANAGEMENT OBJECTIVES

The management objective for Boxley is to perpetuate a harmonious relationship between the private, agricultural community and the historic scene, natural resources, and appropriate visitor use. Following is a list of more detailed objectives. To maintain this special landscape of Boxley Valley, the Land Use Plan/Cultural Landscape Report focuses on practical ways to

maintain a clean, free-flowing river, and, to the extent feasible and practical, maintain it within its present alignment

preserve, in the most practical manner, the significant material evidence of the past--sites, structures, and open fields

continue agricultural uses of economic benefit to local residents, using practices that conserve soils, water, vegetation, and wildlife

maintain a community of residents in the valley, preserving that community's special character and sense of place, while managing to accommodate appropriate change

perpetuate the rural pastoral landscape and enhance opportunities for its enjoyment by motoring visitors

provide for other appropriate visitor use, at the levels and of the kinds that are compatible with other objectives

This plan refines the private use zone land classification for Boxley as expressed in the legislative history and the 1975 Master Plan.

RESOURCE ANALYSIS

REGIONAL CONTEXT

The Buffalo River flows through the heartland of the Ozarks in Arkansas and is considered one of the region's finest natural rivers (see Region map). Deeply entrenched in a meandering course, the river flows eastward through northwestern Arkansas across Newton, Searcy, and Marion counties before joining the White River near Buffalo City. The area adjacent to the Buffalo River is rural and sparsely settled.

The headwaters and first 16 miles of the river lies within the Ozark National Forest which also contains the headwaters of the Buffalo's major tributary streams, including the Little Buffalo, Big Creek, Cave Creek, and Richland Creek. The remaining 132 miles of the Buffalo River and more than 90,000 acres of adjacent land have been designated as Buffalo National River (see Vicinity map). The major resource value of the park is the clean, free-flowing river that provides an opportunity for pleasurable boating, swimming, and fishing. Also within the national river are other significant natural and cultural resources, including geologic, vegetative, wildlife, prehistoric, and historic.

The climate of the Buffalo River basin is characterized by long, hot summers and relatively short mild winters. Rainfall varies between 30 to 80 inches, averaging 49 inches annually.

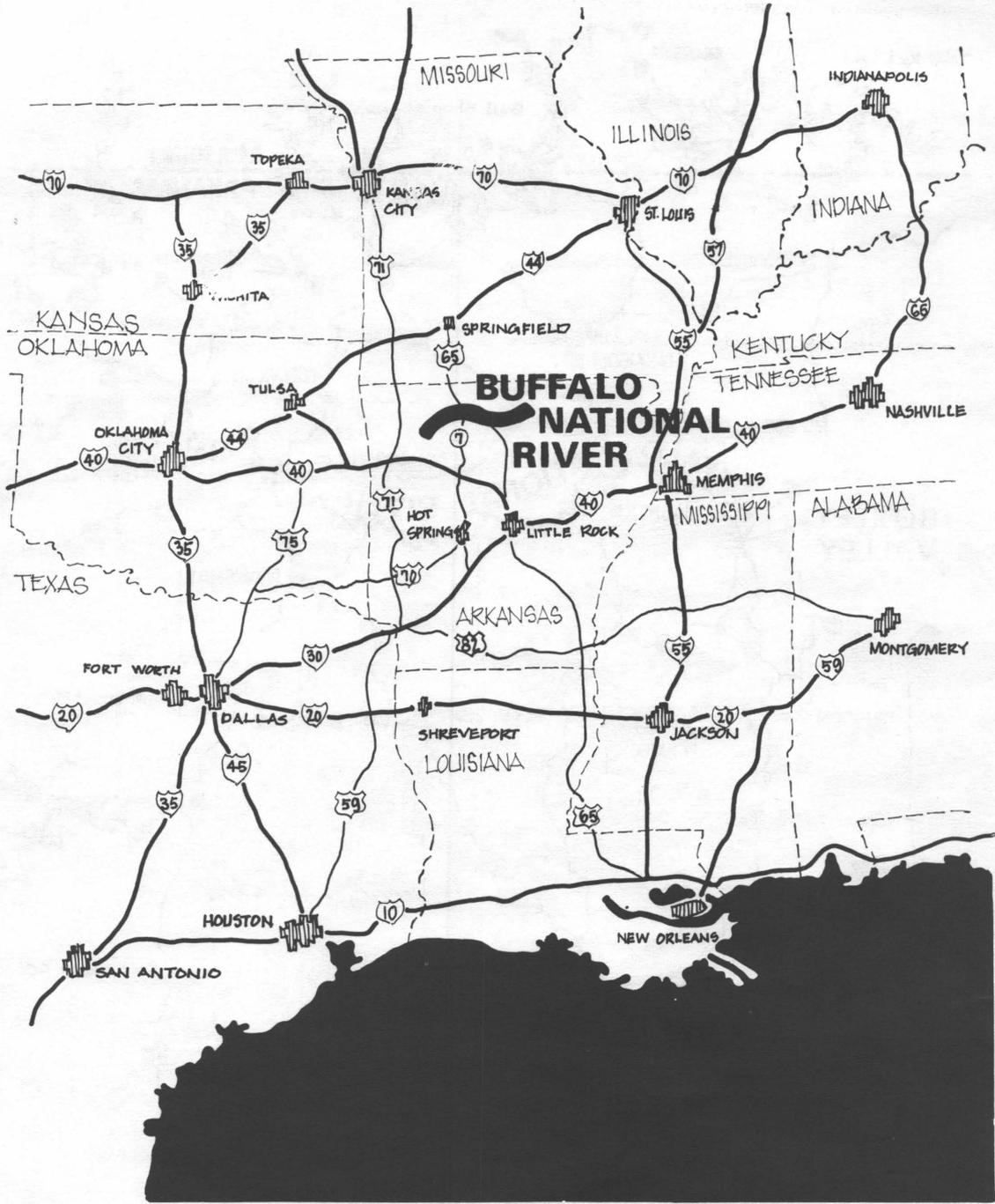
Most of the land in the river basin is of low quality agriculturally, with cleared acreage being confined to sparse bottomland and upland ridges. These open fields are used primarily to graze cattle and cut hay. The land does not produce sufficient income to sustain a large population, and there is little industry. The forests were cut over in the early 20th century and have been regrowing since then.

One-third of the Buffalo River basin is under federal administration, 22 percent in Ozark National Forest and 11 percent in the national river. The population trend of the Boxley Valley, like the Buffalo River basin in general, has been downward since the turn of the century. This decline began to level off during the 1960s. Today about 60 people still reside in Boxley Valley.

More than 10 million people live within 250 air miles of the national river. Access to and through the Ozarks is almost entirely by private automobile. The only paved road paralleling the river is highway 43 and 21 in the 7 miles through Boxley Valley; several other roads approach or cross the river providing access for river use.

NATURAL RESOURCES

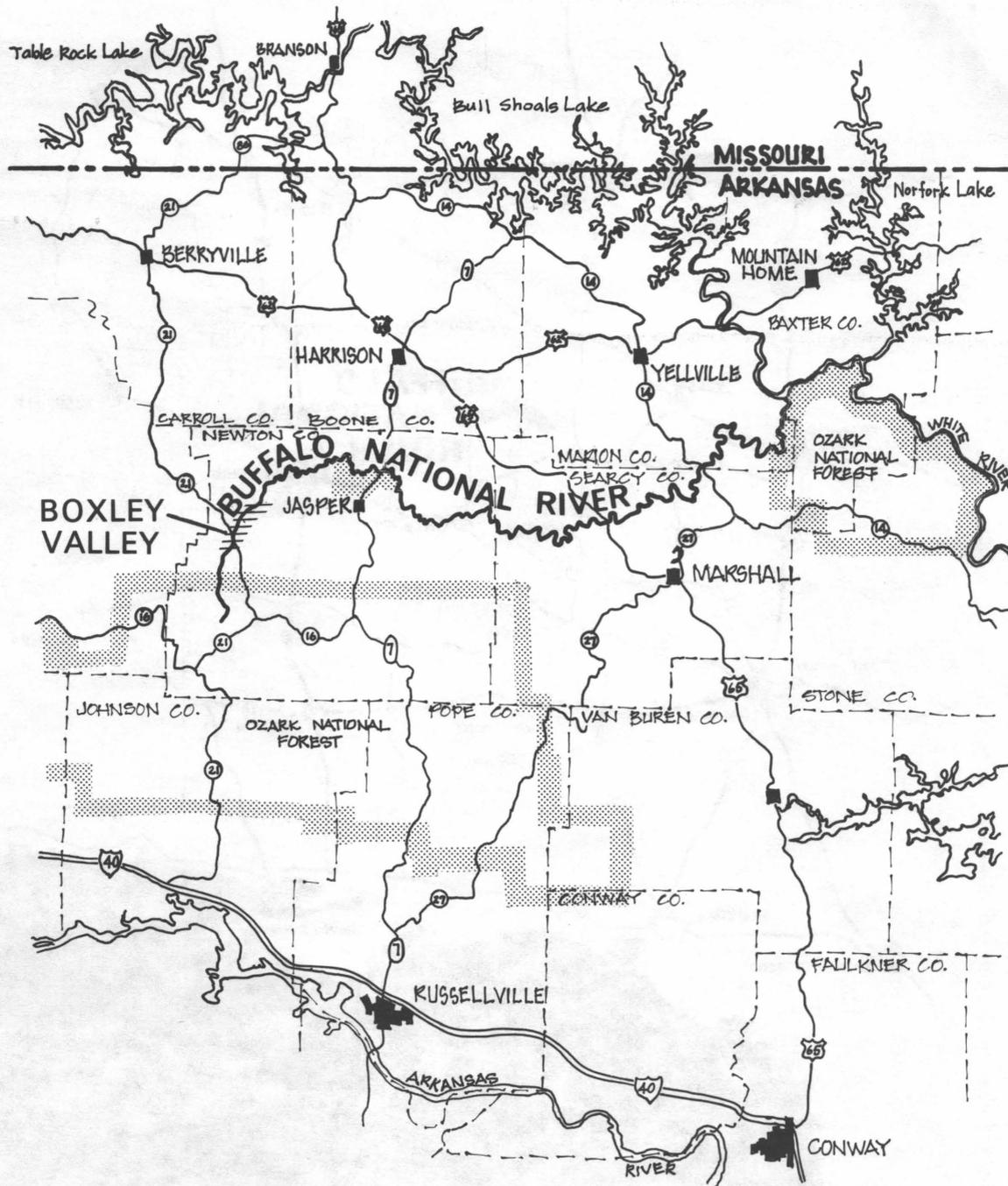
The Boxley Valley is an area of roughly 8,000 acres in the upper portion of Buffalo National River. The valley is approximately 7 miles long. The park width averages about 2 miles in this area. The park boundaries follow or parallel section lines approximating the valley width. The valley



NORTH

REGION
BOXLEY VALLEY
BUFFALO NATIONAL RIVER, ARKANSAS

UNITED STATES DEPARTMENT OF THE INTERIOR / NATIONAL PARK SERVICE



VICINITY
BOXLEY VALLEY
BUFFALO NATIONAL RIVER, ARKANSAS
 UNITED STATES DEPARTMENT OF THE INTERIOR / NATIONAL PARK SERVICE

floor is 1,000 to 3,000 feet wide, averaging about 1,500 feet across. As shown on the Slope map, most of the land is not level. The valley has only about 1,500 acres of bottomland terrain, and about an equal amount of upland lands are in slopes gentle enough for agricultural uses.

From a visual standpoint, the valley provides a pleasing rural landscape scene of farmlands, forested bluffs and side slopes, scattered single family dwellings, barns, outbuildings, a church, grocery store (nonoperating), community hall, and grist mill (nonoperating). There are several semipanoramic viewpoints along highway 43 and 21 where motorists may get characteristic views of the Boxley Valley (see Viewpoint map).

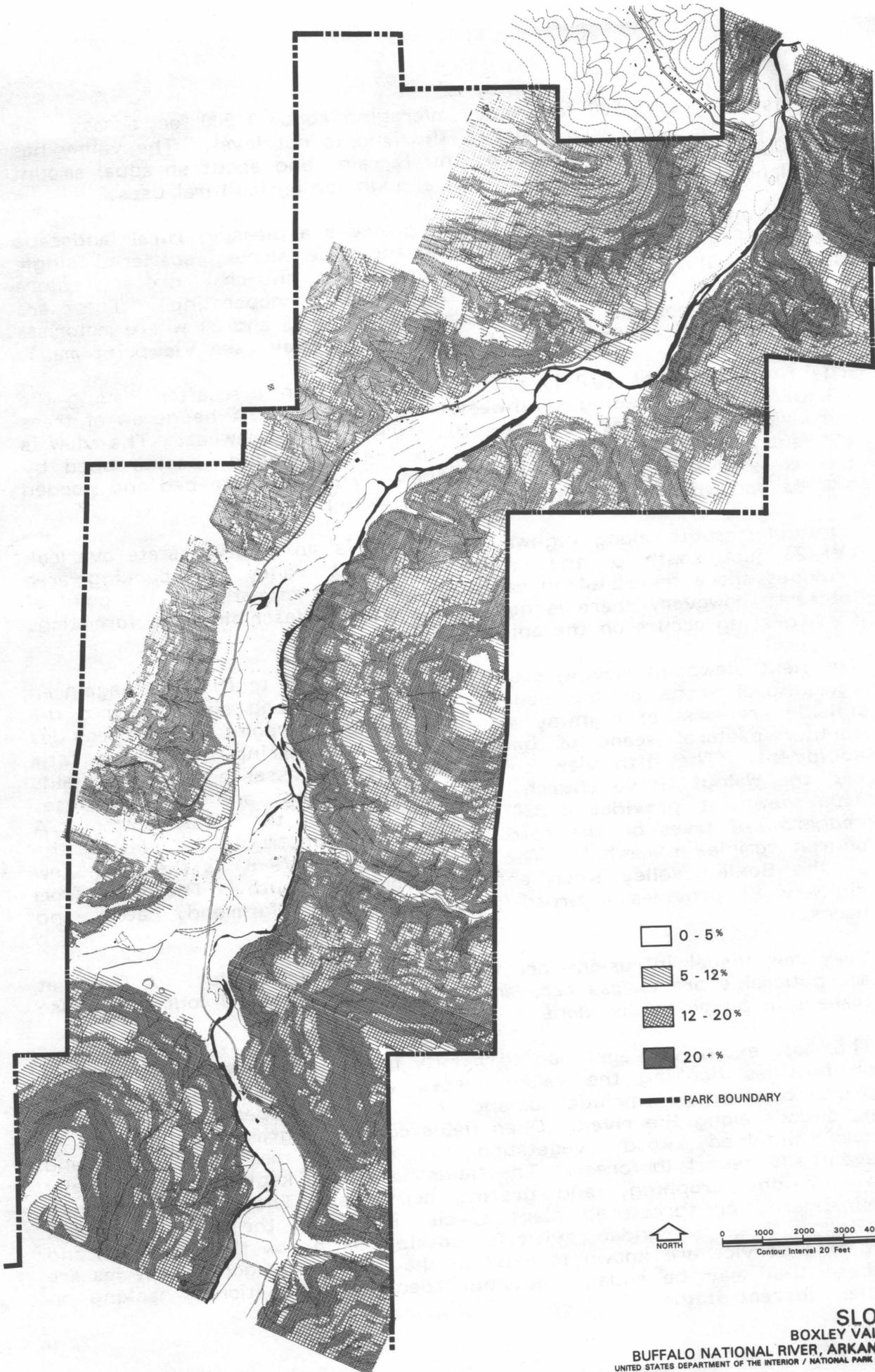
The first viewpoint (VP-1) of the valley is seen just after leaving the village of Ponca heading southwest on highway 43. A hedgerow of trees bordering the highway obstructs the valley view somewhat. The view is of gently rolling agricultural land in the foreground, backdropped by tree-covered side slopes in the distance. The old river bed and wooden and barbed wire fences are visible in the foreground.

Continuing south along highway 43, there is an existing state overlook (VP-2) just south of the entrance to Lost Valley. A parking area provides space for about 10 cars. A geological formation is the point of interest; however, there is no wayside exhibit describing the formation. Some grazing occurs on the adjacent fields.

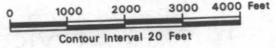
The next viewpoint moving south (VP-3) is similar to the first--again an agricultural scene of the valley. A small barn and shed set into the hillside are west of highway 43. The fourth viewpoint (VP-4) provides another pastoral scene of barns, cattle, a watering pond, and farm equipment. The fifth view point (VP-5) encompasses agricultural fields and the Walnut Grove church, community building, and pastor's house. This viewpoint provides a 360° pastoral view of the valley bottom. A hedgerow of trees on the road to the church obstructs the view of the church complex somewhat. The sixth viewpoint (VP-6) is the first view of the Boxley Valley when entering from the south. The view from highway 21 provides a broad panoramic view of farmland, cattle, and barns.

Very few visual intrusions are found in the Boxley Valley. A few that are noticeable are excess cars and farm equipment and a couple of house trailers in prominent locations.

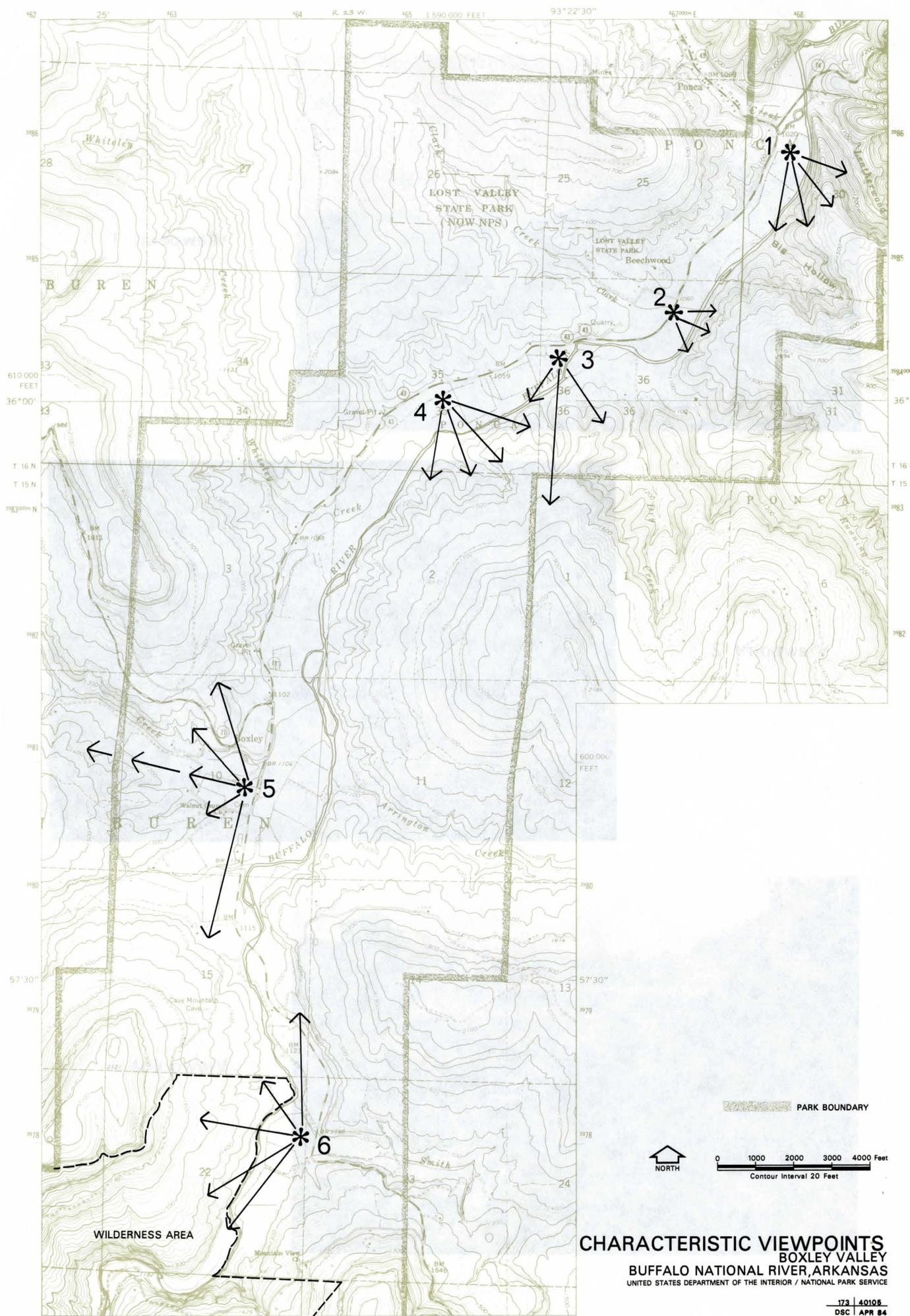
The most extensive vegetation community is the upland oak-hickory forest on hillsides flanking the valley. (See Vegetation map.) Other major plant communities include upland red cedar glades and floodplain hardwoods along the river. Open fields consist of grasses and forbs. If not maintained, woody vegetation will encroach on these fields and eventually revert to forest. The fields have been kept open traditionally by haying, cropping, and grazing activities. There are no known endangered or threatened plant species inhabiting the valley. Several category 2 species under review for possible listing by the U.S. Fish and Wildlife Service are known to exist in the park. Category 2 species are those that may be endangered, but adequate information is lacking on their current status.



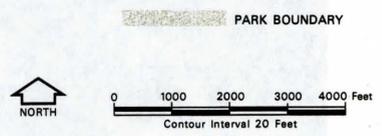
-  0 - 5%
-  5 - 12%
-  12 - 20%
-  20 + %
-  PARK BOUNDARY



SLOPE
BOXLEY VALLEY
BUFFALO NATIONAL RIVER, ARKANSAS
UNITED STATES DEPARTMENT OF THE INTERIOR / NATIONAL PARK SERVICE



CHARACTERISTIC VIEWPOINTS
BOXLEY VALLEY
BUFFALO NATIONAL RIVER, ARKANSAS
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Viewpoint 1

Viewpoint 2



Viewpoint 3

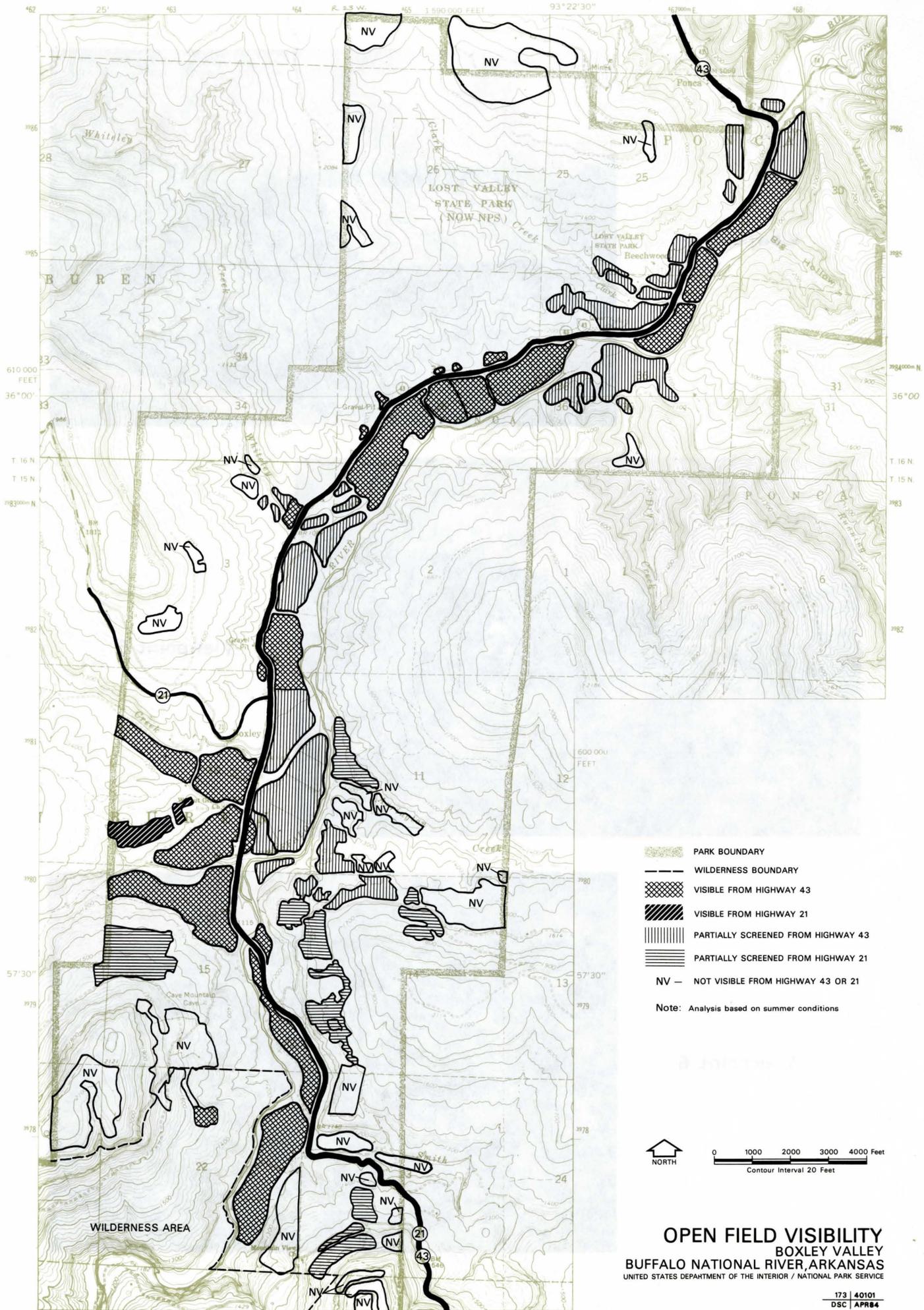
Viewpoint 4

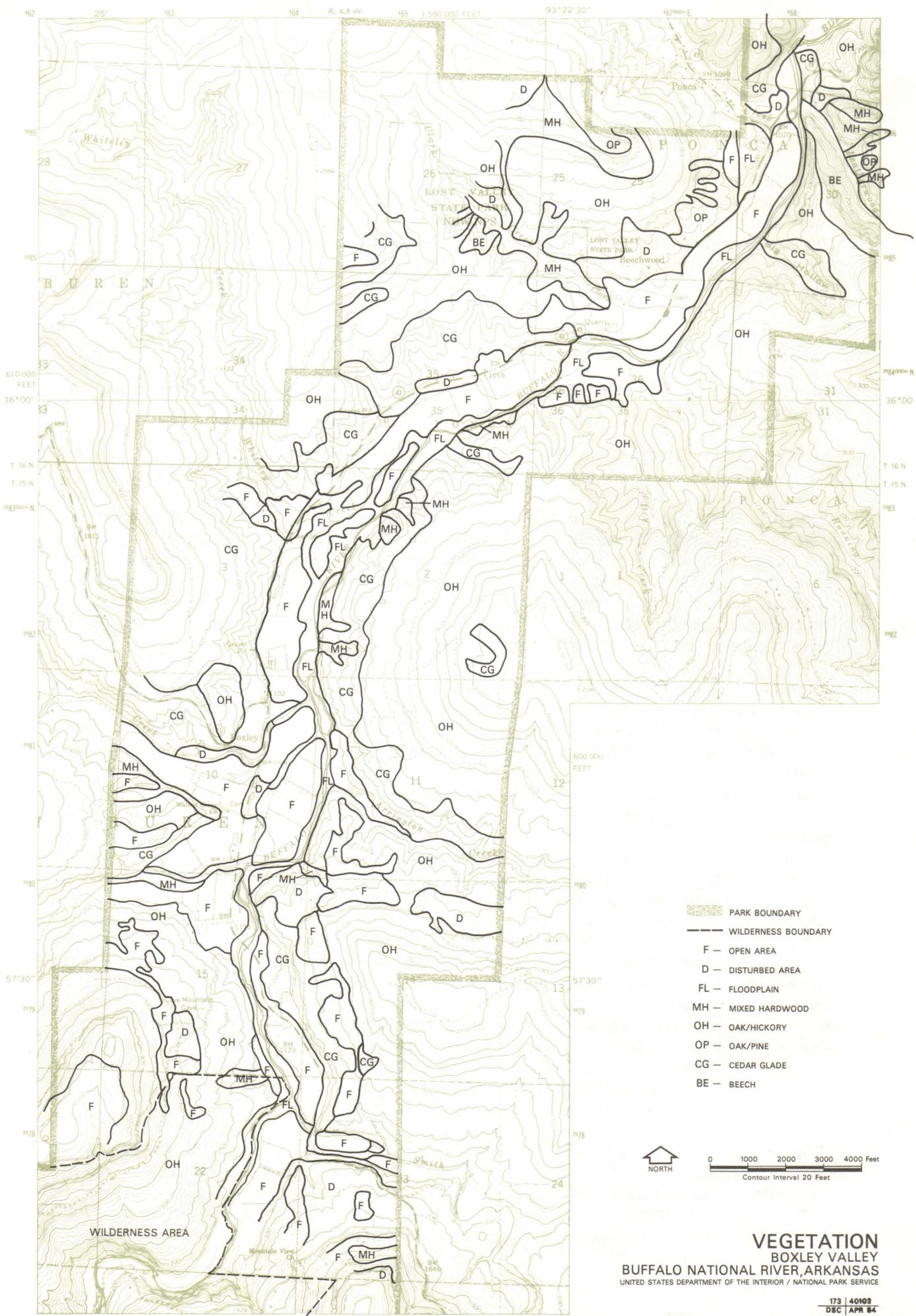


Viewpoint 5

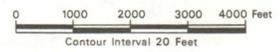
Viewpoint 6







-  PARK BOUNDARY
-  WILDERNESS BOUNDARY
-  F — OPEN AREA
-  D — DISTURBED AREA
-  FL — FLOODPLAIN
-  MH — MIXED HARDWOOD
-  OH — OAK/HICKORY
-  OP — OAK/PINE
-  CG — CEDAR GLADE
-  BE — BEECH



VEGETATION
BOXLEY VALLEY
BUFFALO NATIONAL RIVER, ARKANSAS
 UNITED STATES DEPARTMENT OF THE INTERIOR / NATIONAL PARK SERVICE

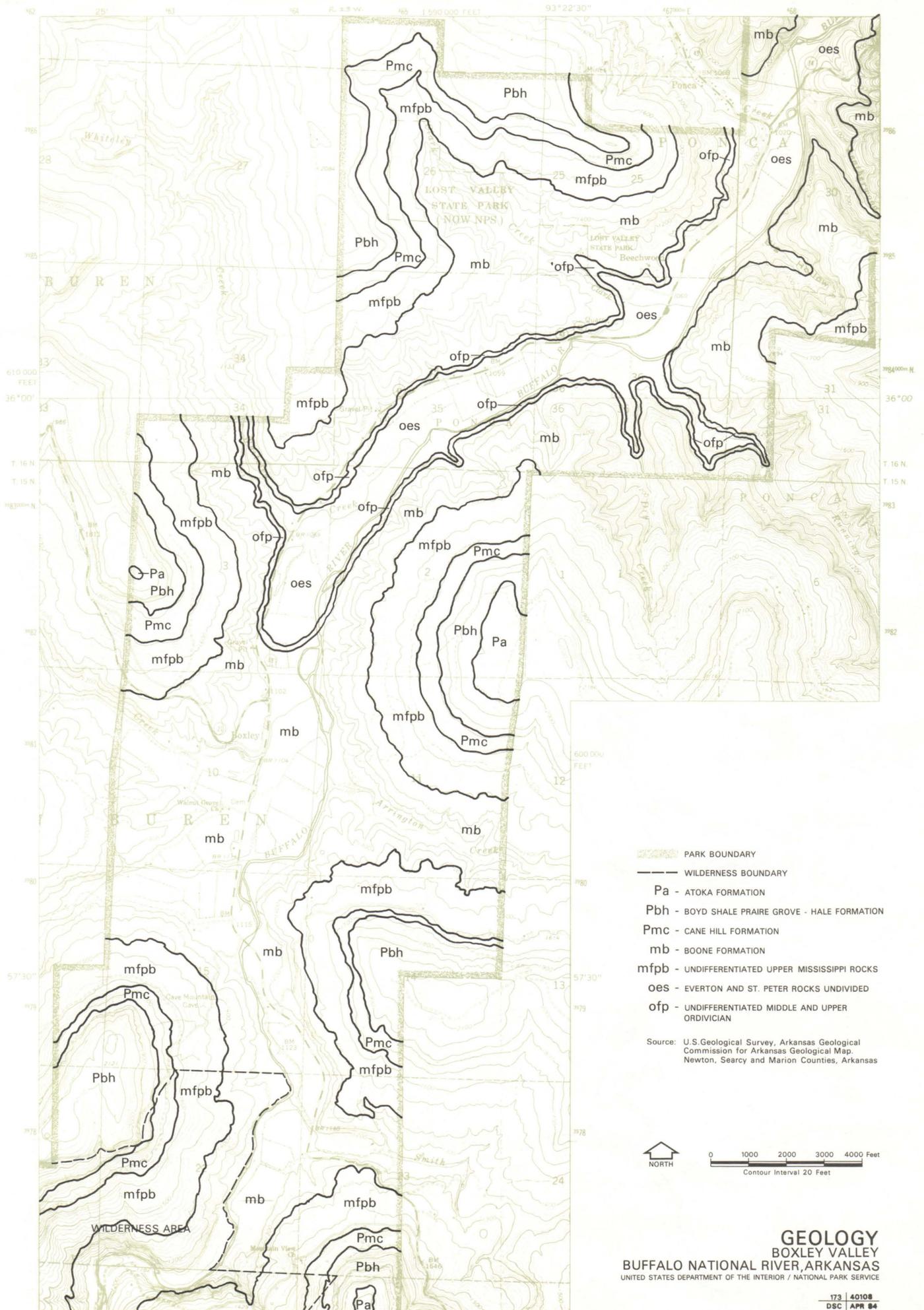
Four category 2 species have been found in Boxley Valley. These are Castanea ozarkensis, Phlox bifida, Tradescantia ozarkana and Trillium pusillum var. ozarkanum.

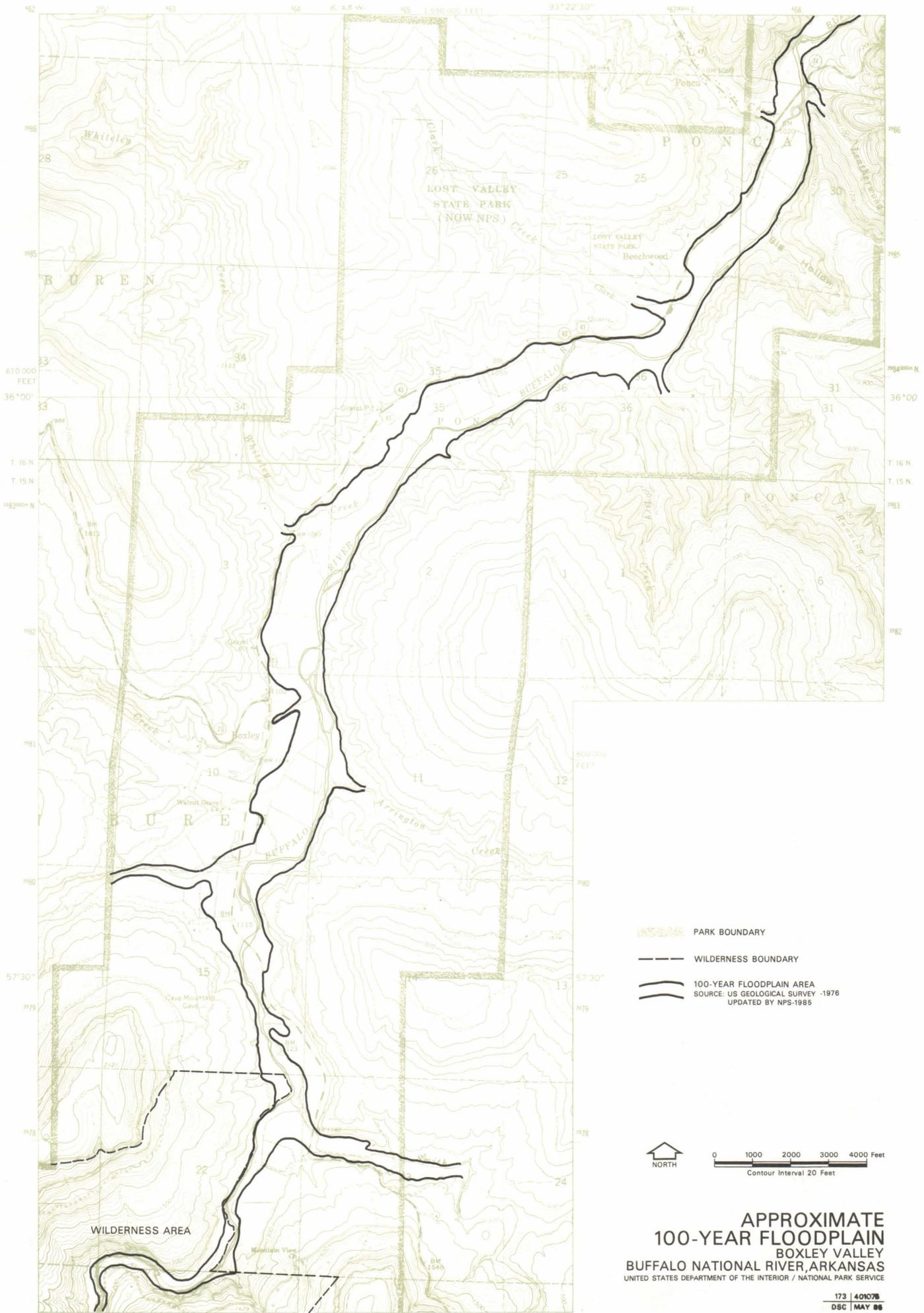
Wildlife in the area is typical of the deciduous forest environment. Whitetail deer, bobcat, coyote, fox, and turkey are the most commonly seen large animals. Two endangered animal species are known to inhabit the valley--the gray bat, Myotis grisescens, and the Indiana bat, Myotis sodalis. The bald eagle, Haliaeetus leucocephalus, is an uncommon winter migrant through the area. The bats occupy caves in the valley during the fall, winter, and spring, at which time they are extremely sensitive to disturbance. Edgemon Cave, on adjacent private land, holds the largest known colony of hibernating Indiana bats in Arkansas. Cave Mountain Cave in the park is used as a hibernaculum by gray and Indiana bats. Visitor use of that cave during the August 15 through May 15 winter use period is prohibited by the Park Service.

The superior water quality in the Buffalo River and its free-flowing character was recognized when Congress established the national river. The state of Arkansas has given the river its highest stream use classification, AA, because of its extraordinary recreational and aesthetic values (Arkansas Department of Pollution Control and Ecology 1981). The AA classification requires that higher standards be met for maximum fecal coliform content. Moreover, the river has been designated as an outstanding national resource water because of its unique watershed and streambed characteristics. The river is also classified as a smallmouth bass fishery by the state (ADPCE 1981).

Because of the karst limestone formations, groundwater pollution sometimes occurs from discrete recharge, the rapid movement of water from the surface to the subsurface. The areas above the main valley floor are most susceptible to this problem, especially in the floors of dry ravines (Halterman 1983). Surface water pollution occurs from human and livestock use in or near the water (Parker and Strain 1978). Currently, some valley farmers permit livestock direct access to the river and tributary streams. This results in the direct deposit of animal wastes containing nutrients, bacteria/pathogens, and other pollutants into the river (Parker and Strain 1978). Runoff containing fertilizer applied to fields, animal wastes deposited on the land, and soil disturbance also contribute to water pollution in the river. Unfortunately, there was no regular NPS water quality monitoring program until 1985. Based on the limited NPS and state sampling that has been done, it appears that state water quality standards are periodically not met; one reason is that livestock have traditionally used the river, streams, and springs as a water source and as a loafing area to escape summer heat and insects. During dry periods, sections of the Buffalo River cease to flow in the Boxley Valley and disappear into the gravel beds which further concentrate these water quality effects. Poor management practices such as overgrazing also contribute to the problem.

The river in the Boxley Valley is not floatable during most of the year (USDI, NPS 1975); however, it is subject to extreme variations in flows, including significant flooding. The 100-year floodplain covers a substantial portion of the valley bottom (see Floodplain map). The floodplain map was developed using data developed by the U.S. Geological Survey (USGS) in 1976.





-  PARK BOUNDARY
-  WILDERNESS BOUNDARY
-  100-YEAR FLOODPLAIN AREA
SOURCE: US GEOLOGICAL SURVEY - 1976
UPDATED BY NPS-1986



**APPROXIMATE
100-YEAR FLOODPLAIN
BOXLEY VALLEY
BUFFALO NATIONAL RIVER, ARKANSAS**
UNITED STATES DEPARTMENT OF THE INTERIOR / NATIONAL PARK SERVICE

According to a recent study by USGS, the 100-year flood would produce flood elevations about $\frac{1}{2}$ to 1 foot higher than the December 1982 flood in Boxley Valley. It is estimated that the 100-year flood would have average velocities ranging from 8 to 14 mph and it would peak in 8 to 12 hours in Boxley. The Park Service is currently installing a flood warning system for the Buffalo River.

Soils on the steeper slopes and ridges are less productive, cherty loams and clays which are thin and easily eroded. The valley bottoms have more productive sandy and silt loams. (See Soils map.) They are extremely rare along the Buffalo River and in Newton County generally; however, they are generally not classified as prime farmland or desirable for all agricultural uses because of their floodplain status (USDA, SCS personal communication). Because of the valley's wide alluvial plane and gradient, the river has a tendency to shift. This tendency is accelerated in some areas by agricultural practices such as clearing land up to the river's edge. This bank cutting and meandering generally interferes with agricultural uses of the bottomland.

Mineral resources near Boxley Valley greatly influenced the economy of the region and therefore the lives of Boxley residents during the decades of mineral exploitation. A major source of saltpeter for the manufacture of gunpowder was the Cave Mountain Cave. It was well established before the Civil War. The military report of the commanding officer of the First Iowa Calvary stated that he destroyed the saltpeter works on Buffalo River on January 10, 1863; however, local residents now have the "seven large iron kettles."

While gunpowder came from the south end of Boxley Valley, lead came from the north end. According to Geological Survey Bulletin 853, the Bennett Mine (south of Lost Valley) produced lead in the days of the Civil War. A lead smelter is reported to have been erected on Clark Creek below the Bennett Mine to reduce the lead ore. The bigger production of zinc ore from these and other mines associated with the Ponca mining district came during the first two decades of the 20th century.

CULTURAL RESOURCES

The prehistory of Buffalo National River, including Boxley Valley, is not well known because of the limited amount of research that has been undertaken in the area. Nevertheless, from archeological studies of the Ozarks region, it is known that man's occupation of the area began approximately 9,000 years ago. While tangible remains of prehistoric occupations (campsites, village sites, burial grounds, inhabited caves, small mounds, and pictograph sites) have been identified within the Buffalo National River, little is known about the few prehistoric sites identified within Boxley Valley because only limited effort has been undertaken to define their size, cultural affiliation, or significance.

What is now Boxley Valley was originally settled around 1830. Early settlers came from Tennessee and the Carolinas. Around 1840, Abner Casey built a small watermill. A few years later Samuel Whiteley

purchased the mill. It subsequently became the center of the community that was soon named Whiteley's Mill. By 1850, the valley was dotted with modest log dwellings surrounded by small fields of corn and wheat.

By 1870, the community needed and demanded a larger mill. In that year the still remaining two-story frame building was erected, and Robert Villines became the miller. It was also about this time that a Springfield, Missouri, merchant, William Boxley, moved into the community and not long thereafter the community and its newly established post office became known as Boxley, the name that continues to be carried by the valley today. The community became relatively affluent for the Ozarks region.

The community grew and prospered until around 1900, when both its population and economy began to decline. The depression of the 1930s and the periods following both World Wars continued to fuel the decline of the valley's population.

Today, the valley remains an area of small family-operated farms. With the exception of such 20th-century modifications as a paved highway, steel and concrete bridges, and a scattering of modern buildings, the face of the valley has not changed significantly since the turn of the century. The establishment of Buffalo National River and the subsequent acquisition of much of the valley by the National Park Service have been significant impacts on the valley's quiet existence.

From a historical and sociocultural perspective, Boxley Valley is significant because it has always been a blend of people and nature where land use and management had to be adapted to contemporary techniques. It is a fine surviving example of the Ozark community whose layout was not determined by the surveyor's plat.

The cultural landscape of Boxley Valley reflects a continuum of land use, architectural design, and habitation. It is an area that has been settled, used, altered, and changed over many years. Although the processes of landscape control--fence building, seed planting, cattle grazing, and river bank manipulation--have passed from parent to child to grandchild, it is the continuity of use along with its significant historical, architectural, cultural, and scenic resources that make the valley important and unique in the Buffalo River basin.

The agricultural lands consist of relatively small contiguous fields divided by either board, wire, and stone fences or hedges. A linear field pattern is formed along the river and bounded by steep slopes and forested mountain uplands on two sides. Low upland benches and mountaintops with less severe slopes have also been kept open for cattle grazing. Two arteries, one natural and one man-made, form the backbone of the linear development: the Buffalo River and highway 43. This pattern on the landscape was formed, first by the meandering river and later by the clearing of the valley floor for agricultural purposes.

Although somewhat isolated in their mountain environment, Boxley Valley farmers have been attentive to outside influences. When valley residents went out to trade their goods, they brought back new ideas and products. Boxley Valley was also visited by merchants from the Springfield plateau who pushed their trade routes south before the Civil War. The contact the residents had with the outside world was evident in all aspects of their lives and is perhaps most apparent in the architecture that remains today.

A significant portion of the material culture accumulated over the past century and a half still remains. (See Cultural Resources map). The architectural relics and clusters of examples of earlier building forms and methods of construction are mostly intact. About 170 Boxley Valley structures are considered to be historic, possessing integrity of location, design, setting, material, workmanship, feeling, and/or association, and further embodying the distinctive characteristics of vernacular types associated with various periods of Ozarks culture.

These characteristics along with the agricultural pattern define the skeletal framework of a significant cultural landscape. Boxley Valley structures have been categorized into one of four levels of significance: (1) structures of individual outstanding architectural and/or historical value; (2) structures that contribute to the architectural and/or historical character of the valley; (3) nonhistoric structures; and (4) intrusions. (The entire listing of structures and their assigned levels of significance are included in appendix A.) Based on a cultural resource survey and evaluation, the Park Service has determined that the valley should be nominated to the National Register of Historic Places as a rural historic district.

The oldest structures in the valley date to the 1850s. However, most of the extant historic structures were built between 1870-1930. During this time, pioneer and subsistence activities broadened and Boxley Valley became an identifiable community. For the most part, the architectural character of the valley as it appears today is the product of this approximately 60-year phase of development. At its close, the full array of farm operation outbuildings--coops, shops, laying houses, sheds, granaries, washhouses, smokehouses, and carriage houses--and most of the dwellings were in place.

Counted among these dwellings are an unusually high number of white two-story houses, a phenomenon that represents the exception, rather than the rule, in the Ozarks. These houses exemplify the characteristic styles more typical of a town further attesting to Boxley Valley as a style leader and regional center. Perhaps nowhere is the outside influence more evident than in the valley's most imposing structure, the Walnut Grove church and school (Boxley community building). That tall, two-story building, with its belfry, speaks of town culture, institutions, and sense of community. This is significant because it characterizes the scale of the cultural environment in relation to the enclosing mountains and the little valley and benchfields. The Boxley community building is in every sense of the word, a town building. The residents of the valley intended it as such when they constructed the building and intended that it make such a statement to all who viewed it.

Just as the Boxley community building is the dominant public building, the old Edgmon house (now Bill Fowler's) is the dominant private place. This two-story house, with its double verandah and central passageway, is the finest in the valley and speaks of modern ideas about success, taste, pretension, and knowledge of style. The present accoutrements that surround the house are indicative of the many occupationed family--trader, trucker, farmer, stockman, laborer, logger, and miner.

Any discussion of land use and settlement patterns and significance of an area's architecture would be remiss in concentrating on the importance of the structures alone. As shown on the Cultural Resources map, the landscape displays a traditional Ozarks spatial organization that developed over time through the interplay of natural and cultural forces. The field patterns, farmstead spacing, proximity to the roads, and relationship to the river are all significant. Also important are the structures' siting and relationship to the landscape, to distant views, to agricultural fields, and their relationship to each other. Boxley Valley's houses, yards, gardens, and outbuildings display a clustered arrangement typical of the region. A careful analysis of their setting, scale, layout, vegetation, style, and type of structure reveals patterned similarity that is distinctive to the Ozarks.

In describing the significance of a place like Boxley Valley, it is also important to mention the residents that help make it such a special place. Descendants of original valley settlers have continued to reside in the valley, preserving many traditional lifestyles and values.

As a result of their fundamentalist thinking and conservative nature, the settlers and their descendants have traditionally been content to do without many things considered important elsewhere, as long as they could live in a place they loved and have their families around them. To them, all the necessities of life--food, clothing, and shelter--were readily available in the raw and could be obtained with some effort. Thus each home became a factory transforming raw material into useable products. In later years, especially during periods of economic depression, small industries, such as sawmills, canneries, small stores, and motels, were established by residents to provide part-time employment and income to supplement the basic agricultural lifestyle.

Fundamentalist religion has always been important to residents of Boxley Valley and remains so today. Earlier, when families were more isolated, religious gatherings provided opportunities for fellowship with friends and neighbors. Today, the Baptist Church in Boxley is a thriving congregation and one of the focal points for community activity.

Similarly, the family farm has been a strong institution in Boxley Valley. The land has always had a special meaning to the residents of Boxley Valley and traditionally, a strong belief has existed that natives are the only ones who can effectively make a living from the land. Yet it also remains a place of refuge, a place to come back to, to come home to, as evidenced by the strong desire of those former residents and children of residents who want to return.

During the late 19th and early 20th centuries the valley and its residents experienced the following events that made them further feel the influences of national life: gradual introduction of cash/commercial elements added to the heretofore subsistence style economics; arrival of new kinds of people; introduction of new social organizations such as school, lodge, and religious denominations, together with the idea of modern institutions; and introduction of new technologies.

The commercial timber industry and mining activities had tremendous influence on the valley, and its residents worked in those industries over several generations. The valley was a local center for labor as well as a center for export. Certainly the wages drawn by the residents who participated in these industries contributed to their growing affluence as they continued to move from a subsistence type economy to a cash/commercial one. The affluence is easily recognizable as larger, more modern houses and barns began to appear on the landscape, especially during the middle third of the 20th century.

In the 1950s and 60s the valley saw an out-migration of many of its residents, especially the younger ones, as they looked to better themselves and their families, much as had their ancestors a little more than a century earlier. Despite the establishment of the Buffalo National River, the 1970s and early 1980s have seen a reversal of that trend as some residents and their children have demonstrated strong interest in returning to the quiet lifestyle and strong sense of community that still remains in Boxley Valley.

LANDOWNERSHIP AND USE

Of the roughly 8,000 acres of land in the Boxley Valley segment of the National River, almost 7,000 acres are owned by the federal government (see Landownership map). Only six scenic easements have been acquired on a total of about 680 acres. The remaining nonfederal land totals about 410 acres. On about 1,900 acres of acquired federal land, "use and occupancy" rights were retained by the former owner for a period of up to 25 years. These agreements allow use of the land for traditional residential and agricultural purposes (including grazing). In a similar manner, the scenic easements restrict the use of land to residential and agricultural purposes. The major difference is that title has remained with the seller of land and the easement runs with the title (i.e., no expiration date). There are about 20 use and occupancy tracts with expiration dates ranging from 1985 to 2006. Seven of these are residential use and occupancy tracts, and the remaining ones are for agricultural use only. One additional tract, of about 440 acres, has a life estate agreement where the sellers retained use and occupancy rights until their deaths. In addition to the above, the government owns 5 tracts totalling about 750 acres outside the park boundary adjacent to Boxley Valley. These tracts were acquired to avoid severing a portion of someone's property from land inside the boundary.

As mentioned above, land use in the valley has occurred in a recognizable pattern distinctive of a traditional Ozarks farming area. As shown on the Existing Land Use map, most developed land use occurs on the valley

floor. Buildings tend to be in clusters along the road and up in hollows. About 20 residential structures in the valley are currently occupied; many more are unoccupied. In addition, there are well over 100 outbuildings, farm buildings, and other structures, including a church, a schoolhouse, and two community buildings. Many of these are vacant and unused. The largest single land use in the valley is agricultural/hay and pasture (grazing) land. Hillside fields have traditionally been used for grazing only. Other than restrictions imposed by NPS, there are no controls on land use in Boxley. Newton County, like other rural counties in Arkansas, is not regulated by county planning or zoning. Because the Park Service has concurrent jurisdiction with the state of Arkansas at Buffalo National River, all regulations found in 36 CFR 2 are enforceable on federal lands. Ten regulations are also enforceable on lands partially owned by the federal government (e.g., scenic easements).

VISITOR USE AND DEVELOPMENT

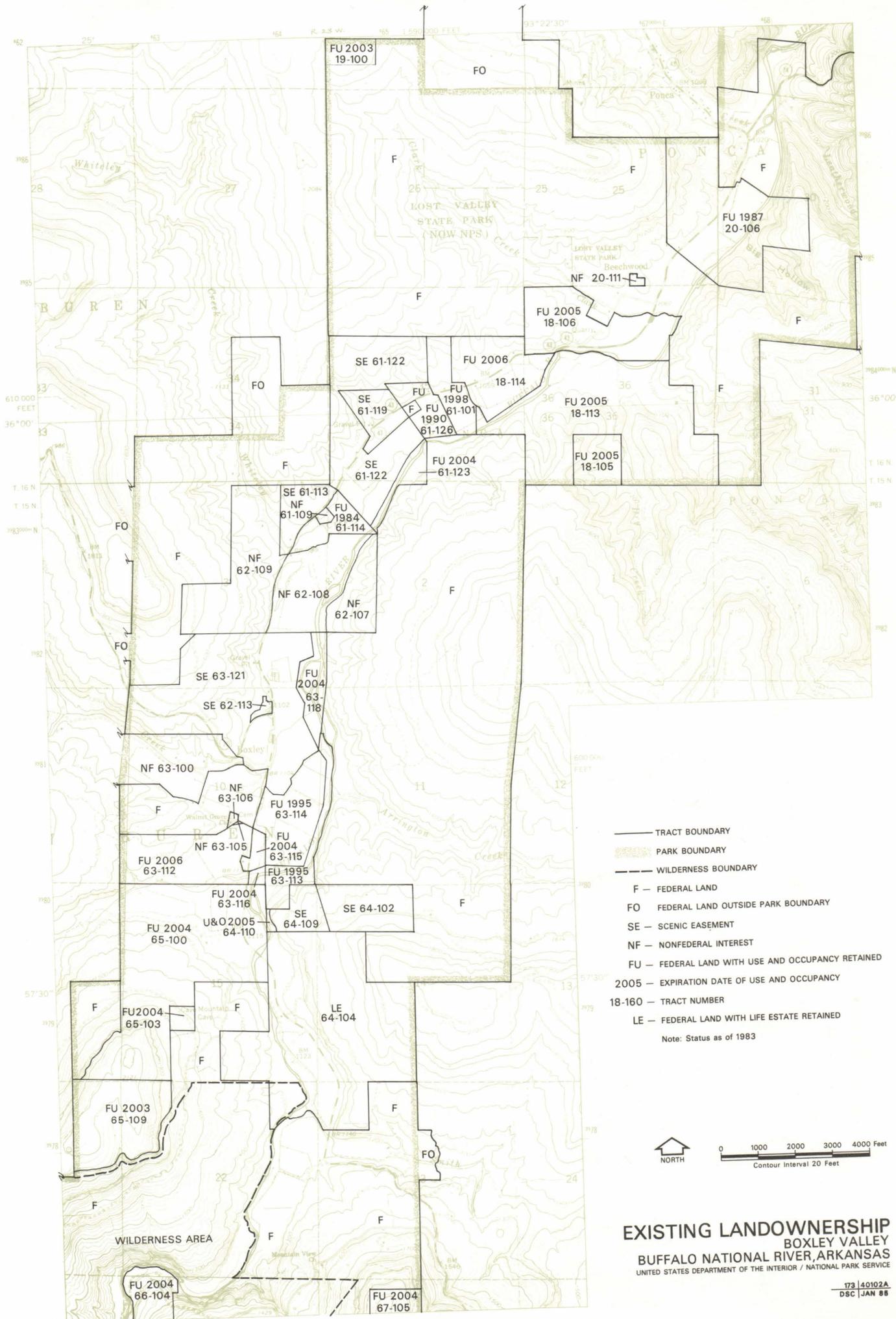
The primary visitor experience in Boxley is a scenic drive through the valley. Arkansas 43 and 21 are secondary state highways that merge in Boxley Valley. They serve as local roads carrying moderate through-traffic and as park tour roads carrying visitors into the valley by vehicle. The main road is a high standard paved route; traffic speed averages between 45 and 55 miles per hour. It provides visitors a scenic drive along the valley bottom parallel to the Buffalo River. Most lands are very visible to the motorist, and it is this pastoral quality of people and nature in harmony with the environment that makes up the primary interpretive resource of the area. Other visitor activities include canoeing, hiking, swimming, picnicking, nature study, and camping. Centers of activity include the old Ponca bridge for canoeing put-in and swimming, and Lost Valley for hiking, picnicking, and camping. Use is moderate in spring and summer and lighter the rest of the year. Spring use is heavier on weekends as river floaters sometimes camp in Lost Valley for one night before starting a float trip at the Ponca bridge on the Buffalo River.

Few river pools are deep enough for swimming in the summer; however, local residents frequently swim in the Ponca Bridge area. Fishing is also popular.

Cave Mountain Cave at the extreme end of the Boxley Valley attracts some limited visitor use. A small undeveloped parking area near the cave entrance can be reached by way of a very steep and narrow gravel road.

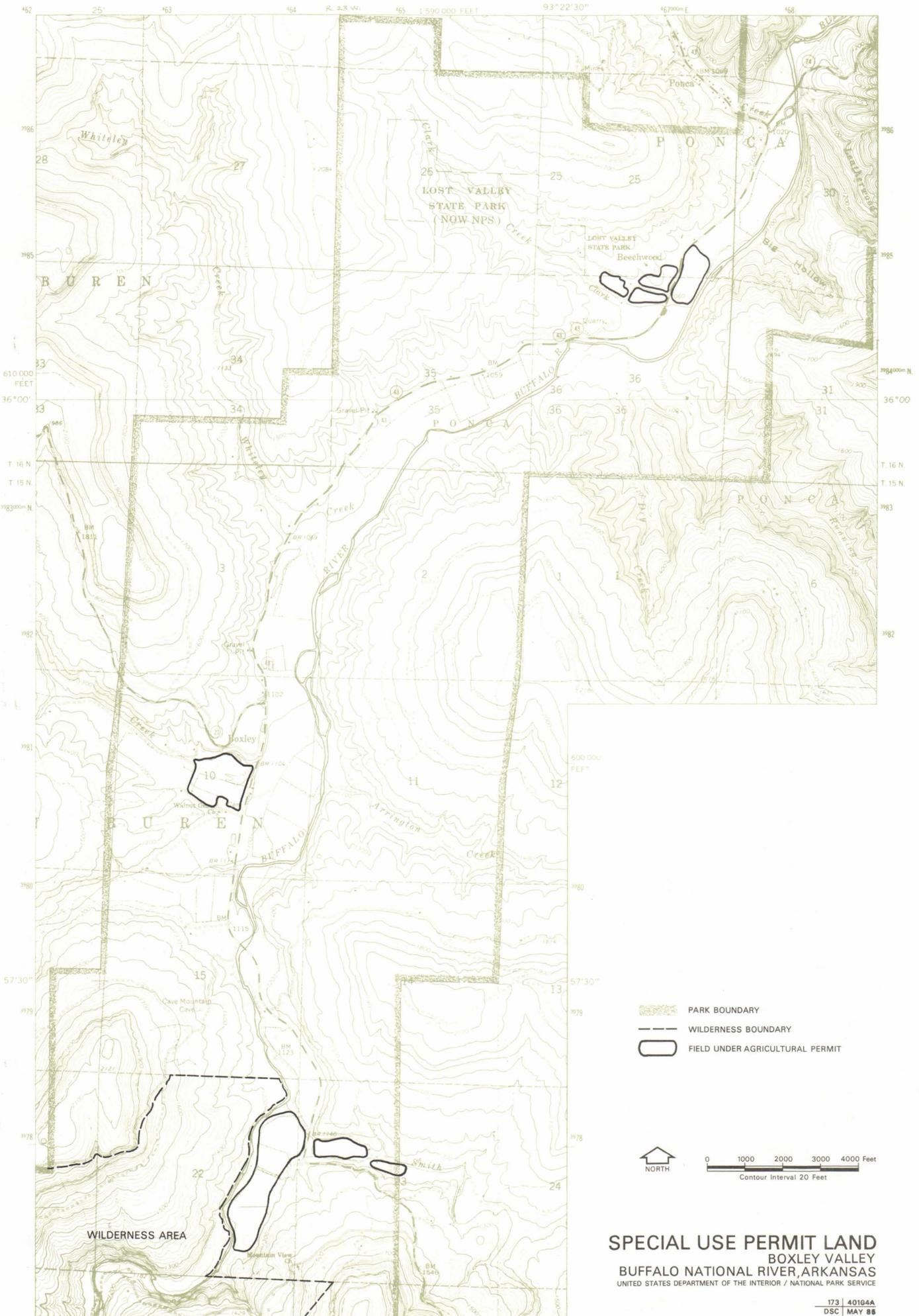
Approximately 9,500 persons hiked the nature trails at Lost Valley in 1983. From May 1983 through December 1983, 3,600 people camped at Lost Valley.

Canoeing in the Boxley Valley is very limited because of the early season and uncertain flows. In 1981, only about 230 canoes ran the Boxley to the Steel Creek river segment (NPS 1983a). Based on an average of two people per canoe, a total of about 460 people canoed the segment for the year. The month of April saw the highest number of boats on this

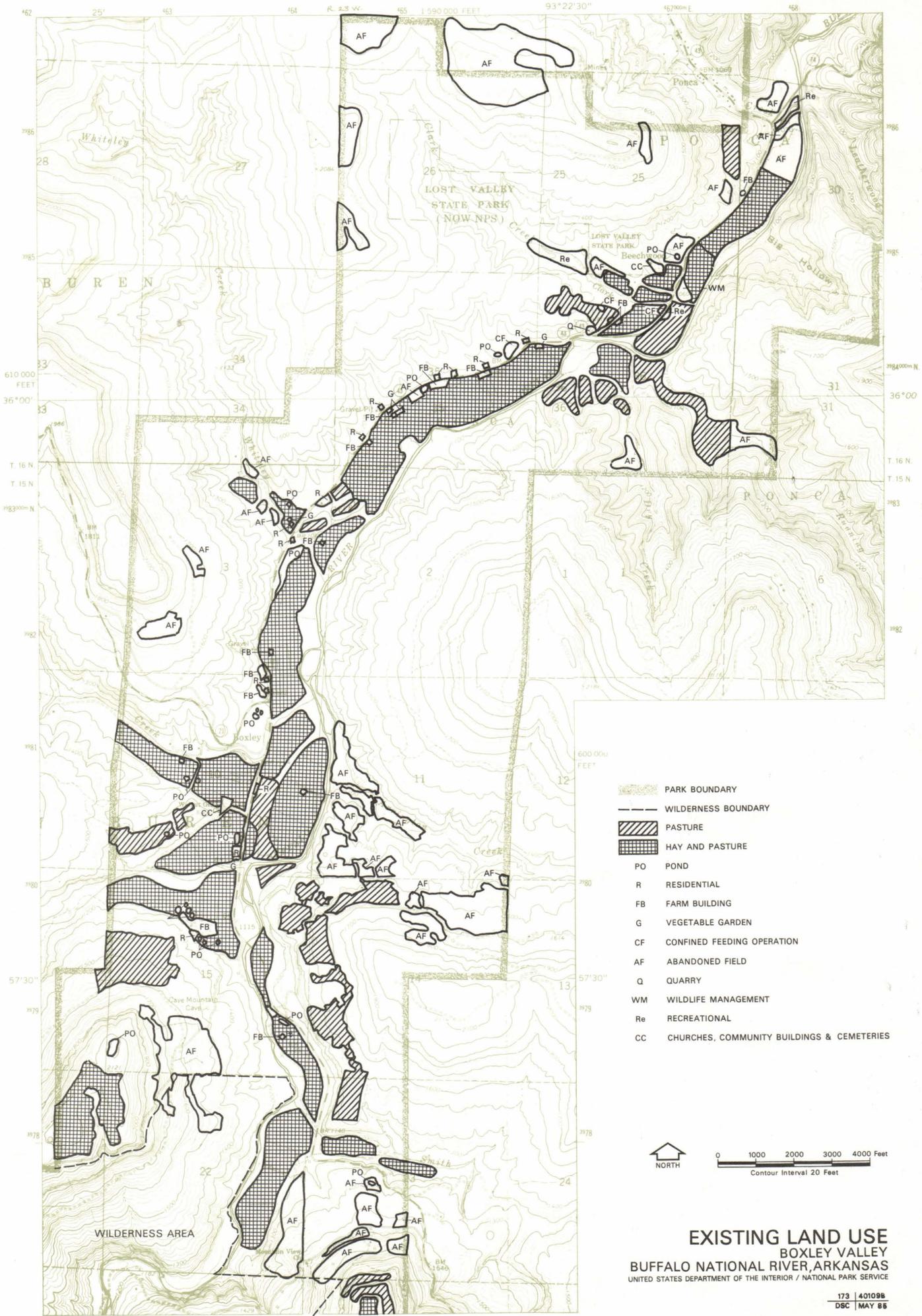


EXISTING LANDOWNERSHIP
BOXLEY VALLEY
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SPECIAL USE PERMIT LAND
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- PARK BOUNDARY
- WILDERNESS BOUNDARY
- PASTURE
- HAY AND PASTURE
- PO POND
- R RESIDENTIAL
- FB FARM BUILDING
- G VEGETABLE GARDEN
- CF CONFINED FEEDING OPERATION
- AF ABANDONED FIELD
- Q QUARRY
- WM WILDLIFE MANAGEMENT
- Re RECREATIONAL
- CC CHURCHES, COMMUNITY BUILDINGS & CEMETERIES



EXISTING LAND USE
BOXLEY VALLEY
BUFFALO NATIONAL RIVER, ARKANSAS
 UNITED STATES DEPARTMENT OF THE INTERIOR / NATIONAL PARK SERVICE

section of the river. Total canoe trips in 1983 (both private and rental boats) for the entire Pruitt District (upper river) amounted to 29,100 canoes. Total recreation visits for the national river in 1983 amounted to 655,774.

Traffic load statistics obtained from the Arkansas Highway and Transportation Department are as follows:

	<u>24-Hour Average Vehicle Load</u>
Highway 43 near Ponca	320
Highway 21 south of Boxley	360
Highway 21 west of Boxley	280

Using an average of 3.0 people per vehicle and 360 vehicles, approximately 1,000 people would be in the vicinity of the Boxley Valley during an average 24-hour period. It is presumed that most of the vehicles are local residents passing through the area; however, the percent of recreation-oriented traffic is unknown.

MANAGEMENT PLAN

MANAGEMENT CONCEPT

The following plan will guide management and use within the Boxley Valley. At times it will require balancing the objectives of preserving natural and cultural resources and encouraging continued private use. The Park Service will be involved in a long-term cooperative effort with private residents to preserve the valley. It is essential that the Park Service pursue a comprehensive program of both positive incentives and necessary restrictive regulations.

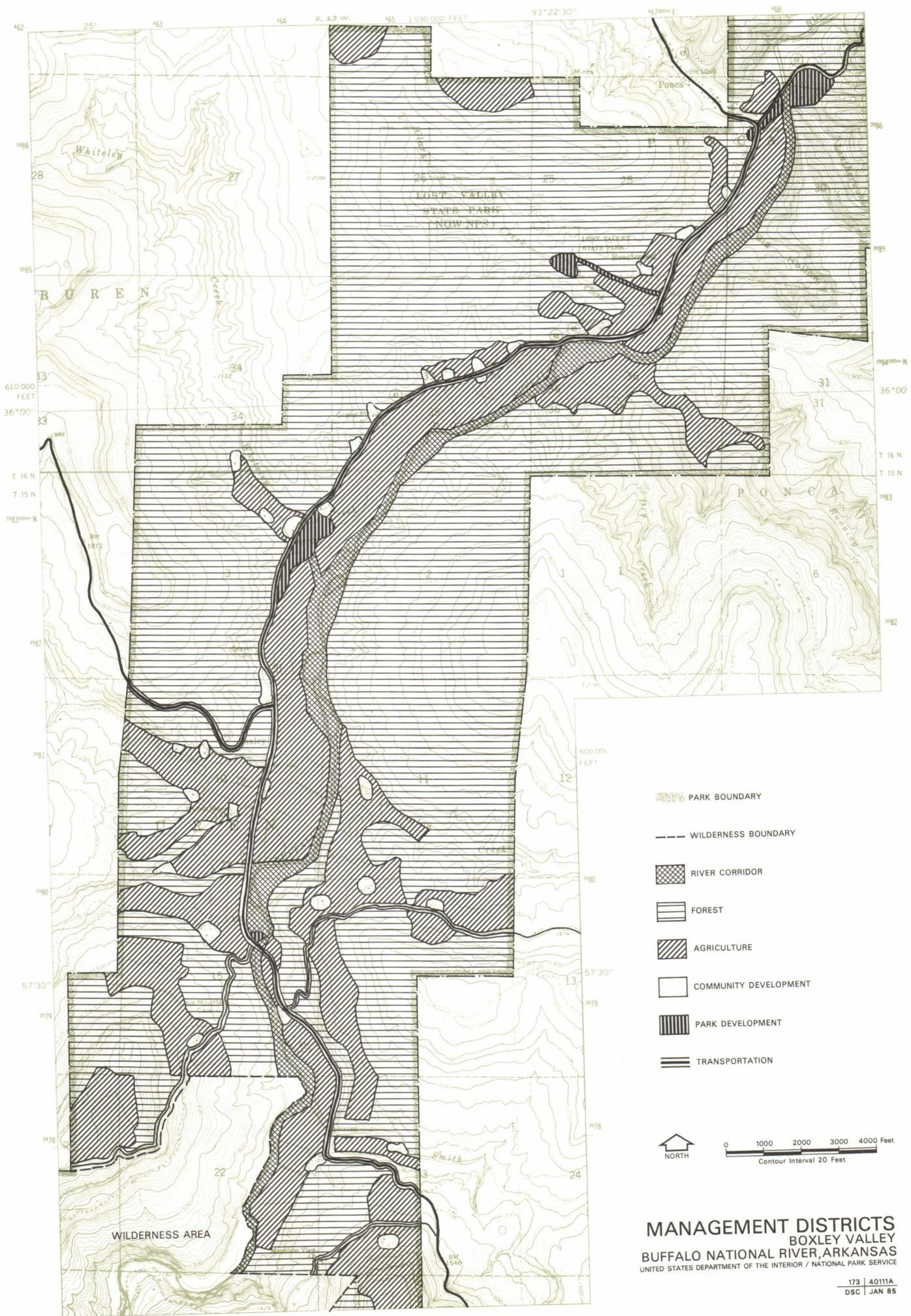
The Park Service will be implementing the original concept of a private use zone as stated in the Master Plan. The current strategy does, however, represent a new direction for the Park Service regarding resources management. The concept is to protect the natural and historic character of Boxley Valley, while allowing and encouraging a relatively "natural" evolution of the rural landscape. This approach will balance resource preservation and private use. The Park Service will direct change, not stop it or ignore it. This should allow for a moderate degree of landscape evolution over time while significant tangible and intangible cultural resources are preserved. This proposal represents the minimum requirements to effectively manage the area based on the management objectives presented in the "Introduction" section. The plan will be reviewed periodically and amended or revised if needed to reflect new information or additional management experience.

MANAGEMENT DISTRICTS

The management districts divide the valley into logical units based on the natural and cultural resources discussed in the "Resource Analysis" section (see Management Districts map). This district approach is similar to management zoning strategies typically found in other NPS planning documents. Because NPS management zoning usually covers an entire park of primarily federal lands, it was felt that the term management districts would be more appropriate in this case. The Districts map provides further definition to the private use zone shown on the Zoning Plan map in the Master Plan. The characteristics and purpose of each district are summarized below.

River Corridor District

The river corridor district consists of the Buffalo River and its immediate environs up to the first terrace, including the riparian vegetation. It includes land at least 25 and up to 500 feet on either side of the river. This area is subject to frequent flooding. It is the highest priority area for protection of natural resources, and private uses such as haying or grazing will be limited. Recreational uses will be primarily limited to swimming, wading, fishing, and canoeing.



MANAGEMENT DISTRICTS
BOXLEY VALLEY
BUFFALO NATIONAL RIVER, ARKANSAS

UNITED STATES DEPARTMENT OF THE INTERIOR / NATIONAL PARK SERVICE

Forest District

The forest district includes the steep slopes and wooded areas that flank the Boxley Valley. It is the largest district in the valley. The primary management intent for this district is to preserve natural resources and processes. Some limited private use such as wood cutting may be allowed. Recreational uses of the forest district include hiking, horseback riding, and nature study.

Agricultural District

The agricultural district includes open fields used for various agricultural practices. This district also contains some nonresidential farm development such as hay barns, ponds, farm roads, and fences. Most lands are on the flat bottomland in the valley, although some fields are found on less severe slopes, upland benches, and ridgetops. Much of the bottomland is within the 100-year floodplain of the Buffalo River. Public recreational use will be limited to hiking and horseback riding on trails that traverse this district.

Community Development District

The community development district is a noncontiguous district that includes most of the lands that have traditionally been used for houses, yards, gardens, and adjacent farm buildings. It also includes lands used for churches, schools, cemeteries, stores, and other commercial nonfarm activities. Lands in this district are above the 100-year floodplain for the Buffalo River. They are on suitable slopes for buildings and because they are in areas already disturbed, they do not intrude on known prehistoric archeological sites, productive agricultural lands, or critical natural areas. These lands tend to fall into development nodes or sites of about 3 acres or less. Because this district is intended for private use, public recreational use will be minimal.

Park Development District

The park development district consists of lands used for facilities such as park roads, parking areas, historic interpretive facilities, river accesses, campgrounds, and picnic areas. It includes facilities that exist or are proposed for development in the approved Development Concept Plan for the area (NPS 1983). Public recreational use is concentrated in this district.

Transportation Corridor District

The transportation corridor district includes all public roads (except NPS visitor use roads that are in the park development district). It includes the major state and county right-of-way easements and facilities such as scenic overlooks and waysides. This district is used for resident and through-traffic and for scenic driving and access by park visitors.

RESOURCE MANAGEMENT

Historic Structures

As proposed in the 1983 Development Concept Plan for the area, the only historic structures that will be stabilized by NPS for visitor interpretive purposes are the Beaver Jim Villines farmstead, the William Villines homestead, and the Boxley Mill. Other historic structures will be preserved through their continued use by private parties as homes and farm buildings. Interior rehabilitation will be permitted to make the buildings more functional. Exterior preservation will be encouraged in all cases. The top priority for preservation will be for category 1 structures (for a listing of categories, see appendix A). Category 2 structures will also be preserved, where possible, but the emphasis will be lower than for category 1 structures. If any of these other NPS-owned historic structures cannot be maintained through private efforts, they will be recorded and removed. Category 3 structures will be used if possible, but if vacated and unneeded, they will be removed or replaced as necessary. All structures, including category 3 structures, will be periodically reevaluated to determine their status, as they may in time achieve greater historic significance. For additional guidelines on historic structure treatment, see appendix B.

New construction will be compatible in location, size, scale, color, and character using standards and guidelines provided by the Park Service (see appendix B). Modern building materials are acceptable but should be compatible with historic building materials. The use of salvaged building materials is a traditional practice in Boxley Valley and is considered acceptable for new construction. Satellite receiving dishes are incompatible with the historic character of the valley. They should be located out-of-sight or be well screened from park visitors.

The Park Service will encourage residents to take advantage of the tax benefits for rehabilitating historic structures used for income-producing activities, as well as for charitable gifts of historic preservation or conservation easements (see appendix B).

Existing nonresidential historic structures that are in the 100-year floodplain will be preserved. Because the Boxley Mill is within the floodplain, consideration will be given to its floodplain status in stabilization and interpretive developments. If structures are destroyed by flooding, they will not be reconstructed. Residences will not be located in the 100-year floodplain.

To mitigate the adverse effects of the main highway through the valley, the Park Service will encourage the state to lower the speed limit in the valley and to allow some limited tree planting in the highway corridor to create a more country-like road appearance.

Vegetation Encroachment

Through the continuation of haycutting and grazing practices, most open fields in the valley will be maintained. Fields that are not visible and are uneconomical to maintain will be allowed to revert to forest land.

Riverbank Erosion

To help protect riverbanks and adjacent agricultural lands from erosion, the river corridor district will be maintained in trees or allowed to grow up naturally to provide a forested buffer strip along the river (see Management Districts map). Agricultural uses will be very limited in this area. This corridor will also provide important habitat for endangered bat species. As recommended by the Arkansas Soil and Water Conservation Commission and the USDA Soil Conservation Service, this corridor will be a minimum of 25 feet on either side of the river (Arkansas Natural and Scenic Rivers Commission, n.d.). Traditional channel brush clearing, minor riverbed manipulation, and nonstructural bank stabilization activities will be continued at specific problem locations. These activities will be done during low-flow conditions, and care will be taken to avoid extensive impacts on natural resources and whitewater river-running opportunities.

Water Pollution

This plan reaffirms the statement in the 1975 Master Plan that "farmlands may continue in private ownership subject to scenic controls . . . as long as water and air pollution are not increased." The National Park Service will provide information and recommendations to the state of Arkansas to assist in setting realistic water quality standards for the Boxley area. Given the nature of the land uses in Boxley, water quality standards for Boxley should be different than water quality standards for wilderness areas at Buffalo National River.

To provide a method of assessing the effects of agricultural practices on water quality and to identify mitigating management practices, a water quality monitoring program will be conducted for Boxley Valley. Mitigating measures may consist of such practices as maintaining forage height and density, altering fencing patterns, livestock exclusion, spring development, filter strips, and other best management practices as recommended by the Arkansas Soil and Water Conservation Commission. These practices must, however, be based on site-specific details such as slope, drainage pattern, and other items for each field. These practices may be periodically modified to mitigate impacts identified through water quality monitoring. Applicable best management practices for each field will be included in a conservation plan prepared for each farm unit.

LAND USE

The policy on residential use is to stress rehabilitation of existing housing stock. This will preserve historic resources, but it will allow for the construction of a few additional single-family homes in the community development district. The Park Service will require the use of traditional development sites within the valley that are above the 100-year floodplain. The intent is to maintain a rural character with an overall residential density not exceeding the density that existed when the park was established in 1972, which was approximately 40 occupied residences. At this maximum density a viable community should be maintained without

placing stress on important natural systems. Although one residence per development site is preferred, a maximum of two will be permitted. The Management Districts map depicts about 25 community development district sites which contain existing structures or historical evidence of a prior residence. Other former homesites exist in Boxley Valley that may be suitable for new residential construction under certain conditions. Proposals to construct on these sites will be considered if they are above the 100-year floodplain and meet other plan objectives. Approval will also be based on considerations of access, visual effects, utilities, resource impacts, and other concerns identified by the Park Service. For more detailed guidelines on rehabilitation and new construction, see appendix B.

The policy on agricultural land use is to encourage and allow continued haying, grazing, orchards, and crops on suitable lands in the agricultural district using good conservation practices. Because it is desirable to maintain a permanent cover in the floodplain and to protect the soil and water quality on steep slopes, rowcrops will be discouraged on most agricultural lands. Gardens for home use will still be allowed. Agricultural activities will be carried out according to a site-specific farm conservation plan developed and periodically updated by the Park Service in consultation with the landowner or lessee. The Park Service will continue its policy of prohibiting confined feeding, dairy, and large-scale poultry rearing operations. Grazing densities will not exceed the carrying capacity--about 800 head of livestock --for the valley. If water quality standards are adversely affected, livestock numbers will be further managed, larger buffer areas will be established, and fields will be fenced to prevent livestock access to the Buffalo River. The Park Service will encourage development of alternative watering sources (springs, stock ponds, wells, etc.) to reduce contamination of the river. The existing field pattern will be maintained to the extent possible, with some modifications allowed to promote good conservation practices (see appendix C for additional guidelines on farm management).

To support a sense of a community at Boxley, the Park Service will encourage the reestablishment of a community store within the community development district. Adaptive use of an existing structure is preferred over new construction. This type of store will provide basic food items, gasoline, and a pay telephone. The primary purpose will be to serve local residents, although park visitors will also benefit. Ozark craft industries (home businesses) will be encouraged for Boxley Valley, with items sold at the community store or outside the valley. To provide another source of income to local residents, "bed and breakfast" operations will be considered compatible with the valley. This arrangement is where a resident family provides a room (or rooms) in their house for guests and serves them breakfast in the morning, but it is not a motel. Motels and other commercial uses will continue to be considered incompatible activities. Existing churches, schools, and cemeteries are not affected by this plan.

The National Park Service may issue a limited number of concession permits to residents of Boxley that allow horse rentals and guided horseback trips. The purpose will be to provide bed and breakfast or day-use visitors an opportunity to experience Boxley by going to one of

the small farms, meeting a local person, and viewing the Boxley environment on horseback. The emphasis here is on a small-scale operation and a high-quality visitor experience. The rental of horses in Boxley ties in well with this plan's overall concept of allowing residents to make a living in the valley in ways that are traditional and compatible with the historic scene and with the health of the natural environment. The concession permits will, of course, contain restrictions to ensure minimum impact on the environment.

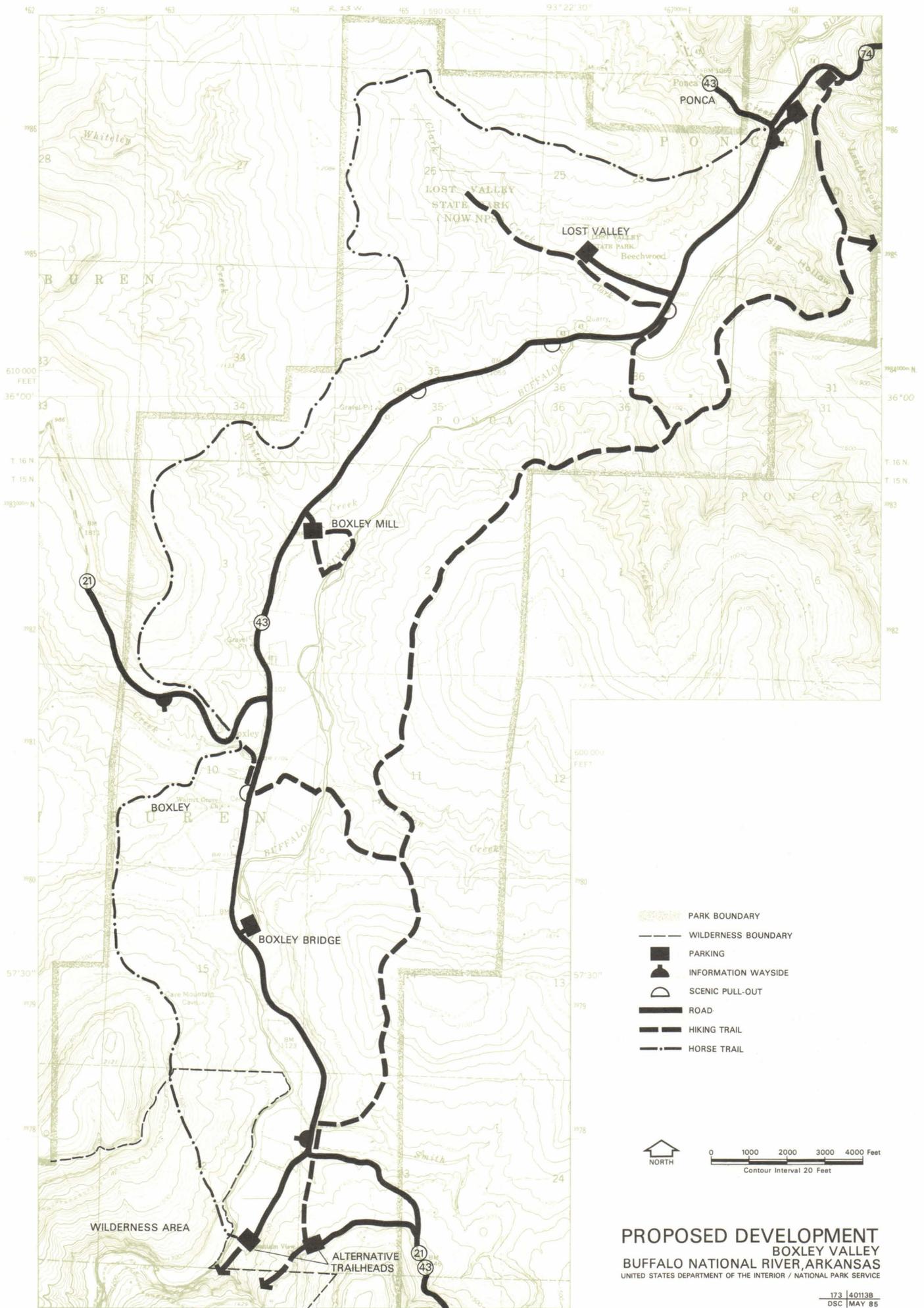
Suitable areas in the forest district may be used as woodlots where selective cutting will be allowed under special use permit for domestic use only. Collecting of dead and down wood will be permitted throughout the forest district, except near visitor use areas such as Lost Valley.

VISITOR USE AND DEVELOPMENT

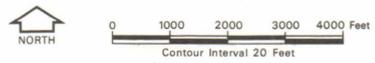
Most visitor use and development needs are addressed in the 1975 Master Plan and the 1983 Development Concept Plan for the area. Following are some additional needs identified in this plan that will enhance the visitor experience identified by those earlier plans.

Information waysides will be developed along highways 43 and 21 at the three main entrances to Boxley Valley to inform visitors that they are entering a private use zone where property rights need to be respected and to briefly identify the significance of the area. These will be simple facilities, with space for two to three cars and an interpretive sign. They will also offer pleasant views of the valley. In addition to these information waysides, three new scenic pullouts will be developed at characteristic viewpoints along the main road to allow opportunities for visitors to pause, observe, and take pictures. These waysides and pullouts will have little impact on the built and natural environment. They will be minimum facilities to avoid developments that will attract large groups of people congregating to experience scenes of rural life. The pullouts will not be as significant as the existing state overlook but will, instead, be a simple widening of the road to accommodate two to three cars to pull off at one time. No interpretive signs will be provided. Cooperation will be needed from the Arkansas Highway and Transportation Department to implement this proposal.

Separate hiking and horse trails will be developed through Boxley Valley. A hiking trail will traverse the bluffs in the forest district on the east side of the valley, and a horse trail will be developed on the west side. As conceptually shown on the Proposed Development map, the hiking and horse trails will primarily be up on the ridges to take advantage of views of the valley, to minimize impacts on the water quality of the Buffalo River, and to avoid conflicts between trail users and private landowners where possible. Trails will be layed out away from sensitive cave resources. Acquisition of land or a trail easement will be required for the horse trail in three areas where it will traverse private lands within the park boundary which currently do not include reservations for public trail access.



- PARK BOUNDARY
- WILDERNESS BOUNDARY
- PARKING
- INFORMATION WAYSIDE
- SCENIC PULL-OUT
- ROAD
- HIKING TRAIL
- HORSE TRAIL



PROPOSED DEVELOPMENT
BOXLEY VALLEY
BUFFALO NATIONAL RIVER, ARKANSAS
 UNITED STATES DEPARTMENT OF THE INTERIOR / NATIONAL PARK SERVICE

MANAGEMENT AGREEMENTS

The following management agreements will reaffirm the original intent for Boxley Valley as a private use zone and implement the proposed land use plan.

The Park Service will encourage private ownership of lands in the community development and agricultural districts. Vacant farmlands and buildings will be resold subject to deed restrictions such as those listed in appendix D. To keep the existing community intact as much as possible and to preserve the living culture of the valley, the owners of use and occupancy or life estate agreements will be offered the opportunity to reacquire their lands and other NPS lands in the community development and agricultural districts. If these negotiations are unsuccessful, the second priority will be for resales of those lands when use and occupancy terms expire. The National Park Service will attempt to lease property where land transfers are unsuccessful or inappropriate. A request for proposals will be issued to seek people interested in leasing property. In all management agreements, restrictions will be attached to protect critical natural and cultural resources (for sample stipulations, see appendix D). If an individual has property rights of interest to the National Park Service, an exchange can be negotiated directly with the individual. Otherwise, resales (and leases) must be advertised on a competitive bid basis according to current laws and regulations. Under the historic properties leasing program, other factors in addition to price can be considered. The preference will be for exchange (or resale) of a residential structure and its associated agricultural lands; however, other combinations of lands and/or management agreements will be considered and assessed according to their ability to accomplish management objectives. (For a list of criteria to be used in evaluating private use proposals, see appendix E.) In all cases the government will retain fee ownership of the river corridor, forest, and park development districts. Agricultural leases may be offered for the river corridor district in some areas. Special use permits may be issued for woodlot use in the forest district.

There are several reasons why resales with restrictions are preferred over long-term leases. Resales with restrictions are more in line with the original planning concepts of Boxley as a private use zone expressed in the legislative history and Master Plan. The public comment from most local people favored resales with restrictions over leases. They cited pride of ownership, the desirability of passing the land on to their children, and cultural continuity as reasons. Resales with restrictions will accomplish the managements objectives at Boxley with less cost to the National Park Service than leasing. Also, the resold property will go back on local tax rolls.

All resales and leases will be preceded by required archeological clearances. Any significant prehistoric sites will be excluded from the resale or lease agreements. Stipulations may be attached to the agreements for additional archeological protection and/or clearance needs.

To achieve consistency and equity related to lands on which the Park Service currently holds a scenic easement, the landowner will be given

the opportunity to reacquire some of the restrictions conveyed to the Park Service in the original transaction. For example, the right to construct another single-family dwelling consistent with this land use plan could be exchanged for a historic preservation agreement on the existing structures, or for a trail easement, river corridor, or forest district lands.

All management agreements and NPS policies in Boxley will take into consideration the following policy statement from the NPS "Management Policies" (1978) ". . . prior to transfer of lands from the National Park Service to other agencies or owners . . . the additional requirements of section 2(f) of Executive Order 11593 must also be met." This Executive Order says that federal agencies shall: "Cooperate with purchasers and transferees of a property listed on the National Register of Historic Places in the development of viable plans to use such property in a manner compatible with preservation objectives and which does not result in an unreasonable economic burden to public or private interests."

PLAN IMPLEMENTATION

The NPS costs to implement the plan will depend on the degree to which exchanges, resales, and leases are successful. The more land that is in private ownership, the lower the short- and long-term costs to the federal government because rehabilitation expenses will be borne by the owner, and the needs for lease management will be avoided. In other words, it is felt that NPS lease management costs will be greater than deed restriction management costs. Presuming a situation where 3/4 of the private use areas are in private ownership and 1/4 is leased, annual resource management staff costs are estimated to be \$25,000 for additional field work, preparing reports, and monitoring implementation. The cost to bring the leased residences up to government rental housing standards is estimated to average \$35,000 per residence (under government contract). The Park Service will also incur other one-time administrative costs in executing the proposed land management agreements (e.g., appraisals). Any implementation actions that may have a potential impact on endangered species will require a biological assessment.

The historic properties leasing program permits the lessee to bear the expense of making the vacant structures habitable. An arrangement may be worked out whereby the lessee makes the necessary improvements, and under a long-term lease, the annual payments will be reduced accordingly. It is likely that the fix-up cost for the lessee will be considerably less than a government contract for rehabilitation of the structures, especially if the lessee can do much of the work using his/her own labor. It may be possible that a similar arrangement be worked out for resales, whereby rehabilitation expenses may be deducted from the sale price.

The National Park Service will provide technical assistance to valley residents on structural preservation. Income to the government on land resales, exchanges, and leases cannot be estimated at this time. Under

the historic properties leasing program, leaseback of government-owned structures and agricultural lands could eventually generate rental income that would pay for some of the costs of administering the leasing program. Lease-generated revenues can be used by the Park Service to assist in managing the leased areas. Resale revenues must be returned to the general treasury.

New park development costs under this alternative will be an estimated \$718,000 (gross), primarily for trail construction (see following table). The use of volunteer labor will reduce this cost considerably.

Park Development Cost Estimates (1984)

Information	3 waysides @ \$7,500 =	\$ 22,500
	3 signs @ \$500 =	<u>1,500</u>
Scenic Pullouts	3 pullouts @ \$6,000 =	<u>\$ 18,000</u>
Trails	Hiking trail 10 miles @ \$20,000 =	\$200,000
	Horse trail 10 miles @ \$25,000 =	<u>250,000</u>
	Net total	\$492,000
	Gross total	\$718,000

Note: Gross costs include 46 percent of net costs to cover design, construction supervision, and contingencies (government construction contracts). Use of volunteers or local labor could reduce trail development costs significantly.

The Spirit of the Plan--A Partnership

To achieve the overall goals for Boxley, this plan calls for a variety of legally binding deed transactions, easements, and permits--these are important and indeed essential to the success of the mission.

Another element essential to success at Boxley is the voluntary efforts of Boxley residents, NPS employees, visitors, and other local neighbors, organizations, and agencies. The vision for Boxley will only be realized when everyone involved understands the overall objectives and willingly works with other parties. This spirit of working together has existed at Boxley for years among the people living there. Now the arena has expanded to include a government agency (the National Park Service), the visiting public, and others. Some say that such a large, everchanging, diverse group cannot work together; however, this plan indicates an opposite view: most people involved can and will catch the vision for Boxley as a place where residents and visitors can use and

enjoy and conserve the natural and historic resources and most people will participate with commitment and goodwill in spite of the problems.

Some examples of the voluntary or extra efforts that will, over the years, make Boxley a delightful place to live and a beautiful place to visit are as follows: Residents will go beyond what is required to maintain their property in keeping with historical traditions and an attractive appearance. NPS people will maintain regular and effective communication with Boxley residents and take a problem-solving approach to the issues that arise. Park visitors--camping, driving, hiking, floating--will pick up their trash and leave the place cleaner than they found it. Volunteers from the Boxley community and the surrounding area will assist with visitor services at the Boxley Mill and Lost Valley and help with trail construction and trail maintenance. The Park Service will provide effective direction and supervision for the volunteers. Residents, visitors, and NPS people will approach each other with mutual respect. As time passes, many new ideas will surface from everyone involved.

INDIVIDUALS AND AGENCIES CONSULTED

During the preparation of this document, National Park Service representatives discussed management of Boxley Valley with many local residents. Two informal meetings were held to identify problems and to discuss alternative solutions. A general public meeting was held on the Draft Land Use Plan/Cultural Landscape Report/Environmental Assessment (1984) to provide an opportunity for additional input. Also, the draft plan was sent to interested individuals, organizations, and public agencies listed below. A "Finding of No Significant Impact" was approved for the plan on February 4, 1985, and distributed to the public to document the decision.

Federal Agencies

Advisory Council on Historic Preservation
Army Corps of Engineers
Department of Agriculture
 Agricultural Stabilization and Conservation Service
 Farmers Home Administration
 Forest Service
 Science and Education Administration
 Soil Conservation Service
Department of the Interior
 Fish and Wildlife Service
 Geological Survey
Department of Transportation
 Federal Highway Administration
Environmental Protection Agency
Federal Emergency Management Agency

State Agencies

Department of Parks and Tourism
Department of Pollution Control and Ecology
Department of Planning
State Historic Preservation Office
Game and Fish Commission
Natural and Scenic Rivers Commission
Forestry Commission
Archeological Survey
Northwest Arkansas Economic Development District

Local Agencies

Newton County
Newton County Soil Conservation District

Pursuant to section 106 of the National Historic Preservation Act and the programmatic memorandum of agreement, the National Park Service consulted with the state historic preservation officer and the Advisory Council on Historic Preservation in the preparation of this plan.

APPENDIXES

APPENDIX A: BOXLEY VALLEY STRUCTURE INVENTORY

In 1983, as part of the planning project, the National Park Service conducted a survey and evaluation of the cultural resources--farmlands, buildings and other structures--of Boxley Valley. From this study, it has been determined that the valley should be nominated to the National Register of Historic Places as a rural historic district. The National Register is the official list of the nation's cultural resources worthy of preservation.

A building number has been assigned to each structure based on a system adapted from Robert Melnick's earlier work in Boxley. In some cases building names were developed impromptu in the field and are subject to change based on further research. The structures have been placed in one of four categories of historic/architectural significance. About two-thirds of the structures with NPS legal interest designated category 1 or 2 have been entered on the NPS List of Classified Structures. (This list is maintained in the Washington Office and serves to assist managers in planning and programming appropriate treatments and in recording decisions involving the listed structures.) Individual buildings may be recategorized in the future based on further research. The four significance categories used in the survey are defined as follows:

- (1) historic structures of individual outstanding architectural and/or historical value and which make an important contribution to the integrity of the Boxley Valley Historic District;
- (2) historic structures which do not possess individually outstanding or unique characteristics but which contribute to the architectural and/or historical integrity of the district. These structures do retain cultural distinction and are consistent with the local building traditions in terms of location, design, setting, and material.
- (3) nonhistoric structures of no architectural significance possessing modern or commonplace characteristics but which serve as the spatial envelopes for living sociocultural functions. These structures have no particular cultural distinction and could be found in many other areas of the U.S. If these structures are not in continuing use, they may fall into the fourth category;
- (4) structures that are intrusions; that is, modern structures that do not contribute to the historic scene of the district. An intrusion is a structure that detracts from those qualities, tangible and intangible, that make Boxley Valley eligible for the National Register of Historic Places.

It must be pointed out that the evaluation is based on limited research and brief visual inspection. There are about 50 stock ponds in Boxley Valley in addition to the 238 structures examined. These stock ponds have yet to be studied.

Nearly one in five of the evaluated structures possess architectural/historical integrity and make a significant contribution to the Boxley Valley Historic District; i.e., 43 are listed in category 1. An additional 125 structures are designated historic because of their contribution to the scene (category 2). About 70 structures are nonhistoric because they were built in the last 20 to 30 years and make no material contribution to the local building traditions (category 3). There are only a few intrusions (category 4) such as the road regrading and structural improvements, the scenic pull-off, the new (1983) Ponca Bridge, and the NPS development of picnicking/camping facilities at Lost Valley. Therefore, in sum, two-thirds of the structures are classified historic (category 1 or 2) and fewer than one-third are nonhistoric (category 3).

The oldest structures in the valley date to the 1850s and are of the early Old Ozarks Frontier period. (The historical periods used here are adopted from Robert Flanders, Center for Ozarks Studies, see references.) Included in this group is the log house at the Beaver Jim Villines farmstead, the earliest log portions of the Casey-Clark, Orpheo Duty and Clyde Villines homestead houses, the log house converted to a barn at the William Villines homestead, and two log cabins recently imported to the valley by the Fergusons. All of these are category 1.

The one-room log house in form is the basic traditional residential building unit in the region and established the building pattern and vernacular style characteristic to many of the historic houses in the valley. As families grew and houses evolved in size through additions/remodeling, they did so in a particular traditional pattern. Through the addition of one room connected by a breezeway the dogtrot pattern was formed. Further main floor additions subsequently evolved into the central-passage and "el" plans. This evolutionary pattern is not only evident in the log structures as noted above; but also, in many of the frame houses built during the latter part of the Old Ozarks Frontier period (1830-1930). Illustrating this evolutionary adaptation in frame construction and characterized by two front doors are the Luallen house, the old house (now an outbuilding) on the Bill Duty farm, the Connard Villines house, the first Bell (Fultz) house, the Scroggins house, and the Paul Villines house.

From about 1870 to 1930 (designated the New South Ozarks phase), pioneer and subsistence activities broadened and Boxley Valley became an identifiable community. Most of the extant historic structures were built in this period and by-and-large the character of the valley as it appears today is the product of this phase of development. The full array of farm operation outbuildings were in place: coops, shops, laying houses, sheds, graineries, wash houses, carriage houses, smoke houses, etc. Most of these structures are listed in significance category 1 and 2.

Two outstanding structural developments can be noted as an expression of the New South Ozarks phase which is characterized by increased cash flow, commercial development, establishment of community institutions, and local industries, and availability of milled lumber and wire nails. In general Boxley Valley became a regional center and style leader, and its buildings attest to this fact. In particular, at the farm scale, most valley farms boasted new and comparatively much larger barns than neighboring

areas (e.g., the Orphea Duty barn of walnut timbers, Howard barn, Clyde Villines homestead barn, and the Casey Clark, Luallen, Bell (Fultz), Edgmon, and Ferguson barns). In addition farmhouses took their final evolutionary form after growing through the log "cabin" phase to the dogtrot or central-passage, expansion to one and one-half or two stories, and finally, the full exterior remodeling and styling characteristic of townhomes: dressed with predominant front porches and clapboard siding. The Orphea Duty and Casey-Clark houses are outstanding examples, while other examples of townhome-style residences from this period include the two-story, central-passage, standing seam metal-roofed Edgemon-Fowler house, and the one and one-half story Scroggins house.

The second structural development in Boxley Valley expressing the New South Ozarks phase is construction of the old Boxley watermill, the Boxley Community Building, and later, the Casey sawmill, extant examples of town-scale culture, institutional, and commercial centeredness of community. The watermill (2½ stories) contains much of its original machinery. The community building stands proud and imposing (two stories plus belfry) at the center of Boxley Valley. Both structures manifest a dim shadow of transitional Greek Revival styling.

There are several notable examples of the third Ozarks culture evolutionary phase--the Cosmopolitan Ozarks period--which began around the turn of the century and continues today. This is the time when state and federal involvement brought road improvements, bridges, and public schools. The old Ponca bridge of 1943 and the Whiteley (Mt. View) schoolhouse are relics of this period. The one-room school is relatively well preserved considering its disuse. It is frame on a stone foundation and includes a belfry. The one-lane bridge at Ponca is a simple three-span concrete design now dwarfed by the new Ponca bridge. The 1918 post office building, now a farm building moved onto the Bill Fowler property, is another vestige of this time frame.

Also during this time and further expressing the cosmopolitan quality in Boxley Valley are the appearance of several stores and a roadside motel. The Casey store and the Villines stone store are good examples. The Clyde Villines residence with its five motel cottages is also a distinctive example of opening Boxley Valley to the larger world beyond.

Most all of the third and all of the fourth category of significance structures date from c. 1945 to the present (the New Ozarks Frontier period). During this time, an out-migration of population occurred and the in-migration of nonlocal building practices became dominate. This most recent architectural tradition incorporates the homogenizing characteristics of modern mass-produced materials such as plywood, dimensional lumber, composition shingles, galvanized steel, and the more widespread use of poured-in-place concrete foundations and precast concrete blocks. Increased cash flow is another factor that has resulted in more "modern" and comparatively even austentatious construction in the past three decades. The Waymon Villines steel frame/corrugated steel clad hay barn measuring 50' x 120' and rising to 25 feet is a premier example, being the largest building in the valley.

The newer houses in Boxley Valley show few expressions of local historic building practices. They are pleasant, generally nonstylistic functional homes, in scale, are not intrusive to the valley character however, they can be found throughout the U.S. The Eul Dean Clark house, Edgmon house, Dennis House's house, Sattler house, the newest (3rd) Bell (Perme) house, and Bill Duty's house are examples. The mobile home on the Waymon Villines place is another example of imported residential building practices of the third category of significance.

While this discussion is by no means a complete rendition of the evaluated structures of Boxley Valley, it provides a general picture of the cultural continuum of building practices. Although most of the structures named thus far are either residences, barns, or community scale structures, it is the clustering of outbuildings, especially those of significance category 2, which play an important role in creating the historic character and integrity of the valley. Among the evaluated structures, 148 are secondary farm structures. There are also 13 privys and 14 cellars, for example, which contribute to the fabric of the cultural landscape.

As for the physical condition of the Boxley Valley cultural resources, there is a direct relationship between the extent of deterioration and the extent of current and recent use. For example, fields in current use (whether for cultivation or pasture) remain clear open vistas; fences and hedgerows are maintained. Fields that have been unoccupied for several years, as is the case of many on the upland benchfields, are overgrown, returning to forest, and their fences are falling down. Deterioration through lack of use is especially evident on the houses, farm buildings, and other unoccupied structures of the valley.

Only 19 of the 53 evaluated houses are occupied. The extent of deterioration in the 34 unoccupied units is precisely proportional to the time span since occupation. When unoccupied, another factor is present--vandalism and cannibalism--where foundation and chimney stones, for example, are taken for use elsewhere, or perhaps, taken as souvenirs. This has been observed recently at the William Villines farmstead and the Whiteley (Mt. View) schoolhouse. At one level, this practice may be regarded as entirely natural and traditional in Boxley Valley. There are few historic barns, for example, which do not incorporate timbers or portions of foundations from earlier buildings. As has been mentioned, the recycling of houses--often moving them to new sites for farm functions--is a common practice. At another level, however, the loss of older structures is the price paid for this practice.

There are many structures in significance category 1 or 2 which are no longer in use. Together with their age, it is easy to understand that their condition may be described as dilapidated or ruinous, and they may soon become historic archeological sites. The Luallen stone fruit cellar, Casey-Clark log outbuilding and hay barn, Scroggins log barn, Clyde Villines homestead log house and carriage house, William Villines farmstead home, the swing bridge, Boxley watermill, and old Keeton house are just a few of the structures likely to be lost within the next few years unless action is taken to preserve them. The integrity of the historic district will be adversely affected by the loss of these structures.

BOXLEY VALLEY STRUCTURE INVENTORY

NUMBER	TRACT	COMMON NAME	SIGNIFICANCE CATEGORY	Location Design Setting Material Workmanship Feeling Association							CONDITION	DESCRIPTION
				1	2	3	4	5	6	7		
01 a	66-102	Whiteley School, Dist. 92 Mt. View Church	1	X	X	X	X	X	X	X	F	20'x30' frame, c. 1913
01 b	67-101	Doy Edgmon feed house/cattle shed	1	X	X	X	X	X	X	X	F	Wooden
01 c	67-101	Edgmon barn	2	X	X	X	X	X	X		G	55'x40' frame, c. 1929
01 d	67-101	Edgmon rock wall	2	X		X	X	X			F	1500 long
01 e	67-101	Edgmon stock chute	2	X	X	X	X				F	Stone and Wood
01 f	67-101	Edgmon fruit cellar	2	X	X	X	X	X	X		F	7'x9' stone and concrete
01 g	67-101	Edgmon low water crossing	2	X	X	X	X			X	G	12'x50' concrete
01 j	67-101	Edgmon house	3								G	1960s frame
01 k	67-101	Edgmon 2-by machine shed	3								G	Metal clad
01 l	67-101	Edgmon pump house	3								G	Concrete block
49 01 h	67-101	Old Edgmon house/stone wall	2	X	X	X	X	X	X		P	2-front door frame, c. 1910
01 i	67-101	Old Edgmon outbuilding	2	X	X		X				P	5'x6' frame
01 s	67-101	Old Edgmon log building	2				X	X	X	X	P	Log ruin
01 m	67-102	Alfred Guthrie - Zaiser house	2	X	X	X	X	X			P	Frame with front porch
01 n	67-102	Zaiser shed	2	X	X		X				P	10'x10' frame
01 o	67-104	Huber shed	2	X	X		X				P	8'x8' frame
01 p	67-104	Huber privy	2	X	X		X				P	4'x5' frame
01 q	67-104	Huber cellar	1	X	X	X	X				P	Stone and concrete
01 r	67-104	Huber barn	2	X	X		X				P	40'x50' frame
02 a	66-113	John Edgmon - Luallen house	1	X	X	X	X	X	X	X	F	21'x52' + 15'x15' ell, frame
02 b	66-113	Luallen fruit cellar	1	X	X	X	X	X	X	X	P	Stone, least altered in Valley
02 c	66-113	Luallen garage/store	1	X	X	X	X	X	X	X	P	Wooden
02 d	66-113	Luallen barn/stable	2	X	X	X	X	X			F	50'x60' Wooden
02 e	66-113	Luallen hay barn	2	X	X	X	X				F	52'x50' Wooden
02 f	66-113	Luallen scale house/stock chute	2	X	X	X	X				F	Stone and wood
02 g	66-113	Luallen stone spring	2	X		X			X	X	G	Stone
02 h	66-113	Luallen shed (behind house)	3								F	Frame
02 i	66-113	Luallen pump house	3								F	Frame
02 j	66-113	Luallen coop and pen	3								P	Frame ruin
02 k	66-113	Luallen 5-bay machine shed	3								G	Metal clad

G = Good
F = Fair
P = Poor

BOXLEY VALLEY STRUCTURE INVENTORY

NUMBER	TRACT	COMMON NAME	SIGNIFICANCE CATEGORY	Location Design Setting Material Workmanship Feeling Association							CONDITION	DESCRIPTION
				1	2	3	4	5	6	7		
02 1	66-113	Luallen shed (across road)	3					X			P	Frame
03 a	64-104	Fate Edgmon - Troy Fowler house	2	X	X	X	X	X			G	Frame with porch, 1921
03 b	64-104	Troy Fowler barn	3								G	Frame, 1960
03 c	64-104	Troy Fowler old house (across river)	2			X		X	X		P	Frame, 2-front door, unoccupiable
03 d	64-104	Troy Fowler spring house	2	X				X			F	3'x4' stone
03 e	64-104	Troy Fowler spring tank	2	X							F	6'x10' concrete
04 a	65-100	Bill Fowler-Marion Edgmon house	1	X	X	X	X	X	X	X	G	1895 2-sty. frame
04 b	65-100	Bill Fowler old barn	2	X	X	X	X	X			G	Steep gable frame
04 c	65-100	Bill Fowler old post office/barn	2	X	X	X	X		X		G	1918, moved to farm
04 d	65-100	Bill Fowler house/granary	2	X		X	X	X			P	16'x20' frame
04 e	65-100	Bill Fowler caretaker house	2	X		X	X	X			P	Frame, unoccupiable
04 f	65-100	Bill Fowler 4-bay shed	3								F	
04 g	65-100	Bill Fowler new house	3								G	1970s mobile home
04 h	65-100	Bill Fowler pole barn	3								G	40'x100' flat mtl. roof
04 i	65-100	Bill Fowler new barn	3								G	Metal
04 j	65-100	Bill Fowler hog sheds (about 26)	3								F	Wood and Metal
05 a	63-115	Eul Dean Clark house	3								G	1960s frame
06 a	63-106	Boxley community building	1	X	X	X	X	X	X	X	G	c. 1870s 2-sty. frame
06 b	63-106	Boxley community cemetery	1	X	X	X	X	X	X	X	G	Numerous monuments
06 c	63-106	Boxley Baptist Church	2	X		X	X			X	G	Frame, 1951
06 d	63-106	Boxley Baptist Church privy	2	X	X	X	X	X			G	2-seater, frame and conc.
06 e	63-106	Boxley Baptist parsonage	3								G	Frame, 1959
07 a	63-112	(A.F.) Casey-Clark house	1	X	X	X	X	X	X	X	F	Frame over log pen
07 b	63-112	Casey-Clark spring house	2	X	X	X			X		G	Concrete
07 c	63-112	Casey-Clark fruit cellar	1	X	X	X	X	X	X		P	Frame and stone
07 d	63-112	Casey-Clark log building	1	X		X	X	X	X		F	14'-10" x 16'-2"
07 e	63-112	Casey-Clark outhouse	2	X	X	X	X				F	4'x4' frame
07 f	63-112	Casey-Clark tool shed	2	X	X	X	X				F	Frame, weaning house?
07 g	63-112	Casey-Clark garage	2	X	X	X	X	X			P	Frame, weaning house?

G = Good
F = Fair
P = Poor

50

BOXLEY VALLEY STRUCTURE INVENTORY

NUMBER	TRACT	COMMON NAME	SIGNIFICANCE CATEGORY	Location							CONDITION	DESCRIPTION
				Design	Setting	Material	Workmanship	Feeling	Association			
				1	2	3	4	5	6	7		
07 h	63-112	Casey-Clark main barn	2	X	X	X	X	X	X		G	40'x54' frame
07 i	63-112	Casey-Clark hay barn	2	X	X	X	X	X			P	Frame, near collapse
07 j	63-112	Casey-Clark shed	3								P	Frame, between barns
07 k	63-112	Casey-Clark chicken coop	3								P	Frame
08 a	63-114	Casey house	2	X	X	X	X		X		G	Frame with porch
08 b	63-114	Casey store/cafe/residence	2	X	X	X	X		X		G	20'x42' frame
08 c	63-114	Casey big barn	2	X	X	X	X		X		F	46'x30' frame
08 d	63-114	Casey small barn	2	X	X	X	X		X		F	Frame
08 e	63-114	Casey old sawmill	1	X	X	X	X	X	X		F	4536 sq. ft. frame
08 f	63-114	Casey barn (in field)	3								G	Newer
08 g	63-114	Casey pump house A	3								F	
08 h	63-114	Casey pump house B	3								F	
08 i	63-114	Casey smoke house	3								F	
08 j	63-114	Casey chicken house	3								F	
09 a	62-113	Joe Villines-Jr. Fowler house and stone wall	2	X	X	X	X				G	1 1/2-sty. frame, 1900
09 b	62-113	Jr. Fowler store	3								P	Frame
09 c	62-113	Jr. Fowler shed/garage	3								F	
10 a	63-121	Orphea Duty house	1	X	X	X	X	X	X	X	F	1873 2-Sty. frame, log core
10 b	63-121	Duty old barn	1	X	X	X	X	X	X	X	G	55'x56' walnut, frame
10 c	63-121	Duty granary/stable	1	X	X	X	X	X	X		F	36'x11'-9" frame
10 d	63-121	Duty wash house	2	X	X	X	X				F	8'x10' frame
10 e	63-121	Duty smoke house	2	X	X	X	X				F	8'x10' frame
10 f	63-121	Duty brooder house	2	X	X	X	X				P	8'x15' frame
10 g	63-121	Duty cellar/machine garage	2	X	X	X	X				G	Stone with frame roof
10 h	63-121	Duty old house (in field)	2		X	X	X	X	X		P	Frame, unoccupiable
10 i	63-121	Duty shed (in field) removed 1984	2	X	X	X	X				P	25'x40' frame
10 j	63-121	Duty barn (in field)	2	X	X	X	X				P	24'x32' frame
10 k	63-121	Duty laying house	2	X	X	X	X				F	Frame
10 l	63-121	Duty pump house	3								F	
10 m	63-121	Duty fish farm removed 1984	3								P	Earth work

G = Good
F = Fair
P = Poor

BOXLEY VALLEY STRUCTURE INVENTORY

NUMBER	TRACT	COMMON NAME	SIGNIFICANCE CATEGORY	Location Design Setting Material Workmanship Feeling Association							CONDITION	DESCRIPTION	
				1	2	3	4	5	6	7			
11 a	62-108	Old Boxley Water Mill and Pond	1	X	X	X	X	X	X	X	X	P	2 1/2-sty. c. 1870 frame
11 b	62-108	C. Villines house	2	X	X	X	X	X				G	Stone, shingle roof
11 c	62-108	C. Villines 5 motel cottages	2	X	X	X	X					P	Frame, shingles
11 d	62-108	C. Villines shed	2	X	X	X	X					F	Frame
11 e	62-108	C. Villines barn A	2	X	X	X	X					F	Frame
11 f	62-108	C. Villines barn B	2	X	X	X	X					F	Frame
11 g	62-108	C. Villines barn C	2	X	X	X	X					F	Frame
12 a	61-113	Former J.L. (Jimmie) Villines- Scroggins house	1	X	X	X	X	X	X	X		G	1 1/2-sty. frame, 1917
12 b	61-113	Scroggins log barn	1	X	X	X	X	X	X			P	Log and timber
12 c	61-113	Scroggins outhouse	2		X		X	X				F	4'x4' frame
12 d	61-113	Scroggins tool house	2	X	X	X	X					F	12'x12' frame
12 e	61-113	Scroggins garage	2	X	X	X	X					F	15'x24' frame
12 f	61-113	Scroggins shop	3									F	
12 g	61-113	Scroggins pole shed	3									F	
13 a	62-109	C. Villines farmstead log house	1	X	X	X	X	X	X	X	X	P	Frame over log, uninhabitable
13 b	62-109	C. Villines farmstead barn	1	X	X	X	X	X	X	X		F	Frame
13 c	62-109	C. Villines farmstead carriage house	2	X	X	X	X					F	Frame
13 d	62-109	C. Villines farmstead second house	2	X	X	X	X					P	Frame
13 e	62-109	C. Villines farmstead fruit cellar	2	X	X	X	X	X				F	Stone with frame gable
14 a	61-109	Dennis House house	3									G	Modern frame
14 b	61-109	Dennis House shed	3									F	Frame
14 c	61-109	Dennis House privy	3									F	Frame
15 a	61-112	Lieu Duty - Ferguson house	1	X	X	X	X	X	X	X		G	1 1/2-sty. frame, 1912-13
15 b	61-112	Ferguson barn	1	X	X	X	X	X	X			G	c. 1915 frame
15 c	61-112	Ferguson garage	2	X	X	X	X	X				F	c. 1915 frame
15 d	61-112	Ferguson W.P.A. outhouse	2		X	X	X	X				G	1930s frame

G = Good
F = Fair
P = Poor

BOXLEY VALLEY STRUCTURE INVENTORY

NUMBER	TRACT	COMMON NAME	SIGNIFICANCE CATEGORY	Location	Design	Setting	Material	Workmanship	Feeling	Association	CONDITION	DESCRIPTION
				1	2	3	4	5	6	7		
15 e	61-122	Ferguson celler	2	X	X	X	X	X	X		G	Stonie and frame
15 f	61-122	Ferguson smoke house	2	X	X	X	X	X	X		G	8'x10' frame
15 g	61-113	Ferguson log house (west)	2		X		X	X	X		G	1 1/2-sty. moved to site
15 h	61-113	Ferguson log house (east)	2		X		X	X	X		G	1 1/2-sty. moved to site
15 i	61-113	Ferguson privy	2		X		X	X	X		G	Frame moved to site
15 j	61-122	Lead smelter foundation	2	X	X	X	X		X		P	Stone
16 a	61-119	Lieu Duty-Bill Duty old house	2		X		X	X	X		P	c. 1910 frame, unoccupiable
16 b	61-119	Bill Duty new house	3								G	1970s
16 c	61-119	Bill Duty barn	3								G	
53 17 a	61-126	Frank Scroggins - Larry Fowler house	2	X	X	X	X				F	1 1/2-sty. frame
17 b	61-126	Larry Fowler barn	2	X	X	X	X				G	40'x50' gambrell
17 c	61-126	Larry Fowler pump house	3	X		X					F	Frame
17 d	61-126	Larry Fowler gable shed	3	X		X					F	Frame
17 e	61-126	Larry Fowler shed	3	X		X					F	Frame
17 f	61-126	Larry Fowler cellar	3	X							F	Conc. and Conc. block
18 a	61-101	Audie Ramsey Clark-Emett house	2	X	X	X	X				G	Frame with porch, 1940
18 b	61-101	Clark-Emett cellar/shed	2	X	X	X	X	X			F	Stone and frame
18 c	61-101	Clark-Emett spring house	2	X	X	X	X	X			G	5'x5' stone
18 d	61-101	Clark-Emett barn	3								G	Pole and metal
19 a	18-114	R.H. (Hez) Villines - Connard Villines house	2	X	X	X	X	X	X	X	F	30'x30', 1 1/2-sty. frame
19 b	18-114	Villines old store	1	X	X	X	X	X	X	X	F	24'-6" x 36'-6" stone
19 c	18-114	Villines garage	2	X	X	X	X				F	16'x16' frame
19 d	18-114	Villines chicken house/shed	2	X	X	X	X				F	8'x30' frame
19 e	18-114	Villines farm building	2	X	X	X	X				F	Small frame barn
19 f	18-114	Villines pump house	3	X		X					F	Frame
19 g	18-114	Villines hay barn	3								G	50'x120' metal
19 h	18-114	Villines gable shed	3				X				G	Frame
19 i	18-114	Villines shed	3				X				G	Frame

G = Good
F = Fair
P = Poor

BOXLEY VALLEY STRUCTURE INVENTORY

NUMBER	TRACT	COMMON NAME	SIGNIFICANCE CATEGORY	Location	Design	Setting	Material	Workmanship	Feeling	Association	CONDITION	DESCRIPTION
				1	2	3	4	5	6	7		
20 a	18-114	Wamon Villines house	2	X	X	X	X	X	X		G	Stone with frame add.
20 c	18-114	Villines study (smoke house)	2	X		X					G	12'x15', T-111 siding
20 b	18-114	Villines garage	3								G	Frame
20 d	18-114	Villines fuel shed	3	X							G	Metal
20 e	18-114	Villines pump house	3								G	
20 f	18-114	Villines mobile home	3								G	
20 g	18-114	Villines metal barn	3								F	24'x90'
20 h	18-114	Villines metal shed	3								F	
21 a	18-106	Joe S. Villines - Paul Villines house	1	X	X	X	X	X	X		G	Frame with porch
21 b	18-106	Paul Villines new barn	3								G	
21 c	18-106	Paul Villines small shed	3								G	
21 d	18-106	Paul Villines metal barn	3								G	22'x46' metal clad
21 e	18-106	Paul Villines wooden shed	3								G	10'x10' frame
21 f	18-106	Paul Villines concrete barn	3								G	14'x46' block
21 g	18-106	Paul Villines small shed	3								G	8'x8' metal clad
21 h	18-106	Paul Villines shed	3								G	7'x8' frame
21 i	18-106	Paul Villines silo	3								G	7' da. metal
22 a	20-111	Beechwood church	1	X	X	X	X	X	X	X	G	Frame, metal hip roof
22 b	20-111	Beechwood cemetery	1	X	X	X	X	X	X	X	G	Numerous monuments
24 a	20-106	Howard barn	1	X	X	X	X	X	X		G	50'x50' frame
25 a	20-102	William Villians farmstead house	1	X	X	X	X	X	X		P	c. 1850s log, now barn
25 b	20-102	William Villines feed storage	2	X	X	X	X	X			P	6'x8' frame
25 c	20-102	William Villines corn crib	2	X	X	X	X	X			P	10'x15' frame
26 a	63-119	Bell house #1 (John Fultz)	2	X	X	X	X	X			P	c. 1910 frame, unoccupiable
26 b	63-119	Bell hay barn	2	X	X	X	X	X			G	36'x62' frame
26 c	63-119	Bell calf nursery	2	X	X	X	X	X			G	18'x24' frame and conc.
26 d	63-119	Bell barn/shop	2	X	X	X	X	X			G	29'x42' frame

G = Good
F = Fair
P = Poor

BOXLEY VALLEY STRUCTURE INVENTORY

NUMBER	TRACT	COMMON NAME	SIGNIFICANCE CATEGORY	Location							CONDITION	DESCRIPTION
				Design	Setting	Material	Workmanship	Feeling	Association			
26 e	63-119	Bell broiler house	2	X	X	X	X	X			G	41'x126' frame
26 f	63-119	Bell outhouse	2	X	X	X	X				F	Frame
26 g	63-119	Bell garage/shed	2	X	X	X	X				F	Frame
26 h	63-119	Bell cellar and stone wall	1	X	X	X	X	X	X		F	9'x12' stone, conc.
26 i	63-119	Bell house #2	1	X	X	X	X	X	X		F	c. 1930s frame
26 j	63-119	Bell swing bridge	1	X	X	X	X	X	X	X	P	175' cable suspension
26 k	63-119	Bell house #3 (Perme)	3								G	c. 1960s frame
26 l	63-119	Bell privy	3								F	Frame
26 m	63-119	Bell crib	3								P	
26 n	63-119	Bell crib with stone wall	3								P	
27 a	20-105	Beaver Jim Villines house	1	X	X	X	X	X	X	X	*	c. 1850s log
27 b	20-105	Farmstead barn	1	X	X	X	X	X	X	X	*	Farmstead
27 c	20-105	Farmstead smoke house	1	X	X	X	X	X	X	X	*	Cacooned (*)
27 d	20-105	Farmstead corn crib	1	X	X	X	X	X	X	X	*	
27 e	20-105	Farmstead privy	1	X	X	X	X	X	X	X	*	
27 f	20-105	Farmstead fruit cellar	1	X	X	X	X	X	X	X	*	
27 g	20-105	Farmstead chicken house	1	X	X	X	X	X	X	X	*	
28	18-108	Keeton old house (Sam Clark)	2	X	X	X	X	X	X		P	1 1/2-sty. frame ruin
29	18-107	H. Villines pump house	2	X	X	X		X			F	Cast concrete
30 a	61-105	Martin house	2		X		X				P	Frame ruin
30 b	61-105	Martin shed	2		X		X				P	Frame ruin
31 a	62-114	Doy Scroggins - Jazbinshek house	2	X	X	X	X				P	1 1/2-sty. frame, 1932
31 b	62-114	Jazbinshek barn	2	X	X	X	X				P	25'x35' frame ruin
31 c	62-114	Jazbinshek shed	2	X	X	X	X				P	9'x10' frame
31 d	62-114	Jazbinshek cellar	2	X	X	X	X				P	Stone with gable roof
31 e	62-114	Jazbinshek pump house	2	X	X	X	X				P	Frame
32 a	63-112	Bill Clark sawmill	3								F	22'x50' open pole

G # Good
F # Fair
P # Poor

55

BOXLEY VALLEY STRUCTURE INVENTORY

NUMBER	TRACT	COMMON NAME	SIGNIFICANCE CATEGORY	Location Design Setting Material Workmanship Feeling Association							CONDITION	DESCRIPTION
				1	2	3	4	5	6	7		
32 b	63-112	Ray Clark pole shed	3								F	12'x24' open pole
32 c	63-112	Ray Clark house	2	X	X	X	X	X			P	12'x25' frame, unoccupiable
33 a	63-107	K.H. (Kimble) Clark - Sattler house	3								G	1960s frame
33 b	63-107	Sattler pump house	3								G	Concrete
33 c	63-107	Sattler shed/coop	3								P	
33 d	63-107	Sattler shed	3								P	Ruin
34 a	63-100	J.A. Clark log house	1	X	X	X	X	X	X	X	P	16'x32' two pen
35	63-100	J.A. Clark house	2	X	X	X	X				P	1 1/2-sty. 2 door, frame
34 c	63-100	J.A. Clark feed barn	2	X	X	X	X				G	20'x50' frame
34 d	63-100	J.A. Clark shed	2	X	X	X	X				F	10'x15' frame
34 e	63-100	J.A. Clark privy	2	X	X	X	X				F	3'x4' frame
34 f	63-100	J.A. Clark outbuilding	2	X	X	X	X				G	10'x15' frame
34 g	63-100	J.A. Clark barn	2	X	X	X	X				P	35'x50' frame
34 h	63-100	J.A. Clark shed	2	X	X	X	X				F	10'x12' frame
34 i	63-100	J.A. Clark implement shed	3								G	5-by metal
36 a	64-109	Lon Fults - Seamon house	2	X	X	X	X				P	Frame with porches
36 b	64-109	Seamon chicken house	2	X	X	X	X				P	12'x18' frame
36 c	64-109	Seamon shed	2	X	X	X	X				G	20'x28' pole-frame
36 d	64-109	Seamon shed	2	X	X	X	X				P	6'x7' frame
36 e	64-109	Seamon privy	2	X	X	X	X				F	3 1/2'x4' frame
37 a	64-102	Eubanks house (Isadore Malnor)	2	X	X	X	X				P	Frame with porch
37 b	64-102	Eubanks shed	3								F	Conc. block
37 c	64-102	Eubanks chicken house	2	X	X	X	X				P	12'x32' frame
37 d	64-102	Eubanks cellar	1	X	X	X	X	X			F	Stone, earth roof
37 e	64-102	Eubanks shed	2	X	X	X	X				G	10'x14' frame
37 f	64-102	Eubanks privy	2	X	X	X	X				F	3'x4' frame
37 g	64-102	Eubanks barn	2	X	X	X	X				P	Frame ruin

G = Good
F = Fair
P = Poor

BOXLEY VALLEY STRUCTURE INVENTORY

<u>NUMBER</u>	<u>TRACT</u>	<u>COMMON NAME</u>	<u>SIGNIFICANCE</u> <u>CATEGORY</u>	Location Design Setting Material Workmanship Feeling Association							<u>CONDITION</u>	<u>DESCRIPTION</u>	
				1	2	3	4	5	6	7			
38 a	64-101	G. Fowler house	2	X	X	X	X	X				P	Stone-timber ruin
39 a	66-104	Hedges house (W. Ervin Self)	2				X					G	Modern
39 b	66-104	Hedges stone walls	2				X					G	
40 a	18-113	Jeff Villines old house	2									P	Frame pin with add.
40 b	18-113	W. Villines shed	2									G	8'x12' frame
40 c	18-113	W. Villines shed	2									P	10'x12' frame
40 d	18-113	W. Villines pole barn	2									F	14'x36'
40 e	18-113	W. Villines corn crib	2									P	12'x16' wooden
41	20-102	Ponca bridge	1	X	X	X	X	X	X	X	X	G	1943 concrete
42 a	19-120	Villines house and wall	2	X	X	X	X	X	X	X		P	Stone foundation ruin
42 b	19-120	Villines privy	2	X	X	X	X	X	X	X		P	Frame
42 c	19-120	Villines spring house	2	X	X	X	X	X	X	X		F	Stone with gable roof
42 d	19-120	Villines log structure	2	X	X	X	X					P	Ruin
42 e	19-120	Villines cellar	2	X	X	X	X					P	Stone and earth roof
43 a	19-113	Villines house	2	X	X	X	X					P	Stone foundation ruin
44 a	65-101	Old Boxley Bridge abutment	2	X	X	X	X					G	1924 stone and concrete
44 b	65-101	Old house	2	X	X	X	X					P	c1900 frame, 2 front doors

G = Good
F = Fair
P = Poor

APPENDIX B: GUIDELINES FOR HISTORIC PRESERVATION AND NEW CONSTRUCTION

Significance of Historic Properties

The plan establishes priorities for the preservation of historic properties based upon their individual significance and the extent to which they contribute to the Boxley Valley historic district. The "significance category" assigned to structures in the Boxley Valley Structure Inventory and the National Register nomination form will help owners and occupants maintain their farmsteads in a manner which perpetuates the special qualities that make the valley a unique place. Modifications to structures in the historic district should follow the secretary of the interior's "Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings." The treatment approach for each significance category is as follows:

Category 1 Structures. Because these structures are individually eligible for the National Register, their exteriors should be preserved. These buildings promote the highest priority for use and preservation. Generally, additions to these structures are inappropriate. Their interiors may be rehabilitated or adaptively used to meet the needs of owners or occupants. However, significant landscape features associated with these structures, such as fences or hedgerows, should be preserved. Removal of buildings in this category will result in a significant loss of the historic district's integrity. If unforeseen circumstances justify the removal of these buildings, they should be recorded through the process of rectified photography before removal or demolition.

Category 2 Structures. These structures have characteristics which contribute to the integrity of the historic district. The significant features of these buildings and their associated landscapes (identified in individual deed restrictions) should be preserved. Modifications to the exterior of these structures and to the associated landscape may be made to meet the needs of owners or occupants. However, these modifications should not change the significant features of the building or landscape which make it a contributing element of the historic district. Interiors may be rehabilitated and adaptively used by owners or occupants. Since structures in this category possess characteristics which contribute to the integrity of the historic district, their removal is undesirable. However, unforeseen circumstances may warrant removal or demolition.

Category 3 Structures. These structures possess no significant physical characteristics which contribute to the integrity of the historic district. They contribute to the district if they are serving a useful cultural or social function, but if they are no longer in use, then removal is appropriate. Modifications to these structures may be made.

Category 4 Structures. These structures are intrusions that do not contribute to the historic district. They detract from the tangible and intangible qualities that make Boxley Valley eligible for the National Register. Preservation treatment is not appropriate for these structures, and removal is desirable if they are not in use.

For more information on treatment of historic structures, the reader should refer to the secretary of the interior's "Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings" and the "Cultural Resources Management Guidelines" (NPS-28). The Park Service regional office in Santa Fe, New Mexico, is responsible for interpreting these guidelines. Certification of historic preservation projects in Arkansas for tax benefits is done by the regional office in Atlanta, Georgia. The following section is taken directly from NPS-28, Release No. 2, December 1981.

Design Compatibility in Historic Zones or Districts

The construction of contemporary structures as additions to historic structures, in historic districts, or adjacent to or in visual or physical association with historic structures, is to be in harmony with the existing historic structures. The contemporary structures should be of modern design that neither duplicates nor mimics the adjacent or associated historic structures but rather blends with the historic structures.

The architect must consider the elements of texture, scale, and continuity, as defined below, in designing the contemporary structure.

Scale is the relationship of the mass of the existing historical structure, or structures, to the contemporary structure, in similar or harmonious proportions, especially height and width.

Texture refers to the predominant texture of the existing historical structure(s) in relation to the predominant texture of the contemporary structure. Light reflective qualities and surface quality of the contemporary structure must relate harmoniously to the historic.

Continuity includes the consideration of the general or specific architectural style or tradition of existing historical structures in the design and placement of contemporary structures. Color is a key element in continuity, as is the relationship of solids and voids in the existing structure. Architectural rhythm and spacing of groups of structures are elements in continuity, as is the continuation of predominant lines, whether horizontal, diagonal, or vertical, in the historic structure. The relationship of the historic structures to the immediate natural surroundings and any formal or natural landscape features shall be considered in any new design. Roof shapes, window shapes and placement, projections, and architectural details shall be considered.

New design and construction will conform with historic preservation regulations and compliance requirements of the National Park Service. Property owners interested in new construction will arrange a predesign meeting with the park superintendent to discuss the proposal. A design package will be required by the Park Service for review. Following a

30-day review of the proposal and designs, property owners will meet with the superintendent to discuss the approval of the proposed construction and any monitoring requirements by the Park Service.

APPENDIX C: GUIDELINES FOR FARM MANAGEMENT

General Agricultural Use Policies

1. Suitable lands in the agricultural district may be used for haying, grazing, orchards, and crops, or other appropriate uses as approved by the superintendent.
2. Good conservation practices will be employed to conserve the soil and protect water quality.
3. A permanent cover will be maintained on fields classified as floodplain soils to protect against soil erosion.
4. Fields on slopes greater than 6 percent should not be tilled.
5. All tillage operations should be done on the contour.
6. Fields should not be burned.
7. Livestock watering areas should be provided in such a manner as to minimize damage to the surrounding soil and vegetation.
8. No confined feeding, dairy, or large-scale poultry rearing operations will be permitted.
9. Fields should be fertilized and limed according to soil tests. Receipts for fertilizer and lime will be provided to the National Park Service annually.
10. All pasturelands in the agricultural district should be kept open by mowing to prevent woody vegetation from encroaching.
11. Land on slopes greater than 20 percent should not be used for agricultural purposes.
12. Clearing of additional wooded lands for new fields will not be permitted. Fields that are currently reverting to forest that are on slopes less than 20 percent may be reopened in some cases by methods approved by the superintendent.
13. Except for modifications to promote conservation practices, existing field patterns, fencelines, and hedgerows should be maintained to the maximum extent practicable.
14. Fields used for grazing should be fenced to prevent livestock trespass.
15. A minimum average topgrowth of 3 inches should be maintained for fescue on fields subject to grazing. If rotation grazing is practiced, the grass may be grazed to a minimum average height of 2 inches if the animals are removed and a minimum height of 5 inches is obtained before the animals are returned to the field. These minimum heights for grazing should be limited to the growing season

when ample moisture and fertility are present to generate adequate regrowth during the rest period. Grazing should be excluded during the dry summer months.

16. Hay should be cut at mower blade height of at least 3 inches above the ground.
17. Livestock carrying capacities range from 2 to 10 animal unit months per acre per year (from 1.2 to 6 acres/cow/year).
18. Livestock should be prevented access to the river and its tributaries in most cases.
19. Buffer strips will be established where needed along watercourses to reduce erosion and act as a filter for water pollutants.
20. Any agricultural pesticide use will be planned in consultation with the National Park Service and must be approved by the superintendent. Pesticide usage will be reported annually.
21. Appropriate actions will be taken to correct problems at any site that has or develops a streambank or gully erosion problem.
22. Any equipment used for feeding or providing mineral supplements of other related items will be moved frequently enough or used in such a fashion that prevents bare spots or mud holes from developing.
23. Any agricultural activity that is found, through water quality monitoring activities, to be causing a significant adverse impact on water quality will be appropriately modified, using methods formulated in consultation with the National Park Service and the Soil Conservation Service so as to reduce this impact below an acceptable level.

Farm Conservation Plans

Farm conservation plans will be prepared for each farm unit and approved by the Park Service. They will provide specifics on the allowable uses and conservation practices for each field based on soil types, slopes, and other factors. They will be prepared and periodically updated in consultation with the landowner/lessee. All deed and lease agreements will reference the farm conservation plans as the working documents for implementing farm management policies. Specific fencing needs, development of water sources, best management practices, areas subject to haying, grazing, and tillage, grazing densities, etc., will be identified in the farm conservation plans. The plans will be approved by the superintendent.

APPENDIX D: STANDARD DEED AND LEASE RESTRICTIONS

Following are typical restrictions that will apply to resales and leases. Additional stipulations or modifications will be required on a case-by-case basis. The purpose of these restrictions is to maintain a rural character, preserve natural and cultural resources, and provide for appropriate visitor use in Boxley Valley.

1. The property may be used only for farming, grazing, or residential purposes. The property will not be used for any commercial, industrial, mining, or similar use. The accommodation of paying guests is permitted only in the family's residence ("bed and breakfast" operation). Craft industries in the home are permitted except that goods or services shall be marketed off-site.
2. Farming and grazing of livestock will be done in conformance with good husbandry practices following general guidelines prepared by the National Park Service and a site-specific farm management plan prepared and periodically updated by the Park Service in consultation with the grantee (lessee). The existing field pattern will be maintained except for changes stipulated in the farm plan. The intent is to maintain an agricultural environment in accordance with practices that will conserve the soil and protect water quality. Farming or grazing use will not include cattle feed lots, feeder pig and hog finishing operations, or similar operations whereby livestock, poultry, or other animals are raised in a confined or controlled environment. Herbicides, pesticides, and similar chemicals prohibited by the National Park Service will not be used on the land or buildings. A current list of prohibited chemicals will be on file at the headquarters of the Buffalo National River and will be consulted before the use of any chemicals.
3. The following category 1 historic structures will be maintained and used for residential or agricultural purposes (provide list). They will not be razed or replaced without the approval in writing of the Park Service unless destroyed by fire or natural causes. No additions or exterior modifications will be done to these structures. The following category 2 historic structures will be maintained and used for residential or agricultural purposes (provide list). They may be added to but will not be replaced unless destroyed by fire or natural causes, or with the written approval of the superintendent. The following category 3 structures may be added to, replaced, neglected or removed if not in use (provide list). National Park Service employees will have the right to enter said structures at times arranged in advance with the grantee (lessee) for purposes of inspecting structural integrity.

No new buildings will be constructed unless specifically authorized in this agreement. Authorized new residences will not be constructed in the 100-year floodplain or within an agricultural field. New residences will be single-family dwellings located at designated sites. There will be a maximum of two residences per site (no duplexes).

New structures will be compatible with the valley's rural character in mass and shape, color and texture, material, and site orientation following guidelines provided by the Park Service.

Plans for all construction, additions, exterior rehabilitation, and reconstruction must be approved in writing by the National Park Service before the commencement of any work. Such plans will conform to the NPS guidelines.

Replacement structures, additions, or new construction will not exceed 30 feet above ground level. The total square footage of all barns, nonresidential structures, and outbuildings will not exceed a total ground floor area of 5,000 square feet. Residential structures will not exceed a total area of 2,500 square feet including any attached carport or garage. Where there are two residences, all buildings combined will not exceed a total area of more than 10,000 square feet.

Mobile homes, travel trailers, tents, self-propelled recreational vehicles, and like structures or vehicles will not be located or used for residential, camping, storage, or other purposes. This provision, however, will not preclude parking on the land of such vehicles retained for personal use off-site.

4. No trees in excess of eight inches in diameter will be cut down except those that are dead, diseased, or those that must be removed by utility companies.
5. The display of signs, advertisements, or billboards is prohibited except that one sign not exceeding 6 square feet in size that identifies a bed and breakfast operation is permitted.
6. The dumping of trash or debris on the land or the keeping of junked or wrecked vehicles, junk equipment, or similar items is prohibited.
7. No burning for agricultural or other purposes will be permitted without the approval in writing by the National Park Service.
8. The surface of the land will be maintained in its present topographic configuration, except for acts of God. Flood damaged fields may be restored.
9. The property will not be subdivided, nor will it ever be conveyed except as a unit. Portions may be leased as long as these restrictions are adhered to.
10. National Park Service employees will have the right to inspect, enter upon, and cross the land for the purpose of enforcing the provisions of this agreement and for removing from such lands any unauthorized signs, or other devices or structures, accumulations of trash or debris of dead, dying, or diseased vegetation or animals, or for performing other resource management or visitor protection responsibilities on this or adjoining land. Existing field roads or

other normally traveled routes will be utilized where practical and access shall be at reasonable hours whenever possible.

11. The National Park Service will have the right to locate, erect, and maintain signs for the management of Buffalo National River.
12. The public will have the right of foot travel on designated trails across said lands for recreational purposes. The National Park Service will have the right to locate, construct, and maintain trails across said land for hiking and horseback riding by the general public. This provision will not be construed to grant the public any right to enter or use any building for any purpose.
13. Activities causing pollution to the Buffalo River or its tributaries that exceed federal and state water quality standards are prohibited. Residences will be served by sewage disposal systems so as to avoid pollution to surface or ground water in the area.
14. All applicable laws, ordinances, and regulations in the area, including but not limited to, National Park Service regulations will be complied with.
15. No costs arising out of the private use of the property will be the responsibility of the National Park Service, including any taxes or assessments that may be levied against the property granted through this agreement.
16. If the buildings or lands are at any time in the future used for activities not consistent with article 1 of this agreement they will revert back to federal government ownership.
17. These restrictions run with the land and apply to any subsequent owner or lessee. The grantee (or lessee) agrees that these restrictions will be inserted in any subsequent deed or legal instrument divesting possessory interest in the property. The superintendent will be notified in writing within 30 days of the transfer of the property to another party. In the event that a violation of these restrictions is found to exist, the National Park Service may, following reasonable notice, institute a suit to enjoin by ex parte, temporary and/or permanent injunction against such violations, to require the restoration of the premises to its prior condition.
18. The grantee (lessee) will carry property insurance or show the financial capability to protect against losses due to fire and other common hazards.
19. Satellite dish antenna are considered to be structures under these restrictions and will require NPS approval. They will be sited in areas not visible to the public, or they will be screened from view.
20. No utility transmission lines, except those required for residential and agricultural purposes on the property, may be created on said land.

21. The grantee will promptly record this deed among the land records of Newton County, Arkansas.
22. If any portion of these restrictions is found to be invalid, the remainder of the provisions will not be affected.

APPENDIX E: CRITERIA FOR EVALUATING PRIVATE USE PROPOSALS

Following are considerations that will be used in evaluating exchange and lease proposals submitted to the National Park Service.

1. Price
2. Financial capability
3. Experience in farming similar areas and/or maintaining similar structures
4. Degree to which the proposal accomplishes the objectives and conforms to the policies for managing the area, as specified in the land use plan
5. Impacts of the proposal on natural and cultural resources of the park
6. Timetable for rehabilitation and/or improvements

APPENDIX F: STANDARDS FOR MANAGING HISTORIC RURAL LANDSCAPE DISTRICTS

The following standards, in addition to General Standards in NPS-28, should be used when managing historic rural landscape districts.

Every reasonable effort will be made to use a rural landscape for its historically intended purpose or to provide a compatible use that requires minimal alteration to its distinguishing natural and cultural components.

The distinguishing qualities or character of a rural landscape must not be destroyed. Historic material and distinctive natural components are not to be altered or removed.

All rural landscapes will be recognized as products of their own time. Alterations that have no historical basis are prohibited.

Changes that may have taken place in the course of time are evidence of the history and development of the rural landscape and its natural and cultural components. If these changes have significance in their own right, that significance should be recognized and respected.

Distinctive natural and cultural components which characterize the rural landscape shall be treated with sensitivity.

Distinctive natural and man-made components will be repaired rather than replaced whenever possible. If replacement is necessary, the new component should match the old in composition, design, color, texture, and other visual qualities such as weathering characteristics. Repair or replacement of missing components will be based on accurate duplications rather than on conjectural designs.

All treatment work that may affect surface or subsurface archeological resources must be evaluated by an archeologist.

Alterations and additions to the rural landscape required to accommodate a new use is acceptable when such alterations and additions do not destroy significant cultural components and such design is compatible with the size, scale, color, material, and character of the landscape.

Additions or alterations may not impair a rural landscape's essential form and integrity.

Source: Cultural Landscapes: Rural Historic Districts in the National Park System (1984).

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As the nation's principal conservation agency, the Department of the Interior has basic responsibilities to protect and conserve our land and water, energy and minerals, fish and wildlife, parks and recreation areas, and to ensure the wise use of all these resources. The department also has major responsibility for American Indian reservation communities and for people who live in island territories under U.S. administration.

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