National Park Service
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Ste. Genevieve National Historical Park
Ste. Genevieve, Missouri



Cultural Landscape Report, Part II
Janis-Ziegler House (Green Tree Tavern)
Ste. Genevieve National Historical Park

September 2025

Historic Architecture and Landscapes Program, Midwest Region

Janis-Ziegler House (Green Tree Tavern)

Ste. Genevieve National Historical Park

Ste. Genevieve, Missouri

Cultural Landscape Report, Part II

PMIS #315032

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Introduction

INTRODUCTION

Management Summary

Ste. Genevieve National Historical Park is a unit of the National Park Service located in Ste. Genevieve, Missouri. The town of Ste. Genevieve is home to approximately 4,500 people and is located on the west bank of the Mississippi River, 64 miles south of St. Louis. The United States Congress authorized the creation of Ste. Genevieve National Historical Park on March 23, 2018, through the Consolidated Appropriations Act of 2018. In March 2019, the John D. Dingell, Jr. Conservation, Management, and Recreation Act amended the enabling legislation to adjust (expand) the park's boundary.[1] President Donald J. Trump signed the legislation establishing the park on October 30, 2020, at which time Ste. Genevieve National Historical Park became the 422nd unit of the National Park System. The enabling legislation defined the park purpose as "to preserve, protect and interpret for the benefit of present and future generations the themes of French settlement, vernacular architecture, and community form and farming on the frontier associated with Ste. Genevieve."[2]

As noted in the enabling legislation, Ste. Genevieve National Historical Park, which totals 12.37 acres in size, centers around French colonial settlement. It is comprised of four discontiguous parcels, each of which contains an example of French colonial architecture and landscape features that supported lifeways of the owners. The four properties protected and interpreted within the park include the Bauvais-Amoureux House (also known as the Jean Baptiste Ste. Gemme Bauvais House, and Amoureux House, built in 1792); the Jean Baptiste Vallé House (built circa 1794) and associated gardens; the Delassus-Kern House (potentially assembled from earlier buildings circa 1840); and the Janis-Ziegler House (also known as the Green Tree Tavern, built in 1790) (Figure 1). Ste. Genevieve National Historical Park falls within the larger Ste. Genevieve National Historic Landmark (NHL) District and National Register of Historic Places-listed Ste. Genevieve Historic District for its historic associations, and related heritage resources, with eighteenth- and early-nineteenth-century French settlement, and later American, English, and German settlement (Figure 2).

1. U.S. Congress, Consolidated Appropriations Act, 2018, incorporating by reference provisions of S. 1460 (Energy and Natural Resources Act of 2017), including Sec. 7134 Ste. Genevieve National Historical Park; Public Law 116-9, March 12, 2019.
2. 16 U.S. Code § 410xxx - Ste. Genevieve National Historical Park. Pub. L. 115–141, div. G, title I, § 121(a)(2) [div. B, title VII, § 7134], Mar. 23, 2018, 132 Stat. 661, 1225A–5; Pub. L. 116–9, title II, § 2109(a), Mar. 12, 2019, 133 Stat. 731; Pub. L. 117–328, div. DD, title VI, § 617, Dec. 29, 2022, 136 Stat. 5605.



FIGURE 1. The four French colonial properties protected as part of Ste. Genevieve National Historical Park. Top left: Bauvais-Amoureux House; top right: Jean Baptiste Vallé House; bottom left: Delassus-Kern House; and bottom right: Janis-Ziegler House. (Source: Liz Sargent HLA, November 2020, top left, August 2023 all others)

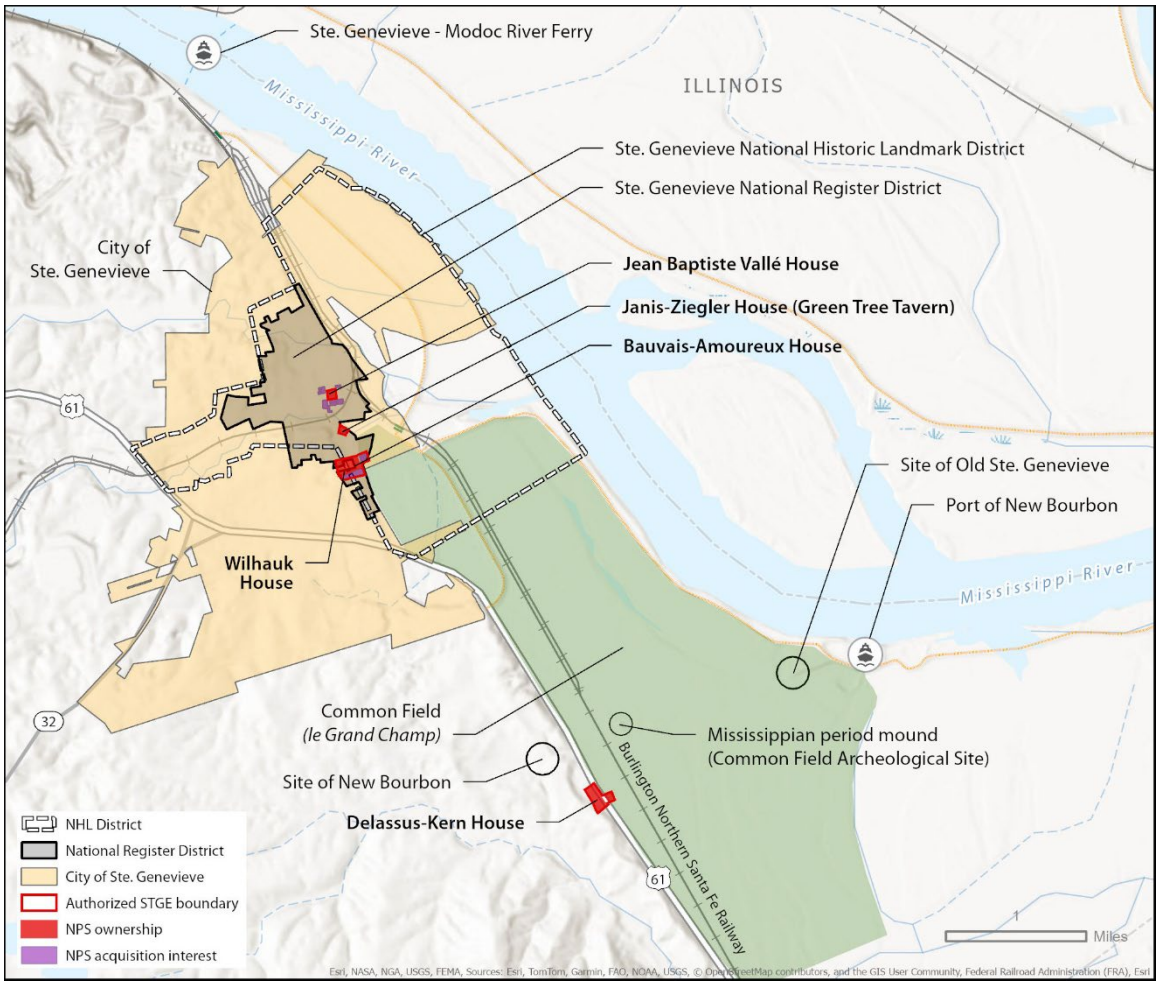


FIGURE 2. The Janis-Ziegler House and property within the context of Ste. Genevieve National Historical Park and the surrounding historic landscape. (Source: Liz Sargent HLA from various National Park Service maps and sources)

In the interest of documenting historical and existing conditions, considering issues of National Register significance and integrity, and identifying historic landscape resources contributing to the significance of the Ste. Genevieve National Historical Park cultural landscape and its context, the National Park Service engaged a consultant team led by Raths, Raths & Johnson, Inc. (RR&J) that included Liz Sargent HLA (LSHLA), to prepare a Part I Cultural Landscape Report (CLR) for the park as a whole. As the Part I CLR was nearing completion in fall 2024, the National Park Service engaged the team to prepare a Part II CLR for one of the historic properties located within the park—the Janis-Ziegler House.

At a broad scale, the Part II CLR expands the understanding of the historic property and its cultural landscape, identifies features contributing to its significance and interpretive potential, and provides treatment strategies that support long-term management of the Janis-Ziegler House cultural landscape (Figure 3).



FIGURE 3. The Janis-Ziegler House, sited atop an elevated knoll overlooking St. Marys Road and South Gabouri Creek, with a historic stone wall marking the property boundary along the road. (Source: Liz Sargent HLA, November 2020).

In providing direction to the CLR team for preparing the Part II CLR, the National Park Service identified several goals, issues, and concerns for the study as follows:

- Development of preservation strategies for management and maintenance of significant cultural landscape features, including the protection of known and potential archeological sites.

- Development of concepts for safe visitor access to the property, which does not currently contain any vehicular or pedestrian circulation systems other than a flight of stairs through the historic stone wall that fronts the property along St. Marys Road.

- Development of interpretive recommendations for visitors to the house and associated cultural landscape, with suggestions for tying the property to the larger context of the park, City of Ste. Genevieve, and region that includes the role of the Mississippi River in settlement, and *le Grand Champ,* a community or common field within the river floodplain that served agricultural needs.

Ste. Genevieve Historical Summary

The history of Ste. Genevieve National Historical Park, including the Janis-Ziegler House property, has been previously articulated in several studies prepared by the National Park Service and others.[3] The Part II CLR draws from these sources, along with information derived from additional research conducted by the team in spring and summer 2025 to better understand the specific history of the landscape of the Janis-Ziegler House property. The goal of the site history presented within the Part II CLR is to present as much knowledge as possible about the land and the lifeways of its residents in order to guide the preparation of recommendations and guidelines for resource protection, interpretation, and the sensitive introduction of contemporary features to accommodate necessary visitor access and park operations. The information presented below summarizes the history of Ste. Genevieve as a whole, while the chapter that follows focuses on the history of the Janis-Ziegler House property more specifically.

The history of Ste. Genevieve, best known for its French colonial heritage and vernacular architecture, did not begin with the French. The Mississippi River Valley and floodplain region of southeastern Missouri has long served as the focus of cultural lifeways. Archeological evidence of people visiting and occupying the region extends as far back as the Paleoindian Period (11,000–8,000 BCE) and continues through the Woodland Period (700 BCE–800 CE). Between 800 and 1000 CE, land to the north of Ste. Genevieve in the vicinity of present-day St. Louis became the focus of an emerging polity, or center, of life for what is known today as the Mississippian culture. Mississippian is a term that archeologists have used to describe the distinctive and widespread ways of life observed in the Midwestern and Southeastern United States beginning around 800 to 1000 CE and lasting through the 1500s and 1600s. Peoples throughout the present-day North American Midwest, Southeast, and in some cases, the East, established villages and ceremonial complexes in connection with major waterways, with regional geographic distinctions within the broader culture.

3. Important secondary sources of information related to the history of Ste. Genevieve include the following: National Park Service, *Ste. Genevieve Foundation Document*, July 31, 2023, https://www.nps.gov/stge/learn/management/foundation-document.htm (accessed August 25, 2025); McVarish, DRAFT Updated National Historic Landmark Nomination: "Ste. Genevieve Historic District;" McVarish, National Register of Historic Places Nomination "Ste. Genevieve Historic District," 2002; Raths, Raths & Johnson, Inc., *Janis-Ziegler House Historic Structure Report* (National Park Service, 2024); Raths, Raths & Johnson, Inc., *Ste. Genevieve National Historical Park Cultural Landscape Report* (National Park Service, 2025); several books by Carl Ekberg, and others cited herein.



FIGURE 4. A mound located within *le Grand Champ* near the Delassus-Kern House property that was part of a Mississippian period village. (Source: Liz Sargent HLA, November 2023).

The margins and floodplain of the Mississippi River, along with the Ohio River, Missouri River, and other major waterways, became the focus of settlements that exhibited several characteristics in common. A large mound and plaza configuration remain from this earlier period. The mounds are believed to have served various purposes, including as a center of spiritual life and for burials. Mississippian peoples are known to have lived in socially and politically ranked societies that honored a religious ideology focused on ancestors, spiritual leaders, and fertility. Mississippian period villages relied on maize-based agriculture within their surrounding landscapes. These villages were also part of trade networks, where crafts and religious iconography were exchanged. Cahokia, near present-day Collinsville, Illinois, and not far from Ste. Genevieve, emerged as the largest urban center and polity of the Mississippian culture. At its peak, Cahokia had about 20,000 inhabitants and exerted a vast cultural influence, shaping the practices of nearby villages.[4] The Dhegiha Siouan-speaking peoples built the mounds at Cahokia. Approximately fifty Mississippian villages have been identified, replete with mounds, along both sides of the Mississippi River, representative of Mississippian culture. One of these mounds survives east of the Delassus-Kern House within *le Grand Champ*, which continues to be cultivated today (Figure 4).

The same bottomland and river-centered landscape, rich in natural resources, began to attract European explorers and colonists during the sixteenth, seventeenth, and eighteenth centuries. These explorers and colonists engaged in trade with the tribal groups, which included the Osage, Peoria, Illinois, Shawnee, and Delaware. However, with the Europeans came several deadly diseases for which the Indigenous groups held no immunity, contributing to the decimation of Indigenous people within the area, as occurred elsewhere across North America. Local Indigenous groups also found themselves in a contest with European colonists in terms of control of the land and its natural resources. Conflict was often sparked due to differences in political and spiritual practices between the various cultures living in the region. The resulting conflicts more often than not impacted the Indigenous people more than the European colonists.[5]

4. National Park Service, "Before the French," *Ste. Genevieve Foundation Document*, https://www.nps.gov/stge/learn/management/foundation-document.htm (accessed August 25, 2025).
5. National Park Service, "Before the French."

Colonial powers that included England, Spain, and France all took an interest in the natural resources, land, and other opportunities afforded by the North American continent beginning in the sixteenth century, vying for control for political and economic dominance. In addition to settlements within the northeastern North American continent, French explorers followed the Mississippi River from the Great Lakes region to the mouth of the Arkansas River in 1686, leading to the establishment of the French fur trading settlement of *Poste de Arkansea* (Post Arkansas/Arkansas Post). Other French missionaries, farmers, trappers, and traders followed during the 1680s and 1690s. Two settlements were established at Cahokia village in 1699 and Kaskaskia in 1703. These settlements asserted the determination of France to colonize the region. However, it was not until after the transfer of French officials and their cohort from the Gulf Coast to Illinois Country in 1718, and the arrival of a few hundred Canadian colonists from the north, that colonization of the Mississippi River Valley established a firm toehold.[6] This nascent population expanded during the 1730s, with an increasing number of enslaved Africans brought to provide labor for the emerging agricultural and industrial economies. The 1737 census for the Illinois Country enumerated 314 enslaved African people, comprising nearly one third the total population and standing in contrast to half that number of enslaved residents five years earlier.[7] In Illinois Country, however, both Indigenous and African people were enslaved, with enslaved Native Americans often working alongside enslaved persons of African descent.[8] Settlement continued along similar lines for several decades with Ste. Genevieve established circa 1750, and St. Louis in 1764.[9]

For subsistence as well as for substantial portions of their emerging village economies, colonists relied increasingly on a distinctive type of open-field agriculture. In this system, farmers cultivated individual plots in a large field situated outside the village and there were common lands for pasturing livestock. The prairies made convenient pasturage for farm animals, and the Mississippi bottomlands produced fertile grain-growing soils.[10] The sheer expanse of land also offered many colonists rapid economic advancement from working other peoples' land to working their own. Agricultural productivity in the region grew so quickly that surplus crops and goods could be shipped to market in New Orleans and elsewhere along the lower Mississippi.[11] This mutually beneficial trade relationship between the Illinois Country and the Gulf Coast, with the Mississippi River acting as the trade artery between the two, would continue to grow and mature during the colonial period and beyond, becoming a defining feature of those regional economies.

6. Stephen Aron, *American Confluence: The Missouri Frontier from Borderland to Border State* (Bloomington, Indiana: University of Indian Press, 2009), 27.
7. Aron, *American Confluence,* 31.
8. M. Scott Heerman, "Beyond plantations: Indian and African slavery in the Illinois Country, 1720–1780" in *Slavery and Abolition/A Journal of Slave and Post-Slave Studies* Vol. 38, No. 3 (2017):489–509.
9. National Park Service, "The Creation of Ste. Genevieve and a Unique Culture," *Ste. Genevieve Foundation Document*, https://www.nps.gov/stge/learn/management/foundation-document.htm (accessed August 25, 2025).
10. Carl J. Ekberg, *French Roots in Illinois Country: The Mississippi Frontier in Colonial Times* (Champaign: University of Illinois Press, 2000), 49; Carl J. Ekberg, *Colonial Ste. Genevieve, An Adventure on the Mississippi,* Second Edition (St. Louis, Missouri: Patrice Press, 1996), 7; and Aron, *American Confluence,* 29.
11. Aron, *American Confluence*, 30–32.

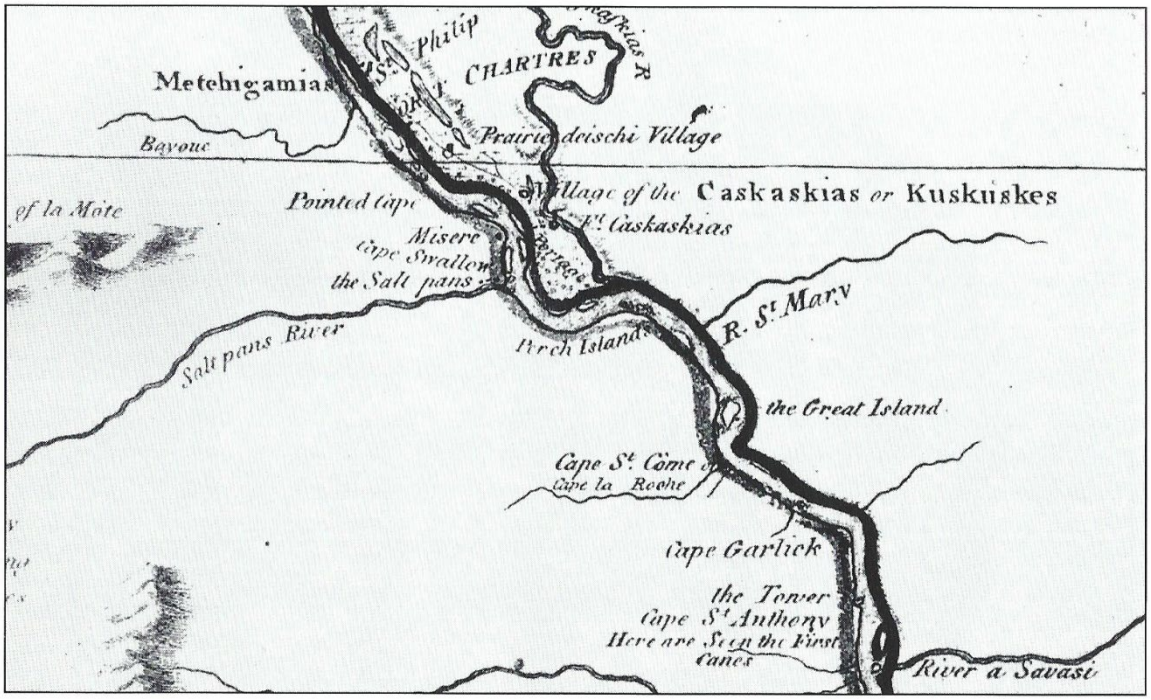


FIGURE 5. A map prepared in 1765 depicting Illinois Country and the Mississippi River. European Americans first settled along the east bank of the river in towns such as Kaskaskia, Cahokia, Fort de Chartres, St. Philippe, and Prairie du Rocher. Ste. Genevieve, first known as Misère, was the first European American town located west of the river. (Source: Richard Deposki, *Ste. Genevieve*, 12)

Beginning in the 1740s, even before Ste. Genevieve existed, French colonial authorities in Fort de Chartres, responding to petitions for land on the river's western side, started granting agricultural tracts on what would become *le Grand Champ*.[12] Among the first of these requests came from Antoine Heneaux, who was granted a strip on the expansive field on the west side of the river sometime between 1742 and 1749. In 1751 he requested a survey of his tract, one of the earliest such surveys made in the field. The notary measured off a strip of land two arpents wide running southwest-northwest between the river and the bluffs for a total parcel of approximately sixty arpents.[13] Heneaux then placed stone monuments marking his parcel's boundaries, becoming a model in both size (two arpents wide) and the delineation (stone markers) for future arable plots on *le Grand Champ*.[14] This survey is the first known mention of Ste. Genevieve as a distinct place in the civil records and is dated April 27, 1751.[15] The first town site of Ste. Genevieve, often referred to as Misère and "old town Ste. Genevieve," was located in the floodplain about three miles south of the present-day village (Figure 5).

12. Ekberg, *Colonial Ste. Genevieve,* 11.
13. An arpent is an old French unit of land area equivalent to 3,420 square meters, or about 1 acre.
14. Ekberg, *Colonial Ste. Genevieve*, 21, 129.
15. Ekberg, *Colonial Ste. Genevieve*, 22, 129.

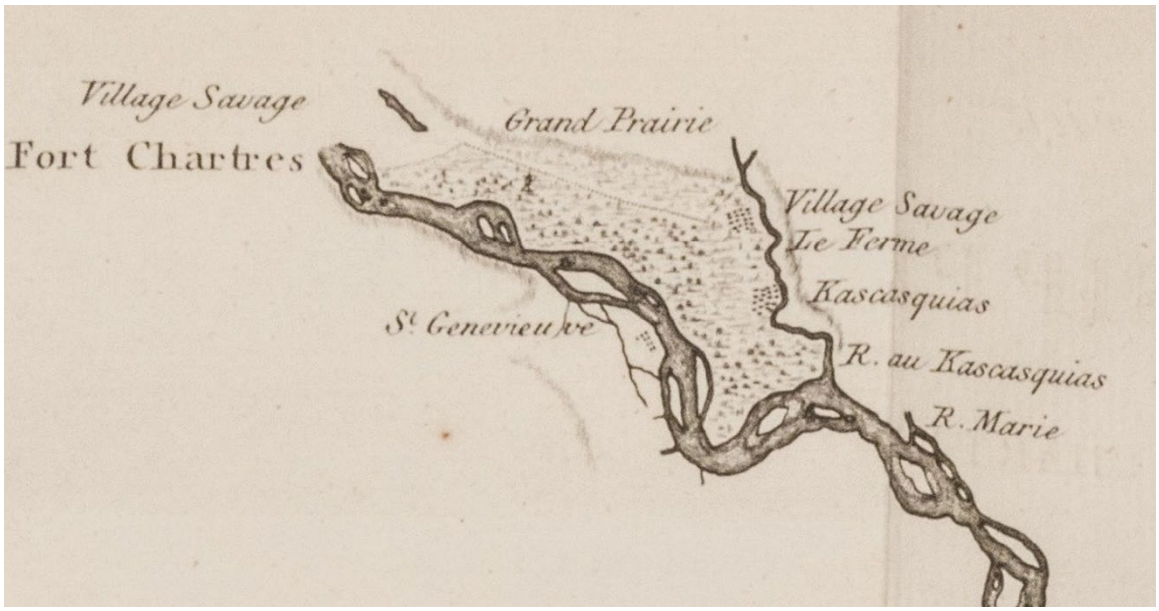


FIGURE 6. A map prepared in 1766 by English soldier Philip Pittman that shows the village of Ste. Genevieve as well as "Kascasquias" and other settlements east of the Mississippi River. Reference to "Village Savage" indicates where the French resettled Native Americans. (Source: Pittman, *The Present State of the European Settlements on the Mississippi; with a Geographical Description of that River*. J. Nourse, London: 1770, n.p.)

Ste. Genevieve was primarily an agricultural settlement that used the open-field system for equitable distribution of arable land. This arrangement accompanied all densely configured villages in Illinois Country. During the growing season, the linear strips were free-hold property, although owners could not erect fences on them. After the harvest, the arable strips became communal land for pasturing livestock. In addition to the village and *le Grand Champ* were the "commons," a communal area that could be used for pasturing and harvesting timber. At Ste. Genevieve, the commons were understood to be any lands outside the village and *le Grand Champ*. Industrial endeavors such as the mining of lead and salt making were also part of life in Ste. Genevieve. Enslaved Native American and African people were often the ones who performed the labor these industries relied on for profitability. Residents also participated in the fur trade, which often involved interaction with Native American tribes. In some cases, the local European-American residents were formally adopted or married into tribes like the Osage to facilitate trade.[16] As the French increasingly moved into the area, they relocated many Native Americans into defined settlements which they referred to as "Villages Savage" (Figure 6).

16. National Park Service, "Early Industries and Economy of Ste. Genevieve," *Ste. Genevieve Foundation Document*, https://www.nps.gov/stge/learn/management/foundation-document.htm (accessed August 25, 2025).

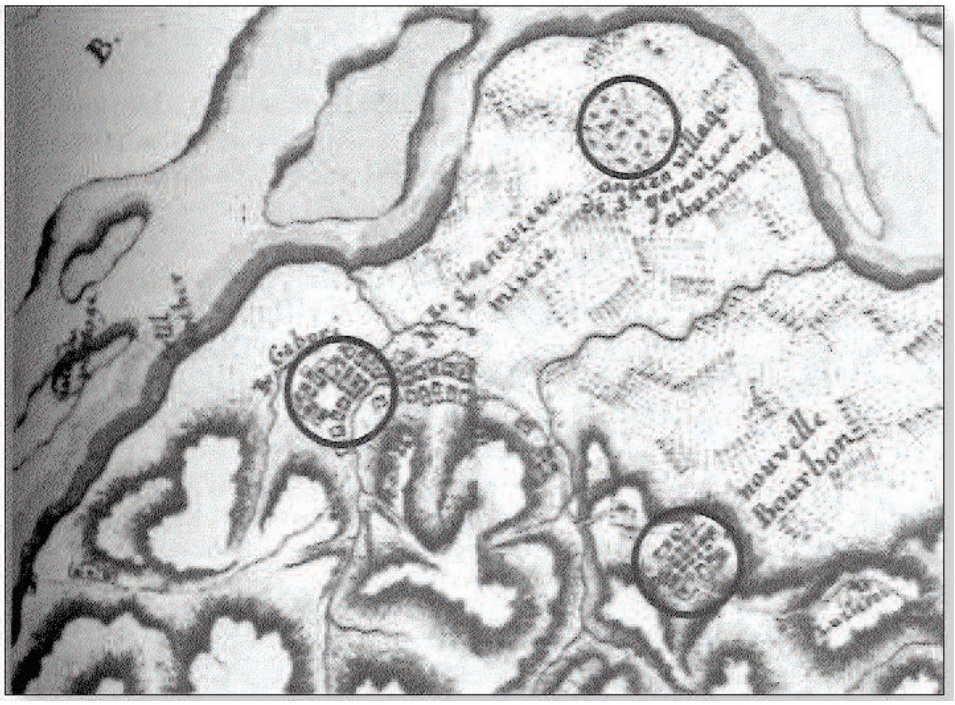


FIGURE 7. A map prepared in 1797 by Nicolas de Finiels showing old Ste. Genevieve, new Ste. Genevieve, and the nearby settlement of New Bourbon. Circles added by the National Park Service in the 2016 Ste. Genevieve Special Resource Study and Environmental Assessment. (Source: Ekberg, French Roots)

In the 1770s the Mississippi River increasingly meandered and eroded its western banks, working its way toward the settlement. Even as the erosion accelerated, a series of disastrous flood events hit the region, beginning with the great flood of 1785 (also referred to as *l'année des eaux* or the year of the waters) that submerged *le Grand Champ* under 15 feet of water. This and subsequent floods led Ste. Genevieve villagers to relocate to higher ground.[17] In the move, they established a new townsite up the Mississippi River on land that was at *la fourche* or forks of Gabouri Creek (Figure 7). The townsite was first referred to as *Novelle Ste. Genevieve* (New Ste. Genevieve) in church records in an entry dated May 15, 1792.[18]

Another sizable flood impacted the community in 1794, but the final blow for old Ste. Genevieve was the disaster that befell them in early June 1797. On June 4, the Mississippi again breached its banks and overran *le Grand Champ*. The crops were ruined, the wheat harvest was wiped out, and the community was reduced to starvation measures, slaughtering their livestock that winter and taking charity where it was offered.[19] Little was left of old Ste. Genevieve, and it was clear by then that the future of the community depended on its permanent relocation to higher ground.

It was during the development of the new townsite and the period of Spanish rule that three of the present-day National Park Service-owned properties associated with the French colonial period (the Bauvais-Amoureux House, Janis-Ziegler House, and Jean Baptiste Vallé House) were built. It is also probable that the Delassus-Kern House may contain salvaged building components from this same period. These dwellings were representative of French building practices, melded with other vernacular traditions, which constituted a site-specific building type. The architecture

17. Ekberg, *Colonial Ste. Genevieve,* 415.
18. Ekberg, *Colonial Ste. Genevieve*, 417–418, 426. Prior to its designation as *Novelle Ste. Genevieve,* appellations for the new settlement included Petites Côtes de Ste. Genevieve, village de la rivère Gabourie, and village de la petites côtes de la fourche (village in the little hills by the river fork).
19. Ekberg, *Colonial Ste. Genevieve*, 140–142; Ekberg, *French Roots in Illinois Country,* 204.

of the homes combined vertical log construction with the Norman truss roof system imported from France and used extensively in Canada. A lesser-pitched secondary roof structure was added to the steep Canadian roof, an idea imported via the Caribbean and Louisiana, to cover a *galerie* (or porch), which shaded and protected one or more walls of the house. *Galeries* sometimes edged the house on all four sides. The combination of the two roof forms created the broken-pitch roof shape characteristic to many Illinois Country homes.[20] This unique vernacular form reflected an amalgamation of Caribbean-influenced architectural styles. While the majority of the colonists were French Canadian migrants or their descendants, others came to Ste. Genevieve by way of French colonies. In fact, scholarly writing has posed that the intersection of these styles between Indigenous people, enslaved Africans, American immigrants, and Spanish and other European immigrants within the region offered a diversity of building possibilities that became known as the middle Mississippi Creole style.[21]

Two types of these structures are represented at Ste. Genevieve within the park: the *poteaux-en-terre*, or post-in-ground style; and the *poteaux-sur-sole*, or post-on-sill style. In the *poteaux-en-terre* style, the vertical logs form the exterior walls by being inserted directly into the soil without a foundation wall or a sill underneath them. Only five examples of this style of house survive in North America; three still standing in their original locations in Ste. Genevieve: the Bauvais-Amoureux House, the Vital St. Gemme Bauvais House, and the Bequette-Ribault House. The other two surviving *poteaux-en-terre* houses are the Badin Roque House in Isle Brevelle, Louisiana, and a house located in Pascagoula, Mississippi.[22] Although rare today, this house type was the most commonly built in the Mississippi River Valley. The *poteaux-sur-sole* type has vertical log walls mounted on a wood sill atop a stone foundation. Twenty-four of these have been identified in Ste. Genevieve. Among the surviving examples are the Janis-Ziegler House, Delassus-Kern House, and Jean Baptiste Vallé House.

20. National Park Service, "The National Survey of Historic Sites and Buildings / Theme V / French Exploration and Settlement" (Revised 1960), 26.
21. Ted Cavanaugh, "On Permanence: Thoughts about a Historical Reconstruction of a Value Basic to Building," *Journal of Architectural Education*, Vol. 54, No. 1 (September 2000), 47.
22. Douglas C. McVarish, DRAFT Updated National Historic Landmark Nomination: "Ste. Genevieve Historic District," 2001, DRAFT Revision, 2011, 2, fn 3.

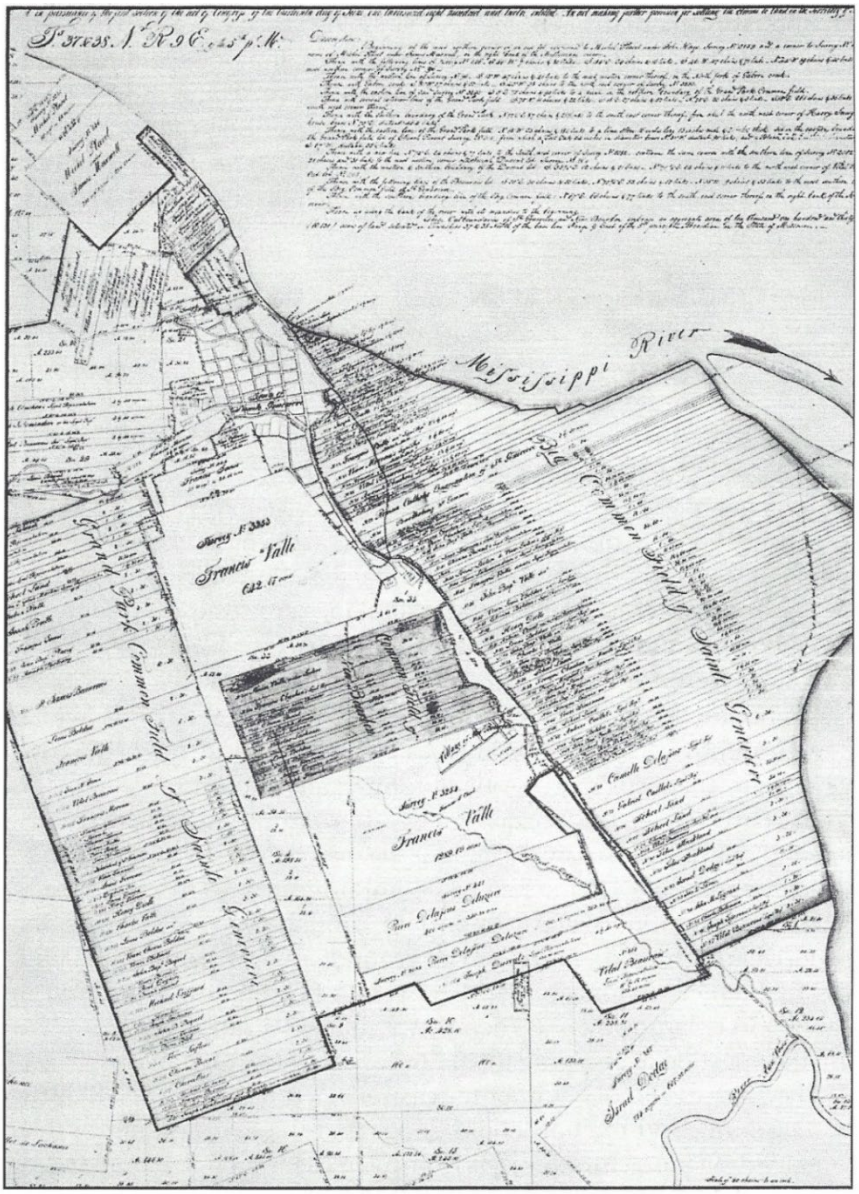


FIGURE 8. A drawing of land ownership within Ste. Genevieve including the long narrow strips associated with *le Grand Champ,* also the Common Field or the Big Field, circa 1820 to 1827. (Source: State Historical Society of Missouri)

During the late Spanish and continuing into the early American administration that followed the Louisiana Purchase of 1803, Ste. Genevieve was the governmental center for the vast Ste. Genevieve District. Through the nineteenth century, the village gradually lost its influence over the resource-rich district surrounding it. Missouri statehood in 1821 brought demographic and cultural shifts, transforming Ste. Genevieve from a French colonial village into an American town. At the same time, immigrants from England and Germany also formed settlements within the township and county, along with Anglo Americans. Throughout the transition to life in new Ste. Genevieve, *le Grand Champ* remained a critical component of the community (Figure 8). A map prepared in 1825 illustrated the urban landscape of Ste. Genevieve at the time that cultural shifts were beginning to take place (Figure 9).



FIGURE 9. An 1825 map of Ste. Genevieve shows the developing street grid. (Source: Plat of the Town of Ste. Genevieve, 1825, Ste. Genevieve NHP Archives)

Through the nineteenth century, the Catholic Church was a prominent presence, physically and culturally. The Memorial Cemetery remained the primary burial site for the community until it became overcrowded and closed to new burials in 1881. Beyond the town boundaries, vestiges of the French colonial period began to disappear. By the 1860s, the nearby town of New Bourbon was no longer serving as a center of community life, while the town of Kaskaskia was destroyed by a flood in 1881 following another shift in the Mississippi River channel. During this period, the original townsite of Ste. Genevieve was also increasingly obscured by vegetation, contributing to a loss of the initial French connection to the area; by the early twentieth century, archeological deposits were all that remained.

The unpredictable nature of the Mississippi River, as demonstrated by erratic occurrences of flooding, remained a concern for residents. As an attempt to mitigate the danger, between 1896–1897, the U.S. Army Corps of Engineers constructed a number of pile dikes upstream from the village on the west bank of the river as part of the development and maintenance of a 19-foot-wide navigation channel. It also unexpectedly "insulated the site from the erosive effects of the mainstream river channel" by developing a new land along the riverbank so that by the early twentieth century, "an earthen buffer several hundred feet wide had developed between the Mississippi River and the site."[23]

23. Terry F. Norris, "Ste. Genevieve, a French Colonial Village in the Illinois Country" in *French Colonial Archaeology*, ed. John A. Walthall (Chicago: University of Illinois Press, 1991), 137.

As the community evolved and the older buildings were increasingly adapted for new uses, historic preservation began to emerge as a theme in the community of Ste. Genevieve by 1930. Local preservation initiatives followed efforts occurring elsewhere to protect colonial-era communities like Colonial Williamsburg. Beginning in 1933, in the midst of the Great Depression, Charles E. Peterson, an architect and preservationist with the National Park Service, dispatched architects and photographers to Ste. Genevieve to begin measuring and photographing some of the buildings identified as relics of the French colonial era.[24] That year, Peterson had approached National Park Service Director Arno Cammerer proposing the establishment of a nationwide program employing architects, draftsmen, photographers, and artists to record "the rapidly disappearing examples of architecture and historic structures throughout the country." The program Peterson proposed would become the seminal Historic American Buildings Survey (HABS) and Peterson became its first director. HABS and its associated programs, the Historic American Engineering Record (HAER) and Historic American Landscape Survey (HALS), marked the Federal government's inaugural formalized programs in historic preservation.[25] Peterson himself drew a sketch map of Ste. Genevieve in 1939 (Figure 10).

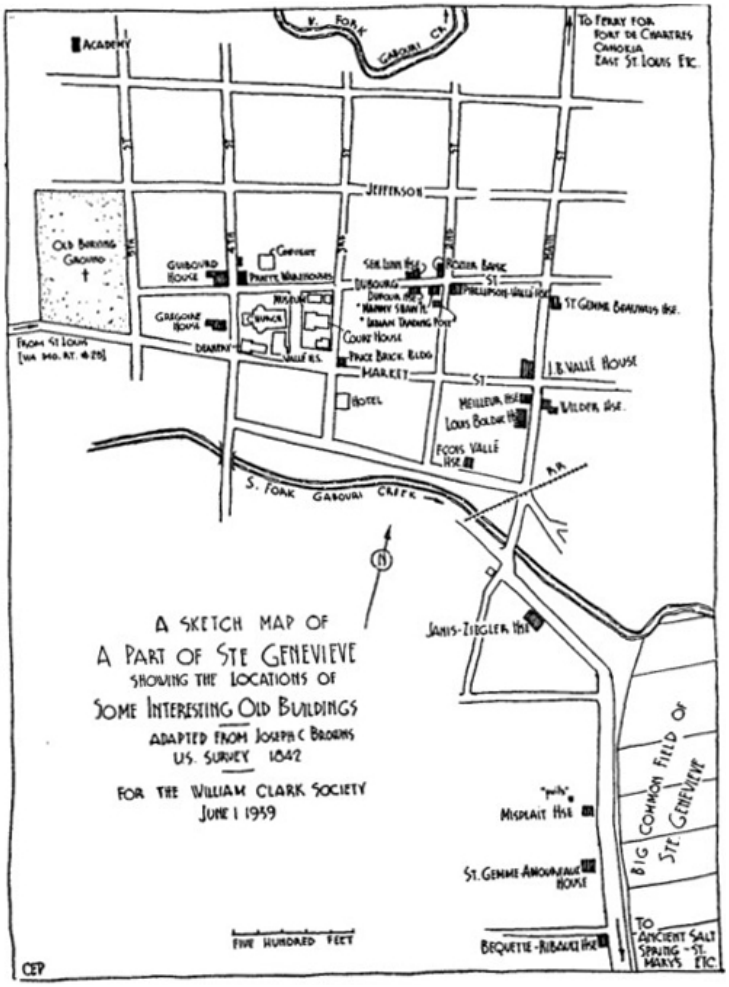


FIGURE 10. A sketch map prepared in 1939 by National Park Service architect Charles Peterson. (Source: Charles Peterson, "A Guide to Ste. Genevieve with Notes on its Architecture")

24. Richard Deposki, *Images of America: Ste. Genevieve* (Charleston, South Carolina: Arcadia Publishing, 2008), 17.
25. "Charles E. Peterson," *The Cultural Landscape Foundation*, https://www.tclf.org/pioneer/charles-e-peterson (accessed August 25, 2025).

HABS documentation occurred in Ste. Genevieve during the mid-to-late 1930s, marking the beginning of Federal recognition of the city's architectural heritage and significance. Undertaking this documentation during the first year of the HABS program may indicate Peterson's preservation priorities at the time. The properties documented for HABS by Peterson and his teams included the John Price House, the Bequette-Ribault House, and the Bolduc House, which was acquired by the preservationist organization, the National Society of the Colonial Dames of America in the State of Missouri on May 3, 1949.[26] Others documented the Jean Baptiste Vallé House in 1934 and the Bauvais-Amoureux House between 1936 and 1940 for HABS.

World War II and its aftermath temporarily interrupted the momentum around historic preservation in Ste. Genevieve that had accelerated during the 1930s. Endeavors, both local and federal, in and around Ste. Genevieve resumed in earnest during the 1950s and 1960s. In 1959 the Advisory Board on National Parks, Historic Sites, and Buildings and Monuments recognized Ste. Genevieve for National Historic Landmark (NHL) designation for possessing the largest concentration of French vernacular vertical log buildings in the United States. The following year the recognition was approved, anointing Ste. Genevieve a historic district of "exceptional value" and making it among the first places in the country to receive NHL designation in 1960. Included in the initial nomination were two of the four properties that fall within the park boundary—the Jean Baptiste Vallé House and the Janis-Ziegler House (Green Tree Tavern)—along with the Bolduc House, Felix Vallé House, Le Meilleur House, Lewis Linn House, Mammy Shaw House, and Ste. Genevieve Academy.[27]

Other properties restored and documented during the 1970s and 1980s included the Bequette-Ribault House, which was sold in the early 1990s to the Historic Preservation Revolving Fund of the Missouri Department of Natural Resources and shortly thereafter was re-documented by HABS; the Recolé-Seraphin House; the Guibourd House, and the Gouvreau House. The Missouri State Park Board purchased the Felix Vallé House property on June 27, 1970, after which the house was restored and opened to the public as the Felix Vallé State Historic Site.[28]

In 2006, Congress passed legislation supporting the Ste. Genevieve County National Historic Site Study Act as Public Law 109-319. The act resulted in the National Park Service forming the Ste. Genevieve Special Resource Study Team, tasked with conducting a special resource study of the site. A report completed in 2016—*Special Resource Study and Environmental Assessment* for Ste. Genevieve —recommended the establishment of a new unit of the National Park System in Ste. Genevieve to enhance preservation and provide for the comprehensive interpretation of the city as a whole.

Congress authorized the creation of Ste. Genevieve National Historical Park on March 23, 2018, through the Consolidated Appropriations Act of 2018. In March 2019, the John D. Dingell, Jr. Conservation, Management, and Recreation Act amended the enabling legislation to adjust (expand) the park's boundary. The legislation that authorized the establishment of Ste. Genevieve National Historical Park as the 422nd unit of the National Park System was signed into law on October 30, 2020 (Figure 11). The enabling legislation indicates the purpose of the park was to "preserve, protect and interpret for the benefit of present and future generations the themes of French settlement, vernacular architecture, and community form and farming on the frontier associated with Ste. Genevieve." Ste. Genevieve National Historical Park was always intended to support resource preservation and interpretation via partnerships and shared agreements. As

26. Ste. Genevieve County Clerk's Office, Recorder of Deeds, Deed Book 132, 467.
27. National Park Service, National Historic Landmark Nomination "Ste. Genevieve," 1959.
28. Ste. Genevieve County Clerk's Office, Recorder of Deeds, Deed Book 191, 242; National Park Service, *Ste. Genevieve Final Special Resource Study and Environmental Assessment, Missouri* (May 2016).

such, the National Park Service serves as a conduit of preservation guidance and assistance to the community, organizations, and private property owners, including regarding meeting the Secretary of the Interior's Standards for the Treatment of Historic Properties while providing a place for visitors to embark on their journey of discovery.



FIGURE 11. A 2020 photograph of the unveiling of the park sign at the dedication ceremony for Ste. Genevieve National Historical Park. Pictured from left to right are Missouri State Representative Dale Wright, U.S. Senator Roy Blunt, Missouri Department of Natural Resources Director Carol S. Comer, National Park Service Midwest Regional Director Bert Frost, and Ste. Genevieve National Historical Park Superintendent Christopher Collins. (Source: National Park Service/Julie Northrup, https://www.nps.gov/media/photo/gallery-item.htm?pg=0&id=71b0bfda-1640-430e-95b5-6aaaf96c6ecc&gid=A5F9CA4C-8DB8-4A16-BF1C-B5FC7AB4837E, accessed August 25, 2025)

Scope of Work and Methodology

Scope of Work

Cultural Landscape Reports (CLRs) serve as the principal treatment document and primary tool for long-term management of cultural landscapes. CLRs provide both short- and long-term strategies for the preservation of highly significant landscapes by articulating the nature and rate of change of landscape features over time. The CLR guides management and treatment decisions about a landscape's physical attributes, biotic systems, occupation, and use, by providing a clear understanding of the acceptable levels of change before landscape integrity is compromised. CLRs provide park management with an assessment of the character-defining features of the cultural landscape and may provide treatment guidance to address preservation needs along with visitor use and interpretation.

CLRs are divided into two parts. The Part I CLR provides historic and existing conditions documentation, analyzes the significance of the property, and identifies landscape features contributing to its significance. The Part II CLR provides guidance for future management in the form of a treatment plan. The Part I CLR for Ste. Genevieve National Historical Park addressed the park in its entirety. The Part II CLR addresses only the Janis-Ziegler House property. In order to support the recommendations provided in the Part II CLR, this report contains a summary of the findings of the Part I CLR as they pertain to the Janis-Ziegler House property.

The statement of work provided to the project team by the NPS identifies the following tasks to be completed in support of the Part II CLR:

- Consider recommendations provided in the 2024 *Janis-Ziegler House Historic Structures Report* in the development of treatment options.

- Expand the historic theme of Black enslavement on the property and recommendations for interpreting how enslaved individuals affected the physical landscape.

- Develop a general treatment approach for the Janis-Ziegler House property.

- Develop and provide specific treatment recommendations for the property that include guidance on restoring and managing cultural landscape characteristics and features as well as identifying accessibility needs and improvements to circulation patterns.

- Propose recommendations for site treatment that protect subsurface and surface resources and are compliant with ADA and ABA Guidelines for Facilities and Buildings (ADAAG/ABAAG).

- Consider historic paths and driveways on the property for future visitor movement.

- Create FMSS work order narratives and metrics for specific treatment recommendations when possible.

- Identify opportunities for accommodating universally accessible visitor amenities such as walkways, benches, picnic tables, and outdoor gathering spaces.

Methodology

The Part II CLR for the Janis-Ziegler House property has been prepared in accordance with guidance offered in the most recent versions of various federal standards documents, executive orders, policies and guidelines, as well as applicable state, local, and national building and life safety codes, including:

- *A Guide to Cultural Landscape Reports: Contents, Process, and Techniques* (National Park Service, 1998)
- *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for the Treatment of Cultural Landscapes* (1996)
- NPS Management Policies (2006)
- NPS Director's Order 10A: *Design and Construction Drawings*
- NPS Director's Order 28: *Cultural Resources Management* (1998)
- Architectural Barriers Act Accessibility Standards (ABAAS)
- National Register Bulletin: *Guidelines for Documenting and Evaluating Rural Historic Landscapes*
- National Register Bulletin: *How to Evaluate and Nominate Designed Historic Landscapes*
- National Register Bulletin: *How to Apply the National Register Criteria for Evaluation*
- National Register Bulletin: *Telling the Stories: Planning Effective Interpretive Programs for Properties Listed in the National Register of Historic Places*
- *National Historic Preservation Act of 1966, as amended; Sections 106 and 110*

In addition, the methodology used by project team members in preparing each component of the Part II CLR document is described in detail below.

Background Research and Data Collection

In support of preparation of the Part II CLR for the Janis-Ziegler House property, the team assembled all the information collected as part of the development of the 2024 Historic Structure Report (HSR) and the 2025 Part I CLR. The team created a folder of documents, graphics, and other materials pertaining to the project and the site, including archival documentation available online through the Library of Congress, reports and studies prepared previously associated with the property, and materials available electronically from the Integrated Resource Management Applications (IRMA) Portal and the NPS History eLibrary.

After reviewing available documentation, the team identified a lack of information about the property beyond what was visible from St. Marys Road. In most cases, historic maps, fire insurance records, and aerial photographs contained information up to and near the property but related little information about the physical configuration of the parcel. The team began searching for additional primary source information related to the evolution of the property, including deeds, historic photographs, property inventories, maps, and aerial photographs. Team members reached out to two local historians who had served as reviewers for earlier HSRs and the Part I CLR, Robert Mueller and James Baker, to understand what additional sources of information might be available. Both Mueller and Baker provided several suggestions for additional research, including contacting Elizabeth Scott, who had undertaken archeological investigations on the property while the state of Missouri owned it. Based on her research Scott provided a 1938 aerial photograph that illustrated the property in detail, helping the team better understand the landscape during the period of significance. None of the other potential sources yielded additional information.

Field Investigations

Team members performed two site visits in support of preparing the Parts I and II CLRs. The first occurred during the week of August 21, 2023, while the second took place during the week of November 13, 2023. Team members Liz Sargent, Jane Jacobs, Christina Osborn, and Maeve Corcoran visited each of the park properties including the Janis-Ziegler House to document current landscape features and conditions with photographs, notes, and annotations made to base maps prepared for this purpose. Where the mapping was lacking in detail, team members prepared sketch maps that were later used to develop existing conditions site maps (Figure 12). Team members also undertook research in local repositories and met with National Park Service personnel, including the then Park Superintendent Christopher Collins, and Regional Historical Landscape Architect Leah Edwards to discuss the project. Burgundy Fletcher, a Department of Cultural Preservation representative of the Peoria Tribe of Indians of Oklahoma, attended the meeting to discuss the Tribe's traditional associations with park land and the Ste. Genevieve area.

At the same time the CLR team was undertaking field survey, Prairie Engineers conducted fieldwork as part of a topographic and boundary survey completed in support of the Janis-Ziegler House property HSR and CLR. The survey drawings were completed in October 2023 and were thus available for use in developing both the Part I CLR for Ste. Genevieve National Historical Park and the Part II CLR for the Janis-Ziegler House property.



FIGURE 12. Team members conducting field investigations at the Janis-Ziegler House property in August 2023. (Source: Liz Sargent HLA, August 2023)

Historical Summary and Overview

The Historical Summary and Overview conveyed in the subsequent chapter of this report was prepared by assimilating all information developed for the Part I CLR into an abbreviated narrative, and adding the additional information derived from further research and the guidance afforded by local historians Mueller and Baker. The historical summary contains the majority of the historic graphics collected by the team for the HSR and Part I CLR, with detailed captions providing information about what can be discerned from each.

Summary of Landscape Analysis

The Summary of Landscape Analysis provides an overview of the more detailed analysis of the Janis-Ziegler House property and its evolution over time contained in the Part I CLR. As with the Historical Summary and Overview, this information is provided in order to support the specific treatment recommendations provided in the later treatment plan chapter of the Part II CLR.

Treatment

The Part II CLR treatment plan for the Janis-Ziegler House property provides preservation strategies and specific recommendations for the long-term management of the cultural landscape based on its significance, existing condition, and use. The treatment plan includes a discussion of the overall management objectives for the historic landscape as documented in the Part I CLR, the Janis-Ziegler HSR, and reports on previous archeological surveys. The treatment plan addresses the issues, concerns, and needs identified by National Park Service park and regional personnel during meetings and reviews of the Part I CLR that occurred over the course of the project, as well as feedback received by the park from any stakeholders and visitors to the site.

One of the first tasks undertaken in support of the Part II CLR was a treatment workshop conducted virtually on March 27, 2025, by the CLR team and National Park Service personnel. The group considered three preliminary treatment alternatives prepared by the team for review.

Each alternative was presented with associated opportunities and constraints. In addition to feedback received during the workshop, the park Superintendent shared the treatment alternatives with the City of Ste. Genevieve with a general understanding of what could be done along St. Marys Road to improve safety for visitor access.

The information presented in the workshop, the feedback received, and subsequent discussions between the CLR team and National Park Service personnel during regular bi-monthly meetings, were all presented in the treatment plan, and used to generate treatment recommendations and guidelines. The treatment plan is supported by the identification of implementation projects that prioritize and coordinate treatment recommendations into a series of discrete tasks (Figures 13). The implementation projects are conveyed in a format similar to Project Management Information System (PMIS) so that they can be easily transferred to Facility Management Software Systems (FMSS) work orders.



FIGURE 13. Topics discussed as part of the treatment workshop included visitor safety related to accessing the site and the building, including parking, crossing St. Marys Road, creating an accessible walkway into the property, and establishing an accessible route to the building interior. Currently, parking is only afforded across St. Marys Road in Jour de Fete Park (top left), and there is no crosswalk leading to the house from the parking (top right). The only circulation system currently providing access to the property is a set of concrete stairs through the perimeter retaining wall (bottom left), while entry into the house is also only possibly by using a flight of stairs leading to the south porch (bottom right). (Source: Liz Sargent HLA, August and November 2023)

Description of the Study Area

The Janis-Ziegler House is one of the four French colonial properties protected as part of Ste. Genevieve National Historical Park (Figure 14).



FIGURE 14. Context map showing the location of the Janis-Ziegler House in relation to other park properties and the City of Ste. Genevieve. (Source: Liz Sargent HLA)

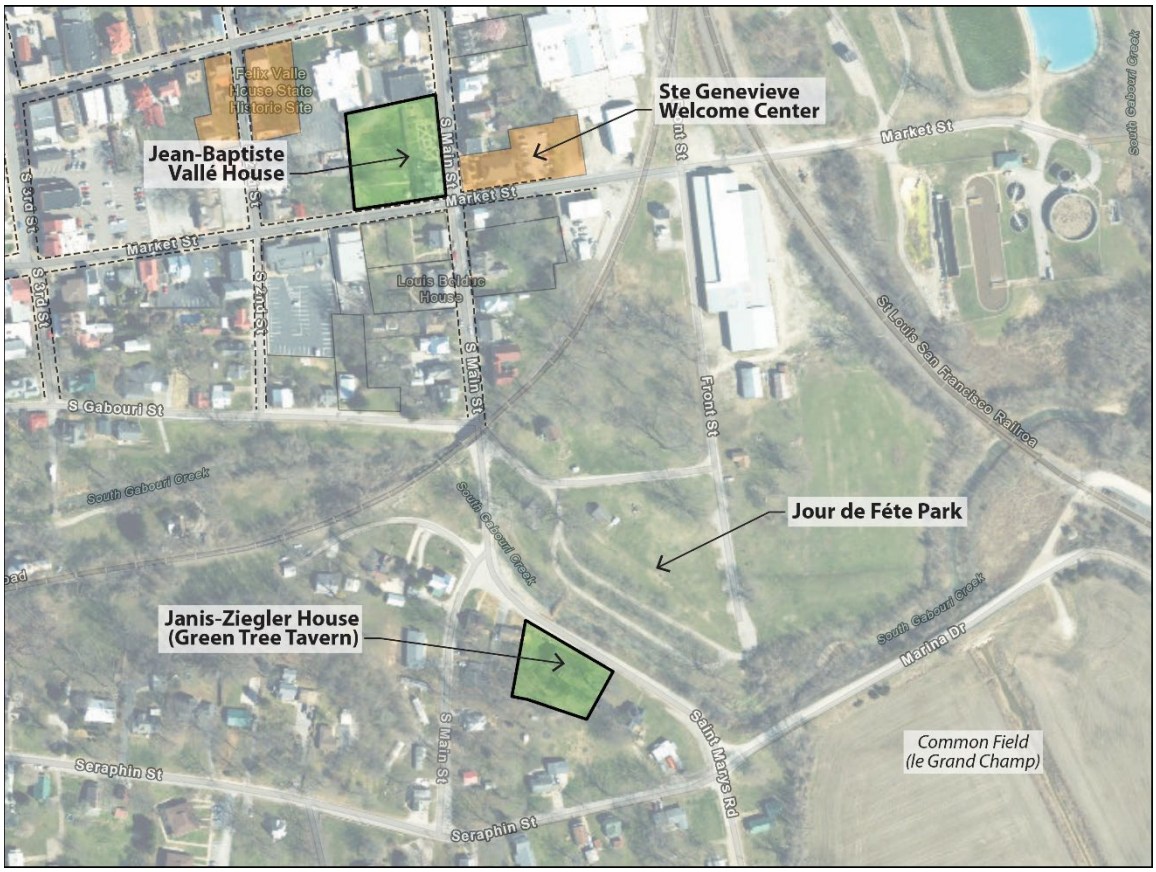


FIGURE 15. Aerial view of the site boundary of the Janis-Ziegler House (Green Tree Tavern) study boundary within the context of the neighboring communities and circulation systems. (Source: Esri, USDA FSA, Source Esri, MAXAR, Earthstar Geographics, and the GIS User Community, County of St. Louis, Missouri Dept. of conservation, Missouri DNR, Esri, HERE, Garmin, Safegraph, Geotechnologies, Inc., METI/NASA, USGS, EPS, NPS, US Census Bureau, USDA)

The Janis-Ziegler House property, which encompasses approximately 0.555 acres of land, is located at 244 St. Marys Road between its intersection with South Main Street and Seraphin Street. The block contains several other residential properties built on land that was once part of the tract associated with the Janis-Ziegler House. The house stands approximately three blocks south of the park's Jean Baptiste Vallé House and the Ste. Genevieve Welcome Center along South Main Street. The Ste. Genevieve Welcome Center, which is staffed with National Park Service personnel, provides visitors with information about the park and the area (Figure 15). Located approximately three blocks to the south of the Janis-Ziegler House property is the Bauvais-Amoureux House, another French colonial property that is part of Ste. Genevieve National Historical Park.

South Gabouri Creek parallels St. Marys Road near the house. Beyond the creek is Jour de Féte Park, which is typically used by visitors to the house for parking. A wooden bridge spans the creek, connecting the park and St. Marys Road in front of the Janis-Ziegler House. Fast-moving traffic, a lack of a crosswalk or any traffic signals render the pedestrian route from the bridge to the stairs in front of the house a safety concern.

The Janis-Ziegler House closely edges St. Marys Road, set atop an elevated terrace behind a stone retaining wall. A flight of concrete steps extends through the wall to the top of the terrace. Beside the stairs there is a sign affixed to the wall that identifies Green Tree Tavern as a feature of Ste. Genevieve National Historical Park. Perennial garden plantings are set behind the wall to the

right of the stairs. Behind the house there is an expanse of turf lawn shaded by several mature deciduous trees, a well/cistern, an overhead light, and sections of unobtrusive contemporary fencing along portions of the lot's perimeter. Stairs lead onto the porch of the house from the rear lawn. *Le Grand Champ* is visible to the southeast of the property (Figure 16).



FIGURE 16. Sketch site plan for the Janis-Ziegler House and landscape includes neighboring structures, St. Marys Road, South Gabouri Creek and the wooden footbridge connecting Jour de Fete Park to St. Marys Road and the site. Also depicted are contributing and non-contributing site features (Source: Liz Sargent HLA).

Summary of Findings

The Part II CLR for the Janis-Ziegler House property presents treatment alternatives for consideration by the National Park Service as the agency begins to move forward with access and interpretation improvements for the benefit of the public. It also contains guidance regarding preservation protocols for protecting the cultural landscape resources on the property that date to the period of significance and contribute to the significance of the property. The CLR is intended to complement an HSR for the Janis-Ziegler House prepared in 2024 that similarly addresses long-term management of the house itself.

The treatment plan centers around the presentation of several alternative means for visitors to reach the property from nearby public roads and access the landscape that include routes that meet Architectural Barriers Act Accessibility Standards. Given that there are currently no means for visitors to reach the property interior in an accessible manner, the CLR presents options for consideration by the National Park Service, each of which presents one or more challenges to implement. At the time this CLR was prepared in 2025, the means for implementing the options did not entirely reside within the agency's purview due to land ownership issues. Each of the alternatives is presented in the treatment plan with the associated pros and cons so that as land ownership issues are addressed, the design of the final access solution can take advantage of the pros and limit the impact of the cons.

Janis-Ziegler House Property: Historical and Landscape Analysis Overview

Janis-Ziegler House Property: Historical and Landscape Analysis Overview

Historical Summary and Overview

Early Janis Family Ownership and Site Acquisition (1789–1792)

Refer to Figure 18. Sketch site plan showing the property circa 1789–1792.

The Janis family was among the first families to relocate to the new Ste. Genevieve townsite. Patriarch Nicolas Janis (1720–1804), a French Canadian originally from Quebec, and his wife, Marie-Louise Thaumur LaSource (1737–1791), settled in Kaskaskia before relocating permanently to Ste. Genevieve in the late 1780s, following the 1785 flood. Along with other prominent families of the time, the Janises were part of a broader population shift into the village. When Nicolas Janis arrived in Ste. Genevieve in 1788, he brought with him fifteen enslaved individuals. He was considered to be one of the area's most prominent and wealthiest residents.[29]

The land on which the Janis-Ziegler House currently stands was deeded to Nicolas Janis through a transfer from Jean Baptiste LaBreche in 1790. The triangular-shaped tract of land, situated along the South Gabouri Creek in Ste. Genevieve and later recorded as U.S. Survey 352, had been confirmed to LaBreche by the Spanish authorities in 1789. At the time of its transfer to Janis, the tract was referred to as "LaBreche's Cow Pasture" (Figure 17).[30]

29. Louis Houck, ed. *The Spanish Regime in Missouri*, Two Volumes (Chicago: R.R. Donnelley & Sons Co., 1909), Vol. I:34–35; Vol. II:365–370.
30. Land Grant Concession, Ste. Genevieve Archive Collection 3636, Folder 89. Ste. Genevieve Archive Collection, Ste. Genevieve Public Library; McVarish, National Register of Historic Places Nomination Update: "Ste. Genevieve Historic District," 7-26.

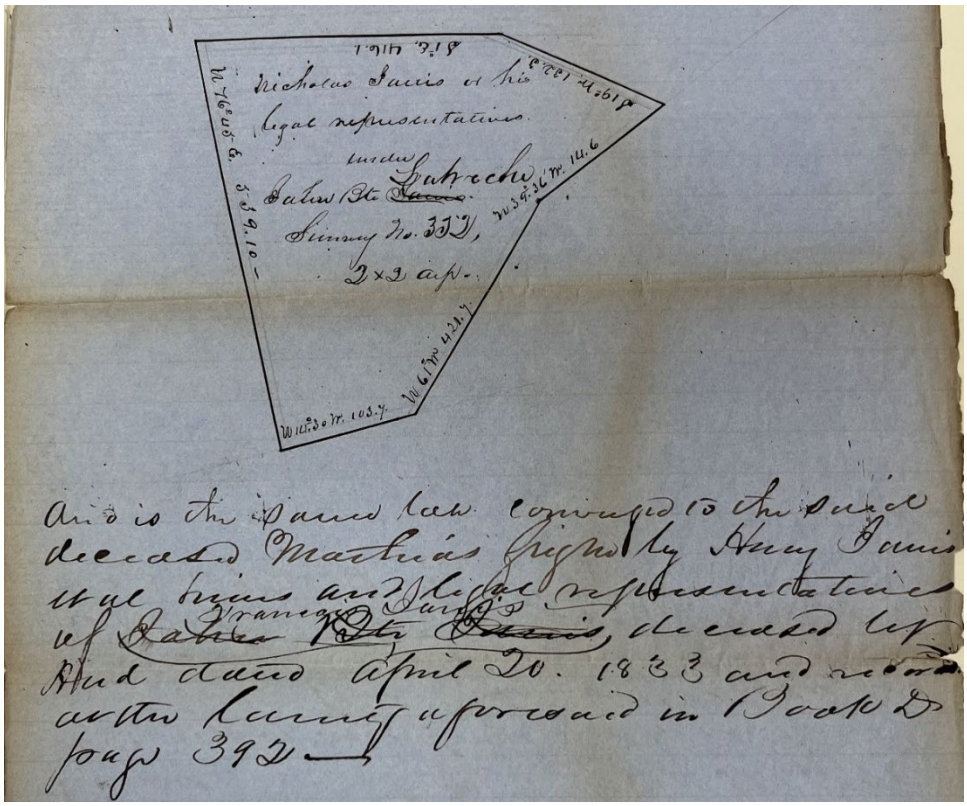


FIGURE 17. Survey of Nicolas Janis land from Matthew Ziegler estate records. (Source: Ste. Genevieve Archive)

Upon Nicolas Janis's acquisition, the property likely presented a transitional landscape typical of French colonial Missouri. These so-called *parcs* were open tracts of native prairie grassland with scattered hardwood trees and minimal built infrastructure. They were used for grazing livestock such as cattle or horses and served as either private holdings or shared agricultural commons on the village periphery. The LaBreche tract likely mirrored this pattern, with its open meadows resembling those of nearby *le Grand Champ*—a vast agricultural zone historically used by immigrants from Kaskaskia and Ste. Genevieve.[31] Therefore, when Janis acquired the land in 1790, the LaBreche tract likely represented a utilitarian setting. The tract of land would have been an agrarian blank slate on which Janis could establish a homestead and agricultural base. On March 30, 1790, several residents of the Petite Côte of Ste. Genevieve formally relinquished any competing claims to the land in favor of Janis. Don Henry Peyroux de la Coudrerrière, the Spanish Commandant, confirmed this action, officially authorizing Janis's legal possession of the site.[32]

That same year, Nicolas Janis had a substantial *poteaux-sur-sole* (post-on-sill) style residence, with a traditional hipped roof and *galeries*, constructed on the parcel. Although no building contract for the house has been found to provide specific detail on the construction, the building was likely constructed by the individuals enslaved by Janis, possibly along with other laborers working under a master carpenter.[33] The residence was oriented with the primary façade facing northeast, roughly aligned with the creek and New Bourbon Road (now St. Marys Road). Like other houses along this stretch of road, it was elevated on the slight embankment on the west side of the road, likely to

31. Ekberg, Colonial Ste. Genevieve, 130–132.
32. Ste. Genevieve, Missouri, Archives (Roll 7, Folder 107), Ozark Regional Library – Ste. Genevieve.
33. Bonnie Stepenoff, "Faire une Maison: Carpenters in Ste. Genevieve, 1750–1850," *The Confluence* (Spring/Summer 2014):31–38.

reduce the opportunity for flooding from the South Gabouri Creek. The exterior walls were fashioned with oak logs, oriented vertically between the sill and top plates. The house had a ground floor used for storage,[34] while the first floor comprised living quarters for the Janis family and a place for Nicolas to conduct his business affairs. In these ways, it reflected regional French colonial building traditions.[35] The house was large for the time, about 74-feet long, including the *galeries*, with a full limestone masonry basement and a full attic level.

The construction of the Janis-Ziegler House, along with other structures of its kind built at the time, marked a pivotal moment in the transformation of the region's domestic and agrarian landscape. With the circa 1790–1791 residence serving as the primary organizing feature for the Janis family, the spatial arrangement of a working French colonial farmstead began to emerge—integrating domestic, agricultural and service-related functions into a cohesive agrarian complex. The original lot on which the Janis-Ziegler House stood was significantly larger than the current property and included a barn, stables, garden, orchard, summer kitchen, and several outbuildings which likely included quarters for enslaved individuals.[36] Archeological evaluations conducted on the property have identified *poteaux-en-terre* (post-in-ground) structural remains in the rear yard, believed to be associated with these slave quarters or later service buildings from the Ziegler period.[37]

These archeological investigations also indicate that significant domestic and production-related activities occurred at one of the outbuildings in the rear yard rather than within the main house. Substantially higher concentrations of faunal and floral remains, eggshells and gastroliths—stones ingested by domestic fowl and discarded during butchering—suggest that food preparation and poultry processing were concentrated in this area. According to the archeological study, the outbuilding also yielded a greater quantity of materials associated with household production—such as whetstones, iron wire, and gun parts—as well as coal, cinder, and charcoal, which suggest cooking, laundering, or other heat-based activities.[38]

Further evidence of Janis's ownership of enslaved individuals appears in the 1791 Spanish census, which records his household as comprising two European-American males, two European-American females, six enslaved men, and four enslaved women.[39] The scale of the farmstead's agricultural production—documented at 200 bushels of wheat, 400 bushels of corn, and 800 pounds of tobacco—suggests a labor-intensive operation well above the regional average.[40] It is not yet known where enslaved individuals were housed during the earliest phase of occupation before separate quarters could be constructed. As the complex evolved, enslaved individuals likely assumed a wide range of responsibilities including crop cultivation, livestock care, domestic service, and support for commercial ventures such as the tavern later operated by François Janis.[41]

34. National Park Service, Ste. Genevieve Special Resource Study and Environmental Assessment, 68.
35. National Park Service, Ste. Genevieve Special Resource Study and Environmental Assessment, 68.
36. Elizabeth M. Scott. "Excavation of Poteaux-en-Terre Outbuilding at the Janis-Ziegler Site in Ste. Genevieve, Missouri" Society for Historical Archeology Conference, Austin, Texas (January 2011); Ste. Genevieve, Missouri, Archives (Roll 7, Folder 107), deed relinquishing land, Antoine Dufour et al. to Nicolas Janis, 1790, 8.
37. Scott, "Excavation of Poteaux-en-Terre Outbuilding," no pagination.
38. Scott, "Excavation of Poteaux-en-Terre Outbuilding," no pagination.
39. Houck, *The Spanish Regime in Missouri*, Vol. I:34–35; Vol. II:365–70.
40. Scott, "Excavation of Poteaux-en-Terre Outbuilding," no pagination.
41. Raths, Raths & Johnson, Inc., *Janis-Ziegler House Historic Structure Report* (prepared for the National Park Service, PMIS 311239, October 2024), 18.

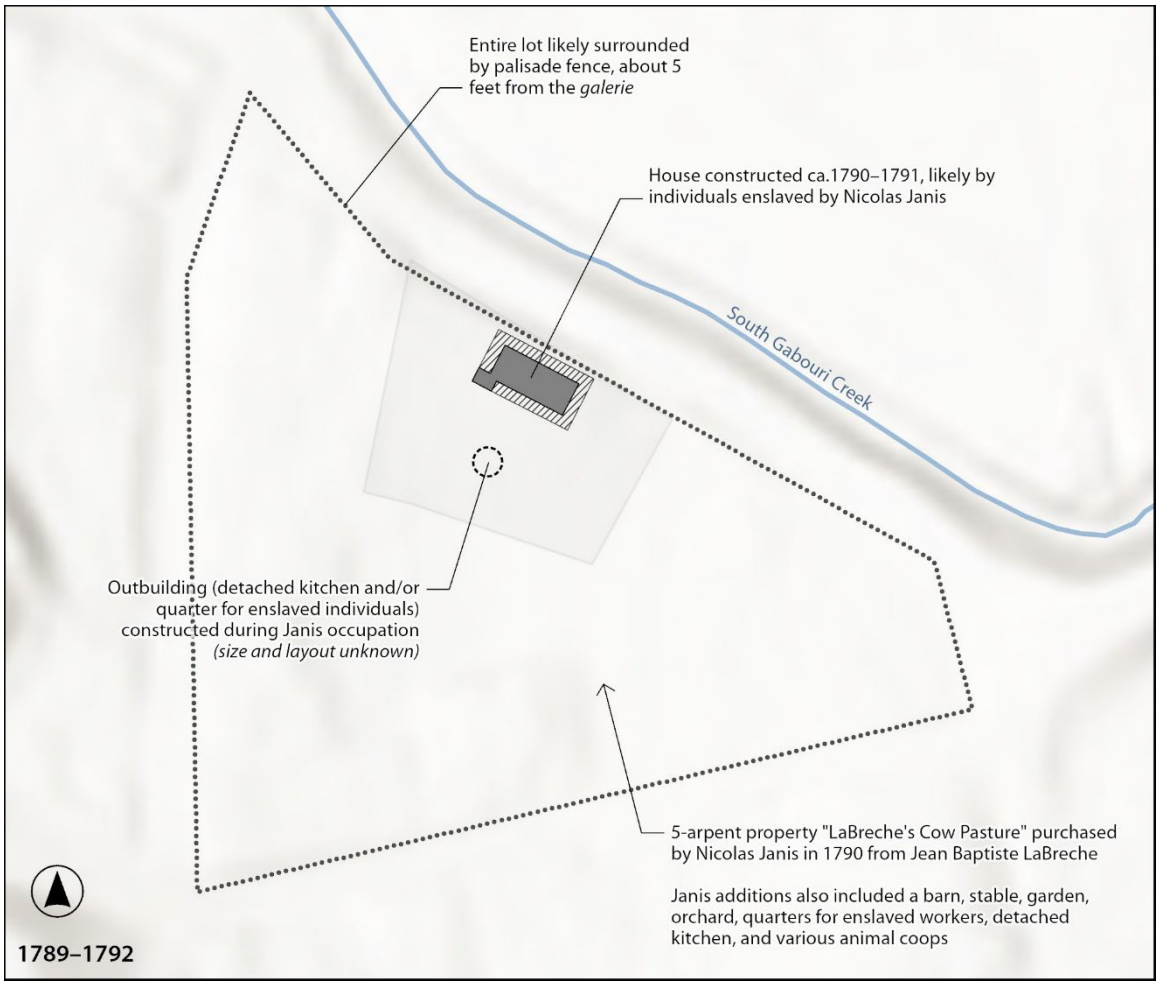


FIGURE 18. Sketch site plan showing the property circa 1789–1792. (Source: Liz Sargent HLA)

Transfer to François Janis and Tavern Operation (1792–1833)

Refer to Figure 20. Sketch site plan showing the property circa 1792–1833.

In 1792, François Janis, son of Nicolas, married Pélagie Bienvenu and the couple established residence in the family home, raising their children in the house. Four years later, in 1796, Nicolas formally conveyed the property to François through a notarized deed of sale.[42] While Nicolas lived until 1804, the timing of the transaction suggests it may have been a strategic effort to avoid the burdens of probate. Estate probate at the time was protracted and legally convoluted, sometimes spanning a decade or more, and could require heirs to repurchase property from the estate to satisfy outstanding debts. Despite the transfer, Nicolas continued to reside in the house until his death in October 1804.[43]

In June 1803, François Janis entered into a contract with stonemason Baptiste Larose *dit* Bontabac to construct a limestone retaining wall along the northern edge of the property. The construction of the retaining wall was intended to stabilize the saturated, erosion-prone soils adjacent to South

42. Scott, "Excavation of Poteaux-en-Terre Outbuilding," no pagination.
43. Raths, Raths & Johnson, Inc., Janis-Ziegler House Historic Structure Report, 18.

Gabouri Creek.[44] Bontabac supplied and prepared all the stone required to build the wall, which measured approximately 100 feet in length, 5 feet in height, and 2½ feet in thickness. Construction was to begin immediately following the wheat harvest, with completion expected by October of that year. In return for Bontabac' labor, François Janis agreed to provide a pair of oxen and wheels to help transport materials, along with additional compensation including four minots[45] of wheat, a mare and her foal, and fifty dollars' worth of lead or animal furs at market value.[46] No mention is made of there being steps or stairs extending through the wall in the construction contract.

Archeological investigations have uncovered evidence of both outbuildings and a surrounding palisade fence present on the site during this period. A ten-foot-long section of a post-in-ground wall was uncovered, interpreted as part of an outbuilding used as a kitchen and/or slave quarters during the Janis period of ownership. Artifacts found at the site, including early pearlware ceramics, date this structure to the 1790s. Near the front *galerie*, a palisade ditch was discovered that likely formed part of a fence enclosing the triangular property. This ditch runs parallel to the *galerie* and corresponds to a 1790s construction date, suggesting that the original entrance layout differed from later modifications, including the placement of stairs at the more central part of the façade. The primary entrance into the house appears to have been on the northeast façade; steps likely led through the stone retaining wall to provide access to stairs leading to the northeast *galerie*. Archeological investigations conducted by Elizabeth Scott revealed sheet refuse deposits containing ceramics, glass, beads, and lead shot nearby that provide further insight into daily life on the property and highlight the necessity of the stone retaining wall built in 1803.[47]

Shortly after acquiring the property, François Janis established and operated it as a tavern. Although formal records identifying the house as a tavern do not appear until 1803, its architectural layout suggests it may have served that function earlier.[48] Few historical records provide direct insight into the operations of the Janis tavern, leaving historians to rely on scattered references and evidence. One such clue appears in the 1806 travel memoir of British writer Thomas Ashe, who described staying at an inn in Ste. Genevieve that was likely the Janis establishment. Ashe recalled: "[I was] put up at an inn which had strong indication of comfort. I was by no means disappointed: the landlord, a lively Frenchman, looked after my horses, and his wife made me a cup of coffee with as much perfection as I ever drank it at the Palais Royale, or at the foot of the Pont Neuf."[49]

Thomas Ashe's account, which includes mention of having his horses cared for, strongly suggests the presence of a functional barn and stables on the property. Since many travelers staying at the inn likely arrived with horses or other animals, the Janis property probably included the necessary facilities and resources to accommodate and care for them.

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44. François Janis family tree. www.ancestors.familysearch.org.
45. A minot is a French unit of dry measure similar to a bushel, used before France adopted the metric system.
46. Contract in Janis-Ziegler vertical files, Felix Valle State Historic Site, and Ste. Genevieve Archives folder, Missouri State Historical Society. Translation of the original document which was in French notes that preparing the stone included cutting and squaring it off to appropriately lay in courses.
47. Elizabeth M. Scott, email message to Janeth Garcia Torres, July 7, 2025, regarding archeological findings at Janis-Ziegler House.
48. Scott, "Excavation of Poteaux-en-Terre Outbuilding," no pagination.
49. Thomas Ashe, Travels in America Performed in 1806 for the Purpose of exploring the Rivers Allegheny, Monongahela, Ohio, and Mississippi and Ascertaining the Produce and Condition of Their Banks and Vicinity, Vol. 2. (London, England: Printed for Richard Phillips by John Abraham, 1808), 116. The inn is possibly referenced in other documents including Henry Brackenridge's Recollections of Persons and Places in the West and John Maley's Travels, Hunting Expeditions, Trapping, Discoveries-Trading. Both reference an inn in Ste. Genevieve, of which two were known to be in operation operated by Francois Janis and Guillaume Girouard.

The Janis tavern likely provided simple lodging and meals to its patrons, with guests sleeping in either the hall, west rooms or possibly the attic. A nineteenth-century wooden sign reading "Entertainment by Fs. Janis" is believed to have advertised availability.[50]

It was not until the mid-twentieth century that the building came to be known as the “Green Tree Tavern.” While early scholars, including Charles Peterson, originally referred to the site as the Janis-Ziegler House, the name “Greentree Tavern” emerged in the late 1950s, though the reason for this shift and the origin of the name remain uncertain.[51] Historical records make few direct references to the original tavern, and Louis Houck’s 1908 *History of Missouri* notably omits the house entirely. During the colonial period, taverns were often ordinary homes licensed to serve travelers, with symbols like the green tree used as signage to indicate services such as food, lodging, and stabling. This symbol was common across taverns east of the Mississippi and likely recognizable in largely illiterate communities. While the name “Green Tree Tavern” is not found in estate records or early newspapers, its later adoption may reflect this broader historical tradition.[52]



FIGURE 19. Photograph of a Masonic symbol, specifically the square and compasses emblem, carved into one of the posts formerly associated with the *galerie* at the Janis-Ziegler House. (Source: Ste. Genevieve NHP Archive)

In 1806, a request was submitted to the Grand Lodge of Pennsylvania to establish a Masonic lodge in Ste. Genevieve. The request was approved on July 17, 1807, leading to the founding of Louisiana Lodge No. 109—the first Masonic lodge west of the Mississippi River. Louisiana Lodge 109 held their first meeting on November 14, 1807, using François Janis’ house and tavern as their meeting space. The Lodge was relatively short-lived as it fell into financial trouble when struggling to collect

50. Raths, Raths & Johnson, Inc., *Janis-Ziegler Historic Structure Report*, 20.
51. Peterson’s reference to Greentree tavern also leads to a question regarding the spelling, as the more common was Green Tree.
52. Raths, Raths & Johnson, Inc., *Janis-Ziegler Historic Structure Report*, 19.

and send its dues to the Grand Lodge of Pennsylvania. Louisiana Lodge 109 lost its charter in 1824. When a new Lodge was formed in Ste. Genevieve in 1826, it was situated in a new location. Evidence of the original Lodge remains in the form of preserved original posts that were carved with Masonic symbols (Figure 19). The posts on the building today are replacements; the originals are preserved in storage.[53]

François and Pélagie Janis operated the tavern until their deaths in 1832, just weeks apart. François died intestate but left no debts, allowing four of their surviving children to inherit the estate. Several other children were excluded, likely due to death or unknown personal circumstances.[54]

At the time of François Janis's death, his estate was valued at nearly $4,000 (approximately $145,000 in 2025 currency), with nearly half of that value tied to the individuals he enslaved. The inventory included the house and five-arpent lot, land in *le Grand Champ* (also the Common Field), livestock, household furnishings, and gold.[55] Among the enslaved were Marie, Odile, Simon, Zabeth, and the family unit of Clarisse and her children Thérèse (age 11) and John (age 6). Clarisse and Thérèse were transferred to François's daughter Emilia Janis LeCompte, while John was separated from them and given to another heir—reflecting the routine fragmentation of enslaved families through inheritance. Those enslaved by the Janis family likely undertook a range of domestic, agricultural, and service-related labor, including support for the tavern operated on-site. The estate was ultimately divided among surviving heirs—Antoine, Felix, Henry, and Emilia—via a series of quitclaim deeds.[56] In 1833, the Janis family sold the property to Matthias Ziegler, ending both the family's association with the site and the era of enslavement at the Janis-Ziegler property.

53. National Park Service, "François Nicolas Janis."
54. Raths, Raths & Johnson, Inc., Janis-Ziegler Historic Structure Report, 20.
55. Ste. Genevieve County Clerk's Office, Deed Book D, 366–375.
56. Ste. Genevieve County Clerk's Office, Deed Book D, 368–373.

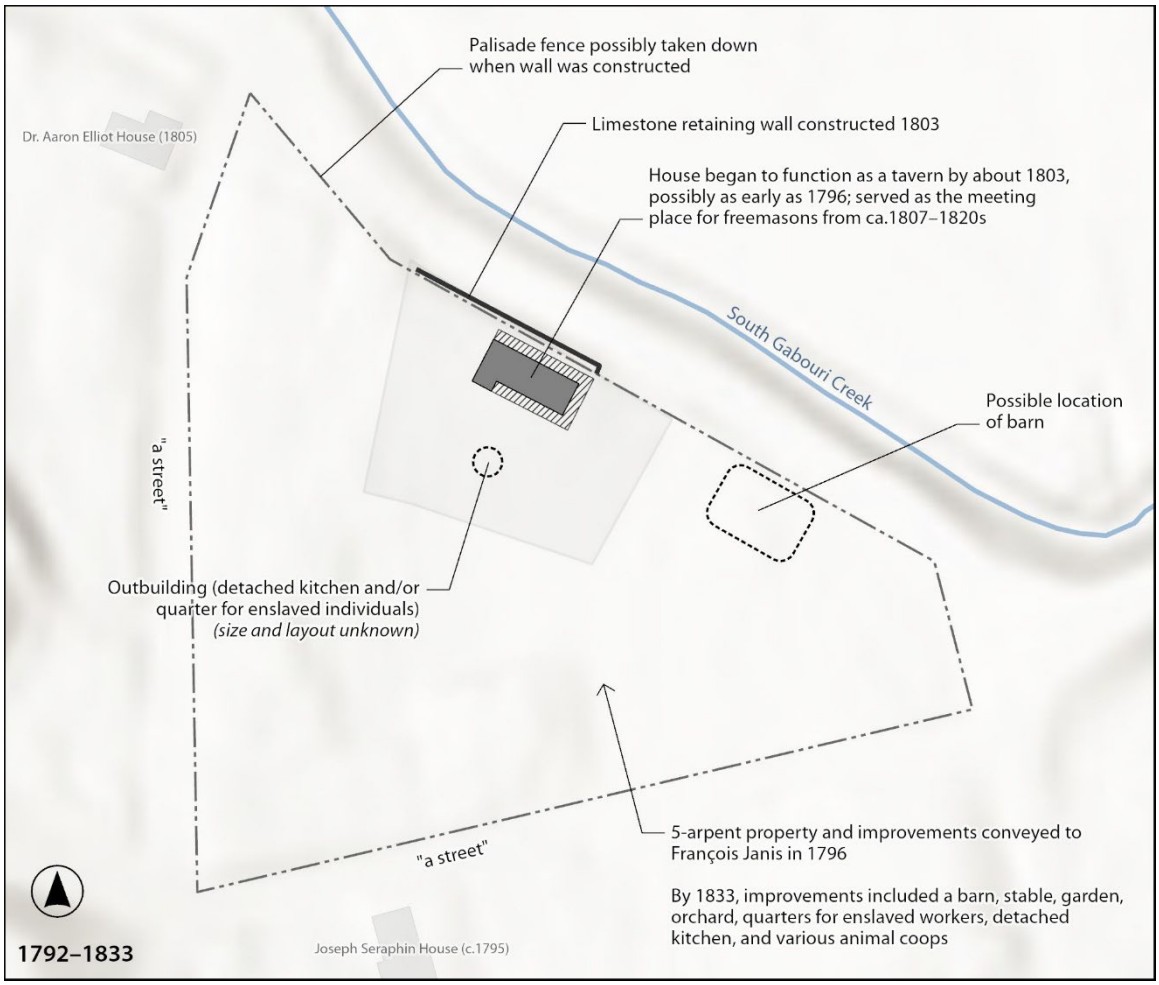


FIGURE 20. Sketch site plan showing the property circa 1792–1833. (Source: Liz Sargent HLA)

Ziegler Family Ownership (1833–1938)

Refer to Figures 27 and 29. Sketch site plans showing the property circa 1833–1900 and 1900–1938.

When the Janis property was conveyed to Matthias Ziegler (also Matthew) in 1833, the deed described a well-established farmstead comprising a main dwelling, barn, stable, garden, orchard, and multiple outbuildings—indicating a mature and self-sustaining agrarian complex.[57] The Ziegler family would own the residence for more than a century.

With the Ziegler family's acquisition of the property, the site's period as a landscape of enslavement formally concluded. Unlike their predecessors, the Zieglers did not enslave individuals. Instead, they employed domestic laborers—primarily Irish immigrants and other American workers—who likely occupied the former quarters once used to house enslaved people.[58] Census records provide the names of some of these workers, including Rosine Palmer and Mary Rion (or Royan).

Matthias Ziegler continued operating the tavern and sold tobacco products on-site, though his residency was brief. He lived in the house for only two years before recording his will on December 11, 1835, and passing two days later at the age of 39. His widow, Barbara Ziegler, inherited the estate and was listed as the head of household in the 1840 and 1850 censuses.[59] A reference in Matthias's will to "the houses and other improvements" suggests the presence of multiple structures on the lot, likely including surviving outbuildings from the Janis period. This interpretation is supported by archeological investigations conducted in 2004 by Dr. Elizabeth Scott, which identified two distinct outbuilding locations on the property.[60]

After Matthias's death, his sons John and Alexander Ziegler carried on the family's tobacco enterprise. In 1851, Barbara transferred the property to her son Francis J. Ziegler for $1,760. Francis married Josephine Moreau in 1856, and together they raised five children in the home. Barbara remained in residence until at least 1860, when Francis was recorded as head of household. Although the tobacco business ceased operations by that time, Francis continued to hold public and professional positions—appearing in later census records as a clerk, Collector of Revenue (1880), and eventually as a capitalist (1900).[61]

The first photograph of the Janis-Ziegler property appears in the 1880s. It shows the limestone retaining wall along St. Marys Road, with additional wooden picket fencing along the property margin. The historic photograph also shows four mature trees between the house and the stone wall. Review of the photograph suggests that there were stairs or steps leading through the wall. It also indicates that there were no stairs leading to the *galerie* on the northeastern side of the house at that time. These features also appear in later photographs dating to the early twentieth century. The photograph indicates that additional fencing enclosed side and rear yard areas and suggests the presence of a barn southeast of the house (Figure 21).

57. Scott, "Excavation of Poteaux-en-Terre Outbuilding," no pagination.
58. Adapted from Raths, Raths & Johnson, Inc., Bauvais-Amoureux House, Jean Baptiste Vallé House, Janis-Ziegler House, and Delassus-Kern House Historic Structures Reports (Prepared for the National Park Service, 2024).
59. Matthew Ziegler Estate Records. Ste. Genevieve County Courthouse Probate Office.
60. Matthew Ziegler Estate Records, Ste. Genevieve County Probate Office; Scott, "Excavation of Poteaux-en-Terre Outbuilding," no pagination.
61. Scott, "Excavation of Poteaux-en-Terre Outbuilding," no pagination; U.S. Census population records, 1850 and 1860; Catholic Church marriage records.



FIGURE 21. Circa late 1800s photograph taken from across South Gabouri Creek (then dry) and St. Mary's Road, looking slightly southeast toward the northeastern façade of the Janis-Ziegler House, the limestone retaining wall, and the wooden fence running along the northern edge of the property. This photograph indicates that there were no stairs along the northeast elevation of the *galerie* at the time. However, stairs leading through the wall along the boundary at St. Marys Road appear to be present in this photograph. (Source: Richard Deposki, Ste. Genevieve, Images of America)

By the 1920s, additional landscaping—including a line of shrubs along the southeastern side of the house—further defined the yard, while utility infrastructure such as telephone and electric poles had been installed along St. Marys Road.

Changes to the Janis-Ziegler property's landscape during the later years of Ziegler ownership are documented in a series of early-twentieth-century photographs. While most images focus on the front façade and yard of the house, a few images offer glimpses into the evolving rear yard.

One notable change along the northern edge of the property is the removal of a section of the wooden picket fence that appears in a 1916 photograph extending from the *galerie* parallel to the wall (Figure 22). As shown in a 1930 photograph (Figure 23) the fence has been removed from the northwest end of the house but continues to extend from its southeast end (Figure 24). A 1934 photograph (Figure 25) illustrates how the rear yard was heavily vegetated at the time, while a 1937 image (Figure 26) reveals a much sparser landscape, indicating a shift in land use or maintenance. Although these photographs do not clearly depict the outbuildings mentioned in Janis and Ziegler-era records, the 1930s postcard appears to show the outline of a small structure behind the house. Similarly, a shadowy footprint visible in the 1937 image may mark the location of a former building. However, the exact timeline of the removal of these outbuildings remains uncertain.

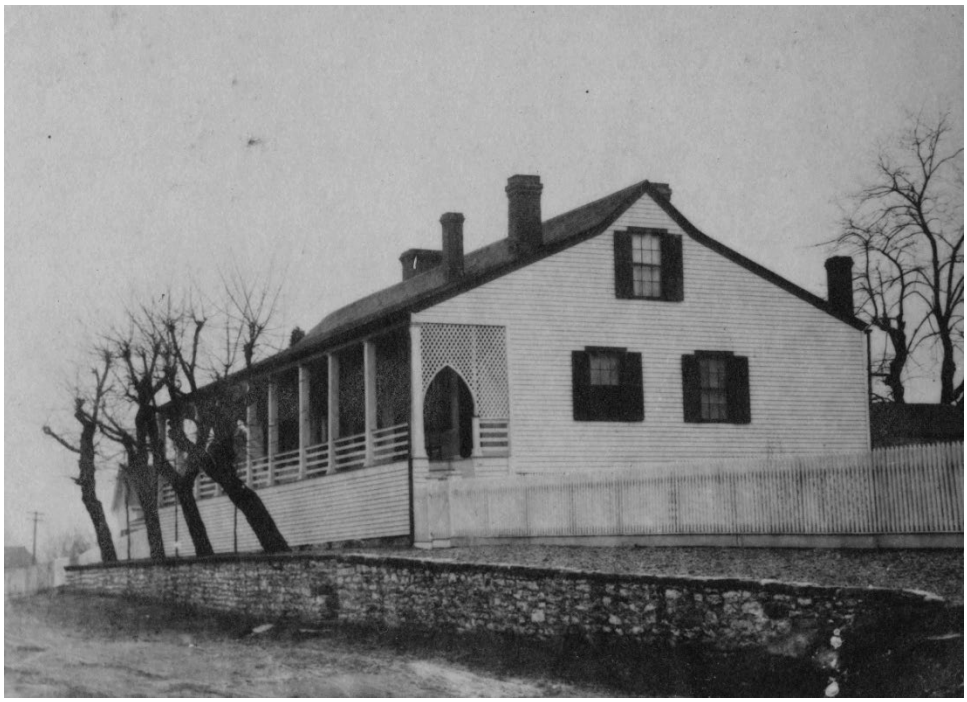


FIGURE 22. Circa 1916 photograph of the Janis-Ziegler House showing the front facing St. Marys Road, with a new picket fence, mature trees, and the original stone retaining wall. It is unclear from the photograph whether there are stairs extending through the stone retaining wall; a possible break may be visible to the right of the row of trees behind the wall. This location would be similar to what is present as of 2025. (Source: "The Old Inn, Ste. Genevieve, built in 1790," Ethel Massie Withers Collection, the State Historical Society of Missouri, collection no. C1440)



FIGURE 23. A 1930s postcard view from across South Gabouri Creek shows the Janis-Ziegler House's northeastern façade, with its limestone retaining wall and a row of four large trees behind the wall. The section of picket fencing visible to the northwest of the house in the 1916 photograph is no longer present. Instead, there is a row of shrubs extending parallel to the back of the retaining wall. The barn visible earlier to the southeast is no longer present but has been replaced by a residence. (Source: Auburn Greeting Card Company, Auburn, Indiana)



FIGURE 24. A 1930s postcard view of the Janis-Ziegler House from St. Marys Road that shows the stone wall along the property boundary, with a row of trees along the top, a picket fence extending along the road from the *galerie* of the property, and formal shrubs that appear to be boxwood at the base of the *galerie* on the southeastern end of the building. Foliage of a shade tree is also visible to the southeast of the house. (Source: Missouri Printing and Sty Company, Cape Girardeau, Missouri)



FIGURE 25. A 1934 photograph of the Janis-Ziegler House's rear yard reveals a vegetated landscape, with ornamental grasses, low shrubs, and vining plants growing along the southwestern (rear) and southeastern façades of the home. The lawn features scattered plantings, including a medium-sized tree near the southern corner of the house (near the right side of the image) and a larger deciduous tree to the south (near the left side of the image). Additional trees and dense vegetation appear throughout the yard, highlighting a well-established garden environment. (Source: HABS)



FIGURE 26. A 1937 photograph of the rear yard of the Janis-Ziegler House. The yard appears mostly barren, with only patches of vegetation and remnants of a fence line and trees. A few mature trees and scattered shrubs remain near the house, including a large tree along the northwestern façade and a row of low shrub plantings extending northwest behind the retaining wall. (Source: Ste. Genevieve NHP Archives)

Archeological excavations revealed evidence of outbuildings, including two superimposed structures, one of which dates to the Ziegler period of ownership. This structure featured a cellar with posts that likely supported a floor above. Several units appeared to be part of the building's interior, though no wall ditches were identified.[62]

62. Elizabeth M. Scott, email message to Janeth Garcia Torres, July 7, 2025, regarding archeological findings at Janis-Ziegler House.

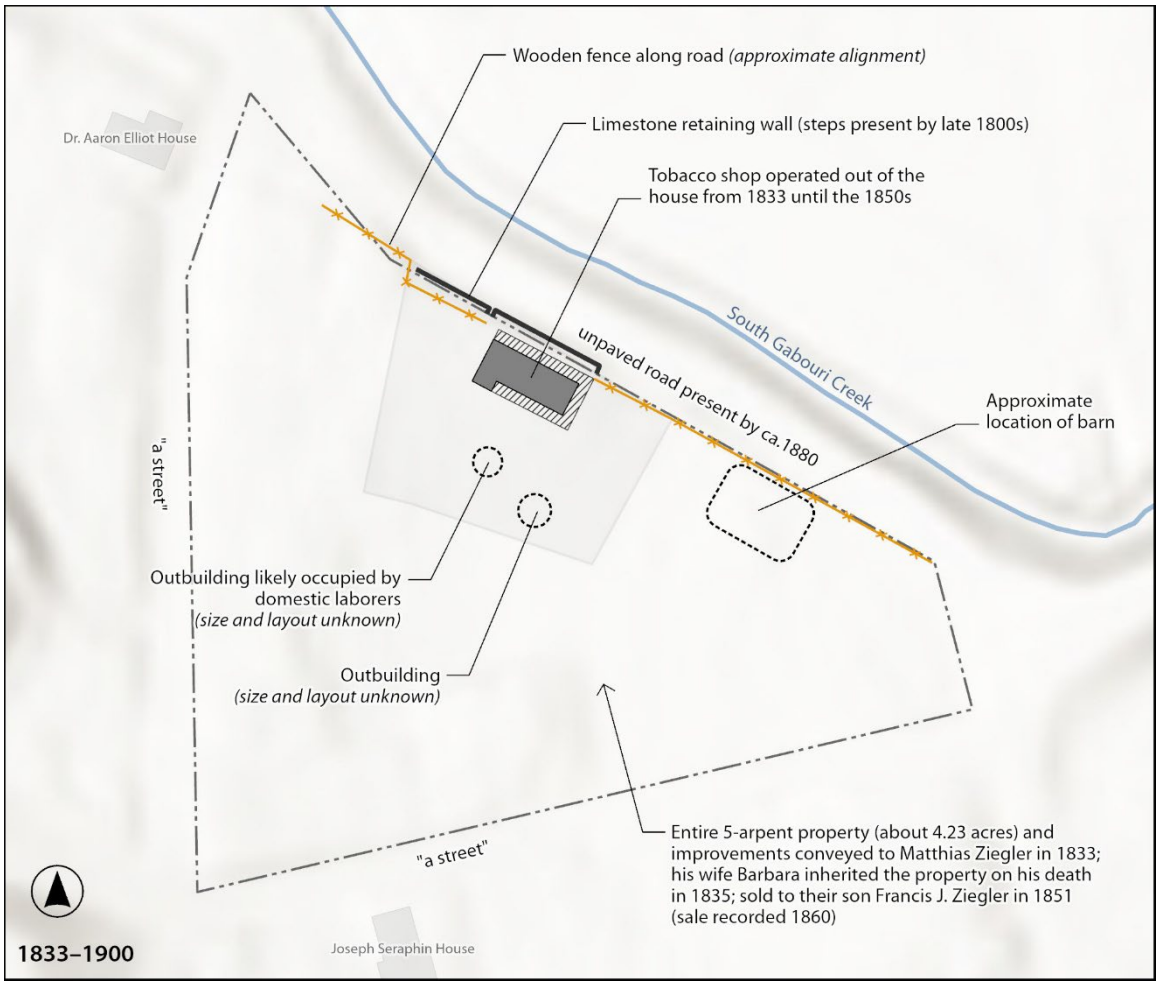


FIGURE 27. Sketch site plan showing the property circa 1833–1900. (Source: Liz Sargent HLA)

Following Francis Ziegler's death in 1900, the property passed to his daughters—Barbara, Blanche, Isabella, and Corinne—with his son Joseph named executor. The sisters were the last Zieglers to occupy the home before moving to St. Louis in 1935. After Joseph's death in 1937, his share of the estate transferred to his daughters, Josephine and Helen, and his sisters Barbara and Corinne. By this time, the property surrounding the house had been reduced to about 1.7 acres following a series of property sales in the early 1900s.[63] This subdivision of the original property is visible in an aerial photograph taken in 1938 (Figure 28). Several other homes are visible on the block containing the Janis-Ziegler House.

In 1938, Barbara and Corinne sold their portion to Josephine and Helen, who continued to live in St. Louis while renting out the house.[64] Later that year, Josephine and Helen sold the property to James and Annie Moranville for $1,300.[65]

63. Ste. Genevieve County Clerk's Office, Deed Book 97,July 24, 1924, 539; Ste. Genevieve County Clerk's Office, Deed Book 97, September 30, 1927, 400.
64. Ste. Genevieve County Clerk's Office, Deed Book 114, June 30, 1938, 1.
65. Ste. Genevieve County Clerk's Office, Deed Book 634, December 31, 1993, 60.

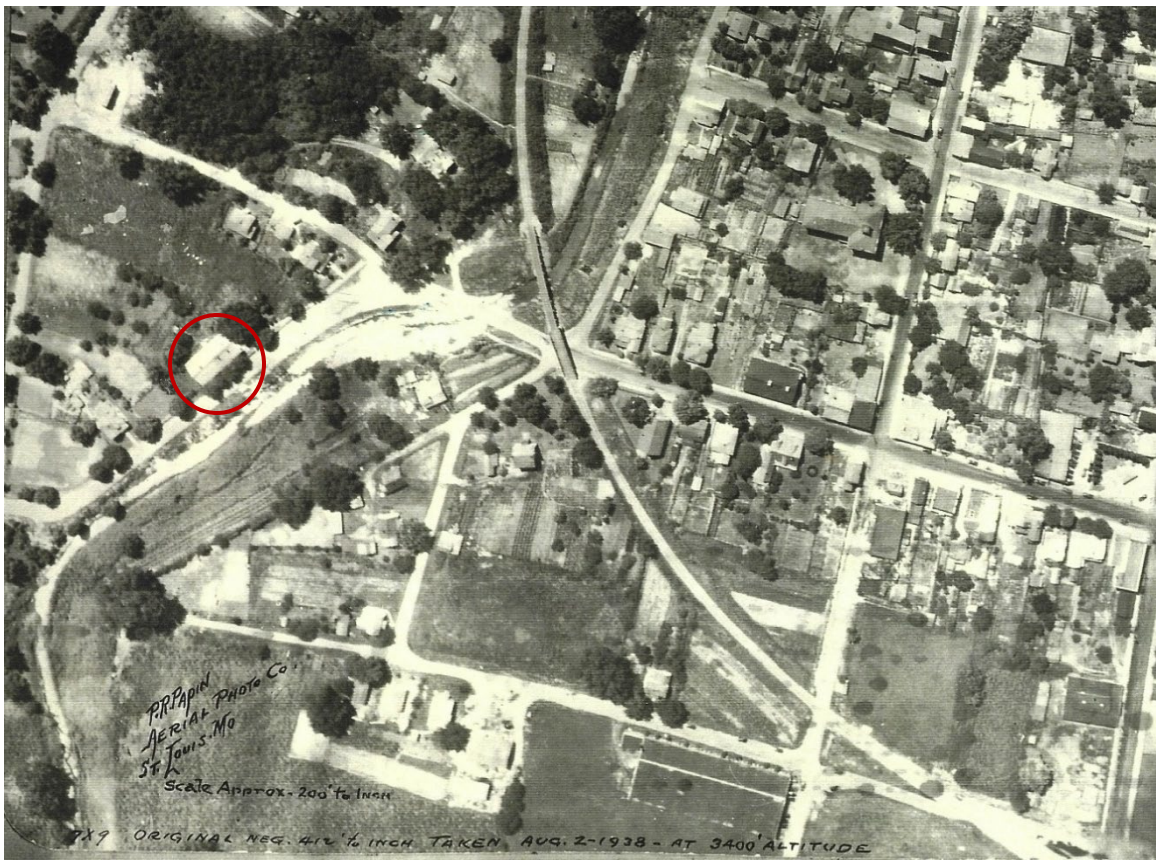


FIGURE 28. A 1938 aerial photograph showing the block where the Janis-Ziegler House property is located, with the house circled in red. The block already contains homes, but appears to still contain evidence of an orchard, fencing in the rear yard, and possibly other agricultural uses. (Source: Elizabeth Scott)

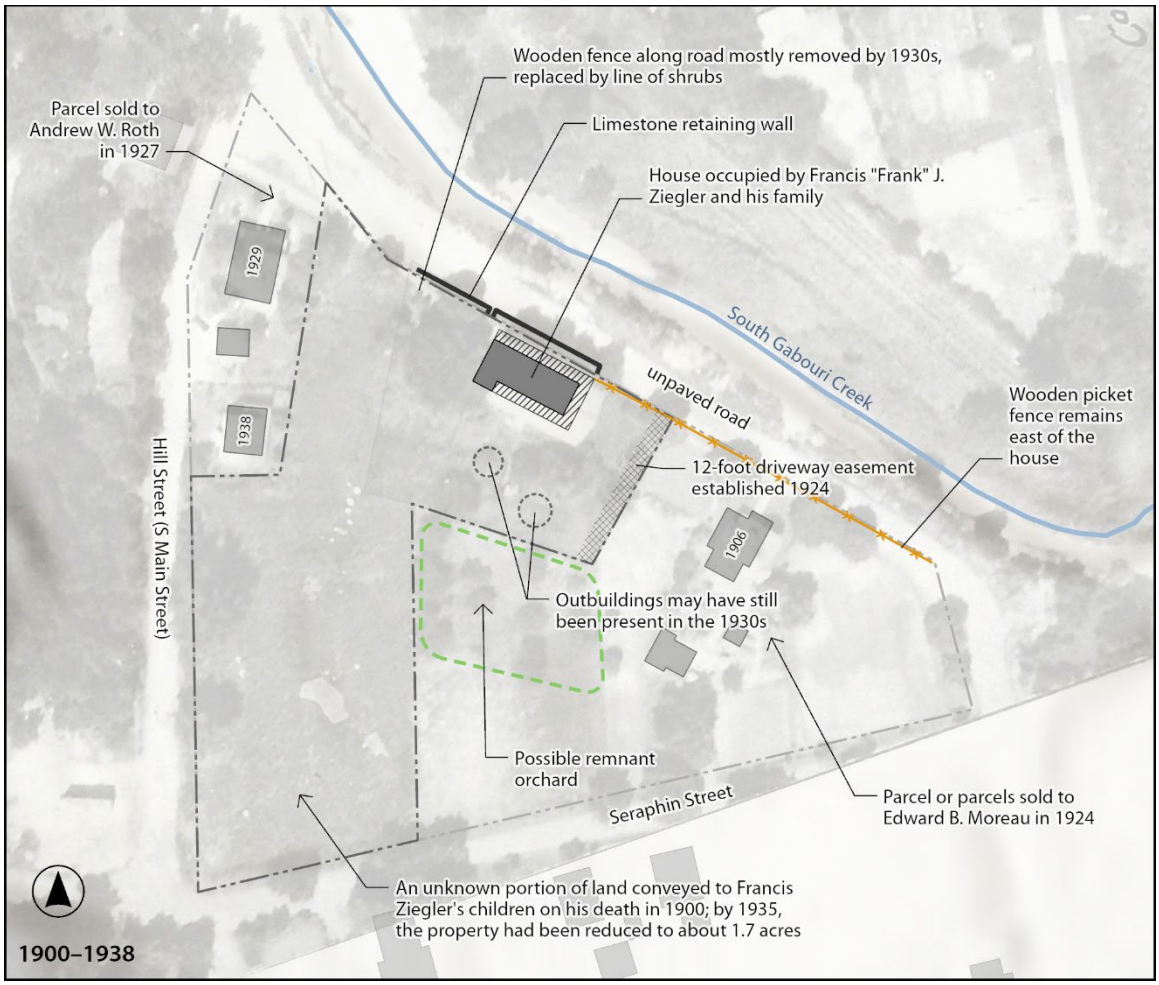


FIGURE 29. Sketch site plan showing the property circa 1900–1938. (Source: Liz Sargent HLA)

Later Owners (1938–2021)

Refer to Figures 30, 31, 35, and 37. Sketch site plans of the property between 1938 and 2017.

After acquiring the Janis-Ziegler House property in 1938, the Moranvilles likely introduced modern amenities such as heating and plumbing.[66] The Moranvilles sold off portions of the property in 1944 and 1948, reducing the total property around the house to 1.15 acres.[67] They eventually sold the property in 1948 to Ralph and Laverne Grannemann.[68]

66. Scott, "Excavation of Poteaux-en-Terre Outbuilding," no pagination.
67. Ste. Genevieve County Clerk's Office, Deed Book 122, September 6, 1944, 436; Ste. Genevieve County Clerk's Office, Deed Book 127, January 2, 1948, 418.
68. Ste. Genevieve County Clerk's Office, Deed Book 127, February 4, 1948, 454.

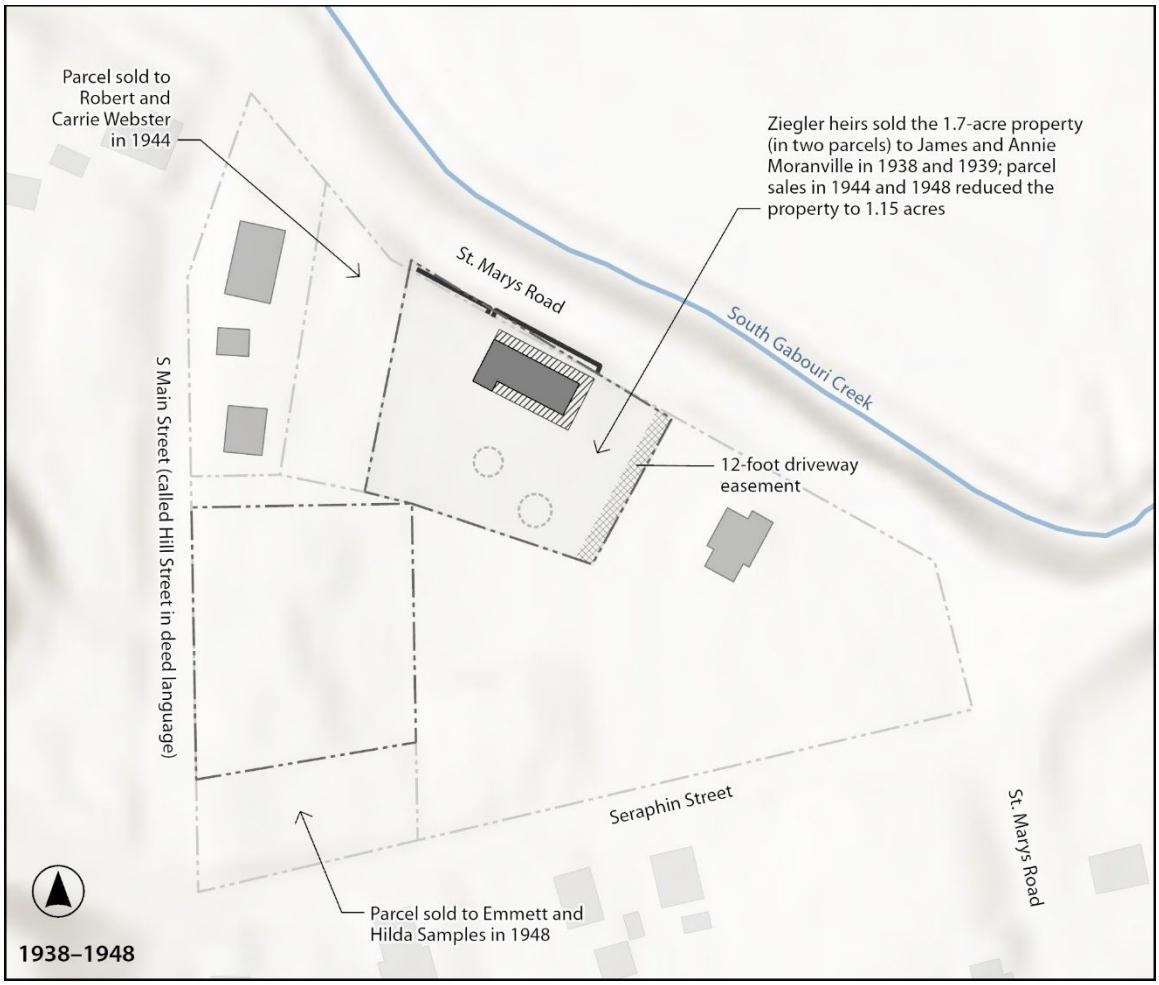


FIGURE 30. Sketch site plan showing the property circa 1938–1948. (Source: Liz Sargent HLA)

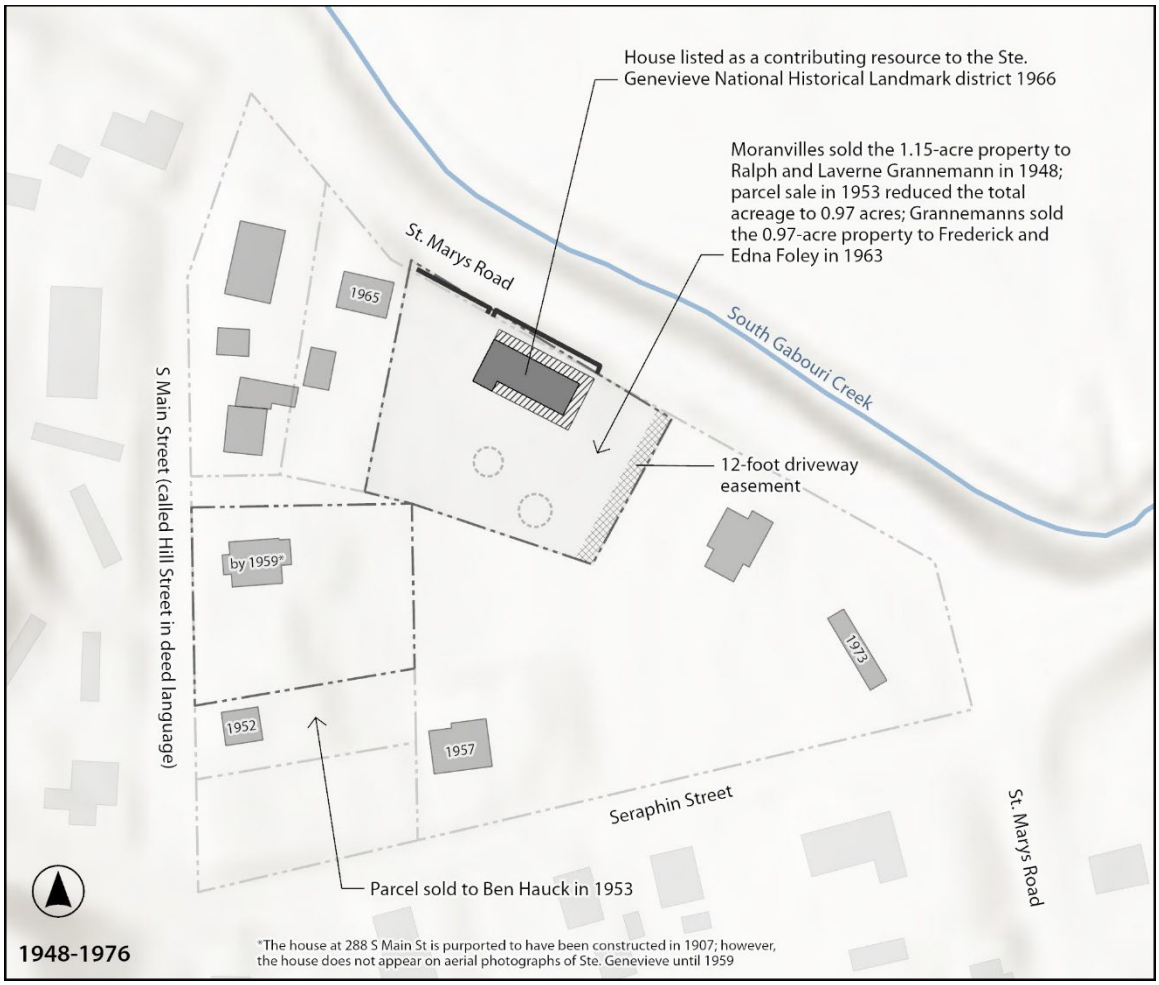


FIGURE 31. Sketch site plan showing the property circa 1948–1976. (Source: Liz Sargent HLA)

The Grannemanns owned the property from 1948 to 1963. The Grannemanns sold a small portion of the property in 1953, reducing the total acreage to 0.97 acres.[69] In 1963, the Grannemanns sold the property to Frederick and Edna Foley. In 1976, Norbert and Frances Donze, prominent local preservationists, purchased the house and operated it as a historic museum until 1992.[70] A 1980 photograph shows the front of the house along St. Marys Road with a sign indicating the property as open to the public. The photograph illustrates the form of the stone retaining wall at the time as including a bowed section to accommodate a tree as it grew (Figure 32). The bowed section does not appear in earlier views of the wall dating to the early twentieth century through the 1930s and was not part of the wall originally. Also evident in association with the wall in photographs dating to the 1980s are concrete stairs or steps through the stone wall, leading to the terrace on which the house is sited.

69. Ste. Genevieve County Clerk's Office, Deed Book unknown, July 11, 1953 (as described in Deed Book 133, May 6, 1950, 129).
70. Ste. Genevieve County Clerk's Office, Deed Book 242, November 16, 1976, 210.

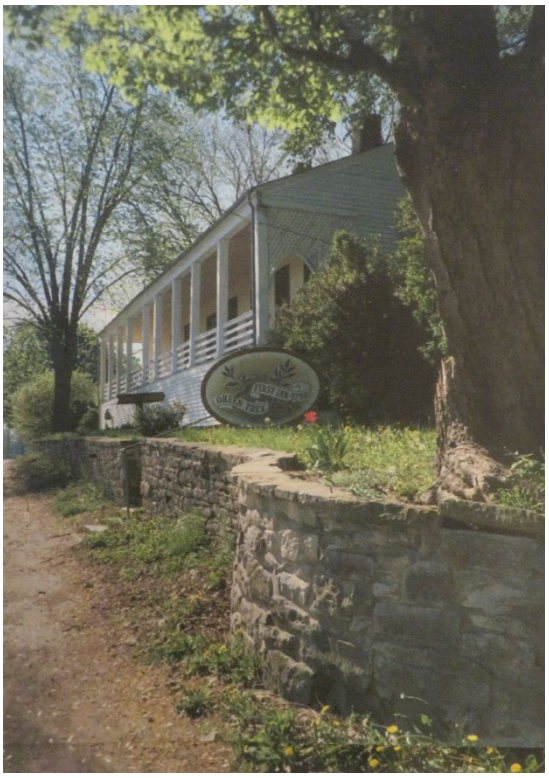
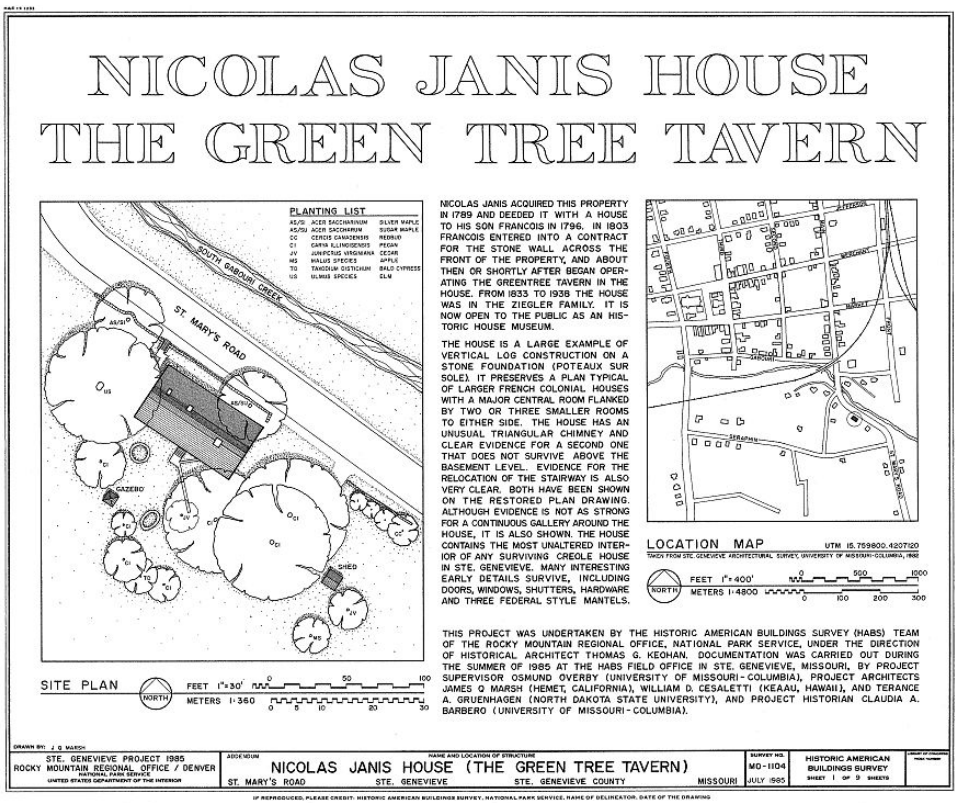


FIGURE 32. A circa 1980 photograph looking southeast toward the Janis-Ziegler House, with signs denoting its use as a museum, and the stone retaining wall with a bowed section to accommodate a tree. (Source: HABS)

During the period of Donze family ownership, the property was recorded as part of a HABS study in 1985 resulting in a site plan and measured drawing of the house (Figure 33). Descendants of the Janis family visited the property during the 1980s as well and took several snapshots that were later donated to Ste. Genevieve National Historical Park. The photographs illustrate the character of the back yard at the time, which included a few shade trees, planting beds, shrubs along the gable ends of the house, and the use of the yard south of the house for parking (Figure 34).



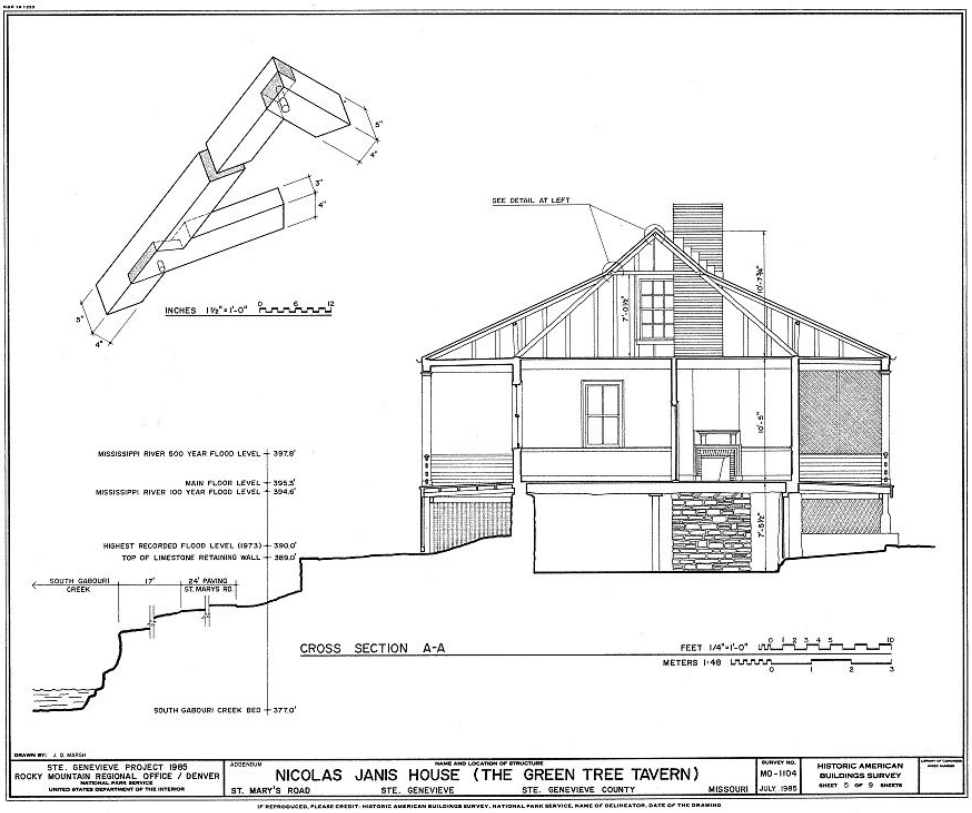


FIGURE 33. A site plan of the property and measured drawing of the Janis-Ziegler House prepared by the Historic American Buildings Survey in 1985. (Source: HABS)



FIGURE 34. Views of the Janis-Ziegler House property looking toward the southwestern façade (top left and top right), the southeastern façade (bottom left), and the northwestern façade (bottom right). The photographs show the backyard as relatively open, with turf grass, planting beds, and a few trees present. The photographs also indicate that the yard south of the house was used for parking. (Source: Descendants of the Janis family photographs)

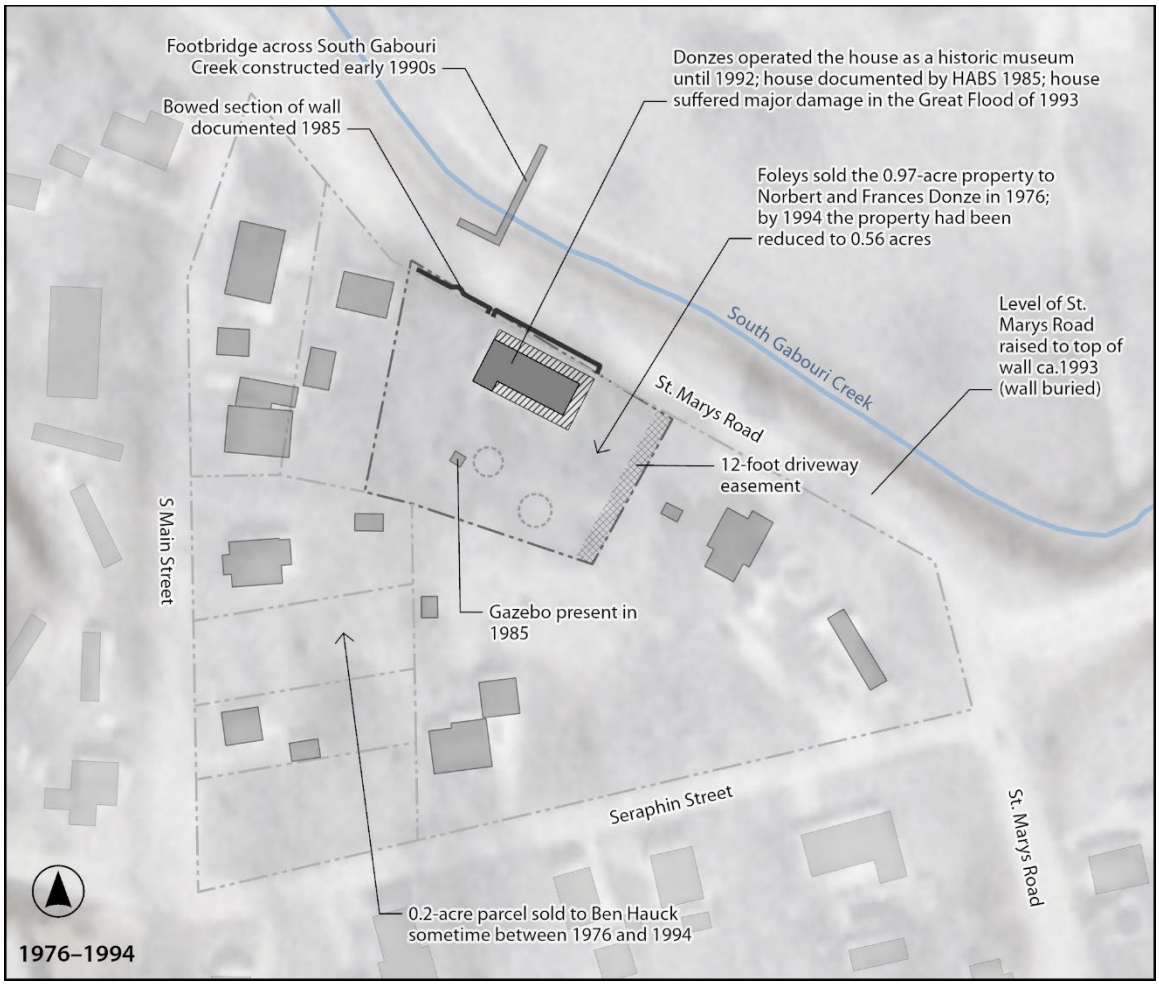


FIGURE 35. Sketch site plan showing the property circa 1976–1994. (Source: Liz Sargent HLA)

During the Great Flood of 1993, water reached above the first floor of the house and caused considerable damage to the structure. Steve and Emily Mellies, who purchased the property (by then reduced to its current size of 0.56 acres) from the Donzes in 1994, soon sold it to Hilliard and Bonnie Goldman in 1996. The Goldmans determined to undertake a major restoration of the house soon after acquiring it.[71] During the 1996 renovation, many inappropriate alterations made to the house by previous owners were either removed or reversed. As part of the work undertaken by the Goldmans, the steps leading to the northeastern *galerie* were reconstructed (Figure 36).[72] The work undertaken by the Goldmans was intended to return the house to what they believed was its circa 1790–1791 appearance.[73]

Between the flood in 1993 and 1995, the city elevated St. Marys Road to the top of the Janis-Ziegler property stone wall as a barrier to future flooding and add curb and gutter to the road margin (Figure 36).

71. Ste. Genevieve County Clerk's Office, Deed Book 712, April 26, 1996, 112.
72. Raths, Raths & Johnson, Inc., Janis-Ziegler House Historic Structure Report, 31.
73. Janis-Ziegler Historic Tax Credit application, copies from Felix Vallé Historic Site vertical files; Theresa Tighe, "Colonial landmark in Ste. Genevieve, Green Tree Tavern, is being Restored," *St. Louis Post-Dispatch* (May 24, 1999):8.



FIGURE 36. View toward the Janis-Ziegler House in 2004 across St. Marys Road after the corridor had been elevated to the top of the stone retaining wall and curb and gutter added in response to the 1993 flood. (Source: R. Mueller, 2004)

In 2005, the city restored the pre-flood level of the road at the request of owner Hilliard Goldman. After the road was lowered, part of the wall was rebuilt with the bowed section, although the tree it was built to accommodate had been a casualty of the 1993 flood. The bowed section was eventually removed in 2015.[74]

Between 2006 and 2009, staff from Illinois State University undertook a systematic archeological investigation of the Janis-Ziegler House property. The investigators, led by Dr. Elizabeth Scott, located evidence of *poteaux-en-terre* (post-in-ground) outbuildings that likely housed enslaved persons and other features no longer in evidence above ground.

The Goldmans retained ownership until 2017, when the Missouri Department of Natural Resources acquired the property with help from Les Amis-Saint Louis.[75] The stairs to the *galerie* on the St. Marys Road side of the building were later removed at an undetermined date, possibly by Missouri Department of Natural Resources. The Historic Structure Report (HSR) for the Janis-Ziegler House completed in 2024 recommends that the stair be reconstructed as an original feature inadvertently removed, noting that due to the narrow space between the *galerie* and the stone retaining wall, this stair may have been split.[76]

74. Robert Mueller, Notes on the Wall and Roadway at the Janis-Ziegler House. 2024. Unpublished. Compilation of images and newspaper articles provided to the CLR team by the National Park Service.
75. Ste. Genevieve County Clerk's Office, Deed Book 2017-0646, March 4, 2017.
76. Raths, Raths & Johnson, Inc., Janis-Ziegler House Historic Structure Report, 201.

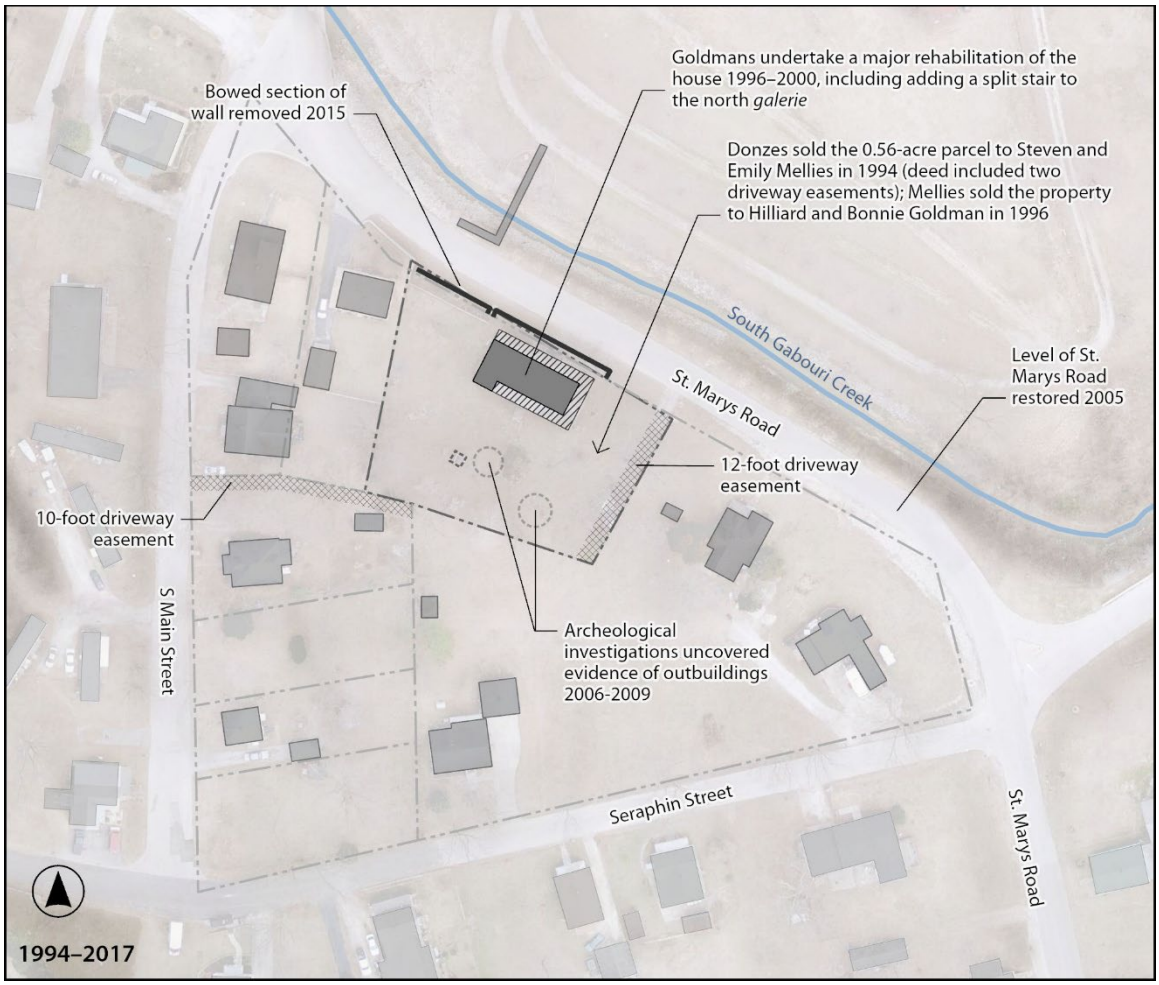


FIGURE 37. Sketch site plan showing the property circa 1994–2017. (Source: Liz Sargent HLA)

National Park Service Administration (2021–2025)

Refer to Figure 38. Sketch site plan showing the property circa 2017–2025.

In 2021, the National Park Service acquired the property as part of Ste. Genevieve National Historical Park and commissioned an HSR. The HSR focused on researching the house's construction history, assessing its condition, evaluating the landscape, and identifying necessary system upgrades to guide preservation and maintenance.[77]

77. Raths, Raths & Johnson, Inc., Janis-Ziegler House Historic Structure Report, 2.

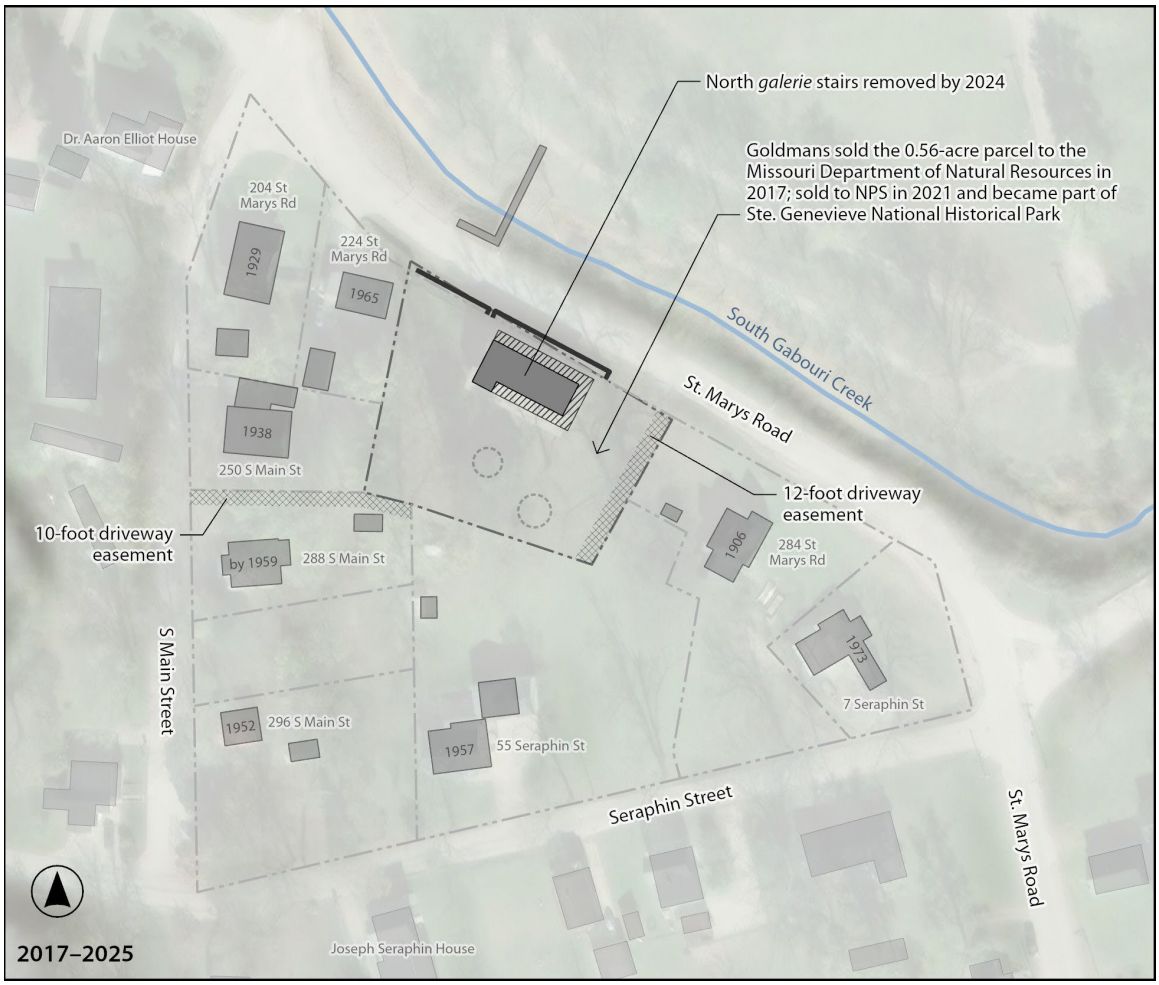


FIGURE 38. Sketch site plan showing the property circa 2017–2025. (Source: Liz Sargent HLA)

Landscape Analysis Overview

The narrative that follows summarizes change over time within the Janis-Ziegler House property from settlement by Nicolas Janis to the present, providing an assessment of what features present in 2025 survive from the property's historic period of significance (circa 1790 to 1938).

A summary of the National Register significance of the property introduces this section. It is followed by an assessment, organized by landscape characteristic, of how features on the property are tied to the property's significance. The landscape characteristics considered below follow the guidance afforded by the National Park Service's *A Guide to Cultural Landscape Reports: Contents, Process, and Techniques* (1998). They include the following:

- Natural Systems and Features
- Spatial Organization
- Circulation
- Vegetation
- Buildings and Structures
- Views and Vistas
- Small-scale Features
- Archeological Sites

Summary Significance Evaluation

Introduction

The National Register of Historic Places (National Register) is the official list of the nation's historic places worthy of preservation. Authorized by the National Historic Preservation Act of 1966 and managed by the National Park Service, the National Register is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect America's historic and archeological resources.[78]

Listing in the National Register is based on an evaluation of the significance of the property using established criteria. The significance evaluation identifies the important historical associations of the property; comments on its architectural, archeological, and social value as they relate to the National Register, and its relationship to relevant national, state, and local historic contexts; and identifies the discrete period of time in which the property's important contributions were made.

In order for a property to be eligible for inclusion in the National Register, it must possess significance under one of four criteria. The Criteria for Evaluation for listing in the National Register state:

> The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

78. National Park Service, "National Register of Historic Places," https://www.nps.gov/subjects/nationalregister/index.htm (accessed August 25, 2025).

A. That are associated with events that have made a significant contribution to the broad patterns of our history; or

B. That are associated with the lives of persons significant in our past; or

C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or

D. That has yielded, or may be likely to yield, information important in prehistory or history.[79]

St. Genevieve Significance Evaluation

Ste. Genevieve has a long history of recognition as an important historic property worthy of preservation. The townsite was initially the focus of a National Survey of Historic Sites and Buildings endeavor conducted in 1959 by the National Park Service that resulted in its National Historic Landmark (NHL) designation on October 9, 1960. This was supported by a National Survey of Historic Sites and Buildings theme study that underpinned the property's designation for its association with one of the historic themes recognized by the program: French Exploration and Settlement. The NHL-listed property was expanded in 1970 as a historic district.[80]

In 1990, the Ste. Genevieve Historic District was documented for listing in the National Register of Historic Places.[81] This followed the administrative listing of the property in the National Register of the Historic Places based on the passage of the National Historic Preservation Act on October 15, 1966.[82] In 2001, Douglas C. McVarish prepared three separate National Register documents—a draft NHL Update and Boundary Expansion; a National Register Nomination Update; and a Multiple Property Documentation Form for the Historic Resources of Ste. Genevieve that was signed in 2002. The National Register Nomination Update was signed by the Keeper on April 11, 2002. Although the other two National Register documents have not been signed by the Keeper, they serve as the basis for understanding the likely criteria, areas, level, and period of significance for park properties.

As noted in McVarish's draft NHL nomination for Ste. Genevieve,

> From the early years of the National Historic Landmark program, the national significance of Ste. Genevieve has been recognized. In the National Survey of Historic Sites and Buildings, undertaken to provide recommendations of nationally significant properties for evaluation by the Advisory Board on National Parks, Historic Sites, Buildings, and Monuments, Ste. Genevieve was cited as a significant resource under Theme V, French Exploration and Settlement. The authors of the survey evaluated the French communities of the Illinois Country including Cahokia, Kaskaskia, St. Louis, Ste. Genevieve, and Fort de Chartres. They noted that Cahokia and Kaskaskia were severely affected by floods, and that

79. Code of Federal Regulations, Title 36, Part 60, "The National Register Criteria for Evaluation."
80. Roy H. Mattison, National Survey of Historic Sites and Buildings. National Historic Landmark Nomination: "Ste. Genevieve" (U.S. Department of the Interior, National Park Service, 1960); National Park Service, National Historic Landmark Nomination: Boundary Expansion "Ste. Genevieve" (1970).
81. National Park Service, National Register of Historic Places Nomination: "Ste. Genevieve Historic District" (U.S. Department of the Interior, National Park Service, 1990).
82. National Park Service, National Register of Historic Places Nomination: "Ste. Genevieve Historic District" (U.S. Department of the Interior, National Park Service, 1990); National Park Service, National Register of Historic Places Nomination: "Ste. Genevieve Historic District" (U.S. Department of the Interior, National Park Service, 1966, listing #66000892).

> the remnants of colonial St. Louis were lost by a fire and urban development. Thus, these communities lack the integrity necessary for national significance. The authors concluded that Ste. Genevieve and Fort de Chartres retained sufficient elements of their French period to be nationally significant.[83]

McVarish's National Register Nomination Update indicates Ste. Genevieve Historic District to be significant at the National level under Criteria A, C, and D in the areas of Architecture, Community Planning and Development, Ethnic Heritage: European and African American, and Archeology: Historic Non-Aboriginal, for an area that totals 250 acres. The period of significance identified in the document is circa 1790–1951. While this appears to apply to all of the park properties, it is also important to note that the nomination also considers properties established after the French colonial era, which is the period around which Ste. Genevieve National Historical Park is centered.

The statement of significance included in the nomination indicates that the earliest buildings in the district are "rare surviving examples of French vernacular vertical log architecture and Anglo-American vernacular architectural forms."[84] It also notes:

> The central portion of Ste. Genevieve was, typical of French settlements in the Illinois Country, laid out in a rectilinear plan. This plan is still visible in the contemporary street and lot patterns. Subsequent expansion from this central grid displays the growth of the community in response to subdivision of the land of prominent local residents. The present street and property layout of the city still conveys its history and development. The city also clearly conveys the historic role of its component ethnic groups. The historically important role of the African-American community is conveyed by the survival of houses historically owned by African-Americans including those owned by free blacks before the Emancipation Proclamation. It is also conveyed by the Lincoln School, the first African-American school in the community. As noted, the grid pattern of the older portion of the city is attributable to decisions made by its early French residents. The French influence can also be seen in the lot layout in this older portion, as well as in the surviving examples of French vertical log architecture.[85]

Janis-Ziegler House Significance

Within the overarching significance of the historic district, the Janis-Ziegler House clearly contributes as a French colonial period dwelling that survives with a high degree of integrity. Based on consideration of the property within the context of Ste. Genevieve townsite development, and the broader proposed period of significance for the district ending in 1951, the Part I CLR for Ste. Genevieve National Historical Park recommended that the Janis-Ziegler House be evaluated during an individual period of significance that takes into consideration not only the date of construction of the dwelling, but also the period during which the property served as a home to private residents who played key roles in various aspects of community life. For the Janis-Ziegler House, the period of significance assumed herein extends from circa 1790, when the house is believed to have been built, to 1938 when the Ziegler family sold the property after more than a century of ownership.

The CLR also recommends that future documentation and evaluation be conducted in support of a final, signed nomination for the district that considers additional themes not addressed in current National Register nominations, such as how Native American groups, enslaved workers of African descent and others contributed to the unique culture of Ste. Genevieve.

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83. McVarish, DRAFT Updated NHL documentation "Ste. Genevieve Historic District," section 8, page 111.
84. McVarish, National Register of Historic Places Nomination Update: "Ste. Genevieve Historic District," 8-119.
85. McVarish, National Register of Historic Places Nomination Update: "Ste. Genevieve Historic District," 8-119.

Landscape Analysis by Landscape Characteristic

Refer to Figure 52. Sketch site plan for the Janis-Ziegler House property.

Natural Systems and Features

The Mississippi River has long served as the focus of travel, transportation, and settlement. French emigrants established Ste. Genevieve to the west, and several towns to the east, of the Mississippi River during the early eighteenth century, seeking to take advantage of the fertile bottomland soils, availability of plentiful water sources, and animal and mineral resources. However, the benefits of living along the river were soon outweighed by the threat posed by flooding, and residents of the Ste. Genevieve townsite established circa 1751 later determined the need to relocate to higher ground after experiencing several devastating floods during the 1780s that destroyed houses and inundated fields, killing crops and livestock.

In the 1770s the Mississippi River began to meander and erode its western banks. Over the next seven years, erosion accelerated, culminating in a series of disastrous flooding events starting in 1785, including one that submerged *le Grand Champ* under fifteen feet of water.[86] These floods instigated the relocation of villagers from the original village of Ste. Genevieve to a new townsite up the Mississippi by the forks of Gabouri Creek. The process of relocation unfolded over time due to repeated floodings. At a higher elevation, the new site was initially called *les petites côtes*, or little hills, after its topographical distinction. *Les petites côtes*, situated between the forks of Gabouri Creek, provided both the land and population base necessary for the village's survival. By 1792 this village was referred to as 'Nouvelle Ste. Genevieve.' A map prepared by Nicolas de Finiels in 1797 indicates the location of the original Ste. Genevieve village within the floodplain of the Mississippi River and the new village located atop higher topographic elevations west of the river (refer to Figure 7). As described by Henry Breckenridge in his *Views of Louisiana: Together with a Journal of a Voyage up the Missouri River in 1811*, the cultural landscape around the old and the new Ste. Genevieve during the mid-1790s emphasizes the critical importance of higher topography for the new townsite as a modest protective buffer against the elemental force of the Mississippi River.[87]

Nicolas Janis built his home on higher ground overlooking *le Grand Champ* and South Gabouri Creek circa 1790–1791 within this context. The house continues to offer a connection to this history and heritage of Mississippi River settlement today.

The Mississippi River remains a threat to the Janis-Ziegler cultural landscape today. In 1993, a severe flood reached the city in several locations, rising above the first floor of the Janis-Ziegler House and causing extensive damage. This flood led to the U.S. Army Corps of Engineers creating a 50-foot-high levee within the floodplain and *le Grand Champ* to control future flooding. As recently as 2019 the levee was threatened by flooding. Flooding is not the only threat posed by the Mississippi River. As droughts have become a more frequent occurrence, the Mississippi River has, in recent years, diminished from a steady flow to dry enough to walk half a mile across. Additionally, the river's shifting alignment can threaten city infrastructure, shipping and ferrying operations, and use of the floodplain for farming.

86. National Park Service, Reconnaissance Survey / New Area / Ste. Genevieve, Missouri. Midwest Region. April 1980.
87. Henry Marie Brackenridge, *Views of Louisiana: Together with a Journal of a Voyage up the Missouri River in 1811* (Chicago: Quadrangle Books, 1962. Originally published in Pittsburgh, Pennsylvania by Cramer, Spear and Eichbaum in 1814).

South Gabouri Creek, like the Mississippi River, has long had an impact on the Janis-Ziegler House property. In 1803, Nicolas Janis had a stone wall constructed along the northern boundary of his property along St. Marys Road to help protect the house from the waters of South Gabouri Creek. Historic photographs illustrate use of the creek by livestock for water. It is possible that the Janis and Ziegler families took advantage of the creek to supply various water needs (refer to Figure 21).

Wells and cisterns are a traditional response to collecting and storing water for use on the residential and farm properties within Ste. Genevieve. A well or cistern remains in evidence at the Janis-Ziegler House.[88] Although the precise date of origin for this feature has not been determined, it is of a character similar to wells and cisterns on several other historic French colonial properties and may date to the period of significance.

In assessing the natural systems and features associated with the Janis-Ziegler House property for their potential contribution to the National Register significance of the larger historic district, current geology, landform/topography, and hydrology all continue to approximate the conditions present during the period of significance (Figure 39). The Mississippi River remains the primary natural system capable of causing severe impacts to Ste. Genevieve and its historic properties and landscapes, with a secondary threat posed to the Janis-Ziegler House property by South Gabouri Creek. Expanded responses to the impacts of flooding or other natural hazards will likely be required should local temperatures continue to rise and storm events become more severe.



FIGURE 39. View across South Gabouri Creek toward the Janis-Ziegler House showing it sited atop an elevated terrace edged by a stone retaining wall along St. Marys Road. (Source: Liz Sargent HLA, August 2023)

88. The National Park Service's Facility Management Software System (FMSS) indicates that three wells or cisterns are or were present on the Janis-Ziegler House property. Only one was observed by the CLR team while conducting field investigations in August 2023. It is possible that others were present that have been filled or covered.

Contributing Natural Systems and Features:

- Native geology
- Native soils
- Elevated terrace and steep slope topography along St. Marys Road
- Setting overlooking South Gabouri Creek and *le Grand Champ* within the Mississippi River floodplain

Spatial Organization and Land Use

The spatial organization of the Janis-Ziegler House property today is defined by the linear form of the northern boundary, marked by the stone retaining wall and long dimension of the house, which lie parallel to St. Marys Road and South Gabouri Creek, and the elevated terrace atop which the house sits (Figure 40). Currently, the property measures only about one-half an acre. Historically, however, it extended over the entire block bounded by St. Marys Road, South Main Street, and Seraphin Street. The yard behind the linear features of the northern boundary, which historically included fencelines and tree and shrub plantings that are no longer extant, included outbuildings, quarters for enslaved workers, an orchard, and fenced areas that may have enclosed or excluded livestock. It currently serves an interpretive land use as part of Ste. Genevieve National Historical Park. The property historically served residential and commercial land uses when in private ownership.



FIGURE 40. View along St. Marys Road showing the historic siting of the house atop an elevated terrace and the orientation of the house and stone retaining wall that parallels St. Marys Road and South Gabouri Creek. (Source: Liz Sargent HLA, August 2023)

Today, the rear yard is not open as shown in photographs taken around the end of the period of significance, and the outbuildings are missing, while the larger property has also been subdivided and developed to include several residences. Aspects of the historic spatial organization that survive today and contribute to the significance of the property include the siting of the house atop

an elevated terrace overlooking St. Marys Road and South Gabouri Creek, as well as the orientation of the house and retaining wall, which continue to parallel the road corridor and creek.

Contributing Spatial Organization and Land Use Features:

- Linear form of the stone retaining wall paralleled by the long side of the Janis-Ziegler House along St. Marys Road

Circulation

Today, the only circulation features present on the Janis-Ziegler House property are the concrete steps leading through the stone retaining wall to the elevated terrace atop which the house sits, and the wooden stairs providing access to the *galerie* on the southwestern side of the house. Both features are replacements of earlier elements and were built during the late twentieth or early twenty-first century. The steps leading through the wall are fashioned of concrete, while the stairs leading to the *galerie* are of contemporary nominal lumber. Neither of these features contributes to the significance of the Janis-Ziegler House property.

As noted, the property is fronted by St. Marys Road, which is known to have been present by the late eighteenth century. At the time, it was known as New Bourbon Road (refer to Figure 9). The road provided access to this, and other historic properties within the townsite throughout the period of significance. St. Marys Road was elevated to the top of the stone retaining wall following the Great Flood of 1993, around 1995, but was lowered again in 2015 at the request of then property owner Hilliard Goldman. The existing steps were built following the return of the road to its lower elevation; the wall is known to have been partially rebuilt following the lowering of the road. These steps now serve as the primary access point for visitors to the property. Each step is composed of a 10-inch tread and 6-inch riser. A concrete landing extends 10 inches from the bottom of the stairs towards St. Marys Road. The steps are cracked in a few places where they meet the sides of the stone wall and lead to the mown grass yard northwest of the house (Figure 41).

On the southwestern side of the Janis-Ziegler House is a set of wooden stairs that provide access to the *galerie* level and the main entrance into the house. The stairs extend from the middle of the *galerie* to the southwest side of the house. The stairs measure 5 feet 8 inches in width. A 4-inch-wide wooden handrail edges the stairs to either side. Each of the nine stairs consists of a 1-foot tread and 7-inch riser. Metal slip guards are affixed to the treads. The stairs lead to a stone landing with angled stone edging in the southwestern yard (Figure 42). The current stairs are late twentieth-century replacements for historic stairs. Although not historic and non-contributing, the stairs help to retain the historic pattern of circulation for accessing the house from within the property. Notably, entrance stairs formerly on the front of the house have been removed, and the current rear stairs appear to at least be within the general location of where they have historically been placed.

A site plan prepared by HABS in 1985, along with photographs taken by descendants of the Janis family in the 1980s and later donated to the park, indicate that a driveway entered the property east of the house at the end of the stone retaining wall, and cars parked near the southeastern corner of the house (refer to Figures 33 and 34). Deed descriptions of the property include a 12-foot driveway easement in this location along the eastern edge of the property.



FIGURE 41. View toward the concrete stairs that lead toward the house from St. Marys Road. The stairs were built during the late twentieth century. They appear to be in the same location as stairs present in photographs from the 1980s; the photographs from the 1980s suggest the stairs were concrete as they are in 2025. The location may be consistent with stairs visible in a late-nineteenth-century photograph as well. (Source: Liz Sargent HLA, August 2023)



FIGURE 42. The wooden stairs that provide access to the Janis-Ziegler House *galeries* along the southwestern elevation. The existing stairs were built during the late twentieth century. (Source: Liz Sargent HLA, August 2023)

Contributing Circulation Features:

- None

Vegetation

Vegetation within the Janis-Ziegler House property includes mature deciduous shade trees, turf lawn, and a planting bed that contains a variety of shrubs, perennials, and annuals. The trees are

located behind the house within the yard to its south, southwest, and west. They establish a shady space that encompasses the entirety of the property south of the house. Other than the planting bed northwest of the house, the area behind the stone retaining wall is generally maintained in turf grass. Historic photographs show that, during the period of significance, several trees were planted between the house and the wall, and that evergreen shrubs were planted along the southeastern façade of the house and fences that once followed the property boundary (refer to Figures 22, 23, and 24). The trees visible in a 1916 photograph appear to have been maintained by pollarding, a process in which the main branch systems of trees are pruned heavily to short stubs. This method promotes vigorous young re-growth from the stumpy branches and is often used in urban areas to reduce the crown size of old street trees. The practice of pollarding trees was favored in many historical formal French gardens and today in parks and along many urban streets. Remains of the trees visible in the 1916 photograph are also present in photographs dating to the 1930s, although the practice of pollarding appears to have been discontinued. The species of tree present has not been determined from review of the photographs.

The rear yard appears in two photographs taken around the end of the period of significance as much more open (refer to Figures 25 and 26). One of the images indicates that a fence enclosed a yard behind the house that was entirely planted in turf grass. The more open condition continues into the 1980s (refer to Figure 34). Historic records also suggest that an orchard was present on the property during the late eighteenth and nineteenth centuries, which may have survived into the twentieth century. No evidence of the orchard survives on the property today.

Turf grass is the primary vegetation feature that survives on the property today from the period of significance. The trees present in the yard today are of an unknown date of origin. The species noted during 2023 field investigations included a silver maple (*Acer saccharinum*), redbud (*Cercis canadensis*), eastern red cedar (*Juniperus virginiana*), bald cypress (*Taxodium distichum*), several pecans (*Carya illinoiensis*), a walnut (*Juglans nigra*), boxelder (*Acer negundo*), and white oak (*Quercus alba*). A row of arborvitae (*Thuja occidentalis*) has been planted along the northwestern property boundary with a neighboring residence as a visual screen. As illustrated in the 2023 topographic and boundary survey, the arborvitae appear to fall on the NPS side of the property boundary. These trees, however, were probably planted by the neighboring residents. The park may want to meet with the neighboring residents to confirm this information and how the trees should be maintained. Many of the same species appear on the site plan prepared as part of HABS documentation in 1985 (refer to Figure 33). Species noted as present in 1985 but not present as of 2023 include apple (*Malus* sp.), elm (*Ulmus americana*), and sugar maple (*Acer saccharum*). This suggests that many of the trees present today are at least 50 years of age, although they may still postdate the period of significance. While the trees provide welcome shade, they cannot necessarily be tied to the period of Ziegler ownership (Figure 43). The planting bed behind the stone retaining wall was established during the late twentieth century. The planting bed measures 9 feet 3 inches in width and is edged by limestone curbing that measures 8½ inches in width and comes in 3-foot-10-inch lengths, although the lengths of the blocks vary. The curbing has a crowned top. The planting bed contains evidence of plants being installed and tended, such as rose daylily and resurrection lily, but has not been maintained and is filled with volunteer herbaceous and woody species (Figure 44).



FIGURE 43. View toward the Janis-Ziegler House showing the turf grass southeast and east of the dwelling and the shady grove of trees in the yard to the south and southwest of the building. (Source: Liz Sargent HLA, August 2023)



FIGURE 44. The planting bed behind the stone retaining wall northwest of the Janis-Ziegler House. (Source: Liz Sargent HLA, August 2023)

Contributing Vegetation Features:

- Turf grass

Buildings and Structures

The Janis-Ziegler House is a one-and-one-half-story vertical log-on-sill dwelling with a gable roof that measures 74 feet by 40 feet in plan (Figure 45). The building is set on a raised stone masonry basement that held a secure storeroom at one end. The house is edged to the northeast, southeast, and southwest by *galeries*, or porches. The perimeter walls of the dwelling are exposed vertical logs with gable end walls clad in wood clapboard. The logs are set on a wood timber sill atop the stone foundation. A set of nine wooden stairs edged by a wooden handrail, metal slip guards, and a stone landing extend from the southwestern *galerie* into the mown grass yard, shaded by a grove of mature shade trees.

The Janis-Ziegler House is an example of the French vertical log, or *poteaux-sur-sole* with *bousillage* (post-on-sill with mud infill), construction method where the exterior walls rest on a wooden sill atop a stone foundation. This method of construction is characteristic of French colonial architecture during the eighteenth and early nineteenth centuries within the Ste. Genevieve region. Nicolas Janis built the dwelling circa 1790–1791; it is believed to be the oldest standing house in the City of Ste. Genevieve.[89] The other significant structure associated with the Janis-Ziegler House site is the stone retaining wall, built in 1803 to protect the house from flooding and to prevent it from sliding down the hill. Both structures survive from the period of significance and contribute to the significance of the site. There are no other buildings or structures on the property.



FIGURE 45. View looking west toward the Janis-Ziegler House from St. Marys Road. (Source: Liz Sargent HLA, August 2023)

As noted, the Janis-Ziegler House is believed to have been built under the direction of Nicolas Janis circa 1790–1791, although records are not definitive on this point. The house had certainly been constructed by the time Nicolas Janis transferred the property to his son, François, in 1796. Janis built the house with the help of enslaved labor. The couple also brought at least fifteen people

89. National Park Service, "Green Tree Tavern," *Ste. Genevieve National Historical Park*, https://www.nps.gov/places/green-tree-tavern.htm (accessed August 25, 2025).

who were enslaved with them when they moved to new Ste. Genevieve. Quarters for the enslaved workers were likely located on the property. Even after transferring the property to his son, François, Nicolas Janis continued to live in the home until his death in 1804. It was during the early nineteenth century that François began to operate a tavern within the house. A description of the inn is available from a guest who wrote about his stay in 1806: "I was by no means disappointed; the landlord, a lively Frenchman, looked after my horses and his wife made me a cup of coffee with as much perfection as ever I drank at the Palais Royale or at the food of Point Neuf."[90] It is believed that the Janis family used the attic space for the inn, while the southwestern side of the house served as living space and the northeastern side as a tavern.[91] The property is believed to have housed a barn as well as other outbuildings during the nineteenth century that are no longer extant today. Some of these may have been located on parts of the property that were subdivided and developed as single-family residences during the twentieth century.

In spring 1993, the house was damaged by the Great Flood that occurred along the Mississippi River and other rivers within the Midwest. In 1996, Hilliard and Bonnie Goldman purchased the property with the intention of restoring the house and grounds. The Goldmans undertook an extensive rehabilitation effort over several years to return the house to its circa 1790 appearance. Restoration of the house continued until 2000. The Goldmans added stairs to the northeast side of the *galerie* that are believed to have been present historically. In 2017, the Goldmans transferred ownership of the property to the state of Missouri where the Department of Natural Resources administered it, Division of State Parks, until it was transferred to the National Park Service for inclusion in Ste. Genevieve National Historical Park in 2021. The stairs leading to the northeast *galerie* are no longer extant. It is likely that they were removed during the period of state ownership.

While most French colonial architecture features an interior composed of two to four rooms of roughly the same size, the Janis-Ziegler House is somewhat unique in having a large central room flanked by two or three smaller rooms on either side. There are two triangular fireplaces in the house. The roof and gable ends enclose an attic. Associated with the space was a permanent stairway that made the attic more accessible. The arrangement of the house reflects American ideas of comfort. As such, it combines American spatial and functional concepts with the traditional French *poteaux-sur-sole* with *bousillage* (post-on-sill with mud infill) construction, roof overhangs shading the wall for comfort, and a family dwelling and business under the same roof.[92]

Portions of the house were altered even during its original construction. After the foundation and log walls were in place, but before the *galerie* deck or roof framing was installed, the southwestern *galerie* and southwest corner of the southeastern *galerie* were enclosed as two *cabinets* with rough-hewn willow studs for the exterior walls. A transitional roof with gabled end walls extending over the end *galeries* replaced the planned hip roof. As noted by McVarish, additional changes occurred in 1800, including the removal of one triangular fireplace and oven from the west end. At the same time, the door between the kitchen and tavern was changed to a cased opening, while the interior walls of the original cabinets had doors added. Three new brick stove flues were also added. In the trading room in the center of the building, a replacement boxed stair was added.[93] Although the date of origin is not known, the mantelpieces are of the Federal period and are probably additions.

90. National Park Service, "François Nicolas Janis," *Ste. Genvieve National Historical Park*. https://www.nps.gov/people/francois-nicolas-janis.htm#:~:text=Francois%20married%20P%C3%A9lagie%20(Bienvenu)%20Janis,%2C%20Henry%20Bienvenu%20Janis%20(b (accessed August 25, 2025).
91. National Park Service, "François Nicolas Janis."
92. McVarish, National Register of Historic Places Nomination Update: "Ste. Genevieve Historic District," 7-26.
93. McVarish, National Register of Historic Places Nomination Update: "Ste. Genevieve Historic District," 7-27.

François Janis was responsible for constructing a stone retaining wall that paralleled the road in front of the house in 1803. To build the wall, Janis entered into a contract with Baptiste Larose *dit* Bontabac. The wall was intended to ensure the stability of the bank in front of the house due to flooding that occurred periodically along the neighboring South Gabouri Creek. Bontabac furnished and prepared the stone necessary to construct the wall. As completed, the wall measured 100 feet long by 5 feet high and 2½ feet thick. Bontabac commenced work immediately after the wheat harvest and was obligated to complete the wall by October of that year.[94] François Janis agreed to provide a pair of oxen and wheels to assist with the construction, along with four minots of wheat, a mare and her foal, and fifty dollars in lead or animal furs at market price.[95] A photograph of the property taken in 1916 (refer to Figure 22) indicates that the wall was straight at that time. At a later undetermined date, a section of the wall was rebuilt with a bowed section (refer to Figure 32) extending towards the road to accommodate a tree.

During the 1993 flood, water reached above the first floor of the house. After the flood, St. Marys Road was elevated to the top of the wall as a barrier to future flooding, while a curb and gutter were added to the road margin (refer to Figure 36). In 2005, the city lowered the road at the request of the owner at the time, Hilliard Goldman. After the road was lowered, part of the wall was rebuilt, removing the bowed section, in 2015.[96]

Today, the stone retaining wall is roughly 4 feet tall at its highest and measures 149 feet 3 inches along the northern edge of the property. At the southern end, the wall turns 90 degrees and continues for another 6 feet 7 inches until it disappears into the hillside. Coping stones measuring 2 feet long, 1 foot 5 inches wide, and 3½ inches thick finish the top surface of the wall (Figure 46). Located roughly 60 feet from the westernmost edge of the wall, a flight of concrete steps measuring 3 feet wide intersects the wall, providing access to the interior of the property at its northwestern end. At this entrance, a sign is affixed to the wall identifying the property as a component of Ste. Genevieve National Historical Park, administered by the National Park Service. To the west of the steps, a drainage pipe extends approximately 6 inches from the face of the wall. The pipe emerges about 1 foot below the top of the wall and is located roughly 7 feet southeast of the concrete stairs. Behind the wall is a planting bed.

94. Contract in Ste. Genevieve Archives Folder. Translation of the original document which was in French notes that preparing the stone included cutting and squaring it off to appropriately lay in courses.
95. Contract in Ste. Genevieve Archives Folder.
96. Mueller, Notes on the Wall and Roadway at the Janis-Ziegler House.



FIGURE 46. View looking northwest along the stone retaining wall in front of the Janis-Ziegler House. (Source: Liz Sargent HLA, August 2023)

Contributing Building and Structure Features:

- Janis-Ziegler House
- Stone retaining wall

Views and Vistas

Views of the Janis-Ziegler House are afforded from St. Marys Road, as well as from Jour de Fete (Moses Austin) Park, located across South Gabouri Creek from the property, while the same features can also be viewed from the property itself. The views of the house present today were clearly afforded during the period of significance as well judging from historic photographs looking toward the house dating to the late nineteenth and early twentieth centuries (refer to Figures 21, 22, and 23). Little is known about what was visible behind the house during the period of significance due to a lack of primary source maps, aerial photographs, and ground photographs.

Spatial patterns are retained on the site due to the siting of the house on the knoll, construction of St. Marys Road (prior to 1790–1791), construction of the retaining wall parallel to the dwelling (1803), the presence of South Gabouri Creek, and the east plateau of the Mississippi River floodplain to the east. These features created significant viewsheds to and from the Janis-Ziegler House property.

Existing views from various vantage points remain similar to historic views to and from the Janis-Ziegler House, due to the surviving patterns of spatial organization and the presence of historic resources. There is a view from the property southeast toward *le Grand Champ*. An expansive view is afforded to the house from Jour de Fete Park encompassing South Gabouri Creek, St. Marys Road, the stone retaining wall, and the house sited on the knoll. The house is also visible from a commemorative marker located across the creek that recognizes the property as the site of the first Masonic Lodge west of the Mississippi River (Figure 47). Looking southeast along St. Marys Road, it is possible to view the road, retaining wall, elevated terrace topography, and the house (refer to

Figure 40). The view east from the house extends across St. Marys Road and South Gabouri Creek to Jour de Fête Park. Within the property, views are afforded from the western property line across the open turf area and grove of shade trees toward the west entrance to the house.



FIGURE 47. View looking southwest toward the Janis-Ziegler House from the commemorative marker indicating the site of the first Masonic Lodge west of the Mississippi River. (Source: Liz Sargent HLA, August 2023)

Contributing View and Vista Features:

- View southeast from the Janis-Ziegler House toward le Grand Champ
- Views looking southeast and northwest along St. Marys Road toward the house, the terraced topography, and the stone retaining wall

Small-scale Features

There are very few small-scale features on the Janis-Ziegler House property. All of the small-scale features present are contemporary additions that date to the late twentieth or early twenty-first century with the exception of a well or cistern located in the yard southwest of the house. The well or cistern is one of two that appears on a HABS site plan prepared in 1985 (refer to Figure 33). The small-scale features that appear to postdate the period of significance include boundary fencing, a National Park Service identity sign, regulatory signs along the road, and a telephone/light pole.

The extant well or cistern is located in the mown grass yard southwest of the Janis-Ziegler House. The underground feature is covered by a circular slab of limestone that measures 4 feet 6½ inches in diameter. A metal hatch and ring handle is affixed in the center of the cover that measures 9 inches in length and is 1 foot 5 inches wide (Figure 48).



FIGURE 48. View looking toward the southwestern façade of the Janis-Ziegler House with the well/cistern in the foreground at the base of a tree. (Source: Liz Sargent HLA, August 2023)

An identity sign installed by the National Park Service edges the concrete stair leading through the stone retaining wall into the property. The sign identifies the site as Green Tree Tavern (Janis-Ziegler House) and part of Ste. Genevieve National Historical Park. The sign is affixed to the stone retaining wall beside the concrete entrance steps. The sign features a metal panel measuring 3 feet 4 inches in width by 2 feet 8 inches in height. The base of the sign is 9 inches off the ground (Figure 49). Two "no parking" signs are set into the lawn between the stone retaining wall and St. Marys Road. The signs face the road in both directions. Both consist of a metal post to which is affixed to a metal plaque, standing 3 feet 10 inches tall (Figure 50). The southwestern and southeastern boundaries of the Janis-Ziegler House property are marked with metal posts. The posts stand approximately 3 feet in height (Figure 51). A wooden telephone pole is located in the yard to the west of the Janis-Ziegler House, not far from the building. The pole supports an overhead light, which is attached to the top of the pole. The pole measures 9 inches in diameter and stands roughly 15 feet in height.



FIGURE 49. The identity sign for the property and its association with the National Park Service and Ste. Genevieve National Historical Park. (Source: LSHLA, November 2023)



FIGURE 50. No parking signs are set in the grass in front of the stone retaining wall. (Source: Liz Sargent HLA, August 2023)



FIGURE 51. Metal posts marking the southwestern boundary of the Janis-Ziegler House property. (Source: Liz Sargent HLA, August 2023)

Contributing Small-scale Features:

- Well/cistern

Archeological Sites

Between 2006 and 2009, staff from Illinois State University undertook a systematic archeological investigation of the Janis-Ziegler House property. The investigators, led by Dr. Elizabeth Scott, located evidence of two *poteaux-en-terre* (post-in-ground) outbuildings in the rear yard of the house that likely housed enslaved persons. A ten-foot-long section of a post-in-ground wall was uncovered, interpreted as part of an outbuilding used as a kitchen and/or slave quarters during the Janis period of ownership. Artifacts found at the site, including early pearlware ceramics, date this structure to the 1790s. The other structure dates to the Ziegler period of ownership and featured a cellar with posts that likely supported a floor above.

The investigations also uncovered evidence of a surrounding palisade fence present on the site during the Janis period. Near the front *galerie*, a palisade ditch was discovered that likely formed part of a fence enclosing the triangular-shaped property. This ditch runs parallel to the *galerie* and corresponds to a 1790s construction date. Scott's investigations revealed sheet refuse deposits containing ceramics, glass, beads, and lead shot nearby that provide further insight into daily life on the property.[97]

Scott's investigations focused solely on the 0.56-acre property now owned by the National Park Service. No investigations have taken place on the rest of the land that was part of Janis' original 5-arpent tract.

97. Scott, "Excavation of Poteaux-en-Terre Outbuilding," no pagination.



FIGURE 52. Sketch site plan for the Janis-Ziegler House property. (Source: Liz Sargent HLA)

Treatment Plan

TREATMENT PLAN

Introduction

Treatment is a preservation strategy for long-term management of a historic property, intended to direct physical work on the landscape so that the distinguishing characteristics and features that contribute to the significance of the property are preserved. The treatment plan has been prepared to provide the National Park Service with an overall vision for the cultural landscape of the Janis-Ziegler House property within Ste. Genevieve National Historical Park. The plan is composed of a range of treatment options, supported by general treatment guidelines and recommendations, as well as implementation guidance. The options include both treatment recommendations related to preservation and management of significant cultural and natural resources, as well as for new program elements related to accommodating visitors and interpretation.

The treatment plan addresses the stewardship of historic natural and cultural resources associated with the Janis-Ziegler House property in accordance with federal guidelines. The treatment plan has also been developed based on the assumption that both natural and cultural resources merit careful stewardship and conservation strategies, which may at times suggest the need for further research and archeological investigation.

The treatment plan also responds to the specific management issues, concerns, and objectives conveyed to the CLR team in the project statement of work and by park and regional National Park Service personnel.

The treatment plan is divided into eight sections.

1. **Park Management Goals, Issues, and Concerns,** which describe the desired conditions identified in the project statement of work, discussions with National Park Service personnel during site visits, a workshop conducted in support of treatment, and the Part I CLR for Ste. Genevieve National Historical Park, completed in May 2025.

2. **Recommended Treatment Approach,** which presents the four approaches recognized by the Secretary of the Interior for treating historic properties, and identifies the approach recommended for the Janis-Ziegler House property as part of this CLR.

3. **General Management and Design Guidelines for Treatment,** which provides an overarching set of guidelines that apply to all resource management activities conducted within the property.

4. **Treatment Concept,** which conveys the overarching vision or concept for landscape treatment within the park and the Janis-Ziegler House property, to meet National Park Service issues, goals, and concerns identified as part of this project.

5. **Treatment Recommendations,** which provide cultural landscape treatment recommendations that identify the individual actions required to address the park's management goals, issues, and concerns and guidance on implementing the actions.

6. **Treatment Options Related to Proposed New Programmatic Elements,** which feature the four conceptual options to accommodate proposed new programmatic elements and the associated challenges and opportunities of each.

7. **Recommendations and Guidelines for Proposed New Programmatic Elements,** which provide guidance regarding four specific aspects of the implementation of new programmatic elements: circulation, accessibility, site furnishings, and interpretation.

8. **Implementation Projects,** which identify a process for implementing proposed new programming elements, once necessary additional recommended research, investigation, documentation, and planning efforts are completed.

Park Management Goals, Issues, and Concerns

The management goals, issues, and concerns to be addressed by the treatment plan were identified in three ways—in the Part II CLR project statement of work prepared by the National Park Service in July 2023, discussions conducted between the CLR team and National Park Service personnel during the process of preparing the Part I CLR for Ste. Genevieve National Historical Park, and as part of a virtual treatment workshop held on March 27, 2025. Additional management goals, issues, and concerns were gleaned from field investigations, archival research, and review of previously prepared planning and inventory documents including archeological studies and surveys. The primary issues to be addressed by the treatment plan included the following:

- Address circulation and accessibility challenges associated with parking, accessible pedestrian circulation within the site, and access to the *galerie* (porch) and entrance into the house.
- Identify interpretive opportunities for the site.
- Conceptualize potential programming for the Janis-Ziegler House property cultural landscape.
- Propose strategies for vegetation management.
- Consider strategies for addressing external impacts from the surrounding neighborhood.
- Identify proper management and preservation protocols for historic structures.
- Develop several treatment options for consideration by the National Park Service that are consistent with best practices in terms of resource protection, preservation maintenance and management, and consider the visitor experience, safety, and accessibility.

Recommended Treatment Approach

The four treatment approaches for historic properties recognized by the Secretary of the Interior were considered in conjunction with the park's objectives in developing the Part II CLR in order to determine the approach most suitable for the Janis-Ziegler House property.

The four treatment approaches include: preservation, rehabilitation, restoration, and reconstruction. Described in *The Secretary of the Interior's Standards for the Treatment of Historic Properties* as forming "the philosophical basis for responsible preservation practice and enable

long-term preservation of a landscape's historic features, qualities, and materials." The approaches are defined as follows:

> **Preservation:** the act or process of applying measures necessary to sustain the existing form, integrity, and material of a historic property. Includes stabilization work, where necessary, as well as ongoing preservation maintenance and repair of historic materials and features.
>
> **Rehabilitation:** the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.
>
> **Restoration**: the act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by removing features from other periods in its history and reconstructing missing features from the restoration period.
>
> **Reconstruction**: the act or process of depicting, by means of new construction, the form, features, and detailing of a non-surviving site, landscape, building, structure, or object for the purpose of replicating its appearance at a specific period of time and in its historic location.[98]

Recommended Treatment Approach for the Janis-Ziegler House Property

Based upon the park's need to meet current and projected future interpretive, functional, and management goals, **rehabilitation** is recommended as the most appropriate overarching treatment approach for the Janis-Ziegler House property cultural landscape. Because rehabilitation is defined as the act or process of making possible a compatible use for a property, this approach allows for protection of the site's historic character and resources while carefully addressing the need for limited enhancement or expansion of interpretive opportunities, accessible circulation routes, ecological maintenance and restoration, and the improvement of visitor amenities.

As part of rehabilitation, the stabilization, protection, and preservation of historic and natural resources are assumed even when new uses are accommodated. Areas of the landscape that are particularly sensitive to change and disturbance, such as sites of known and potential archeological resources, should be treated with great care. In general, the Part II CLR recommends preservation of archeological resources unless a compelling research question or informational need justifies disturbance or excavation, or mitigation to accommodate unavoidable change, as necessary.

In considering the other treatment alternatives recognized by the Secretary of the Interior for the Janis-Ziegler House property cultural landscape, the CLR found them inappropriate for the following reasons:

Preservation is not in keeping with National Park Service goals for universal accessibility and associated changes to the landscape to accommodate contemporary needs.

Restoration and **reconstruction** are not practical because they assume, as a prerequisite, that sufficient documentation exists to accurately portray a lost historic condition. At this time, it does not appear that there are documentary sources detailed enough to support comprehensive restoration or reconstruction of the associated features present at the Janis-Ziegler House

98. Robert Page, Cathy A. Gilbert, and Susan A. Dolan, *A Guide to Cultural Landscape Reports; Contents, Processes, and Techniques* (Washington: U.S. Department of the Interior, National Park Service, 1998), 82.

property during the period of significance because sufficient documentation is not available to accurately portray missing conditions.

Secretary of the Interior's Standards for Rehabilitation

The following section summarizes the standards for rehabilitation for historic properties espoused by the Secretary of the Interior. The ten basic principles that comprise the standards are intended to help preserve the distinctive character of a site while allowing for reasonable change to meet new needs. The standards (36 CFR Part 67) apply to historic properties of all periods, locations, sizes, conditions, and uses. These standards create a baseline of guidance to which intended changes to the historic landscape must be compared. These standards are neither technical nor prescriptive but promote responsible preservation practices. They include:

- A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

- The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

- Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

- Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

- Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

- Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

- Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

- New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

- New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

General Management and Design Guidelines for Treatment

The following section provides general management and design guidelines for the treatment of the Janis-Ziegler House property intended to support the rehabilitation approach and the treatment recommendations provided later in the chapter. The guidelines are to be used in conjunction with the Secretary of the Interior's Standards for Rehabilitation cited above and in connection with each of the proposed treatment recommendations included later in this report. They also relate to a philosophy of cultural landscape treatment based on *The Secretary of the Interior's Standards for the Treatment of Historic Properties*, Preservation Brief 36, and a comprehensive view of the property.[99] The guidelines should be used when planning for all landscape changes.

Role of Preservation Specialists

- Undertake all treatment projects under the direction of appropriate specialists, including but not limited to historical landscape architects, historical architects, archeologists, natural resource management specialists, qualified technicians, and artisans.

- Evaluate all proposed new uses in consultation with a historical landscape architect and other appropriate professionals.

Documentation

- Document, through drawings, photographs, notes, or other means, all changes and treatments made to the historic landscape. Consider the use of the most current cartographic technology in documentation efforts, including digital scanning, which might also be used to support interpretation.

- Maintain records of treatment and preserve documentation according to professional archival standards.

Sustainability

- Institute cultural and natural resource treatment and maintenance methods that are environmentally and culturally sensitive and sustainable over the long term.

- Consider limiting the extent of grading involving cut and fill when introducing any new intervention, particularly cut which has the potential to disturb belowground archeological resources and information potential.

- Implement the least intrusive measures and those involving stabilization first, and subsequently proceed to the more invasive, as necessary.

99. See Charles A. Birnbaum, Preservation Brief 36: "Protecting Cultural Landscapes: Planning, Treatment and Management of Historic Landscapes" (National Park Service, 1996), https://www.nps.gov/tps/how-to-preserve/briefs/36-cultural-landscaapes.htm (accessed December 10, 2023); National Park Service, "Standards for Rehabilitation," https://www.nps.gov/tps/standards/four-treatments/treatment-rehabilitation.htm; and National Park Service, "Guidelines for Rehabilitating Cultural Landscapes, The Approach," https://www.nps.gov/tps/standards/four-treatments/landscape-guidelines/rehab/approach.htm.

- Emphasize landform-based solutions, including grading over hardscape solutions, such as retaining walls, to address concerns relating to circulation, drainage, and new construction.

- Take into consideration life-cycle costing of materials, including their long-term wearing capacity and maintenance costs, when evaluating options. Always consider materials that are non-toxic, durable, long-lived, and low maintenance.

New Design and Construction

- Avoid adding new features or altering existing features in ways that adversely affect the landscape's historic character. New construction should be limited to the least impactful alterations and additions necessary to accommodate visitor access, interpretation, and management of the property. This might include pedestrian and interpretive systems such as walkways and unobtrusive wayside exhibits, and informational, identity, and regulatory sign systems.

- Ensure that new or altered features are as unobtrusive as possible while allowing for accessibility and meeting safety codes and regulations.

- Undertake sufficient study and recordation of landscape features requiring modification, repair, or replacement before work is performed to protect research and interpretive values.

- Retain and maintain historic materials, features, finishes, construction techniques, spaces, and spatial relationships when changes to the cultural landscape are considered.

- Design and site new additions or alterations to the landscape in such a way that they do not destroy historic materials, features, and spatial relationships that characterize the cultural landscape. Design all new additions and alterations to be a product of their time, and compatible with the historic resources in materials, size, scale, proportion, and massing. Differentiate new work from existing historic resources.

- Design and site new additions and alterations to the landscape in such a way that, if removed in the future, the essential form and integrity of the cultural landscape would be unimpaired.

- Repair, rather than replace, deteriorated historic features. When replacement is recommended due to severely deteriorated conditions, the replacement feature should be designed based on all available archeological, documentary, and/or physical evidence. New replacement features should match the old in design, color, texture, and, where possible, materials.

- Design new features, systems, and programs to be as accessible as possible for the widest audience.

- Minimize the visual and physical impacts of visitor access facilities on cultural resources and natural systems. Develop the least intrusive visitor access improvements possible.

- Avoid the use of chemical or physical treatments that cause damage to cultural resources and natural systems. Undertake the surface cleaning of structures using the gentlest means possible.

Interpretation

- Develop an interpretive program that addresses cultural resources, natural systems, and their interrelationships, as well as layers of landscape history.

- Establish new waysides in the least intrusive manner possible to fulfill proposed new interpretive goals.

- Provide an alternative means for interpretation, such as a park welcome center exhibit, for those features located in areas that cannot be made universally accessible or where new interpretive features would be a visual intrusion.

- Minimize the visual and physical impacts of interpretive facilities on cultural resources and natural systems. Develop the least intrusive interpretive improvements possible.

- Develop interpretive programs and media to be as accessible as possible for the widest range of visitors.

Natural Systems and Features

- Encourage best management practices (BMPs), integrated pest management (IPM), and soil and erosion control measures in all maintenance and management practices in order to minimize water pollution and degradation of natural systems.

- Promote the health and viability of native vegetative cover in all management and maintenance practices and ensure that any plants installed on site are suited to local soil and moisture conditions.

- Avoid altering the habitats of rare, threatened, or endangered species or species of special concern.

Land Use

- Monitor and regulate use of the landscape to minimize immediate and long-term damage to natural and cultural resources.

- Avoid land use activities, permanent or temporary, which threaten or impair known or potential archeological resources.

- Limit, monitor, and control access to areas that are vulnerable to damage from human access or use.

- Consider equally both natural and cultural features in treatment and land use decisions.

Circulation

- Carefully consider the impact of proposed new and accessible circulation systems on natural and cultural resources, including potential archeological resources.
- Minimize the visual impacts of any proposed pedestrian access systems.
- Construct new and accessible circulation systems in as minimal a fashion as possible to access points of interest.

Vegetation

- Evaluate the management and maintenance needs of historic vegetation by identifying the species and age of communities and plantings and evaluating their condition.
- Protect and maintain historic vegetation by appropriately applying non-destructive methods of care employing daily, seasonal, and cyclical tasks.
- Address the need to rejuvenate historic vegetation by corrective pruning, fertilizing, soil aeration, and propagating important historic individuals for in-kind replacement.
- Utilize maintenance practices that respect the inherent form, habit, color, texture, and other characteristics of historic vegetation.
- Design new vegetation features to be compatible with the historic character of the landscape.

Buildings and Structures

- Avoid conjectural reconstruction of historic buildings and structures.
- Repair and maintain historic buildings and structures in accordance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties*.
- Protect historic buildings and structures during work on adjacent landscape features.

Small-scale Features

- Keep the number of contemporary small-scale features to the minimum required for visitor and staff comfort and safety.
- Erect the minimal number of signs possible for identity, directional, interpretive, and regulatory needs.
- Incorporate site furnishings within the site that are compatible with the character of the property as well as materials, finishes, and accessibility.
- Develop a cohesive plan for site furnishings that identifies the style and products appropriate for use within the Janis-Ziegler House property and other properties within Ste. Genevieve National Historical Park.

Archeological Resources

- Protect and preserve archeological resources in place. If such resources must be disturbed, undertake mitigation measures such as recovery, curation, documentation, and interpretation.

- Limit the use of destructive techniques, such as archeological excavation, for situations where information is anticipated to support critical research, interpretation, and management goals.

Treatment Concept

The section that follows is intended to convey the overarching vision or concept for landscape treatment at the Janis-Ziegler House property.

The Janis-Ziegler House property is significant as one of four discontiguous parcels that comprise Ste. Genevieve National Historical Park, each of which contain French colonial architecture along with landscape features that supported lifeways of the owners. The National Park Service administers the property as part of the larger park and the Ste. Genevieve community, with integral interpretation of the resources and associated stories. Several other neighboring sites and landscape features not administered by the National Park Service also inform the experience of visitors to the park and the Janis-Ziegler House. These include *le Grand Champ* (also known as the Common Field and the Big Field), a large area dedicated to agricultural uses that occupies the floodplain of the Mississippi River and collectively served the townspeople during the French colonial period; the Ste. Genevieve Memorial Cemetery; Ste. Genevieve Catholic Church; and several historic residential properties privately owned or administered by the state of Missouri and other organizations as house museums open to the public such as the Louis Bolduc House.

The Janis-Ziegler House property is a significant historic resource that merits careful protection and preservation. As the steward of the property, the National Park Service intends to balance protection of the site's cultural and natural resources with the provision of public access and interpretation. Since being acquired by the federal government in 2021, the property maintains integrity of location, design, setting, materials, workmanship, feeling, and association. There is, however, diminished integrity in the areas of setting and feeling due to the proximity of the surrounding residential development and due to the intensity of vehicular traffic along St. Marys Road and in Jour de Fete Park. Integrity of setting and feeling survive due to existing natural systems and features such as topography, South Gabouri Creek, and proximity and views to *le Grand Champ,* all historically associated with the property.

Treatment recommendations focus on the preservation and management of the distinct spatial organization exhibited on the site due to the natural landform and topography, historic circulation, and the presence of the South Gabouri Creek east of the property and St. Marys Road. The spatial organization as well as views and vistas to and from the site survive from the period of significance and contribute to the historic setting of the landscape (Figure 53).



FIGURE 53. Spatial organization, topographic features, and views and vistas survive with integrity and contribute to the significance of the Janis-Ziegler House property. (Source: LSHLA, November 2023)

Several historic features survive from the period of significance, including the Janis-Ziegler House, the stone retaining wall along the property boundary along St. Marys Road, at least one well/cistern,[100] and turf grass lawn. The primary goal of treatment of the cultural landscape at the Janis-Ziegler House property is long-term preservation and protection of the resources contributing to the historic character and significance of the property (Figure 54).

100. The FMSS asset table (provided to the CLR team by the National Park Service and dated April 1, 2025) describes three wells or cisterns as part of the Green Tree Tavern Maintained Landscape. Only one well or cistern was recorded during survey work conducted on behalf of the CLR in 2023, however.



FIGURE 54. The Janis-Ziegler House and the stone retaining wall also survive with integrity and contribute to the significance of the property. (Source: LSHLA, November 2023)

Treatment is also concerned with the care, management, and maintenance of the large trees occupying the cultural landscape of the Janis-Ziegler House property. The date of origin of the trees is unknown. Evidence suggests that many of the trees present are at least 50 years of age, although they may postdate the period of significance and cannot be tied definitively to the period of Ziegler ownership. However, the trees should be retained to the extent possible and managed and maintained to preserve the historic character of the site and for the safety of visitors and protection of historic buildings and structures. A certified arborist should regularly evaluate trees to determine whether they pose a hazard to site features or visitors, with appropriate pruning or removal to follow. Consider replacement in kind if tree removal is necessary. Ongoing maintenance to support tree establishment and foster healthy growth, including trimming, pruning, and thinning may occasionally be required (Figure 55).



FIGURE 55. Many large trees grace the rear yard of the property that merit protection and care. (Source: LSHLA, August 2023)

The treatment plan provides four conceptual design options to address goals related to enhancing the visitor experience by providing accessible circulation routes and interpretive programing, including the anticipated challenges and opportunities related to each. Proposed accessible circulation routes are in conformance with Architectural Barriers Act Accessibility Standards (ABAAS) to ensure that all visitors can be accommodated at the Janis-Ziegler House property. Each of the options is presented to indicate proposed new programming elements intended to provide interventions relating to expanded and safe accessible circulation and parking, interpretation to enhance the visitor experience, and addition of visitor amenities, and treatment recommendations for specific new programmatic elements. All options carefully address contemporary needs in such a way as to limit impacts on significant cultural and natural resources.

Treatment Recommendations

Refer to Figure 56. General Treatment Recommendations Plan.

Treatment recommendations strive to preserve and protect the qualities and character-defining features of the house and its site, while maintaining the historic resources in good condition. The recommendations serve as a basis for implementation projects conveyed later in this chapter that describe specific methods for maintaining, repairing, managing, and interpreting historic features.

General Recommendations

- Protect and maintain all contributing cultural landscape features in good condition. Contributing features include:
    - Janis-Ziegler House
    - Spatial organization of the dwelling precinct

  - Stone retaining wall
  - Turf grass
  - View southeast from the Janis-Ziegler House toward *le Grand Champ*
  - Views of the house, wall, and elevated terrace of the property from St. Marys Road and Jour de Fete Park
  - View from the west boundary of the property across open space toward the house
  - Wells/cisterns

- Initiate an annual monitoring program to evaluate the condition of historic features, such as the building and structures, topography, spatial organization, vegetation, views and vistas, and small-scale features. Record the results and use them to plan for necessary corrective actions.

- Consider using new and future research information derived from the four property Historic Structure Reports and the 2025 Cultural Landscape Report to inform an updated National Register nomination for the historic district.

Natural Systems and Features Recommendations

- Follow the guidance provided in the Resilience to Natural Hazards recommendations section below to address the proximity of the Janis-Ziegler House property to the Mississippi River and associated river floodplain and South Gabouri Creek.

- Preserve and maintain the landform and topography associated with the Janis-Ziegler House property as a contributing element.

Spatial Organization Recommendations

- Protect and maintain the contributing spatial organization of the property, composed of the siting of the house on an elevated terrace overlooking St. Marys Road, and the stone retaining wall that parallels the façade of the house.

- Protect and maintain extant topographic site features as well as constructed features that retain the historic spatial organization of the Janis-Ziegler House property.

Circulation Recommendations

- Monitor the potential for the City of Ste. Genevieve to make changes to St. Marys Road in terms of width or alignment, elevation, material surfacing, or the addition of sidewalks, crosswalks, traffic or crossing lights, and other safety improvements. Coordinate efforts to improve vehicular use and safety of the road as it passes the Janis-Ziegler House property and the other properties that are part of Ste. Genevieve National Historical Park.

- Continue to monitor the condition of the wooden footbridge that spans South Gabouri Creek and provides access to St. Marys Road from Jour de Fete Park due to the potential for visitors to use this route to access the Janis-Ziegler House property after parking in Jour de Fete Park. Monitor the margins of the property along St. Marys Road to address

any potential trip hazards. Refer to recommendations within the conceptual options for potential changes in circulation in response to extreme safety hazards associated with visitors crossing St. Marys Road and the need for fully accessible options for experiencing the site and house.

- Maintain the existing concrete stairs within the stone retaining wall in good condition. Add a code-compliant handrail.

Vegetation Recommendations

- Protect and maintain the turf grass lawn of the Janis-Ziegler House property as a contributing feature of the site. The turf grass is part of the Green Tree Tavern Maintained Landscape, which is listed as FMSS Location #256355, and asset #1772359. The FMSS record indicates that the grass surface measures 161 by 140 feet in size.[101]

- Maintain the large deciduous trees within the property. Engage a certified arborist at least annually to evaluate the health of the trees and address any pruning or removal needs relating to hazards to the public, park personnel, and the house. If removal is necessary, replacement in kind is recommended or replacement with similar native canopy species. Suggested species may include bald cypress (*Taxiodium distichum*), white oak (*Quercus alba*), box elder (*Acer negundo*), and pecan (*Carya illinoienis*).

- Consider removing one or two overstory trees at the south edge of the property to possibly introduce a limited number of fruit trees to interpret the former orchard on the property. Follow all protocols within the recommended vegetation management plan (see below) and the potential site limitations for the introduction of new tree plantings along with those associated with support of expanded visitor use of the property.

- Prepare a vegetation management plan for the property that identifies protocols for tree and shrub care, invasive plant control, replacement of existing plants, and the approach to using plants to support the design of new visitor access and interpretive improvements. Refer to the Implementation Projects section located near the end of this chapter for guidance related to preparation of the plan.

- Consider whether to maintain the perennial garden planted behind the stone retaining wall along the northwestern edge of the property. The plantings in the garden are not historic. They could be replaced as needed or removed. The stone edging around the garden should be reset to ensure a tidy appearance and avoid creating a tripping hazard for visitors and problems for mowing operations. Consider engaging a Friends group to maintain the garden. This would afford an opportunity for community participation at the Janis-Ziegler House property and an additional partnership for the National Park Service at Ste. Genevieve National Historical Park. One of the treatment options suggests extending a new accessible ramped walkway behind the stone retaining wall in the location of the garden, which would result in changes to the current arrangement of plantings.

101. The FMSS asset table provided to the CLR team by the National Park Service is dated April 1, 2025.

Buildings and Structures Recommendations

- Follow the treatment guidance for the Janis-Ziegler House provided in the 2024 Historic Structure Report.

- Introduce preventative maintenance practices and building conservation methods to increase the life expectancy of building materials and systems.

- Replace the south exterior stairs with a new stair with equal riser heights and code-compliant handrails. Design the new stairs to be sympathetic to the character of the house but a product of their own time. Provide slip-resistant traction strips at each tread.

- Consider the possibility of reconstructing a stair at the north elevation where stairs are believed to have been located during the period of significance, central with the main entry. Due to the narrow space between the *galerie* and the stone retaining wall, this stair may have been a split stair, similar in style to the stairs added during a restoration effort that followed the Great Flood of 1993.

- Regularly inspect the condition of the *galerie* railings and stair handrails, taking into consideration the safety of staff and visitors.

- Consider placement of any HVAC equipment in the least obtrusive location where it does not interfere with the views in and around the dwelling precinct or obstruct proposed walkways around the building.

- Perform preservation maintenance to remove organic growth from the *galerie* decking and first-floor framing members.

- Monitor the activity of carpenter and mason bees at the south end of the *galerie* and mitigate as appropriate.

- Protect and maintain the stone retaining wall in good condition. The wall has undergone various changes due to damage from flooding, the raising of St. Marys Road, and efforts associated with repair and restoration over time. Monitor the wall for evidence of movement or cracking. The stone retaining wall and stairs are part of the Green Tree Tavern Maintained Landscape, which is listed as Facility Management Software System (FMSS) Location #256355, and asset #1772368. The FMSS records indicate that the wall is 154 linear feet in length.

- Undertake any repairs on the stone retaining wall in accordance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties*.

- Consider the development of a preservation protocol guide to identify both short-term and long-term management goals and appropriate preservation, repair, and maintenance procedures for the stone retaining wall to address condition issues of concern.

Views and Vistas Recommendations

- Protect and maintain the view southeast from the Janis-Zeigler House toward *le Grand Champ* as possible using selective pruning and vegetation management and provide interpretation regarding the view.

- Encourage the City of Ste. Genevieve to protect and maintain the view from Jour de Fete Park toward the Janis-Ziegler House property as possible using selective pruning and vegetation management.

- Protect and maintain the view from the east boundary of the property across the open space of the rear yard toward the house. The view provides visitors with the opportunity to understand the property. Consider options for interpreting the full extent of the property as it once existed, extending to South Main and Seraphin Streets, and the features that were once present on the property.

Small-scale Features Recommendations

- Consider removing the existing metal posts marking the southwestern, southern, and southeastern boundaries of the Janis-Ziegler House property and replacing them with a more substantial, but visually unobtrusive marking or barrier system to indicate federal government ownership and discourage visitors from trespassing onto adjacent private property.

- Maintain the site identity sign attached to the stone retaining wall, visible from St. Marys Road. Regularly inspect the sign for evidence of dirt or mold and keep the sign clean, and the mounting braces in good repair.

- Protect and maintain the well/cistern features in the rear yard, which contribute to the significance of the property. Regularly inspect the well/cistern features to ensure that they do not collapse. Secure the covers to protect against visitor access to the interiors. The cisterns/wells are part of the Green Tree Tavern Maintained Landscape, which is listed as FMSS Location #256355, and asset #1772362. The FMSS record indicates that there are three cisterns present and that they are intended to be filled.[102]

Archeological Recommendations

- Conduct further investigations of the outbuilding discussed in Erin N. Whitson's study *Identifying With the Help: An Examination of Class, Ethnicity and Gender on a Post-Colonial French Houselot* (2013).

    - The outbuilding in the study has only been partially explored in previous archeological excavation. Further investigation of the site may furnish more information that may lead to a more detailed idea of the functional activities taking place in and around the outbuilding, a better vision of those living/working within the structure, and more of an idea of the structure's dimensions in relation to the house and the property.

102. As noted, the FMSS asset table provided to the CLR team by the National Park Service and dated April 1, 2025, describes three cisterns as part of the Green Tree Tavern Maintained Landscape, while the CLR team observed only one during field investigations conducted in 2023.

  - Analyze, if possible, the faunal remains found associated with the Janis-Ziegler outbuilding to more completely understand the dynamics of those living and working within the outbuilding to those residing in the main structure.

- Ensure that archeological investigation precedes any ground disturbing activity related to path installation, tree planting or removal, and sign installation.

- Complete additional archeological surveys of the property to determine the presence of belowground resources as a more comprehensive follow-up to previous archeological excavations. The goal would be to locate all outbuildings, fence posts, and any additional features.

- Use non-invasive investigation techniques to locate potential subsurface resources. These techniques might include ground-penetrating radar (GPR), gradiometer survey, landscape archeology, LiDAR (light detection and ranging), and metal detector survey.

- Utilize the findings of non-invasive methods to identify areas of possible interest for conducting subsurface investigations. Prior to conducting any subsurface investigations, develop research questions to be addressed by the endeavor. Conduct shovel testing over the entire property at 20-meter intervals in coordination with geophysical remote sensing of the grounds to locate buried archeological sites. Conduct further Phase II texting of any anomalies based on Phase I results.

- Determine the integrity and potential National Register eligibility of archeological sites identified through survey efforts.

- Ensure that all archeological investigations are fully documented, and that the findings as well as the artifacts are archived at the park.

- Utilize information gained through archeological investigations to guide interpretation of the historic landscape and the siting of proposed new park features.

- Consider, and monitor for, the potential that archeological and sensitive sites are present on the other properties located between St. Marys Road, South Main Street, and Seraphin Street, which were all once part of the Janis-Ziegler House property.

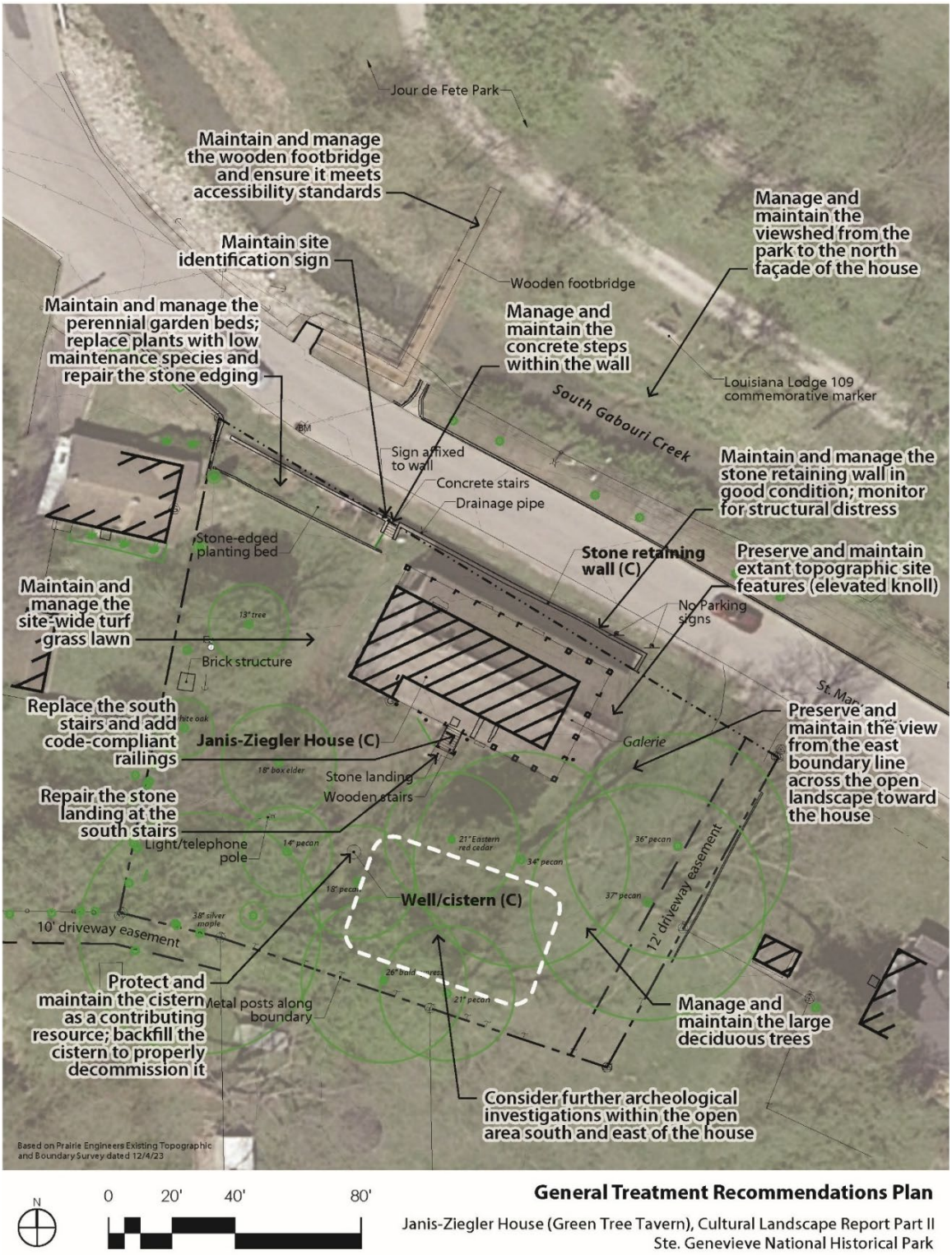


FIGURE 56. General Treatment Recommendations Plan for the Janis-Ziegler House property. (Source: Liz Sargent HLA)

Resilience to Natural Hazards

Ste. Genevieve National Historical Park faces various natural hazards, including flooding, severe storms, tornadoes, and the potential for earthquakes due to its location within the New Madrid Seismic Zone. Building resilience in these parks is crucial to protect their unique ecosystems, cultural resources, and visitor experiences.

Efforts to build resilience at Ste. Genevieve National Historical Park will benefit from coordination with other planning and documentation projects to address effects of severe weather under consideration or in the process of being implemented by the National Park Service. Future severe weather events, temperature changes, increased pollution, flooding, regional development, and other impacts should be anticipated and considered in planning for preservation, maintenance, and management of Ste. Genevieve National Historical Park, including the Janis-Ziegler House property.

The risks that severe weather poses to cultural resources lie in the alteration and recombination of environmental forces. Data collected by the National Park Service suggests that cultural resources are vulnerable not only to severe weather events, but also to more subtle environmental changes; for instance, the impacts of freeze/thaw cycles on stone materials. In addition to physical degradation, the loss of human knowledge traditionally associated with material culture further threatens long-term preservation and interpretation. The loss of cultural resources poses a threat to future knowledge and research potential.[103] Anticipating how environmental conditions will impact cultural resources is critical for the ability to develop effective management strategies (Figure 57 and 58).



FIGURE 57. View of the Mississippi River floodplain with levee in the background. Flooding of the Mississippi River has historically threatened Ste. Genevieve and its component historic sites within Ste. Genevieve National Historical Park. The Janis-Ziegler House property lies in close proximity to the floodplain of the river to the northeast and remains susceptible to flooding. (Source: LSHLA, 2023)

103. National Park Service, *Cultural Resources Climate Change Strategy* (Washington, D.C.: Cultural Resources Partnerships and Science Climate Change Response Programs, 2016), 18.



FIGURE 58. South Gabouri Creek runs parallel to the Janis-Ziegler House property and requires maintenance and management of drainage infrastructure in order to mitigate flood threats due to extreme weather events. (Source: LSHLA, 2023)

Some of the ways in which it is anticipated that the National Park Service can prepare for future environmental challenges include adaptation, mitigation, and resilience. **Adaptation** is the process of adjustment to actual natural hazards and the environment and its effects; human intervention may facilitate adjustment to expected climate. **Mitigation** is the lessening of the potential adverse impacts of natural hazards through actions that reduce hazard, exposure, and vulnerability. **Resilience** is the ability of a system and its component parts to anticipate, absorb, accommodate, or recover from the effects of a hazardous event in a timely and efficient manner, including through ensuring the preservation, restoration, or improvement of its essential basic features, structures, and functions. These strategies, taken in concert, will help develop sustainable practices and the ways in which cultural landscapes and other historic resources can be managed through preservation maintenance or rehabilitation treatment for greater resilience to the effects of changing environmental conditions.[104]

Resilience to Natural Hazards Recommendations

- Implement adaptation strategies that promote ecosystem resilience and enhance restoration, conservation, and preservation of park resources.

- Develop, prioritize, and implement management strategies to preserve climate-sensitive cultural resources.

104. National Park Service, *National Park Service Climate Change Response Strategy* (Fort Collins, Colorado: National Park Service Climate Change Response Program, 2010), 14–20; Marcy Rockman, Marissa Magon, and George Hambrecht, *Cultural Resources Climate Change Strategy* (Washington, DC: Cultural Resources Partnerships and Science and Climate Change Response Program, National Park Service, 2016), 12–24.

- Utilize management decision-making tools that consider long-term treatment options for archeological sites, historic structures, and other cultural resources to increase resilience and capacity.[105]

- Continue to identify environmental factors that directly affect the natural and cultural resources of Ste. Genevieve National Historical Park and the Janis-Ziegler House property within it. Factors should include extreme temperatures, altered precipitation patterns, increased extreme precipitation, increasing numbers of severe weather events, and ozone and other airborne pollutants from various regional sources.

- Continue monitoring the potential threat of environmental conditions on vegetation patterns and cultural resources including decline/disappearance of some vegetation species due to recurrent freezing, rapid deterioration of construction materials of landscape features, and change in culturally significant vegetation patterns.

- Monitor visitor-use patterns as environmental conditions are likely to impact visitation in terms of numbers and the time of year, requiring parks to adapt to these shifts in visitation patterns and preferences.

- Evaluate immediate and projected risks from environmental conditions and natural hazards at specific locations within the park. Use a natural hazard checklist during project planning to identify potential hazards early on.

- Implement resilience strategies such as protecting and restoring natural floodplains and stream channels to minimize the impact of future development, using rain gardens and other vegetation to soak up rain and manage stormwater runoff, thus reducing flood risks.

- Maintain existing infrastructure including creeks and stormwater drainage systems to ensure their hydraulic performance during heavy rains.[106]

105. National Park Service, *National Park Service Climate Change Response Strategy*, 14–20.
106. National Park Service, "Resilience to Natural Hazards and Historic Buildings, https://www.nps.gov/orgs/1739/resilience-to-natural-hazards-historic-buildings.htm.

Treatment Options Related to Proposed New Programmatic Elements

Accommodating visitors to the Janis-Ziegler House property can occur in a variety of ways and using a range of approaches; each can be anticipated to impact the property in different ways. As stated in the Scope of Work for the Part II CLR, the project team conducted a treatment workshop for the purpose of developing treatment options for the property and facilitating discussions of the challenges and opportunities of each. The workshop was conducted virtually with park and regional staff and stakeholders on March 27, 2025. Four options were developed and presented for consideration, all potentially meeting the goals for future visitor access and interpretation, while endeavoring to protect cultural landscape resources to the extent possible.

Site Issues and Challenges

Based on the findings within the Part I CLR, specific site issues and challenges were identified that informed the approach and decision-making in the development of the preliminary conceptual treatment options.

Site issues and impact challenges outside the current Janis-Ziegler House property boundaries include:

- Parking at Jour de Fete Park.
- Condition of the wooden pedestrian bridge spanning South Gabouri Creek and leading to St. Marys Road.
- Safety factors associated with crossing St. Marys Road with no marked crosswalk.
- No provision for visitor safety along the edge of St. Marys Road (Figure 59).



FIGURE 59. Site issues are associated with the parking, wood bridge over the creek, and safety conditions along St. Marys Road. (Source: LSHLA, August and November 2023)

All of these issues are associated with the existing way that many visitors arrive, park, and walk to the Janis-Ziegler House property. This method of arrival does not fully meet accessibility requirements and, once across St. Marys Road, there is not an accessible route to reach the elevated terrace of the site or to the landing and staircase at the southwest façade of the building.

Site issues and impact challenges within the current Janis-Ziegler House property boundaries include:

- The concrete stair through the stone retaining wall that lacks a handrail (Figure 60).
- The stone retaining wall has integrity issues due to impacts from flooding and wall re-alignments over the years (refer to Figure 60).
- The stair at the south entrance to the house is not accessible.
- The open area of the site contains turf grass and large shade tree vegetation, the well/cistern, and potential archeological sites associated with former outbuildings, all of which need to be managed and maintained.
- The topography of the site, specifically the relatively steep slopes along St. Marys Road, is challenging for accessibility.



FIGURE 60. Site issues are associated with site features requiring preservation and management including the stone retaining wall and the concrete steps within the wall. (Source: LSHLA, 2023)

Conceptual Treatment Options

The treatment options prepared for the Janis-Ziegler House property are dependent on the short-term and long-term goals of the National Park Service for rehabilitation of the building and cultural landscape and associated visitor access. Each option presented below reflects National Park Service goals for interpretation of the house and property and its context within Ste. Genevieve National Historical Park and the City of Ste. Genevieve and environs.

The range of options assumes that the National Park Service will permit the public to enter the Janis-Ziegler House property during prescribed hours and provide access in such a way as to experience the character and history of the site. The options consider flexible interpretive use, provide site and resource availability for public enjoyment, and preserve and protect resources within the cultural landscape including potential archeological sites. The options include an accessible ramp, the preferred alternative for visitors to access the southwest *galerie* and entrance to the house, presented in the Janis-Ziegler Historic Structure Report (2024) (Figure 61).

Each of the options is presented in the form of bulleted items below. For purposes of understanding cost implications of implementing one of the options, Conceptual Treatment Option 2 was further considered in terms of estimates of probable cost. The estimates are included as Appendix A in this document.

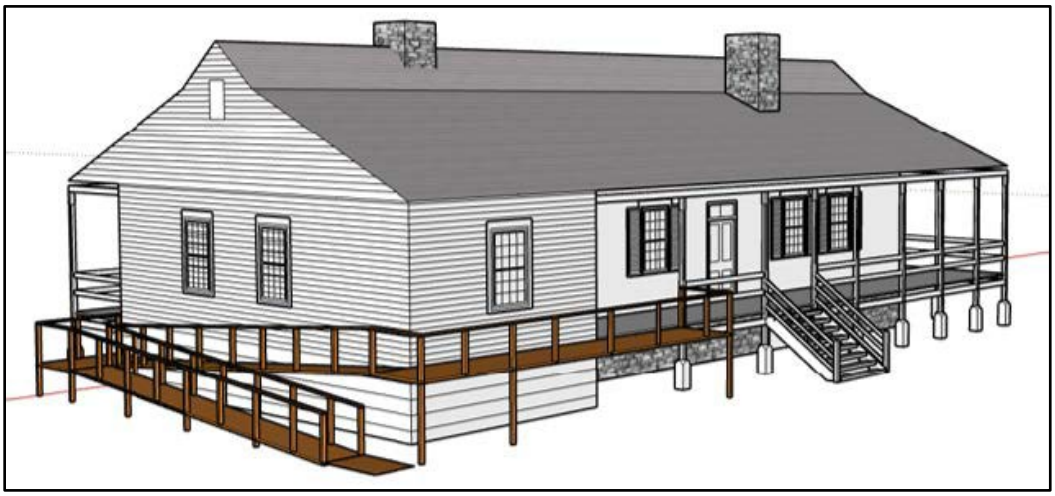


FIGURE 61. A simple wood ramp with post-and-rail design was developed in the Historic Structures Report for an accessible route from the site to the south elevated *galerie* and entrance to the house. (Source: RR&J, 2024)

Option 1: Connection and Access from the Ste. Genevieve Historic District to the Janis-Ziegler House Property

Refer to Figure 63. Conceptual Treatment Option 1.

- A pedestrian connection is provided via a public sidewalk extending from the urban grid of Ste. Genevieve to the Janis-Ziegler House property. The sidewalk should be designed to meet ABAAS compliance requirements (Figure 62).

- Access to the property west of the house is provided by an accessible ramp leading from the sidewalk through what is now the perennial garden bed behind the retaining wall. The ramp landing connects to the new accessible walkway leading from the top of the concrete staircase within the stone wall to the landing southwest of the house. Visitors

without mobility challenges can use the steps through the retaining wall. A code-compliant handrail should be added to ensure visitor safety.

- An additional accessible walkway is provided east of the house, offering opportunities for expanded interpretation including the landscape context of the property.
- An accessible landing at the southwest façade of the house offers opportunities for expanded interpretation without physical access to the building.
- Impacts on the historic site and building are minimal. Potential archeological sites remain undisturbed.

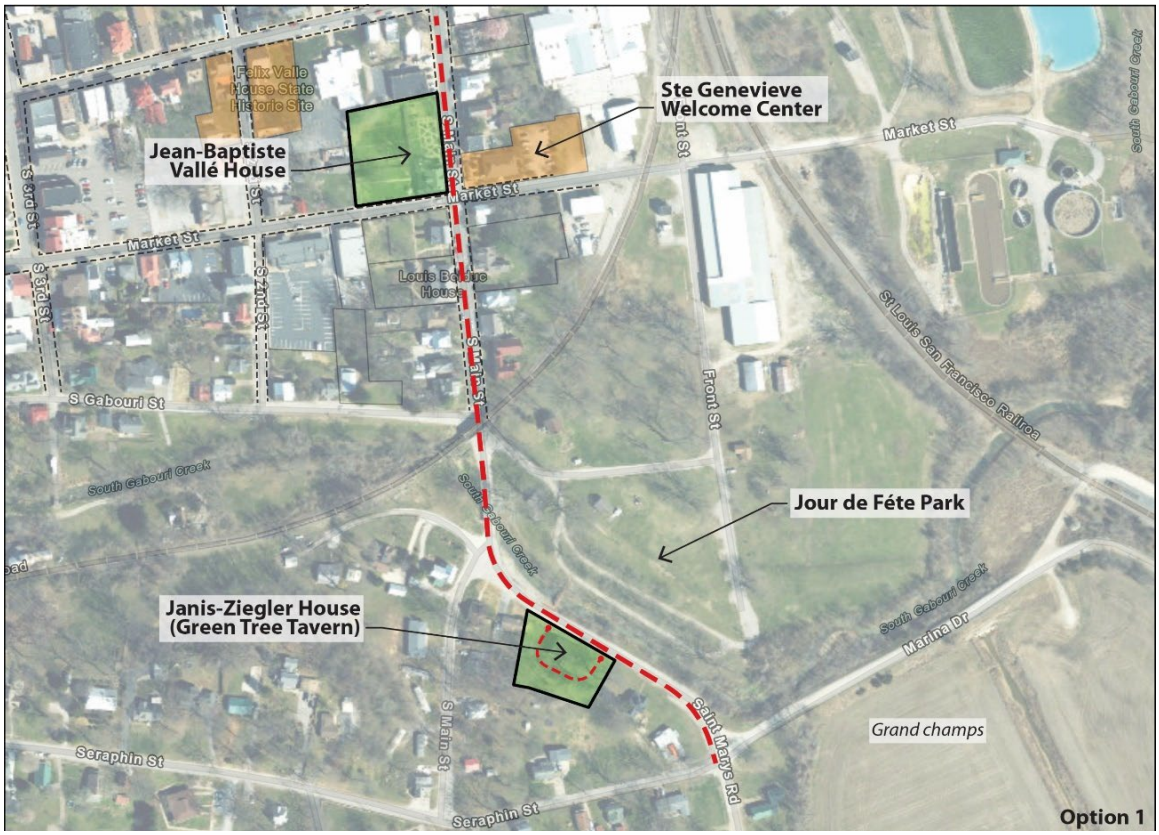


FIGURE 62. The red-dashed line indicates a potential route for a public sidewalk connecting the Historic District and the Jean Baptiste Vallé House property to the Janis-Ziegler House property. (Source: LSHLA, 2024)

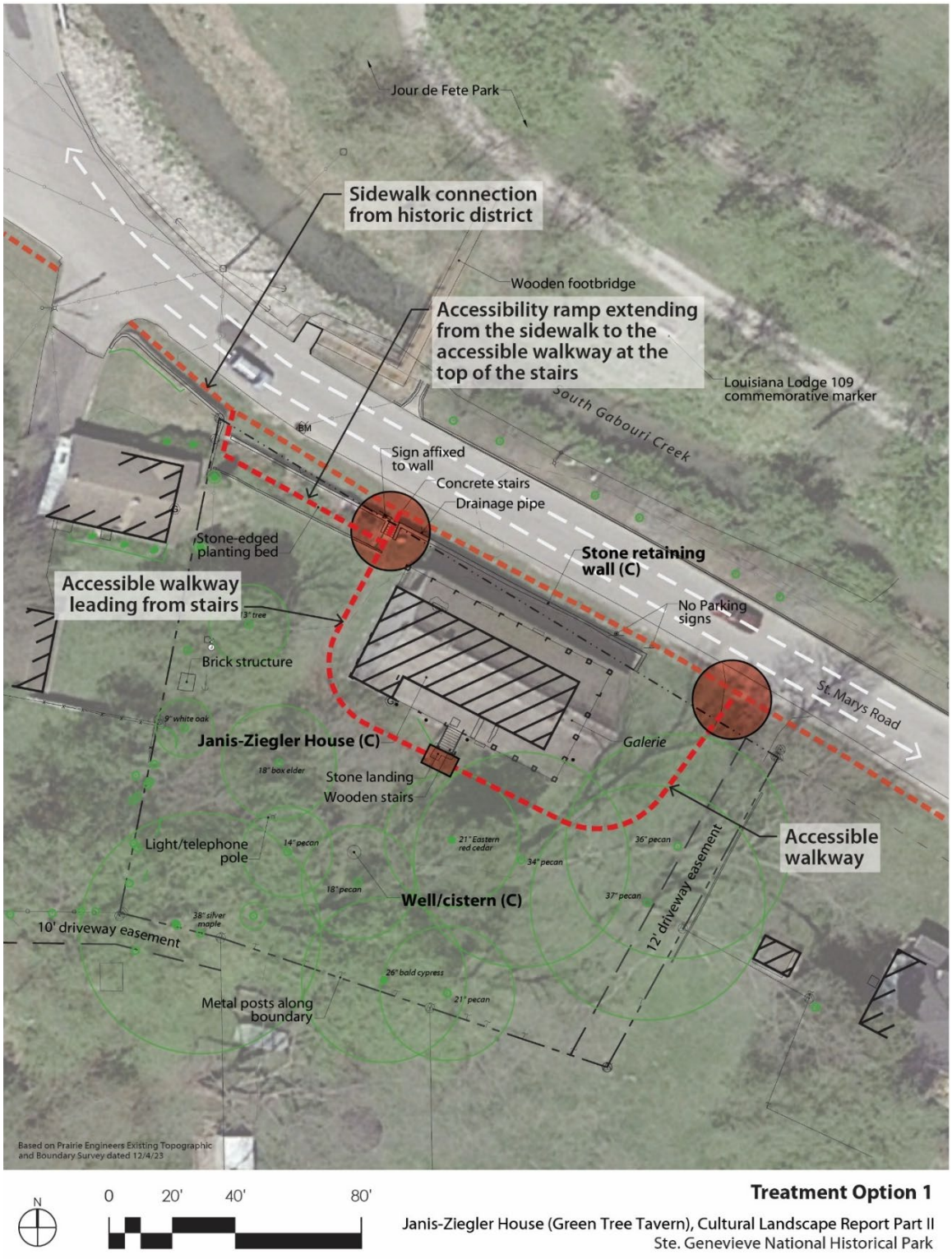


FIGURE 63. Conceptual Treatment Option 1.

Opportunities

- This option offers an expanded sense of connectivity of individual properties within Ste. Genevieve National Historical Park.

- The option provides visitors with access to the property by way of the ABAAS accessible sidewalk from the Historic District, an accessible ramp and accessible walkways east and west of the house. Access to the site does not require crossing St. Marys Road.

- The option provides an ABAAS accessible ramp and walkway to the site and resources west of the house while retaining access to the site via the existing staircase within the retaining wall.

- Impacts to resources are diminished by prohibiting vehicular access to the site, minimizing the footprint of pedestrian circulation, and expanding opportunities for flexible interpretation in lieu of physical access to the building (Figure 64).



FIGURE 64. A future sidewalk would connect features within the urban grid, such as the Bolduc-LeMeilleur House, to the Janis-Ziegler House property. (Source: LSHLA, 2023)

Challenges

- Visitors are likely to continue using Jour de Fete Park for vehicular parking and the wooden bridge for crossing South Gabouri Creek. Visitors may continue to cross St. Marys Road in order to access the Janis-Ziegler House property.

- Construction of a sidewalk would require coordination with the city and implementation of all planning and design efforts.

- There may be limits to accessibility due to visitor parking in other locations within the Historic District where there is limited accessible parking spaces and travel on connecting sidewalks may not be fully accessible (Figure 65).



FIGURE 65. To reach the Janis-Ziegler House property from Jour de Fete Park, visitors need to cross St. Marys Road, which does not currently have a crosswalk or any traffic signals or traffic calming measures. (Source: LSHLA, 2023)

Option 2: Accessible Parking with Accessible Walkway to the House inside the Current Site Boundary

Refer to Figure 66. Conceptual Treatment Option 2, and Estimates of Probable Costs Related to Conceptual Treatment Option 2.

- A new access drive from St. Marys Road leads to limited parking within open space southeast of the house. One accessible parking spot with three to four regular parking spaces would be provided.

- From the parking area, an accessible walkway is provided to the landing at the south entrance steps and to the accessible ramp for access to the house (See the Historic Structure Report (2024).

- The staircase within the retaining wall is maintained and a code-compliant handrail added for visitor safety. At the top of the steps, a new walkway is provided to the south entrance of the house. This route is not ABAAS accessible.

- Site interventions are more extensive than in other options but meet ABAAS guidelines for accessibility.

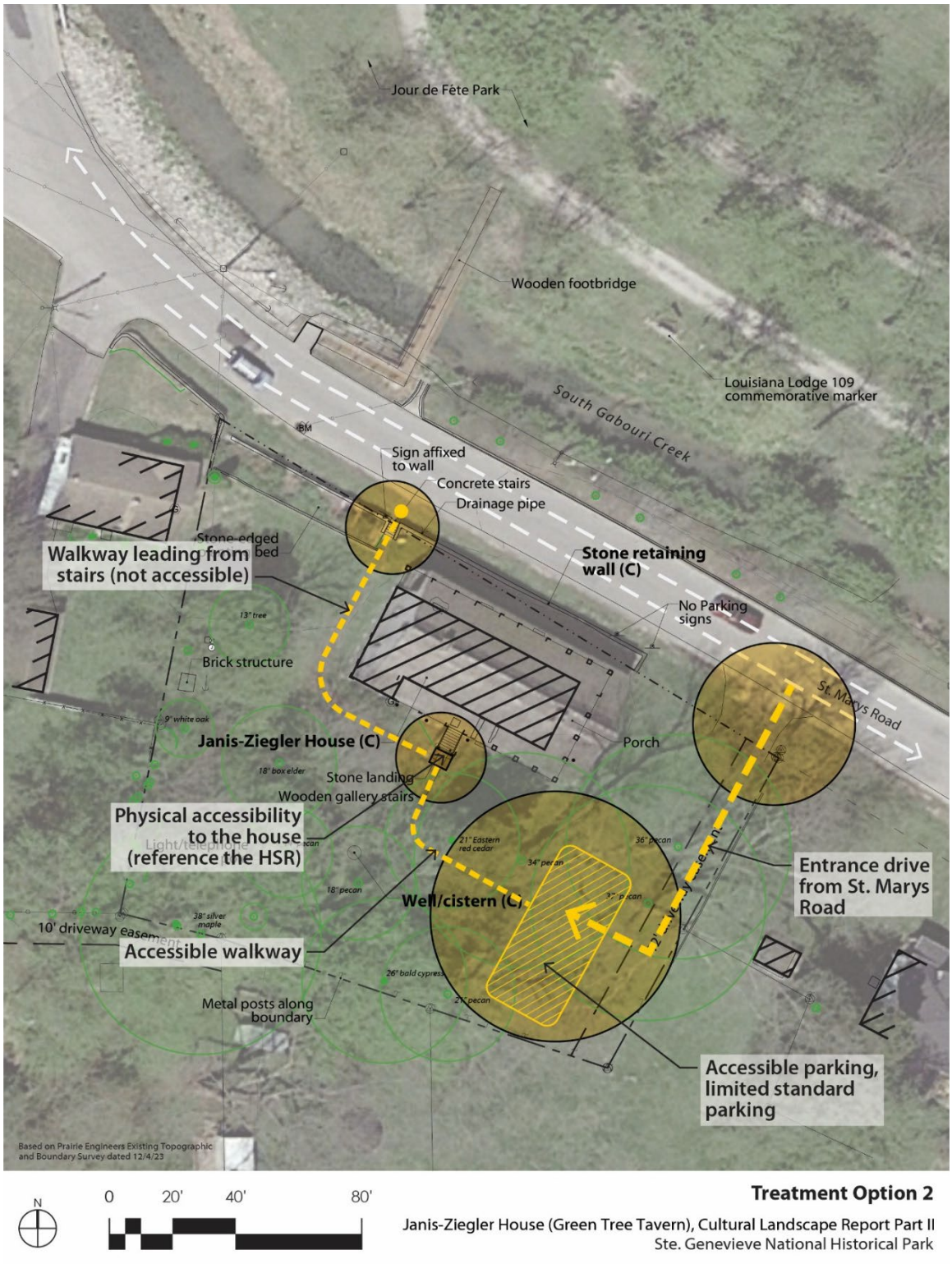


FIGURE 66. Conceptual Treatment Option 2.

Opportunities

- This option offers the potential for expanded interpretation both outside and inside the house based on overall goals for interpretation for the Janis-Ziegler House property.
- There is potential for expanded interpretation at the entrance steps through the retaining wall.
- The option provides extended circulation features including an access drive from St. Marys Road, accessible parking, accessible walkway and an accessible entrance at the south façade of the house (Figure 67).
- An additional walkway is provided from the concrete stairs within the retaining wall around the southwest corner of the house. This pedestrian circulation route does not meet ABAAS accessibility requirements.
- Sensitive site design is required when introducing limited parking to the site, in order to protect the large trees and ensure preservation of the historic character of the landscape (Figure 68).



FIGURE 67. Conceptual Option 2 utilizes the site to accommodate limited parking and access to the house. (Source: LSHLA, 2023)

Challenges

- There may be impacts on the site due to the addition of parking in the vicinity of the open area that may have supported outbuildings. Archeological investigation should precede any ground disturbance (Figure 68).

- There are potential impacts to root systems of the larger trees in the surrounding landscape.

- Additional signage will be necessary to indicate the entrance drive from St. Marys Road and accessible and regular parking for visitors and staff.



FIGURE 68. Previous archeological studies have indicated there were outbuildings across the landscape of the Janis-Ziegler House property. The original property contained neighboring parcels. (Source: LSHLA, 2023)

Option 2A: Alternative Access From Adjacent Property Parcels Surrounding the Janis-Ziegler Property Boundary

Refer to Figure 69. Conceptual Treatment Option 2A.

- This option is similar to Option 2; however, within this option, access to the Janis-Ziegler House property is from easements leading from Seraphin Street or South Main Street to additional acquired parcels.

- The acquired property would be used for parking and access to the Janis-Ziegler House and site.

- Once within the boundary of the Janis-Ziegler House property, plans for accessible walkways and expanded interpretation would be developed as well as an accessible entrance to the house. (See the Historic Structure Report (2024).

- There is minimal impact on the historic site and building within this option, but acquisition of easements and surrounding parcels would be required.

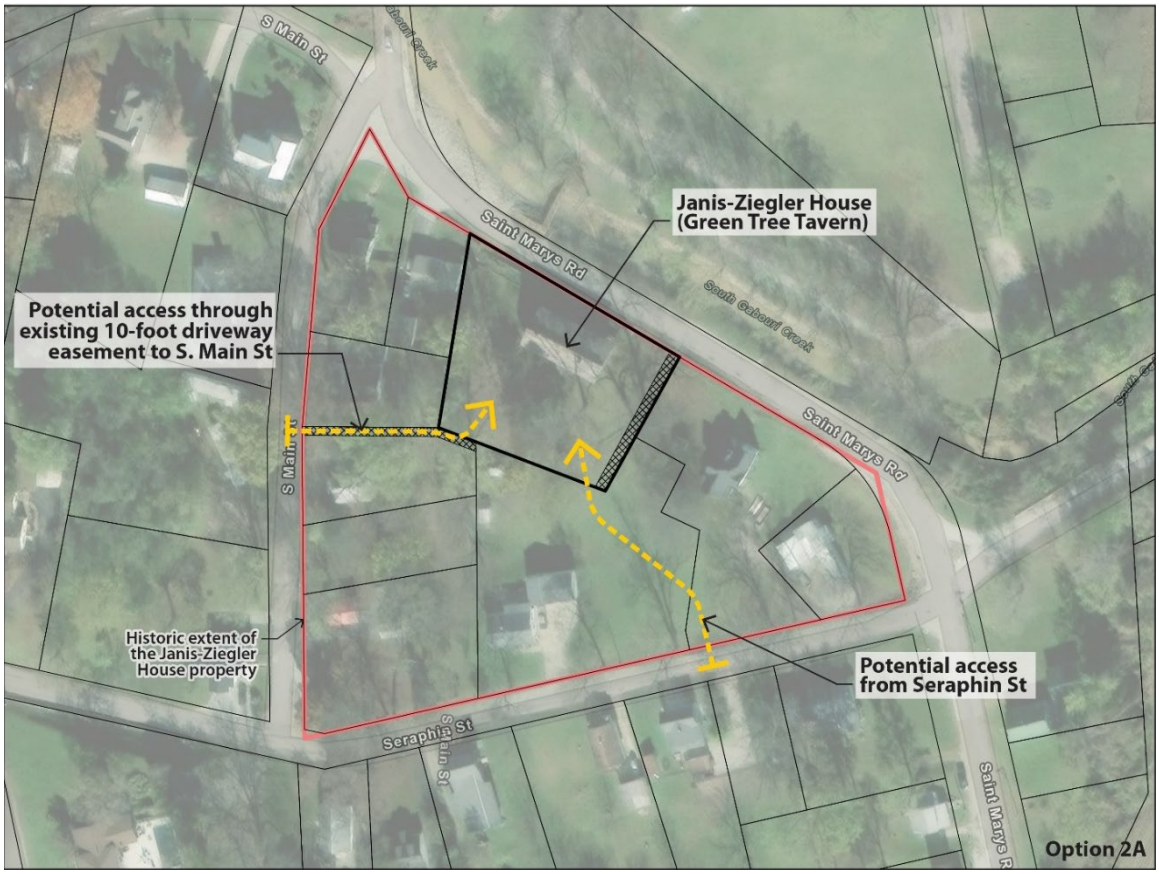


FIGURE 69. Conceptual Treatment Option 2A, showing potential alternative access route to the Janis-Ziegler House property. (Source: LSHLA, 2024)

Opportunities

- Additional land area would allow for expanded parking and creation of accessible connecting walkways.
- Within the site boundary of the Janis-Zeigler House property, accessible walkways may be developed as well as an accessible entrance to the house.
- There would be minimal impacts on the large trees within the Janis-Ziegler property boundary and minimal impacts from circulation interventions on the property.

Challenges

- This option would require identification of the historical extent of the parcel boundary for the Janis-Zeigler House property to help clarify locations of potential archeological sites associated with historical outbuildings.
- Acquisition of easements and new properties would be required for this option.
- This option may create visual impacts on neighboring home parcels, due to visitor parking and circulation.

Option 3: Off-site Parking Remains in the Jour de Fete Park with Access via the Wood Bridge and Crossing at St. Marys Road

Refer to Figure 70. Conceptual Treatment Option 3.

- Within this option, off-site parking remains in Jour de Fete Park.
- The accessible wooden footbridge remains but will require monitoring and cyclical maintenance. It also needs to be monitored to ensure compliance with accessibility standards, especially after major repairs or replacement of wood elements.
- St. Marys Road crossing remains in the option but will require a marked crosswalk and other roadway features to ensure visitor safety.
- There are minimal impacts to the site's historic resources within the option. However, the safety of visitors is paramount when considering crossing St. Marys Road to reach the site.
- An accessible walkway connects to the landing at St. Marys Road crossing and leads to the stairs within the retaining wall. From there the walkway extends east to the new accessible landing east of the house. The accessible walkway then continues around the southeast corner of the house to the accessible entrance at the south façade.
- It is also possible within the option to introduce the accessible ramp behind the wall as described in Option 1. The ramp will occupy the space that is now the perennial planting bed.

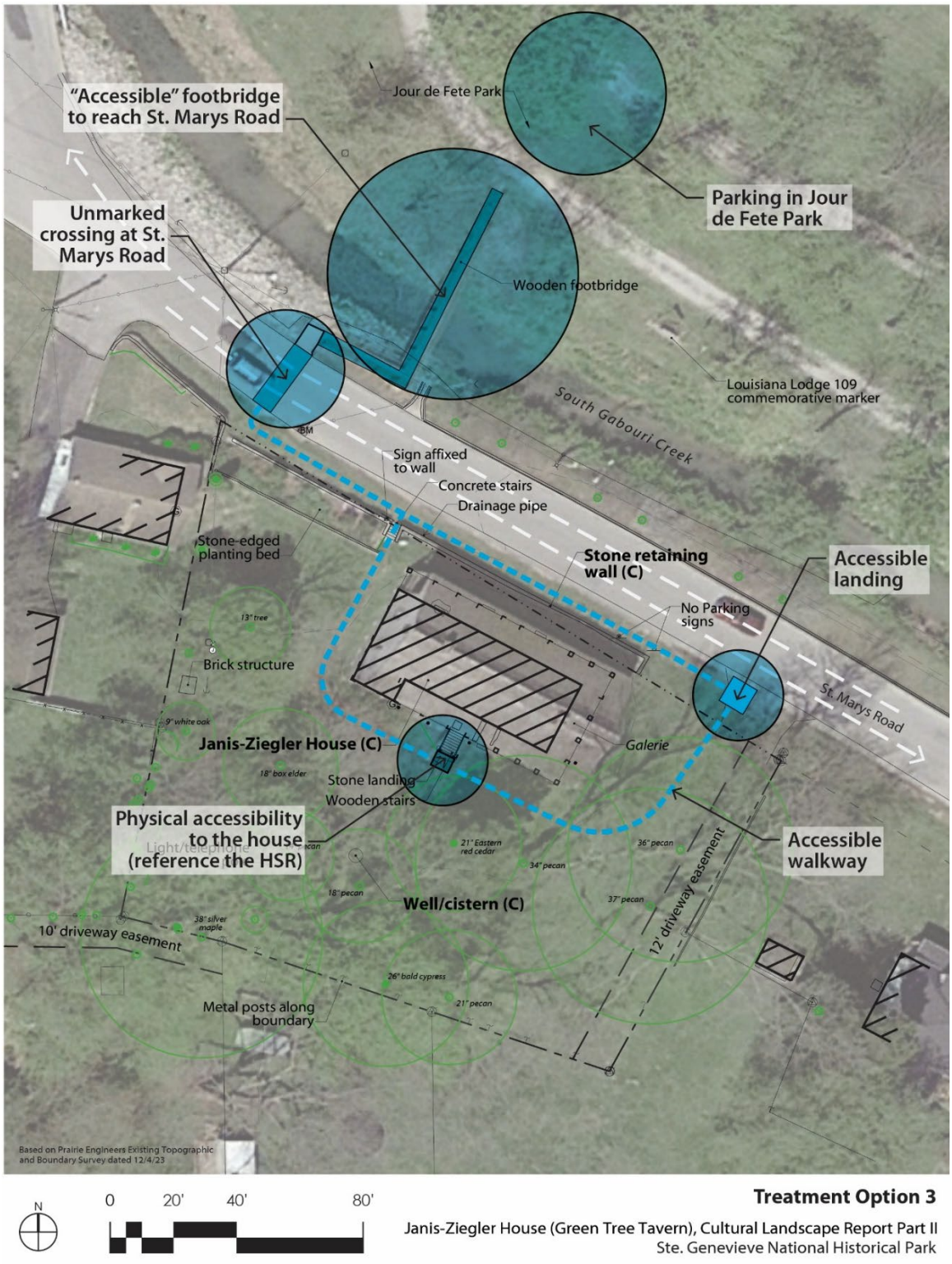


FIGURE 70. Conceptual Treatment Option 3.

Opportunities

- Parking at Jour de Fete Park provides an opportunity for expanded numbers of accessible spaces.
- There is potential for expanded and flexible interpretation at various locations within the option. Viewsheds over South Gabouri Creek toward the Janis-Ziegler House should be maintained and also used for expanded interpretation associated with the surrounding landscape context.
- Due to off-site parking, there are minimal impacts to site resources (Figure 71).
- Accessible walkways are provided, and an accessible landing/site entrance is provided northeast of the house (Figure 72).
- Accessibility to the house and expanded interpretation should follow the recommendations provided in the Historic Structure Report (2024).



FIGURE 71. Parking in Jour de Fete Park remains within Option 3. (Source: LSHLA, 2023)



FIGURE 72. Potential for an accessible footpath east of the house. (Source: LSHLA, November 2023)

Challenges

- Agreements are necessary for the National Park Service to use the Jour de Fete Park for accessible parking and interpretation strategies.

- The condition of the wooden bridge and concrete landing at St. Marys Road needs to be addressed as well as compliance with accessibility standards (Figure 73).

- The lack of a crosswalk at St. Marys Road is a safety hazard for visitors. Coordination of the park with the City of Ste. Genevieve is necessary to address the hazardous crossing and the speed of the vehicles along St. Marys Road.

- Accompanying a future crosswalk should be striping, flashing lights, and signage designed to slow traffic and allow visitors safe passage across the busy street. Without effective measures to increase visitor safety, this option should not be considered (Figure 74).

- It will be necessary to design an accessible walkway east of the house that lies lightly on the land due to potential archeological resources within that area of the site.

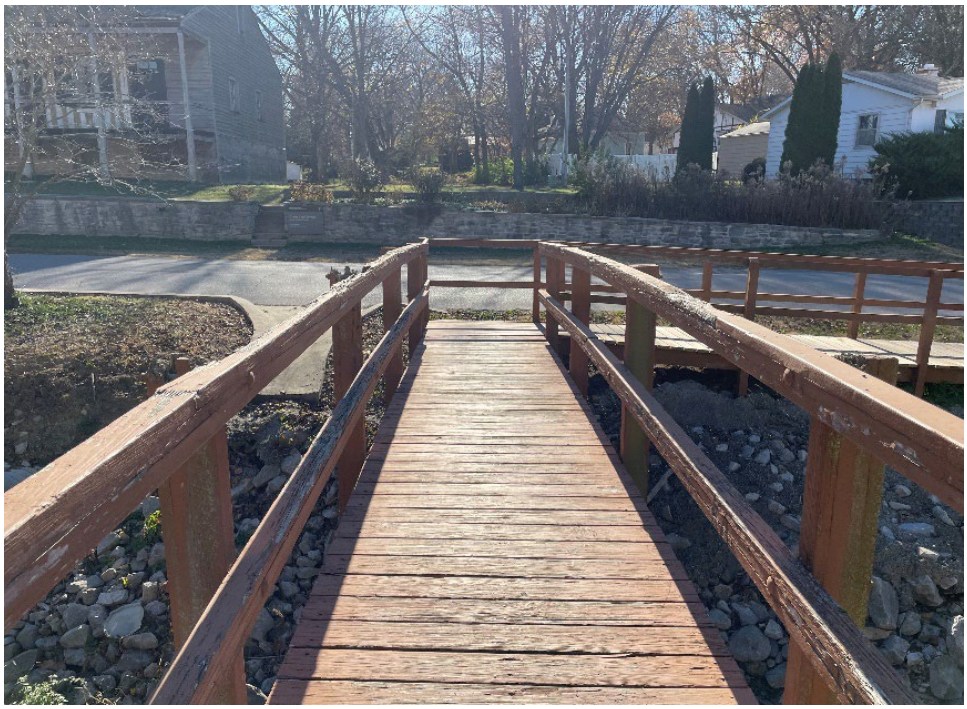


FIGURE 73. View along the wooden footbridge spanning South Gabouri Creek. (Source: LSHLA, November 2023)



FIGURE 74. The location where a crosswalk is needed. (Source: LSHLA, November 2023)

Recommendations and Guidelines for Proposed New Programmatic Elements

The conceptual options provide choices for future development of the Janis-Ziegler House property. Fully embracing one of the options as presented may not be feasible or desirable. However, proposed new programming elements from any of the options may be considered for the site to provide expanded accessibility both on the site and within the community context. Choices remain dependent on park goals for phasing improvements to the site, unforeseen changes due to weather events, extent of expansion of interpretation, new archeological excavations, and funding.

The following guidelines are associated with programmatic elements the park may consider in the future for implementation at the Janis-Ziegler House property. The guidelines relate to circulation routes, accessibility, site furnishings and signage, and interpretation.

Circulation

- Consider the potential for the City of Ste. Genevieve to construct a sidewalk along St. Marys Road that would support visitor and pedestrian access to the property. As the city continues to design and construct sidewalks along St. Marys Road, support from the National Park Service would be beneficial to ensure accessibility compliance.

- Consider installing an accessible pedestrian walk from St. Marys Road that leads up to the top of the terrace behind the stone retaining wall in the form of a ramp; or alternatively up the bank southeast of the house where the slope is less steep.

- Consider extending the walk to an accessible route leading to the *galerie* and interior of the Janis-Ziegler House.

- Consider the materials to be used in constructing new accessible pedestrian walks to ensure that the firm and stable requirement is met while the resulting routes are visually compatible with the historic landscape. Consider materials such as concrete, which may benefit from being installed with colorizing treatment to produce a warm brown color that is compatible with the historic landscape, and scoring which provides a sense of human scale; or stabilized crushed aggregate materials that can be retained by edging materials. Also consider the impact that different materials will have in terms of ground disturbance and impacts to potential archeological resources based on the depth of the pavement section.

Accessibility

- Create an accessible route that provides access to the *galerie* and interior of the Janis-Ziegler House to ensure that all visitors can enjoy the resource. Several options for accessibility were considered in the Historic Structure Report for the Janis-Ziegler House, with the preferred alternative being an ABAAS-compliant ramp on the south side of the building that provides access to the *galerie* (refer to Figure 61). The ramp will need to be connected with a new accessible walk that can be reached by visitors either from St. Marys Road or a potential accessible parking space on the site.

- Construct the ramp with a simple wood post-and-rail design which would be visually compatible with the existing *galerie* railings and the historic character of the house. Consider a solid body stain or explore other durable finishes to minimize maintenance. Other railing options such as metal pipe or wire cable would not be in keeping with the historic character of the property.

- Construct new pedestrian walkways to conform to ABAAS guidelines in terms of slope and cross-slope and firmness and stability of the walking surfaces (Figure 75). Ensure that walkways conform to the mandated minimal accessibility standard of a 36-inch-clear width. This minimal width provides enough space for visitors to walk side by side and for adequate turn-around space for visitors in wheelchairs; adding bump-outs may be necessary for longer walks as the 36-inch width does not provide sufficient room for two wheelchairs to pass one another.

  Accessible Route Design Standards

  - ABAAS Advisory F104.1.1 states "Construction and Manufacturing Tolerances – Where a [ABAAS] requirement is a minimum or a maximum dimension that does not have two specific minimum and maximum end points…. it would be good practice to specify a dimension less than the required maximum (or more than the required minimum) by the amount of the expected field or manufacturing tolerance…."
  - The American Concrete Institute (ACI-117.1R-14, 5.8.2.1) recommends the following design strategy to meet accessibility standards, "The general practice is to specify a dimension less than the required maximum…." See ACI design slope and cross-slope recommendations in the table below.
  - The Denver Service Center (DSC) requires designs for slopes and cross-slopes to be in accordance with the table below. This requirement considers construction tolerances in order to meet ABAAS post construction.

DSC DESIGN SLOPE / CROSS-SLOPE REQUIREMENTS		
	ABAAS Construction Maximums Plus or Minus 0 Construction Tolerance	**Denver Service Center Design Requirements** ACI Recommendations
Ramps	1:12 = 8.33%	1:13.3 = 7.5% MAX
Walking Surfaces	1:20 = 5.00%	1:25 = 4.0% MAX
Parking	1.48 = 2.00%	1:66.6 = 1.5% MAX
'Level Areas' e.g., landings, parking access aisles, turning spaces, etc.	1.48 = 2.00%	1:66.6 = 1.5% MAX
Cross-Slope	1.48 = 2.00%	1:66.6 = 1.5% MAX

FIGURE 75. Accessibility slope requirements for landscape circulation.

Site Furnishings and Signage

- Install a minimal number of site furnishings within the property for the benefit and enjoyment of visitors, first identifying strategic locations in the landscape where they will have the least visual impact but still be convenient to visitors. Employ a consistent palette of site furnishings to be used throughout the property, and potentially throughout the park. Carefully consider the potential to provide benches, trash receptacles, picnic tables, and lighting to the property. Select products that feature wood and metal, rather than plastic, for compatibility with the natural landscape.

- Erect the minimal number of signs necessary to convey critical park-related information and interpretation within the property. Locate interpretive signs in the least intrusive manner possible to fulfill interpretive goals (see the Implementation Projects section for more information). Employ a consistent style and palette of materials, forms, and typography for site signage. Consider establishing a palette of colors and materials that reflect a unique identity for Ste. Genevieve National Historical Park when designing or specifying site furnishings and signage.

Interpretation

- Consider a range of options for enhancing interpretation at the Janis-Ziegler House property using the least intrusive means possible. Consider options that include wayside exhibits, upright orientation panels, small signs with QR codes that provide virtual interpretation to those with a smart phone or tablet, and/or laminated reusable printed brochures at the orientation signs that visitors can use to learn about the history of the property.

- Base the design of the interpretive materials on the guidance afforded in a future Interpretive Plan. See the Implementation Projects section for guidance in developing an interpretive plan.

Implementation Projects

This section provides guidance for implementation of the specific treatment recommendations within the treatment plan. The recommendations are grouped into two projects associated with resource protection, maintenance, and visitor accessibility, safety, and interpretation: prepare a vegetation management plan, and prepare an interpretive plan.

Projects are presented in a consistent format intended to be compatible with National Park Service Project Management Information System (PMIS) and FMSS data recordation forms which are often used in seeking funding. Each project is described using the following sections: 1) description; 2) location; 3) considerations; 4) additional studies recommended; and 5) project implementation process. The projects are followed by a section that indicates estimates of probable cost related to implementation.

Implementation Project 1: Prepare a Vegetation Management Plan

Description

A vegetation management plan is needed to identify both short-term and long-term goals and appropriate maintenance procedures for plants at the Janis-Ziegler House property. Specific goals for vegetation management should include establishment of a plant inventory, mapping that indicates current locations, and records where trees have been lost, appropriate strategies for tree replacement, short- and long-term vegetation management approaches, preferred maintenance procedures, a planting plan to address missing specimens and guide future replacement of deciduous and evergreen trees, guide any new shrub plantings, pruning, mowing, tree removal, and applying soil amendments.

In addition, the vegetation management plan should specifically address:

- Treatment of the specimen trees.
- Treatment of turf lawn and other ground cover.
- Restoration of historic vegetation conditions (as appropriate) that have been lost over time, based on review of historic plans, maps, photographs, and other primary source materials.
- Development of a tree inventory system and associated mapping as the basis for care and replacement of plantings.
- Invasive species control.

Location

The vegetation management plan would pertain to plants and plant communities located throughout the Janis-Ziegler House property.

Considerations

A vegetation management plan would serve a crucial role in implementing recommendations included in the Part II CLR. Such a plan would address the inherent needs of the species present in the most sustainable manner, while also establishing processes and methods for maintenance and care that support historic landscape preservation and interpretation.

Several steps are recommended to be taken in support of the preparation of a vegetation management plan. These are outlined below.

Vegetation Inventory

As a first step in developing a vegetation management plan, park personnel would inventory, document, and evaluate existing vegetation communities and specific plantings on the site. Inventory protocols developed for the project would include species identification in terms of location, genus and species, an approximation of age, the size by diameter at breast height (dbh) for trees, and condition issues of concern. If in-house expertise is not available, a certified arborist

would be engaged to assist in this process. The presence and location of invasive species would also be recorded as part of the inventory.

Establishment of Management Zones

Based on the findings of the vegetation inventory, the park may decide to establish management zones that would be documented in the vegetation management plan. Each management zone would encompass a specific vegetation type that may be tied to specific management protocols and maintenance schedules. For each management zone, the vegetation management plan would identify associated maintenance tasks and protocols, and the timing or frequency of each action. These may include a tree management zone, groundcover management zone, viewshed management zone, and perennial garden management zone. Each is discussed below.

Suggested Management Zone Protocols

Tree Maintenance and Management

- Inspect all the trees (Figure 76) at the Janis-Ziegler House property at regular intervals, and after damaging storms, to determine pruning needs, and evaluate possible hazard conditions. Also inspect trees to record where root systems are impacting other features on the site.

- Manage and maintain the large deciduous trees within the property boundary. Engage a certified arborist at least annually to evaluate the health of the trees and address any pruning or removal needs relating to hazards to the public, park personnel and the house. Extant trees observed on the site include silver maple (*Acer saccharinum*), sugar maple (*Acer saccharum*), redbud (*Cercis canadensis*), pecan, eastern red cedar (*Juniperus virginiana*), bald cypress, and American elm (*Ulmus americana*). The pecan trees are part of the Green Tree Tavern Maintained Landscape, which is listed as FMSS Location #256355, and asset #1772366. The FMSS records indicate a total of ten trees on the property, but the 2023 survey indicated there are additional trees present.



FIGURE 76. Large deciduous trees on the site do not survive from the period of significance but contribute to the historic character and setting of the Janis-Ziegler House property. (Source: LSHLA, August 2023)

Groundcover Maintenance and Management

- Manage and maintain the turf grass lawn of the Janis-Ziegler House property as a contributing feature of the site.

- Use turf species composition based on selection of a mix that meets the visual, physical, and environmental criteria identified by the park, and is adapted to the growing conditions associated with the site and surrounding landscapes.

- Consider including separate mixes for full sun and shade conditions in order to address the current problems associated with turf beneath tree canopies. A consistent mix, or mixes, should be used throughout the landscape.

- Undertake seed dispersal during the appropriate season for the individual species, or alternatively, sod should be used. When replacement of turf is required but seeding and sod are not viable options, the park should apply an erosion control fabric and seed with a non-invasive annual grass to protect the soil until the appropriate planting season. Erosion control materials used to protect the soil from erosion after repair should be biodegradable.

Perennial Garden Maintenance and Management

- Consider maintaining and managing the perennial garden (Figure 77) behind the stone retaining wall along the north edge of the property as a rain garden. Plant material may be removed and replaced with low maintenance perennials. Reset the stone edging for the bed to be flush with the ground to prevent a tripping hazard for visitors and problems with mowing surrounding turf grass.



FIGURE 77. The perennial garden behind the stone retaining wall is currently filled with unmaintained perennials and the bed is edged with stones, some missing or in need of repair. (Source: LSHLA, August 2023)

- Consider engaging a Friends Group to ensure specific protocols of plant selection and methods of installation and maintenance are conducted. This may be an opportunity for community participation at the Janis-Ziegler House property and potential additional partnerships with the National Park Service at Ste. Genevieve National Historical Park.

Tree Removal and Replacement Protocols

Over time, it may be necessary to remove trees that pose a threat to visitors and/or natural and cultural features within the Janis-Ziegler House property because they have weak limbs, double trunks, are diseased or dying, or are at risk of falling due to severe weather events.

The vegetation management plan, in combination with guidance from a certified arborist, would identify protocols to determine when a tree poses a risk of falling or dropping limbs due to damage, age, and/or its morphology. In addition, the plan would identify an approach for conducting tree removal that includes appropriate equipment, specific removal procedure such as sectioning and lowering limbs and trunks to the ground rather than dropping them, and how to deal with stumps, such as promoting decay, grinding, or extracting.

Tree replacement would also be addressed in the vegetation plan. Where hazard trees are removed, and replacement is desirable to perpetuate the canopy and maintain the historic setting, trees should be replaced in kind. Generally, it is desirable to plant younger trees where possible since they can become adapted to a site more quickly than larger or mature trees. The vegetation management plan would provide guidance on best practices for planting trees, caring for them during the establishment period that typically lasts a year, appropriate species to be used, and sources.

Invasives Management

The treatment plan recommends controlling invasive plant species within the Janis-Ziegler House property. Appropriate identification of invasives, appropriate control measures, follow-up monitoring, early detection and treatment, and the establishment of native plant replacements following invasive control are all critical components of successful invasive management.[107]

Methods for invasive plant management may include mechanical, chemical, and/or biological treatments that comply with National Park Service practices. The vegetation management plan would provide monitoring protocols to guide follow-up management and maintenance. Monitoring is an essential part of the process since once initial efforts of removal are undertaken, early detection and treatment will be far easier to address than well-established plants or extensive infestation.

The current vegetation in the south and southwest portions of the Janis-Ziegler House property is currently overgrown and a potential area for invasive species. The vegetation management plan would provide identification of invasive species in this area and monitoring protocols to guide management and maintenance of this area. Monitoring is an essential part of the process since once initial efforts of removal are undertaken, early detection and treatment will be far easier to address than well-established plants or extensive infestations.

In addition to the treatment of existing invasive species, management also entails the establishment of appropriate native plant replacement to discourage the establishment of new

107. James H. Miller, *Nonnative Invasive Plants of Southern Forests: A field Guide for Identification and Control* (Asheville, North Carolina: US Department of Agriculture, Forest Service, Southern Research Station, 2003).

invasive plants. The vegetation management plan would include a list of native plant species to be planted in disturbed areas and where invasives have been removed.

Operational Guidelines

Maintaining vegetation at the Janis-Ziegler House property, as well as the additional properties within Ste. Genevieve National Historical Park, is expected to require ongoing maintenance on the part of park staff. Establishing operational guidelines for park personnel would be useful to include in the vegetation management plan. Operational guidelines would provide a clear outline of tasks for park maintenance staff based on articulated objectives and benchmarks for meeting the objectives. The vegetation management plan would identify the specific maintenance equipment that will be required to manage the property as well as equipment maintenance procedures. It would also provide a schedule with annual, seasonal, monthly, and weekly tasks aimed at meeting the objectives for the property. The operational guidelines would also identify procedures for record keeping and monitoring.

Additional Studies Recommended

- Soil testing and subsequent soil amendment as needed.
- Documentation, using Global Positioning System (GPS) equipment, the locations of existing vegetation species and communities, including any invasive species.

Project Implementation Process

Develop the vegetation management plan following the steps indicated below:

- Inventory, document, and evaluate existing species and vegetation communities found at the Janis-Ziegler House property. Engage an arborist as needed.
- Address hazard tree removal needs and replacement in kind before allowing the public to access the site.
- Establish management zones related to the different plant communities with appropriate maintenance protocols that identify the vegetation maintenance strategies, routines and schedules that are necessary to maintain the natural and cultural resources of the Janis-Ziegler House property.
- Establish a strategy for the removal of invasive plant species, particularly species that threaten the resources of the Janis-Ziegler House property.
- Provide a clear viewshed to and from the house, identified as contributing to the significance of the property. Establish a strategy to maintain the cleared viewshed lines.
- Plant low maintenance and hardy vegetation as replacements or new plantings to ensure a better survival rate with increased intensity of natural hazards.
- Follow the operational guidelines for vegetation management at the site.

Implementation Project 2: Prepare an Interpretive Plan

Description

An interpretive plan is needed to identify the stories of importance to be conveyed to visitors that can be tied to the Janis-Ziegler House property in particular, but to the park and townsite context more broadly. Specific goals for the plan include the development of themes and messages, the locations where stories might be told based on the value of resource-driven interpretation that connects interpretive information to features and the landscape, and the vehicles for story-telling.

Location

The preparation of the interpretive plan would apply to the property as a whole, including the *galerie* and interior of the house, the landscape, and locations that afford views of the house.

Considerations

An interpretive plan would serve a crucial role in helping to determine the locations of circulation systems, plantings, and the provision of site amenities and site furnishings on the Janis-Ziegler House property. Such a plan would address the mission of the National Park Service in providing for a rewarding visitor experience, while also establishing processes and methods for weaving other aspects of site management into this critical part of the visitor experience.

Several considerations are relevant to the preparation of an interpretive plan for the Janis-Ziegler House property as noted below.

Interpreting the Cultural Landscape of the Janis-Ziegler House Property

The Janis-Ziegler House property is a significant example of early settlement and vernacular architecture in the Mississippi River Valley. The site offers valuable insight into the daily lives of past residents, including the enslaved individuals whose labor was essential to the operation of the household, as well as the social, environmental, and cultural systems that shaped their experiences. This layered history is reflected not only in the house itself but also in the landscape, which serves to illuminate the diverse narratives of those who lived and worked on the property over time.

Given this rich context, interpretation of the Janis-Ziegler House property should focus on helping visitors understand how land, architecture, and everyday life were closely connected during both the Spanish, French colonial, and early American periods. The plan should highlight how the site reflects larger historical trends, while also making the cultural landscape feel personal and meaningful. By engaging both local communities and visitors, interpretation can strengthen appreciation for the site's significance and support its long-term preservation.

Primary Interpretative Themes

Establishing clear themes is essential for guiding the development of visitor experiences and interpretive content. Themes help identify the key messages the park aims to communicate, ensuring that all programs and materials are cohesive. Well-established themes help the park clearly communicate what it wants visitors to learn and remember, creating a foundation for meaningful engagement and a deeper appreciation of the park’s significance and resources.

Examples of possible interpretive themes for the Janis-Ziegler House property include:

- **Early Settlement and Vernacular Architecture.** Explore how the Janis-Ziegler House property exemplifies early settlement patterns and vernacular building traditions in the Mississippi River Valley. This theme highlights construction techniques, architectural styles, and how emigrants adapted their European influences to the local environment, including the way they shaped and organized the surrounding landscape to support daily life and reflect cultural traditions.

- **Daily Life and Social Structure**. Focus on the everyday experiences of the people who lived on the site, including family members, laborers, and enslaved individuals. This theme examines how social roles, relationships, and work shaped life on the property and townsite.

- **Enslavement and Labor.** Recognize the critical role of enslaved individuals in the functioning of the household. This theme addresses the presence, contributions, and experiences of the enslaved people who lived and worked on the property, offering a more complete and honest understanding of the site's history.

- **Interaction with the Environment.** Investigate and highlight how the residents engaged with and adapted to the natural environment. This includes land use, resource management, and how the physical landscape influenced daily life and settlement decisions, such as building the house on higher ground, constructing a limestone retaining wall to manage drainage and erosion, and establishing wells/cisterns for water availability.

- **Cultural Continuity and Change.** Trace the evolving cultural influences on the site, including French colonial origins and later German American impacts. This theme highlights how traditions persisted or changed over time, shaping the cultural landscape.

- **Landscape as Historical Record.** Interpret the broader cultural landscape surrounding the house as a living document that reveals layered histories. This theme encourages understanding how physical features and land patterns reflect the stories of all those who lived and worked at the site.

Interpretive Tools for Engaging with The Themes

A variety of interpretive tools could be used to help visitors engage with identified themes. Potential interpretive tools may include, but are not limited to:

- **Augmented Reality.** Augmented reality (AR) can be a useful tool for interpreting the cultural landscape of the Janis-Ziegler House property, especially given the absence of many original features and limited historical images or documentation of the site's past appearance. Through AR, visitors could use phones or tablets to view reconstructed outbuilding locations, historic property lines and imagined scenes of daily life overlaid onto the present-day landscape. In addition to showing what may have once existed, AR can draw from research on similar regional sites to suggest features that may have also been present at the Janis-Ziegler House property. This approach helps fill in the gaps while connecting the site to broader patterns in settlement and land use (Figure 78).

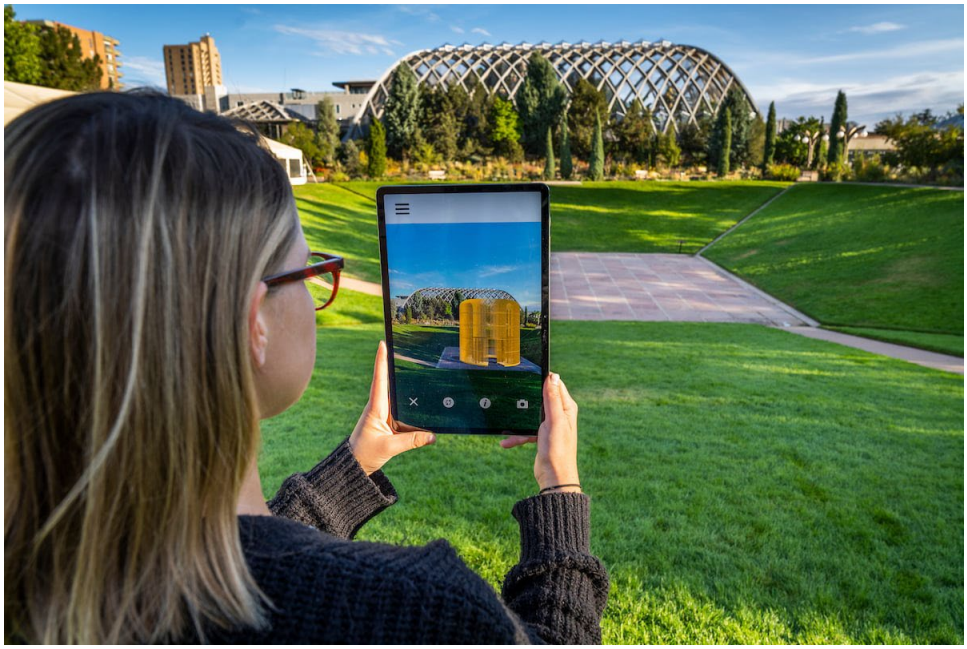


FIGURE 78. Example of a visitor using a hand-held device employing augmented reality to understand features once present on a site.

- **Wayside Panels and Interpretive Signage.** Traditional interpretive signage is an effective way to engage visitors with key themes. Panels can include historical context, site maps, diagrams of lost structures, or personal stories tied to the landscape. Interactive signage can also be installed, allowing visitors to explore digital media and access more in-depth information about the site. At the Janis-Ziegler House property, signage might indicate where outbuildings once stood or explain vernacular land use patterns (Figure 79).



FIGURE 79. Example of an interpretive panel or sign.

- **Interactive Stations.** An interactive element allows visitors to imagine how the Janis-Ziegler House and its surrounding landscape may have looked in the past, using available research and interpretive clues. By drawing from information presented through other interpretive elements on-site, historical maps, and comparisons to similar properties, visitors are encouraged to engage with the interpretive process and consider the site's history, even in the absence of physical evidence. This experience promotes curiosity, reinforces interpretive transparency and helps visitors understand both the site's documented history and the gaps that remain in the historical record (Figure 80).



FIGURE 80. Example of an interactive station.

- **Landscape Markers and Ground Plane Graphics**. Subtle, in-ground or low-profile markers (e.g., stones, brick outlines or embedded text) can outline where former buildings, fences, paths or gardens once existed. These markers allow visitors to physically navigate the historic landscape while imagining the site's former layout. This approach is useful for preserving open space while still maintaining visual clarity (Figure 81).



FIGURE 81. Ground plane markers and stone outlines at Jeffers Mound, Worthington, Ohio.

- **Mobile App or Self-Guided Digital Tour**. A mobile app or browser-based digital tour can provide layered interpretation and flexibility. This allows users to explore the site at their own pace while accessing deeper historical content, AR overlays, audio narration and archival materials. Apps can also feature multilingual content and accessibility options. QR codes placed throughout the site can link directly to specific sections of the app or digital content, making it easy for visitors to access information in context (Figure 82).



FIGURE 82. Example of a mobile app using a QR code with a hand-held device.

Interpretive Efforts with Limited Physical Evidence

One of the primary challenges in interpreting the cultural landscape of the Janis-Ziegler House property is the limited availability of physical resources. The current parcel is significantly smaller than the original property, and key elements such as outbuildings are no longer extant. This presents difficulties for creating a comprehensive and site-based interpretive experience that accurately reflects the full historical scope of the property.

Even without clear physical evidence, the cultural landscape can still be interpreted in meaningful and engaging ways. In fact, what's missing can become part of the story itself. Creative interpretive tools can help visitors imagine the past while highlighting the limitations in the site's historical record. Digital tools such as augmented reality, layered historic maps, or comparisons with similar sites offer additional ways to visualize what's no longer visible. By being transparent about the gaps in the record and thoughtful in how those gaps are presented, the site can still offer a rich and honest interpretation of its complex history.

Furthermore, inviting visitors to imagine what might have existed on the site by using clues from other interpretive elements informed by research, such as archeological studies and comparisons to similar properties, can create an interactive and inquisitive experience. This approach not only acknowledges the absence of physical evidence but also encourages visitors to actively engage with the site's layered history and envision how it may have looked during the nineteenth century based on the information available to them.

Given that future access to the Janis-Ziegler House property may be limited or not yet fully defined, it is also possible that much of the site's interpretation will need to occur off-site, such as at the welcome center. In that case, the interpretive experience would need to provide historical context and visual references before visitors even arrive at the property. This approach could help

prepare visitors to better understand the site's significance and visualize its past, especially in the absence of many original features.

The cultural landscape of the Janis-Ziegler House property reflects the history not just of the home itself, but of the people who lived and worked on the property. It offers a record of everyday life, shaped by both human manipulation and the natural environment. Its evolution tells a story about how people shaped the land and were shaped by it in return. By taking a closer look at the landscape and asking important questions about labor, identity and memory, we can start to see the site not just as a remnant from the past, but as a place that still holds meaning and relevance today.

Additional Studies Recommended

- A theme study for Ste. Genevieve National Historical Park.

Project Implementation Process

Develop the interpretive plan following the steps indicated below:

- Determine the goals, audiences, and themes for interpretation at the Janis-Ziegler House property that considers the theme study prepared for Ste. Genevieve National Historical Park.

- Map the visitor experience. Design an interpretive program that is connected with the features of interest, including views on the property, that help to foster an emotional and intellectual connection between the visitor and the resource.

- Select appropriate interpretive media and programs. Ensure that the interpretive materials are located in conjunction with accessible circulation systems.

- Connect the features and stories at the Janis-Ziegler House property with other French colonial properties within the City of Ste. Genevieve and Ste. Genevieve National Historical Park, encouraging a visit to other related properties.

References

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Appendices

Appendix A:

Estimates of Probable Costs Related to Conceptual Treatment Option 2

Appendix B:

Missouri SHPO Review Comments on 95% Draft CLR

MISSOURI DEPARTMENT OF NATURAL RESOURCES

Mike Kehoe
Governor

Kurt U. Schaefer
Director

September 10, 2025

Leah Edwards
National Park Service
601 Riverfront Drive
Omaha, NE 68102

Re: **SHPO Project Number: 002-SG-25** — Ste. Genevieve National Historical Park Cultural Landscape Report (CLR) Part II, 95% Draft – 339 St. Marys Road, Ste. Genevieve, Ste. Genevieve County, Missouri (DOI/NPS)

Dear Leah Edwards:

Thank you for submitting information to the State Historic Preservation Office (SHPO) regarding the above-referenced project for review pursuant to Section 106 of the National Historic Preservation Act, P.L. 89-665, as amended (NHPA), and the Advisory Council on Historic Preservation's regulation 36 CFR Part 800, which require identification and evaluation of historic properties.

We have reviewed the information regarding the above-referenced project and have included our comments on the following page(s). Please retain this documentation as evidence of consultation with the Missouri SHPO under Section 106 of the NHPA. SHPO concurrence does not complete the Section 106 process as federal agencies will need to conduct consultation with all interested parties. **Please be advised that, if the current project area or scope of work changes, such as a borrow area being added, or cultural materials are encountered during construction, appropriate information must be provided to this office for further review and comment.**

If you have questions, please contact the SHPO at (573)751-7858 or call/email Aaron Schmidt, (573) 522-4641, aaron.schmidt2@dnr.mo.gov. If additional information is required, please submit the information via email to MOSection106@dnr.mo.gov.

Sincerely,

STATE HISTORIC PRESERVATION OFFICE

Dawn Scott, Director
Deputy State Historic Preservation Officer

c: Rachel Davidson, NPS

SHPO Project Number: 002-SG-25 — Ste. Genevieve National Historical Park Cultural Landscape Report (CLR) Part II, 95% Draft – 339 St. Marys Road, Ste. Genevieve, Ste. Genevieve County, Missouri (DOI/NPS)

COMMENTS:

Thank you for providing us with the 95% Draft Submission of the *Janis-Ziegler House (Green Tree Tavern) Cultural Landscape Report Part II: Ste. Genevieve National Historical Park PMIS #315032* prepared by Raths, Raths & Johnson in association with Liz Sargent. Based on this review, it is evident that an adequate report has been conducted of the above-mentioned property. After reviewing this report, we find that the concepts and treatments presented are acceptable. However, we would like to bring the following formatting issues to your attention:

- There are several figures in the report that are out of order or repeated. For instance, beginning on page 28, the figure sequencing is as follows:

  - Fig. 17
  - Fig. 28
  - Fig. 39
  - Fig. 20

  Beginning on page 43, the figure sequencing is as follows:

  - Fig. 30
  - Fig. 34
  - Fig. 32
  - Fig. 33

  Beginning on page 97, the figure sequencing is as follows:

  - Fig. 65
  - Fig. 68
  - Fig. 69
  - Fig. 70
  - Fig. 66
  - Fig. 67
  - Fig. 68
  - Fig. 69
  - Fig. 70

- On Page 115, line 13 contains the words *Gener* and *Rench*, which should be *Gender* and *French*.

We look forward to participating in Section 106 consultation to assess the potential effects of the treatment recommendations for the Janis-Ziegler/Green Tree Tavern property as specific undertakings are identified in the future.

SHPO Reviewer: Aaron Schmidt, (573) 522-4641, aaron.schmidt2@dnr.mo.gov

Basis of Estimate and Cost Summary - Project Information

Park Acronym:	STGE
Park Name:	Ste. Genevieve National Historical Park
Project Title:	Janis-Ziegler House (Green Tree Tavern) Site Improvements
Park Management Information System (PMIS) Number:	315032
Design Phase:	Final CLR Part 2
State:	Missouri
County work location:	Ste. Genevieve County
Database Name:	RSMeans
Database Year:	2025
Estimate Type:	Class C Estimate
Current Estimate Date:	9/29/2025
Construction Start Date:	3/1/2026
Project Period of Performance (Months):	6 Months
Architect/Engineer (A/E) Company:	Raths, Raths and Johnson, Inc.
Estimating Company:	CCS International, Inc.
Estimator Name:	Jon Martin
Estimate Reviewed By:	Thomas Noggle, CCS | Lurita Blank, RRJ
Estimate Reviewed Date:	8/20/2025 | 9/29/2025
Estimator Phone:	205-586-8466
Project Description (Scope of Work):	The project includes the addition of a concrete parking lot recommendations found in Option 2/2A of the 2025 CLR Part 2, with accommodations for four cars total (2 handicap and 2 standard), addition of sidewalks accessing the building, a handicapped ramp to the rear of the facility, and site lighting. The project also includes the option for a rear entry concrete roadway accessing the parking lot on potential property to be acquired by the NPS. The base bid includes a parking lot about 440-SY with sidewalks totaling about 957-SF. The optional rear entry roadway is roughly 260-SY of paving. The parking lot includes 3 pole fixtures for lighting and 4 bollard fixtures are used to light the sidewalks approaching the building. The optional road entering the site adds an additional pole light fixture. The rear entry to building includes a wooden handicapped ramp with steel railing. Topsoil removed from the paved areas will be reused on the site for areas disturbed during the clearing of the parking lot and sidewalk areas. These areas will be reseeded with grass.
Estimate Assumptions:	Project is based on the addition of a parking lot, sidewalks and site lighting. Janis-Zeigler House to remain open during construction. Work performance anticipated to be 6-months.
Source of Cost Data:	Baseline pricing is based on current 2025 US (United States) national average cost data bases and Ste.Genevieve County, MO. Davis Bacon Wage Determinations (MO20250030). Davis-Bacon Wage rates used in the development of the estimate.
Schedule Clarification:	A project schedule was determined based on the scope of work to be performed. No Division 1 Specifications were provided in the estimate documents for the project. Assumption is work will begin in March after winter months have passed with a 6-month period of performance.
Other Clarifications or Exclusions:	• Cost estimate is based on R.S. Means 2025 cost data.
	• This estimate assumes normal market conditions with five or more qualified contractors competitively bidding the project.
	• This estimate assumes one contractor will be awarded the full scope of the project.
	• This estimate assumes the awarded contractor will be a specilized paving contractor self-performing the work. A subcontractor for the electrical scope of work is anticipated.
	• No costs have been included for the testing and remediation of hazardous materials.
	• No costs have been included for site furniture.

Documentation:	
Standard Clarifications:	• **This estimate is the NET Construction costs** of the project which includes direct cost of construction, location factor, remoteness factor, federal wage rate factor, historic preservation factor, design contingency, permitting, contracting method of procurement, testing, general conditions, bonds, permits and contractor overhead, profit, & escalation. • This estimate **does NOT include Gross costs** which Includes Construction Contingency and NPS Construction management. • This estimate **does NOT include the Total costs** of compliance, predesign, design, and supplemental services.

Project Specific Markups & Tax Allocations

Tax Allocations

- After verifying with the local tax jurisdictions and NPS tax requirements, enter **X** in fields which require project taxes. This will populate the appropriate taxes throughout the estimate.

Material	Labor	Equipment	Other
X			

Project Specific Markups

- **Refer to Cost Estimating Requirements Handbook > Chapter 4 Estimate Markups for guidance on this section.**
- This chart shows how markups are applied at different phases of design.
- Add required markups in column **C** and specific descriptions in column **D**. These entries will populate throughout the estimate.
- Re-evaluate markups at each phase of design as details develop and added to the estimate. Adjust percentage as appropriate in individual CLINs.
- **If no X is shown in a field, costs previously applied in the percentage need to be fully applied within the direct costs, either as actual activities or increases to individual unit costs and a 0% shown in the markups.**

	Markups	Percent %	Description *Overwrite instructions to provide detailed description for each markup and how it was determined.*	Class C Conceptual	Class C Schematic	Class B Design Development	Class A Construction Documents
A	Park Location Factor (PLF):	0.00%	No park location factor provided for the St. Genevieve National Historic Park in the location factor data worksheet.	X	X	X	
B	Project Specific Remoteness:	1.00%	1.00% factor used due to the remoteness of location from St. Louis area. The anticipation is workers on the project will not be a local contractor and will come from the St. Louis area. Distance to project site from St. Louis is about 65 miles. Only a 1% factor is used as some travel time will be anticipated and project site is the St. Genevieve National Park - Janis Ziegler House.	X	X	X	
C	Federal Wage Rate Factor:	27.00%	Federal Wage Rate Factor as calculated on the Wage Rate Calculator spreadsheet.	X	X	X	
D	State & Local Taxes:	7.61%	Missouri State Sales Tax Rate - 4.23%, Ste. Genevieve City Tax Rate - 2.88%, Special Tax - 0.5% = Total 7.61%	X	X	X	
E	Historic Preservation Factor:	5.00%	Extant historic finishes and site features; compatible replacement materials generally readily available; no speciality coordination, access, or protectionr requirements beyond standard general conditions	X	X		
F	Design Contingency:	15.00%	15% Design Contingency used as the plans are developed to a 95% Schematic Design level of detail.	X	X	X	X
	TOTAL DIRECT CONSTRUCTION COSTS						
G	Standard General Conditions:	8.00%	Assumes a Job Office (JOOH) overhead of 8% due to small size of project and minimal project management required.	X	X		
H	Government General Conditions:	5.00%	Low range of 5% used for Government requirements including, quality assurance and safety requirements. Division 1 Specifications not provided at this stage of design development. Requirements for quality assurance and safety requirements anticipated to be low as scope of work is minimal and not complicated.	X	X		
I	Testing & Inspections:	1.00%	Low range of 1% used as soils testing and inspection work for sidewalks and parking lot not anticipated to be required. Minimal electrical inspection is only anticipated on the project. No testing and inspection for structural, other materials, mechanical and plumbing anticipated.	X	X	X	
J	Permits & Fees:	0.50%	(Approximate Range 0% to 2%) Wetlands, local fire requirements, sanitary, water, electrical local utility agency fees.	X	X	X	
	SUBTOTAL NET CONSTRUCTION COST						
K	Home Office Overhead:	4.00%	Assumes 4% due to project value. Small park size.	X	X	X	X
L	Profit:	8.00%	Profit rate assumed at 8% due to small scope of work and project contract value less than $500K.	X	X	X	X
M	Performance Bond:	2.50%	Smaller company anticipated to perform work so high end of 2.5% assumed for performance bond.	X	X	X	X
	ESTIMATED NET CONSTRUCTION COST						
N	Contracting Method Adjustment:	5.00%	Verify with project team which contracting method is to be used. Recommendations are 2 step Best Value Full and Open 5%; Hub Zone Competitive 7%; Hub Zone Negotiated 9%; 8A Competitive 12%; (8A Negotiated 15% < 4.5 million).	X	X	X	X
O	Inflation Escalation Annual Rate:	5.90%	This estimate includes escalation with the assumption the construction will commence in March of 2026. The construction duration is anticipated to be 6-months with a completion date of. September 2026. Construction Escalation is applied at a rate of 4.71% extending pricing to the construction midpoint of June 2026. The escalation rate used in this cost estimate is based on construction economic data found in the NAVFAC Building Construction Cost Index (BCI), 2025-Q2 (Released August 2025).	X	X	X	X
	CURRENT DATE TO MIDPOINT OF CONSTRUCTION (Months):	4.98%	Assumed construction start March 2026. Midpoint of construction June 2026 assuming 6 month construction duration.				

Summary NET Cost Schedule

Park Acronym: 0
Park Name: Ste. Genevieve National Historical Park
Project Title: Janis-Ziegler House (Green Tree Tavern) Site Improvements
Park Management Information System (PMIS) Number: 315032
Current Estimate Date: 9/29/2025

- Estimator to start estimate by completing gray cells with initial project information and CLIN titles per line item designated by NPS for the project.
- Information added on this worksheet will populated the rest of the template.
- Click on the CLIN to route to corresponding CLIN worksheet/tab.

Contract Line Item Number (CLIN) & Option Number	Contract Line Item Title	Quantity	Unit of Measure	Unit Price	Total Price
CLIN 1	Site Improvements	1	Lump Sum (LS)	395,646	$395,645.91
CLIN 2	CLIIN 2 Description - NA	1	Lump Sum (LS)	0	$0.00
CLIN 3	CLIN 3 Description - NA	1	Lump Sum (LS)	0	$0.00
CLIN 4	CLIN 4 Description - NA	1	Lump Sum (LS)	0	$0.00
CLIN 5	CLIN 5 Description - NA	1	Lump Sum (LS)	0	$0.00
CLIN 6	CLIN 6 Description - NA	1	Lump Sum (LS)	0	$0.00
CLIN 7	CLIN 7 Description - NA	1	Lump Sum (LS)	0	$0.00
CLIN 8	CLIN 8 Description - NA	1	Lump Sum (LS)	0	$0.00
CLIN 9	CLIN 9 Description - NA	1	Lump Sum (LS)	0	$0.00
CLIN 10	CLIN 10 Description - NA	1	Lump Sum (LS)	0	$0.00
CLIN 11	CLIN 11 Description - NA	1	Lump Sum (LS)	0	$0.00
CLIN 12	CLIN 12 Description - NA	1	Lump Sum (LS)	0	$0.00
CLIN 13	CLIN 13 Description - NA	1	Lump Sum (LS)	0	$0.00
CLIN 14	CLIN 14 Description - NA	1	Lump Sum (LS)	0	$0.00
CLIN 15	CLIN 15 Description - NA	1	Lump Sum (LS)	0	$0.00
CLIN 16	CLIN 16 Description - NA	1	Lump Sum (LS)	0	$0.00
CLIN 17	CLIN 17 Description - NA	1	Lump Sum (LS)	0	$0.00
CLIN 18	CLIN 18 Description - NA	1	Lump Sum (LS)	0	$0.00
CLIN 19	CLIN 19 Description - NA	1	Lump Sum (LS)	0	$0.00
CLIN 20	CLIN 20 Description - NA	1	Lump Sum (LS)	0	$0.00
			TOTAL BASE PRICE (CLINs 1 to 20):		**$395,645.91**
Option 1	Option 1 Alternate Parking Access Entry	1	Lump Sum (LS)	85,649	$85,648.67
Option 2	Option 2 Description - NA	1	Lump Sum (LS)	0	$0.00
Option 3	Option 3 Description - NA	1	Lump Sum (LS)	0	$0.00
Option 4	Option 4 Description - NA	1	Lump Sum (LS)	0	$0.00
Option 5	Option 5 Description - NA	1	Lump Sum (LS)	0	$0.00
			TOTAL PRICE FOR ALL OPTIONS (Options 1 to 5):		**$85,648.67**
			TOTAL PROPOSED PRICE - BASE PLUS ALL OPTIONS (CLINs 1 to 20 + Options 1 to 5):		**$481,294.58**

CLIN NET Cost Summary

Project Title: Janis-Ziegler House (Green Tree Tavern) Site Improvements
Park Name: Ste. Genevieve National Historical Park

Park Management Information System (PMIS) Number: 315032
Park Acronym: 0

Bid Item Number	Bid Item Description	Overall Quantity	Unit of Measure	Total Material Cost	Total Labor Cost	Total Equipment Cost	Total Other Cost	Total Direct Construction Costs	Total Markups	NET Bid Item Total
CLIN 1	Site Improvements	1	Lump Sum (LS)	$ 142,867	$ 40,453	$ 3,485	$ -	$ 186,805	$ 208,841	$ 395,646
CLIN 2	CLIIN 2 Description - NA	1	Lump Sum (LS)	$ -	$ -	$ -	$ -	$ -	$ -	$ -
CLIN 3	CLIN 3 Description - NA	1	Lump Sum (LS)	$ -	$ -	$ -	$ -	$ -	$ -	$ -
CLIN 4	CLIN 4 Description - NA	1	Lump Sum (LS)	$ -	$ -	$ -	$ -	$ -	$ -	$ -
CLIN 5	CLIN 5 Description - NA	1	Lump Sum (LS)	$ -	$ -	$ -	$ -	$ -	$ -	$ -
CLIN 6	CLIN 6 Description - NA	1	Lump Sum (LS)	$ -	$ -	$ -	$ -	$ -	$ -	$ -
CLIN 7	CLIN 7 Description - NA	1	Lump Sum (LS)	$ -	$ -	$ -	$ -	$ -	$ -	$ -
CLIN 8	CLIN 8 Description - NA	1	Lump Sum (LS)	$ -	$ -	$ -	$ -	$ -	$ -	$ -
CLIN 9	CLIN 9 Description - NA	1	Lump Sum (LS)	$ -	$ -	$ -	$ -	$ -	$ -	$ -
CLIN 10	CLIN 10 Description - NA	1	Lump Sum (LS)	$ -	$ -	$ -	$ -	$ -	$ -	$ -
CLIN 11	CLIN 11 Description - NA	1	Lump Sum (LS)	$ -	$ -	$ -	$ -	$ -	$ -	$ -
CLIN 12	CLIN 12 Description - NA	1	Lump Sum (LS)	$ -	$ -	$ -	$ -	$ -	$ -	$ -
CLIN 13	CLIN 13 Description - NA	1	Lump Sum (LS)	$ -	$ -	$ -	$ -	$ -	$ -	$ -
CLIN 14	CLIN 14 Description - NA	1	Lump Sum (LS)	$ -	$ -	$ -	$ -	$ -	$ -	$ -
CLIN 15	CLIN 15 Description - NA	1	Lump Sum (LS)	$ -	$ -	$ -	$ -	$ -	$ -	$ -
CLIN 16	CLIN 16 Description - NA	1	Lump Sum (LS)	$ -	$ -	$ -	$ -	$ -	$ -	$ -
CLIN 17	CLIN 17 Description - NA	1	Lump Sum (LS)	$ -	$ -	$ -	$ -	$ -	$ -	$ -
CLIN 18	CLIN 18 Description - NA	1	Lump Sum (LS)	$ -	$ -	$ -	$ -	$ -	$ -	$ -
CLIN 19	CLIN 19 Description - NA	1	Lump Sum (LS)	$ -	$ -	$ -	$ -	$ -	$ -	$ -
CLIN 20	CLIN 20 Description - NA	1	Lump Sum (LS)	$ -	$ -	$ -	$ -	$ -	$ -	$ -
			Total CLIN Items:	**$ 142,867**	**$ 40,453**	**$ 3,485**	**$ -**	**$ 186,805**	**$ 208,841**	**$ 395,646**

Estimate Type: **Class C Estimate**

CLIN Number: CLIN 1
CLIN Title: Site Improvements
Park Acronym: 0
PMIS Number: 315032

Overall Period of Performance: 6 Months
Individual CLIN Period of Performance (as needed):

Overall Quantity: 1
Unit of Measure: Lump Sum (LS)
Asset Code: 1300 Parking Area
Facility Type: 1110 Paved

Estimator Name: Jon Martin
Current Estimate Date: 9/29/2025
Estimate Reviewed By: Thomas Noggle, CCS | Lurita Blank, RRJ
Estimate Reviewed Date: 8/20/2025 | 9/29/2025

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- *No Allowances or Lump Sums can be used with Class B or Class A estimates. Estimate will be rejected if used.*
- *Rounding or Plug numbers are not acceptable. Estimate will be rejected if used.*
- *To the left of the **Uniformat II WBS Codes** (Work Breakdown Structure), click outline symbol **+** (plus) to show/expand groups required for the IGE and begin entering details. For full use of the worksheet, unprotect the sheet in the **Review** ribbon.*

Uniformat II WBS Code	Description	Quantity	Unit	MATERIAL		LABOR		EQUIPMENT		OTHER		DIRECT CONSTRUCTION		NET CONSTRUCTION		
				Material Cost/Unit	Total Material Cost	Labor Cost/Unit	Total Labor Cost	Equipment Cost/Unit	Total Equipment Cost	Other Cost/Unit	Total Other Cost	Total Cost/Unit	Total Cost	Total Cost/Unit	Total Cost	
A10	**TOTAL FOUNDATIONS**	**1**	**LS**	$ -	$0	$ -	$0	$ -	$0	$ -	$0	$ -	$0	$ -	**$0**	
A20	**TOTAL BASEMENT**	**1**	**LS**	$ -	$0	$ -	$0	$ -	$0	$ -	$0	$ -	$0	$ -	**$0**	
B10	**TOTAL SUPERSTRUCTURE**	**1**	**LS**	$ -	$0	$ -	$0	$ -	$0	$ -	$0	$ -	$0	$ -	**$0**	
B20	**TOTAL EXTERIOR ENCLOSURE**	**1**	**LS**	$ -	$0	$ -	$0	$ -	$0	$ -	$0	$ -	$0	$ -	**$0**	
B30	**TOTAL ROOFING**	**1**	**LS**	$ -	$0	$ -	$0	$ -	$0	$ -	$0	$ -	$0	$ -	**$0**	
C10	**TOTAL INTERIOR CONSTRUCTION**	**1**	**LS**	$ -	$0	$ -	$0	$ -	$0	$ -	$0	$ -	$0	$ -	**$0**	
C20	**TOTAL STAIRS**	**1**	**LS**	$ -	$0	$ -	$0	$ -	$0	$ -	$0	$ -	$0	$ -	**$0**	
C30	**TOTAL INTERIOR FINISHES**	**1**	**LS**	$ -	$0	$ -	$0	$ -	$0	$ -	$0	$ -	$0	$ -	**$0**	
D10	**TOTAL CONVEYING SYSTEMS**	**1**	**LS**	$ -	$0	$ -	$0	$ -	$0	$ -	$0	$ -	$0	$ -	**$0**	
D20	**TOTAL PLUMBING**	**1**	**LS**	$ -	$0	$ -	$0	$ -	$0	$ -	$0	$ -	$0	$ -	**$0**	
D30	**TOTAL HVAC** (Heating, Ventilation, and Air Conditioning)	**1**	**LS**	$ -	$0	$ -	$0	$ -	$0	$ -	$0	$ -	$0	$ -	**$0**	
D40	**TOTAL FIRE PROTECTION**	**1**	**LS**	$ -	$0	$ -	$0	$ -	$0	$ -	$0	$ -	$0	$ -	**$0**	
D50	**TOTAL ELECTRICAL**	**1**	**LS**	$ -	$0	$ -	$0	$ -	$0	$ -	$0	$ -	$0	$ -	**$0**	
E10	**TOTAL EQUIPMENT**	**1**	**LS**	$ -	$0	$ -	$0	$ -	$0	$ -	$0	$ -	$0	$ -	**$0**	
E20	**TOTAL FURNISHINGS**	**1**	**LS**	$ -	$0	$ -	$0	$ -	$0	$ -	$0	$ -	$0	$ -	**$0**	
F10	**TOTAL SPECIAL CONSTRUCTION**	**1**	**LS**	$ -	$0	$ -	$0	$ -	$0	$ -	$0	$ -	$0	$ -	**$0**	
F20	**TOTAL SELECTIVE DEMOLITION**	**1**	**LS**	$ -	$0	$ -	$0	$ -	$0	$ -	$0	$ -	$0	$ -	**$0**	
G1010	**Site Clearing**															
31-13-13.20	Selective clearing and grubbing, 1-1/2 C.Y. excavator, 4" to 6" diameter, stump removal on site by hydraulic excavator	2.00	ea	$ -	$0	$ 30.00	$60	$ 13.50	$27	$ -	$0	$ 43.50	$87			$0
31-13-13.20	Selective clearing and grubbing, up to 6" diameter, remove selective trees, on site using chain saws and chipper, excludes stumps	2.00	ea	$ -	$0	$ 143.50	$287	$ 111.00	$222	$ -	$0	$ 254.50	$509			$0
31-14-13.23	Topsoil stripping and stockpiling, topsoil, clay, medium hard, adverse conditions, 300 HP dozer	181.89	cy	$ -	$0	$ 0.67	$122	$ 2.25	$409	$ -	$0	$ 2.92	$531			-$1
Subtotal	**Site Clearing**	**1**	**LS**	**$ -**	**$0**	**$ 469.00**	**$469**	**$ 658.00**	**$658**	**$ -**	**$0**	**$ 1,127.00**	**$1,127**			
G1030	**Site Earthwork**															
31-22-16.10	Fine grading, fine grade for slab on grade, machine	106.33	sy	$ -	$0	$ 0.90	$96	$ 1.11	$118	$ -	$0	$ 2.01	$214			$0
31-22-16.10	Fine grading, fine grade for slab on grade, machine	493.33	sy	$ -	$0	$ 0.91	$447	$ 1.11	$547	$ -	$0	$ 2.01	$994			-$1
31-23-23.24	Compaction, structural, 5 tons, steel wheel tandem roller	16.00	hr	$ -	$0	$ 92.56	$1,481	$ 34.19	$547	$ -	$0	$ 126.75	$2,028			$0
Subtotal	**Site Earthwork**	**1**	**LS**	**$ -**	**$0**	**$ 2,024.00**	**$2,024**	**$ 1,212.00**	**$1,212**	**$ -**	**$0**	**$ 3,236.00**	**$3,236**			
G10	**TOTAL SITE PREPARATION**	**1**	**LS**	$ -	$0	$ 2,493.00	$2,493	$ 1,870.00	$1,870	$ -	$0	$ 4,363.00	$4,363	$ 9,240.69	**$9,241**	
G2020	**Parking Lots**															
32-16-13.13	Cast-in place concrete curbs & gutters, straight, wood forms, 0.055 C.Y. per LF, 6" high curb, 6" thick gutter, 24" wide, includes concrete	351.00	lf	$ 24.34	$8,543	$ 8.02	$2,814	$ -	$0	$ -	$0	$ 32.36	$11,357			$1
32-17-23.13	Painted pavement markings, thermoplastic, white or yellow, 4" wide, less than 6,000 LF	100.00	lf	$ 0.93	$93	$ 0.14	$14	$ 0.13	$13	$ -	$0	$ 1.20	$120			-$1
32-17-23.13	Painted pavement markings, thermoplastic, white or yellow, arrows	32.00	sf	$ 2.81	$90	$ 3.28	$105	$ 3.03	$97	$ -	$0	$ 9.12	$292			-$1
32-17-23.13	Painted pavement markings, thermoplastic, white or yellow, handicap	32.00	sf	$ 0.93	$30	$ 3.28	$105	$ 3.03	$97	$ -	$0	$ 7.24	$232			-$1
32-17-23.14	Pavement markings, layout of pavement marking	100.00	lf	$ -	$0	$ 0.05	$5	$ 0.02	$2	$ -	$0	$ 0.07	$7			$0
32-17-23.14	Pavement markings, parking stall, paint, white, 4" wide	4.00	stll	$ 6.09	$24	$ 2.50	$10	$ 1.50	$6	$ -	$0	$ 10.09	$40			$0
32-17-23.14	Pavement markings, parking stall, paint, white, small quantities, 4" wide	4.00	stll	$ 12.22	$49	$ 11.00	$44	$ -	$0	$ -	$0	$ 23.22	$93			$0
32-06-10.10	Driveways, concrete, cast-in-place with 6 x 6 - W1.4 x W1.4 mesh, broomed finish, 3,000 psi, 6" thick, excludes base	3,954.00	sf	$ 3.72	$14,709	$ 2.70	$10,670	$ -	$0	$ -	$0	$ 6.42	$25,379			$4
32-06-10.10	Driveways, concrete, excludes base, for 8" thick bank run gravel base, add	3,954.00	sf	$ 1.97	$7,789	$ 0.77	$3,047	$ 0.10	$390	$ -	$0	$ 2.84	$11,226			-$4
Subtotal	**Parking Lots**	**1**	**LS**	**$ 31,327.52**	**$31,328**	**$ 16,814.00**	**$16,814**	**$ 605.00**	**$605**	**$ -**	**$0**	**$ 48,746.52**	**$48,747**			
G2030	**Pedestrian Paving**															
03-30-53.40	Structural concrete, in place, stairs (3500 psi), 3'-6" wide, cast on ground, includes forms(4 uses), Grade 60 rebar, concrete (Portland cement Type I), placing and finishing, excludes safety treads	8.00	nose	$ 7.37	$59	$ 25.13	$201	$ 0.25	$2	$ -	$0	$ 32.75	$262			0
05-52-13.50	2-line pipe rail with pickets and attached handrail, aluminum, satin finish, 1-1/2" pipe, 1/2" pickets @ 4-1/2" OC, 42" high, shop fabricated, straight & level	150.00	lf	$ 471.24	$70,686	$ 20.20	$3,030	$ 1.53	$230	$ -	$0	$ 492.97	$73,946			$0
31-23-23.24	Compaction, structural, 5 tons, steel wheel tandem roller	8.00	hr	$ -	$0	$ 92.50	$740	$ 34.13	$273	$ -	$0	$ 126.63	$1,013			-$1
32-06-10.10	Sidewalks, sidewalk, concrete, cast-in-place with 6 x 6 - W1.4 x W1.4 mesh, broomed finish, 3,000 psi, 4" thick, excludes base	957.00	sf	$ 2.74	$2,622	$ 2.29	$2,195	$ -	$0	$ -	$0	$ 5.03	$4,817			-$2
32-06-10.10	Sidewalks, sidewalks, concrete, excludes base, for 4" thick bank run gravel base, add	957.00	sf	$ 0.98	$938	$ 0.49	$472	$ 0.06	$60	$ -	$0	$ 1.54	$1,470			$3
Subtotal	**Pedestrian Paving**	**1**	**LS**	**$ 74,305.00**	**$74,305**	**$ 6,638.00**	**$6,638**	**$ 565.00**	**$565**	**$ -**	**$0**	**$ 81,508.00**	**$81,508**			
G2040	**Site Development**															
05-73-23.50	Railing, ornamental, composite metal and wood or glass, 3'-6" high, posts @ 6' OC, hand assembled, fancy	16.00	lf	$ 383.19	$6,131	$ 97.81	$1,565	$ -	$0	$ -	$0	$ 481.00	$7,696			$0
06-11-10.28	Porch or deck framing, treated lumber, posts or columns, 4" x 6"	200.00	lf	$ 3.73	$746	$ 3.88	$775	$ -	$0	$ -	$0	$ 7.61	$1,521			$1
06-11-10.28	Porch or deck framing, treated lumber, girder, double, 2" x 10"	60.00	lf	$ 5.99	$359	$ 1.93	$116	$ -	$0	$ -	$0	$ 7.92	$475			-$1
06-11-10.28	Porch or deck framing, treated lumber, joists, 2" x 10"	300.00	lf	$ 2.93	$879	$ 1.18	$355	$ -	$0	$ -	$0	$ 4.11	$1,234			-$2
06-11-10.28	Porch or deck framing, treated lumber, decking, 5/4" x 6"	250.00	sf	$ 3.23	$808	$ 1.66	$416	$ -	$0	$ -	$0	$ 4.89	$1,224			-$1
10-14-53.20	Signs, guide and directional signs, reflectorized, 12" x 18", excludes posts	4.00	ea	$ 39.63	$159	$ 27.00	$108	$ 10.50	$42	$ -	$0	$ 77.13	$309			$0
10-14-53.20	Signs, 10'-0", add to above for steel posts, galvanized, upright, bolted	4.00	ea	$ 58.37	$233	$ 9.50	$38	$ 3.75	$15	$ -	$0	$ 71.62	$286			$0
Subtotal	**Site Development**	**1**	**LS**	**$ 9,314.94**	**$9,315**	**$ 3,373.00**	**$3,373**	**$ 57.00**	**$57**	**$ -**	**$0**	**$ 12,744.94**	**$12,745**			
G2050	**Landscaping**															
32-91-19.13	Spread conditioned topsoil, skid steer loader and hand dress	181.89	cy	$ 11.17	$2,032	$ 4.52	$822	$ -	$0	$ -	$0	$ 15.69	$2,854			
32-92-19.13	Seeding, mechanical apply fertilizer, 35 lb./ M.S.F., hand push spreader	10.00	msf	$ 25.04	$250	$ 2.00	$20	$ -	$0	$ -	$0	$ 27.04	$270			
32-92-19.13	Seeding, mechanical seeding grass seed, 4.5 lb./M.S.F., hand push spreader	10.00	msf	$ 26.54	$265	$ 2.20	$22	$ -	$0	$ -	$0	$ 28.74	$287			
Subtotal	**Landscaping**	**1**	**LS**	**$ 2,547.51**	**$2,548**	**$ 864.00**	**$864**	**$ -**	**$0**	**$ -**	**$0**	**$ 3,411.51**	**$3,412**			
G20	**TOTAL SITE IMPROVEMENTS**	**1**	**LS**	**$ 117,494.97**	**$117,495**	**$ 27,689.00**	**$27,689**	**$ 1,227.00**	**$1,227**	**$ -**	**$0**	**$ 146,410.97**	**$146,411**	$ 310,093.54	**$310,094**	-$3
G30	**TOTAL SITE MECHANICAL**	**1**	**LS**	**$ -**	**$0**	**$ -**	**$0**	**$ -**	**$0**	**$ -**	**$0**	**$ -**	**$0**	$ -	**$0**	
G4020	**Site Lighting**															
03-30-53.40	Structural concrete, in place, light pole base (3000 psi), 24" diameter x 8', includes forms(4 uses), Grade 60 rebar, concrete (Portland cement Type I), placing and finishing	2.24	cy	$ 517.45	$1,159	$ 983.48	$2,203	$ -	$0	$ -	$0	$ 1,500.93	$3,362			

CLIN Number:	**CLIN 1**
CLIN Title:	**Site Improvements**
Park Acronym:	0
PMIS Number:	315032

Overall Period of Performance: 6 Months
Individual CLIN Period of Performance (as needed):

Overall Quantity: 1
Unit of Measure: Lump Sum (LS)
Asset Code: 1300 Parking Area
Facility Type: 1110 Paved

Estimator Name: Jon Martin
Current Estimate Date: 9/29/2025
Estimate Reviewed By: Thomas Noggle, CCS | Lurita Blank, RRJ
Estimate Reviewed Date: 8/20/2025 | 9/29/2025

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26-05-19.90	Wire, copper, stranded, 600 volt, #12, type THWN-THHN, normal installation conditions in wireway, conduit, cable tray	3.50	clf	$	72.93	$255	$	73.14	$256	$	-	$0	$	-	$0	$	146.07	$511			
26-05-19.90	Wire, copper, stranded, 600 volt, #10, type THWN-THHN, normal installation conditions in wireway, conduit, cable tray	7.00	clf	$	41.48	$290	$	80.29	$562	$	-	$0	$	-	$0	$	121.77	$852			
26-05-39.30	PVC conduit, schedule 40, 1" diameter, in concrete slab, incl terminations, fittings and supports	400.00	lf	$	2.68	$1,072	$	4.02	$1,606	$	-	$0	$	-	$0	$	6.70	$2,678			
26-24-16.20	Circuit breakers, bolt-on, 10 k A I.C., 1 pole, 120 volt, 15-50 amp	1.00	ea	$	33.45	$33	$	80.00	$80	$	-	$0	$	-	$0	$	113.45	$113			
26-56-13.10	Light poles, anchor base, powder coated steel, 20' high, excl concrete bases	4.00	ea	$	1,772.94	$7,092	$	688.25	$2,753	$	97.00	$388	$	-	$0	$	2,558.19	$10,233			
26-56-19.60	Parking LED Luminaire, round pole mounting, 88 lamp watts, excl pole	4.00	ea	$	1,873.29	$7,493	$	401.50	$1,606	$	-	$0	$	-	$0	$	2,274.79	$9,099			
26-56-23.10	Light pole luminaire bracket arm, aluminum, double	4.00	ea	$	1,538.78	$6,155	$	100.50	$402	$	-	$0	$	-	$0	$	1,639.28	$6,557			
26-56-33.10	Bollard Light, exterior, LED, 42" high	4.00	ea	$	455.36	$1,821	$	200.75	$803	$	-	$0	$	-	$0	$	656.11	$2,624			
Subtotal	**Site Lighting**	**1**	**LS**	**$**	**25,371.63**	**$25,372**	**$**	**10,271.00**	**$10,271**	**$**	**388.00**	**$388**	**$**	**-**	**$0**	**$**	**36,030.63**	**$36,031**			$2
G40	**TOTAL SITE ELECTRICAL**	**1**	**LS**	**$**	**25,371.63**	**$25,372**	**$**	**10,271.00**	**$10,271**	**$**	**388.00**	**$388**	**$**	**-**	**$0**	**$**	**36,030.63**	**$36,031**	$	76,311.68	**$76,312**
G50	**TOTAL OTHER SITE CONSTRUCTION**	**1**	**LS**	**$**	**-**	**$0**	**$**	**-**	**$0**	**$**	**-**	**$0**	**$**	**-**	**$0**	**$**	**-**	**$0**	$	-	**$0**
G50	**TOTAL GENERAL CONDITIONS & REQUIREMENTS**	**1**	**LS**	**$**	**-**	**$0**	**$**	**-**	**$0**	**$**	**-**	**$0**	**$**	**-**	**$0**	**$**	**-**	**$0**	$	-	**$0**

DIRECT COSTS	**$142,867**	**$40,453**	**$3,485**	**$0**	**$186,805**
TAXES	**$10,872**	**$0**	**$0**	**$0**	**$10,872**

TOTAL NET CONSTRUCTION

Total Direct Construction:	**$186,805**	**$**	**395,645.91**	**$395,646**
		Variance Check:		**$395,645.91**

-$3

(Check for formula errors if cell is RED)

• *MARKUP PRECENTAGES will initially be populated from the* ***Markups*** *worksheet/tab but can be overwritten as the design is developed or for changing requirements of the individual CLIN.*

Markup

Markups and Factors

	ALLOWED	MARKUP TYPES		DESCRIPTION	TOTALS
A	Class C,B	**Park Location Factor (PLF):**	**0.00%**	No park location factor provided for the St. Genevieve National Historic Park in the location factor data worksheet.	$0.00
B	Class C,B	**Project Specific Remoteness:**	**1.00%**	1.00% factor used due to the remoteness of location from St. Louis area. The anticipation is workers on the project will not be a local contractor and will come from the St. Louis area. Distance to project site from St. Louis i	$1,868.05
C	Class C,B	**Federal Wage Rate Factor:**	**27.00%**	Federal Wage Rate Factor as calculated on the Wage Rate Calculator spreadsheet.	$50,437.24
D	Class C,B	**State & Local Taxes:**	**7.61%**	Material: **X** Labor: **0** Equipment: **0** Other: **0**	$10,872.15
E	Class C,B	**Historic Preservation Factor:**	**5.00%**	Extant historic finishes and site features; compatible replacement materials generally readily available; no speciality coordination, access, or protectionr requirements beyond standard general conditions	$9,340.23
F	Class C,B,A	**Design Contingency:**	**15.00%**	15% Design Contingency used as the plans are developed to a 95% Schematic Design level of detail.	$28,020.69
				Total Direct Construction Costs:	**$287,342.96**
G	Class C	**Standard General Conditions:**	**8.00%**	Assumes a Job Office (JOOH) overhead of 8% due to small size of project and minimal project management required.	$22,987.44
H	Class C	**Government General Conditions:**	**5.00%**	Low range of 5% used for Government requirements including, quality assurance and safety requirements. Division 1 Specifications not provided at this stage of design development. Requirements for quality assurance an	$14,367.15
I	Class C,B	**Testing & Inspections:**	**1.00%**	Low range of 1% used as soils testing and inspection work for sidewalks and parking lot not anticipated to be required. Minimal electrical inspection is only anticipated on the project. No testing and inspection for structural,	$2,873.43
J	Class C,B	**Permits & Fees:**	**0.50%**	(Approximate Range 0% to 2%) Wetlands, local fire requirements, sanitary, water, electrical local utility agency fees.	$1,436.71
				Subtotal NET Construction Cost:	**$329,007.69**
K	Class C,B,A	**Home Office Overhead:**	**4.00%**	Assumes 4% due to project value. Small park size.	$13,160.31
L	Class C,B,A	**Profit:**	**8.00%**	Profit rate assumed at 8% due to small scope of work and project contract value less than $500K.	$26,320.62
M	Class C,B,A	**Performance Bond:**	**2.50%**	Smaller company anticipated to perform work so high end of 2.5% assumed for performance bond.	$8,225.19
				Estimated NET Construction Cost:	**$376,713.81**
N	Class C,B,A	**Contracting Method Adjustment:**	**5.00%**	Verify with project team which contracting method is to be used. Recommendations are 2 step Best Value Full and Open 5%; Hub Zone Competitive 7%; Hub Zone Negotiated 9%; 8A Competitive 12%; (8A Negotiated 15%	$18,835.69
O	Class C,B,A	**Inflation Escalation Annual Rate:**	**5.90%**	This estimate includes escalation with the assumption the construction will commence in March of 2026. The construction duration is anticipated to be 6-months with a completion date of. September 2026. Construction Es	$96.41
		CURRENT DATE TO MIDPOINT OF CONSTRUCTION (Months):	**0.0498**	Assumed construction start March 2026. Midpoint of construction June 2026 assuming 6 month construction duration.	

Total Estimated NET Cost of Construction:	**$395,645.91**	**212%**	**Total percentage markup**
Variance Check:	**$395,645.91**	*(Check for formula errors if cell is RED)*	

Estimate Type: **Class C Estimate**

Option Number: Option 1
Option Title: Option 1 Alternate Parking Access Entry
Park Acronym: 0
PMIS Number: 315032

Overall Period of Performance: 6 Months
Individual CLIN Period of Performance (as needed):

Overall Quantity: 1
Unit of Measure: Lump Sum (LS)
Asset Code: 4100 Building
Facility Type: 4110 Office

Estimator Name: Jon Martin
Current Estimate Date: 9/29/2025
Estimate Reviewed By: Thomas Noggle, CCS | Lurita Blank, RRJ
Estimate Reviewed Date: 8/20/2025 | 9/29/2025

Go to Cost Schedule

- *No Allowances or Lump Sums can be used with Class B or Class A estimates. Estimate will be rejected if used.*
- *Rounding or Plug numbers are not acceptable. Estimate will be rejected if used.*
- *To the left of the **Uniformat II WBS Codes** (Work Breakdown Structure), click outline symbol **+** (plus) to show/expand groups required for the IGE and begin entering details. For full use of the worksheet, unprotect the sheet in the **Review** ribbon.*

Uniformat II WBS Code	Description	Quantity	Unit	MATERIAL		LABOR		EQUIPMENT		OTHER		DIRECT CONSTRUCTION		NET CONSTRUCTION		
				Material Cost/Unit	Total Material Cost	Labor Cost/Unit	Total Labor Cost	Equipment Cost/Unit	Total Equipment Cost	Other Cost/Unit	Total Other Cost	Total Cost/Unit	Total Cost	Total Cost/Unit	Total Cost	
A10	**TOTAL FOUNDATIONS**	**1**	**LS**	$ -	$0	$ -	$0	$ -	$0	$ -	$0	$ -	$0	$ -	**$0**	
A20	**TOTAL BASEMENT**	**1**	**LS**	$ -	$0	$ -	$0	$ -	$0	$ -	$0	$ -	$0	$ -	**$0**	
B10	**TOTAL SUPERSTRUCTURE**	**1**	**LS**	$ -	$0	$ -	$0	$ -	$0	$ -	$0	$ -	$0	$ -	**$0**	
B20	**TOTAL EXTERIOR ENCLOSURE**	**1**	**LS**	$ -	$0	$ -	$0	$ -	$0	$ -	$0	$ -	$0	$ -	**$0**	
B30	**TOTAL ROOFING**	**1**	**LS**	$ -	$0	$ -	$0	$ -	$0	$ -	$0	$ -	$0	$ -	**$0**	
C10	**TOTAL INTERIOR CONSTRUCTION**	**1**	**LS**	$ -	$0	$ -	$0	$ -	$0	$ -	$0	$ -	$0	$ -	**$0**	
C20	**TOTAL STAIRS**	**1**	**LS**	$ -	$0	$ -	$0	$ -	$0	$ -	$0	$ -	$0	$ -	**$0**	
C30	**TOTAL INTERIOR FINISHES**	**1**	**LS**	$ -	$0	$ -	$0	$ -	$0	$ -	$0	$ -	$0	$ -	**$0**	
D10	**TOTAL CONVEYING SYSTEMS**	**1**	**LS**	$ -	$0	$ -	$0	$ -	$0	$ -	$0	$ -	$0	$ -	**$0**	
D20	**TOTAL PLUMBING**	**1**	**LS**	$ -	$0	$ -	$0	$ -	$0	$ -	$0	$ -	$0	$ -	**$0**	
D30	**TOTAL HVAC** (Heating, Ventilation, and Air Conditioning)	**1**	**LS**	$ -	$0	$ -	$0	$ -	$0	$ -	$0	$ -	$0	$ -	**$0**	
D40	**TOTAL FIRE PROTECTION**	**1**	**LS**	$ -	$0	$ -	$0	$ -	$0	$ -	$0	$ -	$0	$ -	**$0**	
D50	**TOTAL ELECTRICAL**	**1**	**LS**	$ -	$0	$ -	$0	$ -	$0	$ -	$0	$ -	$0	$ -	**$0**	
E10	**TOTAL EQUIPMENT**	**1**	**LS**	$ -	$0	$ -	$0	$ -	$0	$ -	$0	$ -	$0	$ -	**$0**	
E20	**TOTAL FURNISHINGS**	**1**	**LS**	$ -	$0	$ -	$0	$ -	$0	$ -	$0	$ -	$0	$ -	**$0**	
F10	**TOTAL SPECIAL CONSTRUCTION**	**1**	**LS**	$ -	$0	$ -	$0	$ -	$0	$ -	$0	$ -	$0	$ -	**$0**	
F20	**TOTAL SELECTIVE DEMOLITION**	**1**	**LS**	$ -	$0	$ -	$0	$ -	$0	$ -	$0	$ -	$0	$ -	**$0**	
G1010	**Site Clearing**															
31-13-13.20	Selective clearing and grubbing, 1-1/2 C.Y. excavator, 4" to 6" diameter, stump removal on site by hydraulic excavator	-2.00	ea	$ -	$0	$ 30.00	-$60	$ 13.50	-$27	$ -	$0	$ 43.50	-$87			
31-13-13.20	Selective clearing and grubbing, up to 6" diameter, remove selective trees, on site using chain saws and chipper, excludes stumps	-2.00	ea	$ -	$0	$ 143.50	-$287	$ 111.00	-$222	$ -	$0	$ 254.50	-$509			
31-14-13.23	Topsoil stripping and stockpiling, topsoil, clay, medium hard, ideal conditions, 300 HP dozer	86.15	cy	$ -	$0	$ 0.37	$32	$ 1.24	$107	$ -	$0	$ 1.61	$139			
MF-2004 Code	Description	0	Unit	$ -	$0	$ -	$0	$ -	$0	$ -	$0	$ -	$0			
Subtotal	**Site Clearing**	**1**	**LS**	**$ -**	**$0**	**$ (315.00)**	**-$315**	**$ (142.00)**	**-$142**	**$ -**	**$0**	**$ (457.00)**	**-$457**			
G1030	**Site Earthwork**															
31-22-16.10	Fine grading, fine grade for slab on grade, machine	258.44	sy	$ -	$0	$ 0.91	$234	$ 1.11	$287	$ -	$0	$ 2.02	$521			
31-23-23.24	Compaction, structural, 5 tons, steel wheel tandem roller	8.00	hr	$ -	$0	$ 92.50	$740	$ 34.13	$273	$ -	$0	$ 126.63	$1,013			
MF-2004 Code	Description	0	Unit	$ -	$0	$ -	$0	$ -	$0	$ -	$0	$ -	$0			
MF-2004 Code	Description	0	Unit	$ -	$0	$ -	$0	$ -	$0	$ -	$0	$ -	$0			
MF-2004 Code	Description	0	Unit	$ -	$0	$ -	$0	$ -	$0	$ -	$0	$ -	$0			
Subtotal	**Site Earthwork**	**1**	**LS**	**$ -**	**$0**	**$ 974.00**	**$974**	**$ 560.00**	**$560**	**$ -**	**$0**	**$ 1,534.00**	**$1,534**			
G10	**TOTAL SITE PREPARATION**	**1**	**LS**	**$ -**	**$0**	**$ 659.00**	**$659**	**$ 418.00**	**$418**	**$ -**	**$0**	**$ 1,077.00**	**$1,077**	$ 2,267.45	**$2,267**	$0
G2010	**Roadways**															
32-16-13.13	Cast-in place concrete curbs & gutters, straight, wood forms, 0.055 C.Y. per LF, 6" high curb, 6" thick gutter, 24" wide, includes concrete	266.00	lf	$ 24.34	$6,474	$ 8.02	$2,132	$ -	$0	$ -	$0	$ 32.36	$8,606			
32-17-23.13	Painted pavement markings, thermoplastic, white or yellow, 4" wide, less than 6,000 LF	100.00	lf	$ 0.93	$93	$ 0.14	$14	$ 0.13	$13	$ -	$0	$ 1.20	$120			
32-17-23.14	Pavement markings, layout of pavement marking	100.00	lf	$ -	$0	$ 0.05	$5	$ 0.02	$2	$ -	$0	$ 0.07	$7			
31-23-23.24	Compaction, structural, 5 tons, steel wheel tandem roller	8.00	hr	$ -	$0	$ 92.50	$740	$ 34.13	$273	$ -	$0	$ 126.63	$1,013			
32-06-10.10	Driveways, concrete, cast-in-place with 6 x 6 - W1.4 x W1.4 mesh, broomed finish, 3,000 psi, 6" thick, excludes base	2,326.00	sf	$ 3.72	$8,653	$ 2.70	$6,277	$ -	$0	$ -	$0	$ 6.42	$14,930			
32-06-10.10	Driveways, concrete, excludes base, for 8" thick bank run gravel base, add	2,326.00	sf	$ 1.97	$4,582	$ 0.77	$1,792	$ 0.10	$230	$ -	$0	$ 2.84	$6,604			
Subtotal	**Roadways**	**1**	**LS**	**$ 19,802.38**	**$19,802**	**$ 10,960.00**	**$10,960**	**$ 518.00**	**$518**	**$ -**	**$0**	**$ 31,280.38**	**$31,280**			
G2050	**Landscaping**															
32-91-19.13	Spread conditioned topsoil, skid steer loader and hand dress	86.15	cy	$ 11.17	$962	$ 4.52	$389	$ -	$0	$ -	$0	$ 15.69	$1,351			
32-92-19.13	Seeding, mechanical apply fertilizer, 35 lb./ M.S.F., hand push spreader	2.00	msf	$ 25.04	$50	$ 2.00	$4	$ -	$0	$ -	$0	$ 27.04	$54			
32-92-19.13	Seeding, mechanical seeding grass seed, 4.5 lb./M.S.F., hand push spreader	2.00	msf	$ 26.54	$53	$ 2.00	$4	$ -	$0	$ -	$0	$ 28.54	$57			
Subtotal	**Landscaping**	**1**	**LS**	**$ 1,065.46**	**$1,065**	**$ 397.00**	**$397**	**$ -**	**$0**	**$ -**	**$0**	**$ 1,462.46**	**$1,462**			
G20	**TOTAL SITE IMPROVEMENTS**	**1**	**LS**	**$ 20,867.84**	**$20,868**	**$ 11,357.00**	**$11,357**	**$ 518.00**	**$518**	**$ -**	**$0**	**$ 32,742.84**	**$32,743**	$ 68,934.63	**$68,935**	-$2
G30	**TOTAL SITE MECHANICAL**	**1**	**LS**	$ -	$0	$ -	$0	$ -	$0	$ -	$0	$ -	$0	$ -	**$0**	
G4010	**Electrical Distribution**															
G4020	**Site Lighting**															
26-05-19.90	Wire, copper, stranded, 600 volt, #12, type THWN-THHN, normal installation conditions in wireway, conduit, cable tray	1.00	clf	$ 72.93	$73	$ 73.00	$73	$ -	$0	$ -	$0	$ 145.93	$146			
26-05-19.90	Wire, copper, stranded, 600 volt, #10, type THWN-THHN, normal installation conditions in wireway, conduit, cable tray	2.00	clf	$ 41.48	$83	$ 80.50	$161	$ -	$0	$ -	$0	$ 121.98	$244			
26-56-13.10	Light poles, anchor base, powder coated steel, 20' high, excl concrete bases	1.00	ea	$ 1,772.94	$1,773	$ 688.00	$688	$ 97.00	$97	$ -	$0	$ 2,557.94	$2,558			
26-56-19.60	Parking LED Luminaire, round pole mounting, 88 lamp watts, excl pole	1.00	ea	$ 1,873.29	$1,873	$ 402.00	$402	$ -	$0	$ -	$0	$ 2,275.29	$2,275			
26-56-23.10	Light pole luminaire bracket arm, aluminum, double	1.00	ea	$ 1,538.78	$1,539	$ 100.00	$100	$ -	$0	$ -	$0	$ 1,638.78	$1,639			
Subtotal	**Site Lighting**	**1**	**LS**	**$ 5,340.90**	**$5,341**	**$ 1,424.00**	**$1,424**	**$ 97.00**	**$97**	**$ -**	**$0**	**$ 6,861.90**	**$6,862**			
G40	**TOTAL SITE ELECTRICAL**	**1**	**LS**	**$ 5,340.90**	**$5,341**	**$ 1,424.00**	**$1,424**	**$ 97.00**	**$97**	**$ -**	**$0**	**$ 6,861.90**	**$6,862**	$ 14,446.60	**$14,447**	
G50	**TOTAL OTHER SITE CONSTRUCTION**	**1**	**LS**	$ -	$0	$ -	$0	$ -	$0	$ -	$0	$ -	$0	$ -	**$0**	
G50	**TOTAL GENERAL CONDITIONS & REQUIREMENTS**	**1**	**LS**	$ -	$0	$ -	$0	$ -	$0	$ -	$0	$ -	$0	$ -	**$0**	

DIRECT COSTS	**$26,209**	**$13,440**	**$1,033**	**$0**	**$40,682**
TAXES	**$1,994**	**$0**	**$0**	**$0**	**$1,994**

TOTAL NET CONSTRUCTION

Total Direct Construction:	**$40,682**	**$ 85,648.67**	**$85,649**
		Variance Check:	**$85,648.67**

(Check for formula errors if cell is RED)

-$2

- *MARKUP PERCENTAGES will initially be populated from the **Markups** worksheet/tab but can be overwritten as the design is developed or for changing requirements of the individual CLIN.*

Markup

	ALLOWED	MARKUP TYPES		Markups and Factors DESCRIPTION	TOTALS
A	**Class C,B**	**Park Location Factor (PLF):**	**0.00%**	No park location factor provided for the St. Genevieve National Historic Park in the location factor data worksheet.	$0.00

Option Number: Option 1
Option Title: Option 1 Alternate Parking Access Entry
Park Acronym: 0
PMIS Number: 315032

Overall Period of Performance: 6 Months
Individual CLIN Period of Performance (as needed):

Overall Quantity: 1
Unit of Measure: Lump Sum (LS)
Asset Code: 4100 Building
Facility Type: 4110 Office

Estimator Name: Jon Martin
Current Estimate Date: 9/29/2025
Estimate Reviewed By: Thomas Noggle, CCS | Lurita Blank, RRJ
Estimate Reviewed Date: 8/20/2025 | 9/29/2025

Go to Cost Schedule

- *No Allowances or Lump Sums can be used with Class B or Class A estimates. Estimate will be rejected if used.*
- *Rounding or Plug numbers are not acceptable. Estimate will be rejected if used.*

B	Class C,B	**Project Specific Remoteness:**	**1.00%**	1.00% factor used due to the remoteness of location from St. Louis area. The anticipation is workers on the project will not be a local contractor and will come from the St. Louis area. Distance to project site from St. Louis i	$406.82
C	Class C,B	**Federal Wage Rate Factor:**	**27.00%**	Federal Wage Rate Factor as calculated on the Wage Rate Calculator spreadsheet.	$10,984.07
D	Class C,B	**State & Local Taxes:**	**7.61%**	Material: **X** Labor: **0** Equipment: **0** Other: **0**	$1,994.48
E	Class C,B	**Historic Preservation Factor:**	**5.00%**	Extant historic finishes and site features; compatible replacement materials generally readily available; no speciality coordination, access, or protectionr requirements beyond standard general conditions	$2,034.09
F	Class C,B,A	**Design Contingency:**	**15.00%**	15% Design Contingency used as the plans are developed to a 95% Schematic Design level of detail.	$6,102.26
				Total Direct Construction Costs:	**$62,203.45**
G	Class C	**Standard General Conditions:**	**8.00%**	Assumes a Job Office (JOOH) overhead of 8% due to small size of project and minimal project management required.	$4,976.28
H	Class C	**Government General Conditions:**	**5.00%**	Low range of 5% used for Government requirements including, quality assurance and safety requirements. Division 1 Specifications not provided at this stage of design development. Requirements for quality assurance an	$3,110.17
I	Class C,B	**Testing & Inspections:**	**1.00%**	Low range of 1% used as soils testing and inspection work for sidewalks and parking lot not anticipated to be required. Minimal electrical inspection is only anticipated on the project. No testing and inspection for structural,	$622.03
J	Class C,B	**Permits & Fees:**	**0.50%**	(Approximate Range 0% to 2%) Wetlands, local fire requirements, sanitary, water, electrical local utility agency fees.	$311.02
				Subtotal NET Construction Cost:	**$71,222.95**
K	Class C,B,A	**Home Office Overhead:**	**4.00%**	Assumes 4% due to project value. Small park size.	$2,848.92
L	Class C,B,A	**Profit:**	**8.00%**	Profit rate assumed at 8% due to small scope of work and project contract value less than $500K.	$5,697.84
M	Class C,B,A	**Performance Bond:**	**2.50%**	Smaller company anticipated to perform work so high end of 2.5% assumed for performance bond.	$1,780.57
				Estimated NET Construction Cost:	**$81,550.28**
N	Class C,B,A	**Contracting Method Adjustment:**	**5.00%**	Verify with project team which contracting method is to be used. Recommendations are 2 step Best Value Full and Open 5%; Hub Zone Competitive 7%; Hub Zone Negotiated 9%; 8A Competitive 12%; (8A Negotiated 15%	$4,077.51
O	Class C,B,A	**Inflation Escalation Annual Rate:**	**5.90%**	This estimate includes escalation with the assumption the construction will commence in March of 2026. The construction duration is anticipated to be 6-months with a completion date of. September 2026. Construction Es	$20.87
		CURRENT DATE TO MIDPOINT OF CONSTRUCTION (Months):	**0.0498**	Assumed construction start March 2026. Midpoint of construction June 2026 assuming 6 month construction duration.	

Total Estimated NET Cost of Construction: **$85,648.67** **211%** **Total percentage markup**
Variance Check: **$85,648.67** *(Check for formula errors if cell is RED)*

Wage Rate Factor Analysis

Park:	Rock Creek		
Project Title:	Road Removal and Reforestation	Date Updated:	8/1/2025
Published Market Center:	Missouri	Estimate Data Source:	RS Means
Project County:	Ste. Genevieve	Market Center Adjustment Factor:	101.1%
Davis Bacon Decision:	WD # MO20250030	Estimator:	Jon Martin

Trade	2025 RSMeans National Average Direct Wage Rates	Market Adjusted Wage Rates for Missouri	Davis Bacon with Fringe Wage Rates for the county of: Ste. Genevieve	Wage Difference	Wage Adjustment Factor
Bricklayer	$ 41.70	$ 42.17	$ 46.51	$ 4.34	10.3%
Cement Mason/Finisher	$ 42.05	$ 42.53	$ 56.82	$ 14.29	33.6%
Carpenter	$ 44.30	$ 44.80	$ 54.44	$ 9.64	21.5%
Roofer	$ 38.90	$ 39.34	$ 62.05	$ 22.71	57.7%
Electrician	$ 53.15	$ 53.75	$ 65.24	$ 11.49	21.4%
Equipment Operator (average)	$ 46.90	$ 47.43	$ 69.44	$ 22.01	46.4%
Ironworker (Structural/reinforcement)	$ 46.50	$ 47.03	$ 72.92	$ 25.89	55.1%
Common Laborer (average)	$ 34.65	$ 35.04	$ 45.63	$ 10.59	30.2%
Painters (all)	$ 37.30	$ 37.72	$ 26.91	$ (10.81)	-28.7%
Plumbers	$ 50.60	$ 51.17	$ 74.00	$ 22.83	44.6%
Sheet Metal Worker	$ 48.50	$ 49.05	$ 72.08	$ 23.03	47.0%
Truck Drivers (average)	$ 40.15	$ 40.60	$ 25.57	$ (15.03)	-37.0%
Asbestos Worker/Insulator	$ 46.80	$ 47.33	$ 70.72	$ 23.39	49.4%
Average Wage & Adjustment Factor:	**$ 43.96**	**$ 44.46**	**$ 57.10**	**$ 12.64**	**27.0%**

Conclusion:

Davis Bacon Wage Rates for Ste. Genevieve are on average 27.0% more than RSMeans

Trades represent the workforce composition which will staff the majority of this project and also closely match the adjusted RSMeans rates.

When greater than 0%, add appropriate Wage Adjustment Factor percentage to Federal Wage Rate Factor in the Markups.

If Wage Adjustment Factor is less then 0%, then the rate used for the estimate Federal Wage Rate Factor should be 0%.

Note: Adjustment Factor should only be applied to the Labor of the estimate.

Davis Bacon Wage Rates (Wage Determinations)

Continue wage rate comparison and conclusion narrative:

Labor Rates - Hourly Rates

Develop labor hourly rates individually (tradesperson) or by crew, built by using DAVIS BACON decision for the referenced region. Rates consist of base, fringe benefits, labor burden.
For Base and Fringe Benefits rates, refer to DAVIS BACON website then insert these rates into Unit$ of the Labor section. Davis-Bacon Wage Rates (Wage Determination)
Fringe Benefits rates are developed at the bottom of this section. Fringe Benefits is a non-salary compensation paid per hour for 401k, medical insurance, vacation, vehicle allowance, phone, etc.

Tradesperson (individual) **& Crew** *Examples shown below. Edit individual categories or group into crews, as needed.*	**Quantity/Hour** *Tradesperson(s) required*	**Base** *Tradesperson's hourly base rate*	**Fringe Benefits** *Non-salary hourly compensation*	**Burden** *Use *Labor Burden Calculator* below. Totals transferred here.*	**Tradesperson** *(individual)* **Total per Hour**	**Crew** *(tradespersons)* **Total per Hour**
Laborer	1	$ 30.93	$ 15.91	$ 10.52	$ 57.36	**$ 57.36**
Operator	1	$ 39.06	$ 30.38	$ 15.60	$ 85.04	**$ 85.04**
Steel Worker	1	$ 41.67	$ 31.25	$ 16.38	$ 89.30	**$ 89.30**
Electrician	1	$ 47.04	$ 18.20	$ 14.65	$ 79.89	**$ 79.89**
Painter	1	$ 18.79	$ 8.12	$ 6.04	$ 32.95	**$ 32.95**
	0	$ -	$ -	$ -	$ -	**$ -**
Crew						
Carpenter	2	$ 32.59	$ 21.85	$ 12.23	$ 66.67	**$ 133.33**
Laborer	1	$ 30.33	$ 15.30	$ 10.25	$ 55.88	**$ 55.88**
					Total:	**$ 189.21**
Crew						
Electrician	2	$ 47.04	$ 18.20	$ 14.65	$ 79.89	**$ 159.78**
Laborer	1	$ 30.33	$ 15.30	$ 10.25	$ 55.88	**$ 55.88**
					Total:	**$ 215.65**
Crew						
Laborer	2	$ 30.33	$ 15.30	$ 10.25	$ 55.88	**$ 111.76**
Cement Finisher	2	$ 36.59	$ 20.23	$ 12.76	$ 69.58	**$ 139.16**
Carpenter	2	$ 32.59	$ 21.85	$ 12.23	$ 66.67	**$ 133.33**
Equipment Operator	1	$ 39.06	$ 30.38	$ 15.60	$ 85.04	**$ 85.04**
Truck Driver	1	$ 25.57	$ -	$ 5.74	$ 31.31	**$ 31.31**
					Total:	**$ 500.60**

Labor Burden Calculator

Employer pays these costs on behalf of employee. Enter all applicable percentages to develop accurate Labor Burden.
Cannot include home office overhead, profit, general conditions, design fees, fringe benefits, or in most cases, bonuses.

MEDICARE: 1.45%
Fixed and typically adjusted at the beginning of the year.

SOCIAL SECURITY (SS): 6.20%
Typically adjusted at the beginning of the year.
SS limit in 2011 was 6.2% on the first $106,800 per year.

FEDERAL UNEMPLOYMENT TAX (FUTA): 0.80%
Limit $56 per person per year.

WORKMAN'S COMPENSATION (WC): 7.53%
Varies per state and Contractor. Verify first.

STATE UNEMPLOYMENT TAX (SUTA)
SUTA and pecentage is determined by and varies per state. It is paid on worker's salary up to amount capped by the state. Enter the following variables to determine the SUTA:

State %: 6.00%
Each state has a percentage range with the low end for new employees. For this estimate, use the high percent to generate highest blended SUTA rate a Contractor can use. Rates are available online.

State Cap: $ 9,500.00

Each state has a dollar cap which SUTA percent rate can be assessed on. Enter cap number. Rates are available online.

Average Salary:	$ 118,768.00

SUTA rates are assessed on each individual worker. For this estimate, a blended average will suffice.
Enter average base salary of workers required to acquire blended average SUTA rate for this modification.

Average Rate:	0.48%
Training:	0.00%

This is optional since not all Contractors provide training. If applicable, a range of 1% to 2% is acceptable.

Other:	0.00%
Total Labor Burden:	**22.46%**

This is the Labor Burden percentage to be applied to the Base and Fringe Benefits costs.