National Park Service • U.S. Department of the Interior

Erbie Rural Historic District

Cultural Landscape Report

March 2024

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Erbie Rural Historic District

Cultural Landscape Report

March 2024

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Cultural Landscape Report

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1

Introduction

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Introduction

Figure 1-1. Parker-Hickman Farm, Erbie Rural Historic District, Buffalo National River (source: Mundus Bishop, 2022).

This document presents the Cultural Landscape Report (CLR) for Erbie Rural Historic District (the district) in Buffalo National River (the park). The district includes home sites, farmsteads, agricultural fields, and features associated with the historic community of Erbie as well as forests, campgrounds, a boat launch, and trails.

This CLR is the primary treatment document for the district. It presents detailed documentation of the historical development, existing condition, analysis of integrity, and identification of contributing features of the district. This document establishes a treatment philosophy and recommendations to guide long-term care and stewardship of the cultural landscape.

This work builds upon previously developed studies, investigations, and documentation for Erbie Rural Historic District. These include the 1986 Erbie Area Development Plan and Cultural Landscape Report, 1987 Parker-Hickman National Register of Historic Places (NRHP) nomination, 2004 Buffalo National River Theme Identification and Context Studies and Property Evaluations, 2008 Buffalo National River Historic Resource Study, 2015 Buffalo National River Long-Range Interpretive Plan, and 2018 Buffalo National River Foundation Document. Cultural landscape reports and historic structure reports developed for sites and buildings within the district, archeology investigations, and relevant plans and resource reports also informed this CLR. Additional management guidance will be provided by the Comprehensive River Management Plan (planned to begin in 2024).

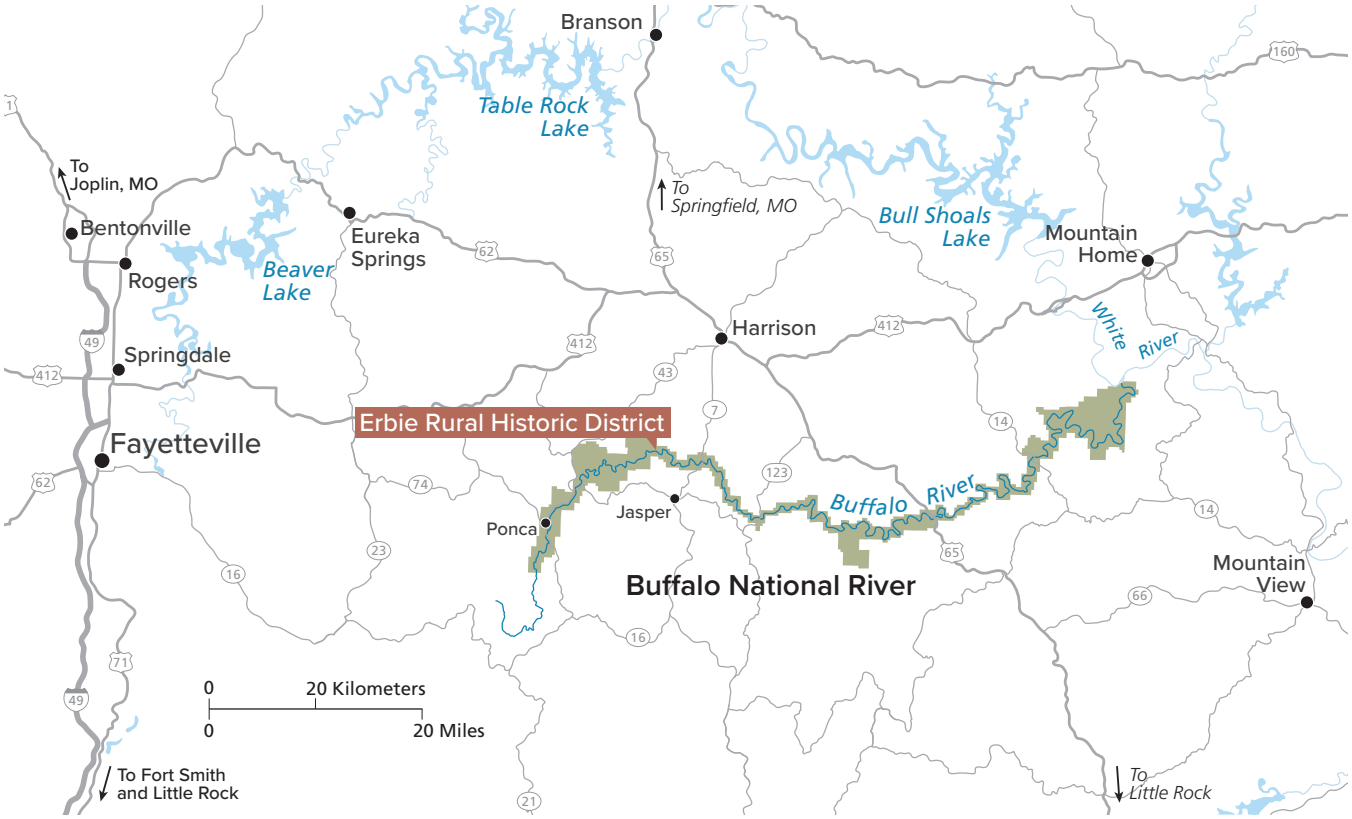

Figure 1-2. Erbie Rural Historic District is located within Buffalo National River in northwestern Arkansas. The 153-mile Buffalo River is completely undammed from the Boston Mountains to its confluence with White River. Buffalo National River protects 135 miles within its boundaries. The remaining 18 miles of river upstream of the park are administered by the United States Forest Service (source: Mundus Bishop, adapted from NPS Buffalo National River Map).

Erbie Rural Historic District

Buffalo National River (the park) is located in northwestern Arkansas. The 94,293-acre park protects one of the nation's last undeveloped landscapes in the Ozarks Plateau and Buffalo National River—the country's first national river. The park is internationally recognized for its free-flowing river, karst geology, and diverse range of ecosystems.[1.1]

Erbie Rural Historic District (the district) is on the upper Buffalo River in a remote section of the park. The district is heavily forested and is comprised of lands and features associated with the historic community of Erbie, one of the earliest documented Euro-American settlements along Buffalo River.

The development of Erbie by Euro-Americans began in the early 1800s and increased with the establishment and subsequent homesteading of Newton County, Arkansas after 1842. The center of the Erbie community developed near the confluence of Buffalo River and Cecil Creek and included a church, store, post office, school, and dwellings. Home sites and farmsteads extended outward from the center of the Erbie community into the bottomlands and adjacent hillsides of Buffalo River, Cove Creek, and Cecil Creek. The extreme topographic changes of these tributary valleys limited the size and scale of agricultural operations to subsistence farming.

1.1 United States Department of the Interior, National Park Service. *Foundation Document, Buffalo National River*. (Omaha: Midwest Regional Office, 2018), 3.

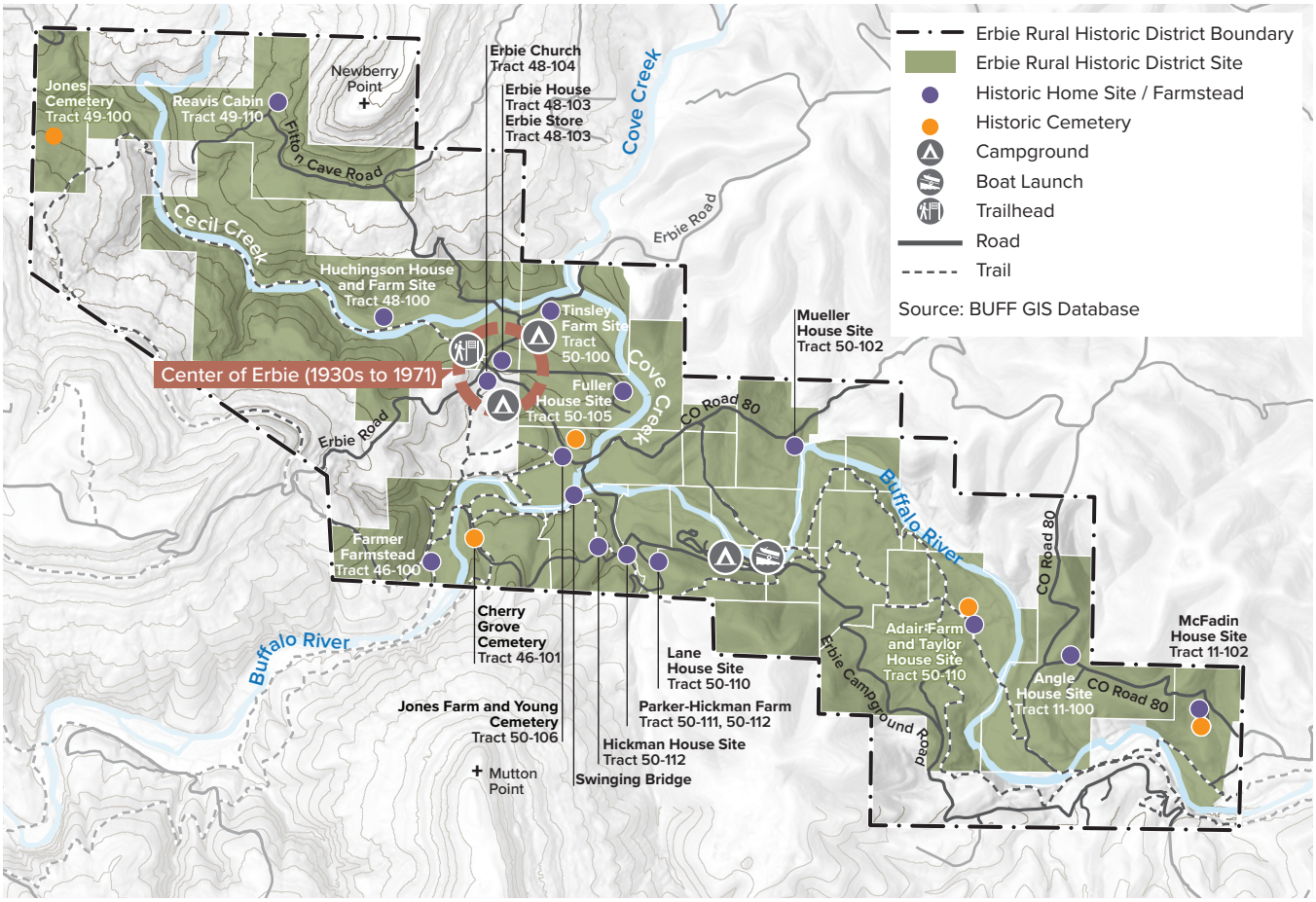

Figure 1-3. Erbie Rural Historic District (source: Mundus Bishop, 2023).

Agriculture remained the primary occupation of Erbie residents into the twentieth century. Traditional agriculture practices of the remote and rugged Buffalo River valley were unprofitable, and many people left the community after World War II.

Federal programs aimed at investing federal funds in rural areas included proposals for dams along the Buffalo River. Public opposition to these proposals culminated in the 1961 proposal by Arkansas Senator J. William Fulbright to protect the upper Buffalo River as a national river. Long-time residents of Newton County opposed this bill. Despite this resistance, Buffalo National River was established in 1972 as the first national river in the United States. [1.2]

The National Park Service (NPS) began to acquire properties after the establishment of Buffalo National River. Most buildings and structures associated with Erbie were removed between 1972 and 1982. Extant features include Erbie Church, three intact farmsteads, various home and building sites, agricultural fields, circulation features, and cemeteries.

Under the ownership and management of the NPS, the district has evolved into a popular destination for recreation and interpretation. The NPS operates camping at Erbie Campground, Cavers Camp, and Horse Camp and non-motorized river access at Erbie Boat Launch. Agricultural use of the district is limited to leased fields primarily, for hay production.

1.2 Catton, Theodore. *Life, Leisure, and Hardship along the Buffalo: Historic Resource Study for Buffalo National River*. (Omaha, Nebraska: National Park Service, Midwest Region, 2008), 262, 263.

Project Objectives

This CLR addresses the need to preserve and repair the cultural landscape of Erbie Rural Historic District. This document provides baseline documentation, records changes to the cultural landscape over time, supplements existing historical data, and provides recommendations for further study and holistic guidance for treatment of the cultural landscape and resource protection.

- Identify contributing features associated with the district.
- Determine desired condition for natural processes, spatial character, and built features using integrated natural and cultural resource information.
- Provide recommendations for cultural landscape repair and long-term resource stewardship. Ensure recommendations for stewardship and improved/expanded recreational use complies with the Secretary of the Interior's Standards for Preservation and Rehabilitation.
- Provide recommendations for expanded trailhead parking and camping facilities, improved trail wayfinding and connections between trails, improved cemetery access, and a park-wide paving project. Where possible, meet ADA and ABA Guidelines for Facilities and Buildings; Recreation Facilities; Outdoor Developed Areas and/or Shared Use Paths (ADAAG/ABAAG).
- Establish a prioritized plan for implementation.

Report Methodology

This document was conducted at a thorough level of investigation and documentation for historical research, existing condition assessment, and landscape analysis. This research methodology, as defined by the NPS, focuses on the use of select documentation of known and presumed relevance including readily available primary and secondary sources. This document was prepared in accordance with the Secretary of the Interior's Standards for the Treatment of Historic Properties and Guidelines for the Treatment of Cultural Landscapes, conducted at a thorough-level investigation and documentation.[1.3]

Review of select documentation included readily available primary and secondary sources. Documents reviewed included planning documents, administrative reports, technical reports, natural resource studies, correspondence, drawings, and photographs.

Drawings and illustrations were prepared using background data provided by the NPS. This data was supplemented by site reconnaissance in Fall 2022 to document existing conditions and evaluate integrity. These investigations were conducted according to best practices. This CLR did not include archeological investigations.

1.3 Page, Robert R., Cathy A. Gilbert, and Susan A. Dolan, *A Guide to Cultural Landscape Reports: Contents, Processes and Techniques,* (Washington D.C.: National Park Service, 1998).

Park Purpose and Significance

Buffalo National River was established by Public Law 92-237 on March 1, 1972 as the first national river in the United States.

The Foundation Document for Buffalo National River describes its purpose and significance.

Purpose[1.4]

The purpose of Buffalo National River is to preserve a free-flowing river and to conserve and interpret the combination of natural, scenic, cultural, and scientific features characterized by deep valleys, towering bluffs, wilderness, and landscapes of the Ozark Mountains.

Significance[1.5]

Buffalo River is an exceptional example of a free-flowing Ozark mountain river. Undammed, it is the only river protected for its entire length within the Ozark Plateau.

The topographical diversity and geographic setting of Buffalo National River, combined with the convergence of northern, southern, and western ecosystems, form the park's ecological backbone, highlighted by rare glades and relic species (e.g., beech forests and goat prairie communities).

Buffalo National River contains a dense array of karst features, including hundreds of caves and thousands of sinkholes, sinking streams, springs, and other natural features formed by the complex interplay of groundwater and surface water. The park exhibits outstanding examples of faulting, ancient river terraces, landslides, ore mineralization, and extensive fossil deposits.

Buffalo National River features a mosaic of cultural landscapes that conveys the story of Ozarks settlement and history spanning the first prehistoric inhabitants to the present-day Boxley Valley community—providing opportunities to study and interpret cultural, environmental, technological, and social adaptations.

Buffalo National River's spectacular waterfalls, towering bluffs, clear water, wooded canyons, caves, historic sites, wilderness qualities, and intact and undeveloped riparian corridor provide an exceptional, year-round setting for discovery, solitude, and diverse recreational opportunities.

1.4 United States Department of the Interior, National Park Service. *Foundation Document, Buffalo National River*. (Omaha: Midwest Regional Office, 2018), 4.
1.5 NPS, *Foundation Document*, 5.

Management and Management Issues

Erbie Rural Historic District is managed by the NPS as part of Buffalo National River. Management is primarily guided by the Foundation Document (2018) and Long-Range Interpretive Plan (2015) for Buffalo National River. Additional management guidance will be provided by the Comprehensive River Management Plan (planned to begin in 2024).

Several management issues were identified through discussions with NPS staff and during the evaluation of the existing condition in the Fall of 2022. These issues are addressed by treatment recommendations.

- Visitor use impacts natural and cultural resources and will likely increase with future park-wide plans to pave roads. Guidance is needed to improve the overall condition of the district and provide rehabilitation recommendations for campgrounds, roads, trails, wayfinding, trailheads, and aging infrastructure.

- Deferred maintenance impacts natural and cultural resources. Guidance is needed to address erosion, flooding, and vegetation management at house and farmstead sites, cemeteries, and trails within the district.

- Current issues of concern include cemetery access, visitor crowding and outdated utility systems at campgrounds, and impacts from future park-wide paving projects.

- An accessibility assessment is needed to identify barriers to access. Accessibility is needed for staff and public use.

2

Site History

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Introduction

Figure 2-1. Parker-Hickman Log House, 1960s (source: BUFF).

While Buffalo National River is known to have been occupied for centuries by indigenous people, this CLR is limited to the development of the agricultural community of Erbie by Euro-Americans beginning the in the 1830s. The agricultural community of Erbie was settled in the 1830s and was a thriving area in the rugged valley of Buffalo River for nearly 150 years. Remote, self-sufficient farms initially developed along the narrow Buffalo River bottomlands. The community expanded with the establishment and subsequent homesteading of Newton County, Arkansas. The development of a church, store, post office, school, and dwellings near the confluence of Buffalo River and Cecil Creek created a center for the rural community. Home sites and farmsteads extended outward from the center of Erbie along bottomlands to lands on adjacent hillsides.

Erbie Rural Historic District (the district) is significant as one of the earliest documented historic settlements along the upper Buffalo River valley and is representative of the origins and evolution of a rural Ozark agricultural community.

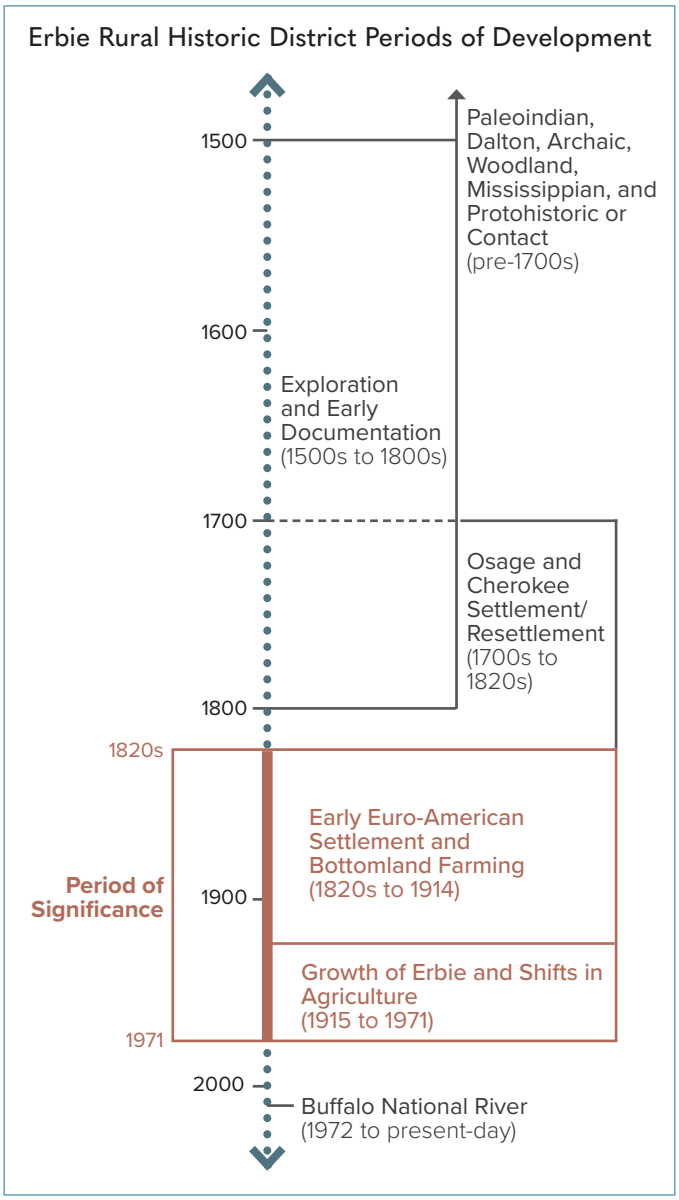
This chapter presents the historical context and overview of the physical development of Erbie Rural Historic District. This is followed by the statement of significance for the district and a chronology of the district's physical development.[2.1]

2.1 The scope of this CLR does not include documentation of periods prior to the 1820s and does not include ethnographic or archeological research or investigations.

Historical Context and Overview

Humans likely occupied the Arkansas Ozarks' floodplains, ridgetops, upland plateaus, and bluff shelters as early as 12,000 years ago. The use of river bottomlands, including Buffalo River, increased between 3000 BCE and 1000 CE. Numerous prehistoric sites dating from the archaic period are documented around Erbie and indicate the presence of permanent dwelling structures along Buffalo River. [2.1] [2.2] [2.3]

Osage people frequented the region as hunting grounds throughout the 1700s, relinquishing all claims to land north of the Arkansas River to the United States government in the early 1800s. The Cherokee moved into the region as the United States government forced them from the eastern United States. Most Cherokee settled along the Arkansas River with some settling near the Buffalo River watershed. The Cherokee signed a treaty resigning their interests in these lands to the United States government in 1828. This opened the region to Euro-American settlement. Until this point, Euro-American presence in the region was largely limited to hunting and trapping.[2.4]



2.1 The scope of this CLR does not include documentation of periods prior to the 1820s and does not include ethnographic or archeological research or investigations. This summary is provided for context. Indigenous stewardship, traditional use, and use and connections to the study area extend beyond the 1820s but were irreversibly altered by Euro-American settlement.

2.2 Thomason and Associates Preservation Planners. *Theme Identification, Context Studies, and Property Evaluations: Buffalo National River* (Omaha, Nebraska: National Park Service, Midwest Region Office, 2004), 6; Catton, Theodore. *Life, Leisure, and Hardship along the Buffalo: Historic Resource Study for Buffalo National River*. (Omaha, Nebraska: National Park Service, Midwest Region, 2008), 13.

2.3 Numerous archeological sites around Erbie date to Archaic, Woodland, and Mississippian periods. Archaic peoples likely built thatched brush or mat and mud dwellings on open ground or made use of caves or rock structures. Archeological findings include middens, hearths, and post molds indicating the size and arrangement of permanent dwelling structures dating to Woodland and Mississippian periods (Catton, *Buffalo River HSR*, 13, 21).

2.4 Thomason, *Theme Identification*, 6; United States Department of the Interior, National Park Service. *Parker-Hickman Log Cabin & Farm Cultural Landscape Inventory*, (Harrison: Buffalo National River, 2009), 17.

Euro-Americans moved into the region as early as the 1820s and established settlements near Buffalo River through the 1820s and 1830s. The rugged terrain, unnavigable waterways, and limited/primitive travel routes slowed settlement of this remote area.[2.5]

Settlement expanded into the region in the 1830s. The first residents of the Erbie community included Solomon Cecil, Alvin Parker, and John Adair. Many early settlers were squatters and did not purchase lands until Arkansas became a state in 1836. With the establishment of the state, land was surveyed and subdivided into townships to encourage settlement.[2.6]

Newton County was formed in 1842 and communities were established throughout the county. The 1840 census primarily includes names of family groups rather than individuals with almost all identifying their occupation as farming. As the terrain of Erbie was not conducive to large-scale agricultural practices, early residents practiced subsistence agriculture and open-range herding along the river's fertile bottomlands. Farmers adapted agricultural practices to conditions where labor was scarce, and large tracts of land were available for crop cultivation.[2.7]

Farmers typically cleared and cultivated 20 acres at a time. This represented the acreage needed to support one family. Clearings called "deadenings" or "patches" were created by felling, burning, girdling, and poisoning trees. Stumps and dead trees remained in the clearings with curvilinear row crops planted around them. Clearings generally produced one good crop. Farmers planted a new clearing the next year. After one or two years of crops, the land would lie fallow for ten years. During this time, open-range herding and forest regrowth supported soil restoration.[2.8] Common crops included wheat, corn, cotton, potatoes, tobacco, and rice.

Settlement of the region slowed in the 1860s with the start of the Civil War. Skirmishes occurred throughout the region including one near present-day Parker-Hickman Farm. Many residents temporarily fled the region to escape violence.[2.9]

Development and population growth resumed after the Civil War. The Homestead Act, previously enacted in 1862, provided free land to settlers who could "prove up" in five years. This attracted people from war-torn areas and those moving from the north to the south. The rural community of Erbie expanded along Cecil and Cove Creeks as the fertile soils along Buffalo River were limited and were the first to be claimed. Homestead claims were filed on hillsides where land was rocky, soil was poor, and crops were vulnerable to drought. The surrounding forests supplied materials for buildings and structures and provided shelter and food for livestock. A network of roads and trails developed as the number of residents increased.[2.10]

2.5 Thomason, *Theme Identification*, 6.

2.6 Thomason, *Theme Identification*, 6, 13; NPS, Parker-Hickman CLI, 18.

2.7 Thomason, *Theme Identification*, 6.

2.8 United States Department of the Interior, National Park Service. *National Register of Historic Places Nomination-Erbie Rural Historic District Draft*. (Harrison: Buffalo National River, 2006), 21.

2.9 NPS, *Parker-Hickman CLI*, 19: Thomason, *Theme Identification*, 53.

2.10 NPS, *Erbie Draft NRHP*, 22; Thomason, *Theme Identification*, 124.

Figure 2-2. Erbie Post Office, unknown date (source: BUFF).

Erbie, named for its post office in 1915, grew as a thriving rural community. Its church, store, post office, and dwellings were the center of social interaction for residents scattered throughout the valley. While most communities in the Buffalo River valley had grist mills, Erbie residents traveled to the mill at the confluence of Shop Creek and Buffalo River, and later, the mill and cotton gin at Marble Falls on Mill Creek.[2.11]

Agriculture continued to be the primary occupation within Erbie. By the end of the nineteenth century, most farmers grew small amounts of cotton with corn as their staple crop. Cotton served as a cash crop but was difficult to grow, laborious to harvest, and depleted the soil. With this shift to a modest commercial agricultural economy, farming became more prosperous, and families improved their dwellings and added outbuildings to their farmsteads. Erbie farmers stopped growing cotton after World War I and reverted to subsistence farming during the Great Depression. Farmsteads included kitchen gardens and livestock ranging from cattle, horses, mules, sheep, and hogs, to chickens.[2.12]

2.11 Erbie was unique from other communities in the valley as it was centered around a church rather than a mill, river landing, or store.

2.12 NPS, *Erbie Draft NRHP*, 22, 23; United States Department of the Interior, National Park Service. *Erbie Area Cultural Landscape Inventory*. (Harrison: *Buffalo National River*, 2010), 18.

The rise of commercial trucking after World War II (WWII) marked a shift from crop to livestock farming. Commercial trucking lowered the cost for Erbie farmers to sell their produce to distant markets but also introduced cheaper, processed foods to the local Erbie market. Local farmers were unable to compete with lower-cost foods associated with the rise of commercial trucking and large canning industries. Farmers shifted from corn, tomatoes, and cotton to hay and cattle production. Bulldozers enabled farmers to efficiently clear lands and create stock ponds where high pastures lacked water for livestock. Commercial trucking, improved roads, and bulldozers also supported the growth of logging during the 1950s and 1960s as farmers sold timber from their properties to logging companies. Logging along Buffalo River later served as a factor driving proposals to protect the upper Buffalo River as a national river.[2.13]

Traditional agricultural practices were unprofitable, and many people left the region after WWII. The population of rural communities diminished as farms were abandoned and agricultural fields reverted back to forest. Erbie Church remained active while other churches closed as surrounding residents moved away.[2.14]

Federal programs aimed at investing federal funds in rural areas included proposals for dams along Buffalo River. Many viewed flood control and hydroelectric development as a mechanism to boost the region's economy while others recognized this would dramatically change the character of Buffalo River and opposed these proposals. Public opposition to these proposals culminated in 1961 when Arkansas Senator J. William Fulbright suggested the upper Buffalo River and the surrounding area would make an excellent addition to the National Park Service (NPS). Senator Fulbright introduced a Senate bill in 1967 to establish Buffalo River as the country's first National River. Long-time residents of Newton County opposed this bill. Despite this resistance, Buffalo National River was established in 1972. [2.15]

The NPS began to acquire properties after the establishment of Buffalo National River. This included the remaining home sites and farmsteads within the Erbie community. Most of the buildings and structures were removed from 1972 to 1982 and Graden Hickman, Erbie's last full-time resident, died in 1978.[2.16]

Today, the lands associated with the Erbie historic community remain, but most buildings and structures associated with the district have been removed or are in advanced states of deterioration. Circulation features, open fields, and fence lines remain, representing nearly 150 years of settlement and the community's continued adaptation to the rugged landscape of Buffalo River valley.

2.13 NPS, *Erbie Draft NRHP*, 4.
2.14 Catton, *Buffalo River HSR*, 248.
2.15 Catton, *Buffalo River HSR*, 262, 263.
2.16 NPS, *Erbie CLI*, 15, 79.

Statement of Significance

Erbie Rural Historic District is significant at the local level under Criterion A in the areas of Exploration/ Settlement and Agriculture, as it reflects farmstead settlement patterns and the establishment of agriculture along the Buffalo River in the Arkansas Ozarks from the 1830s through the mid-twentieth century.[2.17]

In addition to the interdependent areas of significance of settlement and agriculture, Erbie Rural Historic District is also locally significant under Criterion C in the area of Architecture for its excellent examples of rural buildings from the late-nineteenth and early-twentieth centuries in the Arkansas Ozarks.

Most buildings and structures associated with the historic community of Erbie were removed after the establishment of Buffalo National River in 1972. Erbie Rural Historic District retains farm building foundations, farmstead settings, and agricultural spatial organization, in addition to the farmsteads that remain intact, and as such has good historic integrity able to convey the district's settlement, agricultural, and architectural significance.

The recommended period of significance is from ca. 1830s when the area was first settled by Euro-American subsistence farmers to 1972 when Buffalo National River was created and NPS began to gradually attain ownership of the family-owned farms and establish park activities.

Erbie Rural Historic District is significant at the local level under Criterion A in the area of Exploration/ Settlement for its association with the settlement of this section of the Buffalo River by Euro-Americans in the late-nineteenth century and for the establishment of the small crossroads hamlet of Erbie, which served as an important hub for the surrounding agricultural community.

Families from the southern Appalachians began settling this section of the Buffalo River in the 1830s. They first settled the narrow, fertile bottomlands of the Buffalo River and later settled the rugged terrain and thinner soils of the uplands. The landscape's conditions were familiar and adaptable to the settlers' established agricultural practices that supported subsistence farming and open-range herding.

The need for farming land increased after the Civil War due to more families moving into the area, thereby leading to further settlement along the uplands of the river. As agricultural practices evolved, the small crossroads settlement of Erbie progressed into a thriving small community in the early- and mid-twentieth century, with a church, store, and various dwellings, and became the center of social interaction among those who lived on the scattering of farms in the surrounding valley. Cemeteries established by settlers reflect the multi-generational families and community members that settled in the Erbie area of the Buffalo River.

2.17 This statement of significance and period of significance is based on the 2024 National Register Nomination for Erbie Rural Historic District.

Erbie Rural Historic District is locally significant under Criterion A in the area of Agriculture for its association with historical trends in agricultural production and livestock raising in Newton County, Arkansas, between ca. 1860s and 1972.

Beginning in the 1860s, farming and livestock raising in Newton County took place on small self-sustaining farmsteads using a field rotation system known as "patch farming." Well-suited to poor soil conditions and broken terrain, patch farming was sustainable as long as the farming population was small and land was plentiful. After the Civil War, local homesteaders increasingly grew crops such as corn and cotton for sale at market, but given the area's remoteness, most remained committed to a self-reliant way of farming. Market-driven agriculture sapped the soil's nutrients more quickly and thus required more land and left the farmer at the mercy of sometimes dramatic fluctuations in prices. During the Great Depression, some farmers, who had come to produce mostly for the market, fell on hard times and were forced to return to traditional farming methods that emphasized crop diversity and self-sufficiency. Further market developments after World War II led to a focus on livestock raising and the clearing of more land, including logging. Modern technology and increased mobility began to erode the traditional agrarian way of life in Newton County, and many families found agriculture economically unsustainable. However, Erbie remained an active agricultural community into the late twentieth century until the establishment of Buffalo National River. As such, Erbie Rural Historic District is an excellent representation of the evolution in local agricultural practices and trends from the 1860s to 1972.

Erbie Rural Historic District is significant at the local level under Criterion C for Architecture for its excellent examples of farmstead buildings from the late-nineteenth and early-twentieth centuries.

Although many built resources were removed from the area by NPS in the 1970s after the establishment of Buffalo National River, several farmsteads, such as Parker-Hickman, Jones, Farmer, and Reavis farms, were left intact. These farmsteads represent a wide range of farm building types, including residential buildings (main farmhouses, secondary houses, and cabins); animal care and storage facilities (barns and chicken houses); farm support resources (smokehouses, privies, sheds, wells, and springhouses); and farmstead landscape features (farmstead ornamental plantings, sites associated with former buildings or activities, fields and pastures, fences, and ranch road traces). A number of farmsteads feature hewn-log construction with varying notching styles. As families and farm operations grew and milled lumber became more readily available in the first half of the twentieth century, frame construction, either for new buildings or as additions to existing log buildings, was also employed. In addition to the extant family farmsteads, the 1916 Erbie Church presents an excellent example of rural church architecture, utilizing frame construction to replace an earlier log church. Despite the removal of historic resources in the late 1970s, the Erbie Rural Historic District retains several intact farmsteads and its rural character and is thus able to convey the area's late-nineteenth and early-twentieth century settlement and associated significance.

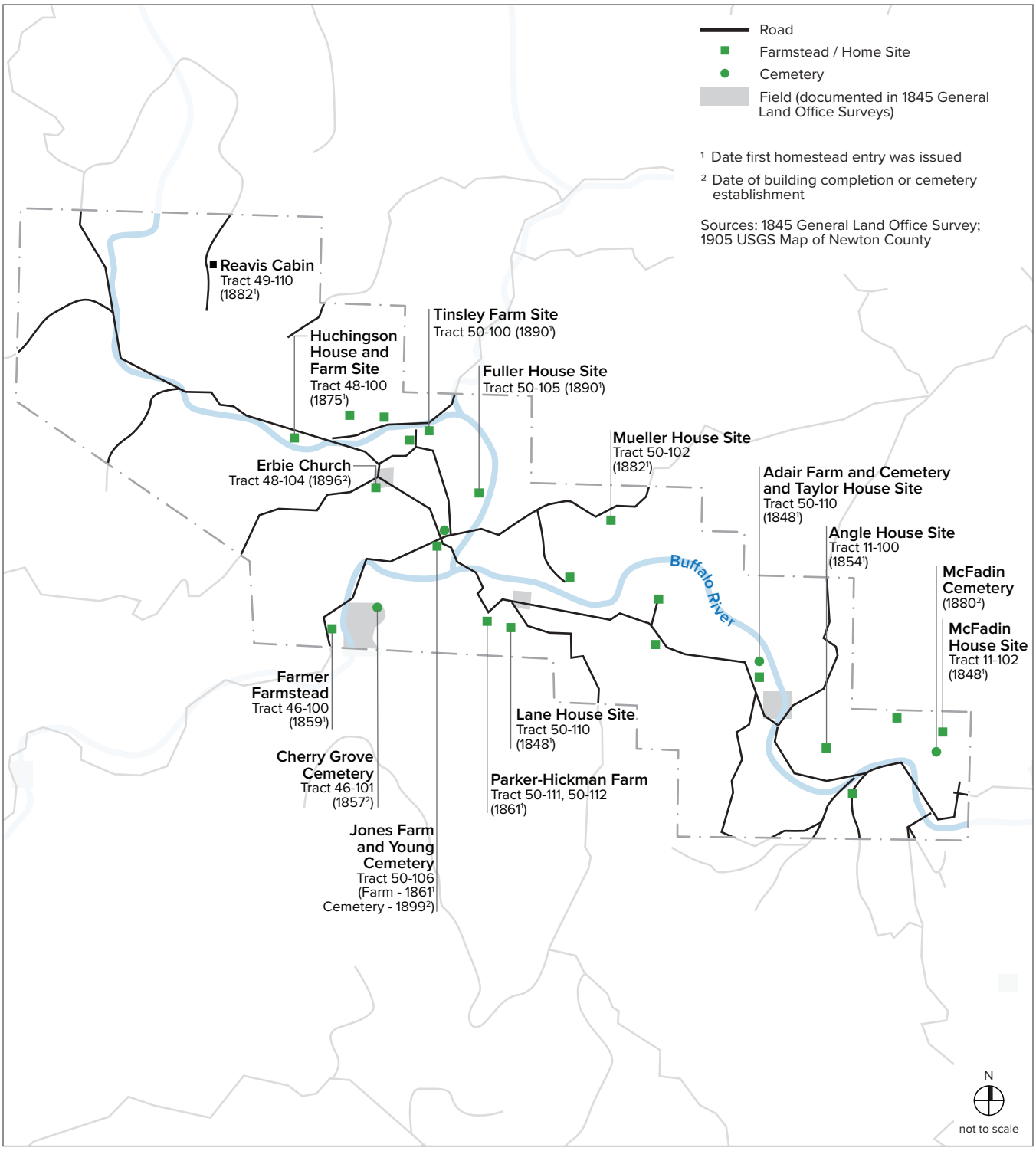


Figure 2-3. Erbie Rural Community, 1820s to 1914 (source: Mundus Bishop, 2023).

Periods of Landscape Development

Early Euro-American Settlement and Bottomland Farming (1820s to 1914)

Euro-Americans, largely from the southern Appalachian highlands and of English and Scots-Irish heritage, moved into the region in the 1820s. Early settlers followed streams and established trails to the area that would become Erbie in the 1830s. Settlement expanded with the establishment and subdividing of Newton County into townships in 1842. New communities were established in the county as lands were offered for sale.[2.18]

Settlers initially filed homestead entries to settle in the fertile Buffalo River bottomlands. They included Nathaniel Villines, the Parker family, Joseph M. Buchanan, John M. Ross, and John Adair. Development is largely undocumented, but likely included log dwellings typical of the region and outbuildings supporting residential and agricultural uses.

Erbie's residents practiced subsistence farming—clearing and cultivating only the acreage needed to feed their families. Clearings were irregularly shaped to follow the rugged terrain of the valley. Each clearing produced one to two years of crops before lying fallow for ten years while settlers cleared and cultivated lands in other fields.

1820s

Solomon Cecil homesteaded near present-day Farmer Farmstead (Tract 46-100).[2.19]

1830s to 1850s

Agricultural development of present-day Parker-Hickman Farm (Tract 50-111, 50-112) began in the 1830s. Alvin Parker established his homestead along Buffalo River by 1835 and was joined by his brother Greenberry and family around 1840. The Parkers developed a productive farm of around forty acres. It was expanded to eighty-four acres by Alvin's son William H. Parker when he inherited the property. The Parkers left the region in the 1850s and the property changed ownership several times. Development is largely undocumented and likely included a log dwelling.[2.20]

1840s to 1860s

John Adair, an early settler in the region, acquired seven tracts of land along Buffalo River between 1848 and the 1860s. Adair became one of Erbie's most prosperous settlers. His lands included portions of present-day Adair Farm and Cemetery and Taylor House Site (Tract 50-110) and Angle House Site (Tract 11-100).

The location and features of Adair's farmstead are undocumented but were likely near Adair Cemetery (Tract 51-110). Historic documentation indicates Adair built a log cabin near a spring.[2.21]

1847

Adair Cemetery was established with burials occurring between 1847 and 1890.

2.18 NPS, *Parker-Hickman CLI,* 18.

2.19 Thomason, *Theme Identification*, 10.

2.20 Thomason, *Theme Identification*, 11.

2.21 Boone County Historical and Railroad Society. *History of Boone County*. (Paducah, KY: Turner Publishing Co., 1998), 150.

1857
Residents of Erbie established Cherry Grove Cemetery on a ridge overlooking Buffalo River valley. Gravestones date from 1857 to 1970. Gravesites are largely arranged by family. These include Hickman, Farmer, Villines, Buchanan, Barnes, Cecil, and Baker families. Today the cemetery remains privately owned with maintenance assistance provided by the NPS.[2.22]

1859
Nathanial Villines purchased forty acres of present-day Farmer Farmstead (Tract 46-100).[2.23]

1861 to late 1800s
Joseph M. Buchanan purchased portions of present-day Jones Farm and Young Cemetery (Tract 50-106) by cash entry in 1861. The Buchanan family continued to farm the land until the late nineteenth century. Documentation of improvements is limited and indicates a double log house. [2.24] [2.25]

1880
McFadin Cemetery (Tract 11-102) was established.[2.26]

1881 to 1977
Newton County tax records indicate the present-day McFadin House Site (Tract 11-102) was owned by J. Atchley and included a dwelling.[2.27]

Subsequent improvement of the McFadin House Site (Tract 11-102) is largely undocumented but continued as agricultural use of the site expanded. This included a spring, woven wire and barbed wire fencing, a house, barn, native rock storage building, native rock reservoir, pump house, and frame privy.[2.28]

1861
Joseph M. Buchanan purchased the farm presently known as Jones Farm and Young Cemetery (Tract 50-106) by cash entry in 1861. Buchanan's widow and sons continued to operate the farm after he was killed in the Civil War in 1864. The Buchanan family continued to farm the land until the late nineteenth century. The Buchanan name did not appear on township poll tax records in the 1890s or on the 1900 census.[2.29]

1895
George M. Villines unsuccessfully applied to the U.S. Post Office Department for a post office on "Villines Creek" (Cecil Creek) and proposed "Villines" as the name of the town.[2.30]

2.22 NPS, *Erbie CLI*, 58-59.

2.23 Buffalo National River. *Homestead Entries*. Shapefile. Undated.

2.24 Historical Data for Tract – 50-106. Series II, Subseries B: Historian's Working Files, 1843-2011, box 17, folder 012, *Cultural Resource Management Records of Buffalo National River*. (Buffalo National River Archives: Harrison, Arkansas), 4.

2.25 NPS, *Erbie CLI*, 40.

2.26 NPS, *Erbie CLI*, 21.

2.27 United States Department of the Interior, National Park Service. *11-102 O.M. McFadden*. (Harrison: Buffalo National River, 1996), 1.

2.28 Site Management-National Register-Non Boxley - O. M. McFadin Homesite # 11-102. Series II, Subseries B: Historian's Working Files, 1843-2011, box 17, folder 012, *Cultural Resource Management Records of Buffalo National River*. (Buffalo National River Archives: Harrison, Arkansas), 10.

2.29 Rogers, Suzanne D. *Brief Historical Data for (Clagett) Tract 50-106*. (Harrison: Buffalo National River, 1984), 4.

2.30 Catton, *Buffalo River HSR*, 172.

1896 and 1916
George W. Villines, a Methodist minister, established Erbie Church in 1896 near the crossroads of the Erbie community on high ground to avoid flooding. The original log building burned and was replaced around 1916. The church was known for many years as Villines Chapel for its first minister.[2.31]

1899
Young Cemetery (Tract 50-106) was established. Legible gravesite markers indicate burials occurred from 1899 to 1910.

Late 1800s
John Adair built a log storage building at the Angle House Site (Tract 11-100).[2.32]

Residents of Erbie built Cherry Grove School to serve the community near Cherry Grove Cemetery. The original log building was replaced by 1900 with a frame building. Logs from the original building may have been reused to build a log barn on Farmer Farm. Classes were later held at Erbie Church.[2.33]

c. 1900 to 1910
J.W. Farmer built a feed house, barn, springhouse, and smokehouse at present-day Farmer Farmstead (Tract 46-100) around 1900, a main house in 1905, and a second house in 1910.[2.34]

1906
Jones Cemetery (Tract 49-100) was established. Legible gravesite markers indicate burials occurred from 1906 to 1933.[2.35]

c. 1913
Rulus Jones moved to the farm presently known as Jones Farm and Young Cemetery (Tract 50-106). The Jones family built a barn, smokehouse, springhouse, and stockpen.[2.36]

2.31 Catton, *Buffalo River HSR*, 174, 189.

2.32 *Tract 11-100 Angle, Jess W. [1 of 2]–Appraisal Report*. Series IV, Subseries C: Land Tract Files, 1908-2008, drawer 5, folder 4, Cultural Resource Management Records of Buffalo National River. (Buffalo National River Archives: Harrison, Arkansas), 10.

2.33 NPS, *Erbie CLI*, 20.

2.34 NPS, *Erbie CLI*, 40.

2.35 NPS, *Erbie CLI*, 60.

2.36 *Field Survey Notes and Historic Maps - Erbie, undated*. Series II, Subseries B: Historian's Working Files, 1843-2011, shelf 4, folder 013, Cultural Resource Management Records of Buffalo National River. (Buffalo National River Archives: Harrison, Arkansas), 131, 132.

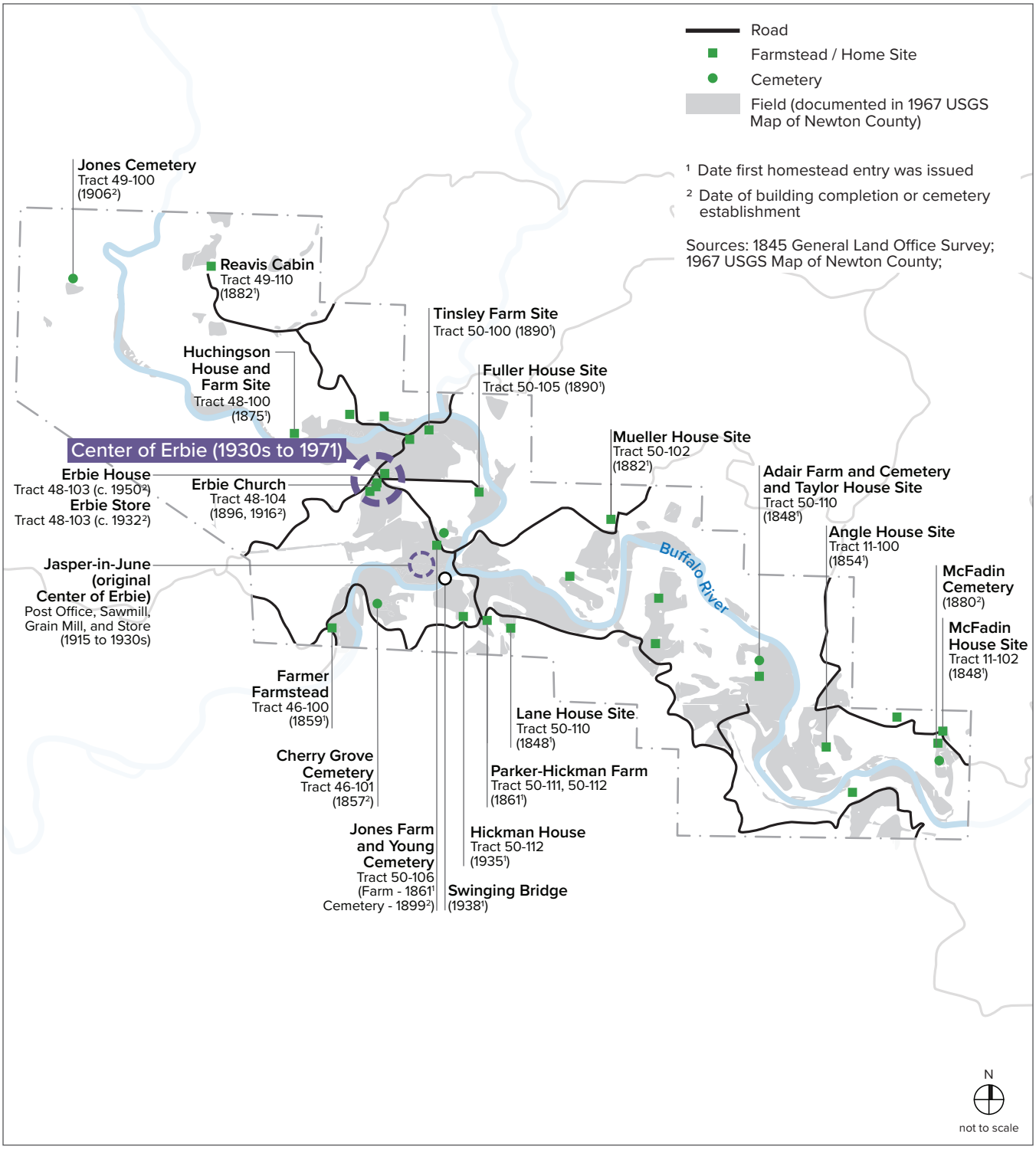


Figure 2-4. Erbie Rural Community, 1915 to 1971 (source: Mundus Bishop, 2023).

Growth of Erbie and Shifts in Agriculture (1915 to 1971)

Erbie grew as a thriving rural community between 1915 and 1971. The center of the community formed after its first post office was established in 1915 near an area known as "Jasper-in-June." This area included a sawmill, grain mill, post office, and possibly a store. It remained the center of the community for residents scattered throughout the valley until the 1930s when the post office and store moved near Erbie Church.

Home sites and farmsteads were established on unclaimed hillsides and a network of roads developed with the growing community. Crossing Buffalo River remained a challenge as the usability of low water crossings and fords was tied to low water levels. The community built a swinging bridge in the late 1930s to establish a river crossing that was not dependent on water levels.

The size and development of farmsteads grew as the community shifted from small subsistence farms to modest commercial agricultural farms. Agriculture shifted to hay and cattle production with the introduction of tractors and bulldozers after World War II. These advances enabled farmers to quickly and cheaply clear land. Ridge tops and hillsides were cleared for the first time to create stock ponds and provide pasture land in areas lacking water for livestock.

Development during this period included the following.

- Parker-Hickman Farm (Tract 50-111, 50-112) (expansion)
- McFadin House Site and Cemetery (Tract 11-102)
- Angle House Site (Tract 11-100)
- Lane House Site (Tract 50-110)
- Jones Farm and Young Cemetery (Tract 50-106) (expansion)
- Fuller House Site (Tract 50-105)
- Tinsley Farm Site (Tract 50-100)
- Huchingson House and Farm Site (Tract 48-100)
- Farmer Farmstead (Tract 46-100)
- Reavis Cabin (Tract 49-100)
- Jones Cemetery (Tract 49-100)

1915

Erbie Post Office was established in 1915 and is the earliest record of this rural community being known as "Erbie." Postmaster Simon A. Lawson successfully applied to the U.S. Post Office Department for the post office 100 yards north of Buffalo River. Postmaster Lawson proposed "Mikey" as the name of the town. The request for a post office was granted but the town name was changed to "Erbie," presumably named for the daughter of the Newton County Sheriff Bill Green.[2.37]

This post office was located one mile west of present-day Jones Farm and Young Cemetery (Tract 50-106) in an area presently referred to as the "Jasper-in-June" area. The area possibly included a sawmill, grain mill, and store. This area was abandoned by the 1930s when the center of the rural community formed around present-day Erbie Church.[2.38]

c. 1916

The original Erbie Church was destroyed by fire and was replaced with a new building around 1916. Construction of the building was a community effort. A nearby sawmill provided lumber and community members donated materials and labor to build the church. Erbie Church played a central role in the rural community for decades, offering church services, serving as a school and voting precinct, and hosting community gatherings.[2.39]

1918 to 1978

John Reavis built a double pen log cabin at the base of Newberry Point (Tract 49-110). Improvements are largely undocumented but increased as agricultural use of the site expanded. These included a hay barn, equipment shed, and frame shed containing a blacksmith room, feed room, and chicken house.[2.40]

c. 1920 to 1977

Development of the Angle House Site (Tract 11-100) is largely undocumented but continued as agricultural use of the site expanded. This included two barns in the 1920s and 1930s, two charcoal kilns in the 1970s, and a frame house, frame storage building, poultry house, scale house, water storage tank, three livestock ponds, and springhouse at undocumented dates.[2.41]

1922

The Jones family replaced an earlier double log house with a frame house in 1922 at Jones Farm and Young Cemetery (Tract 50-106).[2.42]

1922 to 1975

The Lane family built a house in 1922 at Lane House Site (Tract 50-110). Further improvement of the site, including a barn, is largely undocumented but continued as agricultural use of the site expanded.[2.43]

2.37 Catton, *Buffalo River HSR*, 172; NPS, *Erbie Draft NRHP*, 20.

2.38 NPS, *Erbie CLI*, 20.

2.39 Thomas, *Theme Identification*, 66, 69.

2.40 *Site Management-National Register—Non Boxley—Chestnut Cabin #49-110 and John Reavis History*. Series II, Subseries B: Historian's Working Files, 1843-2011, box 3, folder 02, Cultural Resource Management Records of Buffalo National River. (Buffalo National River Archives: Harrison, Arkansas).

2.41 *Tract 11-100 Angle, Jess W*. [1 of 2]–Appraisal Report, 8-11.

2.42 NPS, *Erbie CLI*, 40.

2.43 United States Department of the Interior, National Park Service. *Special History Report: Preliminary Survey of Historic Structures Part II* (Harrison: Buffalo National River, 1975), 273, 274.

1926 to 1950s

J.D. Hickman, who had initially purchased land and built a log barn in 1912, purchased additional lands in 1926 and continued to improve his farm based on evolving agricultural practices. Improvements included a second barn (board barn), smokehouse, chicken shed, machine shed, and privy.[2.44]

1928

Erbie Post Office moved to an undocumented location south of Buffalo River.[2.45]

1930s

The center of Erbie shifted from the "Jasper-in-June" area to the area of present-day Erbie Church. Approximately a dozen buildings were located within a half mile of this area with 75 to 100 people in the surrounding area.[2.46]

1930s to 1975

A dwelling with a rock foundation was built at present-day Fuller House Site (Tract 50-105). Further improvement of the site is largely undocumented but continued as agricultural use of the site expanded. Improvements included a smokehouse, barn, shed, and poultry house.[2.47]

A house was built at present-day Huchingson House and Farm Site (Tract 48-100) around 1932. Further improvement of the site is largely undocumented but continued as agricultural use of the site expanded. Improvements included a smokehouse, barn, two poultry houses, a shed, two cabins, and minnow tanks.[2.48]

Figure 2-5. Erbie Post Office, unknown date (source: BUFF).

c. 1932

Erbie Store (Tract 48-103) was built northwest of Erbie Church[2.49]

1934

Erbie Post Office moved north of Buffalo River to serve more people. Erbie Post Office was located within Erbie Store at the center of Erbie.[2.50]

2.44 NPS, *Parker-Hickman CLI*, 33-34.
2.45 Catton, *Buffalo River HSR*, 172.
2.46 NPS, *Erbie CLI*, 20.
2.47 NPS, *Special History Report Part II*, 269, 270.
2.48 NPS, *Special History Report Part II*, 246, 248.
2.49 NPS, *Special History Report Part II*, 252.
2.50 Catton, *Buffalo River HSR*, 172.

1935
The Works Progress Administration (WPA) improved health standards throughout the region by providing and installing sanitary privies with ventilation panels and concrete bases. Extant WPA privies include one placed at Parker-Hickman Farm in 1935. Additional WPA-built privies may have been installed throughout the district but are undocumented.

Late 1930s
Residents of Erbie built a swinging bridge across Buffalo River. The bridge improved access across the river, throughout the community, and to the church, store, and post office at the center of Erbie.[2.51]

Late 1930s to 1975
The Taylor family built a frame house and raised cattle at Adair Farm and Cemetery and Taylor House Site (Tract 51-110). Further improvement of the site is largely undocumented but continued as agricultural use of the site expanded. Improvements included a frame house, chicken house, tool shed, cellar, smokehouse, milk cooler house, shed, rock springhouse, barn, four springs, pond, and perimeter fencing.[2.52]

1940s
Erbie school was located in a log building at or near the present-day Erbie Church site. The date of construction is undocumented. The log building was removed after 1945 when the school consolidated with Jasper.[2.53]

1940s to 1975
Tinsley house, barns, and outbuildings were built in the 1940s at Tinsley Farm Site (Tract 50-100). Further improvement of the property is largely undocumented but continued as agricultural use expanded.[2.54]

c. 1950 to 1975
Erbie House (Tract 48-103) was built around 1950. Further improvement of the tract is largely undocumented but continued as the center of the rural community expanded. Improvements included a garage, shed, poultry house, and barn.[2.55]

1957
Erbie Post Office remained in operation until 1957.[2.56]

1970
Jess and Venus Angle acquired Angle House Site from Thomas and Frieda Scott and built charcoal kilns. The Angles employed residents of Erbie.[2.57]

1971
Erbie Store remained in operation until 1971.[2.58]

2.51 Thomas, *Theme Identification*, 40, 160.

2.52 NPS, *Special History Report Part II*, 152.

2.53 United States Department of the Interior, National Park Service. *Erbie Church – Information for Determination of Eligibility.* Harrison: Buffalo National River, 1993.

2.54 United States Department of the Interior, National Park Service. *Special History Report: Preliminary Survey of Historic Structures Part I*, (Harrison: Buffalo National River, 1973).

2.55 NPS, S*pecial History Report Part II*, 252, 253.

2.56 postalhistory.com/postoffices.asp.

2.57 *Tract 11-100 Angle, Jess W. [1 of 2]–Appraisal Report*. Series IV, Subseries C: Land Tract Files, 1908-2008, drawer 5, folder 4, Cultural Resource Management Records of Buffalo National River. (Buffalo National River Archives: Harrison, Arkansas), 16.

2.58 *Leypoldt, M.G. [3 of 4], 1972-1978*. Series IV, Subseries C: Land Tract Files, 1908-2008, drawer 5, folder 14, Cultural Resource Management Records of Buffalo National River. (Buffalo National River Archives: Harrison, Arkansas), 4.

Buffalo National River (1972 to present)

The population of Erbie diminished with the establishment of Buffalo National River in 1972 and the subsequent acquisition of privately owned farms and home sites by the NPS. The buildings and features of Erbie were largely lost by 1982 to vandalism, removal of buildings and structures by the NPS, and exposure to elements. With the exception of the Parker-Hickman Farm, Jones House and Farm, Farmer Farm, and the Reavis Cabin, the buildings and structures associated with Erbie were largely removed or are now in advanced states of deterioration.

The NPS's development of Buffalo National River included the establishment of Erbie Campground and Launch, Cavers Camp, Cecil Cove Trailhead, and trails along historic road alignments. The NPS continues to lease lands throughout the district to local farmers, preserving the historic patchwork of cleared bottomland pasture and forested hillsides.

1974
The Methodist Church sold Erbie Church to the NPS in 1974. The church remained active until the early 1990s.[2.59]

1975
The Angles ceased charcoal production in 1975 indicating operations were not profitable and the challenging roads and remote location of its operation made it difficult for trucks to reach the site.[2.60]

1978
Graden Hickman, the last full time resident of Erbie, passed away. Robert Hickman continued to maintain the property until it was acquired by the NPS in 1982.[2.61]

1982
Members of the Hickman family sold Parker-Hickman Farm to the NPS.[2.62]

1984
The NPS completed stabilization of Parker-Hickman Farm buildings.[2.63]

1986
The NPS dismantled what remained of Swinging Bridge, leaving an iron axle shaft driven into the bedrock south of the river and a decayed A-frame that supported the bridge north of the river.[2.64]

The NPS developed a Development Plan/Cultural Landscape Report for Erbie Area. The report described a development and cultural landscape strategy for the Erbie Area. The report indicated most buildings had been removed and remaining home sites and farmsteads were vacant. Proposed facilities included a boat landing, campground, picnic areas, trails, roads, and parking areas.

1988
The NPS improved low water crossings throughout the district.[2.65]

2.59 Catton, *Buffalo River HSR*, 174.

2.60 *Tract 11-100 Angle, Jess W. [1 of 2]–Appraisal Report*. Series IV, Subseries C: Land Tract Files, 1908-2008, drawer 5, folder 4, Cultural Resource Management Records of Buffalo National River. (Buffalo National River Archives: Harrison, Arkansas), 16.

2.61 NPS, *Erbie CLI*, 2.

2.62 NPS, *Erbie CLI*, 2.

2.63 NPS, *Parker-Hickman CLI*, 16.

2.64 Thomas, *Theme Identification*, 160.

2.65 United States Department of the Interior, National Park Service. *Erbie Road Improvements Environmental Assessment*. (Harrison: Buffalo National River, 2018), 14.

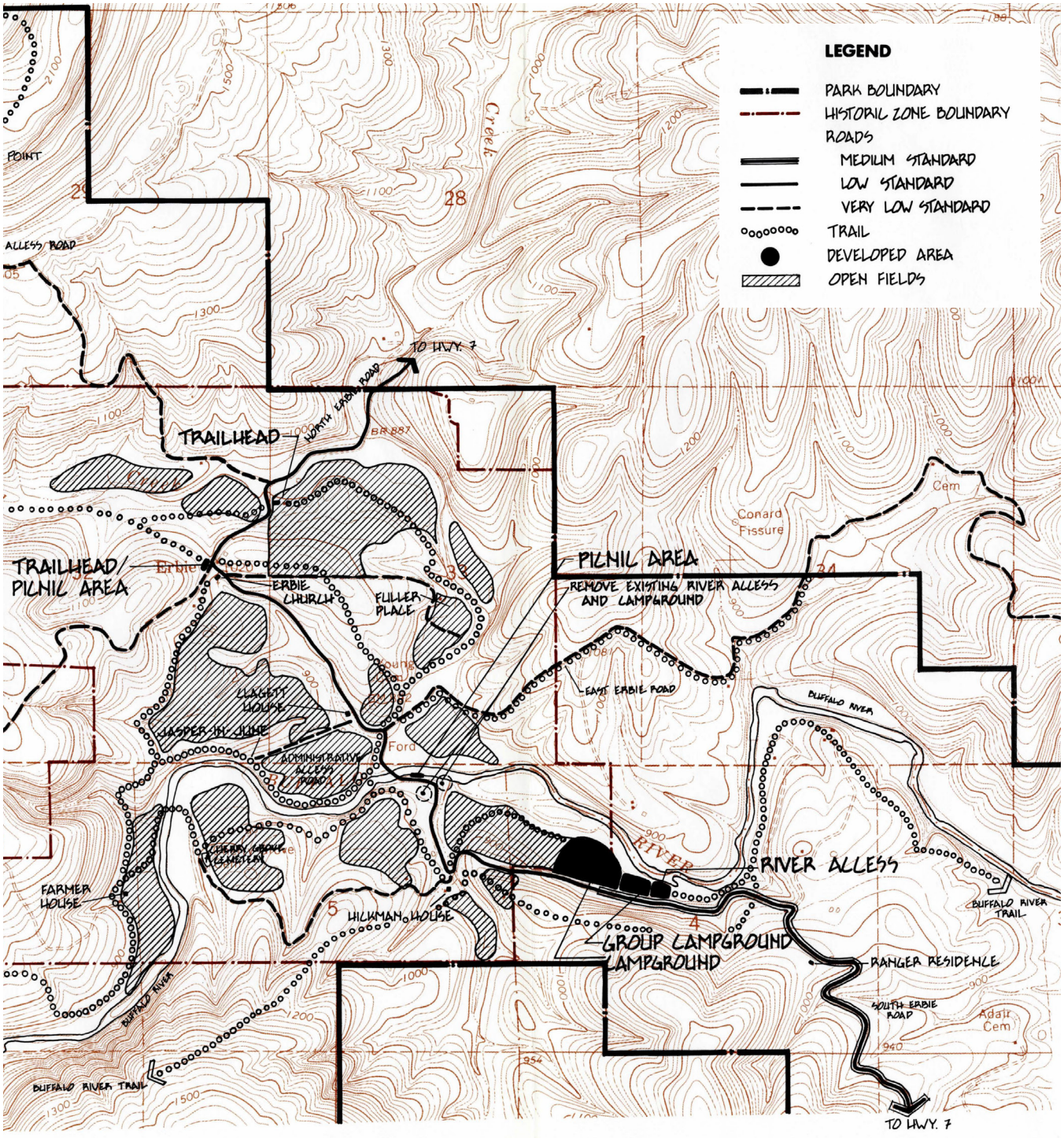


Figure 2-6. Erbie Area Development Plan developed as part of the NPS' planning for Buffalo National River, 1987 (source: BUFF).

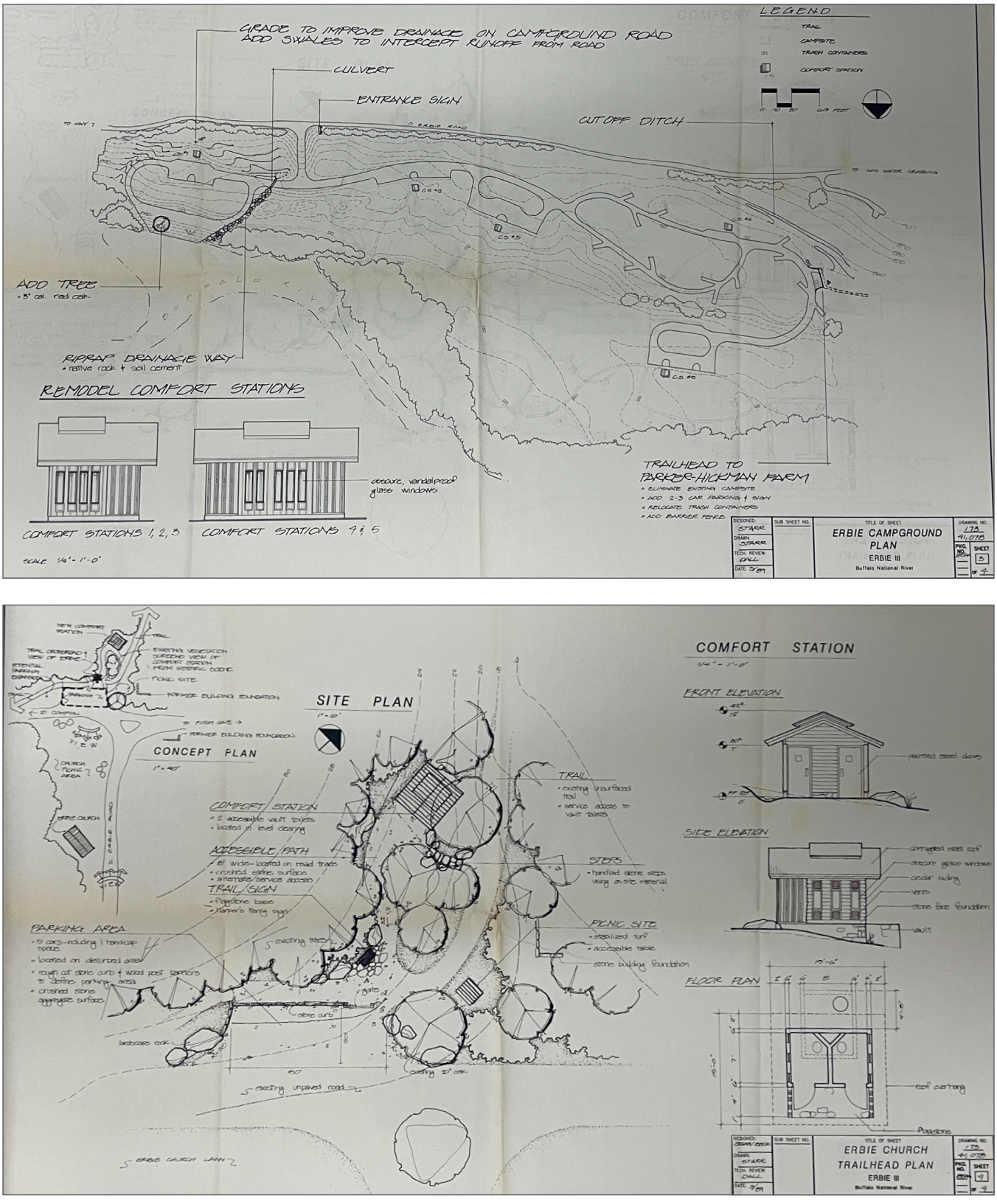


Figure 2-7. Designs by NPS Landscape Architect Helen Starr for Erbie Campground (top image) and Erbie Church Trailhead during the NPS' early planning for Buffalo National River (Cecil Cove Trailhead) (bottom image), 1989 (source: BUFF).

1989

The NPS improved Erbie Campground and Launch and Cavers Camp and developed Cecil Cove Trailhead north of Erbie Church. Cavers Camp improvements included the addition of one picnic table, one grill, and a barrier fence. Erbie Campground improvements included drainage improvements near the launch comfort station, a culvert and rip rap drainage way to the west of the launch, improvements to five comfort stations, removal of a campsite, and addition of two parking spaces and a barrier fence at the trailhead to Parker-Hickman Farm.

Cecil Cove Trailhead included a comfort station with vault toilets, an accessible path, picnic site, trail sign, and five parking spaces (including one accessible space) to the north of Erbie Church.[2.66]

Early 1990s

Regular church services continued at Erbie Church until the early 1990s.[2.67]

2023

A conservation easement for Cherry Grove Cemetery was made on October 24, 2023 by John R. Stewart and Pamela E. Stewart, Initial Trustees of the John R. Steward Living Trust, and the Buffalo River Foundation, a non-profit Arkansas corporation.[2.68]

2.66 United States Department of the Interior, National Park Service. *Erbie III – Visitor Facilities Preliminary Plan*. (Harrison: Buffalo National River, 1989).

2.67 Thomas, *Theme Identification*, 143.

2.68 Noland, Ross. Conservation Easement. Office of the Circuit Clerk Newton County Arkansas, 2023.

3

Existing Condition, Analysis, and Treatment
Erbie Rural Historic District

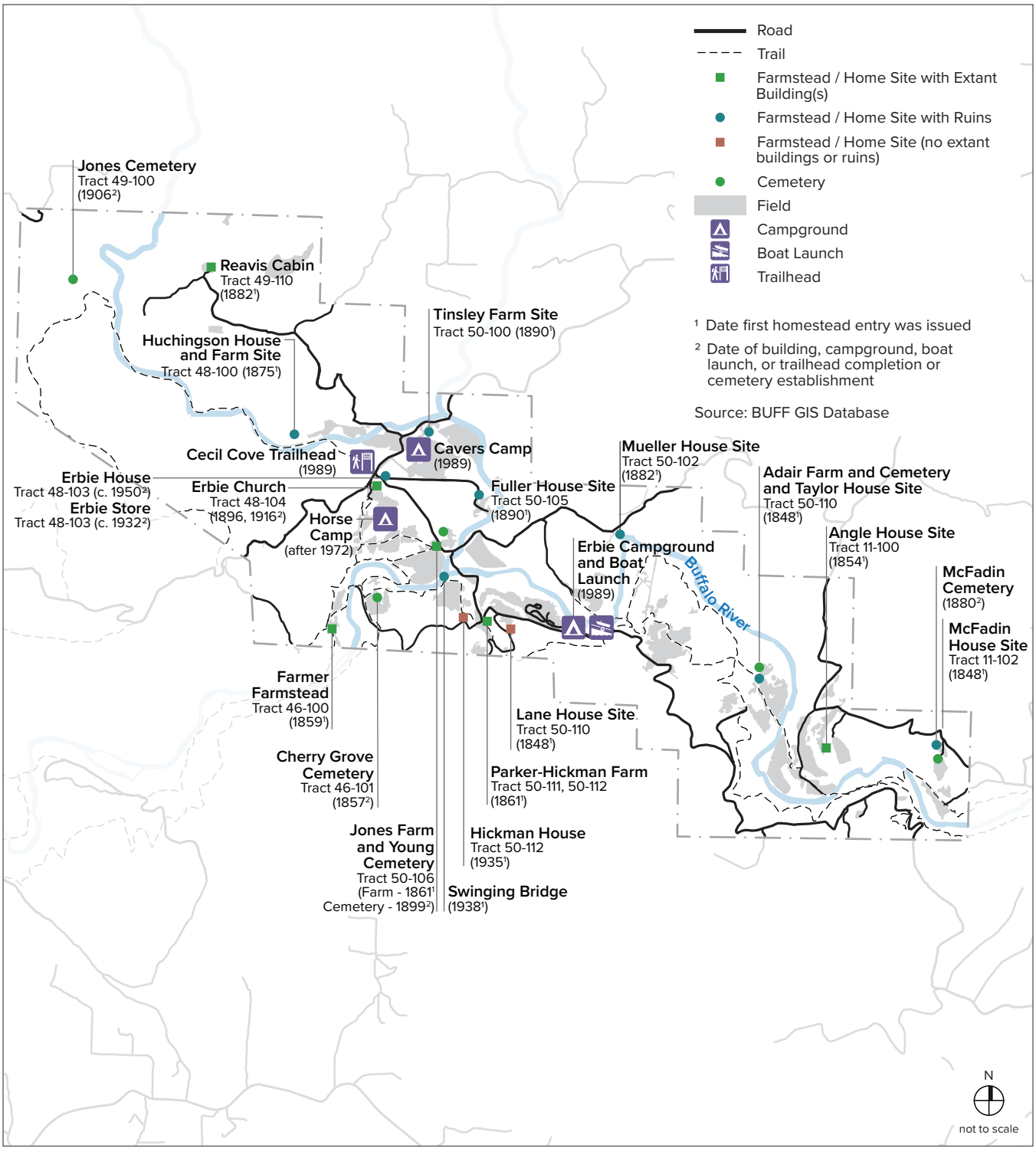


Figure 3-1. Erbie Rural Historic District Existing Condition Plan (source: Mundus Bishop, 2023).

Introduction

This chapter presents the existing condition of Erbie Rural Historic District, analyzes integrity according to the Secretary of the Interior's seven aspects of integrity, and presents treatment guidance to inform planning and design for Erbie Rural Historic District (the district).[3.1]

This assessment of the district was undertaken to understand the district as a whole; to identify and document qualities that contribute to its historic character; and to identify individual features that contribute to its significance. Site investigations documented the existing condition of the district. Existing condition is evaluated using the following criteria.

- Good—Those features of the landscape that do not require treatment. Only minor or routine maintenance is needed at this time.
- Fair—Some deterioration, decline, or damage is noticeable; the feature may require immediate intervention. If intervention is deferred, the feature will require extensive attention in a few years.
- Poor—Deterioration, decline, or damage is serious; the feature is seriously deteriorated, damaged, or presents a hazardous condition. Due to the level of deterioration, damage, or danger, the feature requires extensive and immediate attention.

This document evaluates Erbie Rural Historic District according to landscape characteristics that include tangible and intangible aspects. These landscape characteristics collectively create the historic character of the district and aid in understanding its cultural significance. The following landscape characteristics are included.

- Natural Systems are natural aspects that have influenced the development and physical form.
- Archeological Sites are areas containing surface and subsurface remnants related to historic or prehistoric land use.
- Land Use is the organization, form, and shape of the landscape in response to land use.
- Spatial Organization, Topography, and Views are the arrangement of elements creating the ground, vertical, and overhead planes that define and create space, including topography, buildings, and vegetation. Topography is the three-dimensional configuration of the landscape surface. Views are features that create or allow a range of vision that can be natural or designed and controlled.
- Circulation are features and materials that constitute systems of movement for people.
- Buildings and Structures are three-dimensional man-made constructs.

3.1 United States Department of Interior, National Park Service. *The Secretary of the Interior's Standards for Treatment of Historic Properties with Guidelines for the Treatment of Cultural Landscapes*. (Washington, DC: Cultural Resource Stewardship and Partnerships, 1996).

Assessment of Integrity

Integrity is the ability of a cultural landscape to convey its significance. Erbie Rural Historic District was assessed to determine if the landscape characteristics that shaped the district during the period of significance are present today. Integrity is evaluated according to seven aspects or qualities: location, setting, feeling, design, materials, workmanship, and association.

The district retains integrity in location, setting, design, and association.

- The district retains integrity in location and setting. The physical environment associated with the development of the district for agricultural, residential, and rural community activities remain in its original location. The district and its relationship to Buffalo River, Buffalo River bottomlands, steep hillsides defining the rugged topography and narrow valleys of the district, and primary circulation routes remain from the period of significance.

- The district retains integrity in design. The spatial relationships of extant cleared fields, home and farm sites, and circulation features of designed elements remain from the period of significance.

- The district retains integrity in association with the period of significance through extant features, trails, roads, home and farm sites, and cleared fields surrounded by the forests and hillsides of Buffalo River valley.

The district has diminished integrity in feeling, materials, and workmanship.

- The district has diminished integrity in feeling due to the loss of buildings and features and encroachment of vegetation at home sites, farmsteads, and sites that once served as the center of Erbie. Open fields along the bottomlands of the district, narrow roads, and extant features contribute to the feeling of the historic community.

- The district has diminished integrity in materials and workmanship due to the loss of buildings and features. Buildings, circulation, and small scale features that remain from the period of significance contribute to the integrity of the district. Materials and workmanship of extant features retain their original simple aesthetic and materials from the period of significance. These include a simple material palette utilizing largely local/onsite materials.

Seven Aspects of Integrity[3.2]

- **Location** is the place where the cultural landscape was constructed or a historic event occurred.
- **Setting** is the physical environment of the cultural landscape.
- **Feeling** is the cultural landscape's expression of the aesthetic or historic sense of a particular period of time.
- **Materials** are physical elements that were combined or deposited during the period(s) of time and in a particular pattern or configuration to form the cultural landscape.
- **Workmanship** includes the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.
- **Design** is the combination of elements to create the form, plan, space, structure, and style of the cultural landscape.
- **Association** is the direct link between the important historic event or person and a cultural landscape.

3.2 NPS, *The Secretary of the Interior's Standards for Treatment of Historic Properties with Guidelines for the Treatment of Cultural Landscapes*.

Treatment

Preservation Treatment Approach

The selected treatment for the district is preservation.

All future work planned for the district will be guided by *The Secretary of the Interior's Standards for the Treatment of Historic Properties—Historic Landscapes*. Appendix C summarizes terminology used in this CLR to describe recommended actions.

Vision

The overall vision is to enhance the visitor experience and understanding of the district as a once thriving agricultural community in the rugged valley of the upper Buffalo River and to improve the functionality of ecological systems and the district for NPS administrative and visitor uses.

Treatment recommendations emphasize the evolution of the community of Erbie and its center, home sites, and farmsteads as settlements representative of the origins and evolution of a rural Ozark agricultural community. Treatment recommendations identify locations where preservation is needed to reveal historic features, retain character, and maintain integrity. The setting of Erbie Rural Historic District will be preserved by repairing historic views and settings and highlighting the historic composition of open fields and forested hillsides.

Treatment Guidance

Treatment guidance for the district directs the preservation of the district as a whole. These recommendations provide holistic guidance to protect significant cultural resources, repair contributing features, reestablish important views, and repair settings.

This chapter presents treatment guidance by individual landscape characteristics—natural systems and features, archeological sites, spatial organization, views and vistas, circulation, and buildings and structures—to inform current and future planning and design for Erbie Rural Historic District.

Chapter 4 presents the existing condition of the district and treatment guidance to inform planning and design of individual sites—cemeteries, home sites, and farmsteads—within Erbie Rural Historic District.

Further Research and Investigation Recommendations[3.3]

Conduct additional field investigation to document extant resources associated with previous development and habitation, including sites predating the period of significance. Conduct investigations and further research in collaboration with the NPS Midwest Archeological Center (MWAC) and federally recognized tribes.

Conduct further archeological investigations to identify archeological sites and additional information related to known sites. Conduct investigations and further research in collaboration with the NPS Midwest Archeological Center (MWAC) and federally recognized tribes.

Conduct further research of park archives to identify additional resources and inform ongoing maintenance activities.

Conduct further research of park archives and oral histories to document the development and evolution of Erbie Rural Historic District, resources associated with the community of Erbie (e.g., Angle House Site charcoal kilns, Huchingson House and Farm Site minnow ponds), and records of decision (e.g., actions related to property acquisition and to the removal/demolition of historic buildings and features).

Conduct further field investigation and documentation of resources associated with the community of Erbie (e.g., Angle House Site charcoal kilns, Huchingson House and Farm Site minnow ponds).

Establish baseline documentation for sites that were not accessible for site reconnaissance during the development of this cultural landscape report to inform daily operations and maintenance, future planning and design, and interpretation. These include Angle House Site (Tract 11-100), Mueller House Site (Tract 50-102), Huchingson House and Farm Site (Tract 48-100), Farmer Farmstead (Tract 46-100), Reavis Cabin (Tract 49-110), and Jones Cemetery (Tract 49-100).

Education, Outreach, and Interpretation Recommendations

Complete a long-range interpretation plan. Provide a phased strategy for implementation (e.g., Phase 1: site ID/marking, site management, and visitor parking where needed; Phase 2: further treatment). Provide interpretation highlighting the evolution of the community and agricultural practices.

Develop on-site and web-based resources to share values, stories, and connections to the district. Consider revealing extant foundations, walls or other elements of contributing features, and/or marking the feature's footprint or space.

Consider interpretive measures to allow visitors to experience the community of Erbie by listening to oral histories and/or viewing digital media illustrating non-extant features of the district e.g., home sites, farmstead, and the center of the community.

Identify and implement management strategies to address natural and cultural resource protection while providing for primitive visitor experiences. Consider implementing prescriptive guidance (e.g., orient visitors to sites appropriate for camping to minimize disturbance to extant features and known or potential archeological sites).

3.3 Sites within the boundary of the district but not visited or researched as part of this CLR include tracts 50-104, 50-107, 50-114, 50-118, 50-119, 51-101, 51-102, 51-103, 51-104, 51-105, 51-106, and 51-109.

Contributing Features

Contributing features are individual elements or landscape characteristics extant from the period of significance that contribute to the cultural landscape of Erbie Rural Historic District.

Non-contributing features do not contribute to the district either because they were not present during the period of significance, do not relate to the documented significance of the property, no longer possess historical integrity, or are not capable of yielding important information relevant to the significance of the property.

Table 3-1. Contributing and Non-Contributing Features

Feature	Contributing / Non-Contributing
Adair Farm and Cemetery and Taylor House Site	Contributing
Adair Family Grave Markers	Contributing
Adair Cemetery Inscribed Markers	Contributing
Adair Cemetery Stones	Contributing
Angle House Site	Contributing
Buffalo River	Contributing
Buffalo River Trail	Non-Contributing
Buffalo River Valley Topography	Contributing
Cavers Camp Vault Toilet	Non-Contributing
Cecil Cove Trail	Non-Contributing
Cecil Creek	Contributing
Cherry Grove Cemetery	Contributing
County Road 57	Contributing
County Road 80	Contributing
Cove Creek	Contributing
Erbie Boat Launch Vault Toilet	Non-Contributing
Erbie Campground Vault Toilet	Non-Contributing
Erbie Church Site	Contributing
Erbie Church	Contributing
Erbie Church Rockwork	Contributing
Erbie Store Site	Contributing
Erbie Horse Camp Trails	Non-Contributing
Erbie House Site	Contributing
Erbie Rural Historic District Fords across Buffalo River	Contributing
Erbie Rural Historic District Open Fields/Pasture	Contributing
Erbie Rural Historic District Organization within Buffalo River Valley	Contributing
Erbie Rural Historic District Parking Areas	Non-Contributing
Erbie Rural Historic District Recreational Visitor Use Areas	Non-Contributing

Table 3-1. Contributing and Non-Contributing Features (continued)

Feature	Contributing / Non-Contributing
Erbie Rural Historic District Secondary Roads	Contributing
Erbie Rural Historic District Views	Contributing
Erbie Road	Contributing
Erbie Campground Road	Contributing
Farmer Farmstead	Contributing
Farmer Farmstead J.W. Farmer House	Contributing
Farmer Farmstead Cabin	Contributing
Farmer Farmstead Barn	Contributing
Farmer Farmstead Smokehouse	Contributing
Farmer Farmstead Feedhouse	Contributing
Farmer Farmstead Privy	Contributing
Farmer Farmstead Fields	Contributing
Farmer Farmstead Springhouse Ruins	Contributing
Farmer Trail	Non-Contributing
Fuller House Site	Contributing
Fitton Cave Road	Contributing
Hickman House Site	Contributing
Huchingson House and Farm Site	Contributing
Huchingson House and Farm Fields	Contributing
Huchingson House and Farm Spring	Contributing
Jones Farm	Contributing
Jones Cemetery Site	Contributing
Jones Cemetery Stones	Contributing
Jones Farm House	Contributing
Jones Farm Barn	Contributing
Jones Farm Springhouse	Contributing
Jones Farm Smokehouse	Contributing
Jones Farm Cattle Shed	Contributing
Jones Farm Pumphouse	Contributing
Jones Farm Cistern and Well	Contributing
Jones Farm Stock Pond & Dam	Contributing
Jones Farm Fields	Contributing
Lane House Site	Contributing
Lane Fields	Contributing
McFadin House Site and Cemetery	Contributing
McFadin House Site Ruins	Contributing
McFadin Cemetery Stones	Contributing

Table 3-1. Contributing and Non-Contributing Features (continued)

Feature	Contributing / Non-Contributing
Parker-Hickman Farm	Contributing
Parker Branch and Springs	Contributing
Parker-Hickman Farm Feeders and Fences	Contributing
Parker-Hickman Log House	Contributing
Parker-Hickman Log Barn	Contributing
Parker-Hickman Board Barn (Pole Barn)	Contributing
Parker-Hickman Corn Crib	Contributing
Parker-Hickman Machine Shed	Contributing
Parker-Hickman Chicken Shed	Contributing
Parker-Hickman Smokehouse	Contributing
Parker-Hickman WPA Privy	Contributing
Parker-Hickman Orchard, Garden, and Fields	Contributing
Parker-Hickman Roads	Contributing
Parker-Hickman Stock Pen and Loading Chute	Contributing
Reavis Cabin Site	Contributing
Reavis Cabin - John Reavis House	Contributing
Reavis Cabin - John Reavis Well & Cistern	Contributing
Reavis Cabin Springbox	Contributing
Reavis Cabin Field	Contributing
Swinging Bridge Site	Contributing
Tinsley Farm Site	Contributing
Tinsley Farm Milkhouse Foundation	Contributing
Tinsley Farm Barn Foundation	Contributing
Tinsley Farm Spring Box Foundation	Contributing
Young Cemetery	Contributing
Young Cemetery Stones	Contributing

Natural Systems and Features

Existing Condition and Analysis

Natural systems and features are important character-defining features and remain from the period of significance. Buffalo River and the bottomlands, tributaries, habitat, and vegetative communities of the district contribute to its significance.

Euro-American settlers established farmsteads and home sites near tributaries and springs to support domestic and agricultural use. Steep topography largely limited development to the bottomlands of the Buffalo River valley, which provided fertile soils for agricultural production but were susceptible to flooding. Home sites were developed above the floodplain on bottomlands and on gently sloping hillsides, and were surrounded by steep limestone bluffs and forested mountains reaching elevations of over 2,000 feet.

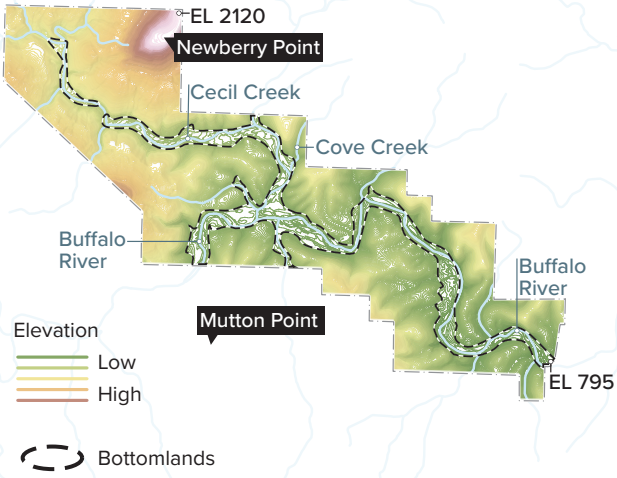


Figure 3-2. District elevations (source: Mundus Bishop, 2023).

Buffalo River bisects the hills of the Boston Mountains at the southwest border of the Ozark Mountains. The river cuts deeply into bedrock leaving behind steep slopes and vertical limestone bluffs. Groundwater action further creates karst features, including springs, caves, and sinkholes. Fitton Cave, the longest cave in Arkansas, is located within the district. The cave is closed to visitors. It provides important habitat for the endangered Indiana bat and has impressive displays of gypsum flowers, angel hair, cascading flowstone waterfalls, and calcite crystalline formation. [3.4]

Figure 3-3. Cecil Creek (source: Mundus Bishop, 2022).

The district is located in the Upper River section of the park—the swiftest and shallowest segment of Buffalo River. Primary tributaries of the district include Buffalo River, Cove Creek, and Cecil Creek. Tributary floodplains provide room to swell during flood events and transport or deposit sediment in equilibrium. Riparian buffers along Buffalo River further limit destruction caused by flooding, provide a zone for wildlife movement, and increase riparian plant biodiversity.[3.5]

Figure 3-4. Buffalo River (source: Mundus Bishop, 2022).

3.4 United States Department of the Interior, National Park Service. *Foundation Statement for Buffalo National River*. (Omaha: Midwest Regional Office, 2018), 3.

3.5 Buffalo River backs into tributary floodplains during flood events.

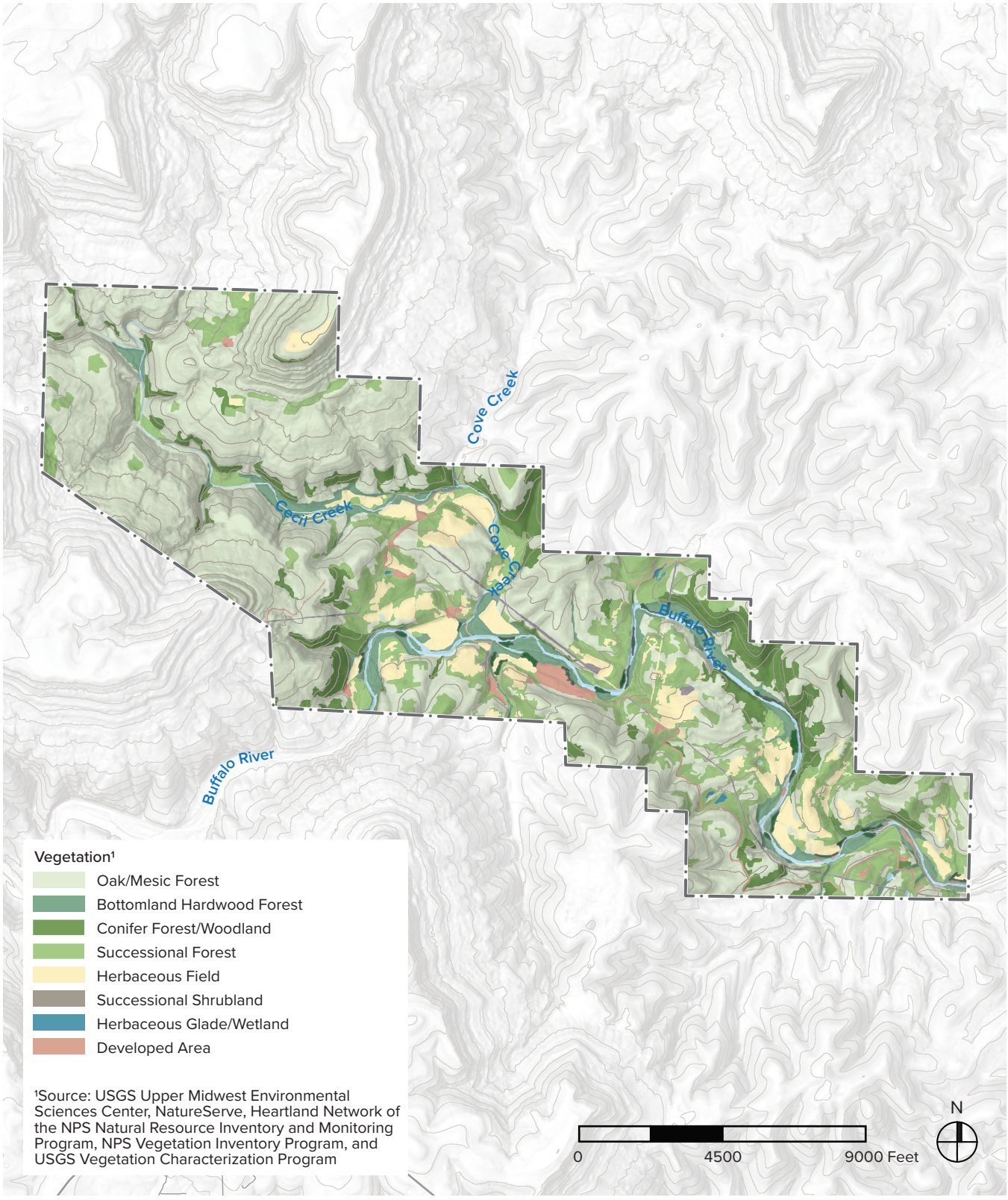


Figure 3-5. Vegetation (source: Mundus Bishop, 2023).

Erosion along tributaries throughout the district is minor as soils are relatively stable and well-vegetated. Drainage from home sites and farmsteads contributes to erosion. This includes impacts on building foundations at Parker-Hickman Farm and Erbie Church.

Vegetation is primarily characterized as oak forest/woodland, conifer forest/woodland, herbaceous glade, bottomland forest and shrubland, and successional forest and shrubland. Steep hillsides are dominated by oak forest with bottomland hardwood forest along tributaries. Ecological typologies of the district are primarily characterized as the following.

- **Calcareous Dolomite Protected Backslope Forest** occurs in protected areas of steep slopes in deep valleys. The forest has a canopy and sub-canopy dominated by chinkapin oak and white oak, a structurally diverse understory, and abundant ground flora. Maples, elms, and hickories exist throughout the district and are fairly dominant in the understory, competing with oak saplings. These forests provide food and shelter for migrating birds and contribute to stream quality and health.

- **Calcareous Dolomite Upland Woodlands** are associated with glades on dissected hillslopes of major streams. The woodland overstory is dominated by chinkapin oak. Additional species include white ash, blue ash, Shumard oak, and a ground flora of native grasses and forbs with scattered shrubs.

- **Clayey Upland Hardwood Forest** overstory species include red oak, white oak, and hickory. Shortleaf pine and eastern red cedar occur on disturbed sites, shallow soils, and on south or west aspects. Important understory species in medium to open forest canopy include big bluestem, little bluestem, switchgrass, and Indiangrass. Important understory species in heavy forest canopy include broadleaf uniola, longleaf uniola, wildrye, and low panicums.

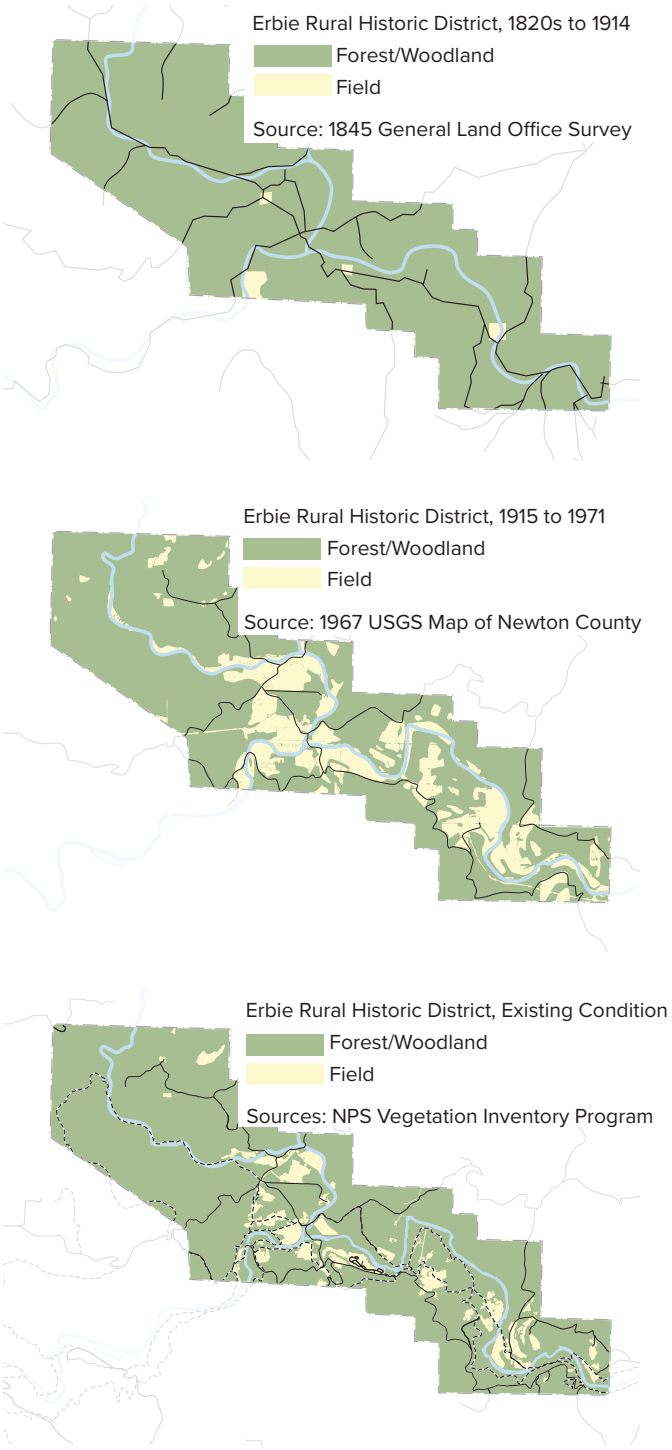


Figure 3-6. Patterns of vegetation is modified by decreased agricultural use in the district and successional forest (source: Mundus Bishop, 2023).

- **Wet Floodplain Step Forest** occurs along narrow streams. Soils are deep and loamy with seasonal high water tables and are subject to flooding. The forest is dominated by a variety of trees including bur oak, Shumard oak, swamp white oak, American elm, and black cherry. American hornbeam dominates the understory with northern spicebush, Ohio buckeye, and a rich herbaceous ground flora.

- **Low-Base Chert Upland Woodland** occurs on dissected hillslopes. Within the historic pine range this ecological site was usually dominated by shortleaf pine. The woodland overstory is dominated by white oak and black oak, with shortleaf pine in the historic pine range, and a ground flora of native grasses and forbs.

Factors impacting historic vegetation patterns, composition, and natural disturbance regimes include encroachment of dense vegetation into historically open areas, less frequent/intense fires, and noxious weeds. Visitors spread noxious weed seeds throughout the district on shoes, clothes, and tires. Undesirable vegetation also travels via animals, wind, and river. Aggressive species such as Chinese Privet *(Lingustrum sinense)* were historically introduced by residents.

Treatment

Treatment guidance identifies actions to preserve the Buffalo River, tributaries, landforms, and ecosystems of the district.

Protect the topography and natural landforms that characterize the district.

Protect the riparian corridors of Buffalo River, Cove Creek, Cecil Creek, and other tributaries within the district. Restore riparian vegetation and reduce erosion.

Protect and restore vegetative communities of oak forest/woodland, conifer forest/woodland, herbaceous glade, bottomland forest and shrubland, and successional forest and shrubland. Inventory, monitor, and allow for the removal of invasive species.

Continue current vegetation management practices of burning and mechanical removal to restore native vegetation communities.

Identify partnerships and opportunities to pair cultural landscape management with related vegetation management, water quality, and habitat enhancement initiatives (e.g., prescribed burns completed by the NPS, quail habitat improvement with Quail Forever).

Allow removal, thinning, and pruning of native vegetation within areas of cultural significance as identified by this treatment plan.

Consider the use of livestock, such as goats and sheep, to help manage noxious weeds and brush overgrowth.

Table 3-2. Natural Systems and Features Contributing Features

Feature	CLI Feature ID Number	FMSS Number	LCS Structure Number	CRIS ID	Condition	Contributing / Non-Contributing
Buffalo River	N/A	N/A	N/A	N/A	Good	Contributing
Cecil Creek	N/A	80021	CEM-21	61514	Good	Contributing
Cove Creek	N/A	N/A	N/A	N/A	Good	Contributing
Buffalo River Valley Topography	N/A	N/A	N/A	N/A	Good	Contributing
Huchingson House and Farm Spring	140644	N/A	HUCH-1	61552	Good	Contributing
Parker Branch and Springs	134584	N/A	N/A	N/A	Good	Contributing

Archeological Sites

Existing Condition and Analysis

Archeological sites associated with the period of significance for Erbie Rural Historic District consist of surface and sub-surface features throughout the district. Further investigation is needed to determine the location, condition, and significance of archeological features.

Locations of potentially significant archeological sites include the following.

- Adair Farm and Cemetery and Taylor House Site (Tract 50-110)
- Angle House Site (Tract 11-100)
- Fuller House Site (50-105)
- Erbie Church (48-104)
- Erbie House and Store Sites (Tract 48-103)
- Farmer Farmstead (46-100)
- Hickman House Site (Tract 50-112)
- Huchingson House and Farm Site (Tract 48-100)
- Jasper-in-June Town Site (Tract 50-106)
- Jones Cemetery (Tract 49-100)
- Jones Farm and Cemetery (Tract 50-106)
- Lane House Site (Tract 50-110)
- McFadin House Site and Cemetery (Tract 11-102)
- Mueller House Site (Tract 50-102)
- Parker-Hickman Farm (Tracts 50-111 and 50-112)
- Reavis Cabin (Tract 49-110)
- Swinging Bridge Site
- Tinsley Farm Site (Tract 50-100)

Archeological sites predating Erbie Rural Historic District's period of significance likely exist throughout the district. Historic archeological sites and features associated with undocumented home sites, farmsteads, and cemeteries are also likely.

Treatment

Treatment guidance identifies actions to preserve, identify, document, and protect known and potential archeological sites of the district.

Protect known and potential archeological sites.

Continue to establish archeological site baseline data and regularly monitor site conditions to record changes in resource conditions. Conduct further research at park archives to identify potential sites and archeological investigations to document the location, condition, and significance of archeological features. Consult with MWAC when conducting archeological investigations and, where appropriate, other agencies (SHPO and federally recognized tribes).

Consider physical markings, waysides, and other measures to interpret non-extant features or below-grade resources associated with the historic community of Erbie.

Consider verifying footprints of non-extant buildings at the historic center of Erbie through archeological investigation. Mark the building using a simple concrete curb or maintaining a clearing through vegetation management.

Provide resources to visitors to improve the protection of archeological resources, including educating visitors on "Leave No Trace" and other messages appropriate to this district and regulations governing the protection and conservation of archeological resources.

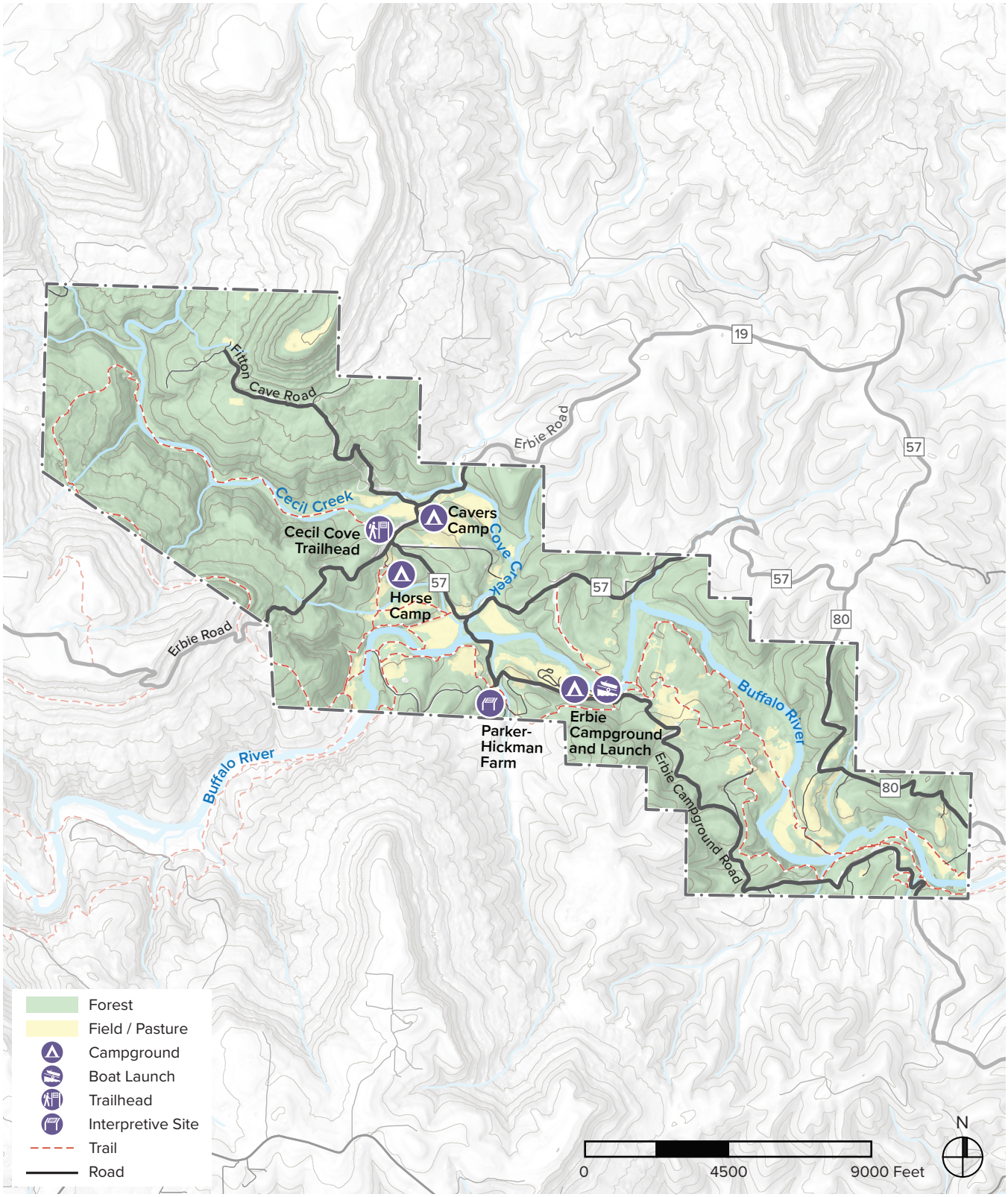


Figure 3-7. Land Use (source: Mundus Bishop, 2023).

Land Use

Existing Condition and Analysis

Land use within Erbie Rural Historic District has changed since the period of significance. The establishment of Buffalo National River and the subsequent acquisition of farmsteads and home sites altered historic patterns of residential and agricultural land uses and introduced new uses supporting visitor, recreational, and operational activities. The continued practice of leasing fields for hay production has retained this historic use.[3.6]

Erbie Rural Historic District is within Buffalo National River and is owned and managed by the NPS. Land use includes administration, visitor contact, interpretation, and recreation. The NPS operates camping at Erbie Campground, Cavers Camp, and Horse Camp and non-motorized river access at Erbie Boat Launch. Agricultural use of the district is limited to leased fields used primarily for hay production.

Use during the period of significance was primarily residential and agricultural. Topography and the rugged, remote location of Erbie largely limited the size and scale of agricultural operations to subsistence farming. The fertile Buffalo River bottomlands supported individual families but did not support single cash crop operations. Farmers grew wheat, corn, cotton, potatoes, tobacco, and rice and maintained pasture lands.

Treatment

Treatment guidance identifies actions to preserve the historic land uses of the district.

Maintain select home sites and farmsteads to preserve cultural resources and provide educational and interpretative opportunities—Adair Farm and Cemetery and Taylor House, Parker-Hickman Farm, Jones Farm, Erbie Church, and Erbie House.

Maintain Reavis Cabin to preserve cultural resources and provide spaces for the NPS uses.

Continue to lease fields for agricultural use.

Continue to provide opportunities for interpretive and recreational visitor uses.

Table 3-3. Land Use Contributing Features

Feature	Description	CLI Feature ID Number	FMSS Number	LCS Structure Number	CRIS ID	Condition	Contributing/ Non-Contributing
Erbie Rural Historic District Open Fields/Pasture	Leasing and continued use of historic fields for agricultural production.	140606	N/A	N/A	N/A	Varies	Contributing
Farmer Farmstead Fields	Continued use of historic fields for agricultural production.	140606	N/A	N/A	N/A	Varies	Contributing
Huchingson House and Farm Fields	Continued use of historic fields for agricultural production.	140606	N/A	N/A	N/A	Varies	Contributing
Jones Farm Fields	Continued use of historic fields for agricultural production.	140606	70751	N/A	N/A	Varies	Contributing
Lane Fields	Continued use of historic fields for agricultural production.	140606	N/A	N/A	N/A	Varies	Contributing
Parker-Hickman Orchard, Garden, and Fields	Continued use of historic fields for agricultural production.	134580	70544	N/A	N/A	Varies	Contributing
Reavis Cabin Field	Continued use of historic fields for agricultural production.	140606	72835	N/A	N/A	Varies	Contributing
Erbie Rural Historic District Recreational Visitor Uses	Erbie Campground, Erbie Boat Launch, Horse Camp, and Cecil Cove Trailhead.	140608	N/A	N/A	N/A	Varies	Non-Contributing

3.6 NPS, *Erbie CLI,* 31.

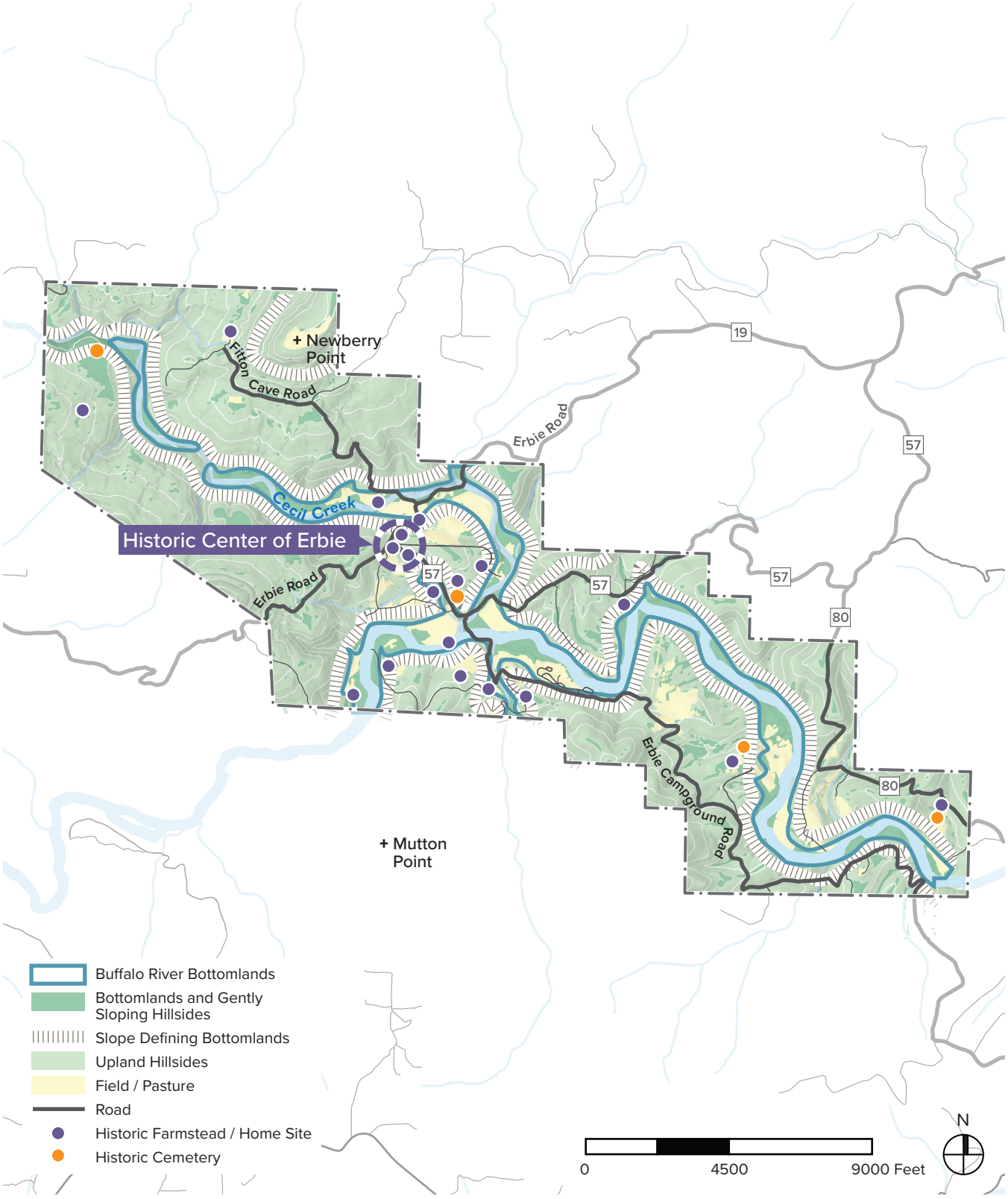


Figure 3-8. Spatial Organization (source: Mundus Bishop, 2023).

Spatial Organization and Cluster Arrangement

Existing Condition and Analysis

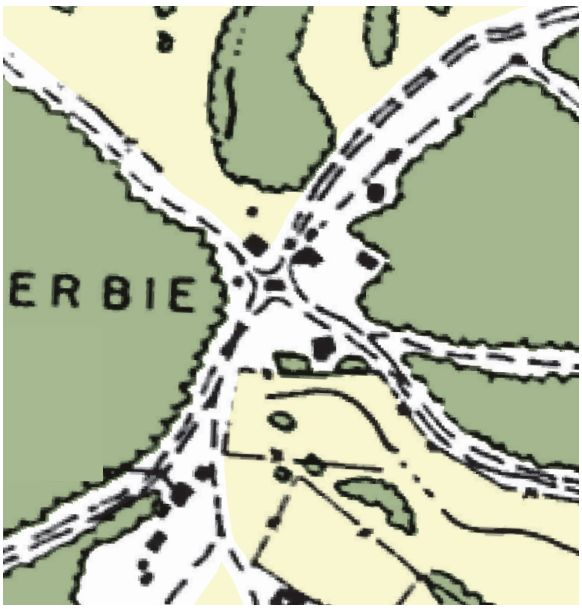
The spatial organization and cluster arrangement of Erbie Rural Historic District retains integrity and contributes to the significance of the district. The district remains in its original location set within the valley of Buffalo River defined by bottomlands, steep slopes, and bluffs. The district retains original clusters of development (center of Erbie, home sites, and farmsteads) surrounded by forest.

The historic spatial organization and cluster arrangement of Erbie has been modified by the removal of home sites and farmsteads, the removal of buildings that formed the center of the community, encroachment of vegetation into areas of historic fields and development, and through the introduction of visitor use areas—Erbie Campground, Cavers Camp, and Horse Camp.

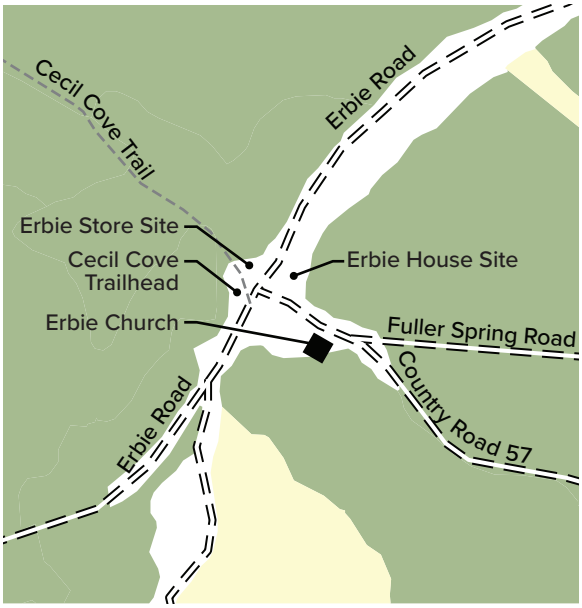
Buffalo River bisects the district from east to west with relatively flat bottomlands paralleling the river. Gentle hillsides and steep slopes define the bottomlands and rise to bluffs and mountains over 2,000 feet in elevation. Tributaries north and south of Buffalo River bisect the hillsides defining the bottomlands of the river to create narrow valleys.

The historic center of Erbie is set at the junction of Erbie Road and County Road 57 above the confluence of Cove Creek and Buffalo River. The historic center of Erbie is modified by the removal of buildings and encroachment of vegetation.

Roads extend along hillsides from the historic center of Erbie to the north and south of Buffalo River and converge at low water crossings. Historic patterns of circulation remain.



Historic center of Erbie, period of significance.



Historic center of Erbie, 2023.

Figure 3-9. The historic center of Erbie remains at the intersection of Erbie Road and County Road 57. Spatial organization is modified by the removal of buildings and encroachment of forest in adjacent fields (source: Mundus Bishop, adapted from 1972 Division of Land Acquisition Map).

Historic farmsteads and home sites extend from the center of Erbie with open fields along bottomlands and gentle hillsides of tributary valleys. Farmsteads and home sites retain historic settings near roads on relatively flat sites or gentle hillsides with access to water (tributary or springs) and views to adjacent fields and surrounding ridgelines.

The spatial organization of farmsteads and home sites is modified by the removal of buildings and the encroachment of vegetation into historic clearings at buildings and agricultural fields. It is increasingly difficult to locate features and discern the historic arrangement, relationship, and orientation of the site as features continue to deteriorate and successional forest encroaches on the site.

Primary views from the district are to Buffalo River, bluffs, ridgelines, and mountain peaks, including Mutton Point to the south and Newberry Point to the north. Views are similar to the period of significance with modifications associated with the establishment of trees and mature vegetation in historically open clearings surrounding farmsteads and home sites and historically open fields.

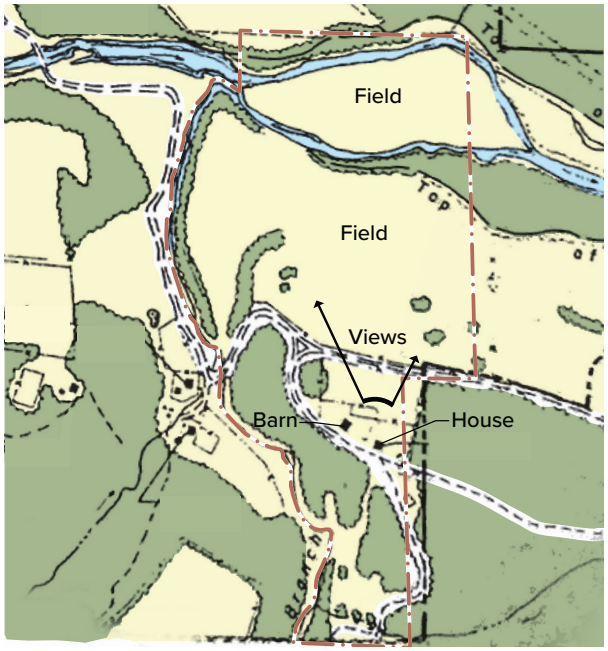


Figure 3-10. Farmsteads and home sites shared common elements of organization during the period of significance. This included setting in clearings near roads on relatively flat sites or gentle hillsides with access to water (tributary or springs) and views to adjacent fields and surrounding ridgelines. Lane House and Barn (above) illustrates this typical organization with its setting along Steward Spur Road with views across open fields to Buffalo River bottomlands and forested hillsides, 1971 (source: Mundus Bishop, adapted from 1972 Division of Land Acquisition Map).

Figure 3-11. Historic views across open fields to forested hillsides and Mutton Point remain at Jones Farm (source: Mundus Bishop, 2023).

Treatment

Treatment guidance identifies actions to preserve the spatial organization and cluster arrangement of the district.

Protect the steep hillsides, narrow tributary valleys, and bottomlands that define the spatial organization of the district. Protect the topography and natural landforms of the district.

Preserve and maintain the historic composition of open fields and clusters of development defined by forested hillsides.[3.7] Preserve the arrangement of home sites, farmsteads, and cemeteries as distinct areas of development set along narrow roads following the topography of the distinct.

Consider vegetation management to clear and thin vegetation where successional vegetation encroaches into historic clearings at buildings, agricultural fields, cemeteries, and the historic center of Erbie to maintain and reveal historic spaces.

Protect views and relationships from historic home sites, farmsteads, and cemeteries to Buffalo River, and its steep hillsides, ridgelines, and topographic highpoints including Mutton Point to the south and Newberry Point to the north.

Selectively prune, limb, and/or remove vegetation to repair historic views to Buffalo River, hillsides, ridgelines, and mountain peaks from home sites, farmsteads, and cemeteries.

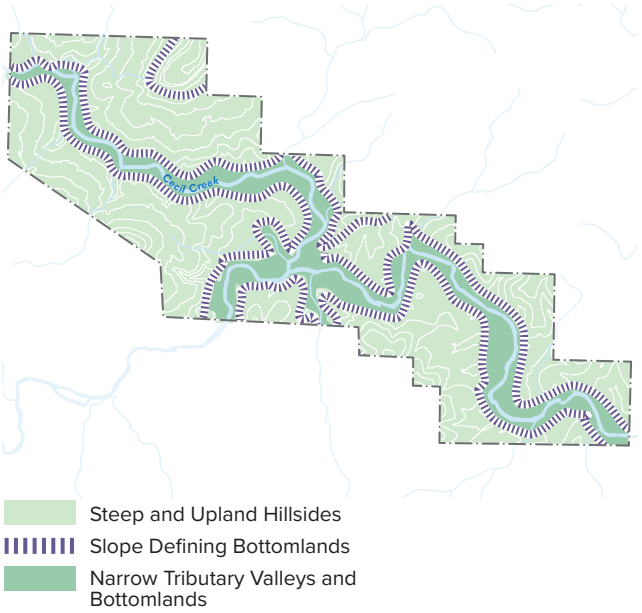


Figure 3-12. Protect the ridgelines, steep hillsides, narrow tributary valleys, and bottomlands that define the spatial organization of the district (source: Mundus Bishop, 2023).

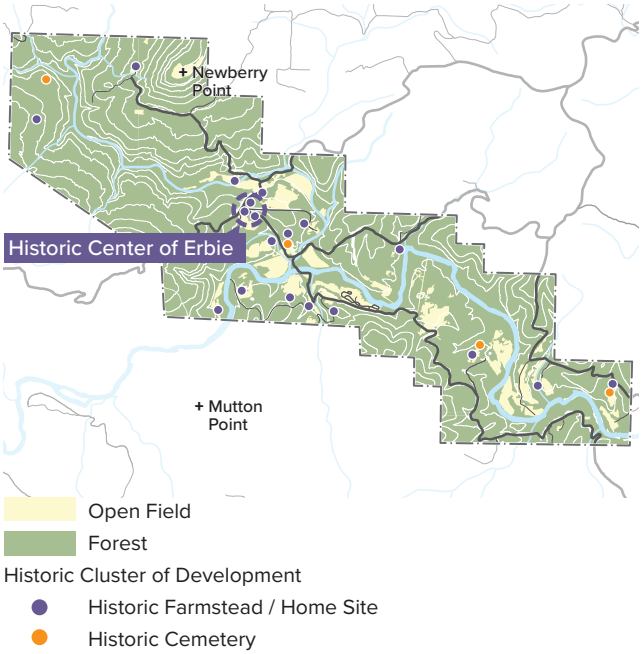


Figure 3-13. Preserve and maintain the historic composition of open fields and clusters of development defined by forest (source: Mundus Bishop, 2023).

3.7 This includes fields that are currently open and/or leased for agricultural use.

Table 3-4. Spatial Organization Contributing Features

Feature	Description	Feature ID Number	FMSS Number	LCS Structure Number	CRIS ID	Condition	Contributing / Non-Contributing
Erbie Rural Historic District Organization within Buffalo River Valley	Organization of the historic center of the community, cemeteries, farmsteads, and homesites within Buffalo River valley.	N/A	70038	N/A	N/A	Varies	Contributing
Erbie Rural Historic District Views	Primary views from the district are to Buffalo River, bluffs, ridgelines, and mountain peaks, including Mutton Point to the south and Newberry Point to the north.	140606	N/A	N/A	N/A	Varies	Contributing
Adair Farm and Cemetery and Taylor House Site	Setting above Buffalo River bottomlands, views to forested hillsides, and relationships to Adair Field Access Road, Old River Trail, and Buffalo River Trail.	140800	80027	ER-Taylor	498282	Varies	Contributing
Angle House Site	Setting on the edge of an open field in a small valley and relationships to an unnamed tributary and road trace.	140812	N/A	N/A	N/A	Varies	Contributing
Cherry Grove Cemetery	Setting on a bluff, views to forested hillsides, and relationship to Cherry Grove Cemetery Road.	N/A	N/A	CEM-20	61513	Varies	Contributing
Erbie Church Site	Setting at the intersection of Erbie Road and County Road 57, sloping topography, and views to the church from Erbie Road and County Road 57.	N/A	70732	B4-74HB-34	61551	Varies	Contributing
Erbie Store Site	Setting at the intersection of Erbie Road and County Road 57 and relationships to Erbie Church, Erbie Road, and County Road 57.	140798	N/A	ER-Ruins-3	498286	Varies	Contributing
Erbie House Site	Setting at the intersection of Erbie Road and County Road 57 and relationships to Erbie Church, Erbie Road, and County Road 57.	140806	70521	ER-Ruins-2	498287	Varies	Contributing
Farmer Farmstead	Setting with Buffalo River bottomlands and relationships to Old River Trail, Goat Bluff Trail, Farmer Trail.	N/A	70681	N/A	N/A	Varies	Contributing
Fuller House Site	Setting on a rise with views to the valley of Cove Creek and relationships to Fuller Spring Road.	140808	N/A	4-75HB-35	498279	Varies	Contributing
Hickman House Site	Setting on a bluff with views to forested hillsides and relationship to Cherry Grove Cemetery Road.	N/A	N/A	4-86HB-46	498271	Varies	Contributing
Huchingson House and Farm Site	Setting on a rise and relationships to Cecil Cove Trail and Fitton Cave Road.	N/A	N/A	4-71HB-31	498234	Varies	Contributing
Jones Cemetery	Relationship to Cecil Cove Trail.	N/A	80021	N/A	N/A	Varies	Contributing

Table 3-4. Spatial Organization Contributing Features (continued)

Feature	Description	Feature ID Number	FMSS Number	LCS Structure Number	CRIS ID	Condition	Contributing / Non-Contributing
Jones Farm	Setting within the bottomlands of Buffalo River, views to Mutton Point, and relationships to County Road 57, Cove Creek, Buffalo River, and Mutton Point.	N/A	70751	N/A	N/A	Varies	Contributing
Lane House Site	Setting on a hillside above Buffalo River, views to the valley and surrounding ridgelines, and relationship to Steward Spur Road.	140796	N/A	N/A	N/A	Varies	Contributing
McFadin House Site and Cemetery	Setting on a gently sloping hillside, views across Buffalo River bottomlands to forested hillsides, relationship to County Road 80 and Old River Trail.	140814	80035	ER-McFadin-1	498289	Varies	Contributing
Mueller House Site	Setting on a steep hillside above Buffalo River and unnamed tributary and relationship to County Road 80.	N/A	N/A	N/A	N/A	N/A	Contributing
Parker-Hickman Farm	Setting within the bottomlands of a narrow valley created by Webb Branch and an unnamed tributary, views across open fields to forested hillsides, and relationships to Erbie Campground Road, Cherry Grove Cemetery Road, and Buffalo River Trail.	134586	70544	N/A	N/A	Varies	Contributing
Reavis Cabin Site	Setting above the bottomlands of the valley at the base of Newberry Point and relationships to Newberry Point, Cecil Cove, and Fitton Cave Road.	N/A	72835	N/A	N/A	Varies	Contributing
Tinsley Farm Site	Setting within the bottomlands of Cecil Creek, views to Cecil Creek, and relationships to Cecil Creek and Erbie Road.	140802	N/A	N/A	N/A	Varies	Contributing
Young Cemetery	Setting on a hillside above Jones Farm, views to Mutton Point, and relationships to County Road 57, Cove Creek, Buffalo River, and Mutton Point.	N/A	80030	CEM-22	61515	Varies	Contributing

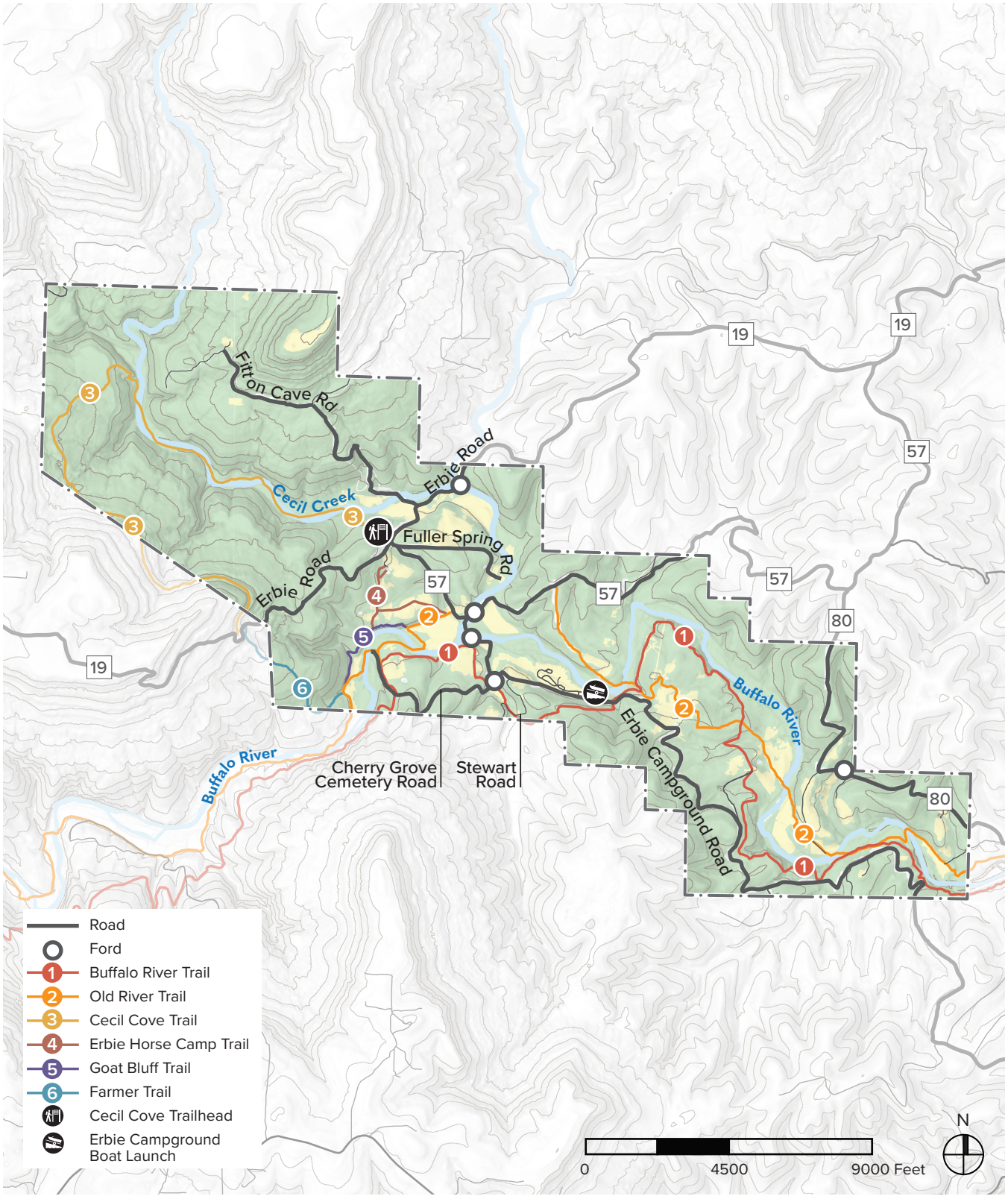


Figure 3-14. Circulation (source: Mundus Bishop, 2023).

Circulation

Existing Condition and Analysis

The overall hierarchy and alignment of circulation present within Erbie Rural Historic District remains similar to the period of significance and contributes to its significance. Modifications to circulation features are primarily associated with decreased travel, removal of historic features, and changes in use to support park visitation and operations (i.e., maintaining historic roads as trails and providing visitor use areas—parking, trailheads, boat launch, and campground loops).

Erbie Rural Historic District circulation includes a hierarchy of roads and trails. Water access is provided at Erbie Campground Boat Launch.

Primary roads include Erbie Road, Erbie Campground Road, Fitton Cave Road, Country Road 80, County Road 57, Cherry Grove Cemetery Road, and Fuller Spring Road. Secondary roads provide access to historic home sites and farmsteads. Visitor parking is provided at Cecil Cove Trailhead, Parker-Hickman Farm, Cavers Camp, Horse Camp, Erbie Church, and Erbie Campground.

Buffalo River Trail and Old River Trail parallel Buffalo River and provide continuous east-west access through the district.

Road Existing Condition and Analysis

Maintained gravel surface roads provide vehicular access to and through Erbie Rural Historic District. This includes Erbie Road, County Road 57, County Road 80, Fitton Cave Road, and Fuller Spring Road north of the river and Erbie Campground Road south of the river. Vehicular low water crossings of Buffalo River, Cove Creek, and unnamed tributaries are seasonal. Primary low water crossings include Buffalo River ford at the western terminus of Erbie Campground Road (north of the Parker-Hickman Farm) and Cove Creek ford along Erbie Road (north of Cavers Camp).

Secondary vehicular access includes gravel surface roads to farmsteads and home sites. Road conditions

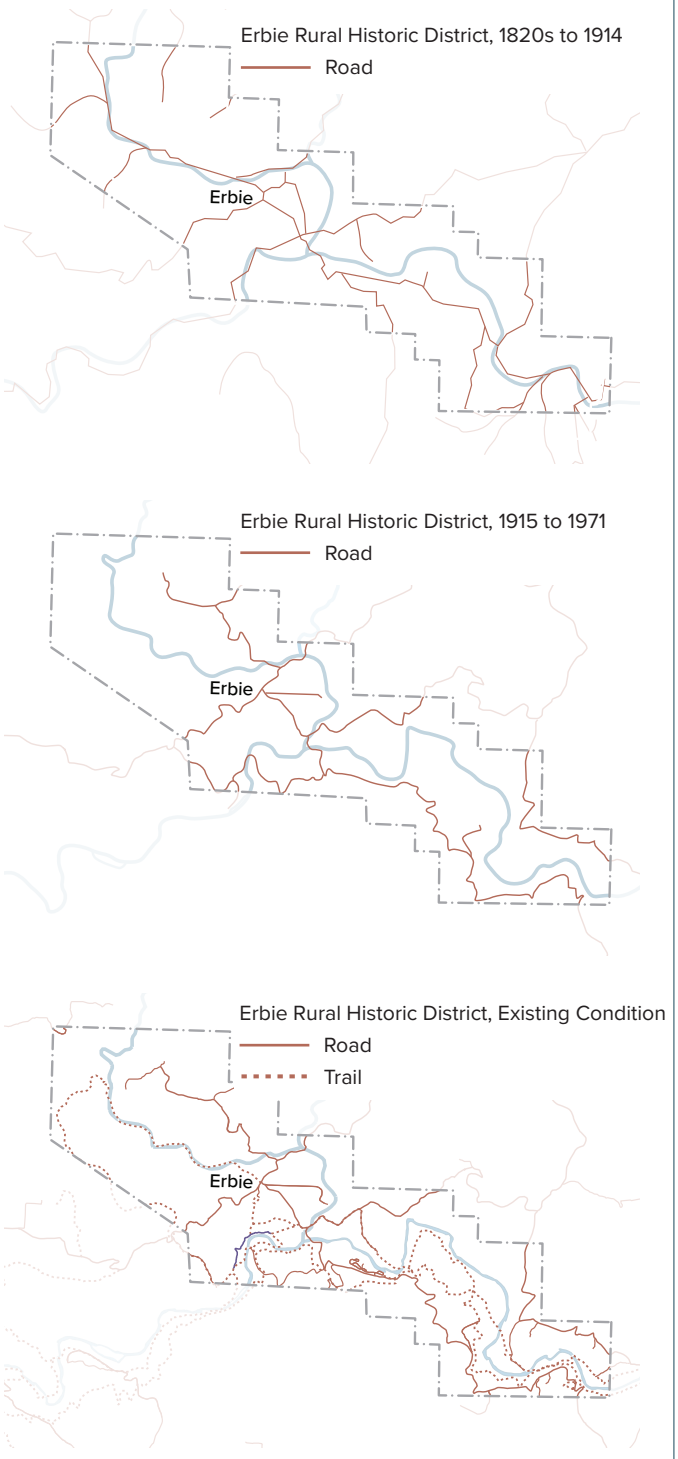


Figure 3-15. The arrangement of circulation features remains similar to the period of significance. Circulation is modified by decreased use, removal of features, and changes in use to support park visitation and operations (source: Mundus Bishop, 2023).

vary and range from narrow gravel roads in fair condition to two-track traces and road remnants.

The hierarchy and alignments of roads remain similar to the period of significance and contribute to the significance of the district. Modifications to historic features are primarily associated with decreased travel. Non-extant features from the period of significance include secondary access roads to home sites and the Swinging Bridge across Buffalo River. Erbie residents built the bridge in the late 1930s and the NPS dismantled remnants of the bridge in 1986. The location of the historic bridge is marked by an iron axle shaft driven into bedrock south of the river and a decayed A-frame north of the river.[3.8] [3.9]

Road Treatment

Treatment guidance identifies actions to preserve and repair contributing routes, protect resources, and enhance NPS and visitor use.

Preserve the district's hierarchy of circulation routes.

Preserve the alignments, narrow widths (10' to 12') and clearing of vegetation, overhead tree canopies, and rugged experience of historic roads. Allow modifications for safety and accessibility. Repair road crowns and drainage swales to ensure positive drainage and prevent erosion.

Repair and maintain Fuller Spring Road, Fitton Cave Road, Cherry Grove Cemetery Road, and the road to Adair Farm and Cemetery and Taylor House Site as primitive routes for administrative and visitor access.

Allow paving of segments of Erbie Campground Road (east of Erbie Campground Launch) to accommodate higher volumes of traffic and increase safety and accessibility. Maintain the historic alignment, narrow width, and rugged character of the road.

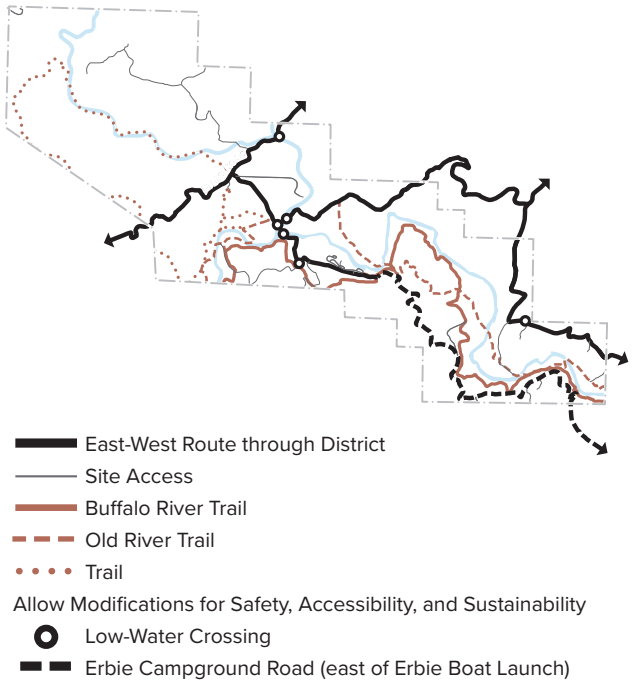


Figure 3-16. Circulation Treatment Guidance (source: Mundus Bishop, 2023).

Allow roads that are no longer used to revert to natural conditions.

Maintain low-water crossings. Repair and improve for safe and sustainable access throughout the district. Allow articulated concrete block mats at low points and low water crossing approaches to prevent erosion and provide stability.

Retain the iron axle shaft driven into a bedrock ledge south of Buffalo River and the decayed A-frame north of Buffalo River.

Allow improvements at Erbie Boat Launch to provide ABAAS accessible parking, routes, and water access.

3.8 NPS, *2004 NRHP*, 6.

3.9 The location of the iron axle shaft south of the river was verified in Fall 2022. The A-frame north of the river was not located in Fall 2022.

Figure 3-17. Preserve the historic alignments, narrow widths, and rugged character of the district's roads. Top image: Erbie Road near Cavers Camp; Center Image: Fuller Spring Road; Bottom Image: Steward Road near Lane House (sources: Mundus Bishop, 2022).

Figure 3-18. Preserve the district's hierarchy of circulation routes, including access to home sites, farmsteads, and cemeteries (source: Jones Farm access road, Mundus Bishop, 2022).

Figure 3-19. Allow articulated concrete block mats at low points and low water crossings to prevent erosion and provide stability. Webb Branch crossing at Parker-Hickman Farm (source: Mundus Bishop, 2022).

Figure 3-20. Preserve the iron axle shaft marking the location of Swinging Bridge (source: Mundus Bishop, 2022).

Trail Existing Condition and Analysis

Buffalo River Trail and Old River Trail parallel Buffalo River as continuous routes through the district. Buffalo River Trail is a narrow hiking trail south of Buffalo River.

Old River Trail is open to hiking and equestrian use. Cecil Cove Trail, a hiking and equestrian trail, forms a loop from a trailhead at the historic center of Erbie. Cecil Cove Trail is impacted by landslides.

Trails from the period of significance are undocumented. Buffalo River Trail, Old River Trail, Cecil Cove Trail, and other routes may follow historic road and trail alignments.

Trails Treatment

Treatment guidance identifies actions to preserve and repair trails, protect resources, and enhance NPS and visitor use.

Maintain the alignment, narrow width, and rugged character of Buffalo River Trail, Old River Trail, Cecil Cove Trail, and Goat Bluff Trail.

Continue to preserve historic roads as trails with defined treads providing access to home sites, farmsteads, cemeteries, and visitor amenities throughout the district.

Provide ABAAS parking and accessible routes to visitor amenities (e.g. interpretation, vault toilets, boat launch, etc.) at Erbie Campground and Launch, Parker-Hickman Farm, Erbie Church, Cavers Camp, Horse Camp, and Cecil Cove Trailhead.

Consider signage along trails for wayfinding, interpretation, and to indicate the site of home sites, farmsteads, and cemeteries. Ensure signage does not detract from the setting.

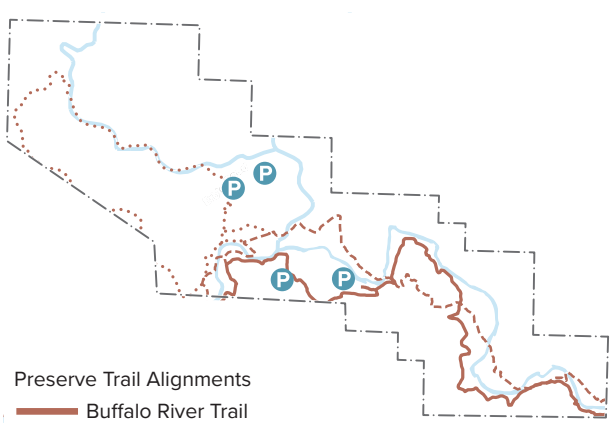


Figure 3-21. Preserve and repair trails, protect resources, and enhance NPS and visitor use (source: Mundus Bishop, 2023).

Figure 3-22. Maintain the alignment, narrow widths, and rugged character of Buffalo River Trail (source: Mundus Bishop, 2022).

Figure 3-23. Preserve defined access to Jones Cemetery and home sites, farmsteads, cemeteries, and visitor use areas (source: Mundus Bishop, 2022).

Table 3-5. Circulation Contributing Features

Feature	Description	Feature ID Number	FMSS Number	LCS Structure Number	CRIS ID	Condition	Contributing / Non-Contributing
Buffalo River Trail	37-mile natural surface hiking trail from Boxley to Pruit.	N/A	74561	N/A	71347	Varies	Non-Contributing
Cecil Cove Trail	Natural surface hiking and equestrian trail (5 miles +/-). Portions of the route follow a historic wagon route along Cecil Creek.	N/A	74566	N/A	74566	Varies	Non-Contributing
County Road 57	Single lane (10' to 12' +/- wide) gravel surface road with natural surface shoulders allowing for two-way vehicular travel.	140610	N/A	N/A	N/A	Varies	Contributing
County Road 80	Single lane (10' to 12' +/- wide) gravel surface road with natural surface shoulders allowing for two-way vehicular travel.	140610	71140	N/A	N/A	Varies	Contributing
Erbie Campground Road	Single lane (10' to 12' +/- wide) gravel surface road with natural surface shoulders allowing for two-way vehicular travel.	140610	71112	N/A	N/A	Varies	Contributing
Erbie Horse Camp Trails	Natural surface hiking and equestrian trail (1 mile +/- in length).	N/A	74569	N/A	74569	Varies	Non-Contributing
Erbie Road	Single lane (10' to 12' +/- wide) gravel surface road with natural surface shoulders allowing for two-way vehicular travel.	140610	71110	N/A	N/A	Varies	Contributing
Farmer Trail	Natural surface primitive trail (1 mile +/- in length).	N/A	74567	N/A	74567	Varies	Non-Contributing
Fitton Cave Road	Single lane (10' to 12' +/- wide) gravel surface road with natural surface shoulders allowing for two-way vehicular travel.	140610	107374	N/A	N/A	Varies	Contributing
Fords across Buffalo River	Low water crossings throughout the district.	140612	N/A	N/A	N/A	Varies	Contributing
Goat Bluff Trail	Natural surface hiking trail (0.07 mile +/- in length).	N/A	74568	N/A	74568	Varies	Non-Contributing
Old River Trail	Natural surface hiking trail parallel to Buffalo River.	N/A	74563	N/A	74563	Varies	Non-Contributing
Parker-Hickman Roads	Single lane natural surface farm roads.	134578	N/A	N/A	N/A	N/A	Contributing
Parking Areas	Visitor parking at Cecil Cove Trailhead, Parker-Hickman Farm, and Erbie Campground.	N/A	256475	N/A	N/A	Varies	Non-Contributing
Secondary Roads	Gravel roads leading to home sites, farmsteads, outbuildings, and Cherry Grove Cemetery. Roads vary in use and condition.	140614	N/A	N/A	N/A	Varies	Contributing
Swinging Bridge Site	Site of historic swinging bridge marked by an iron axle shaft south of Buffalo River and decayed A-frame north of Buffalo River.	N/A	N/A	ER-Bridge	498291	Good	Contributing

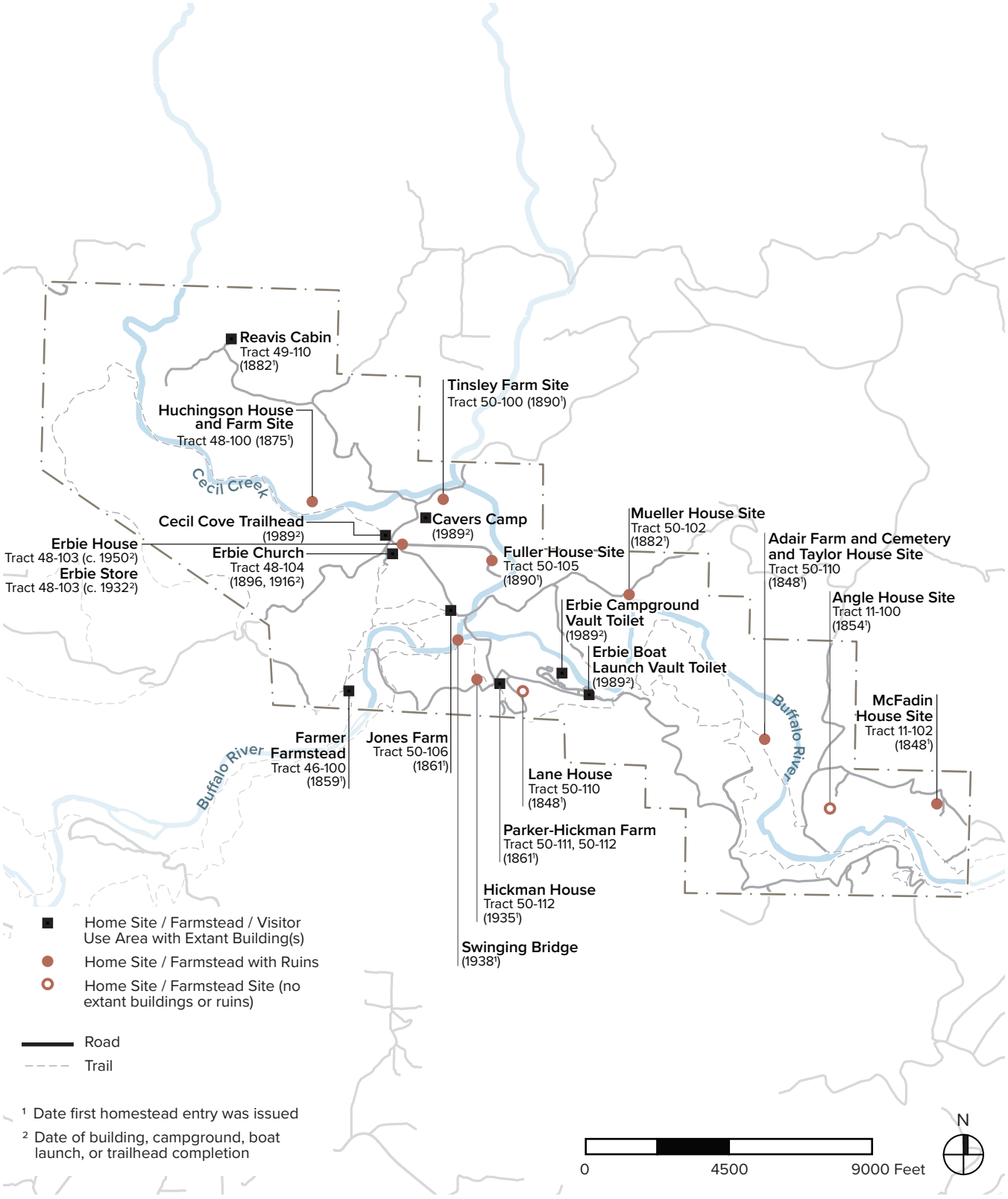


Figure 3-24. Buildings and Structures (source: Mundus Bishop, 2023).

Buildings and Structures

Existing Condition and Analysis[3.10]

Buildings and structures were built within Erbie Rural Historic District during the period of significance for dwelling and agricultural uses. Residents depended on readily available local materials and frequently reused materials from abandoned buildings. Extant buildings and structures, along with their configuration and orientation, contribute to the significance of the district. Extant construction and materials remain similar to the period of significance. The overall arrangement of buildings retains integrity but is modified by the removal of buildings and structures from the period of significance.

The district includes buildings and structures associated with the origins and evolution of Erbie. Buildings and structures are categorized as follows.

- **Extant:** building or structure possesses original design or structural integrity. Sites with extant buildings and structures include Parker-Hickman Farm, Jones Farm, Farmer Farmstead, Erbie Church, and Reavis Cabin.
- **Ruins:** building or structure no longer possesses original design or structural integrity. Sites with ruins include McFadin House Site, Adair Farm and Taylor House Site, Erbie House and Store Site, Fuller House Site, Tinsley Farm Site, Huchingson House and Farm Site, and Swinging Bridge Site.
- **Non-extant:** no building, structure, or materials remain. Sites with non-extant buildings and structures include Lane House and Hickman House.

Extant buildings added after the period of significance include vault toilets at Erbie Campground, Erbie Boat Launch, Cavers Camp, and Cecil Cove Trailhead. These buildings do not contribute to the cultural landscape.

3.10 Extant buildings and ruins associated with the period of significance are documented by site in Chapter 4.

Figure 3-25. Extant house, barns, and outbuildings at Parker-Hickman Farm (source: Mundus Bishop, 2022).

Figure 3-26. Ruins at McFadin House Site (source: Mundus Bishop, 2022).

Figure 3-27. Site of non-extant buildings and structures at Lane House Site (source: Mundus Bishop, 2022).

Figure 3-28. Extant non-contributing Erbie Campground Vault Toilet (source: Mundus Bishop, 2022).

Treatment

Treatment guidance identifies actions to preserve and repair historic buildings, patterns, and relationships.

Monitor buildings and structures annually. Document condition and management decisions. Consider conducting a building and structure management plan with guidance for their treatment including extant features and ruins.

Educate visitors in 'Leave No Trace' ethics to minimize or avoid impacts to contributing buildings and structures, ruins, and sites.

Preserve buildings and structures at Parker-Hickman Farm, Jones Farm, Erbie Church, and Reavis Cabin. Complete historic structure reports (HSRs) for extant buildings at these sites. Continue to implement preservation maintenance, ensure positive drainage away from buildings and structures, and consider vegetation management to repair and maintain historic settings.

Preserve buildings and structures at Farmer Farmstead. Implement measures as needed to maintain integrity.

Preserve ruins. Identify stabilization and repair based on each feature's condition. Preservation approaches include protecting ruins from further damage (e.g., water and weather); stabilizing and repairing ruins to elongate their lifespan (ruins would not be repaired or restored for use); protecting buried ruins, below-grade features, and remnants; and marking and/or identifying building or structure footprints at the surface to better discern the patterns of a home site or farmstead.

Maintain non-contributing buildings to facilitate visitor use of the district—Erbie Boat Launch Vault Toilet, Erbie Campground Vault Toilet, Cavers Camp Vault Toilet, and Cecil Cove Vault Toilet.

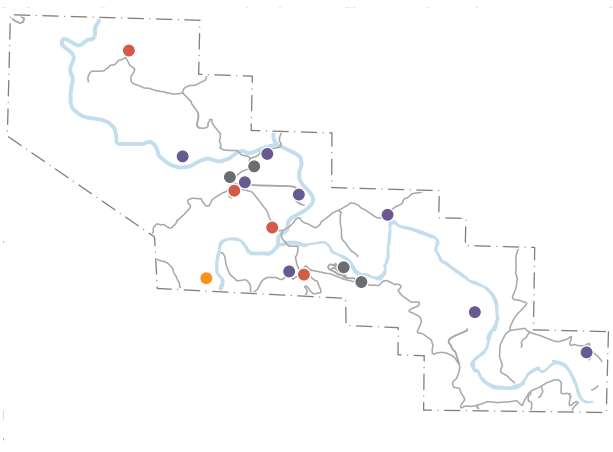


Figure 3-29. Preserve and repair historic buildings, patterns, and relationships (source: Mundus Bishop, 2023).

Table 3-6. Buildings and Structures Contributing Features

Feature	Feature ID Number	FMSS Number	LCS Structure Number	CRIS ID	Contributing / Non-Contributing
Cavers Camp Vault Toilet	N/A	82452	N/A	N/A	Non-Contributing
Erbie Boat Launch Vault Toilet	N/A	N/A	N/A	N/A	Non-Contributing
Erbie Campground Vault Toilet	N/A	70675, 70677	B4-74HB-34	N/A	Non-Contributing
Erbie Church	N/A	70732	B4-74HB-34	61551	Contributing
Farmer Farmstead Barn	140628	70690	4-64HB-24	61557	Contributing
Farmer Farmstead Cabin	N/A	70699	4-63HB-23	61556	Contributing
Farmer Farmstead Feedhouse	N/A	70696	4-66HB-26	61559	Contributing
Farmer Farmstead J.W. Farmer House	140658	70681	4-62HB-22	61555	Contributing
Farmer Farmstead Privy	N/A	N/A	4-68HB-28	498274	Contributing
Farmer Farmstead Smokehouse	140634	N/A	4-65HB-25	61558	Contributing
Farmer Farmstead Springhouse Ruins	N/A	N/A	4-67HB-27	498273	Contributing
Jones Farm Barn	N/A	70759	B4-78H	23237	Contributing
Jones Farm Cattle Shed	N/A	70764	ER-15	503937	Contributing
Jones Farm Cistern and Well	N/A	N/A	ER-RJ-1	503935	Contributing
Jones Farm House	N/A	70755	B4-77H	23208	Contributing
Jones Farm Pumphouse	N/A	70762	B4-80H	23236	Contributing
Jones Farm Smokehouse	N/A	70761	B4-29H	23238	Contributing
Jones Farm Springhouse	N/A	70762	B4-80H	23236	Contributing
Jones Farm Stock Pond & Dam	140748	N/A	4-84HB-44	504147	Contributing
McFadin House Site Ruins	140674	N/A	ER-McFadin-1	498289	Contributing
Mueller Home Site Ruins	N/A	N/A	N/A	N/A	Contributing
Parker-Hickman Board Barn (Pole Barn)	N/A	70591	B4-54H	23209	Contributing
Parker-Hickman Chicken Shed	N/A	70559	B4-51H	N/A	Contributing
Parker-Hickman Corn Crib	N/A	70579	ER-7	60629	Contributing
Parker-Hickman Farm Feeders and Fences	134576	55046	ER-4	23233	Contributing
Parker-Hickman Log Barn	N/A	70581	B4-55H	23211	Contributing
Parker-Hickman Log House	N/A	70547	B4-56H	60760	Contributing
Parker-Hickman Machine Shed	N/A	70605	ER-6	23210	Contributing
Parker-Hickman Smokehouse	N/A	70594	B4-57H	23212	Contributing
Parker-Hickman Stock Pen and Loading Chute	N/A	N/A	B4-54H-B	405968	Contributing

Table 3-6. Buildings and Structures Contributing Features (continued)

Feature	Feature ID Number	FMSS Number	LCS Structure Number	CRIS ID	Contributing / Non-Contributing
Parker-Hickman WPA Privy	N/A	70600	B4-58H	23213	Contributing
Reavis Cabin - John Reavis House	N/A	70517	B4-45H	61562	Contributing
Reavis Cabin - John Reavis Well & Cistern	140752	N/A	ER-Reavis-1	498221	Contributing
Reavis Cabin Springbox	N/A	N/A	N/A	498223	Contributing
Tinsley Farm Barn Foundation	N/A	N/A	ER-Tinsley-1	486414	Contributing
Tinsley Farm Milkhouse Foundation	N/A	N/A	ER-Tinsley-2	486416	Contributing
Tinsley Farm Spring Box Foundation	N/A	N/A	ER-Tinsley-3	486418	Contributing

4

Existing Condition, Analysis, and Treatment

Cemeteries, Farmsteads, and Home Sites

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Introduction

This chapter presents the existing condition of Erbie Rural Historic District, and provides treatment guidance to inform planning and design of cemeteries, home sites, and farmsteads within the district.[4.1]

This assessment of cemeteries, home sites, and farmsteads was undertaken to understand the district as a whole; to identify and document qualities that contribute to its historic character; and to identify individual features that contribute to its significance. Site investigations documented the existing condition of the district. Existing condition is evaluated using the following criteria.

- **Good**—Those features of the landscape that do not require treatment. Only minor or routine maintenance is needed at this time.
- **Fair**—Some deterioration, decline, or damage is noticeable; the feature may require immediate intervention. If intervention is deferred, the feature will require extensive attention in a few years.
- **Poor**—Deterioration, decline, or damage is serious; the feature is seriously deteriorated, damaged, or presents a hazardous condition. Due to the level of deterioration, damage, or danger, the feature requires extensive and immediate attention.

This document evaluates cemeteries, home sites, and farmsteads according to relevant landscape characteristics that include tangible and intangible aspects. These landscape characteristics collectively create the historic character of the district and aid in understanding its cultural significance. The following landscape characteristics are included.

- **Spatial Organization, Topography, and Views** are the arrangement of elements creating the ground, vertical, and overhead planes that define and create space, including topography, buildings, and vegetation. Topography is the three-dimensional configuration of the landscape surface. Views are features that create or allow a range of vision that can be natural or designed and controlled.
- **Circulation** are features and materials that constitute systems of movement.
- **Buildings and Structures** are three-dimensional man-made constructs.
- **Small Scale Features** are human-scaled elements that provide detail and function.

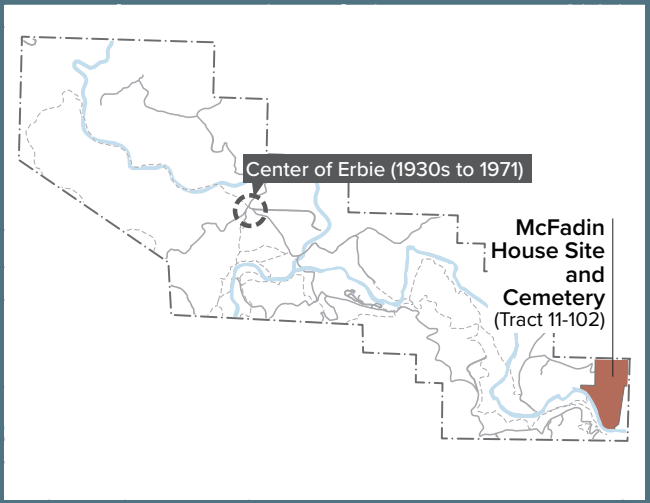
4.1 United States Department of Interior, National Park Service. *The Secretary of the Interior's Standards for Treatment of Historic Properties with Guidelines for the Treatment of Cultural Landscapes*. (Washington, DC: Cultural Resource Stewardship and Partnerships, 1996).

McFadin House Site and Cemetery

Introduction

McFadin House Site and Cemetery (Tract 11-102) is set above Buffalo River bottomlands along County Road 80. The tract encompasses portions of five original homestead entries issued from 1854 to 1890. The "McFadin" name and extent of Tract 11-102 reflect the name of the tract owner and tract boundary at the time of NPS acquisition.

Extant features date to twentieth-century development and include remnant foundations, fence lines, and headstones. McFadin House Site and Cemetery contribute to the significance of Erbie Rural Historic District.



Chronology of Physical Development[4.1]

1880

McFadin Cemetery was established.

1891

Newton County tax records indicate J. Atchley owned the tract and site development included one dwelling.

1952

O.M. and Dora McFadin acquired the tract.

1967

O.M. and Dora McFadin moved to the tract.

1977

The NPS contracted an appraisal of Tract 11-102 to estimate a loss in fair market value. Documented improvements included a developed spring, woven wire and barbed wire fences, house, barn, native rock storage building, native rock reservoir, pump house, septic tank, propane tank, and frame privy.

After 1977

The NPS removed buildings and structures.

Table 4-1. McFadin House Site and Cemetery Contributing Features

Feature	Feature ID Number	FMSS Number	LCS Structure Number	CRIS ID	Contributing/ Non-Contributing
McFadin House Site and Cemetery	140814	80035	ER-McFadin-1	498289	Contributing
McFadin House Site Ruins	140674	N/A	ER-McFadin-1	498289	Contributing
McFadin Cemetery Stones	140814	80035	CEM-24	061517	Contributing

4.1 United States Department of the Interior, National Park Service. *Erbie Area Cultural Landscape Inventory.* (Harrison: Buffalo National River, 2010), 21; *Erbie—McFaden Property, Tract 11-102 Site #5*. Series II, Subseries B: Cultural Resource Management Records, 1843-2011, box 68, folder 017, Cultural Resource Management Records of Buffalo National River. (Buffalo National River Archives: Harrison, Arkansas), 1, 3; *Site Management-National Register—Non Boxley—O.M. McFadin Homesite # 11-102*. Series II, Subseries B: Historian's Working Files, 1843-2011, box 17, folder 012, Cultural Resource Management Records of Buffalo National River. (Buffalo National River Archives: Harrison, Arkansas), 9, 10.

Existing Condition and Analysis

Spatial Organization

Woven wire and barbed wire fences mark the historic locations of McFadin house, barn, and agricultural fields. The house site is set close to County Road 80 and Brisco Spring Branch on a gently sloping hillside with views across Buffalo River bottomlands to forested hillsides. The house is set prominently at the center of the site and was historically surrounded by outbuildings nearby to support residential and agricultural use. An uphill spring historically provided fresh water to the house.[4.2]

McFadin Cemetery is set south of the house site within a small clearing. A wood fence defines the 32'-0" by 18'-0" cemetery. Fieldstones mark at least five gravesites and native rock, placed in 1977, mark an additional seven gravesites.[4.3]

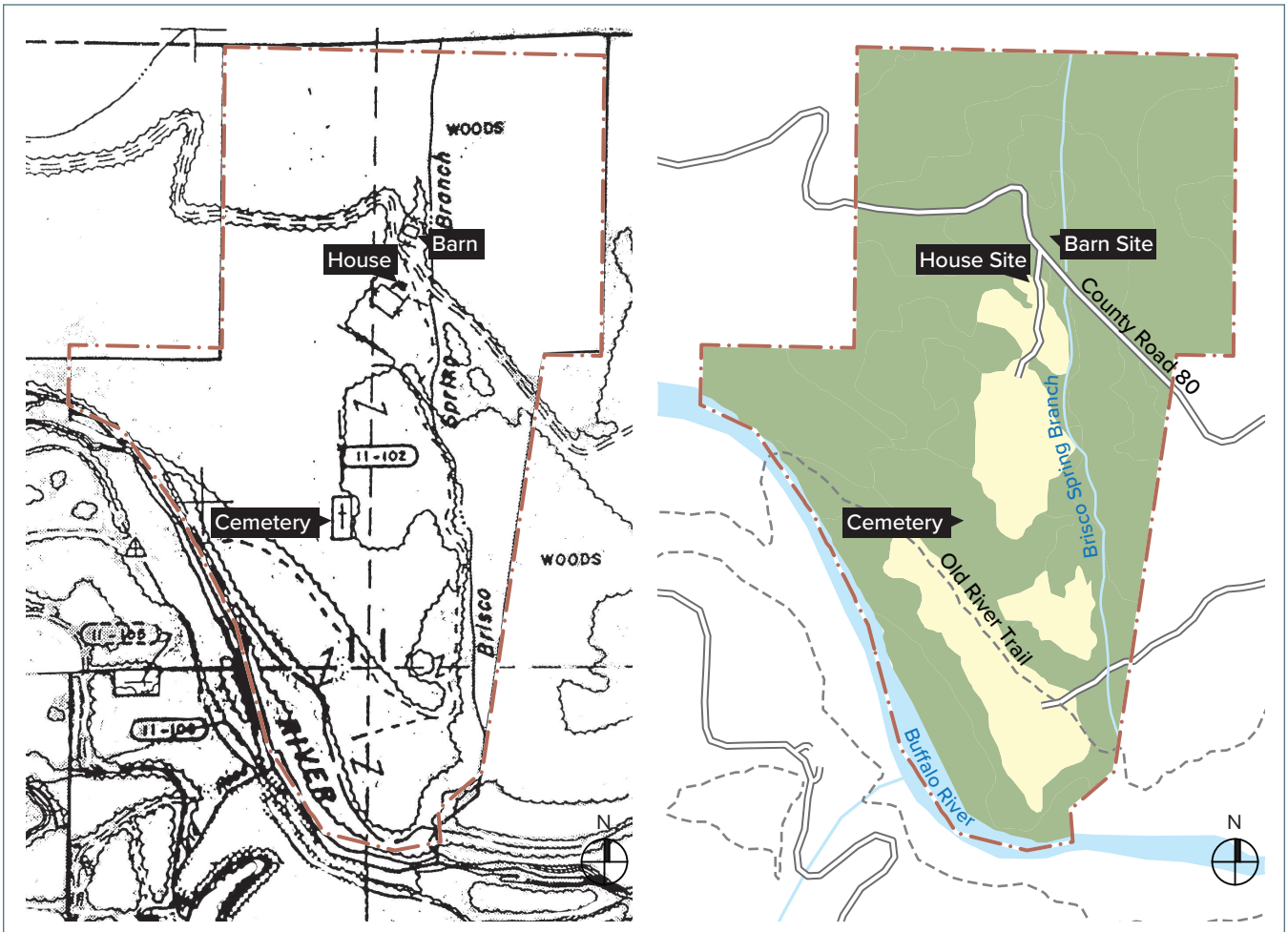


Figure 4-1. McFadin House Site and Cemetery: Spatial Organization, 1971 (left) and 2023 (right) (source: left - Mundus Bishop, adapted from 1972 Division of Land Acquisition Map; right - Mundus Bishop, 2023).

4.2 *Site Management-National Register—Non Boxley—O.M. McFadin Homesite # 11-102.*

4.3 NPS, Erbie CLI, 59; *Site Management-National Register—Non Boxley—O.M. McFadin Homesite # 11-102,* 10.

McFadin House Site and Cemetery retains historic settings on the edge of open fields and relationships to County Road 80 and natural features—forested ridgelines and Brisco Spring Branch. Spatial organization is modified by the removal of buildings after 1975 and encroachment of vegetation in historically open areas. It is increasingly difficult to locate features and discern the historic arrangement, relationship, and orientation of the site due to deterioration of features, forest encroachment, and overgrown successional vegetation.

Circulation

Circulation features include narrow, native surface roads to access roads and Old River Trail. Circulation features retain historic alignments.

Buildings and Structures

Documentation of McFadin House Site indicates historic development included a house, barn, native rock storage building, native rock reservoir, and pump house. These buildings and structures today exist as ruins or are non-extant.

Small Scale Features

Features include remnants of wood posts, barbed wire fences, wood fences, and gravesite markers—ledger stones, fieldstone markers, and footstones. Features vary in condition and contribute to the historic character of the district.

Treatment Guidance

Treatment guidance identifies actions to preserve features that contribute to the historic character of McFadin House Site and Cemetery.

Preserve the setting of McFadin House Site set on a gently sloping hillside with views across Buffalo River bottomlands to forested hillsides. Consider vegetation management to maintain an open clearing surrounding the house and views across Buffalo River bottomlands to forested hillsides.

Preserve the historic composition of open fields and forested hillsides. Consider selectively thinning young and mid-growth hardwood trees and selectively removing eastern red cedar where they encroach into historic fields. Maintain mature trees.

Repair the setting of McFadin Cemetery. Consider vegetation management to store and maintain an open clearing at the house site and views to forested hillsides and provide a defined route from the road to the cemetery.

Stabilize ruins for interpretation and visitor safety. Monitor and remove volunteer trees and understory vegetation from ruins. Consider vegetation management to reveal the foundation of McFadin House to the extent possible without damaging the foundation and to ensure positive drainage away from the foundation.

Retain contributing small scale features including wood posts, barbed wire fences, wood fences, and gravesite markers.

Preserve field roads and road traces.

Identify opportunities to pair cultural landscape management with quail habitat improvement.

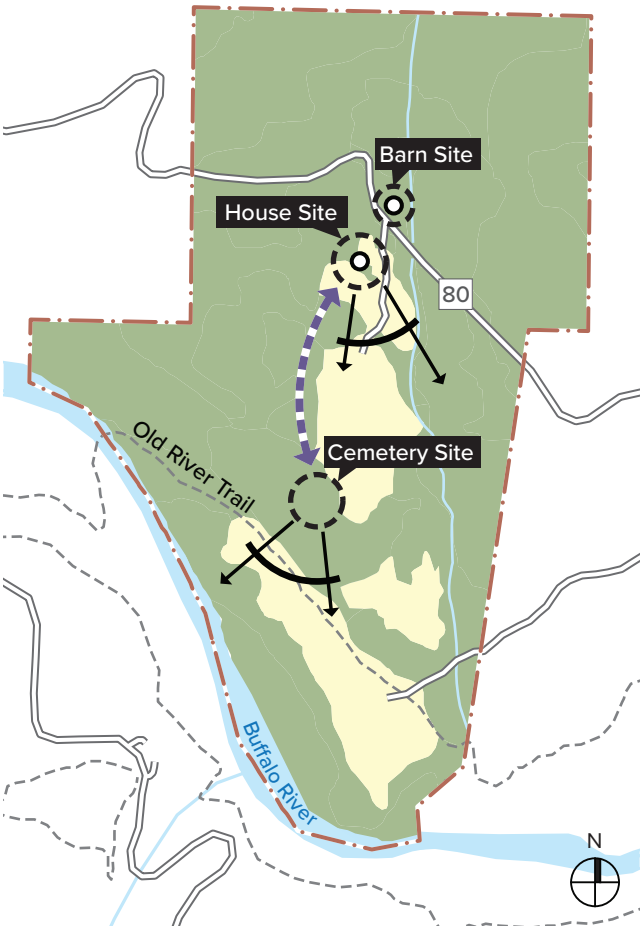


Figure 4-2. McFadin House Site and Cemetery Treatment Guidance: Preserve features that contribute to the historic character (source: Mundus Bishop, 2023).

Figure 4-3. McFadin House Site and Cemetery Treatment Guidance: Stabilize house foundations for interpretation and safety (source: Mundus Bishop, 2022).

Figure 4-4. McFadin Cemetery Treatment Guidance: Consider vegetation management to maintain clearings and repair views to forested hillsides. Retain contributing small scale features including wood fences and headstones and footstones (source: Mundus Bishop, 2022).

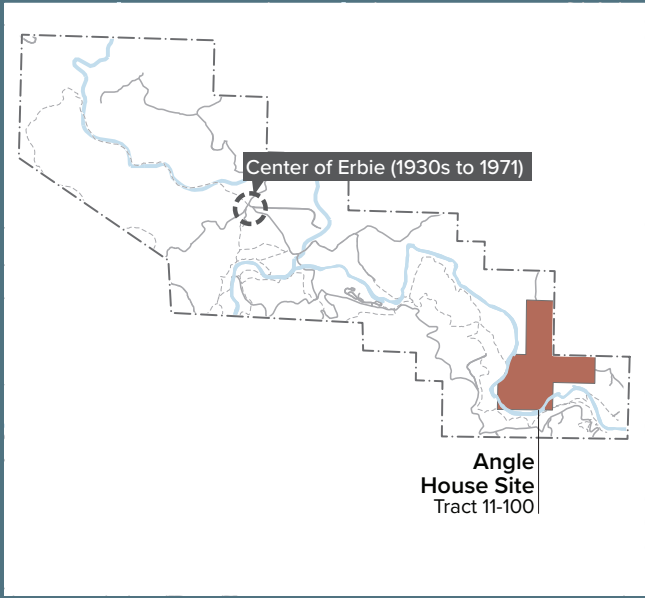
Figure 4-5. McFadin House Site and Cemetery Treatment Guidance: Preserve field roads and road traces (source: Mundus Bishop, 2022).

Angle House Site

Introduction

Angle House Site (Tract 11-100) is set at the edge of a field above Buffalo River bottomlands along an unnamed road trace accessed via County Road 80. The tract encompasses five original homestead entries issued between 1854 and 1904, including fields owned by early settler John Adair. The "Angle" name and present-day extent of Tract 11-100 reflect the name of the tract owner and tract boundary at the time of NPS acquisition.

Extant features date to twentieth-century development and include remnant foundations, fence lines, and a large field adjacent to the house site maintained as pasture. Angle House Site contributes to the significance of Erbie Rural Historic District.



Chronology of Physical Development[4.4]

Late 1800s

A log storage building was built.

1920s and 1930s

Two barns were built.

1947

James and Dorothy Shore acquired the tract from Hobart and Delsie Pruett.

1957

Thomas and Frieda Scott acquired the tract from James and Dorothy Shore.

1970

Jess and Venus Angle acquired the tract from Thomas and Frieda Scott.

1970s

Two steel charcoal kilns were built.

1977

The NPS contracted an appraisal of Tract 11-100 to estimate a loss in fair market value. Documented improvements included a frame house, two barns, log storage building, frame storage building, poultry house, scale house and school bus, scales, two charcoal kilns, water storage tank, three livestock surface ponds, one developed spring north of the house, exterior and interior cross fences (barbed wire, woven wire with barbed wire, and wood posts), two pastures north of the road, and six pasture south of the road.

After 1977

The NPS removed buildings and structures.

Table 4-2. Angle House Site Contributing Features

Feature	Feature ID Number	FMSS Number	LCS Structure Number	CRIS ID	Contributing / Non-Contributing
Angle House Site	140812	N/A	N/A	N/A	Contributing

4.4 *Tract 11-100 Angle, Jess W. [1 of 2]–Appraisal Report*. Series IV, Subseries C: Land Tract Files, 1908-2008, drawer 5, folder 4, Cultural Resource Management Records of Buffalo National River. (Buffalo National River Archives: Harrison, Arkansas), 8-11.

Existing Condition and Analysis

The following existing condition assessment and analysis of integrity for Angle House Site is based on the 2010 CLI for Erbie Rural Historic District. Angle House Site was not accessible for site reconnaissance during the development of this CLR. Additional documentation is needed to confirm/update documentation completed in 2010.

Spatial Organization

Angle House Site is set on the edge of an open field in a small valley. The house site is set west of an unnamed tributary and is oriented to a road trace to the southwest. Fence lines, foundations, and kiln ruins mark the location of the house site. Open fields are maintained between the house site and Buffalo River.

Angle House Site retains its historic setting. Spatial organization is modified by the removal of buildings after 1977 and the encroachment of vegetation in the historic clearing surrounding the house site. It is increasingly difficult to locate features and discern the historic arrangement, relationship, and orientation of the site due to deterioration of features, forest encroachment, and overgrown successional vegetation.

Buildings and Structures

Documentation of Angle House Site indicates historic development included a frame house, two barns, log storage building, frame storage building, poultry house, scale house and school bus, scales, two charcoal kilns, and water storage tank. These buildings and structures today exist as ruins or are non-extant.

Small Scale Features

Features include remnants of wood posts and barbed wire fences, a propane tank, and concrete steps. Features vary in condition and contribute to the historic character of the district.

Figure 4-6. Angle House Site Spatial Organization, 1971 (top) and 2023 (bottom) (source: top - Mundus Bishop, adapted from 1972 Division of Land Acquisition Map; bottom - Mundus Bishop, 2023).

Treatment Guidance

Treatment guidance identifies actions to preserve features that contribute to the historic character of Angle House Site.

Preserve the setting of Angle House Site on the edge of an open field in a small valley.

Preserve the historic composition of open fields and forested hillsides.

Conduct field reconnaissance to assess existing condition and analyze integrity. Identify contributing features and preservation approaches based on each feature's condition.

Figure 4-7. Preserve features that contribute to the historic character of Angle House Site (source: Mundus Bishop, 2023).

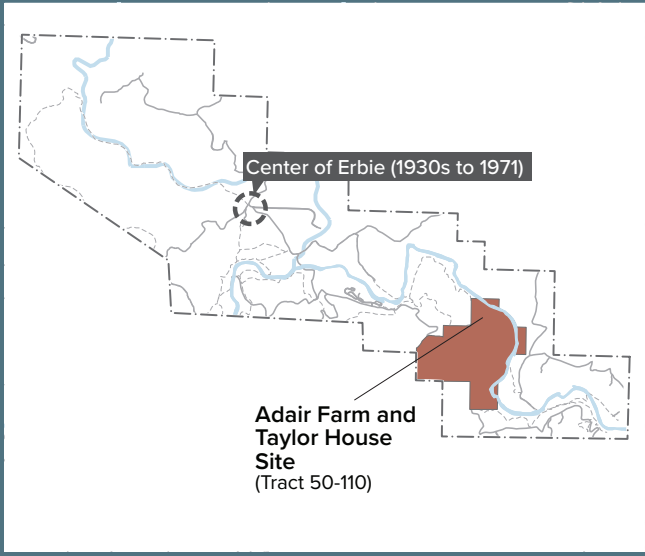
Adair Farm and Cemetery and Taylor House Site

Introduction

Adair Farm and Cemetery and Taylor House Site (Tract 50-110) is set above Buffalo River bottomlands at the end of Buffalo River Trail. The tract encompasses portions of ten original homestead entries issued from 1848 to 1914. The "Adair" and "Taylor" names reflect the original owner (Adair) and owner at the time of NPS acquisition (Taylor). The extent of Tract 50-110 reflects the tract boundary at the time of NPS acquisition.

John Adair, an early settler in the region and one of the largest and most prosperous landowners, acquired seven tracts of land along Buffalo River from 1848 to the 1860s. The Adair family farmed the tract during the late nineteenth century and the tract was later sold to the Taylor family.

Extant features date to twentieth-century development and include remnant foundations, fence lines, a root cellar, springhouse, and headstones. Adair Farm and Cemetery and Taylor House Site contribute to the significance of Erbie Rural Historic District.



Chronology of Physical Development[4.5]

Early to Late 1800s

"John Adair, born 1793, moved to north Arkansas from Knoxville, TN, in the early 1800s . . . Adair and his family loaded their ox cart with necessities . . . and traveled west to the Mississippi River. They went by barge and raft on the Mississippi and Arkansas Rivers to a point near Van Buren, AR. They left this point and traveled overland through the Boston Mountains to the upper end of the Big Buffalo River . . . and follow the riverbed from there to the Erbie Settlement. This was the place where John Adair staked out his claim. He built a log cabin by an ever bubbling spring on the Buffalo River. He and his wife, Sarah, lived here during their remaining days [1878 and 1874 respectively]."[4.6]

No documentation exists for the location and features of the Adair home and farm. Their home site is likely near Adair Cemetery. Eight of the twenty-one extant headstones are legible and indicate burials occurred at Adair Cemetery from 1845 to 1890.

4.5 United States Department of the Interior, National Park Service. *Special History Report: Preliminary Survey of Historic Structures Part I*, (Harrison: Buffalo National River, 1973), 152; *Erbie-Adair Property, Tract 51-110 Site #7*. Series II, Subseries B: Historian's Working Files, 1843-2011, shelf 8, folder 012, Cultural Resource Management Records of Buffalo National River. (Buffalo National River Archives: Harrison, Arkansas), 9, 10; NPS, *Special History Report Part II,* 277, 278.

4.6 Boone County Historical and Railroad Society. *History of Boone County*. (Paducah, KY: Turner Publishing Co., 1998), 150.

Late 1930s/Early 1940s

The Taylor family built a frame house and raised cattle on the tract. The house was built at the location of the an existing barn. The existing barn was dismantled and was used to build a new barn. The timber predated the Civil War.

1972

The NPS contracted an appraisal of Tract 50-110 to estimate the loss in fair market value. Documented improvements included a frame house, chicken house, tool shed, cellar, smokehouse, milk cooler house, shed, rock springhouse, barn, four springs, one pond, and perimeter fences (net and barbed wire on native posts).

1975

The NPS completed a preliminary survey of historic structures and documented the following buildings, indicating the condition of the log barn as deteriorated and the metal barn as good. The survey identified the tract as the Valley Taylor Property.

Log and timber barn—rock pier foundation, log section contains half, square, and half-dovetail notches, vertical plank gables, wood shingle roof.

Barn—concrete and rock foundation, corrugated metal exterior and roof.

The survey recommended dismantling the metal barn and dismantling and salvaging log barn materials.

After 1975

The NPS removed buildings and structures.

Table 4-3. Adair Farm and Cemetery and Taylor House Site Contributing Features

Feature	Feature ID Number	FMSS Number	LCS Structure Number	CRIS ID	Contributing/ Non-Contributing
Adair Farm and Cemetery and Taylor House Site	140800	80027	ER-Taylor	498282	Contributing
Adair Family Grave Markers	140734	80027	CEM-23-A	603024	Contributing
Adair Cemetery Inscribed Markers	140736	80027	CEM-23-B	603035	Contributing
Adair Cemetery Stones	140738	80027	CEM-23	061516	Contributing

Existing Condition and Analysis

Spatial Organization

Adair Farm and Cemetery and Taylor House Site are set between Erbie Campground Road and Buffalo River above Buffalo River bottomlands. Buffalo River Trail bisects the tract with foundations and fence lines marking the location of Taylor House site and fields. A road trace descends from Buffalo River Trail to fields, springhouse ruins, and a large retaining pond surrounded by dense bamboo. An extant root cellar is set south of the house site. Primary views are to forested hillsides.

Adair Cemetery is set north of the house site in a small clearing. A wood fence defines the perimeter of the 48'-0" by 59'-0" cemetery. The cemetery includes twenty-one gravesites. Vegetation obscures views from Adair Cemetery.

Adair Farm and Cemetery and Taylor House Site retain historic settings above Buffalo River bottomlands. Spatial organization is modified by the removal of buildings after 1975 and the encroachment of vegetation in historically open areas. It is increasingly difficult to locate features and discern the historic arrangement, relationship, and orientation of the Taylor House Site due to deterioration of features, forest encroachment, and overgrown successional vegetation.

Views from Adair Farm and Cemetery and Taylor House Site are obscured by forest encroachment and overgrown successional vegetation.

Circulation

Circulation includes Adair Field Access Road, Old River Trail, and Buffalo River Trail. Circulation features retain historic alignments.

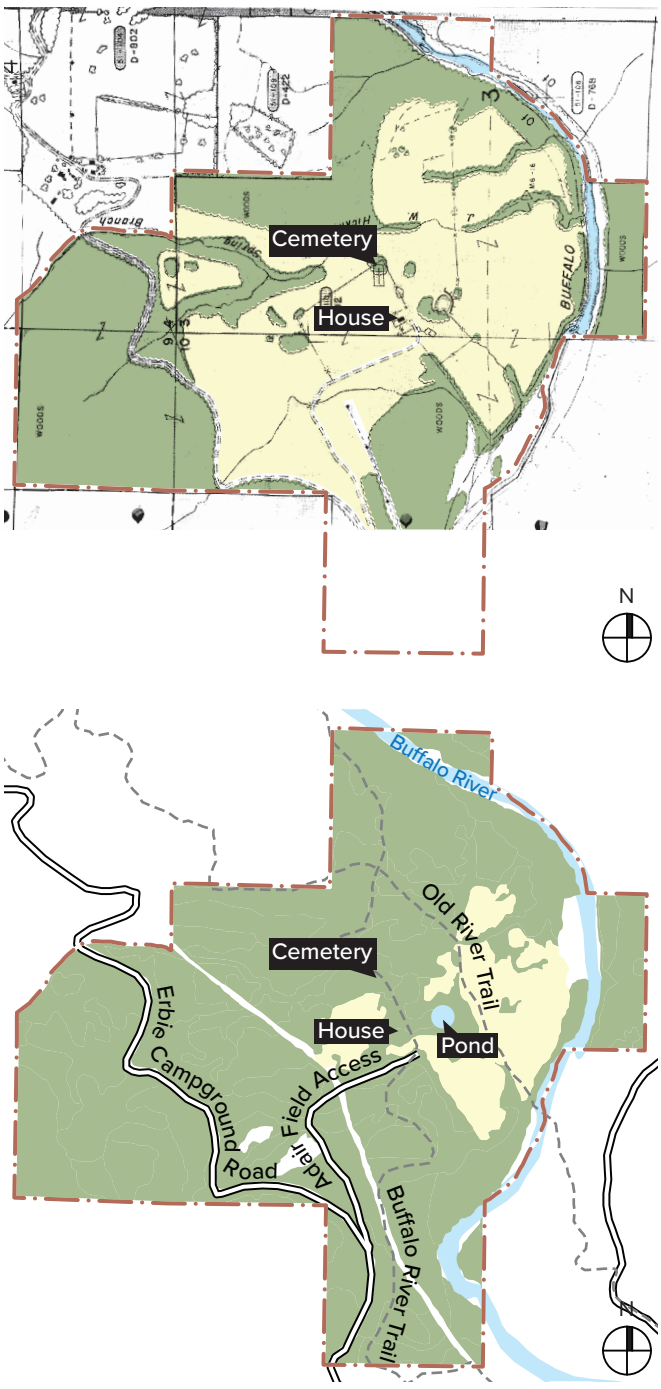


Figure 4-8. Adair Farm and Cemetery and Taylor House Site Spatial Organization, 1971 (top) and 2023 (bottom) (source: top - Mundus Bishop, adapted from 1972 Division of Land Acquisition Map; bottom - Mundus Bishop, 2023).

Buildings and Structures

Limited information for the Taylor House site indicates historic development included a frame house, chicken house, tool shed, cellar, smokehouse, milk cooler house, shed, and rock springhouse. These buildings and structures today exist as ruins or are non-extant. An extant root cellar is set south of the house site.

Small Scale Features

Features at Taylor House Site include remnants of wood posts and barbed wire fences, wood fences, and rock walls. Adair Cemetery is defined by a wood fence and includes headstones and footstones marking the location of gravesites. Eight legible headstones date between 1845 and 1890. Headstones are typical of the period with rounded arch and pointed arch tablet designs. Two graves at the center of the cemetery are marked by stone-boxed tent graves arranged in a tent fashion. Features vary in condition and contribute to the historic character of the district.

Vegetation

Vegetation includes an old growth bamboo grove east of the house site. Bamboo measures over thirty feet tall and remains from the period of significance.

Treatment

Treatment guidance identifies actions to preserve features that contribute to the historic character of Adair Farm and Cemetery and Taylor House Site.

Preserve the setting of Adair Farm and Cemetery and Taylor House Site set above Buffalo River bottomlands with views to forested hillsides. Consider vegetation management to maintain clearings at Adair Cemetery and Taylor House site and repair views to forested hillsides.

Conduct ground-penetrating radar surveys to assist in further identification of features and artifacts, including the location of the Adair House Site.

Retain ruins and extant features. Monitor and remove volunteer trees, vines, and understory vegetation from Taylor House foundation ruins and the extant root cellar. Consider vegetation management, including the removal of eastern red cedar, to reveal and maintain open clearings surrounding the Adair Farm and Taylor House Sites.

Repair and maintain the access road to Adair Field Access Road.

Identify opportunities for ABAAS routes and visitor experiences.

Preserve the historic composition of open fields and forested hillsides.

Monitor bamboo and provide vegetation management if bamboo begins to spread.

Retain contributing small scale features including wood posts and barbed wire fences, wood fences, rock walls, and headstones and footstones.

Provide waysides and interpretation highlighting the evolution of the rural community of Erbie.

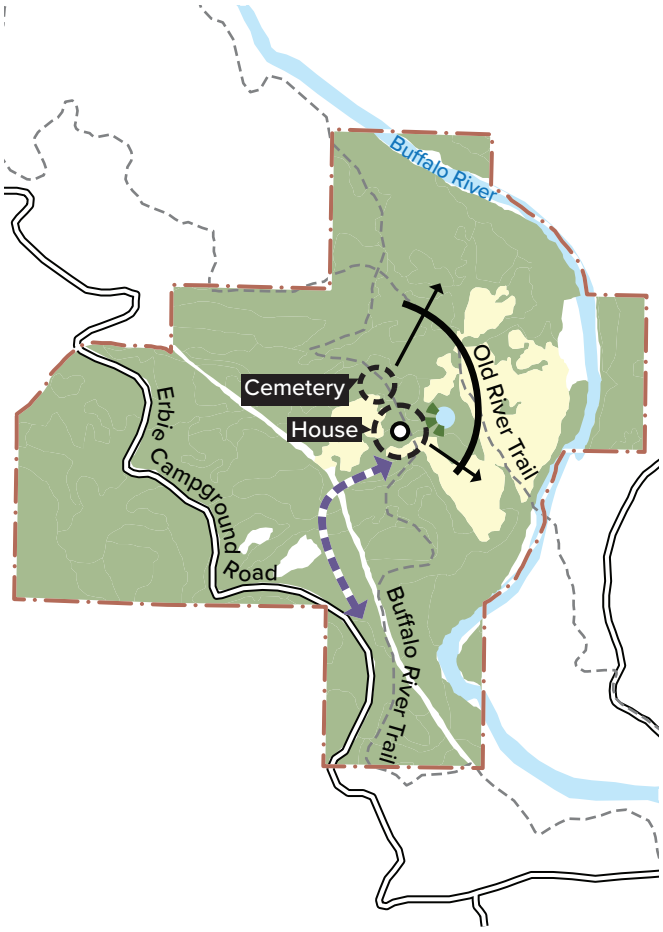


Figure 4-9. Preserve features that contribute to the historic character of Adair Farm and Cemetery and Taylor House Site (source: Mundus Bishop, 2023).

Figure 4-10. Adair Farm and Cemetery and Taylor House Site Existing Condition: Preserve the alignment of Buffalo River Trail along a historic farm road (source: Mundus Bishop, 2022).

Figure 4-11. Adair Farm and Cemetery and Taylor House Site Treatment Guidance: Monitor and remove volunteer trees and understory vegetation from root cellar (source: Mundus Bishop, 2022).

Figure 4-12. Adair Farm and Cemetery and Taylor House Site Treatment Guidance: Retain contributing wood fences, headstones, and footstones (source: Mundus Bishop, 2022).

Figure 4-13. Adair Farm and Cemetery and Taylor House Site Treatment: Consider vegetation management to maintain clearings at historic building sites and repair views to forested hillsides (source: left 1972 image, BUFF; right 2022 image, Mundus Bishop).

Figure 4-14. Adair Farm and Cemetery and Taylor House Site Treatment: Retain, monitor, and remove volunteer trees and understory vegetation from Taylor House foundation ruins (source: left 1972 image, BUFF; right 2022 image, Mundus Bishop).

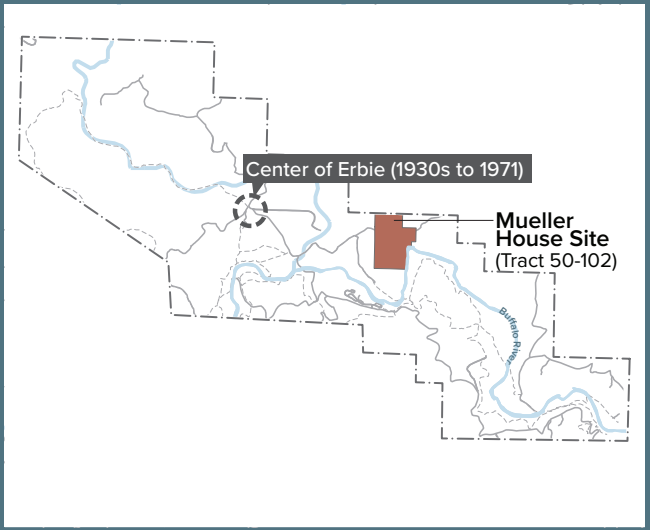
Figure 4-15. Adair Farm and Cemetery and Taylor House Site Treatment: Consider vegetation management to maintain clearings at Adair Cemetery and repair views to forested hillsides. Retain contributing small scale features including wood fences and headstones and footstones (source: left 1972 image, BUFF; right 2022 image, Mundus Bishop).

Mueller House Site

Introduction

Mueller House Site (Tract 50-102) is set on a hillside above Buffalo River. The tract encompasses portions of three original homestead entries issued between 1882 and 1905. The present-day extents of Tract 50-102 reflect the tract boundary at the time of NPS acquisition.

Fence lines, boulders, and foundations mark the location of the non-extant house site. Muller House Site contributes to the significance of Erbie Rural Historic District.



Chronology of Physical Development

1972 to 1982

The NPS completed a survey of the property. Photographs documented a barn, dwelling, and smokehouse. Additional research is needed to locate documentation of this appraisal and other historic documentation of Mueller House Site.

After 1975

The NPS removed buildings and structures.

Existing Condition and Analysis

The following existing condition assessment and analysis of integrity for Mueller House Site is based on the 2010 CLI for Erbie Rural Historic District. Mueller House Site was not accessible for site reconnaissance during the development of this CLR. Additional documentation is needed to confirm/update documentation completed in 2010.

Spatial Organization

Mueller House Site is set one hundred feet south of County Road 80 on a steep hillside above Buffalo River and an unnamed tributary. Mueller House and associated outbuildings are non-extant. The site is marked by two foundations and nine poured concrete columns or piers.

Table 4-4. Mueller House Site Contributing Features

Feature	Feature ID Number	FMSS Number	LCS Structure Number	CRIS ID	Contributing/ Non-Contributing
Mueller House Site	N/A	N/A	N/A	N/A	Contributing

Figure 4-16. Mueller House Site Historic Condition: Dwelling and Smoke House (source: BUFF, 1972 to 1982).

Figure 4-17. Mueller House Site Historic Condition: Barn (source: BUFF, 1972 to 1982).

Figure 4-18. Mueller House Site Historic Condition: Agricultural Fields (source: BUFF, 1972 to 1982).

Figure 4-19. Mueller House Site Historic Condition: View east from Dwelling to Buffalo River (source: BUFF, 1972 to 1982).

Figure 4-20. Mueller House Site Historic Condition: Buffalo River and island 450 south of dwelling (source: BUFF, 1972 to 1982).

Spatial organization is modified by the dismantling and removal of historic buildings within the tract, the encroachment of vegetation into the historic clearing surrounding the house site, and agricultural fields south and west of the house site.

Buildings and Structures

Documentation of Mueller House Site indicates historic development included a dwelling, barn, and smokehouse. These buildings and structures today exist as ruins (building or structure no longer possesses original design or structural integrity) or are non-extant (no building, structure, or material remains).

Vegetation

Historic documentation indicates white oaks over 24" DBH north of County Road 80.

Small Scale Features

Small scale features include wood posts and wire fences. Wood posts and wire fence vary in condition and contribute to the historic character of the district.

Treatment Guidance

Treatment guidance identifies actions to preserve features that contribute to the historic character of Mueller House Site.

Preserve the setting of Mueller House Site set on a steep hillside above Buffalo River with views to the valley and forested hillsides.

Conduct field reconnaissance to assess existing condition and analyze the integrity of Mueller House Site. Identify contributing features and preservation approaches based on each feature's condition.

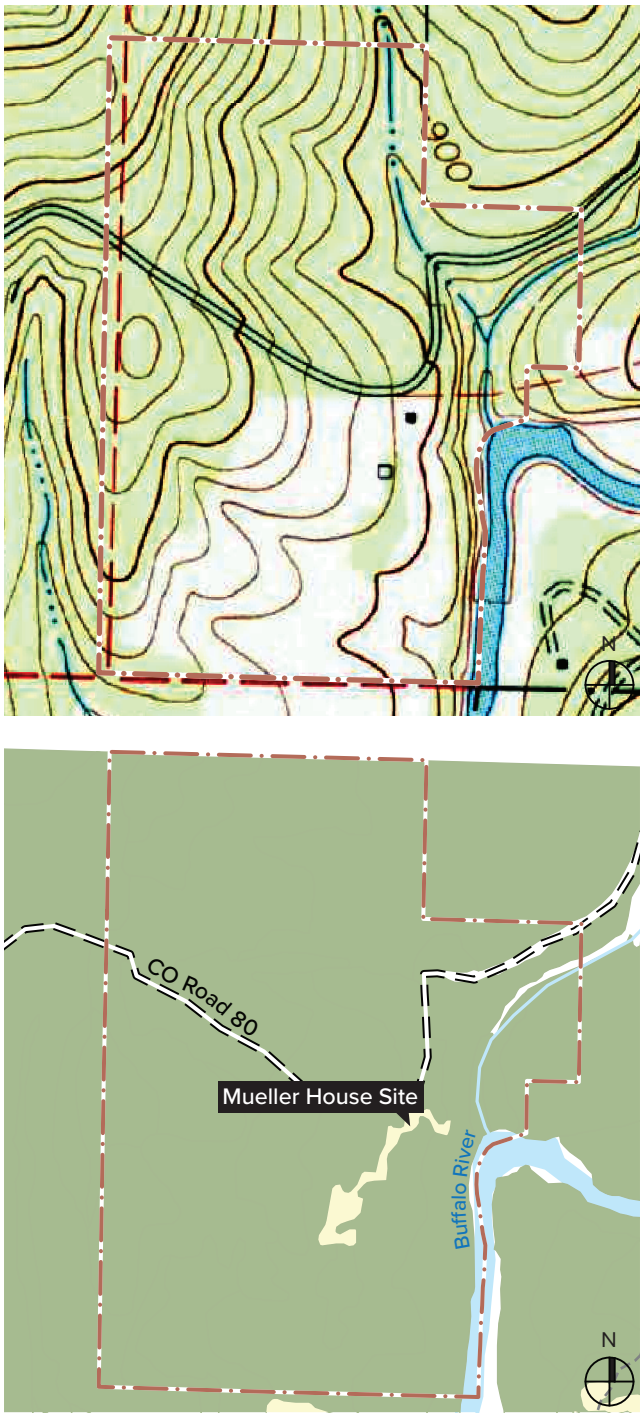


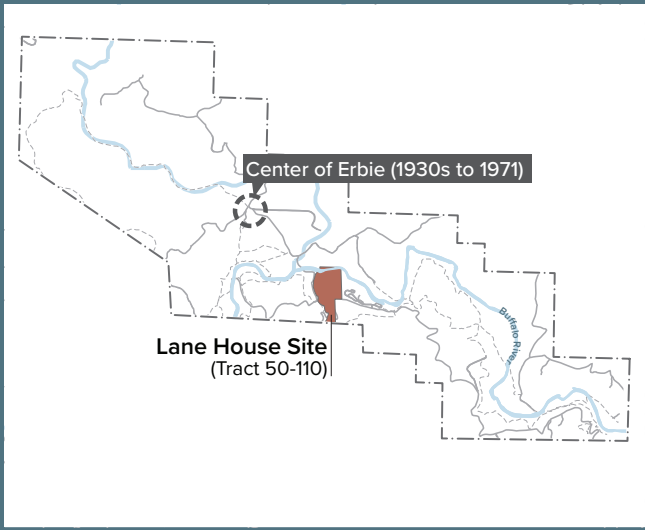
Figure 4-21. Mueller House Site Spatial Organization, 1967 (top) and 2023 (bottom) (source: top - 1967 USGS Map; bottom - Mundus Bishop, 2023).

Lane House Site

Introduction

Lane House Site (Tract 50-110) is set on a hillside above Erbie Road Campground Road. The tract encompasses portions of three original homestead entries issued between 1848 and 1876. The present-day extents of Tract 50-110 reflect the tract boundary at the time of NPS acquisition.

Fence lines and open fields leased for hay production mark the location of the non-extant house site. Lane House Site contributes to the significance of Erbie Rural Historic District.



Chronology of Physical Development[4.7]

c. 1922

The Lane family built a one-and-one-half-story white frame house with rock foundation.

1950s

A large barn was built near the Lane House.

1975

The NPS completed a preliminary survey of historic structures and documented the following buildings, indicating they were in good condition.

One and one half story dwelling—rock foundation, wood siding, composition shingle roof.

Barn—40'-0" by 44'-0", pole foundation, vertical plank siding, corrugated metal roof.

The survey recommended dismantling the buildings if they served no useful purpose and noted the barn could be stabilized for adaptive use.

After 1975

The NPS removed buildings and structures.

Table 4-5. Lane House Site Contributing Features

Feature	Feature ID Number	FMSS Number	LCS Structure Number	CRIS ID	Contributing/Non-Contributing
Lane House Site	140796	N/A	N/A	N/A	Contributing
Lane Fields	140606	N/A	N/A	N/A	Contributing

4.7 NPS, *Special History Report Part I,* 73; NPS, *Special History Report Part II,* 273, 274.

Existing Condition and Analysis

Spatial Organization

Lane House Site is set on a hillside above Buffalo River with views to the valley and surrounding ridgelines. A single-track road, Stewart Spur Road, provides access from the bottomlands to the house site. Remnant fence lines, a Works Progress Administration (WPA) privy cement base, and piles of stone, lumber, and trash debris scattered throughout the area mark the location of the house site. Fields remain cleared and leased for hay production within Buffalo River bottomlands.

Lane House Site retains its setting on a rise with agricultural lands set in bottomlands with views to the valley and surrounding ridgelines. Spatial organization is modified by the removal of buildings after 1975 and the encroachment of vegetation in historically open areas. It is increasingly difficult to locate features and discern the historic arrangement, relationship, and orientation of the site due to deterioration of features, forest encroachment, and overgrown successional vegetation.

Circulation

Circulation includes Steward Spur Road. Steward Spur Road retains historic alignments.

Buildings and Structures

Limited information for Lane House indicates historic development included a house, privy, and barn. These buildings and structures today exist as ruins or are non-extant.

Small Scale Features

Features include wood post and wire fences. Fences vary in condition and contribute to the historic character of the district.

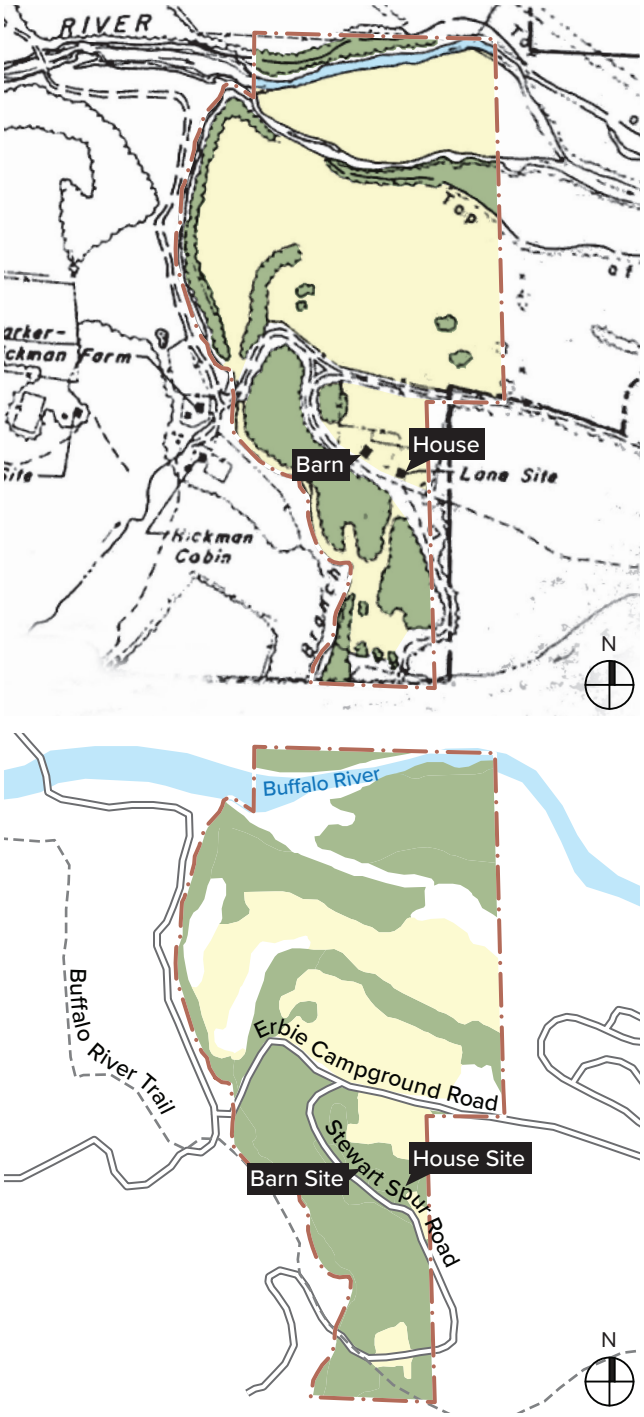


Figure 4-22. Lane House Site Spatial Organization, 1971 (top) and 2023 (bottom) (source: top - Mundus Bishop, adapted from 1972 Division of Land Acquisition Map; bottom - Mundus Bishop, 2023).

Treatment

Treatment guidance identifies actions to preserve features that contribute to the historic character of Lane House Site.

Preserve the setting of Lane House Site on a hillside above Buffalo River with views to the valley and surrounding ridgelines. Consider vegetation management, including the removal of eastern red cedar, to reveal the historic house site and maintain views to forested hillsides.

Preserve and maintain the historic composition of open fields along the bottomlands and at the house site.

Retain contributing wood posts and wire fences.

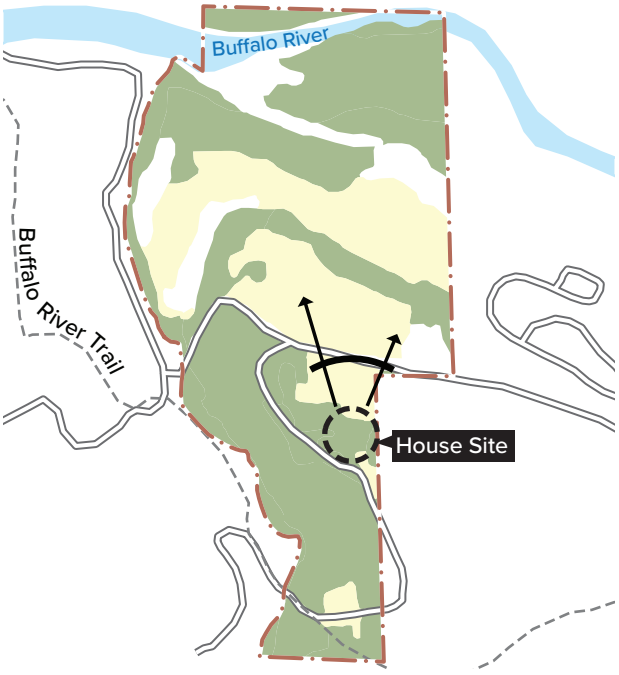


Figure 4-23. Preserve features that contribute to the historic character of Lane House Site (source: Mundus Bishop, 2023).

Figure 4-24. Lane House Site Treatment Guidance: Preserve views to forested hillsides and ridgelines (source: Mundus Bishop, 2022).

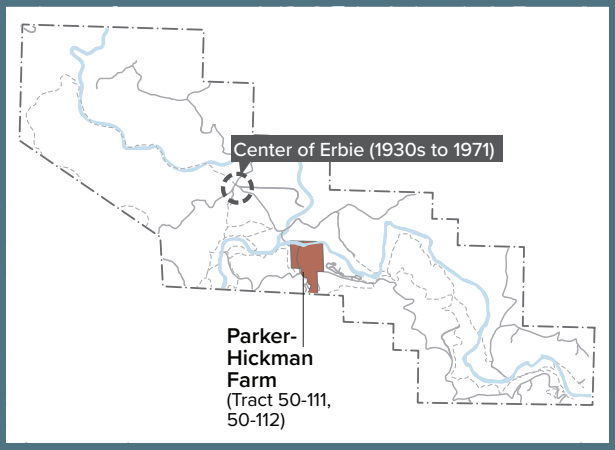
Figure 4-25. Lane House Site Treatment Guidance: Consider vegetation management to reveal the historic house site and maintain views to forested hillsides (source: top 1972 image, BUFF; bottom 2022 image, Mundus Bishop).

Parker-Hickman Farm

Introduction

Parker-Hickman Farm (Tracts 50-111 and 50-112) is set south of the historic center of Erbie along Erbie Campground Road. The tract encompasses portions of three original homestead entries issued between 1861 and 1901, including the homesite and farmstead owned by William H. Parker. The "Hickman" name reflects the name of the family who owned the farm from 1912 to 1982. The Hickman family was the longest continuous owner of the tract.

Parker-Hickman Farm is the most intact farmstead and earliest known surviving structure in the district and Buffalo National River. Extant features date to nineteenth and twentieth-century development and include a house, barn, corn crib, frame machine shed, frame chicken house, fence rows, earthen ponds, feeding troughs, and farm roads. Parker-Hickman Farm contributes to the significance of Erbie Rural Historic District.



Chronology of Physical Development[4.8]

1830s to 1840s

Alvin Parker began farming within the boundaries of the present-day farmstead in the 1830s and was joined by his brother, Greenberry Parker, in 1840. The farm location and "Parker" name is documented in an 1843 federal survey.

1830

Parker-Hickman log house was built.

1840s

Alvin and Greenberry Parker moved from the farm in the 1840s and left it to Alvin's son, William H. Parker. William's name appeared as the first legal entry for the tract in 1847. He later added an additional forty-four acres to his initial forty-acre purchase.

1857

William's family left Buffalo River valley with neighbors, the Cecils, to settle in California.

1858

Thomas Rains purchased the farm.

1867

Rains' widow, Nancy, sold the farm to William P. Love.

1871

Love's widow, Sarah, sold the farm to John Carlton.

1871 to 1887

Carlton purchased land adjacent to the farm and expanded its acreage from eighty-four acres to over two hundred acres. The farm became a navigational landmark along Buffalo River. The homestead proof for Carlton indicated two structures, including a corn crib, stood on the tract in 1875. Carlton sold the farm to J.B. Wynne in 1887.

1888

Wynne sold the farm to P.I. and Lucia Atwood.

4.8 United States Department of the Interior, National Park Service. *Parker-Hickman Log Cabin & Farm Cultural Landscape Inventory*. (Harrison: Buffalo National River, 2009), 21, 22, 29, 32-34.

1896
The Atwoods divided and sold the farm to William Hall and J.W. Hickman. Hall purchased lands west of Webb Branch, and Hickman purchased lands east of Parker Branch, including the Parker Farm.[4.9]

1906
Hall sold his 220-acre farm to Robert Madison. Madison purchased cedar trees in the area for a Tennessee pencil company.

1912
Hickman's son, J.D. Hickman, married Robert Madison's daughter, purchased the 220-acre from Madison, and built a log barn west of Webb Branch.

1920s
Original split rail fences were replaced with wire fences from the 1920s to the 1960s.

1926
J.D. Hickman purchased lands east of Webb Branch from the J.W. Hickman estate.

c. 1926
J.D. Hickman built a second smaller barn (board barn).

Late 1920s
J.D. Hickman built the smokehouse to cure meat and store vegetables.

1930s
J.D. Hickman successfully applied for a WPA-built privy.

1955
J.D. Hickman built a chicken shed and machine shed to shelter plows and farm vehicles.

1984
The NPS stabilized log house, log barn, board barn, corn crib, and smokehouse.

4.9 Webb Branch is also known as Parker Branch.

Figure 4-26. Parker-Hickman Farm Historic Condition: Log House, 1982 (source: NPS, 1982).

Figure 4-27. Parker-Hickman Farm Historic Condition: Log Barn, 1982 (source: NPS, 1982).

Figure 4-28. Parker-Hickman Farm Historic Condition: Log House, 1960s (source: BUFF).

Table 4-6. Parker Hickman Farm Contributing Features

Feature	Feature ID Number	FMSS Number	LCS Structure Number	CRIS ID	Contributing/Non-Contributing
Parker-Hickman Farm	134586	70544	N/A	N/A	Contributing
Parker Branch and Springs	134584	N/A	N/A	N/A	Contributing
Farm Feeders and Fences	134576	55046	ER-4	23233	Contributing
Log House	134588	70547	B4-56H	60760	Contributing
Log Barn	134590	70581	B4-55H	23211	Contributing
Board Barn (Pole Barn)	134592	70591	B4-54H	23209	Contributing
Corn Crib	134594	70579	ER-7	60629	Contributing
Machine Shed	134596	70605	ER-6	23210	Contributing
Chicken Shed	134598	70559	B4-51H	N/A	Contributing
Smokehouse	134600	70594	B4-57H	23212	Contributing
WPA Privy	134602	70600	B4-58H	23213	Contributing
Orchard, Garden, and Fields	134580	70544	N/A	N/A	Contributing
Roads	134578	N/A	N/A	N/A	Contributing
Stock Pen and Loading Chute	140758	N/A	B4-54H-B	405968	Contributing

Existing Condition and Analysis

Spatial Organization

Parker-Hickman Farm is set within the bottomlands of a narrow valley created by Webb Branch to the east and an unnamed drainage to the west. Cherry Grove Cemetery Road and an unnamed drainage bisect the farm with log house, smokehouse, and privy to the south and log barn, board barn, corn crib, machine shed, and chicken shed to the north. Fields remain cleared to the north of the farmstead. Topography slopes upward from Buffalo River to the log house site. Primary views and vistas are across open fields to forested hillsides.

Log house is set in the center of agricultural and residential development with its primary façade oriented to Cherry Grove Cemetery Road. Agricultural outbuildings are arranged to the north with domestic outbuildings to the south. Perimeter fences surround the log house, outbuildings, fields, and site of a non-extant garden.

Spatial organization remains from the period of significance. Parker-Hickman Farm retains historic clearings and orientation to Cherry Grove Cemetery Road, Buffalo River, and Webb Branch. Relationships to the historic center of Erbie are modified by the removal of year-round access via Swinging Bridge.[4.10]

The overall arrangement and clearing of fields remain. Views to forested hillsides remain. The setting and visual relationships of buildings located near the edge of clearings is modified by encroaching vegetation.

Figure 4-29. Parker-Hickman Farm Spatial Organization, 1971 (top) and 2023 (bottom) (source: top - Mundus Bishop, adapted from 1972 Division of Land Acquisition Map; bottom - Mundus Bishop, 2023).

4.10 A low water crossing provides seasonal access across Buffalo River to the historic center of the Erbie community.

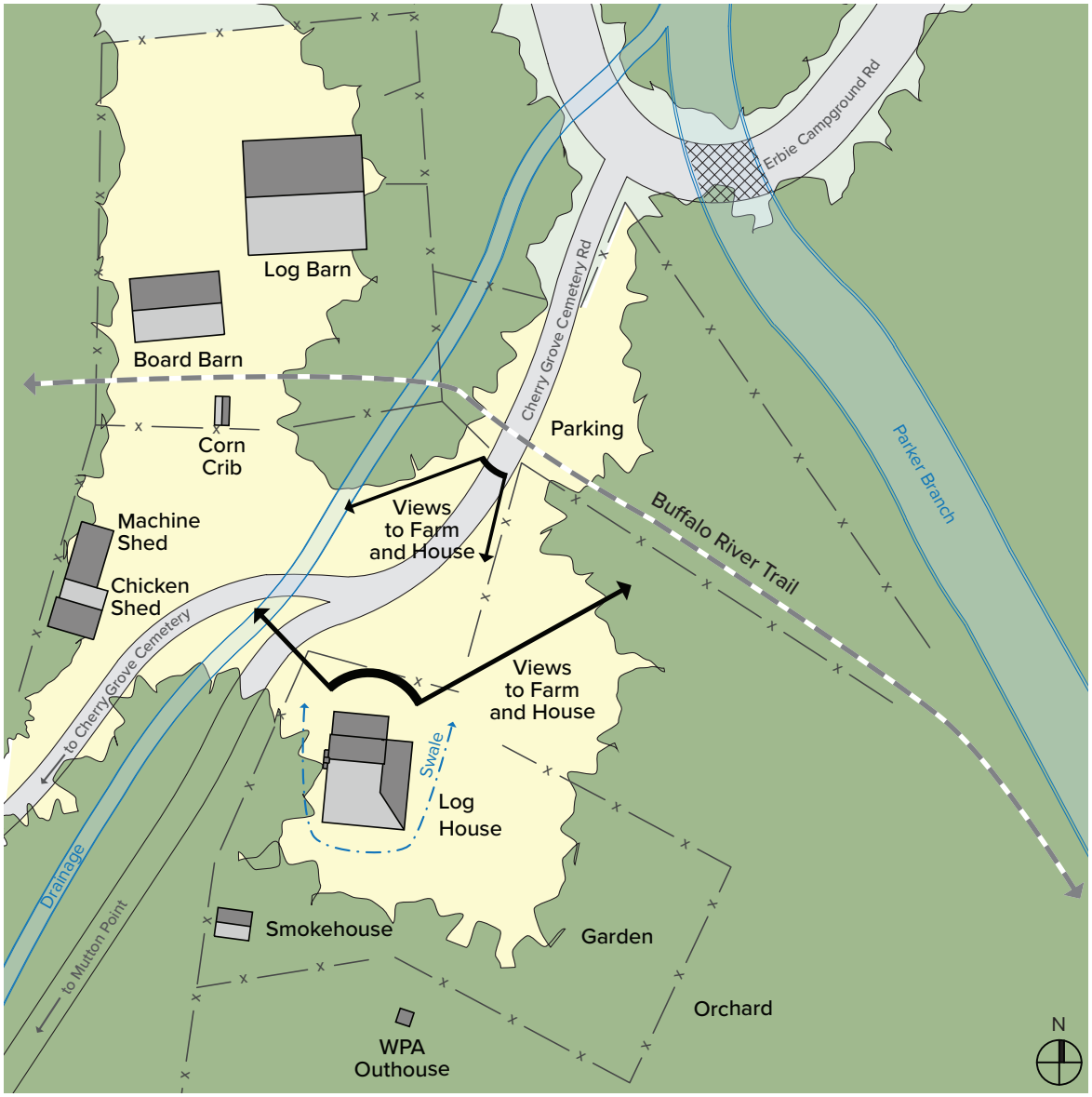


Figure 4-30. Parker-Hickman Farm: Existing Condition Plan (source: Mundus Bishop, adapted from NPS Map).

Figure 4-31. Parker-Hickman Farm Existing Condition: Views to farm and house from Cherry Grove Cemetery Road (source: Mundus Bishop, 2022).

Figure 4-32. Parker-Hickman Farm Existing Condition: View from house to fields, farm buildings, and forest (source: Mundus Bishop, 2022).

Land Use

The NPS offers guided and self-guided interpretation of Parker-Hickman Farm. Historic land uses include an ornamental garden and orchard with apple, peach, plum, and apricot trees to the east of the house. Historic agricultural crops grown in fields include cotton, wheat, oats, corn, vegetables, and melons. Extant fence lines and fruit trees mark the location of the garden, orchard, and agricultural fields.

Circulation

Circulation includes Erbie Campground Road to the northeast, an early settler road trace to Mutton Point, Cherry Grove Cemetery Road, and Buffalo River Trail. Buffalo River Trail follows the alignment of a historic farm road and a road trace from Buffalo River Trail to fields to the southeast and to the ruins of a springhouse and retaining pond to the northeast. Circulation features retain historic alignments.

Buildings and Structures

Parker-Hickman Farm includes the following buildings dating to the period of significance and contributing to the district. The NPS stabilized Log House, Log Barn, and Board Barn in 1984. The following descriptions are excerpted from the 2009 Cultural Landscape Inventory for the Parker-Hickman Farm.

Log House

Log House is an 18'-5" by 18'-8" two-story dwelling with a central chimney on the west elevation, a wood-frame shed addition on the south and east elevations, and a wood-frame porch across the north elevation. Exterior materials include hand-hewn cedar logs, metal roof, and a dry-laid native rock foundation.

Oral histories indicate the log portion of the building pre-dates the Civil War. NPS stabilization of the building in 1984 included re-daubing log walls, foam entraining deteriorated logs, installing flashing and guttering, repairing window sashes and sills, repairing roofing, relaying the foundation, and repairing the stone chimney and firebox.

Figure 4-33. Parker-Hickman Farm Existing Condition: Cherry Grove Cemetery Road (source: Mundus Bishop, 2022).

Figure 4-34. Parker-Hickman Farm Existing Condition: Cherry Grove Cemetery Road and gated entrance (source: Mundus Bishop, 2022).

Figure 4-35. Parker-Hickman Farm Existing Condition: Log House (source: Mundus Bishop, 2022).

Log Barn

Log Barn is a 34'-9" by 38'-0" double log crib with open shed roof additions on the sides and a closed half-story loft. Exterior materials include cedar poles, metal roof, and vertical wood boards. NPS stabilization of the building in 1984 included installing Chromated Copper Arsenate (CCA) treated collars and braces and CCA-treated posts and beams across the dog trot.

Figure 4-36. Parker-Hickman Farm Existing Condition: Log Barn (source: Mundus Bishop, 2022).

Board Barn (Pole Barn)

Board Barn is a 20'-10" by 31'-6" one-and-one-half story pole barn. Exterior materials include rough-sawn vertical siding and a metal roof. NPS stabilization of the building in 1984 included lateral cable ties to halt the southern lean of the building, securing rafters, and adding corner braces on gable ends.

Corn Crib

Corn Crib is a 4'-9" by 10'-3" wood frame on a squared log sill building with a metal roof. NPS stabilization of the building in 1984 included righting the building, replacing the original roofline, securing boards, and adding CCA-treated crossties to the top plate.

Figure 4-37. Parker-Hickman Farm Existing Condition: Board Barn (right) and Corn Crib (left) (source: Mundus Bishop, 2022).

Machine Shed

Machine Shed is a 11'-3" by 21'-6" pole building. Exterior materials include vertical rough-sawn boards and a metal roof.

Chicken Shed

Chicken Shed is a 16'-3" by 10'-6" frame building on a stone foundation. Exterior materials include vertical rough-sawn boards and a metal roof.

Figure 4-38. Parker-Hickman Farm Existing Condition: Chicken Shed (left) and Machine Shed (right) (source: Mundus Bishop, 2022).

Smokehouse

Smokehouse is a 10'-3" by 12'-2" wood frame building. Exterior materials include vertical rough-sawn boards and a metal roof. NPS stabilization of the building in 1984 included stone piers and securing siding and two existing wood supports.

Figure 4-39. Parker-Hickman Farm Existing Condition: Smokehouse (source: Mundus Bishop, 2022).

WPA Privy

Privy is a 4'-0" by 4'-0" prefabricated outhouse mass-produced as part of the WPA program. Exterior materials include vertical rough-sawn boards, pre-cast concrete base, and a metal roof.

Small Scale Features

Features include wood posts, wire fences, and wood feeders. Wood post, wire fence, and wood feeders vary in condition and contribute to the historic character of the district. Interpretive panels are non-contributing contemporary additions.

Treatment

Treatment guidance identifies actions to preserve features that contribute to the historic character of Parker-Hickman Farm.

Preserve Parker-Hickman Farm as a well-defined cluster of development organized as two distinct areas separated by Cherry Grove Cemetery Road with Log House and domestic outbuildings set to the southeast and barns and agricultural outbuildings set to the northwest. Protect and repair characteristics that contribute to its historic character including organization by land use, relationships to natural features, views to primary building façades and natural features, and patterns of open fields and forest. Maintain open clearings at Log House and surrounding domestic and agricultural buildings.

Protect the sense of arrival to Parker-Hickman Farm by preserving views to Log House.

Preserve the historic composition of open fields and forested hillsides.

Preserve field roads, road traces, and extant roads, including Buffalo River Trail. Maintain site access for the NPS operations vehicles and for access to Cherry Grove Cemetery.

Consider parking area improvements to provide ABAAS and visitor parking.

Figure 4-40. Parker-Hickman Farm Treatment Guidance: Protect the sense of arrival to Parker-Hickman Farm by preserving views to Log House (source: Mundus Bishop, 2022).

Figure 4-41. Parker-Hickman Farm Treatment Guidance: Preserve historic building and structures, including the WPA Privy, and retain contributing small scale features including wood posts, wire fences, and wood feeders (source: Mundus Bishop, 2022).

Retain contributing small scale features including wood posts, wire fences, and wood feeders.

Allow small scale features that facilitate contemporary functions—e.g., interpretive and wayfinding signage—if the number is minimized, and the design and placement do not detract from the historic setting.

Preserve buildings and structures at Parker-Hickman Farm. Complete an HSR for extant buildings and structures. Continue to implement stabilization/preservation maintenance and future HSR treatment guidance. Identify an approach to protect historic fabric while providing access and interpretation of the house (e.g., restrict access to house or specific rooms; remove and preserve material susceptible to theft or vandalism; provide NPS-led and/or app-based interpretation).

Establish baseline documentation of the district to inform daily operations and maintenance, future planning and design, and interpretation.

Select plant species that are representative of the period of significance if historic garden and/or orchard plantings occur.

Consider orchard vegetation management, including selective thinning and pruning of trees and removal of understory vegetation.

Repair and maintain the swale around Log House to ensure positive drainage away from the building.

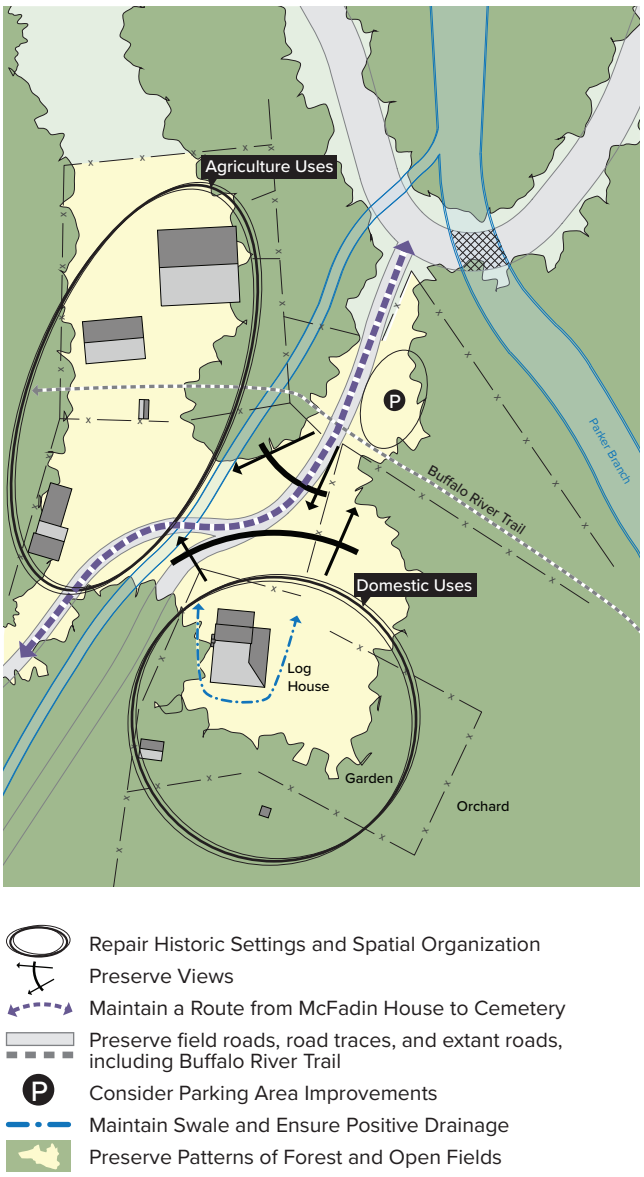


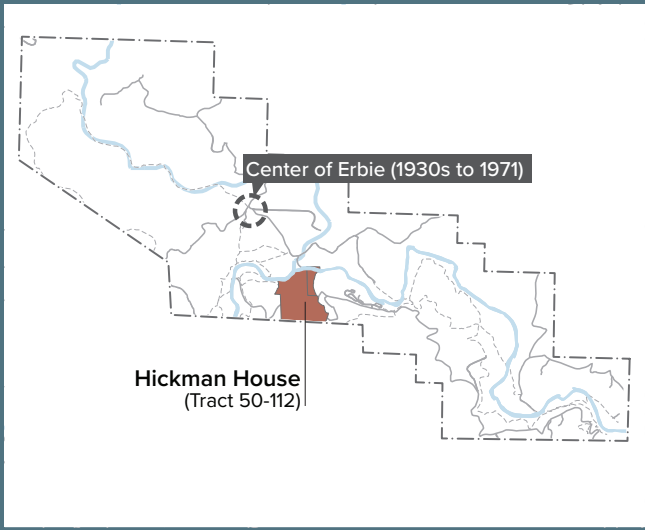
Figure 4-42. Preserve features that contribute to the historic character of Parker-Hickman Farm (source: Mundus Bishop, 2023).

Hickman House Site

Introduction

Hickman House Site (Tract 50-112) is set south of the historic center of Erbie along Cherry Grove Cemetery Road within the larger Parker-Hickman Farm tract. The "Hickman" name reflects the name of the family who owned the farm from 1912 to 1982.

Stone piers mark the location of the Hickman House Site. Hickman House Site contributes to the significance of Erbie Rural Historic District.



Chronology of Physical Development[4.11]

1935

The Hickman family built a temporary house, Hickman House, within a small clearing on a bluff along Buffalo River.

1980 to 1989

Robert Hickman salvaged Hickman House and left rock piers in place.

Figure 4-43. Hickman House Site, 1985 to 1987 (source: BUFF).

Table 4-7. Hickman House Site Contributing Features

Feature	Feature ID Number	FMSS Number	LCS Structure Number	CRIS ID	Contributing/ Non-Contributing
Hickman House Site	N/A	N/A	4-86HB-46	498271	Contributing

4.11 NPS. *Parker-Hickman CLI,* 16.

Existing Condition and Analysis

Spatial Organization

Hickman House Site is set on a bluff with views to forested hillsides. Stone piers mark the location of the house site and smokehouse within the mature forest of white oak, walnut, and hickory trees.

Hickman House Site retains its setting on the bluff above Buffalo River, its relationship to the Parker-Hickman Farm, and views across the valley. Spatial organization is modified by the removal of buildings after 1975 and the encroachment of vegetation in historically open areas. It is increasingly difficult to locate features and discern the historic arrangement, relationship, and orientation of the site as extant features continue to deteriorate and forest encroach on the site.

Treatment

Treatment guidance identifies actions to preserve features that contribute to the historic character of Hickman House Site.

Preserve the setting of Hickman House Site characterized by its setting on a bluff with views to surrounding ridgelines. Consider vegetation management to remove vegetation to reveal the historic house site and to maintain views to surrounding ridgelines.

Retain contributing stone piers.

Figure 4-44. Hickman House Site Treatment Guidance: Retain stone piers marking Hickman House Site (source: Mundus Bishop, 2023).

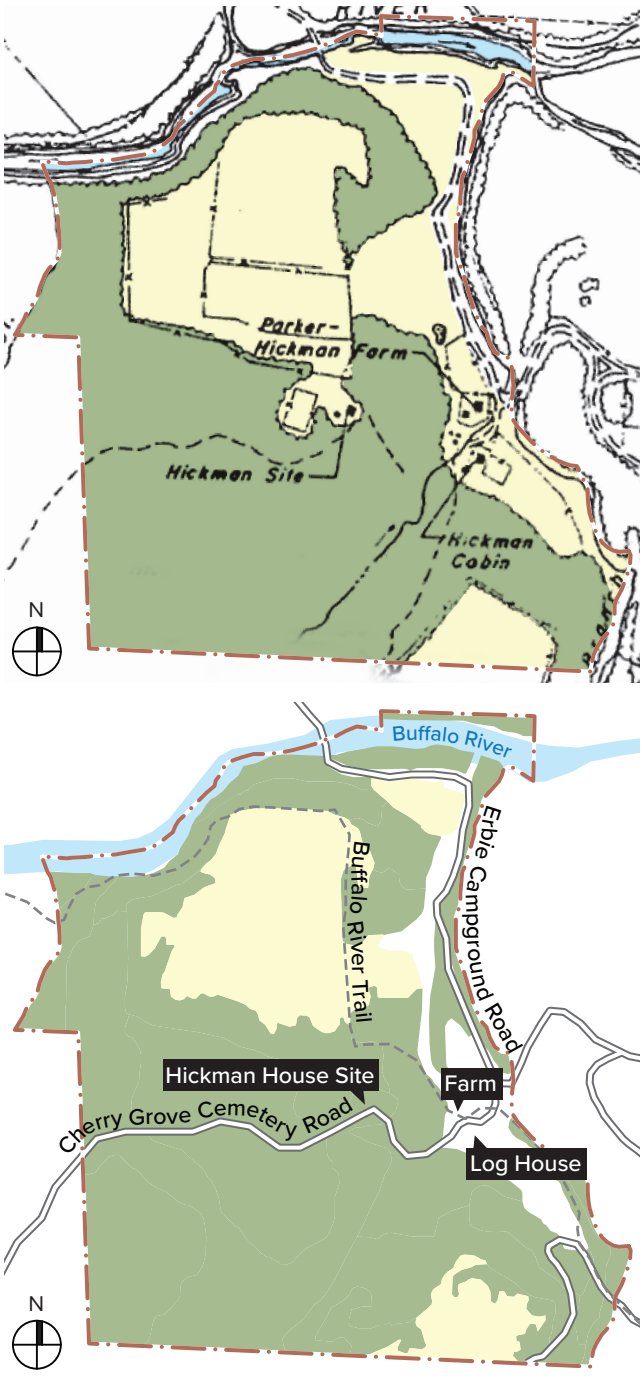


Figure 4-45. Hickman House Site Spatial Organization, 1971 (top) and 2023 (bottom) (source: top - Mundus Bishop, adapted from 1972 Division of Land Acquisition Map; bottom - Mundus Bishop, 2023).

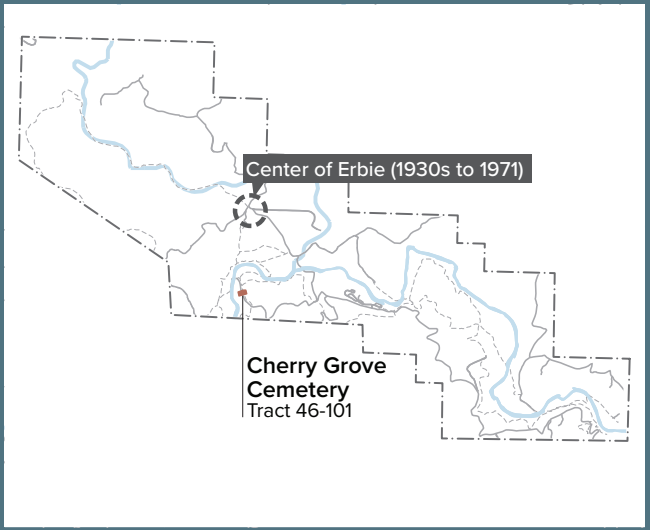
Cherry Grove Cemetery

Introduction

Cherry Grove Cemetery (Tract 46-101) is set south of the historic center of Erbie along Cherry Grove Cemetery Road.

Cherry Grove Cemetery, a large community cemetery, remains in private ownership under a conservation easement held by the Buffalo River Foundation. The NPS provides maintenance assistance. The cemetery contains 168 gravesites dating from 1857 to 1970. Gravesites are primarily unmarked or have illegible headstones. Sixty-one headstones remain legible.

Extant features date to twentieth-century development and include remnant fence lines and headstones. Cherry Grove Cemetery contributes to the significance of Erbie Rural Historic District.



Chronology of Physical Development[4.12]

1857 to 1970

Legible headstones indicate burials occurred at Cherry Grove Cemetery from 1857 to 1970.

2023

A conservation easement for Cherry Grove Cemetery was made on October 24, 2023 by John R. Stewart and Pamela E. Stewart, Initial Trustees of the John R. Steward Living Trust, and the Buffalo River Foundation, a non-profit Arkansas corporation.[4.13]

Table 4-8. Cherry Grove Cemetery Contributing Features

Feature	Feature ID Number	FMSS Number	LCS Structure Number	CRIS ID	Contributing/ Non-Contributing
Cherry Grove Cemetery	N/A	N/A	CEM-20	61513	Contributing
Cherry Grove Cemetery Stones	140740	N/A	CEM-20	61513	Contributing

4.12 NPS, *Erbie CLI*, 58, 59.

4.13 Noland, Ross. Conservation Easement. Office of the Circuit Clerk Newton County Arkansas, 2023.

Existing Condition and Analysis

Spatial Organization

Cherry Grove Cemetery is set west of a cleared field with views to forested hillsides to the north and east. Cherry Grove Cemetery Road and Buffalo River Trail provide access to the cemetery. Topography slopes from Cherry Grove Cemetery Road downward to the east. The perimeter of the 149'-0" by 207'-0" cemetery is marked by a metal and wood post and wire fence. Cherry Grove Cemetery contains 168 gravesites. Gravesites are primarily unmarked or have illegible headstones. Sixty-one headstones remain legible. Several mature trees are set within the cemetery.

Cherry Grove Cemetery retains its setting above a cleared views, its relationship to Cherry Grove Cemetery Road, Buffalo River Trail, and the historic center of Erbie, and views to forested hillsides. Spatial organization is modified by the loss of gravesite markers and encroachment of tall grasses within the cemetery and mature trees along its perimeter.

Small Scale Features

Features include a metal and wood post and wire fence along the perimeter of the cemetery and sixty-one headstones. Heastones are typical of the period of significance. Headstones are primarily tablet designs with segmental arched tops. Common motifs include lambs, flowers, doves, bibles, and a finger pointing toward heaven. Gravesites are largely arranged by family. Common family names include Hickman, Farmer, Villines, Buchanan, Barnes, Cecil, and Baker.[4.14]

Features vary in condition and contribute to the historic character of the district.

Treatment

Maintain current maintenance and treatment.

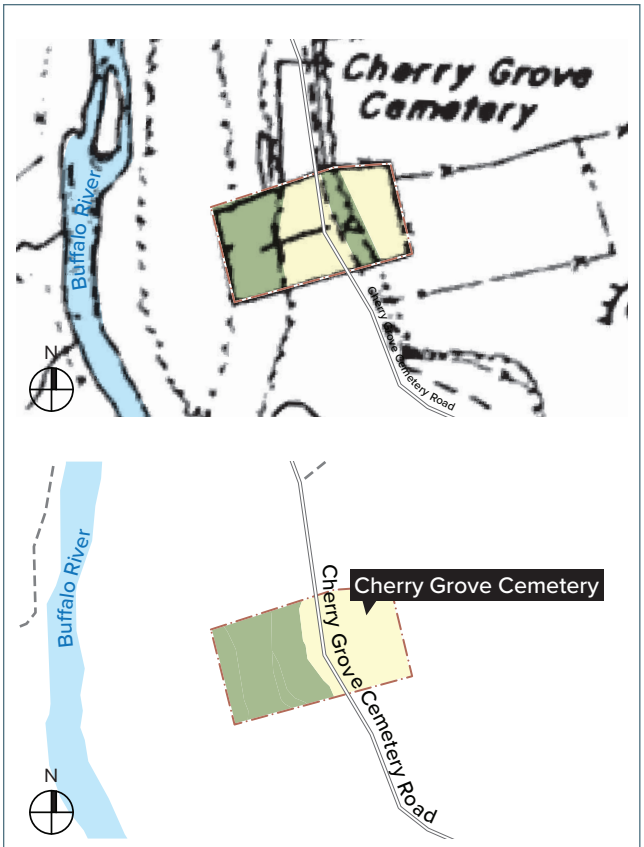


Figure 4-46. Cherry Grove Cemetery Spatial Organization, 1971 (top) and 2023 (bottom) (source: top - Mundus Bishop, adapted from 1972 Division of Land Acquisition Map; bottom - Mundus Bishop, 2023).

Figure 4-47. Cherry Grove Cemetery Setting (source: Mundus Bishop, 2023).

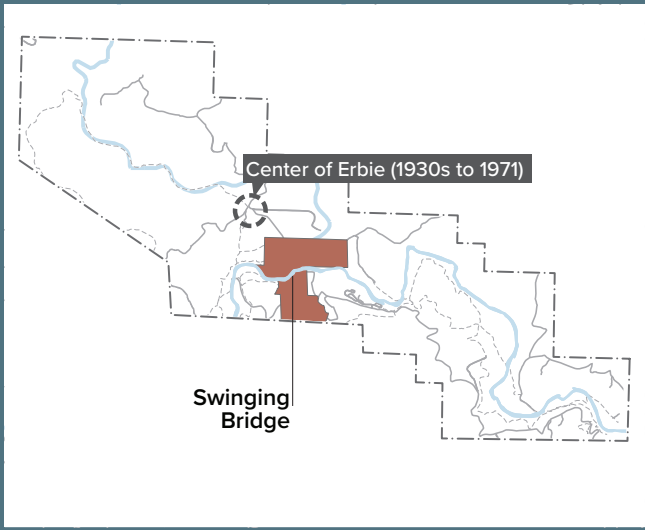
4.14 NPS, *Erbie CLI*, 58, 59.

Swinging Bridge Site

Introduction

Swinging Bridge Site is set along Buffalo River one-quarter mile downstream from the Parker-Hickman Farm. The Erbie community built Swinging Bridge in the 1930s to provide year-round access across Buffalo River and improve connections north and south of the river and to the center of the Erbie community.

An iron axle shaft and decayed A-frame mark the location of Swinging Bridge Site. Swinging Bridge Site contributes to the significance of Erbie Rural Historic District.



Chronology of Physical Development[4.15]

1938
Swinging Bridge was built over Buffalo River.

1986
The NPS dismantled what remained of Swinging Bridge.

Table 4-9. Swinging Bridge Site Contributing Features

Feature	Feature ID Number	FMSS Number	LCS Structure Number	CRIS ID	Contributing / Non-Contributing
Swinging Bridge Site	N/A	N/A	N/A	N/A	Contributing

4.15 NPS, *Erbie CLI*, 22, 33.

Existing Condition and Analysis

Spatial Organization

Swinging Bridge Site is set along Buffalo River. Buffalo River Trail provides access to the south bridge landing. An iron axle shaft driven into a bedrock ledge on a bluff south of Buffalo River and a decayed A-frame north of Buffalo River mark the Swinging Bridge Site.[4.16] [4.17]

Spatial organization is modified by the deterioration and removal of Swinging Bridge. It is increasingly difficult to locate features and discern the historic arrangement, relationship, and orientation of the site as extant features continue to deteriorate and forest encroach on the site.

Treatment

Treatment guidance identifies actions to preserve features that contribute to the historic character of Swinging Bridge Site.

Preserve the setting of Swinging Bridge Site set above Buffalo River.

Retain the iron axle shaft driven into a bedrock ledge south of Buffalo River and the decayed A-frame north of Buffalo River.

Figure 4-48. Swinging Bridge Site Treatment Guidance: Retain the iron axle shaft marking the Swinging Bridge Site (source: Mundus Bishop, 2023).

4.16 NPS, *Erbie CLI*, 33.

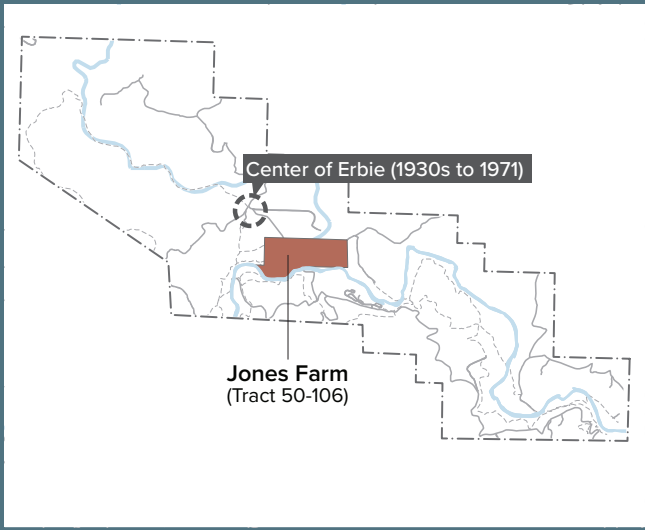
4.17 The location of the iron axle shaft south of the river was verified in Fall 2022. The A-frame north of the river was not located in Fall 2022.

Jones Farm and Young Cemetery

Introduction

Jones Farm and Young Cemetery (Tract 50-106) are set south of the historic center of Erbie along County Road 57. The tract encompasses portions of three original homestead entries issued between 1861 and 1901, including the homesite and farmstead owned by the Buchanan family. The "Jones" name reflects ownership in the 1920s and the present-day extents of Tract 50-106 reflect the tract boundary at the time of NPS acquisition.

Jones Farm, one of the earliest farmsteads established in Erbie Rural Historic District, remains largely intact. Extant features date to twentieth-century development and include a barn, smokehouse, springhouse, stockpen, stock pond, frame house, and fields. Young Cemetery, located northeast of Jones Farm, dates to the early period of the farmstead with headstone burial dates spanning from 1899 to 1910. Jones Farm and Young Cemetery contribute to the significance of Erbie Rural Historic District.



Chronology of Physical Development[4.18]

1861 to 1890s

Joseph M. Buchanan purchased the farmstead by cash entry in 1861. Buchanan's widow and sons continued to operate the farm after he was killed in the Civil War in 1864. The Buchanan family continued to farm the land until the late nineteenth century. The Buchanan name did not appear on township poll tax records in the 1890s or on the 1900 area census.

After 1890s

The Young family occupied the farm.

1899

Young Cemetery was established.

c. 1913

Rulus Jones occupied the farm. The Jones family built a barn, smokehouse, springhouse, and stockpen.

1922

The Jones family replaced an existing double log house with a one-and-a-half story frame house.

1932

The Stricklen family moved to the farm.

1947

E.C. Stricklen sold the farm to A.F. Clagett in October 1947. Forty previously unentered acres were added to the tract in 1956. The Clagett family remained on the farm until its acquisition by the NPS.

4.18 Historical Data for Tract – 50-106. Series II, Subseries B: Historian's Working Files, 1843-2011, box 17, folder 012, *Cultural Resource Management Records of Buffalo National River*. (Buffalo National River Archives: Harrison, Arkansas), 4-6; Field Survey Notes and Historic Maps - Erbie, undated. Series II, Subseries B: Historian's Working Files, 1843-2011, shelf 4, folder 013, *Cultural Resource Management Records of Buffalo National River.* (Buffalo National River Archives: Harrison, Arkansas), 131, 132; NPS, *Erbie CLI*, 40.

Table 4-10. Jones Farm and Young Cemetery Contributing Features

Feature	Feature ID Number	FMSS Number	LCS Structure Number	CRIS ID	Contributing/Non-Contributing
Jones House Site	N/A	70751	N/A	N/A	Contributing
Young Cemetery	N/A	80030	CEM-22	61515	Contributing
Jones House	140666	70751	B4-77H	023208	Contributing
Jones Barn	140662	70759	B4-78H	023237	Contributing
Jones Springhouse	N/A	70762	B4-80H	23236	Contributing
Jones Smokehouse	140672	70761	B4-29H	023238	Contributing
Jones Cattle Shed	140664	70764	ER-15	503937	Contributing
Jones Pumphouse	140668	70762	B4-80H	023236	Contributing
Jones Cistern and Well	N/A	N/A	ER-RJ-1	503935	Contributing
Jones Stock Pond & Dam	140748	N/A	4-84HB-44	504147	Contributing
Jones Field	140606	70751	N/A	N/A	Contributing
Young Cemetery Stones	N/A	80030	CEM-22	061515	Contributing

Figure 4-49. Jones Farm and Young Cemetery Historic Condition: View from barn to house, 1987 (source: BUFF).

Figure 4-50. Jones Farm and Young Cemetery Historic Condition: Stock pond and dam, looking west, 1985-1987 (source: BUFF).

Existing Condition and Analysis

Spatial Organization

Jones Farm and Young Cemetery are set north of Buffalo River along County Road 57. County Road 57 bisects the farmstead with Jones House, Jones Barn, outbuildings, and fields to the west and cattle shed, stock pond, and Young Cemetery to the east. Topography gently rises from the relatively flat Buffalo River bottomlands to County Road 57 and steeply rises to Young Cemetery. Primary views and vistas are across open fields to Mutton Point.

Figure 4-51. Jones Farm and Young Cemetery Spatial Organization, 1971 (top) and 2023 (bottom) (source: top - Mundus Bishop, adapted from 1972 Division of Land Acquisition Map; bottom - Mundus Bishop, 2023).

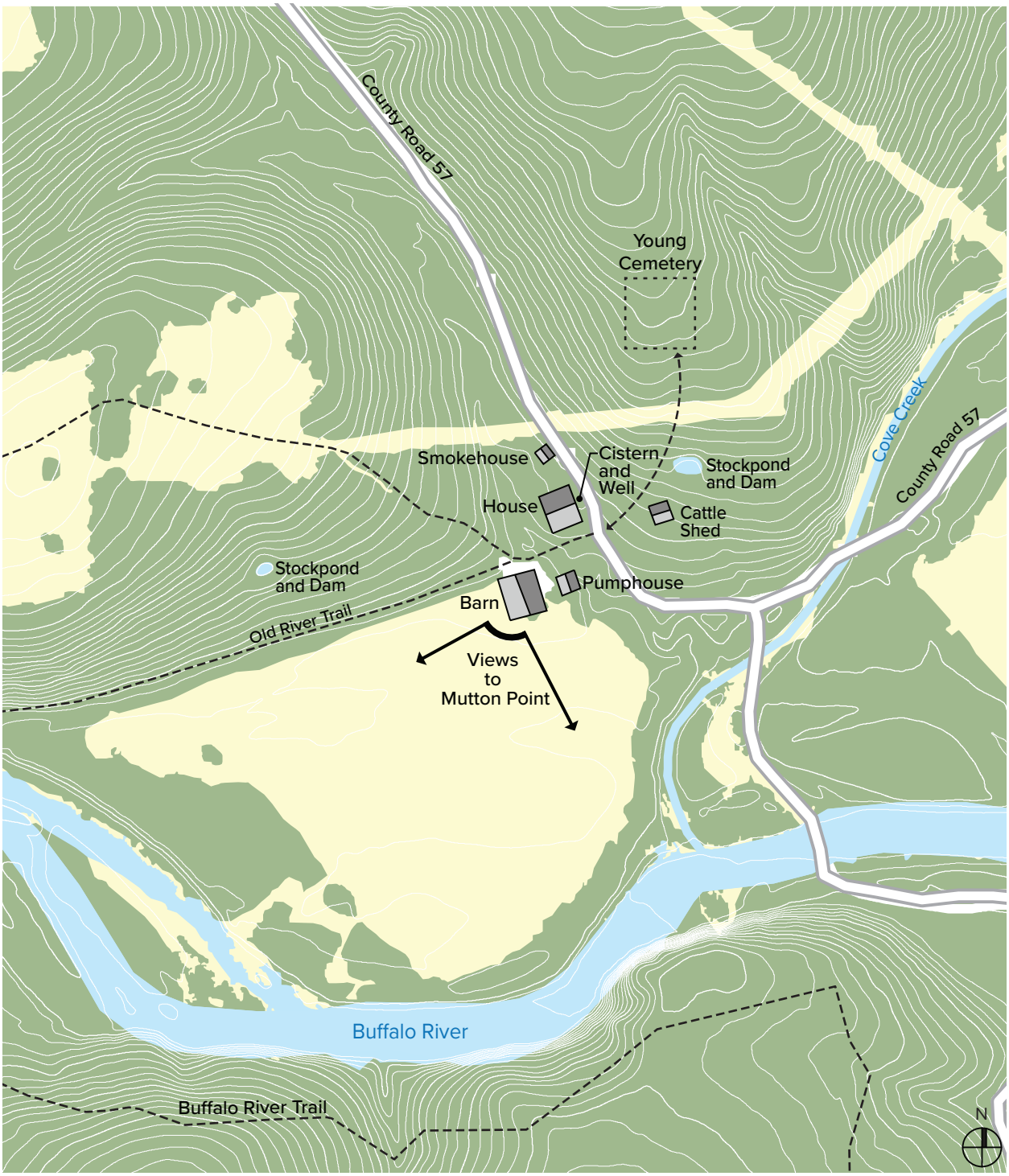


Figure 4-52. Jones Farm and Young Cemetery Existing Condition Plan (source: Mundus Bishop, 2023).

Jones House site is set prominently along County Road 57 with outbuildings and fields of the larger farmstead arranged around the house. The house site is defined by a perimeter fence, a road to the south, and an unnamed creek to the west. The primary façade of the barn is oriented north to the road. The barn is set at the edge of a pasture with views to Mutton Point.

Cattle shed and stock pond are set to the east of County Road 57. Cattle shed is set within a small clearing with a stock pond to the northeast on the slope of the adjacent hillside. A six-foot high earthen berm forms a semicircle along the slope of a hillside to create the stock pond that remains naturally filled by rainwater.

Young Cemetery is set within a small clearing on a hillside above Jones Farm. The perimeter of the 22'-0" by 14' -0" cemetery is defined by a metal post and barbed wire fence and a mown path. The cemetery includes three marked gravesites. Vegetation obscures views to Mutton Point.

Spatial organization remains from the period of significance. Jones Farm and Young Cemetery retain historic clearings and arrangements and orientations to County Road 57, Cove Creek, Buffalo River, and Mutton Point. The overall arrangement and clearing of fields remain. Views across open fields to Mutton Point and forested hillsides remain. Vegetation obscures views from Young Cemetery and between buildings.

Figure 4-53. Jones Farm and Young Cemetery Existing Condition: Perimeter fence and a small clearing define Young Cemetery. Mature vegetation obscures original views to Mutton Point (source: Mundus Bishop, 2022).

Figure 4-54. Jones Farm and Young Cemetery Existing Condition: Views and relationships to open fields and Mutton Point remain and contribute to the district (source: Mundus Bishop, 2022).

Figure 4-55. Jones Farm and Young Cemetery Existing Condition: Vegetation encroaches within historically cleared fields east of Erbie Road and obscures views to / from Jones House (source: Mundus Bishop, 2022).

Circulation

Circulation includes single-track roads south and west of Jones House, Old River Trail, and a mown trail to Young Cemetery. Roads and trails are modified by decreased use and encroachment of vegetation but retain historic alignments.

Buildings and Structures

Extant buildings and structures include Jones House, Barn, Springhouse, Smokehouse, Cattle Shed, Pumphouse, Cistern and Well, and Stock Pond and Dam. Extant buildings and structures along with their configuration and orientation contribute to the district.

Small Scale Features

Features include wood posts and wire fences throughout Jones Farm. Features at Young Cemetery include a metal post and barbed wire fence and three headstones. Features vary in condition and contribute to the historic character of the district.

Vegetation

Domestic plantings include a lilac shrub and multi-trunked crepe myrtle south of Jones House, a rose west of Jones House, and mature shade trees along the perimeter fence. Plantings contribute to the historic character of the district.

Figure 4-56. Jones Farm and Young Cemetery Existing Condition: Farm road from Jones House to Barn (source: Mundus Bishop, 2022).

Figure 4-57. Jones Farm and Young Cemetery Existing Condition: Mown path to Young Cemetery (source: Mundus Bishop, 2022).

Figure 4-58. Jones Farm and Young Cemetery Existing Condition: Jones House, Cistern and Well, and Smokehouse (source: Mundus Bishop, 2022).

Treatment

Treatment guidance identifies actions to preserve features that contribute to the historic character of Jones Farm and Young Cemetery.

Preserve Jones Farm and Young Cemetery as a well-defined cluster of development organized as four distinct areas—domestic and agricultural use to the west of County Road 57 and agricultural and cemetery use to the east of Country Road 57. Protect and repair characteristics that contribute to its historic character including organization by land use, relationships to natural features, views to primary building façades and natural features, and patterns of open fields and forest.

Consider vegetation management, including removal of eastern red cedar and understory vegetation, to maintain clearings at building sites, open fields, and to preserve views from Young Cemetery, views to/from Jones House, and views across fields.

Preserve the historic composition of open fields and forested hillsides. Maintain a one-hundred foot riparian buffer along Buffalo River.

Preserve field roads, road traces, and extant historic roads, including Old River Trail. Maintain site access for the NPS operations vehicles and for access to Young Cemetery. Repair the field road west of the site and manage vegetation to provide access to Farmer Farmstead.

Preserve extant buildings and structures at Jones Farm—Jones House, Barn, Springhouse, Smokehouse, Cattle Shed, Pumphouse, Cistern and Well, and Stock Pond and Dam. Complete an HSR for extant buildings and structures. Continue to implement stabilization/ preservation maintenance and future HSR treatment guidance.

Retain contributing small scale features including wood posts and wire fences throughout Jones Farm and a metal post and barbed wire fence and three headstones at Young Cemetery.

Retain ornamental plantings including a lilac shrub and multi-trunked crepe myrtle south of Jones House, a rose west of Jones House, and mature shade trees along the perimeter fence.

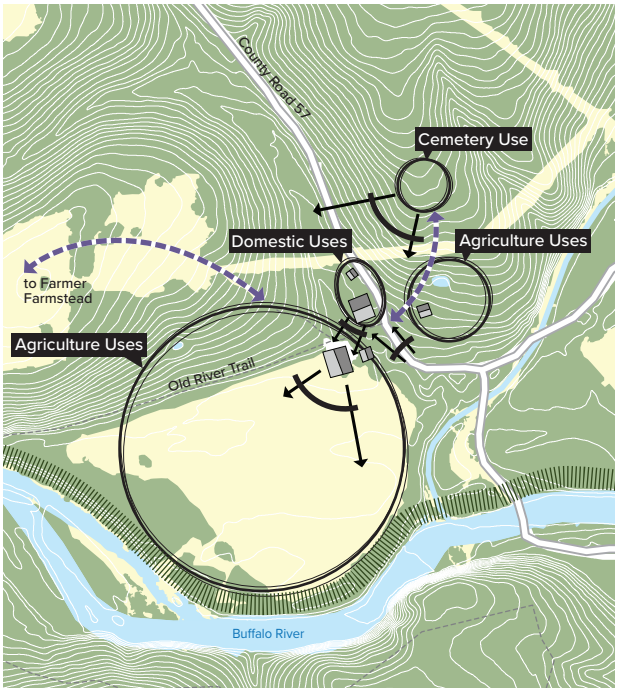


Figure 4-59. Jones Farm and Young Cemetery Treatment Guidance: Preserve features that contribute to the historic character of Jones Farm and Young Cemetery (source: Mundus Bishop, 2023).

Figure 4-60. Jones Farm and Young Cemetery Treatment Guidance: Preserve original relationships and views from Jones House to County Road 57 and smokehouse. Consider vegetation management to maintain the clearing around Jones House and views to the primary facade of the house (source: (left) BUFF, 1987) (right) Mundus Bishop, 2022).

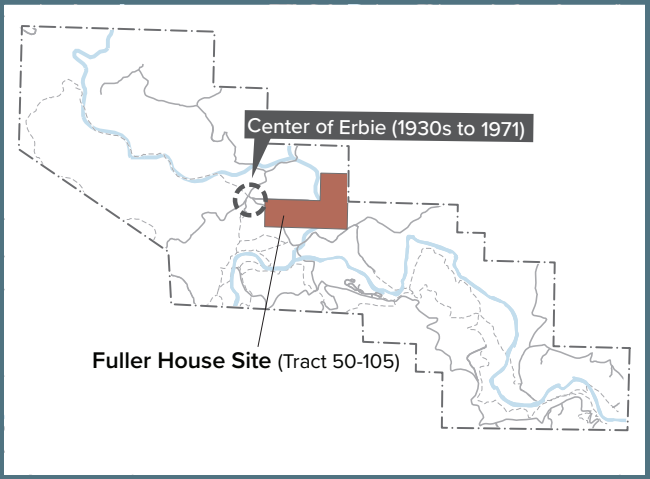
Figure 4-61. Jones Farm and Young Cemetery Treatment Guidance: Consider removal of mature vegetation to repair views to buildings and historically open clearings (source: (left) BUFF, 1987) (right) Mundus Bishop, 2022).

Fuller House Site

Introduction

Fuller House Site (Tract 50-105) is set along Fuller Spring Road southeast of the historic center of Erbie. The tract encompasses portions of one original homestead entry issued in 1890 to John L. Adams. The boundary of Tract 50-105 remained unchanged from its original homestead entry to NPS acquisition.

Stone foundations mark the location of the non-extant house site. Fuller House Site contributes to the significance of Erbie Rural Historic District.



Chronology of Physical Development[4.19]

c. 1930s

The one- and one-half story dwelling with rock foundation was built.

1975

The NPS completed a preliminary survey of historic structures and documented the following buildings, indicating they were in good condition. The survey identified the tract as the Thadious H. Fuller Property.

One and one half story dwelling—18'-0" by 26'-0", rock foundation, board and batten exterior, corrugated metal roof.

Smokehouse—8'-0" by 10'-0", rock foundation, vertical plank siding, wood shingle roof.

Barn—24'-0" by 33'-0", log and pole foundation, saddle notches join logs, wood shingle roof.

Shed—7'-0" by 14'-0", pole foundation, vertical plank siding, composition roll roof.

Poultry house—4'-0" by 6'-0", vertical plank siding, corrugated metal roof.

The survey recommended stabilizing for adaptive use. The dwelling was noted to have architectural and aesthetic significance.

After 1975

The NPS removed buildings and structures.

Table 4-11. Fuller House Site Contributing Features

Feature	Feature ID Number	FMSS Number	LCS Structure Number	CRIS ID	Contributing / Non-Contributing
Fuller House Site	140808	N/A	4-75HB-35	498279	Contributing

4.19 NPS, *Special History Report Part II,* 269; 270.

Existing Condition and Analysis

Spatial Organization

Fuller House Site is set along Fuller Spring Road on a rise with views to the valley of Cove Creek and surrounding ridgelines. Remnant stone foundations mark the location of the house, well, and cistern.

Spatial organization is modified by the removal of buildings after 1975 and the encroachment of vegetation in historically open areas. Historic aerials indicate the house was prominently set adjacent to the road and surrounded by outbuildings. The tract was largely cleared, and perimeter fences defined agricultural fields surrounding the homesite. It is increasingly difficult to locate features and discern the historic arrangement, relationship, and orientation of the site as features continue to deteriorate and successional forest encroaches on the site, including growth within the footprint of the house. The house site retains its setting on a rise along Fuller Spring Road with views to surrounding ridgelines.

Buildings and Structures

Documentation of Fuller House Site indicates historic development included a house, smokehouse, barn, shed, and poultry house. These buildings and structures today exist as ruins or are non-extant. 18'-0" by 26'-0" stone foundations mark the locations of the house, well, and cistern pit.

Small Scale Features

Features include wood posts and wire fences. Wood posts and wire fences vary in condition and contribute to the historic character of the district.

Vegetation

Domestic plantings include a pear tree near the northwest corner of the house foundation. The tree contributes to the historic character of the district.

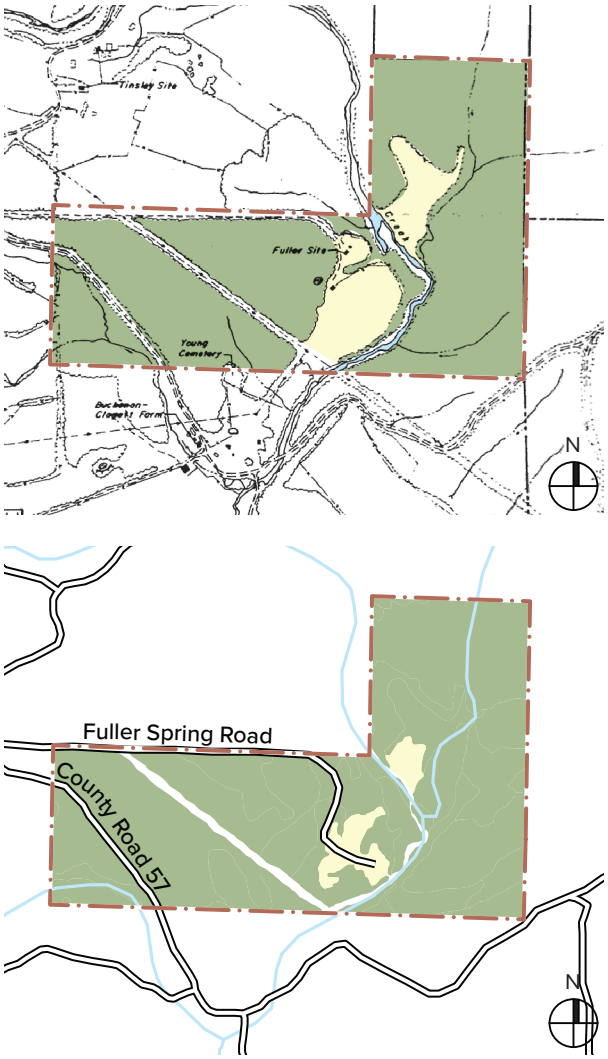


Figure 4-62. Fuller House Site Spatial Organization, 1971 (top) and 2023 (bottom) (source: top - Mundus Bishop, adapted from 1972 Division of Land Acquisition Map; bottom - Mundus Bishop, 2023).

Treatment

Treatment guidance identifies actions to preserve features that contribute to the historic character of Fuller House Site.

Preserve the setting of Fuller House Site set on a rise with views to the valley of Cove Creek and surrounding ridgelines.

Retain Fuller House foundation ruins. Consider vegetation management to reveal the foundation of Fuller House to the extent possible without damaging the foundation and to ensure positive drainage.

Preserve the historic composition of open fields and forested hillsides.

Retain contributing small scale features including wood posts and wire fences.

Retain ornamental plantings including a pear tree near the northwest corner of the house foundation.

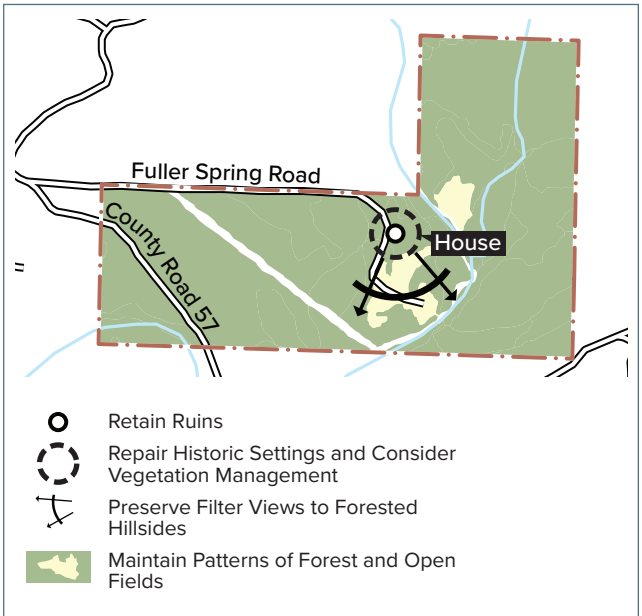


Figure 4-63. Preserve features that contribute to the historic character of Fuller House Site (source: Mundus Bishop, 2023).

Figure 4-64. Fuller House Site Historic Condition: Fuller House, 1972 (source: BUFF, 1972).

Figure 4-65. Fuller House Site Historic Condition: Fuller House Foundation, 1985 to 1987 (source: BUFF).

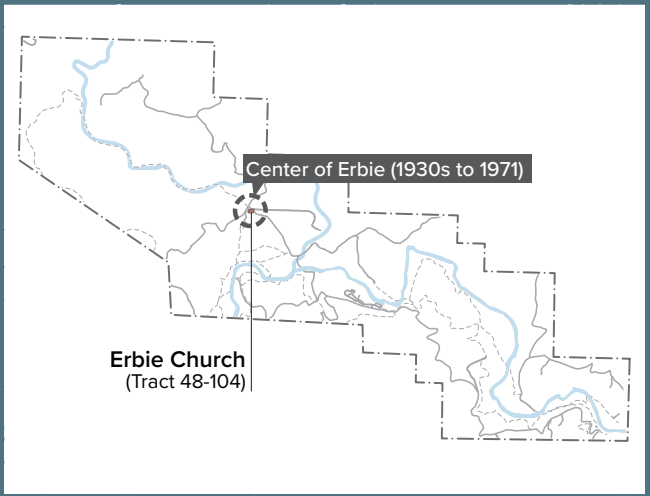
Figure 4-66. Fuller House Site Treatment Guidance: Retain Fuller House Foundation ruins (source: Mundus Bishop, 2022).

Erbie Church

Introduction

Erbie Church (Tract 48-104) is set at the center of the historic community at the intersection of Erbie Road and County Road 57. The tract encompasses portions of one original homestead entry issued in 1897 to James M. Richardson. The extents of Tract 48-104 reflects the tract boundary at the time of NPS acquisition.

Erbie Church served a central role in the Erbie community and its construction was a community effort with residents donating materials and labor. Erbie Church was the site of regular church services, community events, and the local school and voting precinct. The church served the surrounding community after the establishment of Buffalo National River in the 1970s until the early 1990s. Erbie Church remains as the only extant building within the historic center of Erbie and contributes to the significance of Erbie Rural Historic District.



Chronology of Physical Development[4.20]

1896 and 1916

George W. Villines established Erbie Church in 1896. The original log building burned and was replaced around 1916. The church was known for many years as Villines Chapel for its first minister.

1930

A small shed roof wing was added to the south elevation.

1974

The Methodist Church sold Erbie Church to the NPS.

1975

The NPS completed a preliminary survey of historic structures and documented the following buildings, indicating their excellent condition.

Church—rock and concrete foundation, frame construction with wood siding, corrugated metal roof.

Privy—concrete slab foundation, vertical plank siding, corrugated metal roof.

The survey recommended stabilizing the building as it remained in use.

After 1975

The NPS removed the privy.

Early 1990s

Regular church services continued after the formation of Buffalo National River in the 1970s to early 1990s, long after the surrounding community diminished.

4.20 Thomason and Associates Preservation Planners. *Theme Identification, Context Studies, and Property Evaluations: Buffalo National River* (Omaha, Nebraska: National Park Service, Midwest Region Office, 2004), 66, 69, 124, 143; Catton, *Buffalo River HSR*, 174, 189; NPS, *Erbie CLI*, 42; NPS, *Special History Report Part II,* 256, 257.

Table 4-12. Erbie Church Contributing Features

Feature	Feature ID Number	FMSS Number	LCS Structure Number	CRIS ID	Contributing/Non-Contributing
Erbie Church Site	N/A	70732	B4-74HB-34	61551	Contributing
Erbie Church	N/A	70732	B4-74HB-34	61551	Contributing
Erbie Church Rockwork	N/A	57836	B4-74H-1	486429	Contributing

Figure 4-67. Erbie Church Historic Condition: Entrance and parking area, 1985 to 1987 (source: BUFF).

Figure 4-68. Erbie Church Historic Condition: Privy/ outbuilding (left) and steps to Erbie Church entrance (right), unknown date (source: BUFF).

Figure 4-69. Erbie Church Historic Condition: View south to Erbie Church from Erbie Road, unknown date (source: BUFF).

Existing Condition and Analysis

Spatial Organization

Erbie Church is set prominently at the intersection of Erbie Road and County Road 57 with its primary façade oriented to the southeast. A small gravel parking area is set south of the building with two small, dry-stack retaining walls. Topography drops over twenty feet from the elevation Erbie Road to Erbie Church.

Spatial organization remains from the period of significance. Erbie Church retains its historic arrangement and orientation to adjacent roads. Views of Erbie Church from surrounding roads remain. Spatial organization is modified by the removal of outbuilding(s), removal of Erbie House, Store, and other residences, and the development of Cecil Cove Trailhead.

Buildings and Structures

Erbie Church, along with its configuration and orientation, contributes to the district. Non-extant features include a privy north of the building and two outbuildings east of the building.

Small Scale Features

Features include a wood post and wire fence and two dry stack retaining walls. Features vary in condition and contribute to the historic character of the district.

Treatment

Treatment guidance identifies actions to preserve features that contribute to the historic character of Erbie Church.

Preserve the setting of Erbie Church set at the intersection of Erbie Road and County Road 57 with a small gravel parking area set south of the building. Protect and repair characteristics that contribute to its historic character including the sloping topography of the site, views to the church from Erbie Road and Country Road 57, and the compact open clearing surrounding Erbie Church.

Preserve and maintain historic use of Erbie Church, including services, weddings, and civic gatherings.

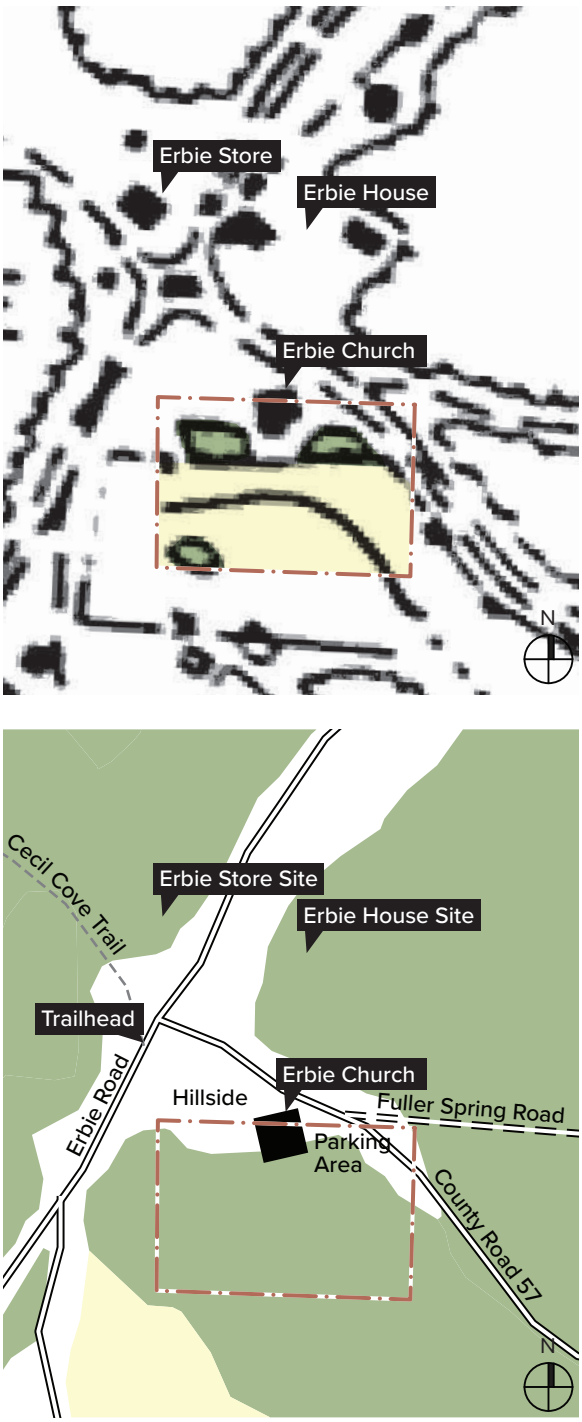


Figure 4-70. Erbie Church Spatial Organization, 1971 (top) and 2023 (bottom) (source: top - Mundus Bishop, adapted from 1972 Division of Land Acquisition Map; bottom - Mundus Bishop, 2023).

Preserve buildings and structures at Erbie Church. Complete an HSR for extant buildings and structures. Continue to implement stabilization/preservation maintenance, including rodent management, and future HSR treatment guidance. Replace steps and handrails.

Consider improvements to provide ABAAS parking and access to Erbie Church.

Retain contributing small scale features including a wood post and wire fence and two dry stack retaining walls. Consider vegetation removal along retaining walls.

Allow new features to facilitate contemporary use—interpretive signage and exterior solar lighting.

Establish and maintain positive drainage away from Erbie Church.

Consider vegetation management to repair and maintain views from the adjacent road to Erbie Church and from the primary entrance of Erbie Church.

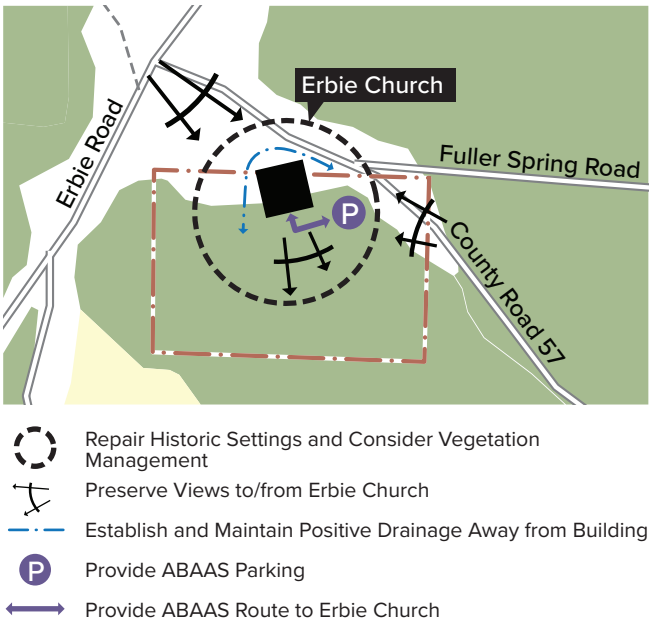


Figure 4-71. Erbie Church Treatment Guidance: Preserve features that contribute to the historic character of Erbie Church (source: Mundus Bishop, 2023).

Figure 4-72. Erbie Church Treatment Guidance: Preserve the setting of Erbie Church within a small clearing along Erbie Road (source: Mundus Bishop, 2022).

Figure 4-73. Erbie Church Treatment Guidance: Repair foundation undercutting and ensure positive drainage away from building (source: Mundus Bishop, 2022).

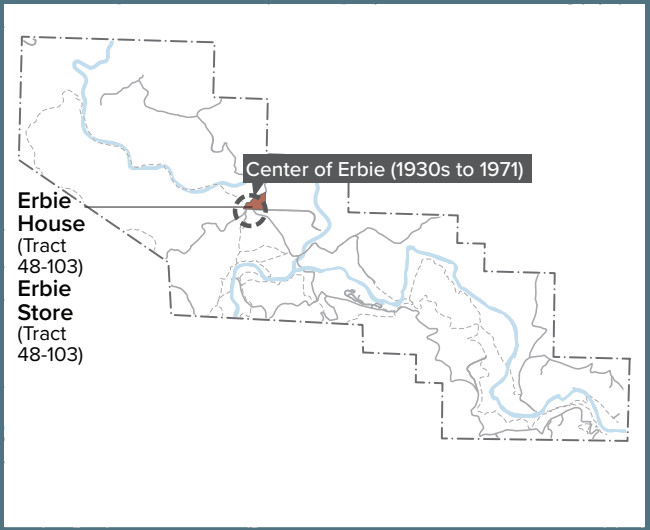
Figure 4-74. Erbie Church Treatment Guidance: Preserve rockwork south of Erbie Church (source: Mundus Bishop, 2022).

Erbie House and Store Sites

Introduction

Erbie House and Erbie Store Sites (Tract 48-103) is set at the center of the historic community at the intersection of Erbie Road. Erbie House encompasses portions of one original homestead entry issued in 1897 to James M. Richardson. Erbie Store encompasses portions of one original homestead entry issued in 1895 to Mary Villines. The extents of Tract 48-103 reflect the tract boundary at the time of NPS acquisition.

Remnant foundations and fence lines mark the locations of the overgrown house and store sites. Erbie House and Store Sites contribute to the significance of Erbie Rural Historic District.



Chronology of Physical Development[4.21]

c. 1932

Erbie Store was built northwest of Erbie Church at the center of the community.

1934

Erbie Post Office moved north of Buffalo River to serve more people. The new location was within Erbie Store at the center of the rural community.

c. 1950

The one-story frame Erbie House was built.

1975

The NPS completed a preliminary survey of historic structures and documented the following buildings, indicating they were in good condition. The survey identified the tract as the Gilbert Weber Property.

One-story frame dwelling—596 sq. ft., rock foundation, wood siding, galvanized metal roof.

Garage—12-0” by 18’-0”, pole foundation, vertical plank siding, corrugated metal roof.

Privy—4’-0” by 5’-0”, wood siding, composition roll roof.

Store—16’-0” by 32’-0”, 512 sq. ft., rock foundation, composition roll siding, corrugated metal roof.

Shed—10’-0” by 12’-0”, 120 sq. ft., rock foundation, board and batten exterior, composition roll roof.

Poultry house—12’5” by 24’-0”, rock foundation, vertical plank siding, corrugated metal roof.

Barn—10’-0” by 15’-0”, rock pier foundation, board and batten exterior, corrugated metal roof.

The survey recommended dismantling the buildings if they served no useful purpose.

After 1975

The NPS removed buildings and structures.

4.21 NPS, *Special History Report Part II,* 252, 253; Catton, *Buffalo River HSR*, 172.

Table 4-13. Erbie House and Erbie Store Sites Contributing Features

Feature	Feature ID Number	FMSS Number	LCS Structure Number	CRIS ID	Contributing/Non-Contributing
Erbie Store Site	140798	N/A	ER-Ruins-3	498286	Contributing
Erbie House Site	140806	70521	ER-Ruins-2	498287	Contributing

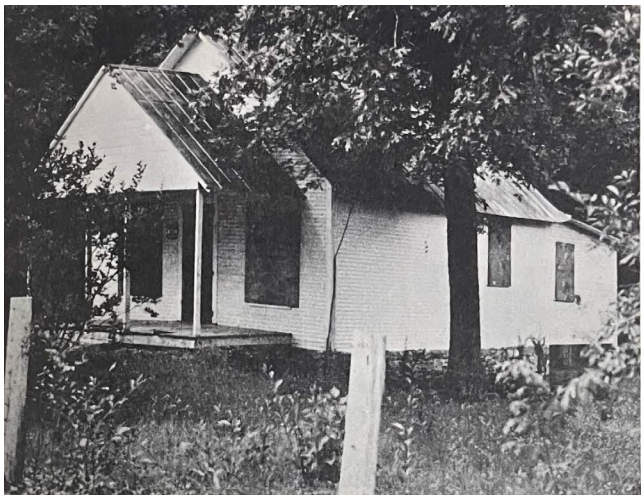


Figure 4-75. Erbie House and Erbie Store Sites Historic Condition: Erbie House, 1972 (source: BUFF, 1972).

Figure 4-76. Erbie House and Erbie Store Sites Historic Condition: Erbie Store, 1972 (source: BUFF, 1972).

Figure 4-77. Erbie House and Erbie Store Sites Historic Condition: Poultry House, 1972 (source: BUFF, 1972).

Figure 4-78. Erbie House and Erbie Store Sites Historic Condition: Barn, 1972 (source: BUFF, 1972).

Existing Condition and Analysis

Spatial Organization

The site is located in the historic center of Erbie at the intersection of Erbie Road and County Road 57 with Erbie Store to the north, Erbie House to the southeast, and Erbie Church to the southwest. Erbie House, Store, and outbuildings are non-extant. The site is marked by four (+/-) remnant stone foundations, stone scatter, wood post and wire fences, and a concrete slab lined with brick. Two metal pipes protrude from the center of the slab.

Spatial organization is modified by the removal of historic buildings within the tract and throughout the historic center of Erbie, the encroachment of vegetation into the historic clearing surrounding the site, and the addition of Cecil Cove Trailhead.

Erbie House and Store Site retains its location at the center of the historic community and its relationship to adjacent roads and Erbie Church. It is increasingly difficult to locate features and discern the historic arrangement, relationship, and orientation of the site due to the deterioration of features, the encroachment of forest, and encroachment of overgrown successional vegetation.

Buildings and Structures

Documentation of Erbie House and Building Site indicates historic development included a one-story house, garage, privy, shed, poultry house, and barn. These buildings and structures today exist as ruins or are non-extant.

Small Scale Features

Features include wood posts and wire fences. Wood posts and wire fence vary in condition and contribute to the historic character of the district.

Vegetation

Domestic plantings include English ivy along a stone foundation to the south of Erbie Road and English ivy and daylilies north of Erbie Road. Plantings contribute to the historic character of the district.

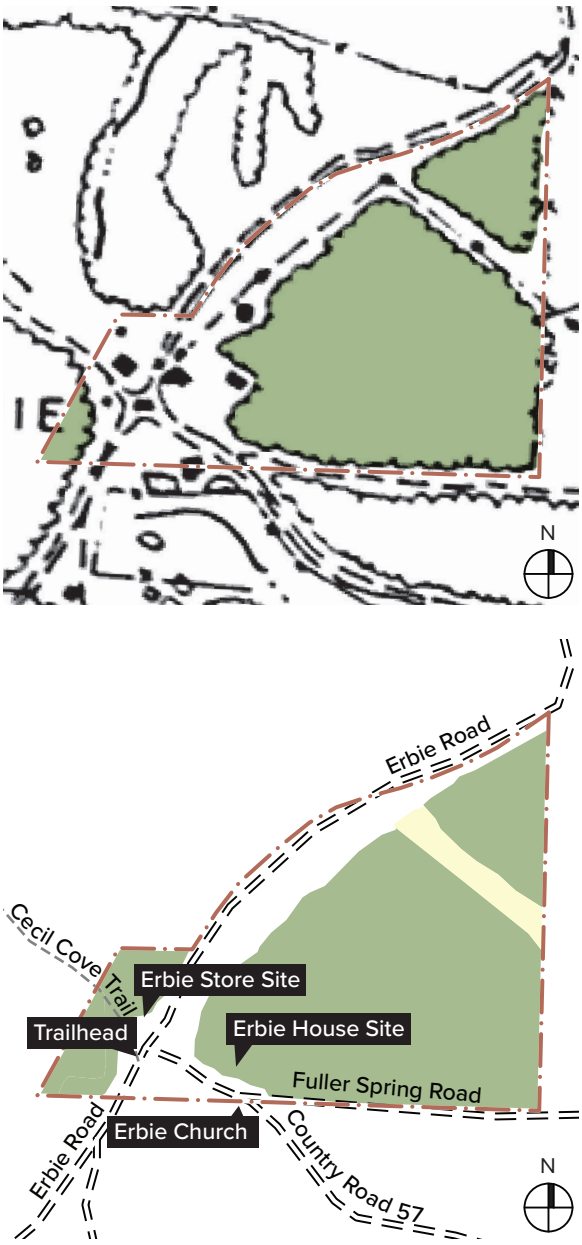


Figure 4-79. Erbie House and Erbie Store Sites Spatial Organization, 1971 (top) and 2023 (bottom) (source: top- Mundus Bishop, adapted from 1972 Division of Land Acquisition Map; bottom - Mundus Bishop, 2023).

Treatment

Treatment guidance identifies actions to preserve features that contribute to the historic character of Erbie House and Store Sites.

Preserve the setting of Erbie House and Store Sites in the historic center of Erbie at the intersection of Erbie Road and County Road 57 with Erbie Store to the north, Erbie House to the southeast, and Erbie Church to the southwest.

Conduct an archeological investigation to assist in further identification of features.

Retain foundation ruins and extant features. Monitor and remove volunteer trees and understory vegetation. Consider marking the house and store sites through vegetation management in the short-term to reveal the sites and by marking building locations in the long-term.

Retain contributing small scale features including wood posts and wire fences.

Provide interpretive waysides at Erbie Church.

Retain ornamental plantings including English ivy along a stone foundation to the south of Erbie Road and English ivy and daylilies north of Erbie Road.

Figure 4-80. Erbie House and Erbie Store Sites Treatment Guidance: Retain stone foundations marking the site of Erbie House (source: Mundus Bishop, 2022).

Figure 4-81. Erbie House and Erbie Store Sites Treatment Guidance: Retain stone wall marking the site of Erbie Store (source: Mundus Bishop, 2022).

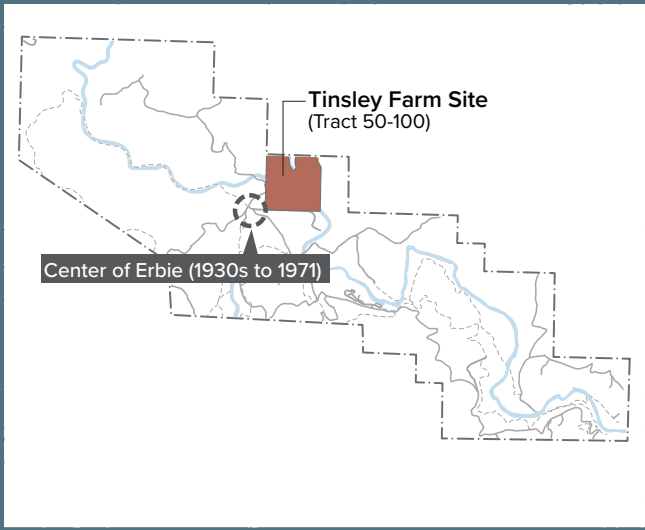
Figure 4-82. Erbie House and Erbie Store Sites Treatment Guidance: Retain extant wood posts and wire fences (source: Mundus Bishop, 2022).

Tinsley Farm Site

Introduction

Tinsley Farm Site (Tract 50-100) is set along Erbie Road and Cecil Creek northeast of the historic center of Erbie. The tract encompasses portions of one original homestead entry issued in 1890 to Mary L. Villines. The "Tinsley" name and present-day extents of Tract 50-100 reflect the tract owner and boundary at the time of NPS acquisition.

Extant features date to twentieth-century development and include remnant foundations and fence lines. Tinsley Farm Site contributes to the significance of Erbie Rural Historic District.



Chronology of Physical Development[4.22]

1940s

House, barns, and outbuildings were built.

1975

The NPS completed a preliminary survey of historic structures and documented the following buildings, indicating they were in good condition.

Smokehouse—10'-0" by 10'-0", rock foundation, vertical plank siding, corrugated metal roof.

Barn—44'-0" by 40'-0", concrete foundation, vertical plank siding, corrugated metal roof.

Milkhouse—10'-0" by 28'-0", concrete and concrete block foundation, vertical plank siding, corrugated metal roof.

The survey recommended dismantling the buildings if they served no useful purpose.

After 1975

The NPS removed buildings and structures.

Table 4-14. Tinsley Farm Site Contributing Features

Feature	Feature ID Number	FMSS Number	LCS Structure Number	CRIS ID	Contributing/Non-Contributing
Tinsley Farm Site	140802				Contributing
Tinsley Milkhouse Foundation			ER-Tinsley-2	486416	Contributing
Tinsley Barn Foundation			ER-Tinsley-1	486414	Contributing
Tinsley Spring Box Foundation			ER-Tinsley-3	486418	Contributing

4.22 NPS, *Special History Report Part I,* 264, 265.

Existing Condition and Analysis

Spatial Organization

Tinsley Farm Site is set south of Erbie Road in the relatively flat bottomlands of Cecil Creek with views to the creek. Remnant fence lines and concrete foundations, steps, and ramps mark the location of the farm site. A narrow, spring-fed stream parallels the barn and milkhouse to the east with rock wall remnants along each side and a pond to the south. Fields to the east (Tract 48-100) remain cleared and leased for hay production.

Tinsley Farm Site retains its setting along Erbie Road in the bottomlands of Cecil Creek. Spatial organization is modified by the removal of buildings after 1975 and the encroachment of vegetation in historically open areas. Perimeter fences defined the site. Extant foundations indicate buildings were oriented to Erbie Road. The barn was set in the center of the site with the milkhouse to the west and smokehouse to the south. It is increasingly difficult to locate features and discern the historic arrangement, relationship, and orientation of the site due to deterioration of features, forest encroachment, and overgrown successional vegetation.

Buildings and Structures

Documentation of Tinsley Farm Site indicates historic development included a house, barn, milkhouse, and smokehouse. These buildings and structures today exist as ruins or are non-extant. The ruins of the barn, milkhouse, and likely smokehouse, along with their configuration and orientation contribute to the district.

Small Scale Features

Features include remnants of wood posts and barbed wire fences, wood fences, and rock walls. Features vary in condition and contribute to the historic character of the district.

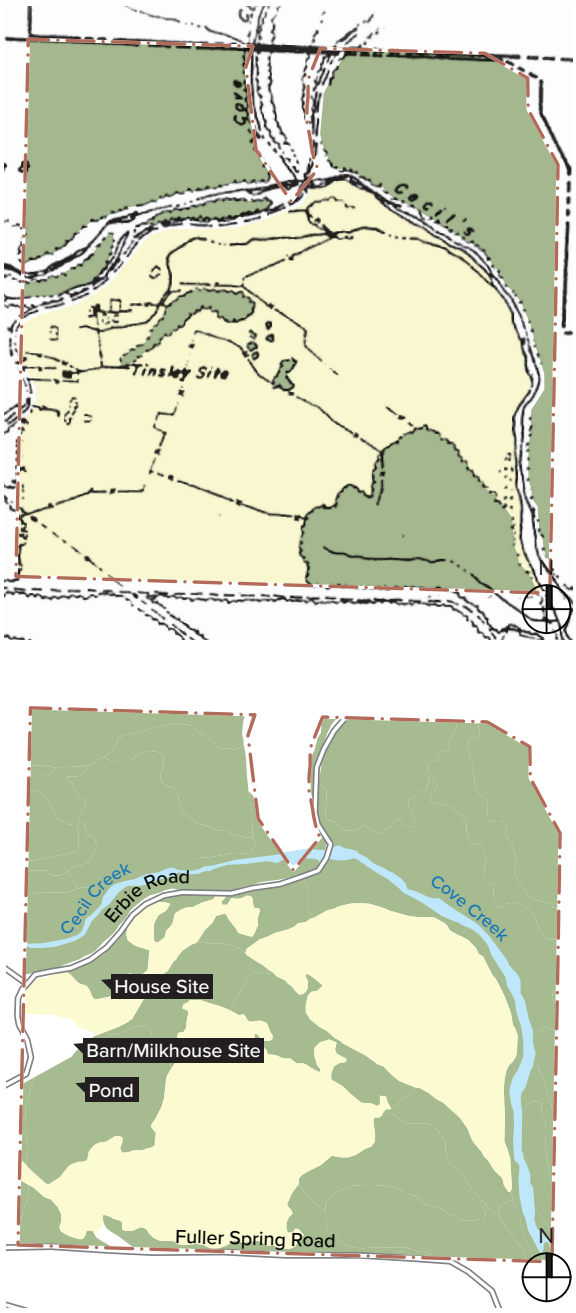


Figure 4-83. Tinsley Farm Site Spatial Organization, 1971 (top) and 2023 (bottom) (source: top - Mundus Bishop, adapted from 1972 Division of Land Acquisition Map; bottom - Mundus Bishop, 2023).

Treatment

Treatment guidance identifies actions to preserve features that contribute to the historic character of Tinsley Farm Site.

Preserve the setting of Tinsley Farm Site set south of Erbie Road in the relatively flat bottomlands of Cecil Creek with views to the creek.

Retain foundation ruins. Consider tree and root removal to avoid further undermining.

Retain contributing small scale features including wood posts and barbed wire fences, wood fences, and rock walls.

Preserve the historic composition of open fields and forested hillsides. Consider vegetation management to stunt current scrub-shrub succession, including the use of goats for understory removal.

Figure 4-84. Tinsley Farm Site Treatment Guidance: Preserve features that contribute to the historic character of Tinsley Farm Site (source: Mundus Bishop, 2023).

Figure 4-85. Tinsley Farm Site Historic Condition: Clearing around house, 1972 (source: BUFF, 1972).

Figure 4-86. Tinsley Farm Site Historic Condition: Clearing around barn (back) and milkhouse (front), 1972 (source: BUFF, 1972).

Figure 4-87. Tinsley Farm Site Treatment Guidance: Retain barn foundation ruins (source: Clerestory Preservation, 2022).

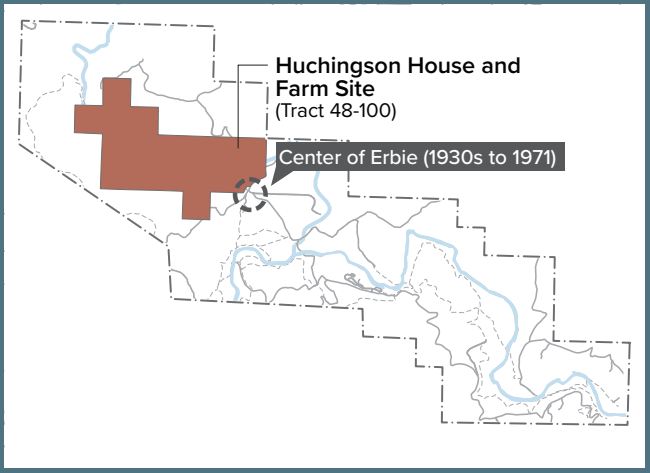
Figure 4-88. Tinsley Farm Site Treatment Guidance: Retain milkhouse ramps ruins (source: Mundus Bishop, 2022).

Huchingson House and Farm Site

Introduction

Huchingson House and Farm Site (Tract 48-100) is located south of Fitton Cave Road and northwest of the historic center of Erbie. The tract encompasses portions of seven original homestead entries issued between 1875 and 1918. The extents of Tract 48-100 reflect the boundary at the time of NPS acquisition.

Extant features date to twentieth-century development and include ornamental plantings, fence lines, open fields, foundations, and ruins. Huchingson House and Farm Site contributes to the significance of the district.



Chronology of Physical Development[4.23]

c. 1932

Huchingson House was built around 1932.

1975

The NPS completed a preliminary survey of historic structures and documented the following buildings, indicating the house was in good condition and outbuildings were in fair condition.

One and one half story dwelling—rock and concrete foundation, rock walls, composition shingle roof.

Smokehouse—10'-0" by 12'-0", rock foundation, horizontal wood siding, corrugated metal roof.

Barn—40'-0" by 50'-0", concrete foundation, vertical plank siding covered in places with composition roll siding, corrugated metal roof.

Poultry house (1)—10-0" by 12'-0", rock foundation, board and batten exterior, corrugated metal roof.

Poultry house (2)—6'-0" by 10'-0" and 12'-0" by 18'-0", rock foundation, vertical plank and composition roll siding, corrugated metal roof.

Shed—10'-0" by 20'-0", pole foundation, horizontal plank siding, wood shingle roof.

Cabin—14'-0" by 24'-0", rock foundation, horizontal plank siding, wood shingle roof.

Cabin—14'-0" by 24'-0", rock foundation, board and batten exterior, wood shingle roof.

Minnow tanks—concrete.

The survey recommended dismantling the buildings if they served no useful purpose.

After 1975

The NPS removed buildings and structures.

4.23 NPS, *Special History Report Part II,* 246, 248.

Table 4-15. Huchingson House and Farm Site Contributing Features

Feature	Feature ID Number	FMSS Number	LCS Structure Number	CRIS ID	Contributing/ Non-Contributing
Huchingson House and Farm Site	N/A	N/A	4-71HB-31	498234	Contributing
Huchingson Spring	140644	N/A	HUCH-1	061552	Contributing
Huchingson Fields	140606	N/A	N/A	N/A	Contributing

Figure 4-89. Huchingson House and Farm Site Historic Condition: House, 1972 (source: BUFF, 1972).

Figure 4-90. Huchingson House and Farm Site Historic Condition: Cabin setting, 1972 (source: BUFF, 1972).

Figure 4-91. Huchingson House and Farm Site Historic Condition: House, 1972 (source: BUFF, 1972).

Figure 4-92. Huchingson House and Farm Site Existing Condition: Extant stone chimney and fireplace, 2023 (source: BUFF, 2023).

Existing Condition and Analysis

The following existing condition assessment and analysis of integrity is based on the 2010 CLI for Erbie Rural Historic District. Huchingson House and Farm Site was not accessible for site reconnaissance during the development of this CLR. Additional documentation is needed to confirm/update documentation completed in 2010.

Spatial Organization

Huchingson House and Farm Site is set south of Fitton Cave Road. A fence line, foundation, stone wall, stone chimney and fireplace, concrete slab, and topographic depressions mark the location of the house site. Open fields are set to the south and west.

Huchingson House and Farm Site retains its setting on a rise with agricultural lands set in Buffalo River bottomlands. Spatial organization is modified by the removal of buildings after 1975 and the encroachment of vegetation in historically open areas. It is increasingly difficult to locate features and discern the historic arrangement, relationship, and orientation of the site due to deterioration of features, forest encroachment, and overgrown successional vegetation.

Circulation

Circulation features include Cecil Cove Trail and Fitton Cave Road. Circulation features retain historic alignments.

Small Scale Features

Features include remnants of wood posts and barbed wire fences. Features vary in condition and contribute to the historic character of the district.

Treatment

Treatment guidance identifies actions to preserve features that contribute to the historic character of Huchingson House and Farm Site.

Preserve the setting of Huchingson House and Farm Site set south of Fitton Cave Road.

Preserve the historic composition of open fields and forested hillsides.

Preserve concrete minnow tanks and provide interpretation based on further research. Provide vegetation management and direct stormwater away from structures to protect minnow tanks.

Conduct field reconnaissance to assess existing condition and analyze integrity. Identify contributing features and preservation approaches based on each feature's condition.

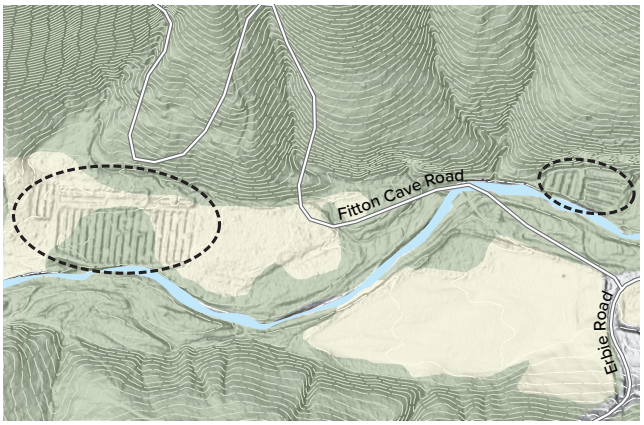


Figure 4-93. Huchingson House and Farm Site Treatment Guidance: Preserve features that contribute to the historic character of Huchingson House and Farm Site (source: Mundus Bishop, 2023).

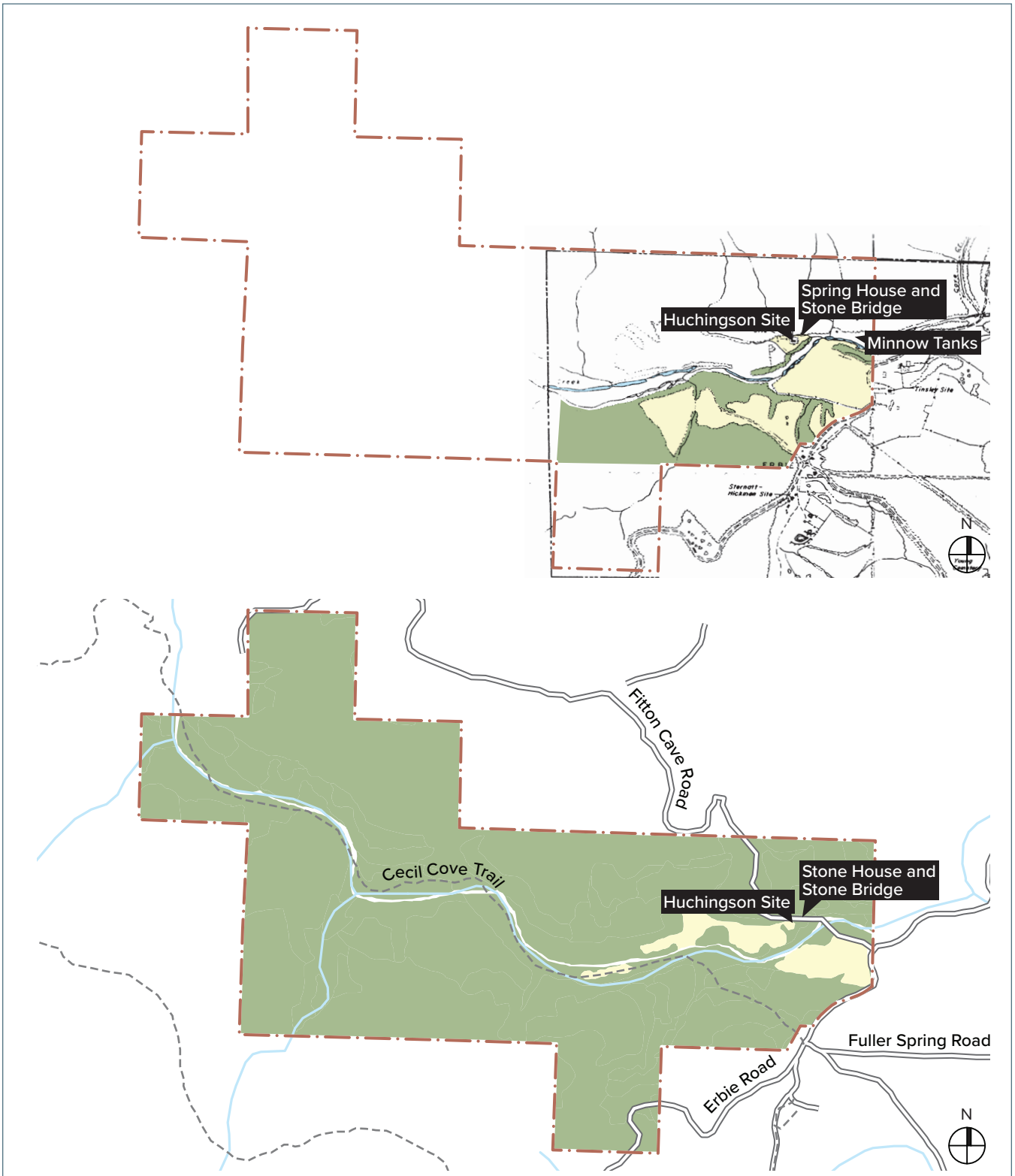


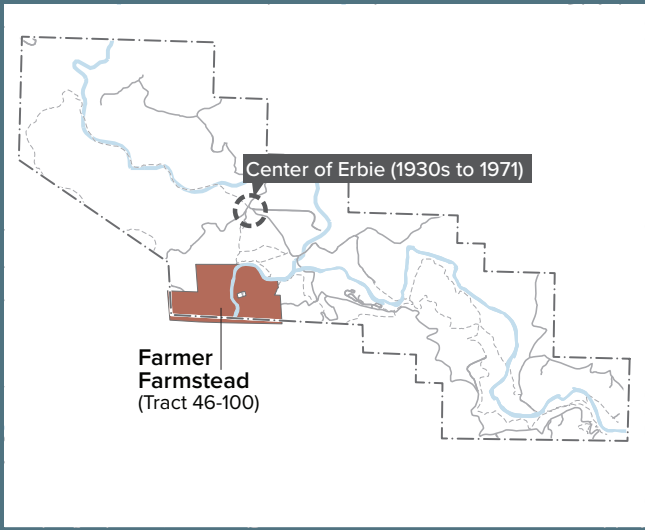
Figure 4-94. Huchingson House and Farm Site Spatial Organization, 1971 (top) and 2023 (bottom) (source: top - Mundus Bishop, adapted from 1972 Division of Land Acquisition Map; bottom - Mundus Bishop, 2023).

Farmer Farmstead

Introduction

Farmer Farmstead (Tract 46-100) is set at the intersection of Old River Trail and Farmer Trail within Buffalo River bottomlands. The tract encompasses portions of seven original homestead entries issued between 1859 and 1917. The "Farmer" name reflects ownership at the turn of the century and the present-day extents of Tract 46-100 reflect the tract boundary at the time of NPS acquisition.

Farmer Farmstead, settled by Solomon Cecil, is one of the earliest farms developed along Buffalo River. The Farmer family acquired the tract around the turn of the century and established a house, barn, and outbuildings by 1910. Extant features date to twentieth-century development and include two houses, a barn, smokehouse, feedhouse, privy, springhouse ruins, fence lines, and ornamental plantings. Farmer Farmstead contributes to the significance of Erbie Rural Historic District.



Chronology of Physical Development[4.24]

1854

John W. Farmer was listed on Newton County tax rolls.

1895 or 1896

A barn may have been built as part of the original homestead.

c. 1900

Farmer built a frame feed house, barn, springhouse, and smokehouse.

1905

Farmer built a house.

c. 1910

Farmer built a second house.

1978

The NPS completed a survey of the tract and documented the following buildings.

Dwelling—16'-0" by 23'-0" with 7'-0" by 16'-0" porch about 65 years old which is not occupied. It has oak exterior walls, corrugated metal roof, pine floors, unfinished interior walls, and is setting on rock pier foundation. It is in poor condition.

Smokehouse or tool shed—6'-0" by 16'-0", 12'-0" by 16'-0", which is upright oak exterior, rock pier foundation, CM roof, and wood floors. It is in poor condition.

4.24 NPS, *Erbie CLI*, 19, 39, 40; Site Management-National Register—Non Boxley—James Farmer Barn #49-100. Series II, Subseries B: Historian's Working Files, 1843-2011, box 86, folder 19, Cultural Resource Management Records of Buffalo National River. (Buffalo National River Archives: Harrison, Arkansas).

Feed house—10'-0" by 14'-0", 7.5'-0" by 14'-0" feed house has oak exterior walls, CM roof, RP foundation, is in poor condition.

Barn—33'-0" by 56.5'-0" and was partly built from logs in 1897. Logs are cedar and elm. The additional portion is frame. The barn has dirt floor, CM roof, RP foundation, has several stalls for horses or calves, has a full loft with a hay carrier on a track.

Springhouse—8'-0" by 10'-0" springhouse is constructed of logs, has CM roof, and is rock floored and set on rock. Condition is poor.

Table 4-16. Farmer Farmstead Contributing Features

Feature	Feature ID Number	FMSS Number	LCS Structure Number	CRIS ID	Contributing/Non-Contributing
Farmer Farmstead	N/A	70681	N/A	N/A	Contributing
J.W. Farmer House	140658	70681	4-62HB-22	61555	Contributing
Farmer Cabin	140630	70699	4-63HB-23	61556	Contributing
Farmer Barn	140628	70690	4-64HB-24	61557	Contributing
Farmer Smokehouse	140634	N/A	4-65HB-25	61558	Contributing
Farmer Feedhouse	140632	70696	4-66HB-26	61559	Contributing
Farmer Privy	N/A	N/A	4-68HB-28	498274	Contributing
Farmer Fields	140606	N/A	N/A	N/A	Contributing
Farmer Springhouse Ruins	N/A	N/A	4-67HB-27	498273	Contributing

Existing Condition and Analysis

The following existing condition assessment and analysis of integrity is based on the 2010 CLI for Erbie Rural Historic District. Farmer Farmstead was not accessible for site reconnaissance during the development of this CLR. Additional documentation is needed to confirm/update documentation completed in 2010.

Spatial Organization

Farmer Farmstead is set at the intersection of Old River Trail, Goat Bluff Trail, and Farmer Trail (historic roads) within the relatively flat Buffalo River bottomlands with topography rising steeply to the west. The main Farmer House is set prominently along the road trace with outbuildings and fields arranged to the east of the house site. Its primary façade is oriented to the road trace with a wood post and wire fence delineating the front yard of the house. From the main Farmer House, a secondary house is set to the southeast, and a barn is set east of the main house. A fence line extends around the barn and overgrown fields to the southwest.

Spatial organization remains from the period of significance. Farmer Farmstead retains its historic setting on a hillside at the end of a field and its historic arrangement and orientation to road traces and natural features. Spatial organization is modified by the loss and deterioration of historic features and views and the succession of historic agricultural fields to old field vegetation.

Circulation

Circulation includes Old River Trail, Goat Bluff Trail, Buffalo River Trail, and Farmer Trail following alignments of historic two-track roads. Historic road alignments remain but are in poor condition. Use of historic road alignments is limited to hiking and administrative ATV use.

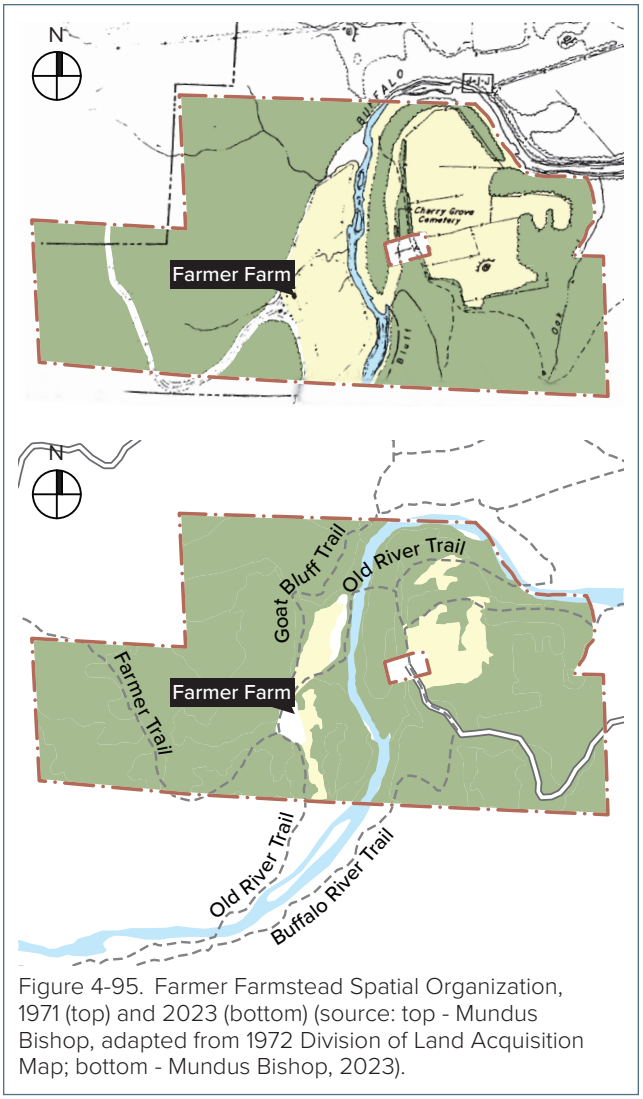


Figure 4-95. Farmer Farmstead Spatial Organization, 1971 (top) and 2023 (bottom) (source: top - Mundus Bishop, adapted from 1972 Division of Land Acquisition Map; bottom - Mundus Bishop, 2023).

Buildings and Structures

Extant buildings and structures include Farmer Houses (2), Barn, Smokehouse, Feedhouse, Privy, and Springhouse Ruins. These buildings and structures along with their configuration and orientation contribute to the district.

Vegetation

Domestic plantings include daffodils, irises, muscadine grapevine, and English ivy. Plantings contribute to the historic character of the district.

Treatment

Treatment guidance identifies actions to preserve features that contribute to the historic character of Farmer Farmstead.

Preserve the setting of Farmer Farmstead set at the intersection Old River Trail, Goat Bluff Trail, and Farmer Trail within the relatively flat Buffalo River bottomlands with topography rising steeply to the west.

Preserve buildings and structures. Implement measures as needed to maintain integrity.

Preserve the historic composition of open fields and forested hillsides.

Conduct field reconnaissance to assess existing condition and analyze integrity. Identify contributing features and preservation approaches based on each feature's condition.

Figure 4-96. Farmer Farmstead Historic Condition: Farmer House, 1985 to 1987 (source: BUFF).

Figure 4-98. Farmer Farmstead 2023 Condition (source: BUFF, 2023).

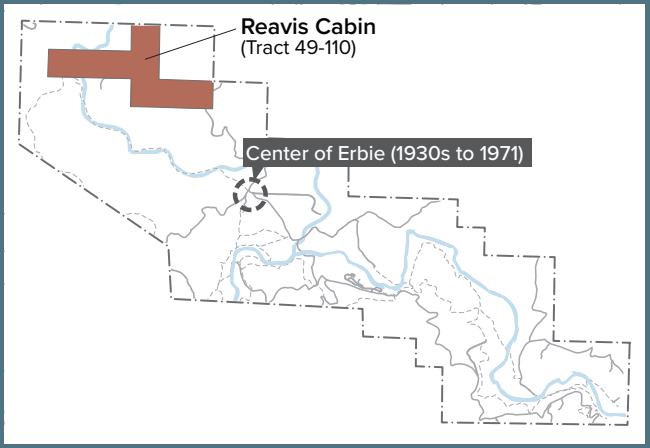
Figure 4-97. Farmer Farmstead Historic Condition: Farmer Cabin, 1985 to 1987 (source: BUFF).

Reavis Cabin

Introduction

Reavis Cabin (Tract 49-110) is set in isolated terrain at the base of Newberry Point at the end of Fitton Cave Road. The tract encompasses portions of four original homestead entries issued between 1882 and 1912. The "Reavis" name reflects ownership at the turn of the century and the present-day extents of Tract 49-110 reflect the tract boundary at the time of NPS acquisition.

The Reavis family settled a 160-acre tract along Cecil Creek around 1900. They lived in an existing log cabin located on the tract and later built a larger cabin and established a sizeable farm. Extant features date to twentieth-century development and include Reavis Cabin, cistern, springhouse, open fields, fence lines, and other features. Reavis Cabin contributes to the significance of the district.



Chronology of Physical Development[4.25]

c. 1900

The Reavis family arrived in the Erbie area around 1900.

1918

John Reavis family built a one-and-one-half-story double pen log cabin.

Late 1950s to Early 1960s

Logging occurred on the tract.

1955

A screened porch was added to the house.

1978

The NPS completed an appraisal of the tract to estimate loss in fair market value. Documented improvements included three pastures defined by fence with barbed and woven wire on native posts, a spring east of the house, and two earthen dam ponds.

Residence—16'-0" by 30'-0" original hewn log cabin on mortared native stone foundation with an 8' frame addition to the northwest and an 8' native stone and screened porch on the opposite side in good to excellent condition.

Frame haybarn—40'-0" by 36'-0" in poor condition.

Frame shed—16'-0" by 28'-0" frame building with concrete floor vertical board and batten siding, and metal roof containing a blacksmith room, feed room, and chicken house.

Equipment shed—16'-0" by 30'-0" cedar pole construction with metal roof in fair condition.

4.25 *Field Survey Notes and Historic Maps - Erbie, undated*. Series II, Subseries B: Historian's Working Files, 1843-2011, shelf 4, folder 013, Cultural Resource Management Records of Buffalo National River. (Buffalo National River Archives: Harrison, Arkansas), 127; *Site Management-National Register—Non Boxley—Chestnut Cabin #49-110 and John Reavis History*. Series II, Subseries B: Historian's Working Files, 1843-2011, box 3, folder 02, Cultural Resource Management Records of Buffalo National River. (Buffalo National River Archives: Harrison, Arkansas); NPS, *Erbie CLI*, 41.

Table 4-17. Reavis Cabin Contributing Features

Feature	Feature ID Number	FMSS Number	LCS Structure Number	CRIS ID	Contributing/Non-Contributing
Reavis Cabin Site	N/A	72835	N/A	N/A	Contributing
John Reavis House	N/A	70517	B4-45H	61562	Contributing
John Reavis Well & Cistern	140752	N/A	ER-Reavis-1	498221	Contributing
Reavis Springbox	N/A	N/A	N/A	498223	Contributing
Reavis Field	140606	72835	N/A	N/A	Contributing

Existing Condition and Analysis

The following existing condition assessment and analysis of integrity is based on the 2010 CLI for Erbie Rural Historic District. Reavis Cabin was not accessible for site reconnaissance during the development of this CLR. Additional documentation is needed to confirm/update documentation completed in 2010.

Spatial Organization

Reavis Cabin is set above the bottomlands of the valley in isolated terrain at the base of Newberry Point and the end of Fitton Cave Road. Wood post and wire perimeter fences and a stone rubble wall to the south of Reavis Cabin delineate the house site. Reavis Cabin is set prominently at the center of the clearing with outbuilding ruins to the north and south, and overgrown fields and animal pen ruins to the west. The surrounding landscape includes fields associated with the farmstead and remain in pasture. Reavis Springbox is set on Cecil Creek.[4.26]

Spatial organization remains from the period of significance. Reavis Cabin retains its historic setting at the base of Newberry Point and its historic arrangement and orientation to road traces and natural features. Spatial organization is modified by the loss and deterioration of historic features and views and the succession of historic agricultural fields to old field vegetation.

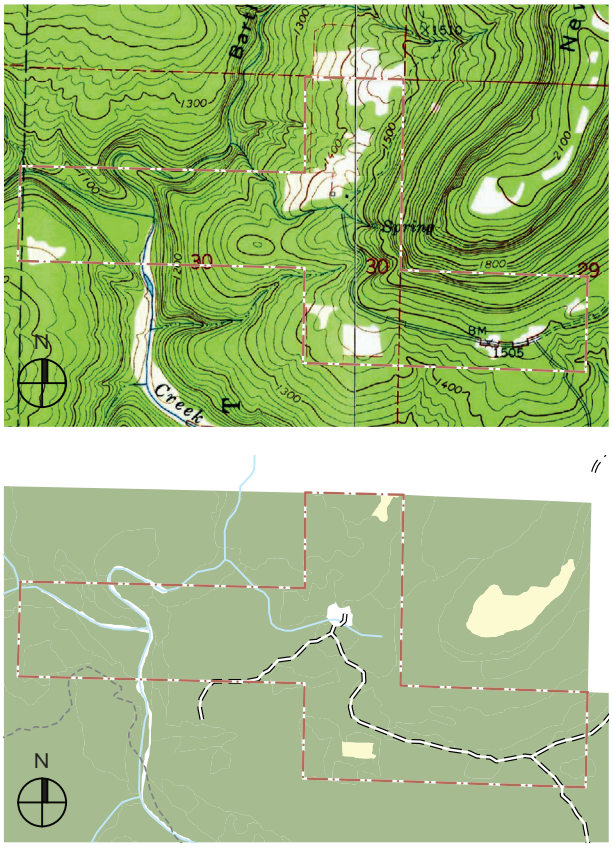


Figure 4-99. Reavis Cabin Spatial Organization, 1971 (top) and 2023 (bottom) (source: top - 1965 USGS; bottom - Mundus Bishop, 2023).

4.26 NPS, *Erbie CLI*, 30.

Circulation
Circulation includes Fitton Cave Road, a steep and rutted gravel road that terminates at Reavis Cabin. Circulation features retain historic alignments.

Buildings and Structures
Extant buildings and structures are associated with the settlement and agricultural development of Erbie Rural Historic District. Reavis Cabin, Cistern, and Springbox, along with their configuration and orientation contribute to the district.

Small Scale Features
Features include wood post and wire fences, a collapsed stone wall, logs with nails, boards, and metal debris. Features vary in condition and contribute to the historic character of the district.[4.27]

Treatment
Treatment guidance identifies actions to preserve features that contribute to the historic character of Reavis Cabin

Preserve the setting of Reavis Cabin set above the bottomlands of the valley at the end of Fitton Cave Road.

Preserve buildings and structures at Reavis. Complete an HSR for extant buildings and structures. Continue to implement stabilization/preservation maintenance and future HSR treatment guidance.

Consider improvements for use by the NPS (e.g., park operations, search and rescue field headquarters). Provide vault toilets if restrooms are needed.

Conduct field reconnaissance to assess existing condition and analyze integrity. Identify contributing features and preservation approaches based on each feature's condition.

Figure 4-100. Reavis Cabin Historic Condition: Views across fields to forested hillsides and ridges, 1984 (source: BUFF).

Figure 4-101. Reavis Cabin Historic Condition: John Reavis House with screened porch and outbuilding set in open field, 1984 (source: BUFF).

Figure 4-102. Reavis Cabin Existing Condition: House, 2023 (source: BUFF, 2023).

4.27 NPS, *Erbie CLI*, 41.

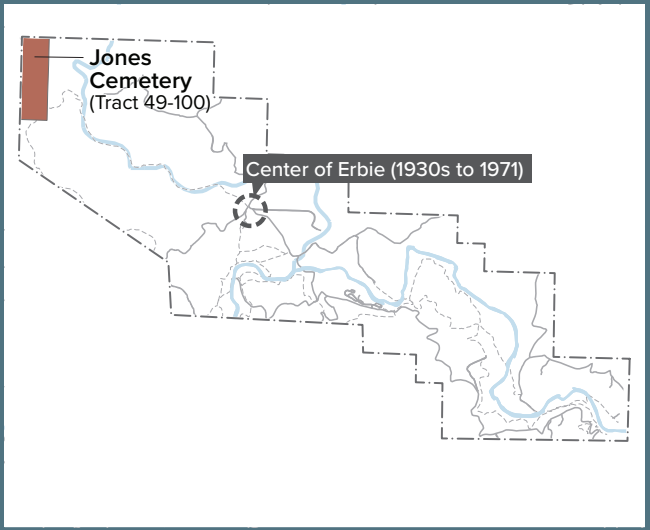
Jones Cemetery

Introduction

Jones Cemetery (Tract 49-100) is set in the northwest corner of Erbie Rural Historic District along Cecil Cove Trail. The tract encompasses portions of one original homestead entry issued in 1917 to William J. Jones. The extent of Tract 49-100 reflects the tract boundary at the time of NPS acquisition.

Jones Cemetery contains nineteen gravesites dating from 1906 to 1933. Represented family names include Jones, Sturgill, Lamb, and Reavis.

Extant features date to twentieth-century development and include remnant fence lines, and headstones. Jones Cemetery contributes to the significance of Erbie Rural Historic District.



Chronology of Physical Development[4.28]

1906 to 1933

Legible gravesite markers indicate burials occurred at Jones Cemetery from 1906 to 1933.

Table 4-18. Jones Cemetery Contributing Features

Feature	Feature ID Number	FMSS Number	LCS Structure Number	CRIS ID	Contributing/Non-Contributing
Jones Cemetery Site	N/A	80021	N/A	N/A	Contributing
Jones Cemetery Stones	N/A	80021	CEM-21	061514	Contributing

4.28 NPS, *Erbie CLI*, 60.

Existing Condition and Analysis

The following existing condition assessment and analysis of integrity is based on the 2010 CLI for Erbie Rural Historic District. Jones Cemetery was not accessible for site reconnaissance during the development of this CLR. Additional documentation is needed to confirm/update documentation completed in 2010.

Spatial Organization

Jones Cemetery is set along Cecil Cove Trail northwest of the historic center of Erbie within a small clearing in the forest. A wood post and wire fence define the 40'-0" by 53'-0" cemetery. Markers indicate nineteen gravesites. Seven gravesites were marked with native rock in 1977. [4.29]

Small Scale Features

Features include a wood post and wire fence along the perimeter of the cemetery and twelve legible headstones, of which three are hand carved. Headstones are largely pointed arch table design with common motifs and phrases—doves, bibles, and the gates of heaven. A newer stone replaces the original, which remains broken, at the grave of James Sturgill (d. 1918). The graves of A.K., E., and O.B. Lamb have hand carved fieldstones markers.[4.30]

Features vary in condition and contribute to the historic character of the district.

Treatment

Treatment guidance identifies actions to preserve features that contribute to the historic character of Jones Cemetery.

Preserve the setting of Jones Cemetery set along Cecil Cove Trail within a small clearing.

Conduct field reconnaissance to assess existing condition and analyze integrity. Identify contributing features and preservation approaches based on each feature's condition.

Figure 4-103. Jones Cemetery: Perimeter fence and gate, 2023 (source: BUFF, 2023).

Figure 4-104. Jones Cemetery: Gravesite markers, 2023 (source: BUFF, 2023).

Figure 4-105. Jones Cemetery: View to Newberry Point, 2023 (source: BUFF, 2023).

4.29 NPS, *Erbie CLI*, 60.

4.30 NPS, *Erbie CLI*, 60.

5

Implementation

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Introduction

Recommended Future Studies

The following studies are recommended to inform future design, planning, and management of Parker-Hickman Farm, Jones Farm and Young Cemetery, and Erbie Church.

- Complete Historic Structure Reports for contributing buildings and structures at Parker-Hickman Farm, Jones Farm and Young Cemetery, and Erbie Church to document existing conditions and provide treatment recommendations.

- Complete ground-penetrating radar surveys at Adair Farm and Cemetery and Taylor House Site to inform vegetation management and interpretation of the site.

- Conduct an archeological study of Erbie House and Store to inform vegetation management and interpretation of the site.

Implementation Priorities

The NPS will consider recommendations identified in this plan as funding becomes available. Treatment guidance is described as a series of prioritized work orders with subtasks identified. Work plans are organized by site and correspond with class “C” cost estimates included in this chapter. This will assist the park in preparing Project Management Information System (PMIS) project statements to seek project funding.

- Phase 1 work plans includes actions that are critical for repair of contributing features or are needed for safety, access, and interpretation at sites with high visitation.

- Phase 2 work plans includes actions needed to preserve integrity.

- Phase 3 work plans includes long-term, routine maintenance, and restoration at sites with limited visitation.

If work plans are phased as separate projects (e.g., Phase 1 vegetation management, Phase 2 interpretive panels), apply mark-ups and add-ons identified in the “Basis of Estimate” (re: page 5-8) to each phase. A 5.0% projected annual inflation rate should also be applied for each year that a phased project extends beyond Spring 2025.

All future work will be guided by design guidance presented in this plan and the *Secretary of the Interior’s Standards for the Treatment of Historic Properties*. Accessible routes, features, and parking will be designed in compliance with U.S. Access Board Architectural Barriers Act Accessibility Standards (ABAAS).

Table 5-1. Phase 1 work plans includes actions that are critical for repair of contributing features or are needed for safety, access, and interpretation at sites with high visitation.

Site	FMSS Number	CLR Treatment Project Component Task / FMSS Work Order
Erbie Church	70732	• Regrade site surrounding Erbie Church to establish a swale and provide positive drainage away from Erbie Church. Conduct a topographic survey prior to design and implementation. • Clear successional vegetation surrounding Erbie Church. Provide selective removal and pruning of nearby trees to avoid excessive falling debris. Revegetate with native grass. Thin/prune trees for views from Erbie Road and Country Road 57 to Erbie Church. • Provide one van accessible ABAAS parking space, accessible route from parking to building, and ramp with handrails. Ensure parking, accessible route, and ramp widths, slopes, surface material, and landings/resting areas meet current ABAAS requirements. • Replace concrete steps and handrails to entrance of Erbie Church and provide exterior solar lighting at entrance. • Provide two interpretive waysides.
Jones Farm and Young Cemetery	70751 80030	• Clear successional vegetation surrounding the house, outbuildings, and cemetery. Provide selective removal and pruning of nearby trees to avoid excessive falling debris. Revegetate with native grass. • Repair contributing small scale features—stone well and wood post with woven wire fences. • Repair road from Jones Farm to Farmer Farmstead.
Parker-Hickman Farm	70544 (FMSS location number)	• Regrade site surrounding Log House to establish a swale and provide positive drainage away from Log House. Conduct a topographic survey prior to design and implementation. • Clear successional vegetation surrounding the house and outbuildings, orchard, and garden. Provide selective removal and pruning of nearby trees to avoid excessive falling debris. Revegetate with native grass. • Thin/prune trees for view to house. • Provide one van accessible ABAAS parking space and accessible route from parking to Log House. Ensure parking and accessible route widths, slopes, surface material, and landings/resting areas meet current ABAAS requirements. • Repair Cherry Grove Cemetery Road. • Provide four interpretive waysides.

Table 5-2. Phase 2 work plans includes actions needed to preserve integrity.

Site	FMSS Number	CLR Treatment Project Component Task / FMSS Work Order
McFadin House Site and Cemetery	80035	• Clear successional vegetation surrounding the house. Revegetate with native grass. Selectively thin young and mid-growth hardwood trees at cemetery. • Repair concrete house foundation and provide measures for visitor safety. • Provide a trail from McFadin House Site to Cemetery.
Adair Farm and Cemetery and Taylor House Site	80027	• Repair Adair Farm Road. • Clear successional vegetation surrounding the house and cemetery. Revegetate with native grass. • Provide one van accessible ABAAS parking space and accessible route from parking to wayside. Ensure parking and accessible route widths, slopes, surface material, and landings/resting areas meet current ABAAS requirements. • Provide four interpretive waysides.

Table 5-4. Phase 3 work plans includes long-term, routine maintenance, and restoration at sites will limited visitation.

Site	FMSS Number	CLR Treatment Project Component Task / FMSS Work Order
Fuller House Site	N/A	• Repair Fuller Spring Road. • Clear successional vegetation surrounding the house and outbuildings. Revegetate with native grass. • Create a FMSS location number for Fuller House Site.
Hickman House	N/A	• Clear successional vegetation surrounding the house site. Revegetate with native grass. • Create a FMSS location number for Hickman House.
Huchingson House and Farm Site	N/A	• Clear successional vegetation surrounding the house and outbuildings. Revegetate with native grass. • Establish a swale to divert stormwater away from Minnow Tanks. • Create a FMSS location number for Huchingson House and Farm Site.
Mueller House Site	N/A	• Clear successional vegetation surrounding the house site. Revegetate with native grass. • Create a FMSS location number for Mueller House Site.
Reavis Cabin	72835	• Clear successional vegetation surrounding the cabin. Revegetate with native grass.
Tinsley Farm Site	N/A	• Clear successional vegetation surrounding the house and outbuildings. Revegetate with native grass. • Create a FMSS location number for Tinsley Farm Site.

BASIS OF ESTIMATE

PROJECT INFORMATION

Project: Erbie Rural Historic District, Cultural Landscape Report - **Master Summary**

Park: Buffalo National River
Park Alpha: BUFF
PMIS / Package: 0
Estimate Date: 2/22/2024
Prepared By: Nicholas Anzer
Company: Parametrix, Inc.
Address: 7186 S. Highland Drive, Suite 200
City, State Zip: Salt Lake, Utah 84121
Phone: 801-733-5900

BACKGROUND SUPPORTING MATERIAL (Scope of Work):

Project consists of rehabilitating / re-constructing the majority of Historic Landscaping / Structures in the Erbie Rural Historic District. Supporting data is sourced from quantity survey documents prepared by Mundus Bishop (January 2024).

SOURCE OF COST DATA:

Cost estimating Data was obtained from Parametrix In-House Database (2024), RS Means (2023) and Cost data complied from recent projects in/around Arkansas. All cost data was reviewed and validated by Parametrix, Inc.

ESTIMATE ASSUMPTIONS:

Estimate assumes project improvements to be completed as a single phase. A Wage Rate Factor of 15.0% has been considered and incorporated into the Labor Unit Costs in the Estimate Detail. Sales Tax (9.5% of Materials) is included in Estimate detail. Nearest Commercial Center is assumed to be Harrison, Arkansas.

MAJOR CHANGES FROM PREVIOUS ESTIMATE:

No previous Estimate. Estimate format is now in Class 'C' format.

United States Department of the Interior
National Park Service
Class C Construction Cost Estimate

BASIS OF ESTIMATE

PROJECT INFORMATION

Project: Erbie Rural Historic District, Cultural Landscape Report - **Master Summary**

Park: Buffalo National River
Park Alpha: BUFF
PMIS / Package: 0
Estimate Date: 2/22/2024

DESCRIPTION OF MARK-UP & ADD-ONS:

Location Factor:	-16.00%	Based on Harrison, Arkansas.
Remoteness Factor:	30.00%	Project Location is 50+- miles from nearest Published Commercial Center (Harrison, Arkansas).
Historic Preservation Factor	20.00%	Within NPS Guidance Recommendations.
Contractor Bond & Insurance(s):	3.00%	Class C Estimate.
Standard General Conditions:	22.00%	Within NPS Guidance Recommendations.
Government General Conditions:	7.50%	Within NPS Guidance Recommendations.
Contractor Overhead:	18.00%	Within NPS Guidance Recommendations. Based on a Small-Sized Project.
Contractor Profit:	12.00%	Within NPS Guidance Recommendations. Based on a Small-Sized Project.
Contracting Method Adjustment:	0.00%	Early Indication is that the Construction Contract will be bid utilizing an Open Competitive Bid Contracting Method.
Annual Inflation Escalation Factor:	5.00%	Projected Annual Inflation Rate.
Time Until Project Midpoint (Months):	18	Number of Months from Estimate (or data) date until the Projects Midpoint of Construction. With an Anticipated construction start of Spring 2025.

OTHER COMMENTS:

This estimate is for direct construction cost only. It does not include furnishings & equipment, architect and engineer design fees, consultant fees, inspection and testing fees, plan check fees, hazardous material testing and removal, financing costs, nor any other normally associated development costs. The actual bid documents will vary from this estimate due to document completion, detailing, specification, addendum, etc. The estimator has no control over the cost or availability of labor, equipment, materials, over market conditions or contractor's method of pricing, contractor's construction logistics and scheduling.

United States Department of the Interior
National Park Service
Class C Construction Cost Estimate

BID ITEM COST SUMMARY

Project: Erbie Rural Historic District, Cultural Landscape Report - Master Summary
Park: Buffalo National River
Park Alpha: BUFF
PMIS Number: 0

Estimate By: Nicholas Anzer
Date: 02/22/24
Reviewed By: NA - Parametrix
Date: 02/22/24

Bid Item Number	Asset / Project Element / Description
	Master Summary

Item No.	WBS	Description	Material Cost/Unit	Total Material Cost	Total Direct Costs	NET Cost/Unit	Total NET Costs
1		Adair Farm & Cemetery			$ 137,899	$ -	$ 342,199
2		Angle House			$ 11,935	$ -	$ 29,617
3		Erbie Church Site			$ 77,791	$ -	$ 193,041
4		Fuller House			$ 104,444	$ -	$ 259,179
5		Hickman House			$ 4,824	$ -	$ 11,970
6		Hutchingson House & Farm			$ 143,625	$ -	$ 356,408
7		Jones House			$ 123,598	$ -	$ 306,710
8		McFadin House & Cemetery			$ 190,127	$ -	$ 471,804
9		Mueller House			$ 11,935	$ -	$ 29,616
10		Parker-Hickman Site			$ 247,046	$ -	$ 613,050
11		Reavis Cabin			$ 143,625	$ -	$ 356,408
12		Tinsley Farm			$ 5,074	$ -	$ 12,591
		Subtotal Direct Construction Costs			**$1,201,922**	**$ -**	**$2,982,593**
		Total Value of Government Furnished Property (GFP) Inc. in Direct Cost		**$0.00**	**$0**	**In most cases GFP is normally zero - see footnote-**	
		Direct Cost Subtotal without GFP		**$ -**	**$1,201,922**		
		Location Factor	-16.00%		-$192,308		
		Remoteness Factor	30.00%		$360,577		
		Historic Preservation Factor	20.00%		$240,384		
		Contractor Bond & Insurance(s)	3.00%		$36,058		
		Total Direct Construction Costs			**$1,646,633**		
		Standard General Conditions	22.00%	Applied to Total Direct C	$362,259		
		Government General Conditions	7.50%	Applied to Total Direct C	$123,498		
		Subtotal NET Construction Cost			**$2,132,390**		
		Overhead	18.00%		$383,830		
		Profit	12.00%		$255,887		
		Estimated NET Construction Cost			**$2,772,107**		
		Contracting Method Adjustment	0.00%		$0		
		Inflation Escalation	18	Months	$210,486		
		Total Estimated NET Cost of Construction			**$2,982,593**		

GFP costs only apply when the Government pre-purchases items, or provides other materials out of Government inventory, to be installed by contractor. Adjustments and Markup on GFP only include Inflation Escalation; No other adjustment factors or O&P markup have been

United States Department of the Interior
National Park Service
Class C Construction Cost Estimate

BASIS OF ESTIMATE

PROJECT INFORMATION

Project:	Erbie Rural Historic District, Cultural Landscape Report - **Adair Farm & Cemetery**
Park:	Buffalo National River
Park Alpha:	BUFF
PMIS / Package:	0
Estimate Date:	2/22/2024
Prepared By:	Nicholas Anzer
Company:	Parametrix, Inc.
Address:	7186 S. Highland Drive, Suite 200
City, State Zip:	Salt Lake, Utah 84121
Phone:	801-733-5900

BACKGROUND SUPPORTING MATERIAL (Scope of Work):

Project consists of rehabilitating / re-constructing the majority of Historic Landscaping / Structures in the Erbie Rural Historic District. Supporting data is sourced from quantity survey documents prepared by Mundus Bishop (January 2024).

SOURCE OF COST DATA:

Cost estimating Data was obtained from Parametrix In-House Database (2024), RS Means (2023) and Cost data complied from recent projects in/around Arkansas. All cost data was reviewed and validated by Parametrix, Inc.

ESTIMATE ASSUMPTIONS:

Estimate assumes project improvements to be completed as a single phase. A Wage Rate Factor of 15.0% has been considered and incorporated into the Labor Unit Costs in the Estimate Detail. Sales Tax (9.5% of Materials) is included in Estimate detail. Nearest Commercial Center is assumed to be Harrison, Arkansas.

MAJOR CHANGES FROM PREVIOUS ESTIMATE:

No previous Estimate. Estimate format is now in Class 'C' format.

United States Department of the Interior
National Park Service
Class C Construction Cost Estimate

BASIS OF ESTIMATE

PROJECT INFORMATION

Project: Erbie Rural Historic District, Cultural Landscape Report - **Adair Farm & Cemetery**

Park: Buffalo National River
Park Alpha: BUFF
PMIS / Package: 0
Estimate Date: 2/22/2024

DESCRIPTION OF MARK-UP & ADD-ONS:

Location Factor:	-16.00%	Based on Harrison, Arkansas.
Remoteness Factor:	30.00%	Project Location is 50+- miles from nearest Published Commercial Center (Harrison, Arkansas).
Historic Preservation Factor	20.00%	Within NPS Guidance Recommendations.
Contractor Bond & Insurance(s):	3.00%	Class C Estimate.
Standard General Conditions:	22.00%	Within NPS Guidance Recommendations.
Government General Conditions:	7.50%	Within NPS Guidance Recommendations.
Contractor Overhead:	18.00%	Within NPS Guidance Recommendations. Based on a Small-Sized Project.
Contractor Profit:	12.00%	Within NPS Guidance Recommendations. Based on a Small-Sized Project.
Contracting Method Adjustment:	0.00%	Early Indication is that the Construction Contract will be bid utilizing an Open Competitive Bid Contracting Method.
Annual Inflation Escalation Factor:	5.00%	Projected Annual Inflation Rate.
Time Until Project Midpoint (Months):	18	Number of Months from Estimate (or data) date until the Projects Midpoint of Construction. With an Anticipated construction start of Spring 2025.

OTHER COMMENTS:

This estimate is for direct construction cost only. It does not include furnishings & equipment, architect and engineer design fees, consultant fees, inspection and testing fees, plan check fees, hazardous material testing and removal, financing costs, nor any other normally associated development costs. The actual bid documents will vary from this estimate due to document completion, detailing, specification, addendum, etc. The estimator has no control over the cost or availability of labor, equipment, materials, over market conditions or contractor's method of pricing, contractor's construction logistics and scheduling.

United States Department of the Interior
National Park Service
Class C Construction Cost Estimate

BID ITEM COST SUMMARY

Project:	Erbie Rural Historic District, Cultural Landscape Report - Adair Farm & Cemetery	**Estimate By:**	Nicholas Anzer
Park:	Buffalo National River	**Date:**	02/22/24
Park Alpha:	BUFF	**Reviewed By:**	NA - Parametrix
PMIS Number:	0	**Date:**	02/22/24

Bid Item Number	Asset / Project Element / Description
	Adair Farm & Cemetery

Item No.	WBS	Description	Material Cost/Unit	Total Material Cost	Total Direct Costs	NET Cost/Unit	Total NET Costs
18	G10	Site Preparation	$ 38,287	$ 38,287	$ 38,287	$ 95,010	$ 95,010
19	G20	Site Improvements	$ 99,612	$ 99,612	$ 99,612	$ 247,189	$ 247,189
		Subtotal Direct Construction Costs	**$ 137,899**	**$ 137,899**	**$137,899**	**$ 342,199.01**	**$342,199**
		Total Value of Government Furnished Property (GFP) Inc. in Direct Cost		**$0.00**	**$0**	**In most cases GFP is normally zero - see footnote-**	
		Direct Cost Subtotal without GFP		$ 137,899	**$137,899**		
		Location Factor	-16.00%		-$22,064		
		Remoteness Factor	30.00%		$41,370		
		Historic Preservation Factor	20.00%		$27,580		
		Contractor Bond & Insurance(s)	3.00%		$4,137		
		Total Direct Construction Costs			**$188,922**		
		Standard General Conditions	22.00%	Applied to Total Direct C	$41,563		
		Government General Conditions	7.50%	Applied to Total Direct C	$14,169		
		Subtotal NET Construction Cost			**$244,654**		
		Overhead	18.00%		$44,038		
		Profit	12.00%		$29,358		
		Estimated NET Construction Cost			**$318,050**		
		Contracting Method Adjustment	0.00%		$0		
		Inflation Escalation	18	Months	$24,149		
		Total Estimated NET Cost of Construction			**$342,199**		

GFP costs only apply when the Government pre-purchases items, or provides other materials out of Government inventory, to be installed by contractor. Adjustments and Markup on GFP only include Inflation Escalation; No other adjustment factors or O&P markup

United States Department of the Interior
National Park Service
Class C Construction Cost Estimate
LINE ITEM COST SUMMARY

Project:	Erbie Rural Historic District, Cultural Landscape Report - Adair Farm & Cemetery	**Estimate By:**	Nicholas Anzer
Park:	Buffalo National River	**Date:**	02/22/24
Park Alpha:	BUFF	**Reviewed By:**	NA - Parametrix
PMIS:	0	**Date:**	02/22/24

Summary Item: G10 Site Preparation **Total Cost:** $38,287

Uniformat II WBS Code	Description	Quantity	Unit	MATERIAL		TOTALS	
				Material Cost/Unit	Total Material Cost	Total Cost/Unit	Total Cost
G1010	SITE CLEARING						
31.11.10	Vegetation Clearing, Selective	21,780	SF	$ 0.65	$14,157	$ 0.65	$14,157
31.11.10	Remove Existing Gravel Surfacing	20,600	SF	$ 0.20	$4,120	$ 0.20	$4,120
31.11.10	Clear & Grub, Road / Parking	20,600	SF	$ 0.35	$7,210	$ 0.35	$7,210
SUBTOTAL	**SITE CLEARING**	**1**	**LS**	**$ 25,487**	**$ 25,487**	**$ 25,487**	**$ 25,487**

Uniformat II WBS Code	Description	Quantity	Unit	MATERIAL		TOTALS	
				Material Cost/Unit	Total Material Cost	Total Cost/Unit	Total Cost
G1020	SITE DEMOLITION & RELOCATIONS						
02.41.13	Existing Fencing, Stabilize / Repair as Required	100	LF	$ 8.00	$800	$ 8.00	$800
02.41.19	Dispose of Refuse	1	LS	$ 3,500.00	$3,500	$ 3,500.00	$3,500
SUBTOTAL	**SITE DEMOLITION & RELOCATIONS**	**1**	**LS**	**$ 4,300**	**$ 4,300**	**$ 4,300**	**$ 4,300**

United States Department of the Interior
National Park Service
Class C Construction Cost Estimate
LINE ITEM COST SUMMARY

Project:	Erbie Rural Historic District, Cultural Landscape Report - Adair Farm & Cemetery	**Estimate By:**	Nicholas Anzer
Park:	Buffalo National River	**Date:**	02/22/24
Park Alpha:	BUFF	**Reviewed By:**	NA - Parametrix
PMIS:	0	**Date:**	02/22/24

Summary Item: G10 Site Preparation **Total Cost:** $38,287

Uniformat II WBS Code	Description	Quantity	Unit	MATERIAL		TOTALS	
				Material Cost/Unit	Total Material Cost	Total Cost/Unit	Total Cost
G1030	SITE EARTHWORK						
31.32.13	Existing Site, Selective Re-Grading	1,500	SF	$ 4.00	$6,000	$ 4.00	$6,000
31.05.13	Remove / Spread Excess Fill, Site	1	LS	$ 1,000.00	$1,000	$ 1,000.00	$1,000
31.00.00	Erosion Control	1	LS	$ 1,500.00	$1,500	$ 1,500.00	$1,500
SUBTOTAL	**SITE EARTHWORK**	**1**	**LS**	**$ 8,500**	**$ 8,500**	**$ 8,500**	**$ 8,500**

Summary Item: G10 Site Preparation

Uniformat II WBS Code	Description	Quantity	Unit	MATERIAL		TOTALS	
				Material Cost/Unit	Total Material Cost	Total Cost/Unit	Total Cost
G10	**Site Preparation**	**1**	**LS**	**$ 38,287**	**$ 38,287**	**$ 38,287**	**$ 38,287**

United States Department of the Interior
National Park Service
Class C Construction Cost Estimate
LINE ITEM COST SUMMARY

Project: Erbie Rural Historic District, Cultural Landscape Report - Adair Farm & Cemetery
Park: Buffalo National River
Park Alpha: BUFF
PMIS: 0

Estimate By: Nicholas Anzer
Date: 02/22/24
Reviewed By: NA - Parametrix
Date: 02/22/24

Summary Item: G20 Site Improvements **Total Cost:** $99,612

Uniformat II WBS Code	Description	Quantity	Unit	MATERIAL		TOTALS	
				Material Cost/Unit	Total Material Cost	Total Cost/Unit	Total Cost
G2040	SITE DEVELOPMENT						
32.00.00	Existing Structures, Maintain / Repair as Required	1	LS	$ 7,500.00	$7,500	$ 7,500.00	$7,500
32.00.00	Existing Structure, Add Safety Measures	1	LS	$ 7,500.00	$7,500	$ 7,500.00	$7,500
32.00.00	Interpretive / Wayside Area, Per Location	4	EA	$ 2,850.00	$11,400	$ 2,850.00	$11,400
01.31.13	Supplemental Labor and Equipment	20	HR	$ 165.00	$3,300	$ 165.00	$3,300
SUBTOTAL	**SITE DEVELOPMENT**	**1**	**LS**	**$ 29,700**	**$ 29,700**	**$ 29,700**	**$ 29,700**

United States Department of the Interior
National Park Service
Class C Construction Cost Estimate
LINE ITEM COST SUMMARY

Project:	Erbie Rural Historic District, Cultural Landscape Report - Adair Farm & Cemetery	**Estimate By:**	Nicholas Anzer
Park:	Buffalo National River	**Date:**	02/22/24
Park Alpha:	BUFF	**Reviewed By:**	NA - Parametrix
PMIS:	0	**Date:**	02/22/24

Summary Item: G20 Site Improvements **Total Cost:** $99,612

Uniformat II WBS Code	Description	Quantity	Unit	MATERIAL		TOTALS	
				Material Cost/Unit	Total Material Cost	Total Cost/Unit	Total Cost
G2050	LANDSCAPING						
32.92.19	Native Trail, Stabilized Fines	1,400	SF	$ 3.50	$4,900	$ 3.50	$4,900
32.00.00	New Gravel Paving w/ Prepared Subbase	19,200	SF	$ 2.75	$52,800	$ 2.75	$52,800
32.00.00	Seeding / Mulching	21,780	SF	$ 0.40	$8,712	$ 0.40	$8,712
32.92.00	Existing Plantings, Protect Existing	1	LS	$ 3,500.00	$3,500	$ 3,500.00	$3,500
SUBTOTAL	**LANDSCAPING**	**1**	**LS**	**$ 69,912**	**$ 69,912**	**$ 69,912**	**$ 69,912**

Summary Item: G20 Site Improvements

Uniformat II WBS Code	Description	Quantity	Unit	MATERIAL		TOTALS	
				Material Cost/Unit	Total Material Cost	Total Cost/Unit	Total Cost
G20	**Site Improvements**	**1**	**LS**	**$ 99,612**	**$ 99,612**	**$ 99,612**	**$ 99,612**

United States Department of the Interior
National Park Service
Class C Construction Cost Estimate

BASIS OF ESTIMATE

PROJECT INFORMATION

Project:	Erbie Rural Historic District, Cultural Landscape Report - **Angle House**
Park:	Buffalo National River
Park Alpha:	BUFF
PMIS / Package:	0
Estimate Date:	2/22/2024
Prepared By:	Nicholas Anzer
Company:	Parametrix, Inc.
Address:	7186 S. Highland Drive, Suite 200
City, State Zip:	Salt Lake, Utah 84121
Phone:	801-733-5900

BACKGROUND SUPPORTING MATERIAL (Scope of Work):

Project consists of rehabilitating / re-constructing the majority of Historic Landscaping / Structures in the Erbie Rural Historic District. Supporting data is sourced from quantity survey documents prepared by Mundus Bishop (January 2024).

SOURCE OF COST DATA:

Cost estimating Data was obtained from Parametrix In-House Database (2024), RS Means (2023) and Cost data complied from recent projects in/around Arkansas. All cost data was reviewed and validated by Parametrix, Inc.

ESTIMATE ASSUMPTIONS:

Estimate assumes project improvements to be completed as a single phase. A Wage Rate Factor of 15.0% has been considered and incorporated into the Labor Unit Costs in the Estimate Detail. Sales Tax (9.5% of Materials) is included in Estimate detail. Nearest Commercial Center is assumed to be Harrison, Arkansas.

MAJOR CHANGES FROM PREVIOUS ESTIMATE:

No previous Estimate. Estimate format is now in Class 'C' format.

United States Department of the Interior
National Park Service
Class C Construction Cost Estimate

BASIS OF ESTIMATE

PROJECT INFORMATION

Project: Erbie Rural Historic District, Cultural Landscape Report - **Angle House**

Park: Buffalo National River
Park Alpha: BUFF
PMIS / Package: 0
Estimate Date: 2/22/2024

DESCRIPTION OF MARK-UP & ADD-ONS:

Location Factor:	-16.00%	Based on Harrison, Arkansas.
Remoteness Factor:	30.00%	Project Location is 50+- miles from nearest Published Commercial Center (Harrison, Arkansas).
Historic Preservation Factor	20.00%	Within NPS Guidance Recommendations.
Contractor Bond & Insurance(s):	3.00%	Class C Estimate.
Standard General Conditions:	22.00%	Within NPS Guidance Recommendations.
Government General Conditions:	7.50%	Within NPS Guidance Recommendations.
Contractor Overhead:	18.00%	Within NPS Guidance Recommendations. Based on a Small-Sized Project.
Contractor Profit:	12.00%	Within NPS Guidance Recommendations. Based on a Small-Sized Project.
Contracting Method Adjustment:	0.00%	Early Indication is that the Construction Contract will be bid utilizing an Open Competitive Bid Contracting Method.
Annual Inflation Escalation Factor:	5.00%	Projected Annual Inflation Rate.
Time Until Project Midpoint (Months):	18	Number of Months from Estimate (or data) date until the Projects Midpoint of Construction. With an Anticipated construction start of Spring 2025.

OTHER COMMENTS:

This estimate is for direct construction cost only. It does not include furnishings & equipment, architect and engineer design fees, consultant fees, inspection and testing fees, plan check fees, hazardous material testing and removal, financing costs, nor any other normally associated development costs. The actual bid documents will vary from this estimate due to document completion, detailing, specification, addendum, etc. The estimator has no control over the cost or availability of labor, equipment, materials, over market conditions or contractor's method of pricing, contractor's construction logistics and scheduling.

United States Department of the Interior
National Park Service
Class C Construction Cost Estimate

BID ITEM COST SUMMARY

Project:	Erbie Rural Historic District, Cultural Landscape Report - Angle House	**Estimate By:**	Nicholas Anzer
Park:	Buffalo National River	**Date:**	02/22/24
Park Alpha:	BUFF	**Reviewed By:**	NA - Parametrix
PMIS Number:	0	**Date:**	02/22/24

Bid Item Number	Asset / Project Element / Description
	Angle House

Item No.	WBS	Description	Material Cost/Unit	Total Material Cost	Total Direct Costs	NET Cost/Unit	Total NET Costs
18	G10	Site Preparation	$ 7,579	$ 7,579	$ 7,579	$ 18,806	$ 18,806
19	G20	Site Improvements	$ 4,356	$ 4,356	$ 4,356	$ 10,809	$ 10,809
		Subtotal Direct Construction Costs	**$ 11,935**	**$ 11,935**	**$11,935**	**$ 29,615.69**	**$29,616**
		Total Value of Government Furnished Property (GFP) Inc. in Direct Cost		**$0.00**	**$0**	**In most cases GFP is normally zero - see footnote-**	
		Direct Cost Subtotal without GFP		$ 11,935	**$11,935**		
		Location Factor	-16.00%		-$1,910		
		Remoteness Factor	30.00%		$3,580		
		Historic Preservation Factor	20.00%		$2,387		
		Contractor Bond & Insurance(s)	3.00%		$358		
		Total Direct Construction Costs			**$16,350**		
		Standard General Conditions	22.00%	Applied to Total Direct C	$3,597		
		Government General Conditions	7.50%	Applied to Total Direct C	$1,226		
		Subtotal NET Construction Cost			**$21,174**		
		Overhead	18.00%		$3,811		
		Profit	12.00%		$2,541		
		Estimated NET Construction Cost			**$27,526**		
		Contracting Method Adjustment	0.00%		$0		
		Inflation Escalation	18	Months	$2,090		
		Total Estimated NET Cost of Construction			**$29,616**		

GFP costs only apply when the Government pre-purchases items, or provides other materials out of Government inventory, to be installed by contractor. Adjustments and Markup on GFP only include Inflation Escalation; No other adjustment factors or O&P

United States Department of the Interior
National Park Service
Class C Construction Cost Estimate
LINE ITEM COST SUMMARY

Project:	Erbie Rural Historic District, Cultural Landscape Report - Angle House	**Estimate By:**	Nicholas Anzer
Park:	Buffalo National River	**Date:**	02/22/24
Park Alpha:	BUFF	**Reviewed By:**	NA - Parametrix
PMIS:	0	**Date:**	02/22/24

Summary Item: G10 Site Preparation **Total Cost:** $7,579

Uniformat II WBS Code	Description	Quantity	Unit	MATERIAL		TOTALS	
				Material Cost/Unit	Total Material Cost	Total Cost/Unit	Total Cost
G1010	SITE CLEARING						
31.11.10	Vegetation Clearing, Selective	10,890	SF	$ 0.65	$7,079	$ 0.65	$7,079
SUBTOTAL	SITE CLEARING	1	LS	$ 7,079	$ 7,079	$ 7,079	$ 7,079

Uniformat II WBS Code	Description	Quantity	Unit	MATERIAL		TOTALS	
				Material Cost/Unit	Total Material Cost	Total Cost/Unit	Total Cost
G1020	SITE DEMOLITION & RELOCATIONS						
02.41.19	Dispose of Refuse	1	LS	$ 500.00	$500	$ 500.00	$500
SUBTOTAL	SITE DEMOLITION & RELOCATIONS	1	LS	$ 500	$ 500	$ 500	$ 500

Summary Item: G10 Site Preparation

Uniformat II WBS Code	Description	Quantity	Unit	MATERIAL		TOTALS	
				Material Cost/Unit	Total Material Cost	Total Cost/Unit	Total Cost
G10	Site Preparation	1	LS	$ 7,579	$ 7,579	$ 7,579	$ 7,579

United States Department of the Interior
National Park Service
Class C Construction Cost Estimate
LINE ITEM COST SUMMARY

Project: Erbie Rural Historic District, Cultural Landscape Report - Angle House
Park: Buffalo National River
Park Alpha: BUFF
PMIS: 0

Estimate By: Nicholas Anzer
Date: 02/22/24
Reviewed By: NA - Parametrix
Date: 02/22/24

Summary Item: G20 Site Improvements **Total Cost:** $4,356

Uniformat II WBS Code	Description	Quantity	Unit	MATERIAL		TOTALS	
				Material Cost/Unit	Total Material Cost	Total Cost/Unit	Total Cost
G2050	LANDSCAPING						
32.00.00	Seeding / Mulching	10,890	SF	$ 0.40	$4,356	$ 0.40	$4,356
SUBTOTAL	LANDSCAPING	1	LS	$ 4,356	$ 4,356	$ 4,356	$ 4,356

Summary Item: G20 Site Improvements

Uniformat II WBS Code	Description	Quantity	Unit	MATERIAL		TOTALS	
				Material Cost/Unit	Total Material Cost	Total Cost/Unit	Total Cost
G20	Site Improvements	1	LS	$ 4,356	$ 4,356	$ 4,356	$ 4,356

United States Department of the Interior
National Park Service
Class C Construction Cost Estimate

BASIS OF ESTIMATE

PROJECT INFORMATION

Project:	Erbie Rural Historic District, Cultural Landscape Report - **Erbie Church Site**
Park:	Buffalo National River
Park Alpha:	BUFF
PMIS / Package:	0
Estimate Date:	2/22/2024
Prepared By:	Nicholas Anzer
Company:	Parametrix, Inc.
Address:	7186 S. Highland Drive, Suite 200
City, State Zip:	Salt Lake, Utah 84121
Phone:	801-733-5900

BACKGROUND SUPPORTING MATERIAL (Scope of Work):

Project consists of rehabilitating / re-constructing the majority of Historic Landscaping / Structures in the Erbie Rural Historic District. Supporting data is sourced from quantity survey documents prepared by Mundus Bishop (January 2024).

SOURCE OF COST DATA:

Cost estimating Data was obtained from Parametrix In-House Database (2024), RS Means (2023) and Cost data complied from recent projects in/around Arkansas. All cost data was reviewed and validated by Parametrix, Inc.

ESTIMATE ASSUMPTIONS:

Estimate assumes project improvements to be completed as a single phase. A Wage Rate Factor of 15.0% has been considered and incorporated into the Labor Unit Costs in the Estimate Detail. Sales Tax (9.5% of Materials) is included in Estimate detail. Nearest Commercial Center is assumed to be Harrison, Arkansas.

MAJOR CHANGES FROM PREVIOUS ESTIMATE:

No previous Estimate. Estimate format is now in Class 'C' format.

United States Department of the Interior
National Park Service
Class C Construction Cost Estimate

BASIS OF ESTIMATE

PROJECT INFORMATION

Project: Erbie Rural Historic District, Cultural Landscape Report - **Erbie Church Site**

Park: Buffalo National River
Park Alpha: BUFF
PMIS / Package: 0
Estimate Date: 2/22/2024

DESCRIPTION OF MARK-UP & ADD-ONS:

Location Factor:	-16.00%	Based on Harrison, Arkansas.
Remoteness Factor:	30.00%	Project Location is 50+- miles from nearest Published Commercial Center (Harrison, Arkansas).
Historic Preservation Factor	20.00%	Within NPS Guidance Recommendations.
Contractor Bond & Insurance(s):	3.00%	Class C Estimate.
Standard General Conditions:	22.00%	Within NPS Guidance Recommendations.
Government General Conditions:	7.50%	Within NPS Guidance Recommendations.
Contractor Overhead:	18.00%	Within NPS Guidance Recommendations. Based on a Small-Sized Project.
Contractor Profit:	12.00%	Within NPS Guidance Recommendations. Based on a Small-Sized Project.
Contracting Method Adjustment:	0.00%	Early Indication is that the Construction Contract will be bid utilizing an Open Competitive Bid Contracting Method.
Annual Inflation Escalation Factor:	5.00%	Projected Annual Inflation Rate.
Time Until Project Midpoint (Months):	18	Number of Months from Estimate (or data) date until the Projects Midpoint of Construction. With an Anticipated construction start of Spring 2025.

OTHER COMMENTS:

This estimate is for direct construction cost only. It does not include furnishings & equipment, architect and engineer design fees, consultant fees, inspection and testing fees, plan check fees, hazardous material testing and removal, financing costs, nor any other normally associated development costs. The actual bid documents will vary from this estimate due to document completion, detailing, specification, addendum, etc. The estimator has no control over the cost or availability of labor, equipment, materials, over market conditions or contractor's method of pricing, contractor's construction logistics and scheduling.

United States Department of the Interior
National Park Service
Class C Construction Cost Estimate

BID ITEM COST SUMMARY

Project:	Erbie Rural Historic District, Cultural Landscape Report - Erbie Church Site	**Estimate By:**	Nicholas Anzer
Park:	Buffalo National River	**Date:**	02/22/24
Park Alpha:	BUFF	**Reviewed By:**	NA - Parametrix
PMIS Number:	0	**Date:**	02/22/24

Bid Item Number	Asset / Project Element / Description
	Erbie Church Site

Item No.	WBS	Description	Material Cost/Unit	Total Material Cost	Total Direct Costs	NET Cost/Unit	Total NET Costs
18	G10	Site Preparation	$ 12,264	$ 12,264	$ 12,264	$ 30,433	$ 30,433
19	G20	Site Improvements	$ 65,527	$ 65,527	$ 65,527	$ 162,607	$ 162,607
		Subtotal Direct Construction Costs	**$ 77,791**	**$ 77,791**	**$77,791**	**$ 193,040.60**	**$193,041**
		Total Value of Government Furnished Property (GFP) Inc. in Direct Cost		**$0.00**	**$0**	**In most cases GFP is normally zero - see footnote-**	
		Direct Cost Subtotal without GFP		$ 77,791	**$77,791**		
		Location Factor	-16.00%		-$12,447		
		Remoteness Factor	30.00%		$23,337		
		Historic Preservation Factor	20.00%		$15,558		
		Contractor Bond & Insurance(s)	3.00%		$2,334		
		Total Direct Construction Costs			**$106,574**		
		Standard General Conditions	22.00%	Applied to Total Direct C	$23,446		
		Government General Conditions	7.50%	Applied to Total Direct C	$7,993		
		Subtotal NET Construction Cost			**$138,013**		
		Overhead	18.00%		$24,842		
		Profit	12.00%		$16,562		
		Estimated NET Construction Cost			**$179,417**		
		Contracting Method Adjustment	0.00%		$0		
		Inflation Escalation	18	Months	$13,623		
		Total Estimated NET Cost of Construction			**$193,041**		

GFP costs only apply when the Government pre-purchases items, or provides other materials out of Government inventory, to be installed by contractor. Adjustments and Markup on GFP only include Inflation Escalation; No other adjustment factors or O&P markup

United States Department of the Interior
National Park Service
Class C Construction Cost Estimate
LINE ITEM COST SUMMARY

Project:	Erbie Rural Historic District, Cultural Landscape Report - Erbie Church Site	**Estimate By:**	Nicholas Anzer
Park:	Buffalo National River	**Date:**	02/22/24
Park Alpha:	BUFF	**Reviewed By:**	NA - Parametrix
PMIS:	0	**Date:**	02/22/24

Summary Item: G10 Site Preparation **Total Cost:** $12,264

Uniformat II WBS Code	Description	Quantity	Unit	MATERIAL		TOTALS	
				Material Cost/Unit	Total Material Cost	Total Cost/Unit	Total Cost
G1010	SITE CLEARING						
31.11.10	Vegetation Clearing, Selective	4,356	SF	$ 0.65	$2,831	$ 0.65	$2,831
31.11.10	Clear & Grub, Road / Parking	1,950	SF	$ 0.35	$683	$ 0.35	$683
SUBTOTAL	**SITE CLEARING**	**1**	**LS**	**$ 3,514**	**$ 3,514**	**$ 3,514**	**$ 3,514**

Uniformat II WBS Code	Description	Quantity	Unit	MATERIAL		TOTALS	
				Material Cost/Unit	Total Material Cost	Total Cost/Unit	Total Cost
G1020	SITE DEMOLITION & RELOCATIONS						
02.41.19	Dispose of Refuse	1	LS	$ 3,500.00	$3,500	$ 3,500.00	$3,500
SUBTOTAL	**SITE DEMOLITION & RELOCATIONS**	**1**	**LS**	**$ 3,500**	**$ 3,500**	**$ 3,500**	**$ 3,500**

United States Department of the Interior
National Park Service
Class C Construction Cost Estimate
LINE ITEM COST SUMMARY

Project:	Erbie Rural Historic District, Cultural Landscape Report - Erbie Church Site	**Estimate By:**	Nicholas Anzer
Park:	Buffalo National River	**Date:**	02/22/24
Park Alpha:	BUFF	**Reviewed By:**	NA - Parametrix
PMIS:	0	**Date:**	02/22/24

Summary Item: G10 Site Preparation **Total Cost:** $12,264

Uniformat II WBS Code	Description	Quantity	Unit	MATERIAL		TOTALS	
				Material Cost/Unit	Total Material Cost	Total Cost/Unit	Total Cost
G1030	SITE EARTHWORK						
31.32.13	Existing Site, Selective Re-Grading	1,500	SF	$ 3.50	$5,250	$ 3.50	$5,250
SUBTOTAL	SITE EARTHWORK	1	LS	$ 5,250	$ 5,250	$ 5,250	$ 5,250

Summary Item: G10 Site Preparation

Uniformat II WBS Code	Description	Quantity	Unit	MATERIAL		TOTALS	
				Material Cost/Unit	Total Material Cost	Total Cost/Unit	Total Cost
G10	Site Preparation	1	LS	$ 12,264	$ 12,264	$ 12,264	$ 12,264

United States Department of the Interior
National Park Service
Class C Construction Cost Estimate
LINE ITEM COST SUMMARY

Project: Erbie Rural Historic District, Cultural Landscape Report - Erbie Church Site
Park: Buffalo National River
Park Alpha: BUFF
PMIS: 0

Estimate By: Nicholas Anzer
Date: 02/22/24
Reviewed By: NA - Parametrix
Date: 02/22/24

Summary Item: G20 Site Improvements **Total Cost:** $65,527

Uniformat II WBS Code	Description	Quantity	Unit	MATERIAL		TOTALS	
				Material Cost/Unit	Total Material Cost	Total Cost/Unit	Total Cost
G2040	SITE DEVELOPMENT						
32.00.00	New Concrete Ramp, Landing & Railings	400	SF	$ 85.00	$34,000	$ 85.00	$34,000
32.00.00	Replace Concrete Steps, Landings & Railings	42	SF	$ 125.00	$5,250	$ 125.00	$5,250
32.00.00	Existing Structure, Add Exterior Solar Light	1	LS	$ 4,500.00	$4,500	$ 4,500.00	$4,500
32.00.00	Interpretive / Wayside Area, Per Location	2	EA	$ 3,500.00	$7,000	$ 3,500.00	$7,000
01.31.13	Supplemental Labor and Equipment	24	HR	$ 165.00	$3,960	$ 165.00	$3,960
SUBTOTAL	**SITE DEVELOPMENT**	**1**	**LS**	**$ 54,710**	**$ 54,710**	**$ 54,710**	**$ 54,710**

United States Department of the Interior
National Park Service
Class C Construction Cost Estimate
LINE ITEM COST SUMMARY

Project:	**Erbie Rural Historic District, Cultural Landscape Report - Erbie Church Site**	**Estimate By:**	Nicholas Anzer
Park:	**Buffalo National River**	**Date:**	02/22/24
Park Alpha:	**BUFF**	**Reviewed By:**	NA - Parametrix
PMIS:	**0**	**Date:**	02/22/24

Summary Item: G20 Site Improvements **Total Cost:** $65,527

Uniformat II WBS Code	Description	Quantity	Unit	MATERIAL		TOTALS	
				Material Cost/Unit	Total Material Cost	Total Cost/Unit	Total Cost
G2050	LANDSCAPING						
32.92.19	Native Trail, Stabilized Fines	450	SF	$ 3.50	$1,575	$ 3.50	$1,575
32.00.00	Seeding / Mulching	4,356	SF	$ 0.40	$1,742	$ 0.40	$1,742
32.92.00	Existing Trees, Thin / Prune - Per Tree	10	EA	$ 400.00	$4,000	$ 400.00	$4,000
32.92.00	Existing Plantings, Protect Existing	1	LS	$ 3,500.00	$3,500	$ 3,500.00	$3,500
SUBTOTAL	**LANDSCAPING**	**1**	**LS**	**$ 10,817**	**$ 10,817**	**$ 10,817**	**$ 10,817**

Summary Item: G20 Site Improvements

Uniformat II WBS Code	Description	Quantity	Unit	MATERIAL		TOTALS	
				Material Cost/Unit	Total Material Cost	Total Cost/Unit	Total Cost
G20	**Site Improvements**	**1**	**LS**	**$ 65,527**	**$ 65,527**	**$ 65,527**	**$ 65,527**

United States Department of the Interior
National Park Service
Class C Construction Cost Estimate

BASIS OF ESTIMATE

PROJECT INFORMATION

Project:	Erbie Rural Historic District, Cultural Landscape Report - **Fuller House**
Park:	Buffalo National River
Park Alpha:	BUFF
PMIS / Package:	0
Estimate Date:	2/22/2024
Prepared By:	Nicholas Anzer
Company:	Parametrix, Inc.
Address:	7186 S. Highland Drive, Suite 200
City, State Zip:	Salt Lake, Utah 84121
Phone:	801-733-5900

BACKGROUND SUPPORTING MATERIAL (Scope of Work):

Project consists of rehabilitating / re-constructing the majority of Historic Landscaping / Structures in the Erbie Rural Historic District. Supporting data is sourced from quantity survey documents prepared by Mundus Bishop (January 2024).

SOURCE OF COST DATA:

Cost estimating Data was obtained from Parametrix In-House Database (2024), RS Means (2023) and Cost data complied from recent projects in/around Arkansas. All cost data was reviewed and validated by Parametrix, Inc.

ESTIMATE ASSUMPTIONS:

Estimate assumes project improvements to be completed as a single phase. A Wage Rate Factor of 15.0% has been considered and incorporated into the Labor Unit Costs in the Estimate Detail. Sales Tax (9.5% of Materials) is included in Estimate detail. Nearest Commercial Center is assumed to be Harrison, Arkansas.

MAJOR CHANGES FROM PREVIOUS ESTIMATE:

No previous Estimate. Estimate format is now in Class 'C' format.

United States Department of the Interior
National Park Service
Class C Construction Cost Estimate

BASIS OF ESTIMATE

PROJECT INFORMATION

Project: Erbie Rural Historic District, Cultural Landscape Report - **Fuller House**

Park: Buffalo National River
Park Alpha: BUFF
PMIS / Package: 0
Estimate Date: 2/22/2024

DESCRIPTION OF MARK-UP & ADD-ONS:

Location Factor:	-16.00%	Based on Harrison, Arkansas.
Remoteness Factor:	30.00%	Project Location is 50+- miles from nearest Published Commercial Center (Harrison, Arkansas).
Historic Preservation Factor	20.00%	Within NPS Guidance Recommendations.
Contractor Bond & Insurance(s):	3.00%	Class C Estimate.
Standard General Conditions:	22.00%	Within NPS Guidance Recommendations.
Government General Conditions:	7.50%	Within NPS Guidance Recommendations.
Contractor Overhead:	18.00%	Within NPS Guidance Recommendations. Based on a Small-Sized Project.
Contractor Profit:	12.00%	Within NPS Guidance Recommendations. Based on a Small-Sized Project.
Contracting Method Adjustment:	0.00%	Early Indication is that the Construction Contract will be bid utilizing an Open Competitive Bid Contracting Method.
Annual Inflation Escalation Factor:	5.00%	Projected Annual Inflation Rate.
Time Until Project Midpoint (Months):	18	Number of Months from Estimate (or data) date until the Projects Midpoint of Construction. With an Anticipated construction start of Spring 2025.

OTHER COMMENTS:

This estimate is for direct construction cost only. It does not include furnishings & equipment, architect and engineer design fees, consultant fees, inspection and testing fees, plan check fees, hazardous material testing and removal, financing costs, nor any other normally associated development costs. The actual bid documents will vary from this estimate due to document completion, detailing, specification, addendum, etc. The estimator has no control over the cost or availability of labor, equipment, materials, over market conditions or contractor's method of pricing, contractor's construction logistics and scheduling.

United States Department of the Interior
National Park Service
Class C Construction Cost Estimate

BID ITEM COST SUMMARY

Project: Erbie Rural Historic District, Cultural Landscape Report - Fuller House
Park: Buffalo National River
Park Alpha: BUFF
PMIS Number: 0

Estimate By: Nicholas Anzer
Date: 02/22/24
Reviewed By: NA - Parametrix
Date: 02/22/24

Bid Item Number	Asset / Project Element / Description
	Fuller House

Item No.	WBS	Description	Material Cost/Unit	Total Material Cost	Total Direct Costs	NET Cost/Unit	Total NET Costs
18	G10	Site Preparation	$ 9,551	$ 9,551	$ 9,551	$ 23,702	$ 23,702
19	G20	Site Improvements	$ 94,892	$ 94,892	$ 94,892	$ 235,477	$ 235,477
		Subtotal Direct Construction Costs	**$ 104,444**	**$ 104,444**	**$104,444**	**$ 259,179.29**	**$259,179**
		Total Value of Government Furnished Property (GFP) Inc. in Direct Cost		**$0.00**	**$0**	**In most cases GFP is normally zero - see footnote-**	
		Direct Cost Subtotal without GFP		$ 104,444	**$104,444**		
		Location Factor	-16.00%		-$16,711		
		Remoteness Factor	30.00%		$31,333		
		Historic Preservation Factor	20.00%		$20,889		
		Contractor Bond & Insurance(s)	3.00%		$3,133		
		Total Direct Construction Costs			**$143,088**		
		Standard General Conditions	22.00%	Applied to Total Direct C	$31,479		
		Government General Conditions	7.50%	Applied to Total Direct C	$10,732		
		Subtotal NET Construction Cost			**$185,299**		
		Overhead	18.00%		$33,354		
		Profit	12.00%		$22,236		
		Estimated NET Construction Cost			**$240,889**		
		Contracting Method Adjustment	0.00%		$0		
		Inflation Escalation	18	Months	$18,291		
		Total Estimated NET Cost of Construction			**$259,179**		

GFP costs only apply when the Government pre-purchases items, or provides other materials out of Government inventory, to be installed by contractor. Adjustments and Markup on GFP only include Inflation Escalation; No other adjustment factors or O&P markup

United States Department of the Interior
National Park Service
Class C Construction Cost Estimate
LINE ITEM COST SUMMARY

Project: Erbie Rural Historic District, Cultural Landscape Report - Fuller House
Park: Buffalo National River
Park Alpha: BUFF
PMIS: 0

Estimate By: Nicholas Anzer
Date: 02/22/24
Reviewed By: NA - Parametrix
Date: 02/22/24

Summary Item: G10 Site Preparation **Total Cost:** $9,551

Uniformat II WBS Code	Description	Quantity	Unit	MATERIAL		TOTALS	
				Material Cost/Unit	Total Material Cost	Total Cost/Unit	Total Cost
G1010	SITE CLEARING						
31.11.10	Vegetation Clearing, Selective	4,356	SF	$ 0.65	$2,831	$ 0.65	$2,831
31.11.10	Remove / Prep Existing Surfacing	33,600	SF	$ 0.20	$6,720	$ 0.20	$6,720
SUBTOTAL	SITE CLEARING	1	LS	$ 9,551	$ 9,551	$ 9,551	$ 9,551

Summary Item: G10 Site Preparation

Uniformat II WBS Code	Description	Quantity	Unit	MATERIAL		TOTALS	
				Material Cost/Unit	Total Material Cost	Total Cost/Unit	Total Cost
G10	Site Preparation	1	LS	$ 9,551	$ 9,551	$ 9,551	$ 9,551

United States Department of the Interior
National Park Service
Class C Construction Cost Estimate
LINE ITEM COST SUMMARY

Project:	Erbie Rural Historic District, Cultural Landscape Report - Fuller House	**Estimate By:**	Nicholas Anzer
Park:	Buffalo National River	**Date:**	02/22/24
Park Alpha:	BUFF	**Reviewed By:**	NA - Parametrix
PMIS:	0	**Date:**	02/22/24

Summary Item: G20 Site Improvements **Total Cost:** $94,892

Uniformat II WBS Code	Description	Quantity	Unit	MATERIAL		TOTALS	
				Material Cost/Unit	Total Material Cost	Total Cost/Unit	Total Cost
G2040	SITE DEVELOPMENT						
32.00.00	New Gravel Paving w/ Prepared Subbase	33,600	SF	$ 2.75	$92,400	$ 2.75	$92,400
SUBTOTAL	SITE DEVELOPMENT	1	LS	$ 92,400	$ 92,400	$ 92,400	$ 92,400

Uniformat II WBS Code	Description	Quantity	Unit	MATERIAL		TOTALS	
				Material Cost/Unit	Total Material Cost	Total Cost/Unit	Total Cost
G2050	LANDSCAPING						
32.00.00	Seeding / Mulching	4,356	SF	$ 0.40	$1,742	$ 0.40	$1,742
32.92.00	Existing Plantings, Protect Existing	1	LS	$ 750.00	$750	$ 750.00	$750
SUBTOTAL	LANDSCAPING	1	LS	$ 2,492	$ 2,492	$ 2,492	$ 2,492

Summary Item: G20 Site Improvements

Uniformat II WBS Code	Description	Quantity	Unit	MATERIAL		TOTALS	
				Material Cost/Unit	Total Material Cost	Total Cost/Unit	Total Cost
G20	Site Improvements	1	LS	$ 94,892	$ 94,892	$ 94,892	$ 94,892

United States Department of the Interior
National Park Service
Class C Construction Cost Estimate

BASIS OF ESTIMATE

PROJECT INFORMATION

Project:	Erbie Rural Historic District, Cultural Landscape Report - **Hickman House**
Park:	Buffalo National River
Park Alpha:	BUFF
PMIS / Package:	0
Estimate Date:	2/22/2024
Prepared By:	Nicholas Anzer
Company:	Parametrix, Inc.
Address:	7186 S. Highland Drive, Suite 200
City, State Zip:	Salt Lake, Utah 84121
Phone:	801-733-5900

BACKGROUND SUPPORTING MATERIAL (Scope of Work):

Project consists of rehabilitating / re-constructing the majority of Historic Landscaping / Structures in the Erbie Rural Historic District. Supporting data is sourced from quantity survey documents prepared by Mundus Bishop (January 2024).

SOURCE OF COST DATA:

Cost estimating Data was obtained from Parametrix In-House Database (2024), RS Means (2023) and Cost data complied from recent projects in/around Arkansas. All cost data was reviewed and validated by Parametrix, Inc.

ESTIMATE ASSUMPTIONS:

Estimate assumes project improvements to be completed as a single phase. A Wage Rate Factor of 15.0% has been considered and incorporated into the Labor Unit Costs in the Estimate Detail. Sales Tax (9.5% of Materials) is included in Estimate detail. Nearest Commercial Center is assumed to be Harrison, Arkansas.

MAJOR CHANGES FROM PREVIOUS ESTIMATE:

No previous Estimate. Estimate format is now in Class 'C' format.

United States Department of the Interior
National Park Service
Class C Construction Cost Estimate

BASIS OF ESTIMATE

PROJECT INFORMATION

Project: Erbie Rural Historic District, Cultural Landscape Report - **Hickman House**

Park: Buffalo National River
Park Alpha: BUFF
PMIS / Package: 0
Estimate Date: 2/22/2024

DESCRIPTION OF MARK-UP & ADD-ONS:

Location Factor:	-16.00%	Based on Harrison, Arkansas.
Remoteness Factor:	30.00%	Project Location is 50+- miles from nearest Published Commercial Center (Harrison, Arkansas).
Historic Preservation Factor	20.00%	Within NPS Guidance Recommendations.
Contractor Bond & Insurance(s):	3.00%	Class C Estimate.
Standard General Conditions:	22.00%	Within NPS Guidance Recommendations.
Government General Conditions:	7.50%	Within NPS Guidance Recommendations.
Contractor Overhead:	18.00%	Within NPS Guidance Recommendations. Based on a Small-Sized Project.
Contractor Profit:	12.00%	Within NPS Guidance Recommendations. Based on a Small-Sized Project.
Contracting Method Adjustment:	0.00%	Early Indication is that the Construction Contract will be bid utilizing an Open Competitive Bid Contracting Method.
Annual Inflation Escalation Factor:	5.00%	Projected Annual Inflation Rate.
Time Until Project Midpoint (Months):	18	Number of Months from Estimate (or data) date until the Projects Midpoint of Construction. With an Anticipated construction start of Spring 2025.

OTHER COMMENTS:

This estimate is for direct construction cost only. It does not include furnishings & equipment, architect and engineer design fees, consultant fees, inspection and testing fees, plan check fees, hazardous material testing and removal, financing costs, nor any other normally associated development costs. The actual bid documents will vary from this estimate due to document completion, detailing, specification, addendum, etc. The estimator has no control over the cost or availability of labor, equipment, materials, over market conditions or contractor's method of pricing, contractor's construction logistics and scheduling.

United States Department of the Interior
National Park Service
Class C Construction Cost Estimate

BID ITEM COST SUMMARY

Project:	Erbie Rural Historic District, Cultural Landscape Report - Hickman House	**Estimate By:**	Nicholas Anzer
Park:	Buffalo National River	**Date:**	02/22/24
Park Alpha:	BUFF	**Reviewed By:**	NA - Parametrix
PMIS Number:	0	**Date:**	02/22/24

Bid Item Number	Asset / Project Element / Description
	Hickman House

Item No.	WBS	Description	Material Cost/Unit	Total Material Cost	Total Direct Costs	NET Cost/Unit	Total NET Costs
18	G10	Site Preparation	$ 3,081	$ 3,081	$ 3,081	$ 7,647	$ 7,647
19	G20	Site Improvements	$ 1,742	$ 1,742	$ 1,742	$ 4,324	$ 4,324
		Subtotal Direct Construction Costs	**$ 4,824**	**$ 4,824**	**$4,824**	**$ 11,970.35**	**$11,970**
		Total Value of Government Furnished Property (GFP) Inc. in Direct Cost		**$0.00**	**$0**	**In most cases GFP is normally zero - see footnote-**	
		Direct Cost Subtotal without GFP		$ 4,824	**$4,824**		
		Location Factor	-16.00%		-$772		
		Remoteness Factor	30.00%		$1,447		
		Historic Preservation Factor	20.00%		$965		
		Contractor Bond & Insurance(s)	3.00%		$145		
		Total Direct Construction Costs			**$6,609**		
		Standard General Conditions	22.00%	Applied to Total Direct C	$1,454		
		Government General Conditions	7.50%	Applied to Total Direct C	$496		
		Subtotal NET Construction Cost			**$8,558**		
		Overhead	18.00%		$1,540		
		Profit	12.00%		$1,027		
		Estimated NET Construction Cost			**$11,126**		
		Contracting Method Adjustment	0.00%		$0		
		Inflation Escalation	18	Months	$845		
		Total Estimated NET Cost of Construction			**$11,970**		

GFP costs only apply when the Government pre-purchases items, or provides other materials out of Government inventory, to be installed by contractor. Adjustments and Markup on GFP only include Inflation Escalation; No other adjustment factors or O&P

United States Department of the Interior
National Park Service
Class C Construction Cost Estimate
LINE ITEM COST SUMMARY

Project:	Erbie Rural Historic District, Cultural Landscape Report - Hickman House	**Estimate By:**	Nicholas Anzer
Park:	Buffalo National River	**Date:**	02/22/24
Park Alpha:	BUFF	**Reviewed By:**	NA - Parametrix
PMIS:	0	**Date:**	02/22/24

Summary Item: G10 Site Preparation **Total Cost:** $3,081

Uniformat II WBS Code	Description	Quantity	Unit	MATERIAL		TOTALS	
				Material Cost/Unit	Total Material Cost	Total Cost/Unit	Total Cost
G1010	SITE CLEARING						
31.11.10	Vegetation Clearing, Selective	4,356	SF	$ 0.65	$2,831	$ 0.65	$2,831
SUBTOTAL	SITE CLEARING	1	LS	$ 2,831	$ 2,831	$ 2,831	$ 2,831

Uniformat II WBS Code	Description	Quantity	Unit	MATERIAL		TOTALS	
				Material Cost/Unit	Total Material Cost	Total Cost/Unit	Total Cost
G1020	SITE DEMOLITION & RELOCATIONS						
02.41.19	Dispose of Refuse	1	LS	$ 250.00	$250	$ 250.00	$250
SUBTOTAL	SITE DEMOLITION & RELOCATIONS	1	LS	$ 250	$ 250	$ 250	$ 250

Summary Item: G10 Site Preparation

Uniformat II WBS Code	Description	Quantity	Unit	MATERIAL		TOTALS	
				Material Cost/Unit	Total Material Cost	Total Cost/Unit	Total Cost
G10	Site Preparation	1	LS	$ 3,081	$ 3,081	$ 3,081	$ 3,081

United States Department of the Interior
National Park Service
Class C Construction Cost Estimate
LINE ITEM COST SUMMARY

Project:	Erbie Rural Historic District, Cultural Landscape Report - Hickman House	**Estimate By:**	Nicholas Anzer
Park:	Buffalo National River	**Date:**	02/22/24
Park Alpha:	BUFF	**Reviewed By:**	NA - Parametrix
PMIS:	0	**Date:**	02/22/24

Summary Item: G20 Site Improvements **Total Cost:** $1,742

Uniformat II WBS Code	Description	Quantity	Unit	MATERIAL		TOTALS	
				Material Cost/Unit	Total Material Cost	Total Cost/Unit	Total Cost
G2050	LANDSCAPING						
32.00.00	Seeding / Mulching	4,356	SF	$ 0.40	$1,742	$ 0.40	$1,742
SUBTOTAL	LANDSCAPING	1	LS	$ 1,742	$ 1,742	$ 1,742	$ 1,742

Summary Item: G20 Site Improvements

Uniformat II WBS Code	Description	Quantity	Unit	MATERIAL		TOTALS	
				Material Cost/Unit	Total Material Cost	Total Cost/Unit	Total Cost
G20	Site Improvements	1	LS	$ 1,742	$ 1,742	$ 1,742	$ 1,742

United States Department of the Interior
National Park Service
Class C Construction Cost Estimate

BASIS OF ESTIMATE

PROJECT INFORMATION

Project:	Erbie Rural Historic District, Cultural Landscape Report - **Huchingson House & Farm Site**
Park:	Buffalo National River
Park Alpha:	BUFF
PMIS / Package:	0
Estimate Date:	2/22/2024
Prepared By:	Nicholas Anzer
Company:	Parametrix, Inc.
Address:	7186 S. Highland Drive, Suite 200
City, State Zip:	Salt Lake, Utah 84121
Phone:	801-733-5900

BACKGROUND SUPPORTING MATERIAL (Scope of Work):

Project consists of rehabilitating / re-constructing the majority of Historic Landscaping / Structures in the Erbie Rural Historic District. Supporting data is sourced from quantity survey documents prepared by Mundus Bishop (January 2024).

SOURCE OF COST DATA:

Cost estimating Data was obtained from Parametrix In-House Database (2024), RS Means (2023) and Cost data complied from recent projects in/around Arkansas. All cost data was reviewed and validated by Parametrix, Inc.

ESTIMATE ASSUMPTIONS:

Estimate assumes project improvements to be completed as a single phase. A Wage Rate Factor of 15.0% has been considered and incorporated into the Labor Unit Costs in the Estimate Detail. Sales Tax (9.5% of Materials) is included in Estimate detail. Nearest Commercial Center is assumed to be Harrison, Arkansas.

MAJOR CHANGES FROM PREVIOUS ESTIMATE:

No previous Estimate. Estimate format is now in Class 'C' format.

United States Department of the Interior
National Park Service
Class C Construction Cost Estimate

BASIS OF ESTIMATE

PROJECT INFORMATION

Project: Erbie Rural Historic District, Cultural Landscape Report - **Huchingson House & Farm Site**
Park: Buffalo National River
Park Alpha: BUFF
PMIS / Package: 0
Estimate Date: 2/22/2024

DESCRIPTION OF MARK-UP & ADD-ONS:

Location Factor:	-16.00%	Based on Harrison, Arkansas.
Remoteness Factor:	30.00%	Project Location is 50+- miles from nearest Published Commercial Center (Harrison, Arkansas).
Historic Preservation Factor	20.00%	Within NPS Guidance Recommendations.
Contractor Bond & Insurance(s):	3.00%	Class C Estimate.
Standard General Conditions:	22.00%	Within NPS Guidance Recommendations.
Government General Conditions:	7.50%	Within NPS Guidance Recommendations.
Contractor Overhead:	18.00%	Within NPS Guidance Recommendations. Based on a Small-Sized Project.
Contractor Profit:	12.00%	Within NPS Guidance Recommendations. Based on a Small-Sized Project.
Contracting Method Adjustment:	0.00%	Early Indication is that the Construction Contract will be bid utilizing an Open Competitive Bid Contracting Method.
Annual Inflation Escalation Factor:	5.00%	Projected Annual Inflation Rate.
Time Until Project Midpoint (Months):	18	Number of Months from Estimate (or data) date until the Projects Midpoint of Construction. With an Anticipated construction start of Spring 2025.

OTHER COMMENTS:

This estimate is for direct construction cost only. It does not include furnishings & equipment, architect and engineer design fees, consultant fees, inspection and testing fees, plan check fees, hazardous material testing and removal, financing costs, nor any other normally associated development costs. The actual bid documents will vary from this estimate due to document completion, detailing, specification, addendum, etc. The estimator has no control over the cost or availability of labor, equipment, materials, over market conditions or contractor's method of pricing, contractor's construction logistics and scheduling.

United States Department of the Interior
National Park Service
Class C Construction Cost Estimate

BID ITEM COST SUMMARY

Project:	Erbie Rural Historic District, Cultural Landscape Report - Huchingson House & Farm Site	**Estimate By:**	Nicholas Anzer
Park:	Buffalo National River	**Date:**	02/22/24
Park Alpha:	BUFF	**Reviewed By:**	NA - Parametrix
PMIS Number:	0	**Date:**	02/22/24

Bid Item Number	Asset / Project Element / Description
	Hutchingson House & Farm

Item No.	WBS	Description	Material Cost/Unit	Total Material Cost	Total Direct Costs	NET Cost/Unit	Total NET Costs
18	G10	Site Preparation	$ 87,675	$ 87,675	$ 87,675	$ 217,567	$ 217,567
19	G20	Site Improvements	$ 55,950	$ 55,950	$ 55,950	$ 138,841	$ 138,841
		Subtotal Direct Construction Costs	**$ 143,625**	**$ 143,625**	**$143,625**	**$ 356,408.19**	**$356,408**
		Total Value of Government Furnished Property (GFP) Inc. in Direct Cost		**$0.00**	**$0**	**In most cases GFP is normally zero - see footnote-**	
		Direct Cost Subtotal without GFP		$ 143,625	**$143,625**		
		Location Factor	-16.00%		-$22,980		
		Remoteness Factor	30.00%		$43,088		
		Historic Preservation Factor	20.00%		$28,725		
		Contractor Bond & Insurance(s)	3.00%		$4,309		
		Total Direct Construction Costs			**$196,766**		
		Standard General Conditions	22.00%	Applied to Total Direct C	$43,289		
		Government General Conditions	7.50%	Applied to Total Direct C	$14,757		
		Subtotal NET Construction Cost			**$254,812**		
		Overhead	18.00%		$45,866		
		Profit	12.00%		$30,577		
		Estimated NET Construction Cost			**$331,256**		
		Contracting Method Adjustment	0.00%		$0		
		Inflation Escalation	18	Months	$25,152		
		Total Estimated NET Cost of Construction			**$356,408**		

GFP costs only apply when the Government pre-purchases items, or provides other materials out of Government inventory, to be installed by contractor. Adjustments and Markup on GFP only include Inflation Escalation; No other adjustment factors or O&P markup have been

United States Department of the Interior
National Park Service
Class C Construction Cost Estimate
LINE ITEM COST SUMMARY

Project:	Erbie Rural Historic District, Cultural Landscape Report - Huchingson House & Farm Site	**Estimate By:**	Nicholas Anzer
Park:	Buffalo National River	**Date:**	02/22/24
Park Alpha:	BUFF	**Reviewed By:**	NA - Parametrix
PMIS:	0	**Date:**	02/22/24

Summary Item: G10 Site Preparation **Total Cost:** $87,675

Uniformat II WBS Code	Description	Quantity	Unit	MATERIAL		TOTALS	
				Material Cost/Unit	Total Material Cost	Total Cost/Unit	Total Cost
G1010	SITE CLEARING						
31.11.10	Vegetation Clearing, Selective	217,800	SF	$ 0.35	$76,230	$ 0.35	$76,230
31.11.10	Clear & Grub, Swale	700	LF	$ 1.35	$945	$ 1.35	$945
SUBTOTAL	**SITE CLEARING**	**1**	**LS**	**$ 77,175**	**$ 77,175**	**$ 77,175**	**$ 77,175**

Uniformat II WBS Code	Description	Quantity	Unit	MATERIAL		TOTALS	
				Material Cost/Unit	Total Material Cost	Total Cost/Unit	Total Cost
G1030	SITE EARTHWORK						
31.32.13	Existing Site, Selective Re-Grading	700	LF	$ 15.00	$10,500	$ 15.00	$10,500
SUBTOTAL	**SITE EARTHWORK**	**1**	**LS**	**$ 10,500**	**$ 10,500**	**$ 10,500**	**$ 10,500**

Summary Item: G10 Site Preparation

Uniformat II WBS Code	Description	Quantity	Unit	MATERIAL		TOTALS	
				Material Cost/Unit	Total Material Cost	Total Cost/Unit	Total Cost
G10	**Site Preparation**	**1**	**LS**	**$ 87,675**	**$ 87,675**	**$ 87,675**	**$ 87,675**

United States Department of the Interior
National Park Service
Class C Construction Cost Estimate
LINE ITEM COST SUMMARY

Project: Erbie Rural Historic District, Cultural Landscape Report - Huchingson House & Farm Site
Park: Buffalo National River
Park Alpha: BUFF
PMIS: 0

Estimate By: Nicholas Anzer
Date: 02/22/24
Reviewed By: NA - Parametrix
Date: 02/22/24

Summary Item: G20 Site Improvements **Total Cost:** $55,950

Uniformat II WBS Code	Description	Quantity	Unit	MATERIAL		TOTALS	
				Material Cost/Unit	Total Material Cost	Total Cost/Unit	Total Cost
G2050	LANDSCAPING						
32.00.00	Seeding / Mulching	217,800	SF	$ 0.25	$54,450	$ 0.25	$54,450
32.92.00	Existing Plantings, Protect Existing	1	LS	$ 1,500.00	$1,500	$ 1,500.00	$1,500
SUBTOTAL	**LANDSCAPING**	**1**	**LS**	**$ 55,950**	**$ 55,950**	**$ 55,950**	**$ 55,950**

Summary Item: G20 Site Improvements

Uniformat II WBS Code	Description	Quantity	Unit	MATERIAL		TOTALS	
				Material Cost/Unit	Total Material Cost	Total Cost/Unit	Total Cost
G20	**Site Improvements**	**1**	**LS**	**$ 55,950**	**$ 55,950**	**$ 55,950**	**$ 55,950**

United States Department of the Interior
National Park Service
Class C Construction Cost Estimate

BASIS OF ESTIMATE

PROJECT INFORMATION

Project:	Erbie Rural Historic District, Cultural Landscape Report - **Jones House**
Park:	Buffalo National River
Park Alpha:	BUFF
PMIS / Package:	0
Estimate Date:	2/22/2024
Prepared By:	Nicholas Anzer
Company:	Parametrix, Inc.
Address:	7186 S. Highland Drive, Suite 200
City, State Zip:	Salt Lake, Utah 84121
Phone:	801-733-5900

BACKGROUND SUPPORTING MATERIAL (Scope of Work):

Project consists of rehabilitating / re-constructing the majority of Historic Landscaping / Structures in the Erbie Rural Historic District. Supporting data is sourced from quantity survey documents prepared by Mundus Bishop (January 2024).

SOURCE OF COST DATA:

Cost estimating Data was obtained from Parametrix In-House Database (2024), RS Means (2023) and Cost data complied from recent projects in/around Arkansas. All cost data was reviewed and validated by Parametrix, Inc.

ESTIMATE ASSUMPTIONS:

Estimate assumes project improvements to be completed as a single phase. A Wage Rate Factor of 15.0% has been considered and incorporated into the Labor Unit Costs in the Estimate Detail. Sales Tax (9.5% of Materials) is included in Estimate detail. Nearest Commercial Center is assumed to be Harrison, Arkansas.

MAJOR CHANGES FROM PREVIOUS ESTIMATE:

No previous Estimate. Estimate format is now in Class 'C' format.

United States Department of the Interior
National Park Service
Class C Construction Cost Estimate

BASIS OF ESTIMATE

PROJECT INFORMATION

Project: Erbie Rural Historic District, Cultural Landscape Report - **Jones House**

Park: Buffalo National River
Park Alpha: BUFF
PMIS / Package: 0
Estimate Date: 2/22/2024

DESCRIPTION OF MARK-UP & ADD-ONS:

Location Factor:	-16.00%	Based on Harrison, Arkansas.
Remoteness Factor:	30.00%	Project Location is 50+- miles from nearest Published Commercial Center (Harrison, Arkansas).
Historic Preservation Factor	20.00%	Within NPS Guidance Recommendations.
Contractor Bond & Insurance(s):	3.00%	Class C Estimate.
Standard General Conditions:	22.00%	Within NPS Guidance Recommendations.
Government General Conditions:	7.50%	Within NPS Guidance Recommendations.
Contractor Overhead:	18.00%	Within NPS Guidance Recommendations. Based on a Small-Sized Project.
Contractor Profit:	12.00%	Within NPS Guidance Recommendations. Based on a Small-Sized Project.
Contracting Method Adjustment:	0.00%	Early Indication is that the Construction Contract will be bid utilizing an Open Competitive Bid Contracting Method.
Annual Inflation Escalation Factor:	5.00%	Projected Annual Inflation Rate.
Time Until Project Midpoint (Months):	18	Number of Months from Estimate (or data) date until the Projects Midpoint of Construction. With an Anticipated construction start of Spring 2025.

OTHER COMMENTS:

This estimate is for direct construction cost only. It does not include furnishings & equipment, architect and engineer design fees, consultant fees, inspection and testing fees, plan check fees, hazardous material testing and removal, financing costs, nor any other normally associated development costs. The actual bid documents will vary from this estimate due to document completion, detailing, specification, addendum, etc. The estimator has no control over the cost or availability of labor, equipment, materials, over market conditions or contractor's method of pricing, contractor's construction logistics and scheduling.

United States Department of the Interior
National Park Service
Class C Construction Cost Estimate

BID ITEM COST SUMMARY

Project:	Erbie Rural Historic District, Cultural Landscape Report - Jones House	**Estimate By:**	Nicholas Anzer
Park:	Buffalo National River	**Date:**	02/22/24
Park Alpha:	BUFF	**Reviewed By:**	NA - Parametrix
PMIS Number:	0	**Date:**	02/22/24

Bid Item Number	Asset / Project Element / Description
	Jones House

Item No.	WBS	Description	Material Cost/Unit	Total Material Cost	Total Direct Costs	NET Cost/Unit	Total NET Costs
18	G10	Site Preparation	$ 25,563	$ 25,563	$ 25,563	$ 63,435	$ 63,435
19	G20	Site Improvements	$ 98,035	$ 98,035	$ 98,035	$ 243,275	$ 243,275
		Subtotal Direct Construction Costs	**$ 123,598**	**$ 123,598**	**$123,598**	**$ 306,709.82**	**$306,710**
		Total Value of Government Furnished Property (GFP) Inc. in Direct Cost		**$0.00**	**$0**	**In most cases GFP is normally zero - see footnote-**	
		Direct Cost Subtotal without GFP		$ 123,598	**$123,598**		
		Location Factor	-16.00%		-$19,776		
		Remoteness Factor	30.00%		$37,079		
		Historic Preservation Factor	20.00%		$24,720		
		Contractor Bond & Insurance(s)	3.00%		$3,708		
		Total Direct Construction Costs			**$169,329**		
		Standard General Conditions	22.00%	Applied to Total Direct C	$37,252		
		Government General Conditions	7.50%	Applied to Total Direct C	$12,700		
		Subtotal NET Construction Cost			**$219,281**		
		Overhead	18.00%		$39,471		
		Profit	12.00%		$26,314		
		Estimated NET Construction Cost			**$285,065**		
		Contracting Method Adjustment	0.00%		$0		
		Inflation Escalation	18	Months	$21,645		
		Total Estimated NET Cost of Construction			**$306,710**		

GFP costs only apply when the Government pre-purchases items, or provides other materials out of Government inventory, to be installed by contractor. Adjustments and Markup on GFP only include Inflation Escalation; No other adjustment factors or O&P markup

United States Department of the Interior
National Park Service
Class C Construction Cost Estimate
LINE ITEM COST SUMMARY

Project:	Erbie Rural Historic District, Cultural Landscape Report - Jones House	**Estimate By:**	Nicholas Anzer
Park:	Buffalo National River	**Date:**	02/22/24
Park Alpha:	BUFF	**Reviewed By:**	NA - Parametrix
PMIS:	0	**Date:**	02/22/24

Summary Item: G10 Site Preparation **Total Cost:** $25,563

Uniformat II WBS Code	Description	Quantity	Unit	MATERIAL		TOTALS	
				Material Cost/Unit	Total Material Cost	Total Cost/Unit	Total Cost
G1010	SITE CLEARING						
31.11.10	Vegetation Clearing, Selective	8,712	SF	$ 0.65	$5,663	$ 0.65	$5,663
31.11.10	Remove / Prep Existing Surfacing	32,000	SF	$ 0.20	$6,400	$ 0.20	$6,400
SUBTOTAL	SITE CLEARING	1	LS	$ 12,063	$ 12,063	$ 12,063	$ 12,063

Uniformat II WBS Code	Description	Quantity	Unit	MATERIAL		TOTALS	
				Material Cost/Unit	Total Material Cost	Total Cost/Unit	Total Cost
G1020	SITE DEMOLITION & RELOCATIONS						
02.41.13	Existing Fencing, Stabilize / Repair as Required	1,500	LF	$ 8.00	$12,000	$ 8.00	$12,000
02.41.19	Dispose of Refuse	1	LS	$ 1,500.00	$1,500	$ 1,500.00	$1,500
SUBTOTAL	SITE DEMOLITION & RELOCATIONS	1	LS	$ 13,500	$ 13,500	$ 13,500	$ 13,500

Summary Item: G10 Site Preparation

Uniformat II WBS Code	Description	Quantity	Unit	MATERIAL		TOTALS	
				Material Cost/Unit	Total Material Cost	Total Cost/Unit	Total Cost
G10	Site Preparation	1	LS	$ 25,563	$ 25,563	$ 25,563	$ 25,563

United States Department of the Interior
National Park Service
Class C Construction Cost Estimate
LINE ITEM COST SUMMARY

Project:	Erbie Rural Historic District, Cultural Landscape Report - Jones House	**Estimate By:**	Nicholas Anzer
Park:	Buffalo National River	**Date:**	02/22/24
Park Alpha:	BUFF	**Reviewed By:**	NA - Parametrix
PMIS:	0	**Date:**	02/22/24

Summary Item: G20 Site Improvements **Total Cost:** $98,035

Uniformat II WBS Code	Description	Quantity	Unit	MATERIAL		TOTALS	
				Material Cost/Unit	Total Material Cost	Total Cost/Unit	Total Cost
G2040	**SITE DEVELOPMENT**						
32.00.00	New Gravel Paving w/ Prepared Subbase	32,000	SF	$ 2.75	$88,000	$ 2.75	$88,000
32.00.00	Existing Well, Repair / Restore	1	EA	$ 2,500.00	$2,500	$ 2,500.00	$2,500
01.31.13	Supplemental Labor and Equipment	20	HR	$ 165.00	$3,300	$ 165.00	$3,300
SUBTOTAL	**SITE DEVELOPMENT**	**1**	**LS**	**$ 93,800**	**$ 93,800**	**$ 93,800**	**$ 93,800**

Uniformat II WBS Code	Description	Quantity	Unit	MATERIAL		TOTALS	
				Material Cost/Unit	Total Material Cost	Total Cost/Unit	Total Cost
G2050	**LANDSCAPING**						
32.00.00	Seeding / Mulching	8,712	SF	$ 0.40	$3,485	$ 0.40	$3,485
32.92.00	Existing Plantings, Protect Existing	1	LS	$ 750.00	$750	$ 750.00	$750
SUBTOTAL	**LANDSCAPING**	**1**	**LS**	**$ 4,235**	**$ 4,235**	**$ 4,235**	**$ 4,235**

Summary Item: G20 Site Improvements

Uniformat II WBS Code	Description	Quantity	Unit	MATERIAL		TOTALS	
				Material Cost/Unit	Total Material Cost	Total Cost/Unit	Total Cost
G20	**Site Improvements**	**1**	**LS**	**$ 98,035**	**$ 98,035**	**$ 98,035**	**$ 98,035**

United States Department of the Interior
National Park Service
Class C Construction Cost Estimate

BASIS OF ESTIMATE

PROJECT INFORMATION

Project:	Erbie Rural Historic District, Cultural Landscape Report - **McFadin House & Cemetery**
Park:	Buffalo National River
Park Alpha:	BUFF
PMIS / Package:	0
Estimate Date:	2/22/2024
Prepared By:	Nicholas Anzer
Company:	Parametrix, Inc.
Address:	7186 S. Highland Drive, Suite 200
City, State Zip:	Salt Lake, Utah 84121
Phone:	801-733-5900

BACKGROUND SUPPORTING MATERIAL (Scope of Work):

Project consists of rehabilitating / re-constructing the majority of Historic Landscaping / Structures in the Erbie Rural Historic District. Supporting data is sourced from quantity survey documents prepared by Mundus Bishop (January 2024).

SOURCE OF COST DATA:

Cost estimating Data was obtained from Parametrix In-House Database (2024), RS Means (2023) and Cost data complied from recent projects in/around Arkansas. All cost data was reviewed and validated by Parametrix, Inc.

ESTIMATE ASSUMPTIONS:

Estimate assumes project improvements to be completed as a single phase. A Wage Rate Factor of 15.0% has been considered and incorporated into the Labor Unit Costs in the Estimate Detail. Sales Tax (9.5% of Materials) is included in Estimate detail. Nearest Commercial Center is assumed to be Harrison, Arkansas.

MAJOR CHANGES FROM PREVIOUS ESTIMATE:

No previous Estimate. Estimate format is now in Class 'C' format.

United States Department of the Interior
National Park Service
Class C Construction Cost Estimate

BASIS OF ESTIMATE

PROJECT INFORMATION

Project:	Erbie Rural Historic District, Cultural Landscape Report - **McFadin House & Cemetery**
Park:	Buffalo National River
Park Alpha:	BUFF
PMIS / Package:	0
Estimate Date:	2/22/2024

DESCRIPTION OF MARK-UP & ADD-ONS:

Location Factor:	-16.00%	Based on Harrison, Arkansas.
Remoteness Factor:	30.00%	Project Location is 50+- miles from nearest Published Commercial Center (Harrison, Arkansas).
Historic Preservation Factor	20.00%	Within NPS Guidance Recommendations.
Contractor Bond & Insurance(s):	3.00%	Class C Estimate.
Standard General Conditions:	22.00%	Within NPS Guidance Recommendations.
Government General Conditions:	7.50%	Within NPS Guidance Recommendations.
Contractor Overhead:	18.00%	Within NPS Guidance Recommendations. Based on a Small-Sized Project.
Contractor Profit:	12.00%	Within NPS Guidance Recommendations. Based on a Small-Sized Project.
Contracting Method Adjustment:	0.00%	Early Indication is that the Construction Contract will be bid utilizing an Open Competitive Bid Contracting Method.
Annual Inflation Escalation Factor:	5.00%	Projected Annual Inflation Rate.
Time Until Project Midpoint (Months):	18	Number of Months from Estimate (or data) date until the Projects Midpoint of Construction. With an Anticipated construction start of Spring 2025.

OTHER COMMENTS:

This estimate is for direct construction cost only. It does not include furnishings & equipment, architect and engineer design fees, consultant fees, inspection and testing fees, plan check fees, hazardous material testing and removal, financing costs, nor any other normally associated development costs. The actual bid documents will vary from this estimate due to document completion, detailing, specification, addendum, etc. The estimator has no control over the cost or availability of labor, equipment, materials, over market conditions or contractor's method of pricing, contractor's construction logistics and scheduling.

United States Department of the Interior
National Park Service
Class C Construction Cost Estimate

BID ITEM COST SUMMARY

Project: Erbie Rural Historic District, Cultural Landscape Report - McFadin House & Cemetery
Park: Buffalo National River
Park Alpha: BUFF
PMIS Number: 0

Estimate By: Nicholas Anzer
Date: 02/22/24
Reviewed By: NA - Parametrix
Date: 02/22/24

Bid Item Number	Asset / Project Element / Description
	McFadin House & Cemetary

Item No.	WBS	Description	Material Cost/Unit	Total Material Cost	Total Direct Costs	NET Cost/Unit	Total NET Costs
18	G10	Site Preparation	$ 78,923	$ 78,923	$ 78,923	$ 195,849	$ 195,849
19	G20	Site Improvements	$ 111,204	$ 111,204	$ 111,204	$ 275,955	$ 275,955
		Subtotal Direct Construction Costs	**$ 190,127**	**$ 190,127**	**$190,127**	**$ 471,803.80**	**$471,804**
		Total Value of Government Furnished Property (GFP) Inc. in Direct Cost		**$0.00**	**$0**	**In most cases GFP is normally zero - see footnote-**	
		Direct Cost Subtotal without GFP		$ 190,127	**$190,127**		
		Location Factor	-16.00%		-$30,420		
		Remoteness Factor	30.00%		$57,038		
		Historic Preservation Factor	20.00%		$38,025		
		Contractor Bond & Insurance(s)	3.00%		$5,704		
		Total Direct Construction Costs			**$260,474**		
		Standard General Conditions	22.00%	Applied to Total Direct C	$57,304		
		Government General Conditions	7.50%	Applied to Total Direct C	$19,536		
		Subtotal NET Construction Cost			**$337,314**		
		Overhead	18.00%		$60,716		
		Profit	12.00%		$40,478		
		Estimated NET Construction Cost			**$438,508**		
		Contracting Method Adjustment	0.00%		$0		
		Inflation Escalation	18	Months	$33,296		
		Total Estimated NET Cost of Construction			**$471,804**		

GFP costs only apply when the Government pre-purchases items, or provides other materials out of Government inventory, to be installed by contractor. Adjustments and Markup on GFP only include Inflation Escalation; No other adjustment factors or O&P markup

United States Department of the Interior
National Park Service
Class C Construction Cost Estimate
LINE ITEM COST SUMMARY

Project:	Erbie Rural Historic District, Cultural Landscape Report - McFadin House & Cemetery	**Estimate By:**	Nicholas Anzer
Park:	Buffalo National River	**Date:**	02/22/24
Park Alpha:	BUFF	**Reviewed By:**	NA - Parametrix
PMIS:	0	**Date:**	02/22/24

Summary Item: G10 Site Preparation **Total Cost:** $78,923

Uniformat II WBS Code	Description	Quantity	Unit	MATERIAL		TOTALS	
				Material Cost/Unit	Total Material Cost	Total Cost/Unit	Total Cost
G1010	SITE CLEARING						
31.11.10	Vegetation Clearing, Selective	11,000	SF	$ 0.65	$7,150	$ 0.65	$7,150
31.11.10	Tree Clearing / Removal, Selective	87,120	SF	$ 0.40	$34,848	$ 0.40	$34,848
31.11.10	Clear & Grub, Trail	1,500	LF	$ 1.75	$2,625	$ 1.75	$2,625
SUBTOTAL	**SITE CLEARING**	**1**	**LS**	**$ 44,623**	**$ 44,623**	**$ 44,623**	**$ 44,623**

Uniformat II WBS Code	Description	Quantity	Unit	MATERIAL		TOTALS	
				Material Cost/Unit	Total Material Cost	Total Cost/Unit	Total Cost
G1020	SITE DEMOLITION & RELOCATIONS						
02.41.13	Existing Foundations / Floor, Stabilize Existing	1,300	SF	$ 15.00	$19,500	$ 15.00	$19,500
02.41.13	Existing Fencing, Stabilize / Repair as Required	100	LF	$ 8.00	$800	$ 8.00	$800
02.41.19	Dispose of Refuse	1	LS	$ 3,500.00	$3,500	$ 3,500.00	$3,500
SUBTOTAL	**SITE DEMOLITION & RELOCATIONS**	**1**	**LS**	**$ 23,800**	**$ 23,800**	**$ 23,800**	**$ 23,800**

United States Department of the Interior
National Park Service
Class C Construction Cost Estimate
LINE ITEM COST SUMMARY

Project:	Erbie Rural Historic District, Cultural Landscape Report - McFadin House & Cemetery	**Estimate By:**	Nicholas Anzer
Park:	Buffalo National River	**Date:**	02/22/24
Park Alpha:	BUFF	**Reviewed By:**	NA - Parametrix
PMIS:	0	**Date:**	02/22/24

Summary Item: G10 Site Preparation **Total Cost:** $78,923

Uniformat II WBS Code	Description	Quantity	Unit	MATERIAL		TOTALS	
				Material Cost/Unit	Total Material Cost	Total Cost/Unit	Total Cost
G1030	SITE EARTHWORK						
31.32.13	Existing Site, Selective Re-Grading	2,000	SF	$ 4.00	$8,000	$ 4.00	$8,000
31.05.13	Remove / Spread Excess Fill, Site	1	LS	$ 1,000.00	$1,000	$ 1,000.00	$1,000
31.00.00	Erosion Control	1	LS	$ 1,500.00	$1,500	$ 1,500.00	$1,500
SUBTOTAL	**SITE EARTHWORK**	**1**	**LS**	**$ 10,500**	**$ 10,500**	**$ 10,500**	**$ 10,500**

Summary Item: G10 Site Preparation

Uniformat II WBS Code	Description	Quantity	Unit	MATERIAL		TOTALS	
				Material Cost/Unit	Total Material Cost	Total Cost/Unit	Total Cost
G10	**Site Preparation**	**1**	**LS**	**$ 78,923**	**$ 78,923**	**$ 78,923**	**$ 78,923**

United States Department of the Interior
National Park Service
Class C Construction Cost Estimate
LINE ITEM COST SUMMARY

Project: Erbie Rural Historic District, Cultural Landscape Report - McFadin House & Cemetery
Park: Buffalo National River
Park Alpha: BUFF
PMIS: 0

Estimate By: Nicholas Anzer
Date: 02/22/24
Reviewed By: NA - Parametrix
Date: 02/22/24

Summary Item: G20 Site Improvements **Total Cost:** $111,204

Uniformat II WBS Code	Description	Quantity	Unit	MATERIAL		TOTALS	
				Material Cost/Unit	Total Material Cost	Total Cost/Unit	Total Cost
G2040	SITE DEVELOPMENT						
32.00.00	Existing Structure, Repair Foundation / Slab	1,300	SF	$ 20.00	$26,000	$ 20.00	$26,000
32.00.00	Existing Structure, Add Safety Measures	1	LS	$ 5,000.00	$5,000	$ 5,000.00	$5,000
32.00.00	Existing Structure, New Wood Deck w/ Railings	1,300	SF	$ 18.00	$23,400	$ 18.00	$23,400
01.31.13	Supplemental Labor and Equipment	40	HR	$ 165.00	$6,600	$ 165.00	$6,600
SUBTOTAL	**SITE DEVELOPMENT**	**1**	**LS**	**$ 61,000**	**$ 61,000**	**$ 61,000**	**$ 61,000**

United States Department of the Interior
National Park Service
Class C Construction Cost Estimate
LINE ITEM COST SUMMARY

Project:	**Erbie Rural Historic District, Cultural Landscape Report - McFadin House & Cemetery**	**Estimate By:**	Nicholas Anzer
Park:	**Buffalo National River**	**Date:**	02/22/24
Park Alpha:	**BUFF**	**Reviewed By:**	NA - Parametrix
PMIS:	**0**	**Date:**	02/22/24

Summary Item: G20 Site Improvements **Total Cost:** $111,204

Uniformat II WBS Code	Description	Quantity	Unit	MATERIAL		TOTALS	
				Material Cost/Unit	Total Material Cost	Total Cost/Unit	Total Cost
G2050	LANDSCAPING						
32.92.19	Native Trail, Rock Mulch	3,000	SF	$ 2.50	$7,500	$ 2.50	$7,500
32.00.00	Seeding / Mulching	98,010	SF	$ 0.40	$39,204	$ 0.40	$39,204
32.92.00	Existing Plantings, Protect Existing	1	LS	$ 3,500.00	$3,500	$ 3,500.00	$3,500
SUBTOTAL	**LANDSCAPING**	**1**	**LS**	**$ 50,204**	**$ 50,204**	**$ 50,204**	**$ 50,204**

Summary Item: G20 Site Improvements

Uniformat II WBS Code	Description	Quantity	Unit	MATERIAL		TOTALS	
				Material Cost/Unit	Total Material Cost	Total Cost/Unit	Total Cost
G20	**Site Improvements**	**1**	**LS**	**$ 111,204**	**$ 111,204**	**$ 111,204**	**$ 111,204**

United States Department of the Interior
National Park Service
Class C Construction Cost Estimate

BASIS OF ESTIMATE

PROJECT INFORMATION

Project:	Erbie Rural Historic District, Cultural Landscape Report - **Mueller House**
Park:	Buffalo National River
Park Alpha:	BUFF
PMIS / Package:	0
Estimate Date:	2/22/2024
Prepared By:	Nicholas Anzer
Company:	Parametrix, Inc.
Address:	7186 S. Highland Drive, Suite 200
City, State Zip:	Salt Lake, Utah 84121
Phone:	801-733-5900

BACKGROUND SUPPORTING MATERIAL (Scope of Work):

Project consists of rehabilitating / re-constructing the majority of Historic Landscaping / Structures in the Erbie Rural Historic District. Supporting data is sourced from quantity survey documents prepared by Mundus Bishop (January 2024).

SOURCE OF COST DATA:

Cost estimating Data was obtained from Parametrix In-House Database (2024), RS Means (2023) and Cost data complied from recent projects in/around Arkansas. All cost data was reviewed and validated by Parametrix, Inc.

ESTIMATE ASSUMPTIONS:

Estimate assumes project improvements to be completed as a single phase. A Wage Rate Factor of 15.0% has been considered and incorporated into the Labor Unit Costs in the Estimate Detail. Sales Tax (9.5% of Materials) is included in Estimate detail. Nearest Commercial Center is assumed to be Harrison, Arkansas.

MAJOR CHANGES FROM PREVIOUS ESTIMATE:

No previous Estimate. Estimate format is now in Class 'C' format.

United States Department of the Interior
National Park Service
Class C Construction Cost Estimate

BASIS OF ESTIMATE

PROJECT INFORMATION

Project: Erbie Rural Historic District, Cultural Landscape Report - **Mueller House**

Park: Buffalo National River
Park Alpha: BUFF
PMIS / Package: 0
Estimate Date: 2/22/2024

DESCRIPTION OF MARK-UP & ADD-ONS:

Location Factor:	-16.00%	Based on Harrison, Arkansas.
Remoteness Factor:	30.00%	Project Location is 50+- miles from nearest Published Commercial Center (Harrison, Arkansas).
Historic Preservation Factor	20.00%	Within NPS Guidance Recommendations.
Contractor Bond & Insurance(s):	3.00%	Class C Estimate.
Standard General Conditions:	22.00%	Within NPS Guidance Recommendations.
Government General Conditions:	7.50%	Within NPS Guidance Recommendations.
Contractor Overhead:	18.00%	Within NPS Guidance Recommendations. Based on a Small-Sized Project.
Contractor Profit:	12.00%	Within NPS Guidance Recommendations. Based on a Small-Sized Project.
Contracting Method Adjustment:	0.00%	Early Indication is that the Construction Contract will be bid utilizing an Open Competitive Bid Contracting Method.
Annual Inflation Escalation Factor:	5.00%	Projected Annual Inflation Rate.
Time Until Project Midpoint (Months):	18	Number of Months from Estimate (or data) date until the Projects Midpoint of Construction. With an Anticipated construction start of Spring 2025.

OTHER COMMENTS:

This estimate is for direct construction cost only. It does not include furnishings & equipment, architect and engineer design fees, consultant fees, inspection and testing fees, plan check fees, hazardous material testing and removal, financing costs, nor any other normally associated development costs. The actual bid documents will vary from this estimate due to document completion, detailing, specification, addendum, etc. The estimator has no control over the cost or availability of labor, equipment, materials, over market conditions or contractor's method of pricing, contractor's construction logistics and scheduling.

United States Department of the Interior
National Park Service
Class C Construction Cost Estimate

BID ITEM COST SUMMARY

Project:	Erbie Rural Historic District, Cultural Landscape Report - Mueller House	**Estimate By:**	Nicholas Anzer
Park:	Buffalo National River	**Date:**	02/22/24
Park Alpha:	BUFF	**Reviewed By:**	NA - Parametrix
PMIS Number:	0	**Date:**	02/22/24

Bid Item Number	Asset / Project Element / Description
	Mueller House

Item No.	WBS	Description	Material Cost/Unit	Total Material Cost	Total Direct Costs	NET Cost/Unit	Total NET Costs
18	G10	Site Preparation	$ 7,579	$ 7,579	$ 7,579	$ 18,806	$ 18,806
19	G20	Site Improvements	$ 4,356	$ 4,356	$ 4,356	$ 10,809	$ 10,809
		Subtotal Direct Construction Costs	**$ 11,935**	**$ 11,935**	**$11,935**	**$ 29,615.69**	**$29,616**
		Total Value of Government Furnished Property (GFP) Inc. in Direct Cost		**$0.00**	**$0**	**In most cases GFP is normally zero - see footnote-**	
		Direct Cost Subtotal without GFP		$ 11,935	**$11,935**		
		Location Factor	-16.00%		-$1,910		
		Remoteness Factor	30.00%		$3,580		
		Historic Preservation Factor	20.00%		$2,387		
		Contractor Bond & Insurance(s)	3.00%		$358		
		Total Direct Construction Costs			**$16,350**		
		Standard General Conditions	22.00%	Applied to Total Direct C	$3,597		
		Government General Conditions	7.50%	Applied to Total Direct C	$1,226		
		Subtotal NET Construction Cost			**$21,174**		
		Overhead	18.00%		$3,811		
		Profit	12.00%		$2,541		
		Estimated NET Construction Cost			**$27,526**		
		Contracting Method Adjustment	0.00%		$0		
		Inflation Escalation	18	Months	$2,090		
		Total Estimated NET Cost of Construction			**$29,616**		

GFP costs only apply when the Government pre-purchases items, or provides other materials out of Government inventory, to be installed by contractor. Adjustments and Markup on GFP only include Inflation Escalation; No other adjustment factors or O&P

United States Department of the Interior
National Park Service
Class C Construction Cost Estimate
LINE ITEM COST SUMMARY

Project:	Erbie Rural Historic District, Cultural Landscape Report - Mueller House	**Estimate By:**	Nicholas Anzer
Park:	Buffalo National River	**Date:**	02/22/24
Park Alpha:	BUFF	**Reviewed By:**	NA - Parametrix
PMIS:	0	**Date:**	02/22/24

Summary Item: G10 Site Preparation **Total Cost:** $7,579

Uniformat II WBS Code	Description	Quantity	Unit	MATERIAL		TOTALS	
				Material Cost/Unit	Total Material Cost	Total Cost/Unit	Total Cost
G1010	SITE CLEARING						
31.11.10	Vegetation Clearing, Selective	10,890	SF	$ 0.65	$7,079	$ 0.65	$7,079
SUBTOTAL	SITE CLEARING	1	LS	$ 7,079	$ 7,079	$ 7,079	$ 7,079

Uniformat II WBS Code	Description	Quantity	Unit	MATERIAL		TOTALS	
				Material Cost/Unit	Total Material Cost	Total Cost/Unit	Total Cost
G1020	SITE DEMOLITION & RELOCATIONS						
02.41.19	Dispose of Refuse	1	LS	$ 500.00	$500	$ 500.00	$500
SUBTOTAL	SITE DEMOLITION & RELOCATIONS	1	LS	$ 500	$ 500	$ 500	$ 500

Summary Item: G10 Site Preparation

Uniformat II WBS Code	Description	Quantity	Unit	MATERIAL		TOTALS	
				Material Cost/Unit	Total Material Cost	Total Cost/Unit	Total Cost
G10	Site Preparation	1	LS	$ 7,579	$ 7,579	$ 7,579	$ 7,579

United States Department of the Interior
National Park Service
Class C Construction Cost Estimate
LINE ITEM COST SUMMARY

Project:	Erbie Rural Historic District, Cultural Landscape Report - Mueller House	**Estimate By:**	Nicholas Anzer
Park:	Buffalo National River	**Date:**	02/22/24
Park Alpha:	BUFF	**Reviewed By:**	NA - Parametrix
PMIS:	0	**Date:**	02/22/24

Summary Item: G20 Site Improvements **Total Cost:** $4,356

Uniformat II WBS Code	Description	Quantity	Unit	MATERIAL		TOTALS	
				Material Cost/Unit	Total Material Cost	Total Cost/Unit	Total Cost
G2050	LANDSCAPING						
32.00.00	Seeding / Mulching	10,890	SF	$ 0.40	$4,356	$ 0.40	$4,356
SUBTOTAL	LANDSCAPING	1	LS	$ 4,356	$ 4,356	$ 4,356	$ 4,356

Summary Item: G20 Site Improvements

Uniformat II WBS Code	Description	Quantity	Unit	MATERIAL		TOTALS	
				Material Cost/Unit	Total Material Cost	Total Cost/Unit	Total Cost
G20	Site Improvements	1	LS	$ 4,356	$ 4,356	$ 4,356	$ 4,356

United States Department of the Interior
National Park Service
Class C Construction Cost Estimate

BASIS OF ESTIMATE

PROJECT INFORMATION

Project:	Erbie Rural Historic District, Cultural Landscape Report - **Parker-Hickman Site**
Park:	Buffalo National River
Park Alpha:	BUFF
PMIS / Package:	0
Estimate Date:	2/22/2024
Prepared By:	Nicholas Anzer
Company:	Parametrix, Inc.
Address:	7186 S. Highland Drive, Suite 200
City, State Zip:	Salt Lake, Utah 84121
Phone:	801-733-5900

BACKGROUND SUPPORTING MATERIAL (Scope of Work):

Project consists of rehabilitating / re-constructing the majority of Historic Landscaping / Structures in the Erbie Rural Historic District. Supporting data is sourced from quantity survey documents prepared by Mundus Bishop (January 2024).

SOURCE OF COST DATA:

Cost estimating Data was obtained from Parametrix In-House Database (2024), RS Means (2023) and Cost data complied from recent projects in/around Arkansas. All cost data was reviewed and validated by Parametrix, Inc.

ESTIMATE ASSUMPTIONS:

Estimate assumes project improvements to be completed as a single phase. A Wage Rate Factor of 15.0% has been considered and incorporated into the Labor Unit Costs in the Estimate Detail. Sales Tax (9.5% of Materials) is included in Estimate detail. Nearest Commercial Center is assumed to be Harrison, Arkansas.

MAJOR CHANGES FROM PREVIOUS ESTIMATE:

No previous Estimate. Estimate format is now in Class 'C' format.

United States Department of the Interior
National Park Service
Class C Construction Cost Estimate

BASIS OF ESTIMATE

PROJECT INFORMATION

Project: Erbie Rural Historic District, Cultural Landscape Report - **Parker-Hickman Site**

Park: Buffalo National River
Park Alpha: BUFF
PMIS / Package: 0
Estimate Date: 2/22/2024

DESCRIPTION OF MARK-UP & ADD-ONS:

Location Factor:	-16.00%	Based on Harrison, Arkansas.
Remoteness Factor:	30.00%	Project Location is 50+- miles from nearest Published Commercial Center (Harrison, Arkansas).
Historic Preservation Factor	20.00%	Within NPS Guidance Recommendations.
Contractor Bond & Insurance(s):	3.00%	Class C Estimate.
Standard General Conditions:	22.00%	Within NPS Guidance Recommendations.
Government General Conditions:	7.50%	Within NPS Guidance Recommendations.
Contractor Overhead:	18.00%	Within NPS Guidance Recommendations. Based on a Small-Sized Project.
Contractor Profit:	12.00%	Within NPS Guidance Recommendations. Based on a Small-Sized Project.
Contracting Method Adjustment:	0.00%	Early Indication is that the Construction Contract will be bid utilizing an Open Competitive Bid Contracting Method.
Annual Inflation Escalation Factor:	5.00%	Projected Annual Inflation Rate.
Time Until Project Midpoint (Months):	18	Number of Months from Estimate (or data) date until the Projects Midpoint of Construction. With an Anticipated construction start of Spring 2025.

OTHER COMMENTS:

This estimate is for direct construction cost only. It does not include furnishings & equipment, architect and engineer design fees, consultant fees, inspection and testing fees, plan check fees, hazardous material testing and removal, financing costs, nor any other normally associated development costs. The actual bid documents will vary from this estimate due to document completion, detailing, specification, addendum, etc. The estimator has no control over the cost or availability of labor, equipment, materials, over market conditions or contractor's method of pricing, contractor's construction logistics and scheduling.

United States Department of the Interior
National Park Service
Class C Construction Cost Estimate

BID ITEM COST SUMMARY

Project:	Erbie Rural Historic District, Cultural Landscape Report - Parker-Hickman Site	**Estimate By:**	Nicholas Anzer
Park:	Buffalo National River	**Date:**	02/22/24
Park Alpha:	BUFF	**Reviewed By:**	NA - Parametrix
PMIS Number:	0	**Date:**	02/22/24

Bid Item Number	Asset / Project Element / Description
	Parker-Hickman Site

Item No.	WBS	Description	Material Cost/Unit	Total Material Cost	Total Direct Costs	NET Cost/Unit	Total NET Costs
18	G10	Site Preparation	$ 82,205	$ 82,205	$ 82,205	$ 203,992	$ 203,992
19	G20	Site Improvements	$ 164,842	$ 164,842	$ 164,842	$ 409,058	$ 409,058
		Subtotal Direct Construction Costs	**$ 247,046**	**$ 247,046**	**$247,046**	**$ 613,049.88**	**$613,050**
		Total Value of Government Furnished Property (GFP) Inc. in Direct Cost		**$0.00**	**$0**	**In most cases GFP is normally zero - see footnote-**	
		Direct Cost Subtotal without GFP		$ 247,046	**$247,046**		
		Location Factor	-16.00%		-$39,527		
		Remoteness Factor	30.00%		$74,114		
		Historic Preservation Factor	20.00%		$49,409		
		Contractor Bond & Insurance(s)	3.00%		$7,411		
		Total Direct Construction Costs			**$338,453**		
		Standard General Conditions	22.00%	Applied to Total Direct C	$74,460		
		Government General Conditions	7.50%	Applied to Total Direct C	$25,384		
		Subtotal NET Construction Cost			**$438,297**		
		Overhead	18.00%		$78,893		
		Profit	12.00%		$52,596		
		Estimated NET Construction Cost			**$569,786**		
		Contracting Method Adjustment	0.00%		$0		
		Inflation Escalation	18	Months	$43,264		
		Total Estimated NET Cost of Construction			**$613,050**		

GFP costs only apply when the Government pre-purchases items, or provides other materials out of Government inventory, to be installed by contractor. Adjustments and Markup on GFP only include Inflation Escalation; No other adjustment factors or O&P markup

United States Department of the Interior
National Park Service
Class C Construction Cost Estimate
LINE ITEM COST SUMMARY

Project:	Erbie Rural Historic District, Cultural Landscape Report - Parker-Hickman Site	**Estimate By:**	Nicholas Anzer
Park:	Buffalo National River	**Date:**	02/22/24
Park Alpha:	BUFF	**Reviewed By:**	NA - Parametrix
PMIS:	0	**Date:**	02/22/24

Summary Item: G10 Site Preparation **Total Cost:** $82,205

Uniformat II WBS Code	Description	Quantity	Unit	MATERIAL		TOTALS	
				Material Cost/Unit	Total Material Cost	Total Cost/Unit	Total Cost
G1010	SITE CLEARING						
31.11.10	Vegetation Clearing, Selective	39,204	SF	$ 0.65	$25,483	$ 0.65	$25,483
31.11.10	Remove / Prep Existing Surfacing	42,240	SF	$ 0.20	$8,448	$ 0.20	$8,448
31.11.10	Clear & Grub, Road / Parking	43,640	SF	$ 0.35	$15,274	$ 0.35	$15,274
SUBTOTAL	**SITE CLEARING**	**1**	**LS**	**$ 49,205**	**$ 49,205**	**$ 49,205**	**$ 49,205**

Uniformat II WBS Code	Description	Quantity	Unit	MATERIAL		TOTALS	
				Material Cost/Unit	Total Material Cost	Total Cost/Unit	Total Cost
G1020	SITE DEMOLITION & RELOCATIONS						
02.41.13	Existing Fencing, Stabilize / Repair as Required	1,500	LF	$ 8.00	$12,000	$ 8.00	$12,000
02.41.19	Dispose of Refuse	1	LS	$ 3,500.00	$3,500	$ 3,500.00	$3,500
SUBTOTAL	**SITE DEMOLITION & RELOCATIONS**	**1**	**LS**	**$ 15,500**	**$ 15,500**	**$ 15,500**	**$ 15,500**

United States Department of the Interior
National Park Service
Class C Construction Cost Estimate
LINE ITEM COST SUMMARY

Project: Erbie Rural Historic District, Cultural Landscape Report - Parker-Hickman Site
Park: Buffalo National River
Park Alpha: BUFF
PMIS: 0

Estimate By: Nicholas Anzer
Date: 02/22/24
Reviewed By: NA - Parametrix
Date: 02/22/24

Summary Item: G10 Site Preparation **Total Cost:** $82,205

Uniformat II WBS Code	Description	Quantity	Unit	MATERIAL		TOTALS	
				Material Cost/Unit	Total Material Cost	Total Cost/Unit	Total Cost
G1030	SITE EARTHWORK						
31.32.13	Existing Site, Selective Re-Grading	5,000	SF	$ 3.50	$17,500	$ 3.50	$17,500
SUBTOTAL	SITE EARTHWORK	1	LS	$ 17,500	$ 17,500	$ 17,500	$ 17,500

Summary Item: G10 Site Preparation

Uniformat II WBS Code	Description	Quantity	Unit	MATERIAL		TOTALS	
				Material Cost/Unit	Total Material Cost	Total Cost/Unit	Total Cost
G10	Site Preparation	1	LS	$ 82,205	$ 82,205	$ 82,205	$ 82,205

United States Department of the Interior
National Park Service
Class C Construction Cost Estimate
LINE ITEM COST SUMMARY

Project: Erbie Rural Historic District, Cultural Landscape Report - Parker-Hickman Site
Park: Buffalo National River
Park Alpha: BUFF
PMIS: 0

Estimate By: Nicholas Anzer
Date: 02/22/24
Reviewed By: NA - Parametrix
Date: 02/22/24

Summary Item: G20 Site Improvements **Total Cost:** $164,842

Uniformat II WBS Code	Description	Quantity	Unit	MATERIAL		TOTALS	
				Material Cost/Unit	Total Material Cost	Total Cost/Unit	Total Cost
G2040	SITE DEVELOPMENT						
32.00.00	New Gravel Paving w/ Prepared Subbase	42,240	SF	$ 2.75	$116,160	$ 2.75	$116,160
32.00.00	Existing Structures, Maintain / Repair as Required	1	LS	$ 7,500.00	$7,500	$ 7,500.00	$7,500
32.00.00	Interpretive / Wayside Area, Per Location	4	EA	$ 2,850.00	$11,400	$ 2,850.00	$11,400
01.31.13	Supplemental Labor and Equipment	20	HR	$ 165.00	$3,300	$ 165.00	$3,300
SUBTOTAL	SITE DEVELOPMENT	1	LS	$ 138,360	$ 138,360	$ 138,360	$ 138,360

United States Department of the Interior
National Park Service
Class C Construction Cost Estimate
LINE ITEM COST SUMMARY

Project:	**Erbie Rural Historic District, Cultural Landscape Report - Parker-Hickman Site**	**Estimate By:**	Nicholas Anzer
Park:	**Buffalo National River**	**Date:**	02/22/24
Park Alpha:	**BUFF**	**Reviewed By:**	NA - Parametrix
PMIS:	**0**	**Date:**	02/22/24

Summary Item: G20 Site Improvements **Total Cost:** $164,842

Uniformat II WBS Code	Description	Quantity	Unit	MATERIAL		TOTALS	
				Material Cost/Unit	Total Material Cost	Total Cost/Unit	Total Cost
G2050	**LANDSCAPING**						
32.92.19	Native Trail, Stabilized Fines	1,400	SF	$ 3.50	$4,900	$ 3.50	$4,900
32.00.00	Seeding / Mulching	39,204	SF	$ 0.40	$15,682	$ 0.40	$15,682
32.92.00	Existing Trees, Thin / Prune - Per Tree	6	EA	$ 400.00	$2,400	$ 400.00	$2,400
32.92.00	Existing Plantings, Protect Existing	1	LS	$ 3,500.00	$3,500	$ 3,500.00	$3,500
SUBTOTAL	**LANDSCAPING**	**1**	**LS**	**$ 26,482**	**$ 26,482**	**$ 26,482**	**$ 26,482**

Summary Item: G20 Site Improvements

Uniformat II WBS Code	Description	Quantity	Unit	MATERIAL		TOTALS	
				Material Cost/Unit	Total Material Cost	Total Cost/Unit	Total Cost
G20	**Site Improvements**	**1**	**LS**	**$ 164,842**	**$ 164,842**	**$ 164,842**	**$ 164,842**

United States Department of the Interior
National Park Service
Class C Construction Cost Estimate

BASIS OF ESTIMATE

PROJECT INFORMATION

Project:	Erbie Rural Historic District, Cultural Landscape Report - **Reavis Cabin**
Park:	Buffalo National River
Park Alpha:	BUFF
PMIS / Package:	0
Estimate Date:	2/22/2024
Prepared By:	Nicholas Anzer
Company:	Parametrix, Inc.
Address:	7186 S. Highland Drive, Suite 200
City, State Zip:	Salt Lake, Utah 84121
Phone:	801-733-5900

BACKGROUND SUPPORTING MATERIAL (Scope of Work):

Project consists of rehabilitating / re-constructing the majority of Historic Landscaping / Structures in the Erbie Rural Historic District. Supporting data is sourced from quantity survey documents prepared by Mundus Bishop (January 2024).

SOURCE OF COST DATA:

Cost estimating Data was obtained from Parametrix In-House Database (2024), RS Means (2023) and Cost data complied from recent projects in/around Arkansas. All cost data was reviewed and validated by Parametrix, Inc.

ESTIMATE ASSUMPTIONS:

Estimate assumes project improvements to be completed as a single phase. A Wage Rate Factor of 15.0% has been considered and incorporated into the Labor Unit Costs in the Estimate Detail. Sales Tax (9.5% of Materials) is included in Estimate detail. Nearest Commercial Center is assumed to be Harrison, Arkansas.

MAJOR CHANGES FROM PREVIOUS ESTIMATE:

No previous Estimate. Estimate format is now in Class 'C' format.

United States Department of the Interior
National Park Service
Class C Construction Cost Estimate

BASIS OF ESTIMATE

PROJECT INFORMATION

Project: Erbie Rural Historic District, Cultural Landscape Report - **Reavis Cabin**

Park: Buffalo National River
Park Alpha: BUFF
PMIS / Package: 0
Estimate Date: 2/22/2024

DESCRIPTION OF MARK-UP & ADD-ONS:

Location Factor:	-16.00%	Based on Harrison, Arkansas.
Remoteness Factor:	30.00%	Project Location is 50+- miles from nearest Published Commercial Center (Harrison, Arkansas).
Historic Preservation Factor	20.00%	Within NPS Guidance Recommendations.
Contractor Bond & Insurance(s):	3.00%	Class C Estimate.
Standard General Conditions:	22.00%	Within NPS Guidance Recommendations.
Government General Conditions:	7.50%	Within NPS Guidance Recommendations.
Contractor Overhead:	18.00%	Within NPS Guidance Recommendations. Based on a Small-Sized Project.
Contractor Profit:	12.00%	Within NPS Guidance Recommendations. Based on a Small-Sized Project.
Contracting Method Adjustment:	0.00%	Early Indication is that the Construction Contract will be bid utilizing an Open Competitive Bid Contracting Method.
Annual Inflation Escalation Factor:	5.00%	Projected Annual Inflation Rate.
Time Until Project Midpoint (Months):	18	Number of Months from Estimate (or data) date until the Projects Midpoint of Construction. With an Anticipated construction start of Spring 2025.

OTHER COMMENTS:

This estimate is for direct construction cost only. It does not include furnishings & equipment, architect and engineer design fees, consultant fees, inspection and testing fees, plan check fees, hazardous material testing and removal, financing costs, nor any other normally associated development costs. The actual bid documents will vary from this estimate due to document completion, detailing, specification, addendum, etc. The estimator has no control over the cost or availability of labor, equipment, materials, over market conditions or contractor's method of pricing, contractor's construction logistics and scheduling.

United States Department of the Interior
National Park Service
Class C Construction Cost Estimate

BID ITEM COST SUMMARY

Project:	Erbie Rural Historic District, Cultural Landscape Report - Reavis Cabin	**Estimate By:**	Nicholas Anzer
Park:	Buffalo National River	**Date:**	02/22/24
Park Alpha:	BUFF	**Reviewed By:**	NA - Parametrix
PMIS Number:	0	**Date:**	02/22/24

Bid Item Number	Asset / Project Element / Description
	Reavis Cabin

Item No.	WBS	Description	Material Cost/Unit	Total Material Cost	Total Direct Costs	NET Cost/Unit	Total NET Costs
18	G10	Site Preparation	$ 87,675	$ 87,675	$ 87,675	$ 217,567	$ 217,567
19	G20	Site Improvements	$ 55,950	$ 55,950	$ 55,950	$ 138,841	$ 138,841
		Subtotal Direct Construction Costs	**$ 143,625**	**$ 143,625**	**$143,625**	**$ 356,408.19**	**$356,408**
		Total Value of Government Furnished Property (GFP) Inc. in Direct Cost		**$0.00**	**$0**	**In most cases GFP is normally zero - see footnote-**	
		Direct Cost Subtotal without GFP		$ 143,625	**$143,625**		
		Location Factor	-16.00%		-$22,980		
		Remoteness Factor	30.00%		$43,088		
		Historic Preservation Factor	20.00%		$28,725		
		Contractor Bond & Insurance(s)	3.00%		$4,309		
		Total Direct Construction Costs			**$196,766**		
		Standard General Conditions	22.00%	Applied to Total Direct C	$43,289		
		Government General Conditions	7.50%	Applied to Total Direct C	$14,757		
		Subtotal NET Construction Cost			**$254,812**		
		Overhead	18.00%		$45,866		
		Profit	12.00%		$30,577		
		Estimated NET Construction Cost			**$331,256**		
		Contracting Method Adjustment	0.00%		$0		
		Inflation Escalation	18	Months	$25,152		
		Total Estimated NET Cost of Construction			**$356,408**		

GFP costs only apply when the Government pre-purchases items, or provides other materials out of Government inventory, to be installed by contractor. Adjustments and Markup on GFP only include Inflation Escalation; No other adjustment factors or O&P markup

United States Department of the Interior
National Park Service
Class C Construction Cost Estimate
LINE ITEM COST SUMMARY

Project:	Erbie Rural Historic District, Cultural Landscape Report - Reavis Cabin	**Estimate By:**	Nicholas Anzer
Park:	Buffalo National River	**Date:**	02/22/24
Park Alpha:	BUFF	**Reviewed By:**	NA - Parametrix
PMIS:	0	**Date:**	02/22/24

Summary Item: G10 Site Preparation **Total Cost:** $87,675

Uniformat II WBS Code	Description	Quantity	Unit	MATERIAL		TOTALS	
				Material Cost/Unit	Total Material Cost	Total Cost/Unit	Total Cost
G1010	SITE CLEARING						
31.11.10	Vegetation Clearing, Selective	217,800	SF	$ 0.35	$76,230	$ 0.35	$76,230
31.11.10	Clear & Grub, Swale	700	LF	$ 1.35	$945	$ 1.35	$945
SUBTOTAL	SITE CLEARING	1	LS	$ 77,175	$ 77,175	$ 77,175	$ 77,175

Uniformat II WBS Code	Description	Quantity	Unit	MATERIAL		TOTALS	
				Material Cost/Unit	Total Material Cost	Total Cost/Unit	Total Cost
G1030	SITE EARTHWORK						
31.32.13	Existing Site, Selective Re-Grading	700	LF	$ 15.00	$10,500	$ 15.00	$10,500
SUBTOTAL	SITE EARTHWORK	1	LS	$ 10,500	$ 10,500	$ 10,500	$ 10,500

Summary Item: G10 Site Preparation

Uniformat II WBS Code	Description	Quantity	Unit	MATERIAL		TOTALS	
				Material Cost/Unit	Total Material Cost	Total Cost/Unit	Total Cost
G10	Site Preparation	1	LS	$ 87,675	$ 87,675	$ 87,675	$ 87,675

United States Department of the Interior
National Park Service
Class C Construction Cost Estimate
LINE ITEM COST SUMMARY

Project:	**Erbie Rural Historic District, Cultural Landscape Report - Reavis Cabin**	**Estimate By:**	Nicholas Anzer
Park:	**Buffalo National River**	**Date:**	02/22/24
Park Alpha:	**BUFF**	**Reviewed By:**	NA - Parametrix
PMIS:	**0**	**Date:**	02/22/24

Summary Item: G20 Site Improvements **Total Cost:** $55,950

Uniformat II WBS Code	Description	Quantity	Unit	MATERIAL		TOTALS	
				Material Cost/Unit	Total Material Cost	Total Cost/Unit	Total Cost
G2050	LANDSCAPING						
32.00.00	Seeding / Mulching	217,800	SF	$ 0.25	$54,450	$ 0.25	$54,450
32.92.00	Existing Plantings, Protect Existing	1	LS	$ 1,500.00	$1,500	$ 1,500.00	$1,500
SUBTOTAL	**LANDSCAPING**	**1**	**LS**	**$ 55,950**	**$ 55,950**	**$ 55,950**	**$ 55,950**

Summary Item: G20 Site Improvements

Uniformat II WBS Code	Description	Quantity	Unit	MATERIAL		TOTALS	
				Material Cost/Unit	Total Material Cost	Total Cost/Unit	Total Cost
G20	**Site Improvements**	**1**	**LS**	**$ 55,950**	**$ 55,950**	**$ 55,950**	**$ 55,950**

United States Department of the Interior
National Park Service
Class C Construction Cost Estimate

BASIS OF ESTIMATE

PROJECT INFORMATION

Project:	Erbie Rural Historic District, Cultural Landscape Report - **Tinsley Farm Site**
Park:	Buffalo National River
Park Alpha:	BUFF
PMIS / Package:	0
Estimate Date:	2/22/2024
Prepared By:	Nicholas Anzer
Company:	Parametrix, Inc.
Address:	7186 S. Highland Drive, Suite 200
City, State Zip:	Salt Lake, Utah 84121
Phone:	801-733-5900

BACKGROUND SUPPORTING MATERIAL (Scope of Work):

Project consists of rehabilitating / re-constructing the majority of Historic Landscaping / Structures in the Erbie Rural Historic District. Supporting data is sourced from quantity survey documents prepared by Mundus Bishop (January 2024).

SOURCE OF COST DATA:

Cost estimating Data was obtained from Parametrix In-House Database (2024), RS Means (2023) and Cost data complied from recent projects in/around Arkansas. All cost data was reviewed and validated by Parametrix, Inc.

ESTIMATE ASSUMPTIONS:

Estimate assumes project improvements to be completed as a single phase. A Wage Rate Factor of 15.0% has been considered and incorporated into the Labor Unit Costs in the Estimate Detail. Sales Tax (9.5% of Materials) is included in Estimate detail. Nearest Commercial Center is assumed to be Harrison, Arkansas.

MAJOR CHANGES FROM PREVIOUS ESTIMATE:

No previous Estimate. Estimate format is now in Class 'C' format.

United States Department of the Interior
National Park Service
Class C Construction Cost Estimate

BASIS OF ESTIMATE

PROJECT INFORMATION

Project: Erbie Rural Historic District, Cultural Landscape Report - **Tinsley Farm Site**

Park: Buffalo National River
Park Alpha: BUFF
PMIS / Package: 0
Estimate Date: 2/22/2024

DESCRIPTION OF MARK-UP & ADD-ONS:

Location Factor:	-16.00%	Based on Harrison, Arkansas.
Remoteness Factor:	30.00%	Project Location is 50+- miles from nearest Published Commercial Center (Harrison, Arkansas).
Historic Preservation Factor	20.00%	Within NPS Guidance Recommendations.
Contractor Bond & Insurance(s):	3.00%	Class C Estimate.
Standard General Conditions:	22.00%	Within NPS Guidance Recommendations.
Government General Conditions:	7.50%	Within NPS Guidance Recommendations.
Contractor Overhead:	18.00%	Within NPS Guidance Recommendations. Based on a Small-Sized Project.
Contractor Profit:	12.00%	Within NPS Guidance Recommendations. Based on a Small-Sized Project.
Contracting Method Adjustment:	0.00%	Early Indication is that the Construction Contract will be bid utilizing an Open Competitive Bid Contracting Method.
Annual Inflation Escalation Factor:	5.00%	Projected Annual Inflation Rate.
Time Until Project Midpoint (Months):	18	Number of Months from Estimate (or data) date until the Projects Midpoint of Construction. With an Anticipated construction start of Spring 2025.

OTHER COMMENTS:

This estimate is for direct construction cost only. It does not include furnishings & equipment, architect and engineer design fees, consultant fees, inspection and testing fees, plan check fees, hazardous material testing and removal, financing costs, nor any other normally associated development costs. The actual bid documents will vary from this estimate due to document completion, detailing, specification, addendum, etc. The estimator has no control over the cost or availability of labor, equipment, materials, over market conditions or contractor's method of pricing, contractor's construction logistics and scheduling.

United States Department of the Interior
National Park Service
Class C Construction Cost Estimate

BID ITEM COST SUMMARY

Project: Erbie Rural Historic District, Cultural Landscape Report - Tinsley Farm Site
Park: Buffalo National River
Park Alpha: BUFF
PMIS Number: 0

Estimate By: Nicholas Anzer
Date: 02/22/24
Reviewed By: NA - Parametrix
Date: 02/22/24

Bid Item Number	Asset / Project Element / Description
	Tinsley Farm

Item No.	WBS	Description	Material Cost/Unit	Total Material Cost	Total Direct Costs	NET Cost/Unit	Total NET Costs
18	G10	Site Preparation	$ 3,331	$ 3,331	$ 3,331	$ 8,267	$ 8,267
19	G20	Site Improvements	$ 1,742	$ 1,742	$ 1,742	$ 4,324	$ 4,324
		Subtotal Direct Construction Costs	**$ 5,074**	**$ 5,074**	**$5,074**	**$ 12,590.73**	**$12,591**
		Total Value of Government Furnished Property (GFP) Inc. in Direct Cost		**$0.00**	**$0**	**In most cases GFP is normally zero - see footnote-**	
		Direct Cost Subtotal without GFP		$ 5,074	**$5,074**		
		Location Factor	-16.00%		-$812		
		Remoteness Factor	30.00%		$1,522		
		Historic Preservation Factor	20.00%		$1,015		
		Contractor Bond & Insurance(s)	3.00%		$152		
		Total Direct Construction Costs			**$6,951**		
		Standard General Conditions	22.00%	Applied to Total Direct C	$1,529		
		Government General Conditions	7.50%	Applied to Total Direct C	$521		
		Subtotal NET Construction Cost			**$9,002**		
		Overhead	18.00%		$1,620		
		Profit	12.00%		$1,080		
		Estimated NET Construction Cost			**$11,702**		
		Contracting Method Adjustment	0.00%		$0		
		Inflation Escalation	18	Months	$889		
		Total Estimated NET Cost of Construction			**$12,591**		

GFP costs only apply when the Government pre-purchases items, or provides other materials out of Government inventory, to be installed by contractor. Adjustments and Markup on GFP only include Inflation Escalation; No other adjustment factors or O&P

United States Department of the Interior
National Park Service
Class C Construction Cost Estimate
LINE ITEM COST SUMMARY

Project:	Erbie Rural Historic District, Cultural Landscape Report - Tinsley Farm Site	**Estimate By:**	Nicholas Anzer
Park:	Buffalo National River	**Date:**	02/22/24
Park Alpha:	BUFF	**Reviewed By:**	NA - Parametrix
PMIS:	0	**Date:**	02/22/24

Summary Item: G10 Site Preparation **Total Cost:** $3,331

Uniformat II WBS Code	Description	Quantity	Unit	MATERIAL		TOTALS	
				Material Cost/Unit	Total Material Cost	Total Cost/Unit	Total Cost
G1010	SITE CLEARING						
31.11.10	Vegetation Clearing, Selective	4,356	SF	$ 0.65	$2,831	$ 0.65	$2,831
SUBTOTAL	SITE CLEARING	1	LS	$ 2,831	$ 2,831	$ 2,831	$ 2,831

Uniformat II WBS Code	Description	Quantity	Unit	MATERIAL		TOTALS	
				Material Cost/Unit	Total Material Cost	Total Cost/Unit	Total Cost
G1020	SITE DEMOLITION & RELOCATIONS						
02.41.19	Dispose of Refuse	1	LS	$ 500.00	$500	$ 500.00	$500
SUBTOTAL	SITE DEMOLITION & RELOCATIONS	1	LS	$ 500	$ 500	$ 500	$ 500

Summary Item: G10 Site Preparation

Uniformat II WBS Code	Description	Quantity	Unit	MATERIAL		TOTALS	
				Material Cost/Unit	Total Material Cost	Total Cost/Unit	Total Cost
G10	Site Preparation	1	LS	$ 3,331	$ 3,331	$ 3,331	$ 3,331

United States Department of the Interior
National Park Service
Class C Construction Cost Estimate
LINE ITEM COST SUMMARY

Project: Erbie Rural Historic District, Cultural Landscape Report - Tinsley Farm Site
Park: Buffalo National River
Park Alpha: BUFF
PMIS: 0

Estimate By: Nicholas Anzer
Date: 02/22/24
Reviewed By: NA - Parametrix
Date: 02/22/24

Summary Item: G20 Site Improvements **Total Cost:** $1,742

Uniformat II WBS Code	Description	Quantity	Unit	MATERIAL		TOTALS	
				Material Cost/Unit	Total Material Cost	Total Cost/Unit	Total Cost
G2050	LANDSCAPING						
32.00.00	Seeding / Mulching	4,356	SF	$ 0.40	$1,742	$ 0.40	$1,742
SUBTOTAL	LANDSCAPING	1	LS	$ 1,742	$ 1,742	$ 1,742	$ 1,742

Summary Item: G20 Site Improvements

Uniformat II WBS Code	Description	Quantity	Unit	MATERIAL		TOTALS	
				Material Cost/Unit	Total Material Cost	Total Cost/Unit	Total Cost
G20	Site Improvements	1	LS	$ 1,742	$ 1,742	$ 1,742	$ 1,742

Appendices

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Appendix A: Bibliography

Reports

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Leypoldt, M.G. [3 of 4], 1972-1978. Series IV, Subseries C: Land Tract Files, 1908-2008, drawer 5, folder 14, Cultural Resource Management Records of Buffalo National River. Buffalo National River Archives: Harrison, Arkansas.

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Site Management-National Register—Non Boxley—O. M. McFadin Homesite # 11-102. Series II, Subseries B: Historian's Working Files, 1843-2011, box 17, folder 012, Cultural Resource Management Records of Buffalo National River. Buffalo National River Archives: Harrison, Arkansas.

Tract 11-100 Angle, Jess W. [1 of 2]–Appraisal Report. Series IV, Subseries C: Land Tract Files, 1908-2008, drawer 5, folder 4, Cultural Resource Management Records of Buffalo National River. Buffalo National River Archives: Harrison, Arkansas.

Erbie-Adair Property, Tract 51-110 Site #7. Series II, Subseries B: Historian's Working Files, 1843-2011, shelf 8, folder 012, Cultural Resource Management Records of Buffalo National River. Buffalo National River Archives: Harrison, Arkansas.

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Buffalo National River. *HomesteadEntries.* Shapefile. Undated.

Books

Boone County Historical and Railroad Society. *History of Boone County.* Paducah, KY: Turner Publishing Co., 1998.

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United States Department of the Interior, National Park Service. *Erbie III – Visitor Facilities Preliminary Plan.* Harrison: Buffalo National River, 1989.

Appendix B: Treatment Terminology

The following terminology is used in this report to describe recommended actions.[1]

Consider is to routinely evaluate if a treatment action can be undertaken. Budget constraints and long-term maintenance may result in delayed treatment action. As circumstances change, the treatment action should be reevaluated and eventually completed.

Design intent refers to the creative objectives that were applied to the development of a historic property.

Introduce is the addition of a new, nonhistoric feature compatible with the cultural landscape. This may also include the replacement of a missing historic feature.

In-kind refers to the replacement of features extensively deteriorated or missing parts of features using materials that match the historic detail, configuration, and appearance as closely as possible.

Maintain refers to measures that sustain the form, integrity and materials of contributing features, either on a regular basis or as a nonrecurring event.

Preserve refers to those measures necessary to sustain the existing form, integrity, and materials of contributing features. It includes initial stabilization work, where necessary, as well as ongoing preservation maintenance and repair of historic materials and features.

Protect refers to actions to safeguard a historic feature by defending or guarding it against further deterioration or loss. Such action is generally of temporary nature and anticipates future preservation treatment.

Reconstruct refers to the act or process of depicting, by means of new work, the form, features, and detailing of a non-surviving historic structure or any part thereof, for the purpose of replicating its appearance at a specific time in its original location.

Rehabilitate refers to the act or process of allowing a compatible use through repair, alteration, or additions as long as those features that convey the historical, cultural, or architectural values are preserved.

Repair refers to those measures that are necessary to correct deteriorated, damaged, or faulty materials of features. These measures are more extensive than regular maintenance and undertake work necessary to bring a contributing feature or area to good condition.

Restore refers to those measures necessary to accurately depict the form, features, and character of a property as it appeared during a particular period of time by means of the removal of features from other periods in history and reconstruction of missing features from the restoration period.

Retain are those actions that are necessary to allow a feature (contributing or noncontributing) to remain in place in its current configuration and condition.

Stabilize refers to those measures that require more work than standard maintenance practices, and that are necessary to prevent the further deterioration, failure, or loss of contributing features.

1 Adapted from The Secretary of the Interior's Standards for the Treatment of Historic Properties as amended and annotated, 1995 and http://www.nps.gov/dscw/definitions.htm.

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Appendix C: Ecological Descriptions and Opportunities Memo

Summary of Natural Resources

Ecological Site Descriptions

A total of 30 Ecological Sites occur within the Historic district boundary (Figure below). The most dominant of these include the Calcareous Dolomite Protected Backslope Forest, Clayey Upland, and Calcareous Dolomite Upland Woodland. Additionally, sites visited for this project were mostly contained within the following Ecological Sites described in more detail below.

Opportunities for ecological restoration and enhancement exist within each historic site, as well as district-wide. Suppression of fire regime, clear-cutting, grazing, selective timber harvesting, noxious weed and invasive species introduction, and changes in hydrology have impacted the surroundings of each of the historic sites within the district.

Detailed Ecological Descriptions

The **Calcareous Dolomite Protected Backslope Forests** occur in protected landscape positions on steep slopes in the deeper valleys furthest from the prairie and woodland uplands. While the upland woodlands had an estimated fire frequency of 3 to 10 years, Calcareous Dolomite Protected Backslope Forests burned less frequently (estimated 10 to 25 years) and with lower intensity. The historic reference plant community for these forests has a well-developed forest canopy (70 to 80 feet tall and 90 to 100 percent cover) and sub-canopy dominated by chinkapin oak and white oak, a structurally diverse understory, and an abundant forest ground flora. Inclusions of dolomite woodlands on shallower soil patches are common. These productive forests provide food and shelter for migrating birds and contribute to stream quality and health (NRCS, 2020a).

> **Opportunity**: Oak regeneration can be difficult, as the surrounding areas are fairly overgrown, but would lead to a progression toward the reference condition. Maples, elms, and hickories were observed onsite, and are generally fairly dominant in the understory, competing with oak saplings. Maintenance of the oak component will require disturbances that will encourage more sun-adapted species and reduce shading effects (NRCS, 2020a).

The **Calcareous Dolomite Upland Woodland** sites are typically associated with glades on dissected hillslopes of major streams. The reference plant community is woodland with an overstory dominated by chinkapin oak, with minor elements of white ash, blue ash and Shumard oak and a ground flora of native grasses and forbs with scattered shrubs (NRCS, 2020b).

> **Opportunity:** Most of these ecological sites today are denser, and shadier with a greatly diminished understory. In the long-term absence of fire, woody species, especially eastern redcedar have encroached into these ecological sites. Removal of the younger understory by thinning and the application of prescribed fire have proven to be effective restoration methods (NRCS, 2020b).

The **Clayey Upland** area supports hardwood forests. The primary overstory species are red oak, white oak, and hickory. Shortleaf pine and eastern redcedar are important on disturbed sites, on shallow soils, and on south or west aspects. Big bluestem, switchgrass, Indiangrass, and little bluestem are important understory species under medium to open forest canopy. Broadleaf uniola, longleaf uniola, wildrye, and low panicums are important species under heavy canopy (NRCS, 2019).

> **Opportunity:** The major resource concerns in this area are gully and streambank erosion; plant productivity, health, and vigor; soil contaminants from fertilizer treatments; and water for livestock. Conservation practices on historic cropland generally include critical area planting, protection of streambanks and shorelines, fencing, riparian forest buffers, forage harvest management, nutrient management, waste utilization, brush management, pest management, grade-stabilization structures, construction of ponds, and prescribed grazing (NRCS, 2019).

The **Wet Floodplain Step Forest** occurs along narrow streams primarily in the southern part of the Ozark Highland. Soils are very deep and loamy with seasonal high water tables, and are subject to flooding. The reference plant community is forest with an overstory dominated by a variety of trees including bur oak, Shumard oak, swamp white oak, American elm, and black cherry, an understory dominated by American hornbeam, northern spicebush and Ohio buckeye with a rich herbaceous ground flora (NRCS, 2020c).

> **Opportunity:** Re-establishment of these floodplain forests is important for stream quality and stream health, and as critical habitat for migratory birds. Planting of later successional species on the appropriate landscape position and soils has proven to be an effective means of restoration (NRCS, 2020c). Maintaining and expanding on the existing riparian buffers is recommended.

The **Low-Base Chert Upland Woodland** is widely distributed on dissected hillslopes throughout the Ozark Highland, particularly south and west of the Ozark border counties. They are often associated with hillslope sediments. Within the historic pine range this ecological site was usually dominated by shortleaf pine. The reference plant community is a woodland with an overstory dominated by white oak

and black oak, with shortleaf pine in the historic pine range, and a ground flora of native grasses and forbs (NRCS, 2020d).

> **Opportunity:** Most existing woodland ecological sites have a younger (50 to 80 years) canopy layer whose species composition and quality has been altered by timber harvesting practices (NRCS). Since fire regime has been suppressed throughout much of the park, younger woody material has established, shading out the native understory (NRCS, 2020d). Occasional clearing and thinning of select dominant tree species (those that are faster growing), as well as some of the current mid-understory, could help return these areas to the natural composition. Select plantings and seed introduction would help restore the native grasses and forbs.

Additional Opportunities for Improvement

Vegetation Management

Using clearly defined goals at each historic site will be the first step in a successful vegetation management plan. Most sites would benefit from selective tree or shrub thinning, to emulate the natural disturbance regime, which encourages native vegetation regeneration. However, historic pastures could also be maintained via active grazing leases or a mowing schedule that mimics grazing practices. Continued care should be taken to not introduce undesirable or noxious weed seeds throughout the management practice. Some sites may want to preserve the look and feel of introduced plants, as long as that goal is not in conflict with the Park's overall ecological plan. Usually, a diverse native plant population will be the more stable and lower-maintenance option, once established.

Occasional thinning and mowing, but also supplemental seeding and plantings may be required around each site to help maintain the structural integrity. Additionally, vegetation management can be targeted to maintain, or restore, specific viewsheds. For example, at the Erbie Church, selective thinning or topping of trees and brush would maintain the historical views from the building and surrounding lawn. Native plants could be used to direct visitors away from certain areas, as natural traffic screens to minimize foot traffic and potential damage, and can be used to outcompete more aggressive shrubs/vines that may weather historic buildings faster.

Chemical treatments may be required on shrubs and trees that are currently growing in, or through, existing historic structures. Mechanical removal will need to be very slow and deliberate, to not further damage structures. Additionally, selective herbivory using farm stock such as goats or sheep can be a successful tool in weed and brush management. Challenges such as restricting grazing to certain areas, predator control, and site access with livestock trailers need to be considered. Approximately 10 goats will clean an acre in about 1 month but must be removed prior to damaging trees (UADA, 2014).

Erosion Control

Erosion does not appear to be a major concern at the majority of the Buff Erbie sites, mostly due to relatively stable soils that are well-vegetated. However, erosion near the buildings and historic sites was occasionally observed and could continue to degrade foundations and structural integrity.

These areas could potentially be stabilized better with a combination of gravel drains, vegetative swales, or small soil lifts. Similarly, targeted vegetative buffers can be planted, to intercept some of the drainage uphill of each building or site, which can be as simple as narrow rows of deep-rooted grasses or shrubs.

Floodplain Buffer Management

Natural river systems have room to swell during flood events, and transport or deposit sediment in equilibrium. The Parker Hickman ranch has modified the floodplain mostly by suppression of riparian and wetland vegetation, but also by grading and reshaping the topography, a slight departure from the natural state.

Riparian buffers of at least 100' horizontal from the ordinary high water mark serve to limit the destruction that flooding may cause, provide a zone for wildlife movement along the river corridor, and increase riparian plant biodiversity. Increasing the buffer distance to 150' or more, where feasible, would improve upon those benefits, or adding wildlife "strips" within fields can increase habitat.

Noxious Weed Control

Visitors bring noxious weed seeds to the site on shoes, other clothes, and tires frequently. In addition, undesirable vegetation can travel via animal, wind, or river transport. Historically, certain species of aggressive plants, such as Chinese Privet (*Ligustrum sinense*), were introduced by early settlers for various reasons (NPS, 2023). In order to maintain a native and desirable condition at the site, an integrated noxious weed management plan should be considered. Potential solutions involve signage, educating visitors on species to be careful to not transplant or spread around, educating adjacent landowners and current in-property grazing/haying rights-holders, and mechanical or herbicide treatments, or targeted herbivory using goats or sheep.

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NRCS. 2020c. Ecological site F116AY040MO Wet Floodplain Step Forest.

NRCS. 2020d. Ecological site F116AY012MO Low-Base Chert Upland Woodland.

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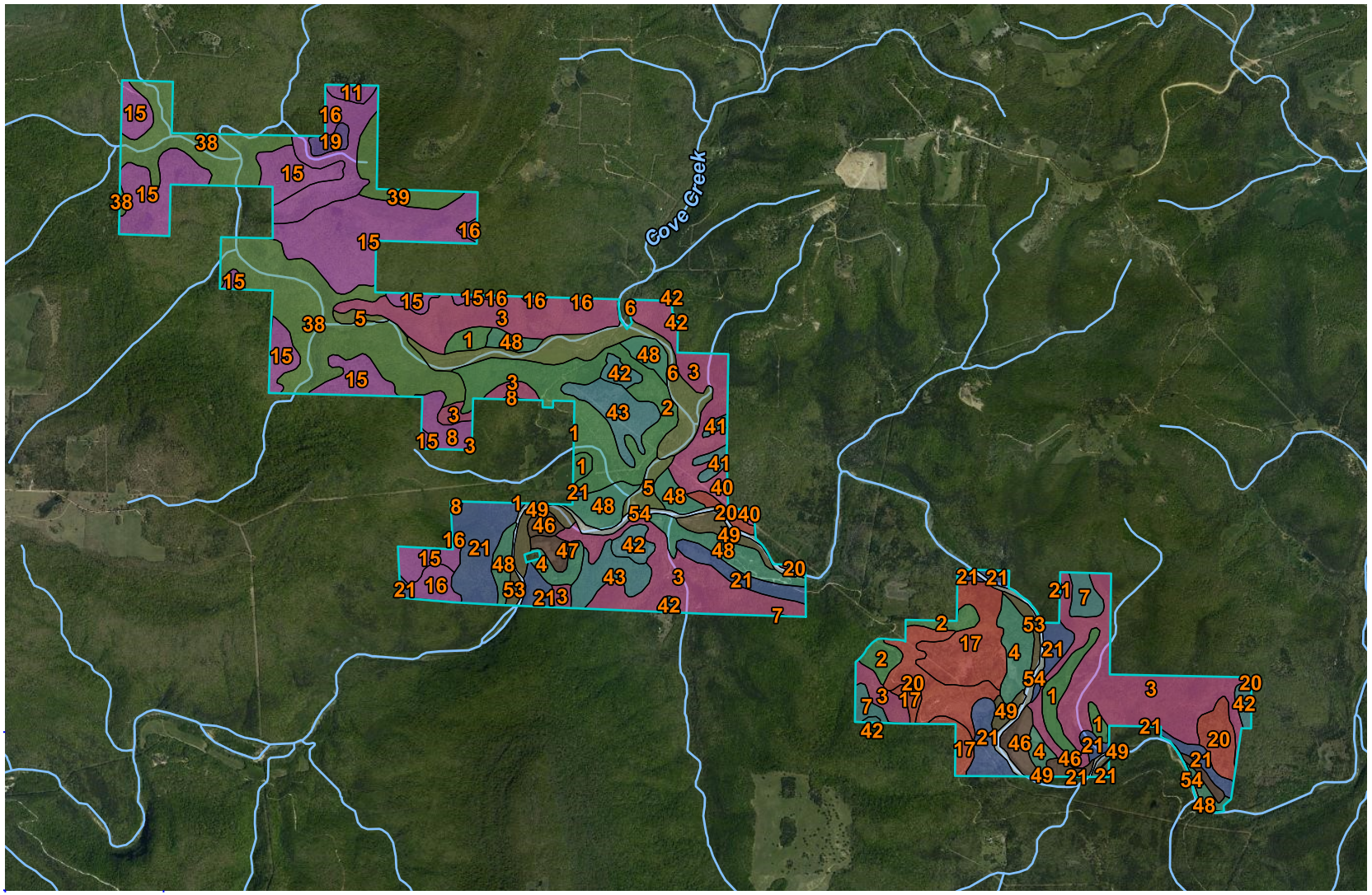
All Ecological Sites -- —Newton County, Arkansas
(Erbie_Parcels)

93° 16' 48" W
93° 9' 41" W
36° 6' 40" N
36° 2' 55" N



Map Scale: 1:48,800 if printed on A landscape (11" x 8.5") sheet.

N

Meters
0 500 1000 2000 3000

Feet
0 2000 4000 8000 12000

Map projection: Web Mercator Corner coordinates: WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils

Soil Rating Polygons
- F116AY009MO
- F116AY010MO
- F116AY012MO
- F116AY023MO
- F116AY032MO
- F116AY034MO
- F116AY042MO
- F116AY045MO
- F117XY030AR
- F117XY031AR
- F117XY033AR
- F117XY035AR
- Not rated or not available

Soil Rating Lines
- F116AY009MO
- F116AY010MO
- F116AY012MO
- F116AY023MO
- F116AY032MO
- F116AY034MO
- F116AY042MO
- F116AY045MO
- F117XY030AR
- F117XY031AR
- F117XY033AR
- F117XY035AR
- Not rated or not available

Soil Rating Points
- F116AY009MO
- F116AY010MO
- F116AY012MO
- F116AY023MO
- F116AY032MO
- F116AY034MO
- F116AY042MO
- F116AY045MO
- F117XY030AR
- F117XY031AR
- F117XY033AR
- F117XY035AR
- Not rated or not available

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Newton County, Arkansas
Survey Area Data: Version 20, Sep 12, 2022

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Apr 20, 2019—Jul 17, 2019

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

All Ecological Sites —

Map unit symbol	Map unit name	Component name (percent)	Ecological site	Acres in AOI	Percent of AOI
1	Arkana very gravelly silt loam, 3 to 8 percent slopes	Arkana (92%)	F116AY009MO — Calcareous Dolomite Upland Woodland	56.0	1.9%
		Moko (4%)	R116AY020MO — Shallow Dolomite Upland Glade/ Woodland		
			R116AY021MO — Bald Knob Dolomite Glade		
		Gassville (2%)	F116AY003MO — Chert Mudstone Upland Woodland		
		Ventris (2%)	F116AY018MO — Loamy Dolomite Upland Woodland		
2	Arkana-Moko complex, 8 to 20 percent slopes	Arkana (52%)	F116AY009MO — Calcareous Dolomite Upland Woodland	192.1	6.7%
		Moko (40%)	R116AY020MO — Shallow Dolomite Upland Glade/ Woodland		
		Eldon (8%)	R116AY063MO — Chert Upland Savanna		
3	Arkana-Moko complex, 20 to 40 percent slopes	Arkana (46%)	F116AY010MO — Calcareous Dolomite Protected Backslope Forest	600.0	20.8%
			F116AY047MO — Calcareous Dolomite Exposed Backslope Woodland		
		Moko (44%)	R116AY020MO — Shallow Dolomite Upland Glade/ Woodland		
		Eldon (10%)	R116AY063MO — Chert Upland Savanna		

Map unit symbol	Map unit name	Component name (percent)	Ecological site	Acres in AOI	Percent of AOI
4	Britwater gravelly silt loam, 3 to 8 percent slopes	Britwater (95%)	F116AY034MO — Loamy Terrace Forest	67.4	2.3%
		Noark (3%)	F116AY012MO — Low-Base Chert Upland Woodland		
		Razort (2%)	F116AY034MO — Loamy Terrace Forest		
5	Ceda cobbly fine sandy loam, 0 to 3 percent slopes, frequently flooded	Ceda (90%)	F117XY030AR — Flood Plain	25.3	0.9%
		Spadra (5%)	F117XY029AR — Terrace		
		Unnamed (5%)			
6	Ceda-Kenn complex, 0 to 3 percent slopes, frequently flooded	Ceda (55%)	F117XY030AR — Flood Plain	101.3	3.5%
		Kenn (40%)	F117XY030AR — Flood Plain		
		Aquents (5%)			
7	Clarksville very gravelly silt loam, 20 to 50 percent slopes	Clarksville (85%)	F116AY012MO — Low-Base Chert Upland Woodland	28.8	1.0%
		Arkana (4%)	F116AY010MO — Calcareous Dolomite Protected Backslope Forest		
			F116AY047MO — Calcareous Dolomite Exposed Backslope Woodland		
		Moko (4%)	R116AY020MO — Shallow Dolomite Upland Glade/ Woodland		
		Noark (4%)	F116AY002MO — Chert Protected Backslope Forest		
			F116AY062MO — Chert Exposed Backslope Woodland		
		Bendavis (3%)	F116AY012MO — Low-Base Chert Upland Woodland		
8	Eden-Newnata complex, 8 to 20 percent slopes	Eden (55%)	F117XY031AR — Clayey Upland	28.7	1.0%
		Newnata (30%)	F117XY031AR — Clayey Upland		

Map unit symbol	Map unit name	Component name (percent)	Ecological site	Acres in AOI	Percent of AOI
		Rock outcrop (15%)			
11	Enders gravelly loam, 3 to 8 percent slopes	Enders (80%)	F117XY031AR — Clayey Upland	10.4	0.4%
		Mountainburg (10%)	R117XY034AR — Shallow Upland		
		Nella (5%)	F117XY033AR — Loamy Upland		
		Rock outcrop (5%)			
15	Enders-Leesburg complex, 8 to 20 percent slopes	Enders (60%)	F117XY031AR — Clayey Upland	384.7	13.3%
		Leesburg (30%)	F117XY033AR — Loamy Upland		
		Mountainburg (10%)	R117XY034AR — Shallow Upland		
16	Enders-Leesburg complex, 20 to 40 percent slopes	Enders (50%)	F117XY031AR — Clayey Upland	108.2	3.7%
		Leesburg (40%)	F117XY033AR — Loamy Upland		
		Mountainburg (10%)	R117XY034AR — Shallow Upland		
17	Estate-Lily-Portia complex, 8 to 20 percent slopes	Estate (40%)	F116AY016MO — Chert Dolomite Protected Backslope Forest	109.4	3.8%
			F116AY048MO — Chert Dolomite Exposed Backslope Woodland		
		Lily (35%)	F116AY023MO — Low-Base Sandstone Upland Woodland		
		Portia (25%)	F116AY023MO — Low-Base Sandstone Upland Woodland		
19	Leadvale silt loam, 3 to 8 percent slopes	Leadvale (100%)	F117XY035AR — Seasonally Wet Loamy Upland	11.8	0.4%
20	Lily-Udorthents-Rock outcrop complex, 8 to 20 percent slopes	Lily (50%)	F116AY023MO — Low-Base Sandstone Upland Woodland	112.9	3.9%
		Udorthents (35%)	F116AY023MO — Low-Base Sandstone Upland Woodland		
		Rock outcrop (15%)			

Map unit symbol	Map unit name	Component name (percent)	Ecological site	Acres in AOI	Percent of AOI
21	Lily-Udorthents-Rock outcrop complex, 20 to 40 percent slopes	Lily (40%)	F116AY045MO — Low-Base Sandstone Protected Backslope Woodland	200.5	6.9%
			F116AY053MO — Low-Base Sandstone Exposed Backslope Woodland		
		Udorthents (35%)	F116AY023MO — Low-Base Sandstone Upland Woodland		
		Rock outcrop (25%)			
38	Nella-Steprock-Mountainburg very stony loams, 20 to 40 percent slopes	Nella (45%)	F117XY033AR — Loamy Upland	332.0	11.5%
		Steprock (25%)	F117XY033AR — Loamy Upland		
		Mountainburg (20%)	R117XY034AR — Shallow Upland		
		Rock outcrop (10%)			
39	Nella-Steprock-Mountainburg very stony loams, 40 to 60 percent slopes	Nella (45%)	F117XY033AR — Loamy Upland	38.6	1.3%
		Steprock (21%)	F117XY033AR — Loamy Upland		
		Mountainburg (20%)	R117XY034AR — Shallow Upland		
		Rock outcrop (14%)			
40	Nixa very gravelly silt loam, 3 to 8 percent slopes	Nixa (90%)	F116AY012MO — Low-Base Chert Upland Woodland	2.9	0.1%
			F116BY004MO — Low-Base Chert Upland Woodland		
		Bendavis (10%)	F116AY013MO — Low-Base Chert Protected Backslope Woodland		
			F116AY049MO — Low-Base Chert Exposed Backslope Woodland		
41	Nixa very gravelly silt loam, 8 to 12 percent slopes	Nixa (90%)	F116AY012MO — Low-Base Chert Upland Woodland	14.3	0.5%

Map unit symbol	Map unit name	Component name (percent)	Ecological site	Acres in AOI	Percent of AOI
			F116BY004MO — Low-Base Chert Upland Woodland		
		Bendavis (5%)	F116AY013MO — Low-Base Chert Protected Backslope Woodland		
			F116AY049MO — Low-Base Chert Exposed Backslope Woodland		
		Noark (5%)	F116BY010MO — Low-Base Chert Protected Backslope Woodland		
			F116BY033MO — Low-Base Chert Exposed Backslope Woodland		
42	Noark very gravelly silt loam, 3 to 8 percent slopes	Noark (80%)	F116AY012MO — Low-Base Chert Upland Woodland	44.3	1.5%
			F116BY010MO — Low-Base Chert Protected Backslope Woodland		
			F116BY033MO — Low-Base Chert Exposed Backslope Woodland		
		Bendavis (10%)	F116AY013MO — Low-Base Chert Protected Backslope Woodland		
			F116AY049MO — Low-Base Chert Exposed Backslope Woodland		
		Nixa (10%)	F116BY004MO — Low-Base Chert Upland Woodland		
43	Noark very gravelly silt loam, 8 to 20 percent slopes	Noark (85%)	F116AY012MO — Low-Base Chert Upland Woodland	91.0	3.2%

Map unit symbol	Map unit name	Component name (percent)	Ecological site	Acres in AOI	Percent of AOI
			F116BY010MO — Low-Base Chert Protected Backslope Woodland		
			F116BY033MO — Low-Base Chert Exposed Backslope Woodland		
		Nixa (10%)	F116BY004MO — Low-Base Chert Upland Woodland		
		Bendavis (5%)	F116AY013MO — Low-Base Chert Protected Backslope Woodland		
			F116AY049MO — Low-Base Chert Exposed Backslope Woodland		
46	Portia sandy loam, 3 to 8 percent slopes	Portia (100%)	F116AY032MO — Loamy Footslope Forest	47.7	1.7%
47	Portia sandy loam, 8 to 12 percent slopes	Portia (100%)	F116AY032MO — Loamy Footslope Forest	13.2	0.5%
48	Razort loam, occasionally flooded	Razort (95%)	F116AY034MO — Loamy Terrace Forest	146.5	5.1%
		Aquents (5%)	F116AY040MO — Wet Floodplain Step Forest		
49	Riverwash, frequently flooded	Riverwash (95%)	F116AY042MO — Sandy/Gravelly Floodplain Forest	54.6	1.9%
		Aquents (5%)	F116AY040MO — Wet Floodplain Step Forest		
53	Wideman loamy fine sand, frequently flooded	Wideman (95%)	F116AY042MO — Sandy/Gravelly Floodplain Forest	16.3	0.6%
		Aquepts (5%)	F116AY040MO — Wet Floodplain Step Forest		
54	Water	Water (100%)		49.1	1.7%
Totals for Area of Interest				**2,888.1**	**100.0%**

Erbie Rural Historic District

Cultural Landscape Report

March 2024