

JUN 27 2 50 PM '13

BEFORE THE
ARKANSAS PUBLIC SERVICE COMMISSION

FILED

IN THE MATTER OF THE APPLICATION)
OF SOUTHWESTERN ELECTRIC POWER)
COMPANY FOR A CERTIFICATE OF)
ENVIRONMENTAL COMPATIBILITY AND)
PUBLIC NEED FOR THE CONSTRUCTION)
OWNERSHIP, OPERATION AND MAINTENANCE)
OF THE PROPOSED 345 KV TRANSMISSION LINE)
BETWEEN THE SHIPE ROAD STATION AND)
THE PROPOSED KINGS RIVER STATION AND)
ASSOCIATED FACILITIES TO BE LOCATED IN)
BENTON, CARROLL AND/OR MADISON AND)
WASHINGTON COUNTIES, ARKANSAS)

DOCKET NO: 13-041-U

DIRECT TESTIMONY OF

WANDA KERTZMAN

FOR

THE SIMS PETITIONERS

JUNE 27, 2013

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1 **I. INTRODUCTION**

2 **Q. PLEASE STATE YOUR NAME, BUSINESS AFFILIATION AND ADDRESS.**

3 **A.** My name is Wanda Lee Kertzman. My husband and I own Inspiration Point at 16498 Highway 62
4 West, Eureka Springs, Arkansas.

5 **Q. WHAT IS YOUR EDUCATION AND WORK HISTORY?**

6 **A.** My education consists of a B.S. degree, an M.M. degree, and two additional years of post-graduate
7 work. The last twelve years of my formal career were spent developing a Computer Science program at
8 B.T. Washington High School in Tulsa, Oklahoma, where I taught Advanced Placement (AP) and
9 International Baccalaureate (IB) courses.

10 **Q. PLEASE DESCRIBE THE PROFESSIONAL OR BUSINESS ORGANIZATIONS TO WHICH YOU**
11 **BELONG.**

12 **A.** I am the founder and past president for ten years of the Eureka Springs West Tourism Association
13 (ESWTA), where I currently serve on the Board of Directors. I am a member of the Eureka Springs
14 Chamber of Commerce, the Arkansas Antique Dealers' Association, and serve as an officer of the Eureka
15 Springs Antique Dealers' Association. Prior to moving to Arkansas I previously held a real estate Broker's
16 license in Oklahoma and was a Realtor with my own company. I am a former member of the National
17 Council of Teachers of Mathematics (NCTM), the Association for Computing Machinery (ACM), various
18 other educational associations, and served as a district representative on the Tulsa Mayor's Advisory
19 Council for one year.

20 **Q. WHAT IS YOUR PURPOSE FOR TESTIFYING?**

21 **A.** My testimony will address the potential economic harm that would result from the placement of
22 SWEPCO's proposed 345 kV transmission line on alternative routes 62 and 86 and particularly segments
23 AN and AO.

1 **Q. WOULD YOU BE IMPACTED PERSONALLY BY THE SELECTION OF ALTERNATE ROUTES**
2 **62 OR 86?**

3 **A.** Yes. My property is crossed by the identified alternate routes so there is a direct physical impact.
4 But a far more serious effect, both economically and otherwise, comes from the possible placement of the
5 alternate routes in this scenic area that is a major part of Arkansas' tourism industry. See attached Exhibit
6 WLK-1, a map of Route Sections AN and AO.

7

8 **II. INSPIRATION POINT**

9 **Q. YOU EARLIER MENTIONED INSPIRATION POINT. WHAT IS INSPIRATION POINT?**

10 **A.** Inspiration Point is a well-known landmark off U.S. Highway 62 overlooking the White River Valley.
11 Its views include the valley more than 500' below, with a broad view of the scenic Ozark horizon. It is a
12 heavily visited tourist attraction that has been in use for at least 100 years.

13 **Q. WHAT IS YOUR RELATIONSHIP TO INSPIRATION POINT?**

14 **A.** My husband and I have owned Inspiration Point, the Castle at Inspiration Point, Castle Antiques at
15 Inspiration Point, and a cabin on Inspiration Point, presently leased to another business, for seventeen
16 years. My responsibilities are to help operate the antique shop and to advertise the business and property.

17 **Q. WHAT DO YOU BELIEVE THE EFFECT WOULD BE UPON YOU AND OTHERS IN THE AREA**
18 **IF THE PROPOSED TRANSMISSION LINE IS ROUTED THROUGH THE WHITE RIVER VALLEY BY**
19 **USING SECTIONS AN AND AO?**

20 **A.** My business, Castle Antiques, overlooks the White River at Inspiration Point. Much of our store
21 traffic comes from persons stopping to admire this view of the valley. I have registered the name
22 'Inspiration Point', which was coined in 1932. Inspiration Point is advertised as the "Best View on 62," and it
23 is the only scenic overlook we know of on U.S. Highway 62 as it passes through the Ozarks. Advertising for

1 Castle Antiques almost always includes the phrase "at Inspiration Point" as a draw. A sample of advertising
2 is attached as Exhibit WLK-2.

3 I believe the cabin at Inspiration Point was already in existence at the time Highway 62 was
4 constructed in the 1920s. I receive rental income for the cabin. The tenant chose this location for her
5 business because of its outstanding view, which is from Inspiration Point. That view would be drastically
6 changed by using Section AO of Routes 62 and 86 for the SWEPCO transmission line, resulting in fewer
7 tourists visiting us. That would reduce my tenant's income as well as both my business income and rental
8 income.

9 Section AN of alternate Routes 62/86 would be visible on the horizon of our view, and section AO
10 would be in full view as it follows the White River below Inspiration Point and then crosses onto our land. A
11 photo of the view from Inspiration Point and a simulation showing the line path is attached as Exhibit
12 WLK-3. The visual impact of the power line would be devastating to the best viewpoint of the White River
13 Valley in Arkansas.

14 **Q. WHY IS THE VIEW FROM INSPIRATION POINT SUCH AN ATTRACTION FOR TOURISTS?**

15 **A.** Many tourists talk about the view when they enter our store, comparing Inspiration Point very
16 favorably to other scenic locations in the United States and even to Europe. They are struck by the
17 unspoiled, open sky view it provides; they admire the river deep in the valley below; they watch the
18 ever-changing shadows of the Ozark horizon; and they love seeing mists on the river, sunsets, and
19 oncoming storms. People enjoy watching for the large birds we often see including the eagle's that next
20 here on Inspiration Point, , not too far from where Routes 62/86 will pass. Wonderful air currents rise from
21 the valley, and even the turkey vultures are beautiful as they soar; I have counted 70 at a single time.

22 Tourists express the peace they feel here. Everybody takes photos, and artists paint or
23 musicians sometime serenade the valley. A bagpiper comes by several times a year in his kilt, faces the
24 valley and plays hauntingly beautiful music. Since the Point is never closed, People also star-watch at night.
25 Below the Point, our property runs along the White River for more than 3000 feet, so there is no construction

1 to obstruct the view. A photo of a sunset at Inspiration Point is attached as Exhibit WLK-4.

2 **Q. HAS THE EAGLE'S NEST BEEN DOCUMENTED?**

3 A. Yes, the nest has been photographed and documented with U.S. Game and Fish. The last time we
4 were near the nest, on April 29th of this year, an eagle was observed flying out. A photo of the nest is
5 attached as Exhibit WLK-5.

6 **Q. DO YOU ALLOW TOURISTS ON THE PROPERTY BELOW INSPIRATION POINT NEAR THE**
7 **EAGLE'S NEST?**

8 A. No. We keep the property as undisturbed as possible, as it is home to many kinds of wildlife,
9 including the bald eagles, bobcats, deer and coyotes. Black bears and, though not recognized by Arkansas
10 Game and Fish, even cougars have reportedly been seen in the valley and on our property. It is very quiet,
11 with bluffs, seasonal springs and waterfalls. However, there is also a fairly large landslide below Inspiration
12 Point that is dangerous and should not be crossed.

13 **Q. HAS THE LANDSLIDE BEEN EXAMINED BY A GEOLOGIST?**

14 A. Yes, it has. The slide is around 560' long, estimated to be 12' deep, and is still moving - though
15 very slowly. We have been warned not to walk on it. Before we knew this, a friend sank in almost to his
16 knees when he took a few steps onto it. The slide has tumbled many large trees. Exhibit WLK-6 shows
17 the landslide and a map of its relationship to Inspiration Point and the ROW for Routes 62 and 86. **Q.**

18 **Q. WHAT IS THE CASTLE AT INSPIRATION POINT?**

19 A. A large stone hunting lodge built in the 1920s and patterned after the "castles" in the Rhine River
20 Valley of Germany. Now used as our home, the construction is unique, combining stacked, pointed stones
21 with traditionally cut stones. It has many unusual features, including exceptionally decorative stone-cutting
22 on the interior, and German-style, triple-crossed cedar beams supporting a vaulted ceiling. Many people
23 see a similarity in the beam design to the nationally-acclaimed Thorncrown Chapel. The home was used for

1 lodging, performances and public tour for about 45 years. The centerline of Routes 62/86 is 550 from the
2 Castle interior, making it approximately 475 feet from the ROW. A booklet on Inspiration Point and the
3 Castle is included as Exhibit WLK-7.

4

5 **III. EUREKA SPRINGS WEST TOURISM ASSOCIATION**

6 **Q. YOU ARE A MEMBER OF THE EUREKA SPRINGS WEST TOURISM ASSOCIATION**
7 **(ESWTA). WHAT IS THEIR FUNCTION?**

8 **A.** Founded in 2000, the purpose of ESWTA is to help attract tourists to this area and to provide
9 support member businesses through advertising, lodging referral lists, open houses, special events, and by
10 addressing issues that affect tourism. A majority of ESWTA members also belong to the Eureka Springs
11 Chamber of Commerce, as does the association itself. The chamber has stated that “tourism and tourism
12 support has been the engine that drives the economy of Eureka Springs” and, by extension, Eureka Springs
13 West (“ESW”). Our slogan is, “Find Nature’s Best in Eureka Springs West, Home of the White River and
14 Beaver Lake”

15 **Q. WHAT RELATIONSHIP DOES INSPIRATION POINT HAVE TO THE EUREKA SPRINGS WEST**
16 **TOURISM ASSOCIATION?**

17 **A.** Besides being a member, Inspiration Point is a local landmark in the heart of Eureka Springs West
18 (“ESW”). Being on U.S. Highway 62, most tourists in the area pass by here. Because of that, Castle
19 Antiques functions as an unofficial tourism center, recommending lodging, activities and restaurants,
20 handing out brochures, and generally letting people know why it’s worth their while to spend more time here
21 and in Eureka Springs. Our visitor numbers in ESW are considerable; in addition to overnight tourists, there
22 are many day-trippers who come through for shopping, dining, water recreation, or just on a drive, enjoying
23 the scenery.

24 **Q. WHERE IS EUREKA SPRINGS WEST LOCATED?**

1 **A.** Eureka Springs West is a tourism area, not a city. It begins at the western boundary of the Eureka
2 Springs city limits on Highway 62 and continues westward to the Carroll County line. Businesses are mostly
3 located along the White River, on the north and east shores of Beaver Lake, and along highways 62 and
4 187. We also have memberships outside of that described area, and their locations include Gateway, War
5 Eagle, the town of Beaver, within the city of Eureka Springs and along Highway 23 south. The Sims
6 Petitioners live along the White River at both Inspiration Point and on Wolf Ridge, placing them in the center
7 of Eureka Springs West. A map of ESWTA members is included as Exhibit WLK-8.

8 **Q. WHAT IS THE RELATIONSHIP OF ROUTES 62 AND 86 TO EUREKA SPRINGS WEST?**

9 **A.** Sections AN and AO cross the central portion of ESW, following the bank of the White River for
10 1.75 miles before crossing the river and continuing on to Wolf Ridge and beyond. Exhibit WLK-9 is a map
11 with the simulated route. Exhibit WLK-10 provides a photographic description of sections AN and AO of
12 Routes 62 and 86.

13 **Q. HOW MANY PEOPLE USE THE EUREKA SPRINGS WEST AREA?**

14 **A** The Eureka Springs area entertains around 750,000 tourists yearly, *not including day-trippers* (Source:
15 Eureka Springs Chamber of Commerce). Naturally, many of those tourists can also be found in Eureka
16 Springs West. Estimates indicate that around 38,000 ESWTA rooms are rented to tourists each year; plus
17 providing services to many day-trippers who do not spend the night.

18 **Q. WHAT TYPES OF BUSINESSES ARE PART OF EUREKA SPRINGS WEST?**

19 **A.** A wide range of businesses belong to Eureka Springs West:

- 20 23 of our members have resorts or provide tourist lodging
- 21 9 provide equipment or guides for lake and river activities
- 22 12 provide attractions or outdoor activities not associated with water
- 23 7 provide food
- 24 14 have retail sales

1 14 offer wedding services
2 10 provide general services.

3 It should be noted that many of the lodging resorts also provide extensive opportunities for outdoor activities
4 to their guests. Those offerings are not included in the above list.

5 Additional local businesses who are not members of ESWTA but who are affected by this alternate
6 route, includes a psychiatrist, 2 additional lodgings, organic farmers and beekeepers, artists, an art
7 school, and an art gallery. The City of Eureka Springs' 1600-acre Lake Leatherwood Park is a close
8 neighbor, actually lying between ESWTA businesses, and, from a practical standpoint, many people
9 consider it to be "part" of Eureka Springs West as well. We certainly send tourists there and support its
10 activities. Exhibit WLK-11 is a copy of the 2013 ESWTA brochure.

11 One unusual use of nature is undertaken by Dr. Gerald Stein, Forensic Psychiatrist. He lives
12 directly across the river from and would have an unobstructed view the transmission line and poles. Dr.
13 Stein has done research on the positive influence of nature on psychiatric problems and has produced a
14 DVD of his conclusions: HUMAN/NATURE, *The Role of the Natural World in Emotional Development and*
15 *Well-Being*. His present location on the White River was chosen expressly for its calming influence on his
16 patients, and he feels that the proximity of the proposed line would be very deleterious to their progress.
17 Exhibit WLK-12 is a letter from Dr. Stein expressing his concerns

18 Eureka Springs West offers six of the top twelve areas of tourist interests ranked by Arkansas Parks and
19 Tourism. They include Arts and Culture (1), Family Fun Escapes (3), Historical Sites, Civil War and
20 Landmarks (6), Hunting, Fishing and Camping (7), Outdoor Adventure, Hiking and Biking (9), and Water
21 Sports and Boating (12). 85% of the visitors to Arkansas in 2011 participated in Sightseeing. We consider
22 that to be a huge function of our tourism.

23 **IV. TOURISM IN EUREKA SPRINGS WEST**

24 **Q. HOW IMPORTANT IS TOURISM TO EUREKA SPRINGS WEST?**

1 **A.** Since ESW has no other major industry, tourism is almost totally responsible for the economic
2 welfare of businesses located in ESW. Tourism in western Carroll County, where we live, advertises
3 extensively to attract out-of-area visitors and provides a variety of activities and lodging for them, since the
4 economy of this area is dependent on tourist revenue. Carroll County statistics do include the recreational
5 businesses of the western part of the county with Eureka Springs. They report that tourism supports over
6 2,600 jobs in Carroll County, with the majority of those jobs being in Eureka Springs and Eureka Springs
7 West. In 2012, that employment accounted for \$35 million dollars for Carroll County, and about \$5 million
8 dollars in Eureka Springs West.

9 Tourism is fundamental for the city of Eureka Springs, with whom ESW has a lot of back-and-forth
10 referrals. It is also significant for Carroll County and Arkansas, since Arkansas Parks and Tourism
11 determined that in 2012, tourists spent \$5.8 billion in the state.

12 In 2012, Carroll county was the 4th most visited county in Arkansas. Benton County has a
13 population of 295,000 and Carroll county has 27,512 (2011) people. The 2010 population of zip codes
14 72631 and 72632, which cover both Eureka Springs and Eureka Springs West, were 3709 and 4449
15 respectively, a total of 8158 persons. It is interesting that while Carroll County's population is only 10% of
16 Benton County, its 2012 tourism dollars totaled \$172 million, which is 66% of that in Benton County, which
17 had a recent increase in 2012 due to the opening and popularity of Crystal Bridges Museum. The bulk of
18 those Carroll county tourism dollars were generated in Eureka Springs and Eureka Springs West, by only a
19 portion of the 8158 people in their zip codes. This shows how significant tourism is to Carroll County.

20 **Q. WHAT EFFECT WOULD THE PLACEMENT OF THE TRANSMISSION LINE IN THE WHITE**
21 **RIVER VALLEY BELOW INSPIRATION POINT HAVE ON EUREKA SPRINGS WEST?**

22 **A.** One of the functions of Eureka Springs West is to help protect the interests of member businesses.
23 I, as well as other business owners and residents, believe this placement of the transmission line will not
24 only impact the income of several businesses directly, but it will ruin one of the loveliest views in Arkansas.
25 The Parks and Tourism department points out that even during the recent economic slump, "visitors still

1 came to Arkansas for our scenic natural beauty.”

2 Since our area is so entwined with tourism, it is felt that the presence of the transmission line
3 would be aesthetically displeasing to tourists, possibly lessening our river tourism, and decreasing the
4 natural beauty that is the main attraction of ESW. This visual impact may cause tourists to choose
5 vacation spots other than ESW. The end result would be a reduction in the number of tourists, and of course
6 the incomes of ESWTA members, even if they do not directly about the transmission line.

7 **Q. WHY DO YOU FEEL THE PRESENCE OF THIS 345KV LINE WILL REDUCE TOURISM?**

8 **A.** Aesthetics are an economic function of our tourism. Visitors are drawn to the White River Valley by
9 its natural beauty and opportunity for quiet as much as for other reasons. In other words, tourists are
10 attracted by views of mountains, trees and water and the opportunity to be close to them. The ESWTA-area
11 businesses specifically advertise their pristine forest and water views and the outdoor activities available on
12 the White River and in the White River Valley. Generally, tourists are seeking a temporary change to their
13 normal environment. They are looking for a slower pace in unspoiled nature, which is quickly becoming a
14 rare commodity. Few tourists would select a vacation area where they view miles of a high-voltage
15 transmission line.

16 Segment AO does run through a residential development and along the bank of the White River for
17 1.75 miles in full view from Inspiration Point. This segment of the river is paralleled by U.S. Highway 62 on
18 the south, which, being at a higher elevation than the river, will frequently have a broad, Northwest view of
19 the proposed line as it descends from Inspiration Point and through the White River Valley. A traveler on
20 Highway 62, from either direction, would pass under the transmission line about 650 feet north of the White
21 River Bridge. Because of the height of the support poles, he would be continually viewing a large part of
22 the transmission line, even from as far away as where it crosses Highway 62 and eventually turns southerly
23 onto Section AN.

24 The line's location, as it comes up the Inspiration Point cliff from the White River and moves
25 eastward, will affect a number of local businesses. In addition to spoiling the view from Inspiration Point,

1 the ROW will be only 475 feet from the historic Castle at Inspiration Point, frequently photographed by
2 tourists. It will be just 375 feet from Castle Antiques, 430 feet from Inspiration Point, and 550 feet from the
3 Velvet Otter shop. Visitors to Paradise Pottery, Imago Massage, and the historic Blue Spring Heritage
4 Center on County Road 210, will pass directly beneath the line. It will also be passed under and be in view
5 from the cabins of several well-frequented lodging businesses: Riverview Resort on Highway 62;
6 CanUCanoe Riverview Cabins and Arkansas White River Cabins, both located on CR 210. Katie Willow
7 Cottages, just to the east between Highway 62 and CR 210, will be crossed by the line. The line will also be
8 only 873 feet from Opera In the Ozarks at Inspiration Point.

9 Importantly, for almost two miles the line would parallel and cross a popular fishing area on the
10 White River, which is also a part of our only canoeing route, used by tourists and locals alike. This section of
11 the river is also the link between Beaver and Tablerock Lakes, with boat launching areas both up and down
12 stream. Any lessening of tourist activities on the river will affect Riverview Country Store, which is just on
13 the south side of the White River Bridge. Besides selling supplies, groceries and fuel to tourists, it provides
14 fishing guides, rent canoes, and have a popular deli/restaurant.

15 A map of the affected business locations is included as Exhibit WLK-13. A table showing the
16 proximity of the affected businesses to the transmission line, estimating distances as best as possible by
17 using SWEPCO's online maps, is Exhibit WLK-14 .

18 **Q. ARE THERE ANY CULTURAL ACTIVITIES IN THE EUREKA SPRINGS WEST AREA?**

19 **A.** Yes. Modern definitions of cultural resources include both arts and heritage. Today, cultural
20 activities are not limited to only archeology, architecture and historical interests. The cultural aspect now
21 includes paintings, sculpture and even folklore or religious customs; it can involve theaters, galleries, and
22 museums. In addition to historic properties, it might include older properties which have cultural value but
23 may not be listed on the National Register. Theater groups and orchestras also represent community
24 culture. With that in mind, quite a large part of the ESWTA economy includes cultural attractions, divided
25 into three groups: six directly on the transmission line routes, eight abutting or very near the routes, and

1 eight in more distant locations. A map of locations and description of businesses is included as Exhibit
2 WLK-15.

3 It should also be noted that local people have worked hard to establish a relationship with the
4 wonderful new Crystal Bridges Museum of American Art in Bentonville, Arkansas. We have already noted
5 an increase in the type of tourists seeking a more artistic and historical experience, and that is turning into
6 an additional income stream for us. Unfortunately, those visitors must travel Highway 62 to arrive here,
7 placing them front and center under the proposed alternate transmission line routes and in view of it for
8 miles.

9 **Q. WHAT ENVIRONMENTAL EXPERIENCES ARE LIKELY THREATENED BY PLACING AN**
10 **ALTERNATE TRANSMISSION LINE ROUTE IN EUREKA SPRINGS WEST?**

11 **A.** Primarily water activities like boating, canoeing and fishing, as well as bird-watching, photography,
12 hiking and nature observation. The popularity of these activities depends upon the health of our woods
13 and water.

14 Anyone living here is acutely aware of the welfare of all forms of wildlife and the delicate balance we
15 have with their habitats. Over the last twenty years i have personally noticed there is an ever-shrinking
16 area for animals to live in Eureka Springs West, and an area be reaching a point where it just won't be
17 enough. ESW is rich in diversity of both animals and plants, some rare and endangered, some impossibly
18 tiny and others being very large mammals. Removing so much forested acreage by the ROW will do more
19 than just create an enormous visual scar in the White River Valley and its neighboring woods, It could
20 remove valuable habitat for the larger animals that help entice tourists to visit. Forest will be replaced by
21 low-growing shrubbery in the ROW, changing the benefits of habitat. Habitat fragmentation is known to be
22 a problem from which some species, usually the smaller forms of animal life, do not recover.

23 More specifically, it is known that sections AN and AO of Route 62/86 include the protected bald
24 eagle with at least one documented nest just 507 feet from the proposed ROW. Additional nests are waiting
25 to be researched when the leaves fall. Arkansas Game and Fish has agreed to perform local night studies

1 for the existence of the endangered Indiana Bat, which is also thought to be in the area.

2 While the construction process and the transmission lines themselves are threatening to wildlife,
3 another huge concern is the use of herbicides on the ROW that may affect the food, water and health of the
4 animals. One of the most valuable resources in Eureka Springs West is the health of our waters: not just
5 the larger lakes and rivers, but all the smaller streams, springs, waterfalls, and ponds we have.

6 The White River is an important Arkansas natural resource that is used promote a positive state
7 image to the rest of the country. It is featured in much advertising, and our part of the river has been the
8 location of record-breaking catches of trout, striped bass, alligator gar and catfish. Our water clarity and
9 purity are significant factors in outdoors tourism. The risk of cloudy water from run-off and sedimentation
10 because of the lines running along the riverbank; from clear-cutting and the steepness of the ROW; the
11 possibility of dead fish from an extensive use of herbicides; or a tourist's uncomfortable distraction when
12 floating beneath and alongside 345 kV lines, for approximately two miles, will result in reduced outdoor
13 tourism.

14 **Q. ARE THERE ANY OTHER WAYS YOU THINK THE PRESENCE OF THIS LINE WILL REDUCE**
15 **TOURISM?**

16 **A.** Yes. Our area will no longer meet the expectations of tourists, and their resulting disappointment
17 will be followed by a reduction in tourism. Tourists are free to visit any place they wish, and while we are
18 presently admired for our pristine water and spectacular views, that can quickly change. A business does
19 not need to be directly on the transmission line route to be substantially affected. Visitors driving along and
20 under a line such as this, or even seeing it from a moderate distance, projects a different landscape than
21 what the tourist expected. Tourists come to the WRV for the spectacular, scenic views, not to see a
22 transmission line carved into t hepristine river valley and surrounding mountains.

23 Virtually all of the business advertising in ESWTA centers around peace, quiet, beauty,
24 contentment, renewal, purity of resources and uniqueness. We primarily sell an experience, and that will be
25 seriously diminished by the negative qualities of this line if it is placed in the White River Valley along

1 Routes 62 and 86. Any reduction of outdoor beauty and/or activities will, of course, affect area lodging and
2 resorts, sports suppliers, restaurants, attractions and retail sales.

3 **SUMMARY AND CONCLUSION**

4 Alternative routes 62 and 86 should not be considered as appropriate routes for
5 SWEPCO's proposed 345 kV transmission line due to the potential and irrevocable economic impact that
6 the placement of such a line in the White River Valley. It is clearly established that tourism drives much of
7 the economy in the Eureka Springs and Eureka Springs West area. A major draw in this tourist economy is
8 Inspiration Point. The affect of utilizing alternate routes 62 or 86 through the White River Valley would
9 undoubtedly destroy the aesthetic and pristine beauty and take with it much of the economic driver of a
10 large segment of this local economy. It is not acceptable to residents to first build the line and then observe
11 a reduction in tourism and the loca economy. To protect our position within that economy, we urge that
12 sections AN and AO of proposed alternate routes 62 and 86 should not be used.

13 **Q. IS IT YOUR TESTIMONY THAT ALTERNATE ROUTES 62 AND 86 OF THE PROPOSED SHIPE**
14 **ROAD TO KINGS RIVER 345 KV TRANSMISSION LINE WOULD CAUSE SEVERE ECONOMIC HARM**
15 **TO THE BUSINESSES AND RESIDENTS ON SECTIONS AN AND AO?**

16 A. Yes, it is.

17 **Q. DOES THIS CONCLUDE YOUR TESTIMONY?**

18 A. Yes, it does.

19

ATTESTATION

I do hereby swear and affirm that the foregoing is my testimony in this docket.

Henda L Kertzman

Date *June 27, 2013*



EXHIBIT WLK-1: Google map printed from SWEPCO site. Outline of Kertzman property approximated. Sections AN and AO of Routes 62 and 86 (gold/red line)

Castle Antiques
 Good Things Since 1975
 at Inspiration Point
 5 miles west of Eureka Springs
 16498 Hwy 62 W.
 479-253-6150

Castle Antiques
 Good things for you since 1975
 at Historic INSPIRATION POINT
 Furniture!

Castle Antiques
 Open 10-5 daily
 479.253-6150
 5 miles west of Eureka Springs at 16498 Highway 62 West
 Good Furniture (1840s-1940s), Belleek, Country Primitives, antique Tools, Coins, & more!

Castle Antiques
 Buster (my best bud) and Bailey (me) invite you to visit CASTLE ANTIQUES, open 10-5 daily. If you bring this ad, we'll give you a 20% discount on any item marked "cas."
 We appreciate everyone who supports the Good Shepherd Humane Society and bet you'll have a good time tonight!
 See you soon at 16498 Hwy 62 West, 479-253-6150.
 Barkety-bark ARF! (Tummy rubs are free!)

Inspiration Point
 The Best View on Highway 62

Open daily 10 am

Inspiration Point
 The Best View on Highway 62

Exhibit WLK-2
Examples of Castle Antiques Advertising,
showing the Use of
"Inspiration Point"

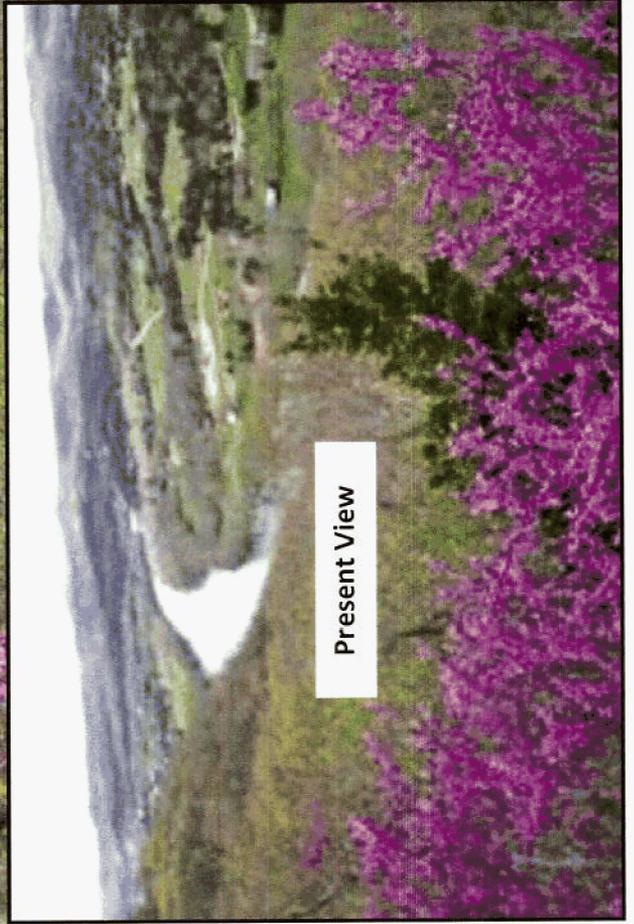
Castle Antiques
 at Inspiration Point
 For Fun Under the August sun!

Castle Antiques
 5 miles west of Eureka Springs
 Open daily 10 am
 16498 Hwy 62 W.
 479-253-6150
 Good things Since 1975

"Good things for you since 1975"
 Open daily 10 am
 5 miles west of Eureka on Hwy 62
 479-253-6150 or 479-253-5074



**Exhibit WLK-3 View from Inspiration Point and
a simulation of Segments AN and AO of Routes 62/86**



Present View

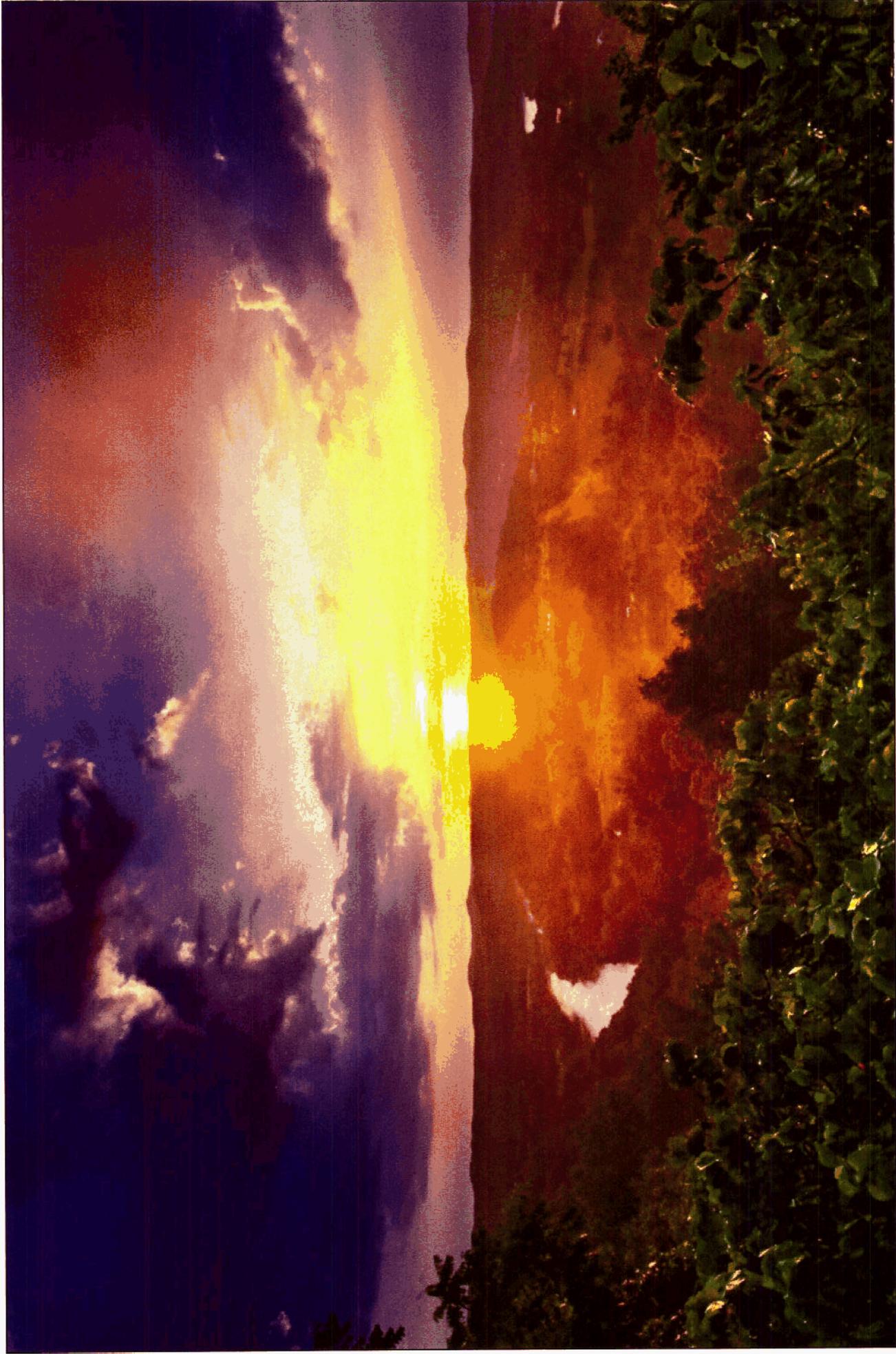


Exhibit WLK-4 Sunset from Inspiration Point



Exhibit WLK-5
Eagle's Nest Below Inspiration Point



Exhibit WLK-6
Landslide beneath Inspiration Point

Exhibit WLK-7

INSPIRATION POINT BOOKLET

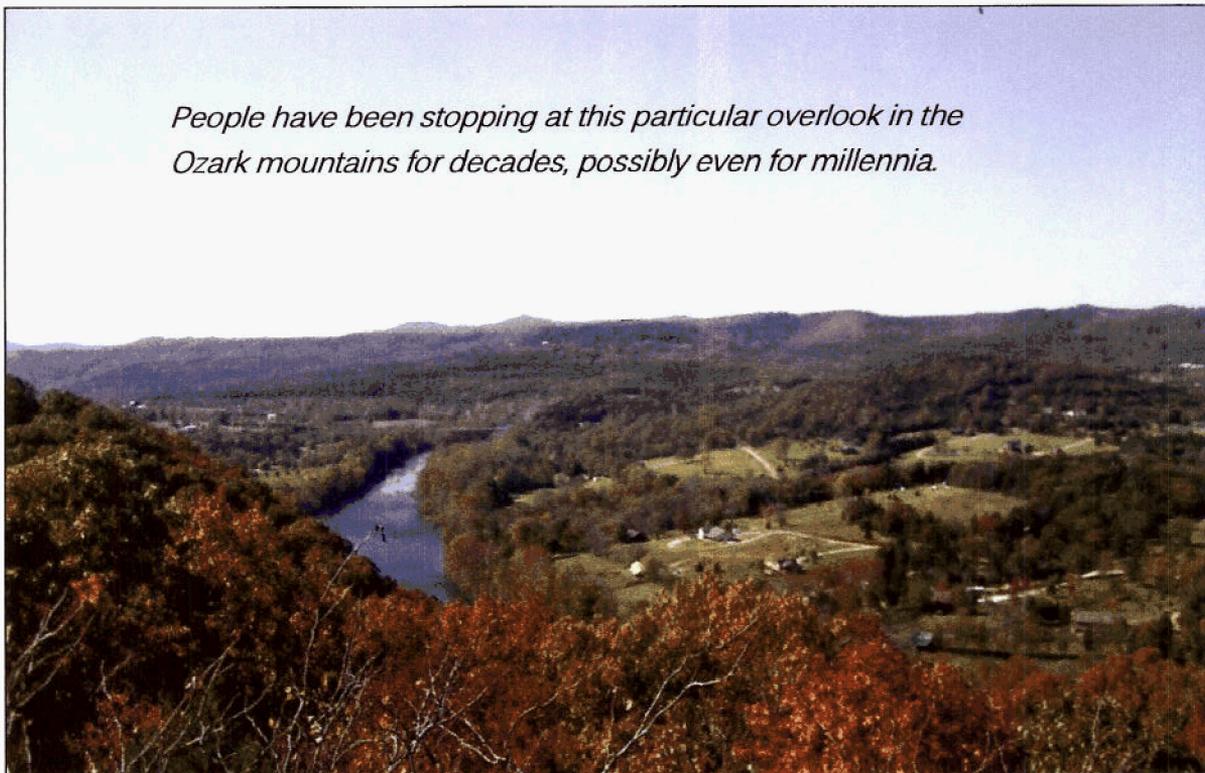
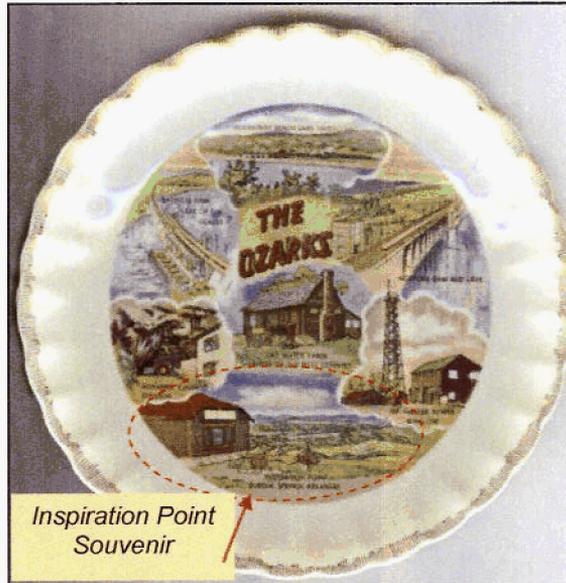
Inspiration Point is a well-known overlook and landmark. Being one of the highest points on a ridge known to host man as early as 7500 B.C., it has probably been in use nearly that long.

It has had a strong history in tourism since 1920 by providing an expansive view of the White River and its valley almost 600 feet below, and with the Ozark mountains forming a gorgeous vista beyond that valley.

For almost 75 years, Inspiration Point has been continuously advertised and described through books, travel guides, newspapers, magazines, brochures, post cards,

souvenirs, word-of-mouth, and visitor photographs.

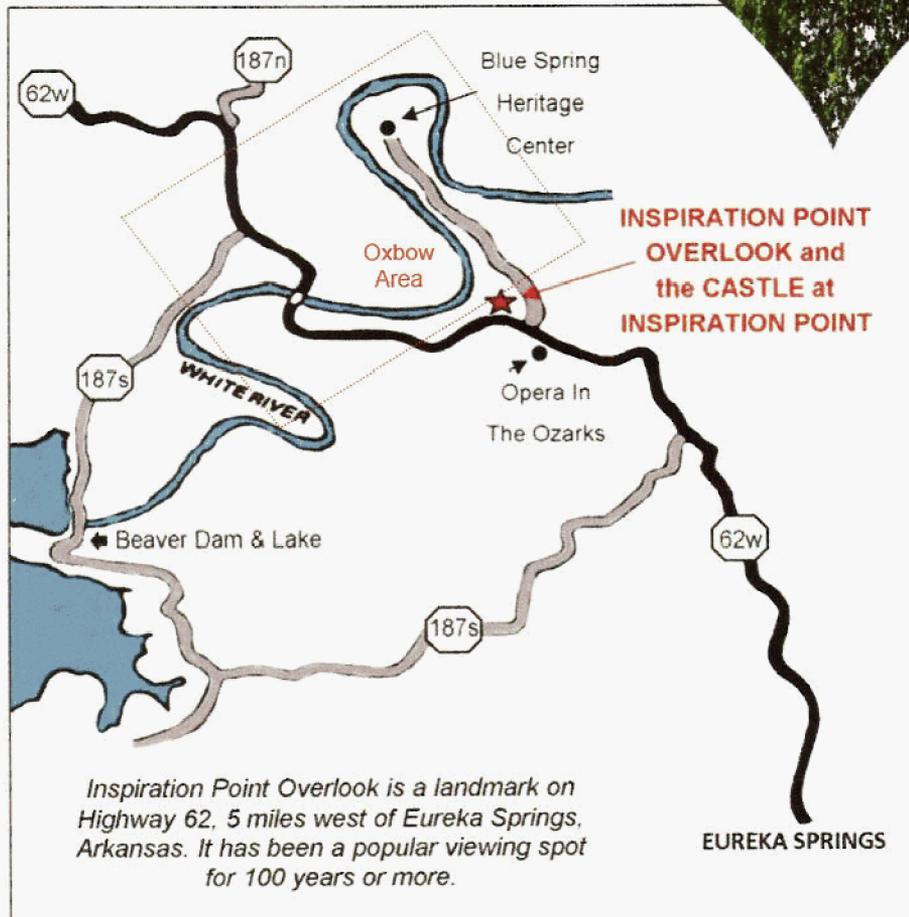
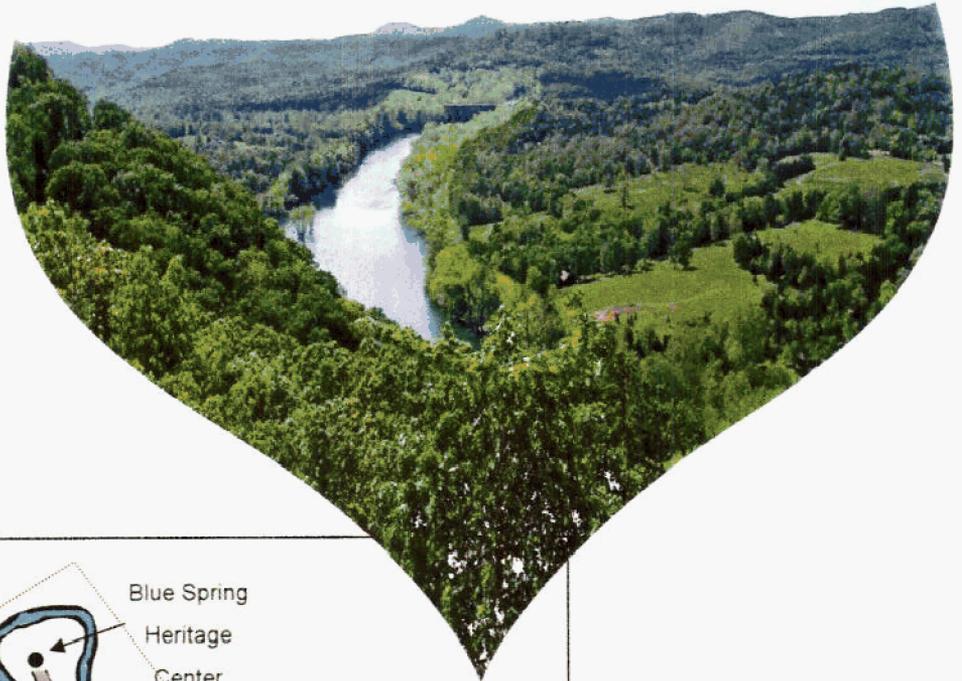
The following narrative presents a more detailed history of this lovely place.



Inspiration Point

The Most Beautiful View on 62
Eureka Springs, Arkansas

by Wanda Kertzman

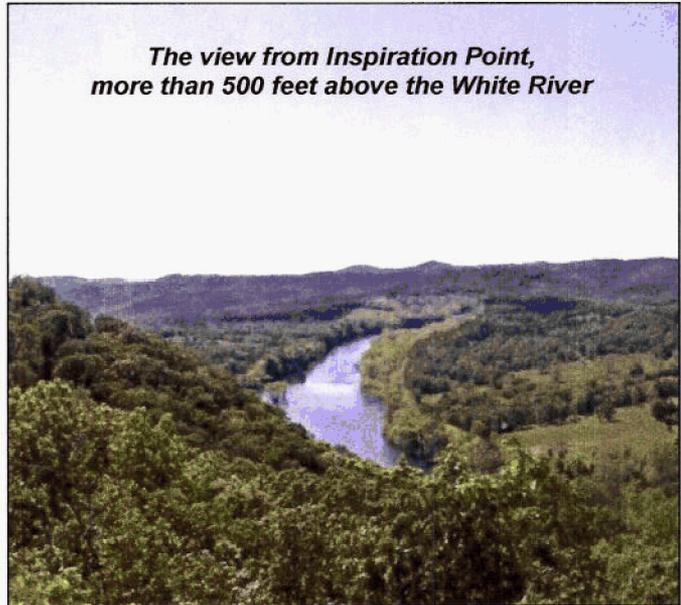


Inspiration Point - The Most Beautiful View on 62!

People have been stopping at this particular overlook in the Ozark mountains for decades, possibly even for millennia.

Nearby Blue Spring is a registered Historic Preservation site whose prehistoric bluff shelters were used nearly 10,000 years ago, from 7500 B.C. to 1700 A.D. Just 1 ½ miles down County Road 210 from Inspiration Point, Blue Spring was known as a sacred location to several Indian tribes in the early 1800s and at the time of the “discovery” of the Eureka Springs area by white men in the later 1800s. This beautiful spring flows 38,000,000 gallons of cold, clear water a day, so you can imagine its usefulness to earlier peoples.

Local lore has it that, by the time the white man reached this area, Blue Spring was considered so sacred that it had become a place where no violence or confrontation was allowed between different Indian tribes. The spring is located on a peninsula formed by the White River. Inspiration Point, being one of the highest spots on the

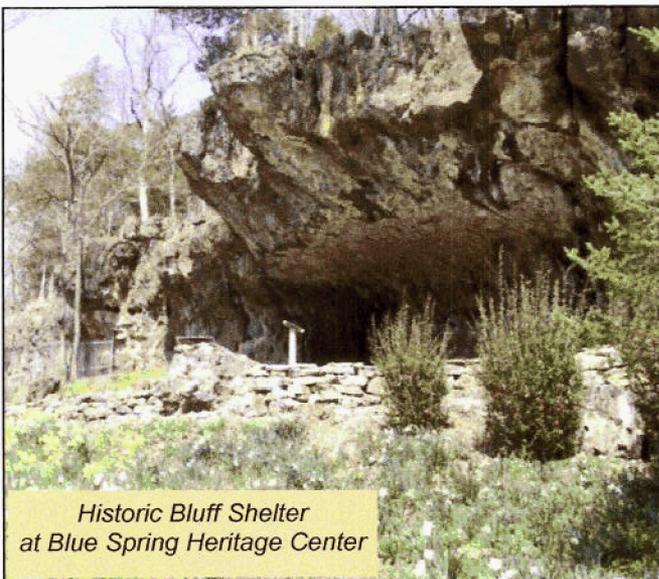


The view from Inspiration Point, more than 500 feet above the White River

same side of the river as Blue Spring, could have been a logical place from which to view the surrounding country. The spring property can be seen from Inspiration Point today by looking to the right, which is rather northwest.

Roughly 600 feet below Inspiration Point, the White River's twisting path creates an oxbow. Old tales claim this was thought to be a sacred sign to Indians visiting the area long ago. The idea was recently validated for us by a visitor to Inspiration Point. He was of Indian heritage and had come to the Point specifically to see the oxbow. He said the oxbow on the river was definitely a potent symbol in his tribe. Today, because of the height of trees, the oxbow is most clearly seen on a map (see page 2).

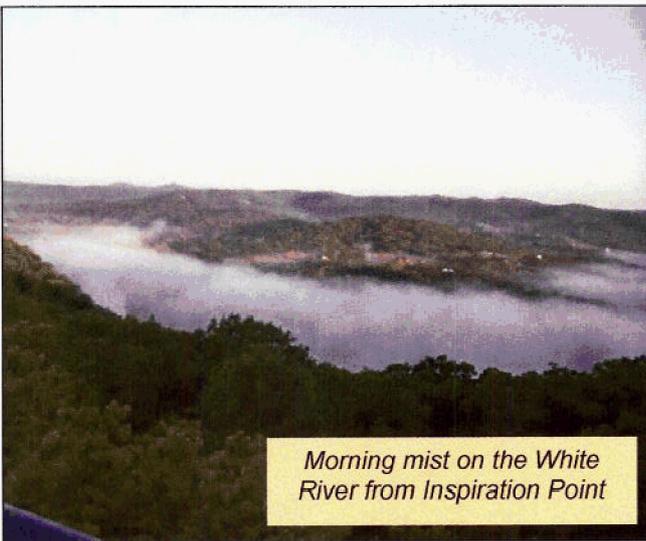
Inspiration Point still overlooks the beautiful White River and its valley, with the forested vistas of the Ozark Mountains weaving one wave into another on the horizon. Located just 5 miles west of Eureka Springs, Arkansas, it is the only highway location where one can stop to enjoy this



Historic Bluff Shelter at Blue Spring Heritage Center

very special view that has been used through photography and text in countless books, pamphlets, and advertising ventures.

Thousands of candid shots exist of Inspiration Point, a breathtaking place, taken by tourists who are welcome to stop at any time, in any season.



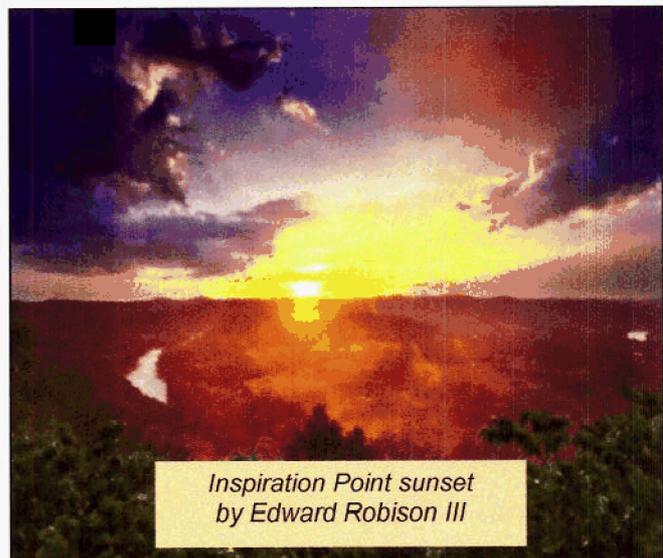
Morning mist on the White River from Inspiration Point

On many early mornings, you might see mist that looks like rolls of white cotton hugging the river as it meanders through the hills. You can trace the winding path of the river by following the clouds. The mist, fog, or clouds are caused by the temperature difference between the river water, usually running around 50-52 degrees Fahrenheit year round, and the air temperature in the valley.

If bad weather is approaching, it will often appear from the west. Inspiration Point has a "big sky" view. The cloud's movements can be mesmerizing, and you might see sheets of rain in the distance or an approaching snow storm.

One particularly notable sight for us occurred as we awaited the onset of a wicked ice storm. We watched its ominous advance and saw the ground on the mountain tops across the valley turn white. The storm proceeded along the downward side of the hills across the river from us until they were perhaps half-covered, from top to mid-section, with thick ice. Then the storm suddenly stopped! Looking as if someone had drawn a line across the mid-section of the Ozarks, snow and ice covered only the top of the neighboring rise across the White River, giving the eerie impression of an unfinished painting but also a secure feeling that we were safe from the storm's dangers this time.

Many people think that sunsets are the best time at Inspiration Point. Occasionally they are quick, with a large, golden orb falling behind the darkening hills. Sometimes the sun sets more slowly and is brilliantly beautiful as the sky boasts indescribably lovely color far above the horizon. If you experience this spectacular dis-



Inspiration Point sunset by Edward Robison III

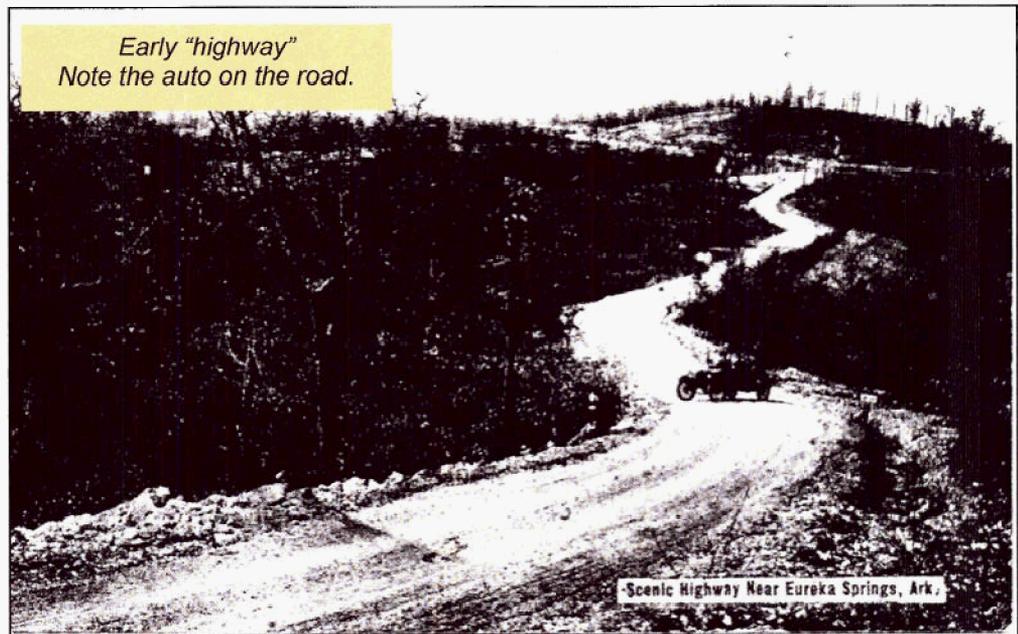
play, you will feel the emotion responsible for this being named Inspiration Point.

Inspiration Point sits at the top of what used to be called Rock Candy Mountain. There is precious little dirt above our substrate of crumbly rocks causing us to wonder how the trees hold on. Where the surface is disturbed, you

might find flint, geodes and quartz rocks (which, stories claim, are responsible for the unfortunate attraction we have for lightning strikes), and it is certainly possible to imagine the area resembling rock candy.

In the early decades of the twentieth century, this was still a wild, sparsely-developed place with abundant wildlife. The road was dirt. There was no electricity (which didn't arrive at the Point until 1939), and Beaver Dam did not yet exist, only being built in the mid-1960s. Bear hunting was a popular sport, and due to heavy logging there were far fewer trees than we have today. Sometimes arriving by wagon, visitors once had a more difficult journey than the many thousands of today's travelers who stop each year at Inspiration Point to admire the view.

Our modern Highway 62 was built by convict labor around 1920, and it was originally called the



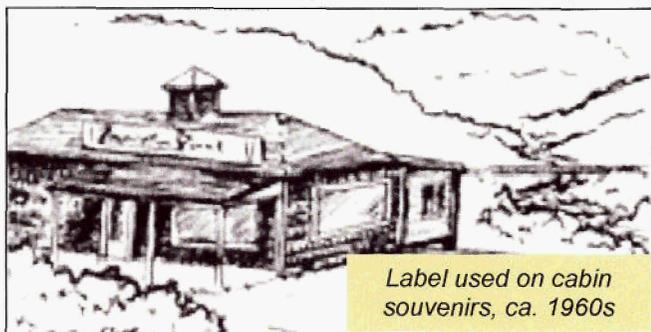
Jefferson Highway. Inspiration Point itself is supported by a rock wall that goes down the mountain on the river side. It makes sense that the wall may have been built at the same time as the highway, but that is not known for certain. However, we do think the old log cabin that sits on Inspiration Point was in existence at the time the highway was constructed.

The Cabin at Inspiration Point



The cabin may have been mentioned in a late-1890s pamphlet that described the building of several log structures in these mountains. At the time, log buildings were constructed through a group effort, with neighbors helping each other. On the other hand, we can't be sure that account references this cabin, so it certainly could have been constructed later.

Like many Ozark buildings that sit on a ridge or cliff, the cabin has a stone basement. The basement hugs the mountainside and would probably be called a "walkout" in today's construction terms. Looking up when in the basement, you see the large logs that serve as joists for the main cabin floor. The cabin itself appears to jut out past the cliff, but it is resting on a stone foundation. The interior rafters of the building are notched into each other and their design fasci-



Label used on cabin souvenirs, ca. 1960s

nates most who see them. Several modern log builders have admired the joinery of the rafters and noted the exceptional skill needed by the earlier craftsmen to achieve what they did.

At one time, the cabin was used as a little cafe that offered homemade huckleberry pies. True huckleberries, which only grow in the wild and are not happily cultivated, were located a bit be-

low Inspiration Point. If you've ever tasted huckleberry pie (kin to blueberry), you'll know why that was a well-advertised offering! Today, Castle Antiques tries to stock real huckleberry products, but it's not always available. Huckleberries are still gathered by hand, in the wild, and sometimes there is a shortage.

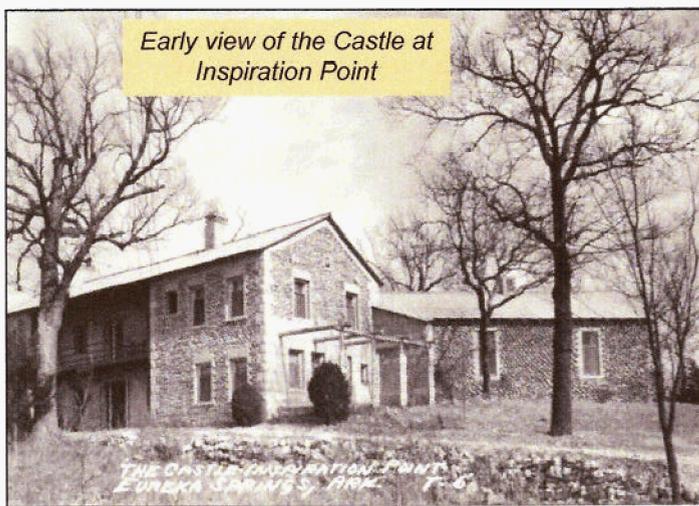


The Castle at Inspiration Point

An important part of the history of Inspiration Point concerns the building of a large stone home on its grounds. Known as the "Castle at Inspiration Point," it has been part of the story of Inspiration Point for a very long time.

In the 1920s, Charles Mowers, an engineer who worked in the oil business, found himself on this mountaintop. At the time, there was an exciting hope that oil might be discovered in the White River Valley below. Drilling scaffolding was built, but the venture soon fizzled. Some say this may have been a financial scam from the very beginning, but perhaps it was just someone's failed dreams. We do know, of course, that no oil was ever found. However, Mowers was employed to work on oil exploration in the Eureka Springs vicinity. He supposedly fell in love with Rock Can-

dy Mountain, and it didn't hurt that he wanted to hunt bears [Riverview Country Store, below Inspiration Point, is still a Game & Fish bear checkpoint]. Though living in Dallas, Texas, at the time, Mowers, with an ample income, decided to build himself a hunting lodge on top of the mountain.

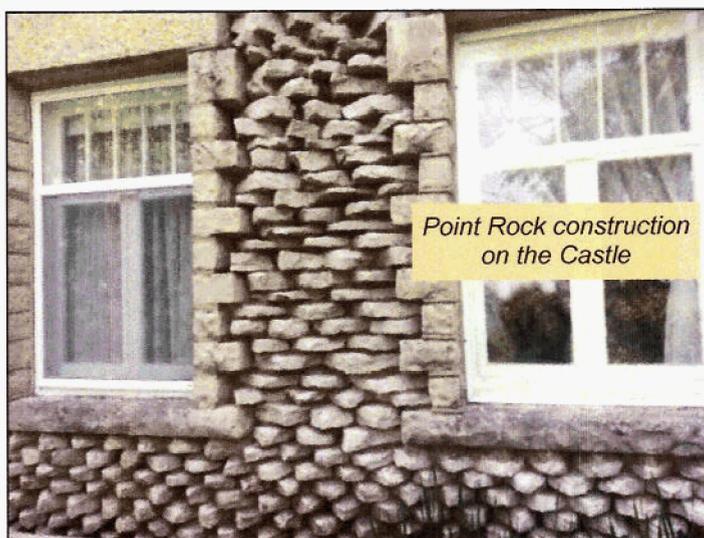


Mr. Mowers appears to have been well-traveled. He decided the lodge would be patterned after a castle in the Rhine River Valley of Germany, with one modification. Mowers had also worked in Egypt, where he had seen a particular type of building that used shaped, pointed rocks as a type of passive solar construction. He decided to use that technique in the building of his lodge, combining it with cut-stone construction. Stylistically, we should note that not all German-style "castles" have turrets. The Castle at Inspiration Point does not have one.

The lintels above the doors and windows of the Castle are large, solid slabs of limestone. The walls themselves consist of two vertical layers of stones with an air space in between for insulation. Some of the walls are made with dressed stones on both the inside and the outside faces of the wall. Other parts of the Castle walls use flat-faced, cut stones on the

inside of a wall, while the exterior group of rocks are cut to a point and stacked on each other. The point of this (no pun intended) is that when the sun is high on the horizon during summer, the flat part of the pointed rocks shield lower rocks from the sun, thus keeping the building cooler. When the sun is low on the horizon, as in winter, the shaped rocks provide more surface to absorb heat that will be released into the building. Some people used to think that heat literally "leaked" out the points of the rock, but that idea seems a little suspect. At this time we are of the opinion that the Castle may be the only building in the United States using this hybrid stone construction method. Of course, the "point-rock" construction style can be found in many places around the Mediterranean Sea.

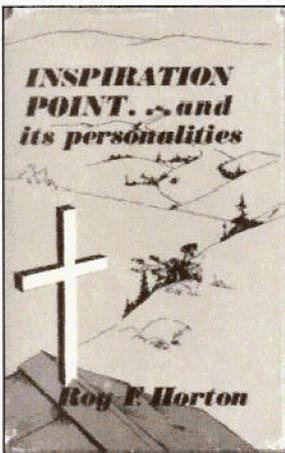
We have had German visitors who verified that the White River view from Inspiration Point is indeed very much like the Rhine River Valley in Germany,



just as old stories claim. Large houses there are sometimes called "castles", and so we have the inspiration for the construction of the Castle on Rock

Candy Mountain, and which is now known as the Castle at Inspiration Point.

Presently out-of-print, a book on Inspiration Point was published in 1961 by Roy F. Horton. Mr. Horton provides a lot of good historical information about the castle. However, a few statements found in the book have been contested by local



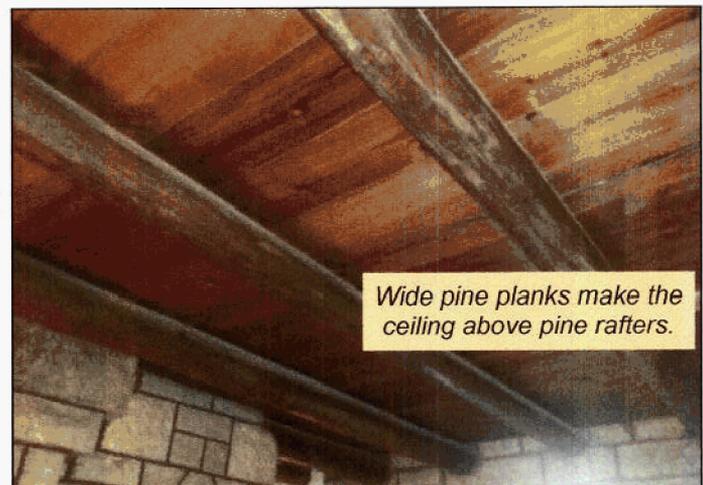
persons who hung around during the building process or had family members that worked on the castle. We have been fortunate to meet or speak with persons who previously lived in the castle or whose family did. We were also delighted to have the opportunity to visit with the granddaughter of Charles Mowers.

That being said, let's consider the Castle's design. The building consists of two wings, both of which are partly below ground level, much like early adobe construction in the southwest. This creates a "walk-out" on the northwest side of the house, and allows for a 15-foot height in the great room that looks deceptively like a squat little space from outside the building. In the summer, it also helps to keep the building cooler than you would expect. Interestingly, the two wings form an unusual 45-degree angle instead of the expected 90 degrees. The two-story main wing is 30' x 80', and the great room wing is almost as large.



The floors of the Castle are 4-6 inch-thick stone, laid directly on the earth. The walls of the main wing are 22 inches thick, but the great room wing has walls only 18 inches thick. A theory for this difference will be explained later.

The house was constructed with 4 fireplaces, the only source of heat in the early years! All wood used in the house, both pine and cedar, was cut on-property, which explains why we have no white pine in the surrounding forest, but our neighbors do. The ceilings of the main floor have large, exposed pine logs that serve as floor joists for the second story. The pine flooring planks above the logs form the ceiling for the first floor.

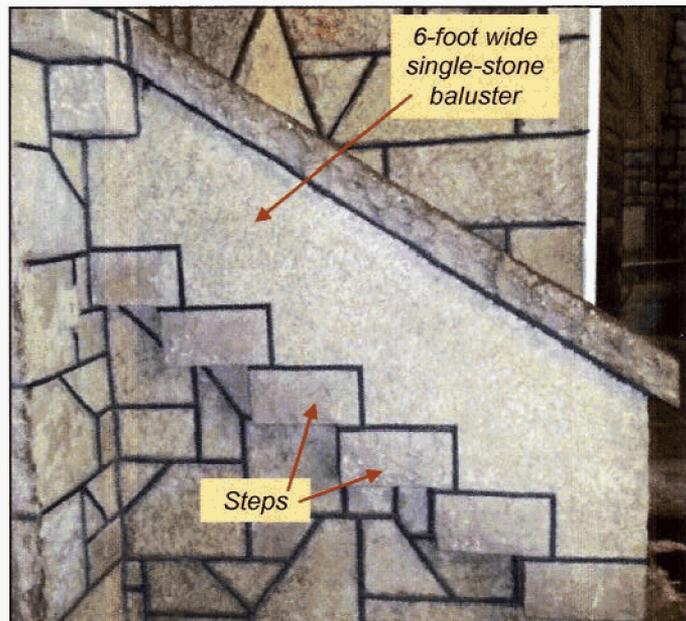


All the original doors were handmade of hand-planed cedar and they are pegged. The now-persnickity original door hardware was already antique at the time of installation, almost 85 years ago. One story claimed there was real silver hardware used on the doors. That is just a myth, but the hardware is unique and interesting. All exterior doors utilize strap hinges, and no two doors have the same style of hardware. Like the doors, the windows also have pegged construction, but they may not have been made on-site.

One set of oak-themed hardware.



The stone stairway to the second floor is very narrow and turns back upon itself, using narrow, triangular steps. The height of the stone steps varies somewhat, especially around the turn, so they demand a high-stepping attention. The stair's baluster is an example of amazing accomplishment by its stonemason! Cut at an angle for the banister (handrail) and with perfect openings for each step, this mammoth piece is made from a single slab of stone and remains in perfect condition today, 86 years after it was installed!



The Castle's room dimensions are generous, including a 35-foot dining room that was once called the "lounge." The one area of surprisingly small design would be the bathrooms. They are very tiny and had only 4-foot bathtubs.

The great room is in its own wing with a study/bedroom. Once called the "trophy room," it has a



soaring ceiling with German-style, triple-crossed cedar rafters secured to each other with large spikes. The rafters are quite beautiful and some say they are much like the structure of lovely and architecturally-famous Thorn-crown Chapel, which opened in 1980.

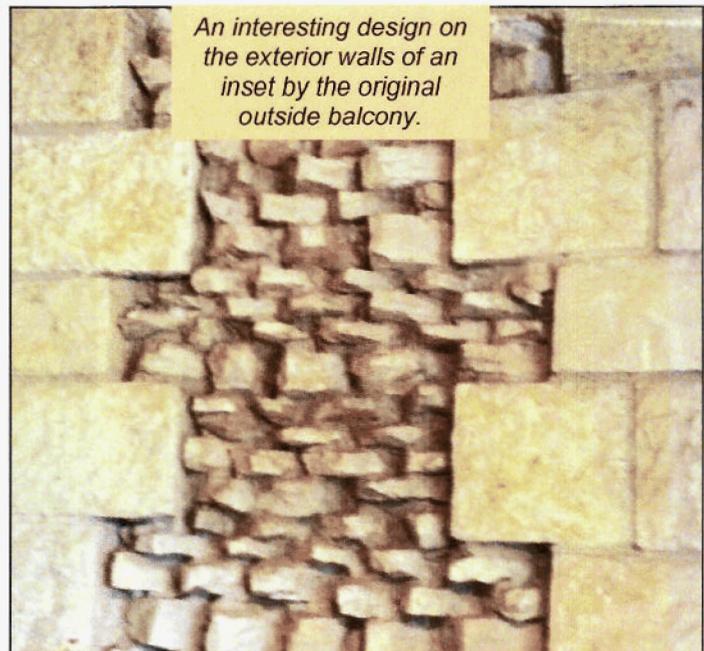


The Castle stone is a locally-quarried dolomite limestone, very dense at 70 pounds per cubic foot. The quarry was seven miles away, near the town of Beaver. The stone had to be transported across Leatherwood creek and uphill to Rock Candy Mountain, mostly by wagon and mule. The stones were then trimmed on site and the structure formed. Who did this? Stonemasons from Eureka Springs were lured out by the promise of 25% more wages than they got in town! Of course, in the late nineteen-twenties, that means they earned 25 cents per hour instead of 20 cents. Many of the stonemasons in the area were Irish, but we really don't know which persons created the Castle. We do know, however, that they were amazingly talented. Contemporary stonemasons have been emotionally touched when they saw the beauty of the stone work in this house. They fully recognize the expertise, artistry and skill required to create the Castle.

The interior walls of the Castle have an applied "beaded" mortar, simply a decorative finishing touch. The mortar is painted (probably starting with Mrs. Scoville), and a different color is used in each room. Some colors have even been changed over the years, evidenced by chips and scrapes. A plan of the present owner is to return

the currently brown mortar in the dining room to its original warm mustard color.

When a house is built of stone, the inner walls are constructed first, which in the Castle include the fireplace walls. There are lovely limestone mantels above large fireboxes lined with and surrounded by brick - some red, some golden. An interesting feature is that each fireplace was backed by a metal plate exposed to the adjoining room so that heat would be better shared. The 35-foot long dining room has two fireplaces, one at each end. Except for the fireplaces themselves, the original end walls of the dining room were open to their adjoining rooms, again for better heat and air circulation.



An interesting design on the exterior walls of an inset by the original outside balcony.

The edge of one fireplace has stepped, carefully-arched and curved stones that must have taken much skill to create. The chimneys have interestingly cut and placed elements, such as raised, diamond-shaped stones, that add much interest.

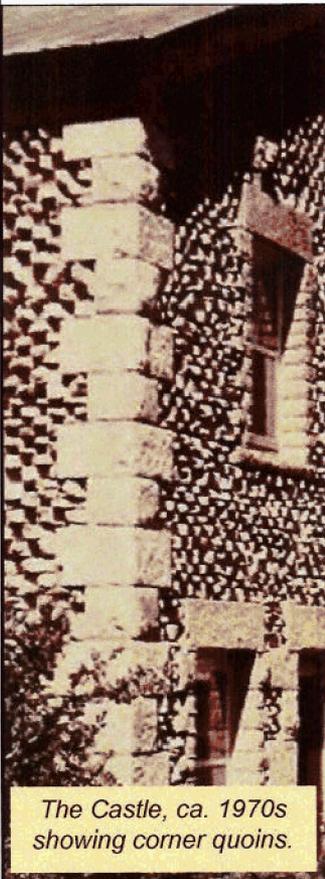
When the inner walls were complete, the outer



Curved sides of a fireplace.

walls of the Castle were built next. Large quoins mark the exterior corners of the main wing, marching up to the second-story roof and creating a solid structure. The great room wing does

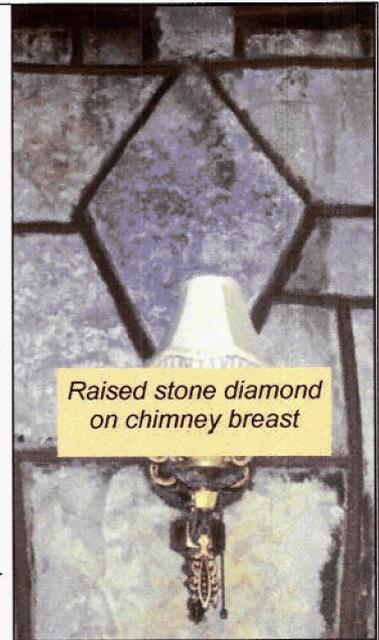
not have quoins, and this may be because of the financial stresses present when it was built.



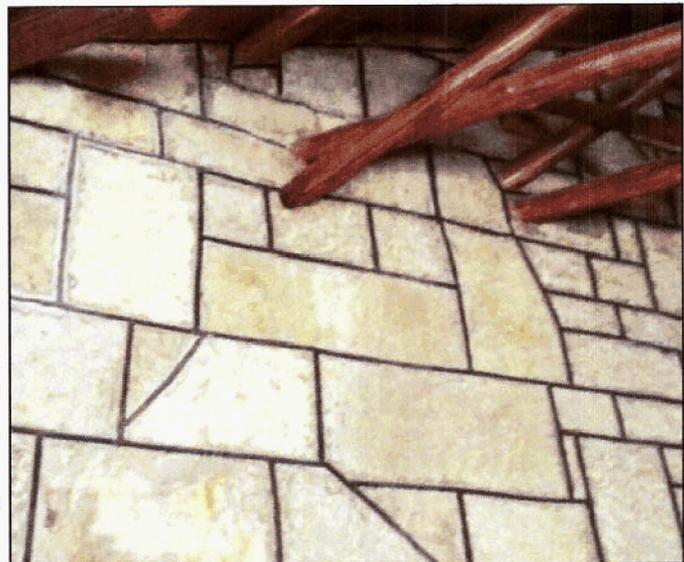
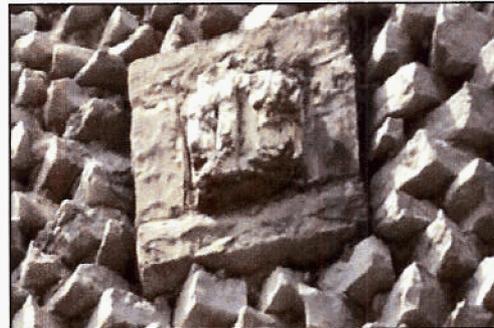
The Castle, ca. 1970s showing corner quoins.

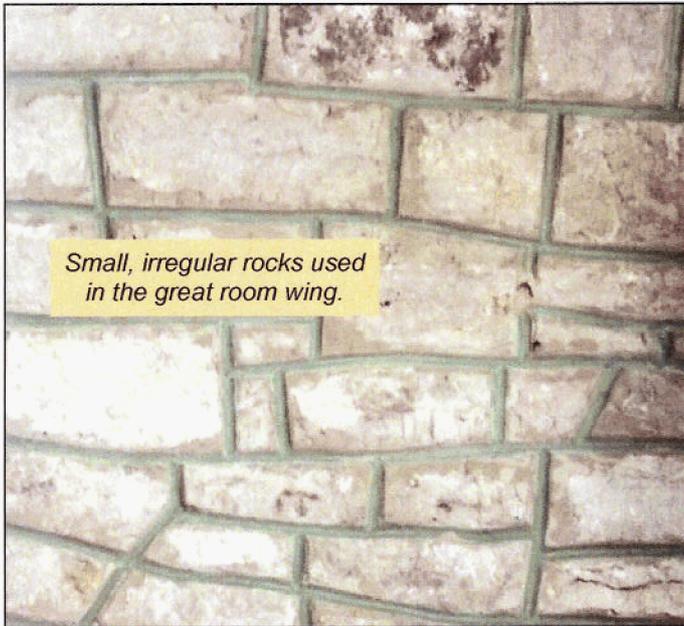
The lintel for the largest door is a single stone 22 inches thick and 8 feet long! It is estimated to weigh about 2000 pounds. The door itself is a full 4 feet in width, and also has sidelights. Many of the stones in the exterior walls are quite sizeable, but all are fascinating. Geometric shapes abound: triangles, diamonds, squares,

rectangles, rhomboids, and in one spot, even a circle. Stones were arranged in special designs on the porch, the gables, and the chimney breasts. The design talent, cutting skill, and required strength to set these stones is remarkable! Here is an exterior gable decoration, a large natural stone set within a square of 4 pieces of limestone.



Raised stone diamond on chimney breast



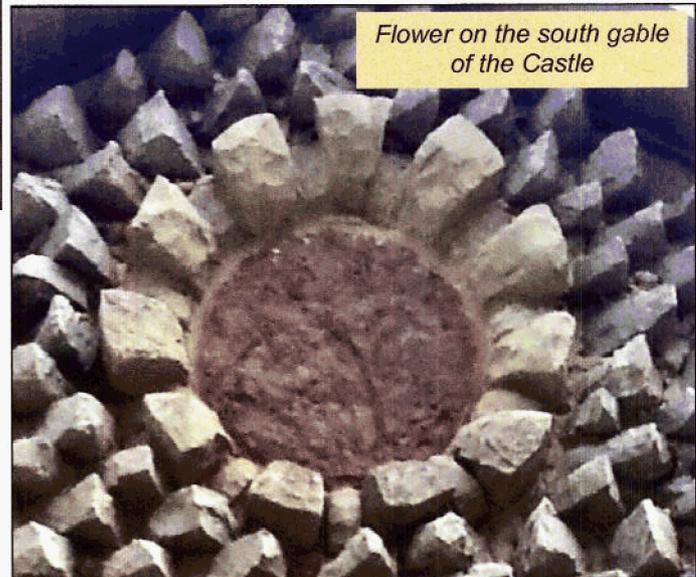


Small, irregular rocks used in the great room wing.

There is a noticeable quality difference between the main wing walls of the Castle and the walls of the great room wing. Whereas large stones were used in an orderly fashion to create walls in the former, the latter wing has exterior walls made of much smaller stones. Built in more of a rubble style, the rows weave drunkenly around the room. The smallest stone we have found is a square of only 2 inches! Nor are the walls as thick as in the main wing (18' compared to 22'), and large geometrics are not used.

We assume this is a result of the dire circumstances that hit the country in 1929. The Castle was not yet complete when the stock market crashed, banks closed, and once-wealthy men faced sudden financial changes. Like many others, we know that Charles Mowers suffered. He must have desperately wanted to finish the Castle, but we believe he was short of cash. His granddaughter has told us that Mowers really did have funds, but they were unavailable from the bank. So, at that time he must have had to resort to using stone remnants and scraps to finish the outside

walls of the great room. But finish them, he did! It may even be possible that someone other than the original stonemasons did this work. What is most moving to me is the sunflower embedded into the gable of that wing, added at the very end of Mr. Mowers building. Using a golden-ochre colored stone for petals and with a circular red center, that large flower symbolizes the strength, determination and love Mowers had for his Castle.



Flower on the south gable of the Castle

...The Rest of the Story

In addition to the stonemasons, there were many local men who worked on the Castle. It must have been quite exciting to be part of such a large project, out in the country, in those particular years. A few years ago we were told a story by a local 92-year old lady. Her two brothers lived across the river on the way to the town of Beaver. These young men walked 5 miles to get to work at the Castle each day. They put in their labor and then would walk another 5 miles home again! But they were thrilled with their wages, and it wasn't long before they saved enough money to buy an old truck and begin driving to work. Our source also

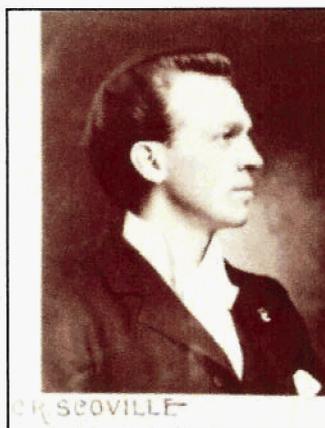
remembers that the men working on the Castle were very fond of Charles Mowers, and that he was quite generous in giving each of the workers a gold piece as a Christmas bonus.

The property originally consisted of hundreds of acres, including a farm in the valley below Inspiration Point; more acres on both sides of what is known as Blue Spring Road; the area called Katie Willow Cottages; and quite a few acres on the south side of Highway 62 now known as Opera in the Ozarks at Inspiration Point.

Katie Willow enjoys a wonderful, large spring surrounded by enchanting stonework. One original cabin remains, and it has many construction features similar to the Castle at Inspiration Point, including the rockwork on the fireplace and a certain unique rafter construction. It also has unusually low windows, as does the Castle. We believe that may be where Charles Mowers lived while he built the Castle.

The Scovilles

After the financial crash, Mowers abandoned the unfinished Castle and returned to Texas. The property sat like a lonely ruin until 1932, when it was purchased for back taxes. The buyer was Reverend Charles Reign Scoville, a world-famous evangelist. He purchased the property and used it mainly as a retreat twice a year: in August and December! Not the finest times to enjoy our climate, but he must have loved the Castle. We are pleased to have a picture of his graduating class from Hiram College in

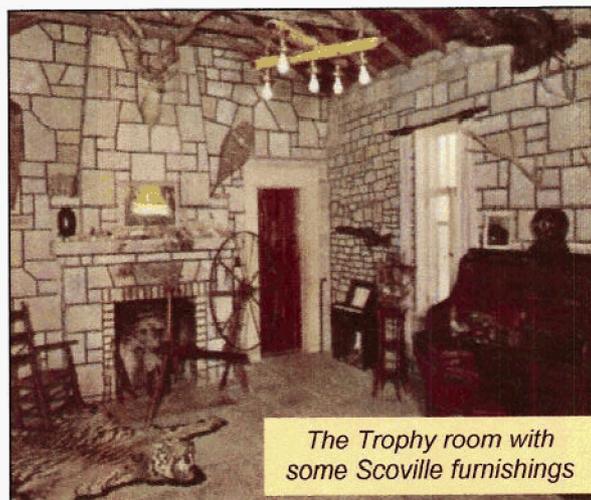


1897. He was quite a handsome man!

Reverend Scoville coined the name "Inspiration Point," probably in 1932 when he bought the property. Sup-

posedly, he was very enamored of the spectacular view and the peacefulness of the setting. Scoville declared that it inspired him, and we had a name! Perhaps he was enjoying a sunset at the time. Ever since, this spot and its view has been known as Inspiration Point.

Reverend Scoville and his younger wife, known for her beautiful singing voice, added some finishing touches to the Castle. The great room eventually acquired the name "trophy room" because of Reverend Scoville's penchant for big-game hunting. He had a tiger rug, head included, a stuffed elk head over the fireplace; and vari-



The Trophy room with some Scoville furnishings

ous other creatures around the room. He also used a rare, iron-wood desk.



The kitchen had a very modern red and white tile floor and Mrs. Scoville ordered metal Hoosier cabinets custom finished in black! The mortar between the kitchen rocks was painted red to match the floor.



Mrs. Scoville's name was found on the shipping labels from the Hoosier company. You might notice the Seligman, Missouri, address. 15 miles from here, that was a common location for delivery, especially if items were shipped by rail.

There was no electricity available in the early thirties, and a few hooks still remain in ceilings around the house for gas lanterns. There are also large iron hooks that once

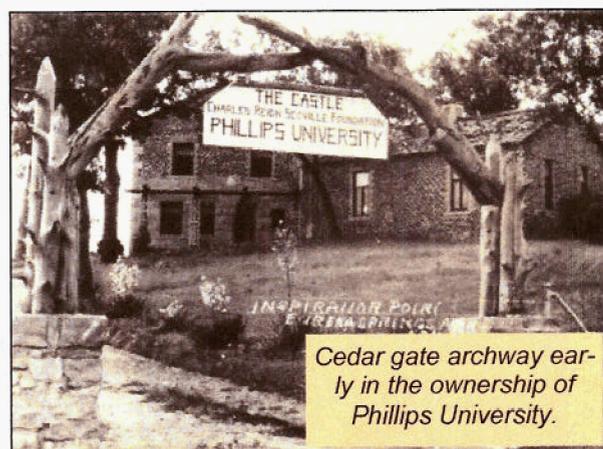
held a hammock on the outside balcony.

The Scovilles owned the property for six years. During that time, Rev. Scoville had a tabernacle built and strongly campaigned for electricity to be brought to the countryside. He hired a first-class carpenter from Colorado to build a tabernacle. The carpenter's family lived in the Castle during the construction, and the young daughter, about 5 at the time, returned not long ago for a visit. She told us her father was both proud and grateful to have been given such a fine job during the Depression of the thirties.

Unfortunately, Reverend Scoville became ill and died unexpectedly in 1938. Mrs. Scoville immediately gave the property to Phillips University in Enid, Oklahoma, and the Rural Electric Administration (REA) program finally brought electricity to Carroll County rural areas in 1939. Many years later, we were thrilled to have a visit from Mrs. Scoville's daughter by a second marriage.

Phillips University

Phillips University utilized the Castle in a number of ways. There was a farm in the



valley; they offered retreats in the Castle; there were a couple of cabins across the road for rental; we think they rented cabins on the Katie Willow grounds; they rented rooms in the Castle, and held weddings there, too. One lovely couple from Missouri came for a visit not too long ago. They were married in the Castle great room in 1952, but had no pictures from the wedding. They enjoyed seeing the Castle again, and we managed some photos at last. Below is a metal printer's plate advertising rates and activities at Inspiration Point.

RATES AND ACCOMMODATIONS
(Linens Supplied)

VISITORS:

1. SLEEPING ROOMS

Castle Lodge (Class A)	Day	Week
2 persons	\$4.00	\$24.00
4 persons	8.00	30.00
Extra Cot	1.00	4.00
Knotty Pine Cabins (Class B)		
4 persons	\$6.00	\$25.00
2 persons	3.50	16.00
3 persons	4.00	20.00

2. HOUSEKEEPING CABINS

Huckleberry Cabins (Class C)		
2 persons	\$3.00	\$15.00
3 or 4 persons	5.00	18.00
Bethany Cabin -- 2-Room		
2 persons	\$2.50	\$15.00

For all-season rates, inquire

All accommodations are separated from Camp Ground
Vapor Services and Sunday Concerts
are free to all guests.

MEALS IN DINING-ROOM FAMILY STYLE
(in summer)

\$2.00 per day or by the meal
Children 6-11 3/4 rate
Children 2-5 1/2 rate
Children under 2 \$1 per day
- Snack Shop Serves Food All Day -

☆☆☆☆

**SPECIAL RATES FOR CONFERENCES
AND OTHER GROUPS**

Capacity 160 people in camp dorms, cabins, dining-room,
Outdoor Tabernacle and Assembly Room available. Free
swimming in nearby Lake Leatherwood - also boating and
fishing at nominal charge. Halls conducted if desired.

RATES: Room and Board (per person without linens)
40 or more persons \$2.00 per day
20 to 40 persons \$2.50 per day
Less than 20 - inquire terms

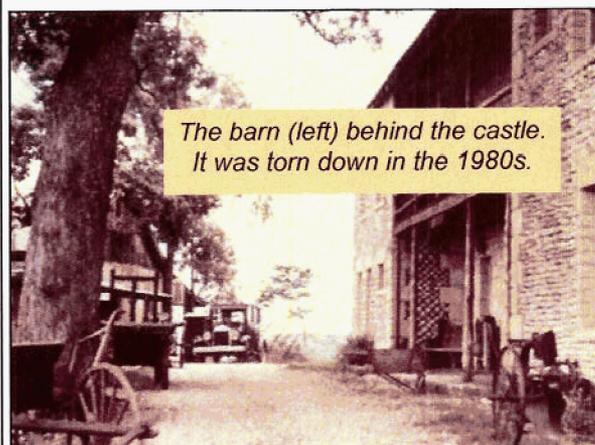
All buildings are modern - tub or shower - Pure tested
water in all buildings. Laundry facilities for campers.

**PICNICS AND SIGHTSEEING TOURS
LECTURES ON INDIAN LORE OF THE AREA**

But for Phillips University, the long-distance property was difficult to maintain and finance. Parcels of the property were sold off.

Opera In The Ozarks

Then in 1950, they founded what is now Opera In The Ozarks at Inspiration Point, an internationally acclaimed training ground for young opera stars and presenters of outstanding classical opera performances. Ranked by Forbes Magazine as one of the top 5 outdoor opera festivals in the world, they have many outstanding alumnae and former participants who return to Inspiration Point each year to enjoy the current offerings and to reminisce. Originally, the Castle itself was used as offices, lodging for instructors and some students lived in a dormitory room on the second floor. A large barn on the property - originally built



The barn (left) behind the castle. It was torn down in the 1980s.

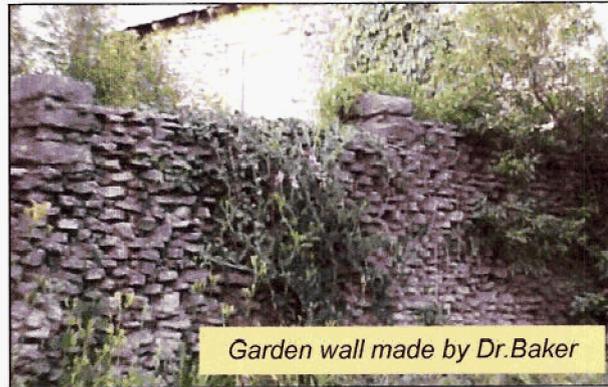
for Mr. Mower's prized horses - was converted to a cafeteria and also used for student lodging. The Opera also used structures on the opposite side of Highway 62.

The Bakers

About 1972, the property was physically

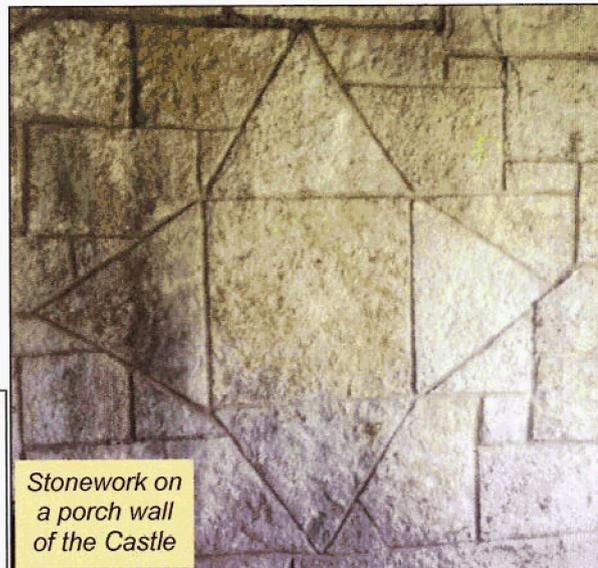
split when the Castle was purchased by a vice-president of Phillips University, Dr. Vernon Baker and his wife Annella. The property south of Highway 62 has been owned and used exclusively by Opera In The Ozarks since that time. On the Inspiration Point side of the highway, the Bakers established an excellent museum, adding two large metal buildings as well as building some old-fashioned outbuildings. They offered tours of the Castle and property as a historic house museum for about 30 years. Please note, he was not in any way related to the infamous "Dr. Baker" who used the Crescent Hotel as a cancer hospital.

Dr. V. Baker was a geologist and was tempted to try his own hand at "point-rock" construction. He built a garden wall and a tower base, concluding that the process

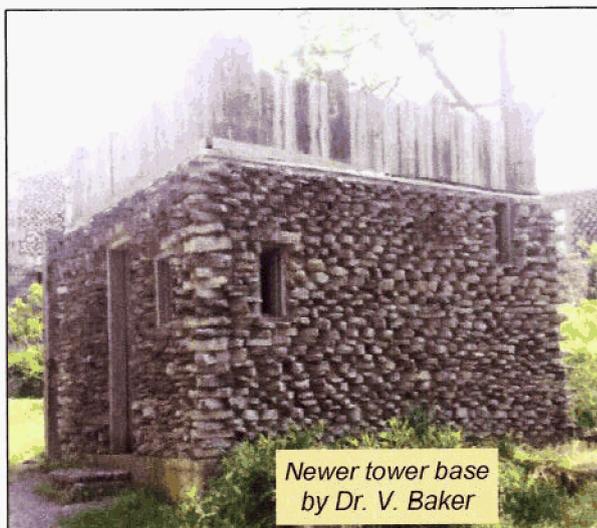


Garden wall made by Dr. Baker

ly horse, the other is a beautiful creation of water lilies.



Stonework on a porch wall of the Castle



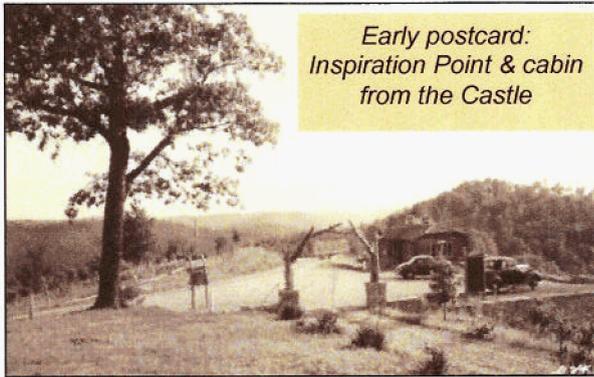
Newer tower base by Dr. V. Baker

Thousands of people viewed the Castle and enjoyed Inspiration Point, but in 1996 the Bakers retired to Oklahoma. The current owners presently use the Castle as their private home, but continue to allow the public to enjoy Inspiration Point.

Inspiration Point Souvenirs

Over the years there have been many souvenirs from Inspiration Point. The most common, of course would be postcards. Some can be dated by type of printing

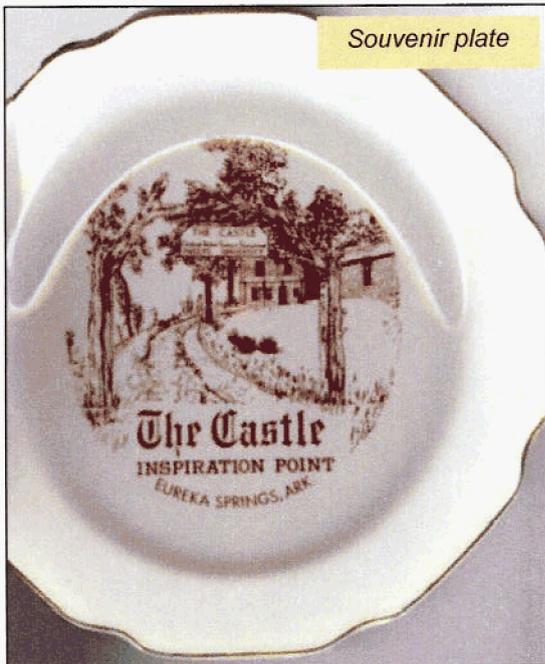
was indeed more difficult than it looks. His son, Dr. Lowell Baker, who is now director of the art department at the University of Tulsa, created the two metal driveway gates on the property. One features a fami-



*Early postcard:
Inspiration Point & cabin
from the Castle*

(Real Photo), linen finish, color processes or postage marks, others by subject. There are many individual cards, but Inspiration Point is also included in postcard booklets covering the highlights of Arkansas and the Ozarks. The cards range from the 1930s to the present, and feature 3 things: the Inspiration Point view, images of the log cabin at Inspiration Point, and many of the Castle at Inspiration Point.

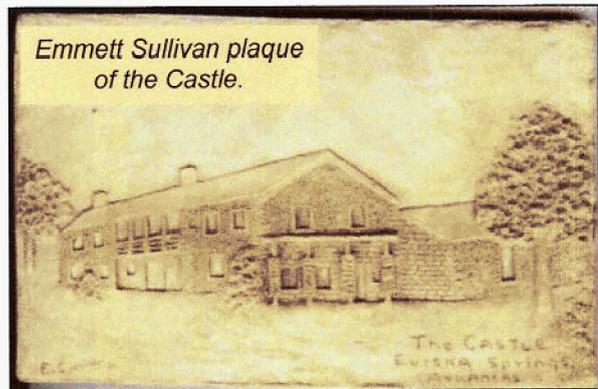
Other souvenirs range from the mundane (plastic whistles imprinted with "Inspiration Point") to quite a few different china plates,



Souvenir plate

sometimes trimmed with gilt and with varying images and slogans.

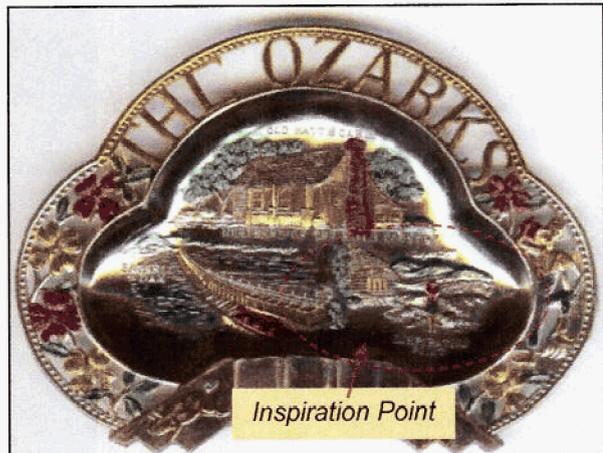
Of course there have been T-shirts, but then there are the rarities seldom found and greatly treasured: a plaster model of the Castle exterior done by Emmett Sullivan, the sculptor of the Christ of the Ozarks statue in Eureka Springs and designer of the creatures of Dinosaur World off Highway



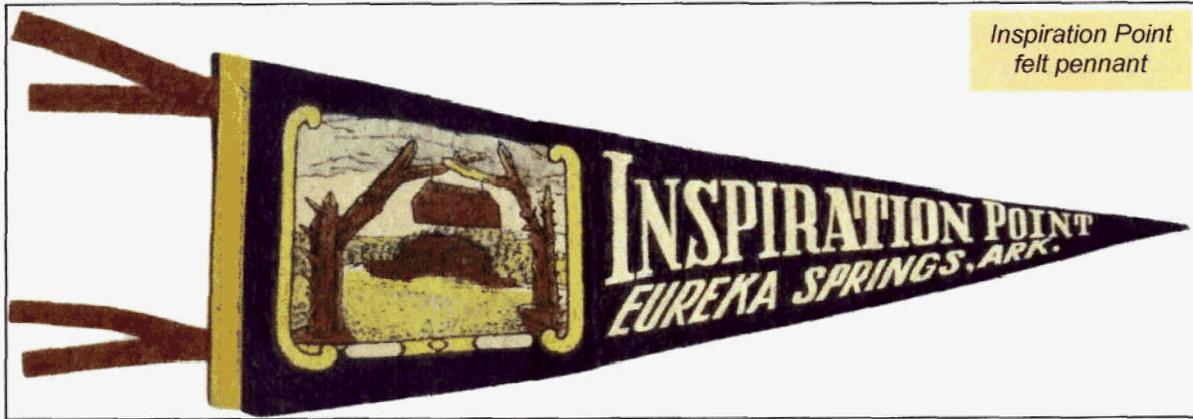
*Emmett Sullivan plaque
of the Castle.*

187. He also worked on Mount Rushmore in South Dakota, and created many other large figures.

More hard-to-find Inspiration Point souvenirs include a rare felt pennant, slide films, and children's ViewMaster reels. There were more common 1950s metal ashtrays



Inspiration Point



Inspiration Point
felt pennant

made in Japan, and a rare copper turtle ashtray with a stamped ca. 1940 emblem of the cabin at Inspiration Point.

Inspiration Point is glowingly described in old travel pamphlets as well as modern guides. It is a view loved by all who find it.



Postcard:
Inspiration Point
ca. 1940s

There seems to have been only one book published about Inspiration Point. It was the fore-mentioned title published in 1961 by Roy F. Horton: *Inspiration Point and its personalities* (The Bethany Press, St. Louis, MO). It is mainly the story of the property's development by Reverend Charles Reign Scoville (second owner) and Phillips University of Enid, Oklahoma (third owner), between the years of 1932-1960. It provides a good description of the events of those decades, including the development of

Opera In the Ozarks. Mr. Horton wrote some lyrical descriptions of Inspiration Point and the Castle for our enjoyment.

There do appear to be a few inaccuracies in the book, as often happens when time allows us to dig a little deeper on a subject.

According to his heirs, Mr. Mowers was not born in Germany, as stated by Horton. His granddaughter visited us and stated emphatically that Mowers was born in the United States. There also seems to be photographic proof that the roof was on the Castle before Mr. Mowers left.

Castle Antiques at Inspiration Point

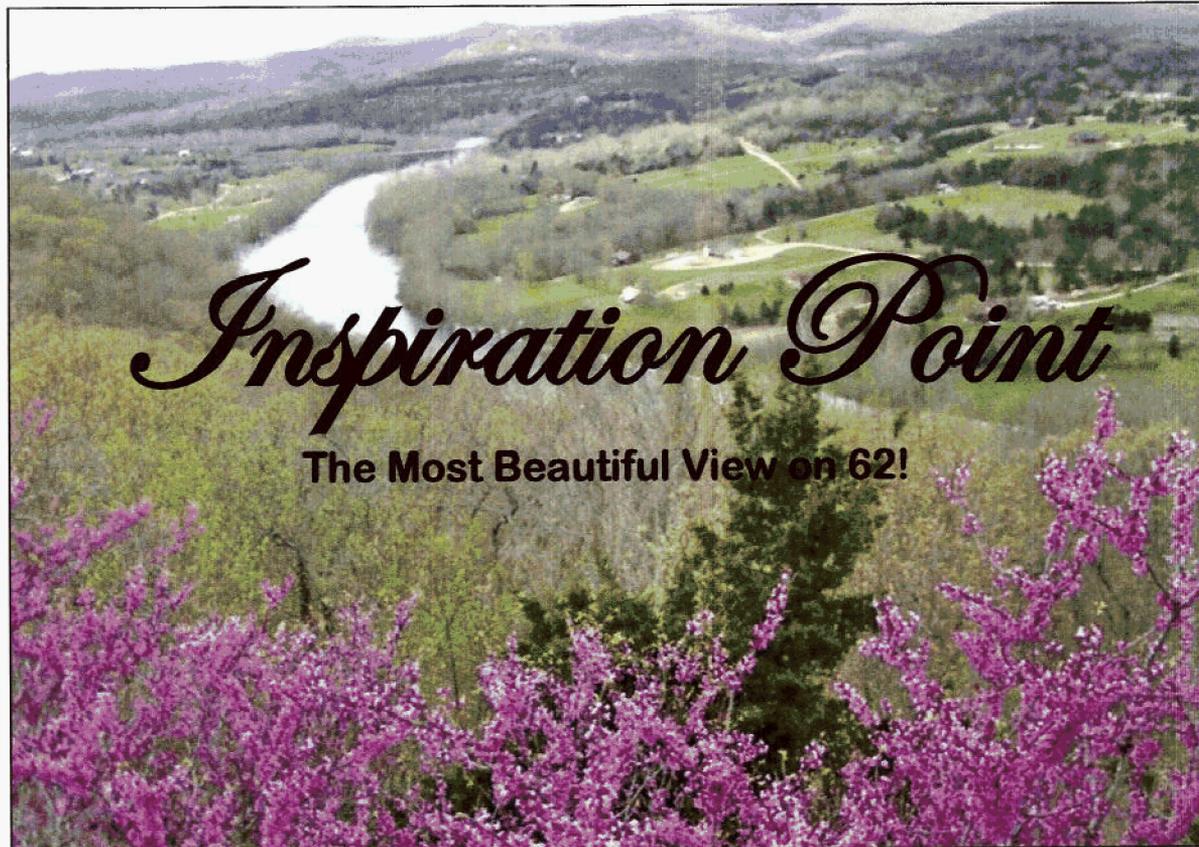
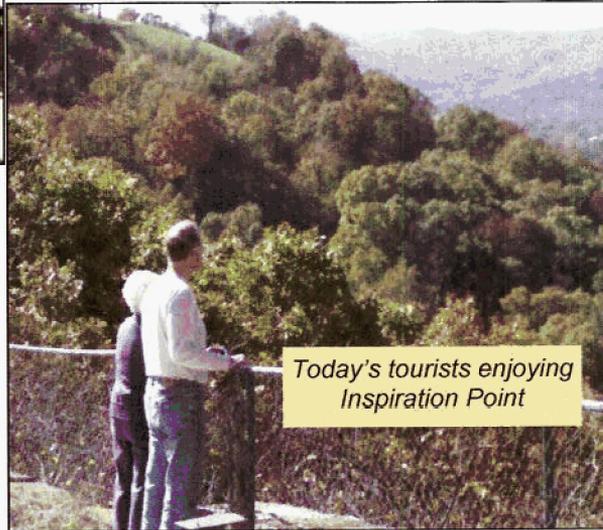
In 1996, when the Bakers retired, the property was purchased by Dwight and Wanda Kertzman. Besides the ongoing work of preserving the Castle, they opened an antique shop - one of the largest private shops in Northwest Arkansas - in one of the former museum buildings. It takes its name from the well-known location and its historic Castle. The owners have enjoyed the opportunities given them to meet and talk with people who have been at Inspiration Point at an earlier time. Without fail, no matter where visitors are from, they are moved by



special Inspiration Point experience! We never know what to expect at Inspiration Point, but we do know how important it is to many, many people -- both those of the past and those who have yet to discover it. We hope you have enjoyed it, too.

the exceptional view from Inspiration Point.

Occasionally, someone asks to be married at the Point, and once in a while a kilted bagpipe player arrives to serenade the valley with his beautifully haunting music. Artists work their magic as the view is painted on canvas, and strangers capture their own memories with cameras, having another



Part of Segment AO of Alternate Routes 62 and 86.
In this view, you are looking south-east towards Eureka Springs.
The river is almost 600 feet below Inspiration Point.



Exhibit WLK-9 The Path of Segment AO through the White River Valley

Exhibit WLK-10
A Photographic Description
of Routes 62/86, Segments AN and AO

Photos taken on
June 14, 2013



Fig. 1

The start of AN will occur just to the right of the existing clear cut and above the white elephant. It will head in a northeasterly direction and be visible from HWY. 187. The elephant is part of Dinosaur World, once touted as the largest dinosaur park in the world. The park is now closed, but still retains its hundreds of prehistoric creatures.



Fig. 2

We are standing in the yard of a residence where the first leg of AN will terminate. The point of origination will be just to the right of the small patch of HWY. 187 that you can see just to the right of the pole. The first leg will terminate approximately 400' from the house and then turn east, crossing our field of vision.



Fig. 3

This photo was taken from Hwy 187 at the approximate line ROW. The line is traveling in an eastward direction to a point just off Hwy 62 and about 700' from the bridge. Here it crosses Hwy 62 and heads to Cherokee Crossing.



Fig. 4

This photo is of the historic Hwy 62 bridge as described in the EIS. The line will be very visible just behind the bridge. Note that this is also a take out for the local canoe rental businesses. River View Country Store is located nearby and rents/shuttles

canoes and provides sack lunches for the floaters.



Fig. 5

Here Riverview staff is unloading canoes at the start of a float. This float is from just below Beaver Dam to Housman Access.



Fig. 6

Loading the boats.



Fig. 7

Heading downriver to Housman Access.

About a 3 hour float.

The fly fishermen sometimes have to be a little patient. Notice the clear water of the river.



Fig. 8

This photo was taken from the Hwy 62 bridge. The canoes have passed under the bridge. The line will be just to the left of those trees. The canoeist can be within 250' of the line for about 2/3 of a mile.



Fig. 9

Photo of the proposed line ROW located in Cherokee Crossing (CR212), which is the location of several retirement homes. This area flooded during the spring of 2008. The poles located here would have been in the water. The river can be seen on the left.



Fig. 10

Cherokee Crossing high water mark as recorded by property owner during the spring 2008 flood.



Fig. 11
Spring Flood, 2008.
Photo taken from In-
spiration Point. Cher-
okee Crossing is to
the right. The ROW
of the line is in water.



Fig. 12
Rebecca Lane (CR235)
located across the riv-
er from Cherokee
Crossing. Resident
showing where the
water level was on his
house. Several houses
in this area flooded.



Fig. 13

Inspiration Point taken from the Cherokee Crossing meadow. The line will cross the river and climb the hill just under Inspiration Point. It will then cross CR 210.



Fig. 14

View from Cherokee Crossing meadow to Can-U-Canoe cabin rentals located on CR 210. Owners Carla and Lewis Short have just completed their private residence located next door to the right of the cabins. The line runs within 300' of them. Inspiration Point is next door.



Fig. 15

The White River as viewed from Inspiration Point. The line will run in the tree line to the right of the river and drastically affect the view. Cherokee Crossing can be seen to the right.

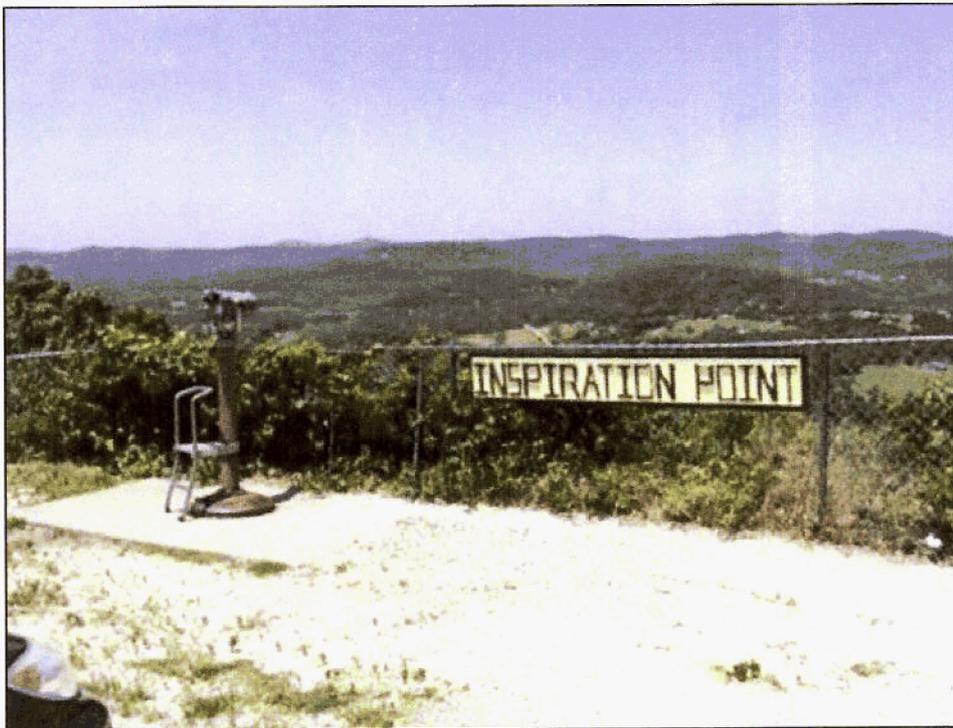


Fig. 16

View scopes at Inspiration Point which has been a scenic overlook since the early 20th century.

Every year it draws thousands of tourists that enjoy the beautiful views and visit the antique shops. The line will pass within 500' of the viewing

area. Cherokee Crossing is in the foreground.



Fig. 17

A breathtaking view from Can-U-Canoe Cabin 102. Cherokee Crossing can be seen on your right. The line would run where the tree line in the center of the photo is located. An access road would also need to be constructed on this side of the river to reach the line. This would destroy one of

the most beautiful views on the river.

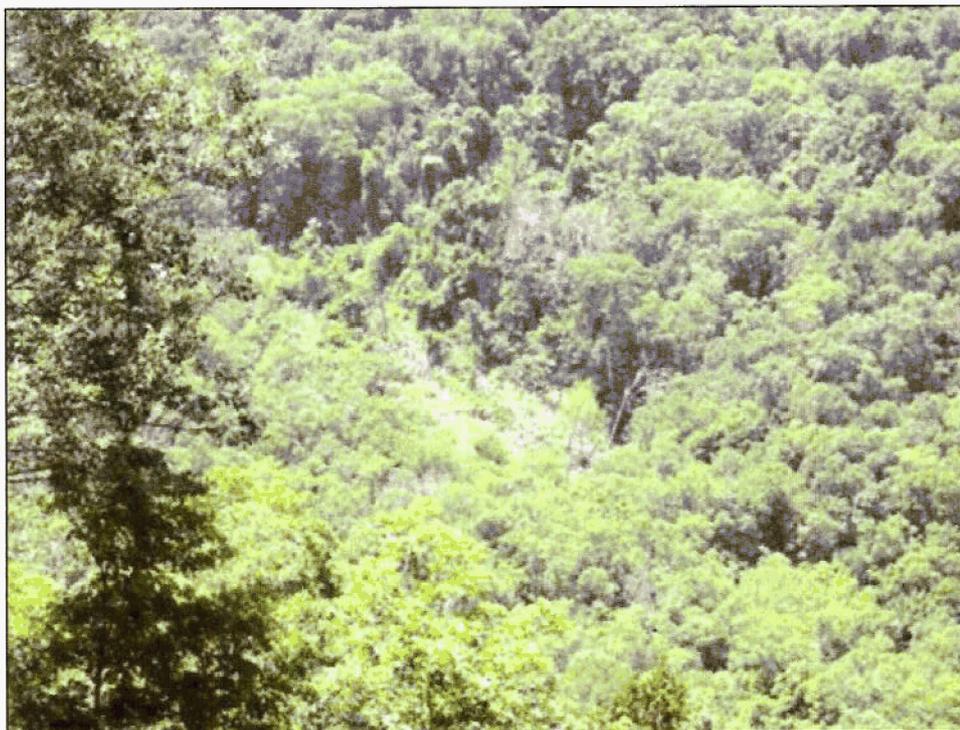


Fig. 18

Area very near to proposed line route as observed from Cabin 102 at CanUCanoe. A landslide has occurred due to heavy rains. There are several slides along this route suggesting very unstable ground.



Fig.19

Blue Springs is a historically significant site that includes lush gardens and a most unusual artesian spring that is aquamarine in color. Tourists who wish to visit Blue Springs must drive under the power line as they travel down CR 210.



Fig. 20

The Opera of the Ozarks is a nationally famous institution where aspiring students from all over the U.S. trained in classical opera come to perform. This is the opera's 63rd year. Many now-famous opera stars have performed here. The Opera of the Ozarks

draws a large number of opera buffs each year. The line is located approximately ½ mile across Hwy 62 from this location.



Fig. 21

This house located on a private road is only one of many that are significantly impacted by the line. This photo was taken from the ROW which is within 400' of their front door.



Fig.22

Bear Mountain Riding Stables & Dude Ranch is located at the intersection of Hwy. 62 and CR 206. They offer both horseback rides and lodging. The horse trail follows CR 208 and will go under the power line.



Fig. 23

ESSA (Eureka Springs School of the Arts)

Located on Hwy 62, ESSA offers class to tourists and locals alike in photography, painting, woodworking, glass working and other art related subjects. The line will be located a little over ½ mile from ESSA's front door.



Fig. 24

This home is located at the end of CR 208 and sits on the White River. We are standing on the front porch. The line will run approximately 700' from here and will be seen through this gap in summer and be much more visible during the winter months. The

owner is very worried about the property being reduced in value. One other home on the road has a similar problem being within 500' of the line.

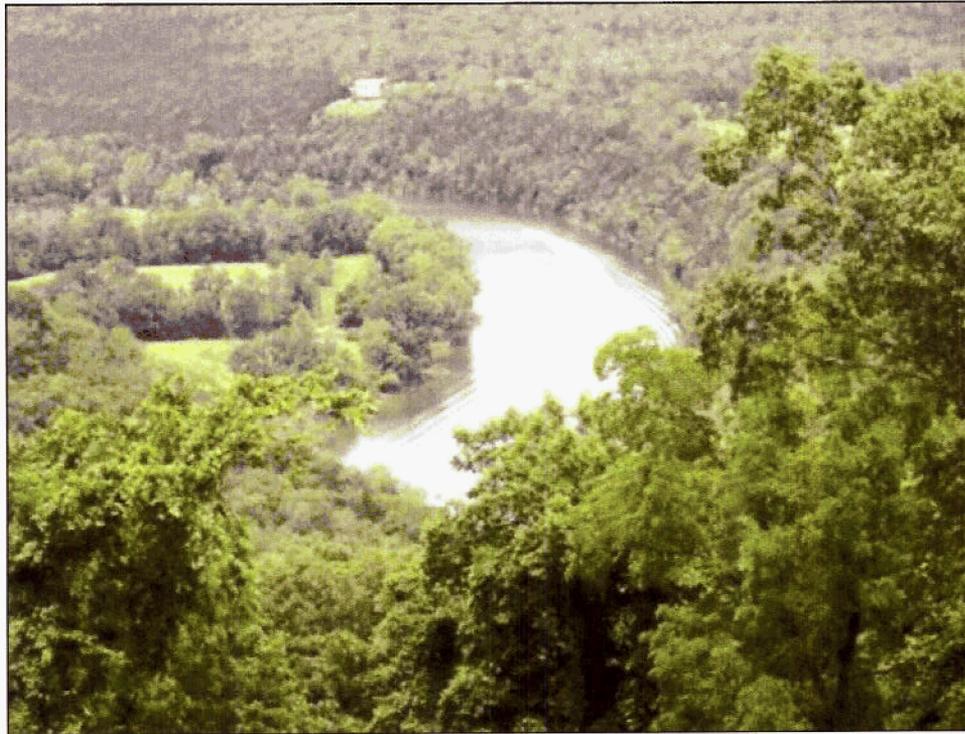


Fig. 25

This photo was taken from the deck of a home located on the west end of Wolf Ridge (CR 206). The line crosses CR 208 and comes down the hill. The lower point is within 350' of the river and will tower over boaters and fishermen using the river. The river makes a

horseshoe bend here and heads north to the town of Beaver.



Fig.26

Wolf Ridge (CR 206)

The line will run from a point 300' from the metal building shown to approximately 700' below where the photo was taken. This is the view from the deck of a residence.



Fig. 27

Photo of residence from ROW. White van next to pole is parked in front of residence.



Fig. 28

Wolf Ridge residence viewed from line ROW. Roof is visible to the right in photo.



Fig. 29

Wolf Ridge taken from the community center in Beaver. The line and accompanying clear cut will be highly visible from the towns of Beaver and Holiday Island.



Fig. 30

Lake Leatherwood City Park, encompassing 1600 acres, is located west of Eureka Springs and includes an 85 acre spring-fed lake. The lake is formed by one of the largest hand-cut limestone dams in the country. Built in the early 1940s by the WPA, the park is listed on the National

Register of Historic Places. The line will run approximately ½ mile behind the dam and will become the dominant feature in this view.



Fig. 31

This is the approximate location near the intersection of Hwy. 187 and Hwy. 23N that lines 33,62,86 and 108 intersect. The photo was taken from Hwy. 187. Line 62/86 will come down the hill to a point in this meadow.

1. **Angler's Grill & Pub** 14581 Hwy 62 West 479-253-4004 Open March-November. Family atmosphere with hand-patted Angus burgers, chicken, steaks, shrimp, all-you-can-eat catfish, 60 beers & fun! Beautiful outdoor deck, taxidermy inside, multiple TVs.
2. **Aquarius** 15149 Hwy 62 W 479-981-9966 Please call for hours. Solutions for all your water needs: Water purification & softening, Hydroponics, hobby greenhouses & chicken houses, potting soil, heirloom seeds, gardening supplies. See our tilapia tanks!
3. **Arkansas White River Cabins** 755 CR 210 479-253-7117 or 800-494-2972 Just 5 mi. off Hwy 62 on a paved road. Perched 450' above the White River, bluff-top path for spectacular views. Comfortable cabins w/kitchens, covered porches. whitecabin.com
4. **Bare and Sweet Insurance Agency** 105 Passion Play Road #G 479-253-8739 All types of insurance: Business, Personal, Renters, Commercial, Vehicle, Life, Medical, Restaurant, RV, Snowmobile, Truck and Aircraft. bareandsweetinsurance.com
5. **Bear Mountain Cabins & Riding Stable** 15290 Hwy 62 W 479-253-6185 or 800-805-8005 Log cabins, hiking, wildlife. Weddings, receptions, barn dances, BBQ's, parties, business meetings. bearmountainstables.com bearmountainlogcabins.com
6. **Beaver Dam Store at Spider Creek** 8421 Hwy 187 479-253-6154 Gas, groceries, license, fishing advice, casting area for flies and rods, Sage, Ross, Fishpond, Rio, Umpqua, Simms & Temple Fork Outfitters. Hobie kayaks. beaverdamstore.net
7. **Beaver Guide Service & Lodging** 590 CR 214 479-253-5048 Legendary guide knows local waters, specializes in trophy Stripers & Trout. Comfortable & spacious lodging on site, reasonably priced. Near the lake & river. beaverguideservice.com
8. **Beaver Lake Cottages** 2865 Mundell Road 479-253-8439 or 888-701-8439 Premier, luxury cottages & suites. Sleep Number beds, fireplace, private decks, water access. We can make all arrangements for a stress-free wedding. beaverlakecottages.com
10. **Beaver Lake Floral Services** 3034 Mundell Road (at Roadrunner Inn) 479-253-8166 or 888-253-8166 Flowers/bouquets/weddings/special events. Lake deliveries. beaverlakeflowers.com
9. **Beaver Lake Storage & U-Haul Rental** 19406 Highway 62 W 479-253-2020 "Slow it, don't tow it!" Leave your boat or RV with us. Safe, secure & simple storage. Moving supplies, truck & trailer rental. Propane for cylinders. Manager on site. beaverlakesstorage.com
10. **Beaver Lake View Resort** 3034 Mundell Road 479-253-8166 or 888-253-8166 Open all year; spectacular lake views. Vaulted ceiling log cabins nestled in the trees, Weddings planned and performed, flower shop on premises. beaverlakeviewresort.com
11. **Beaver Lakefront Cabins** 1234 CR 120 479-253-9210 or 888-253-9210 Luxurious, upscale cabins & suites. Indoor amenities plus picnic & swim decks, boat slips, pontoon rental, heated, indoor fishing dock. Created for couples! beaverlakefrontcabins.com
12. **Belle of the Ozarks** 4024 Mundell Road 479-253-6200 Relax as you cruise crystal clear water and view miles of panoramic shoreline. Informative narrative, bring cameras! Take your wedding party on a cruise & have a memorable ceremony. estc.net/belle
13. **Blue Spring Heritage Center** 1537 CR 210 479-253-924 Historic 1-mile trail, native gardens, trout lagoon, bluff shelters, 2 films: Native American & Ozark crafts. Perfect for gorgeous wedding, rehearsal dinners or receptions! bluespringheritage.com
14. **Butler's C & J Sports** 11792 Hwy 187 479-253-9799 Open all year. Lodging, suite, motel, RV sites, equipped tent sites w/ shower house, Air fills, dive trips, certification, instruction, boat rental, deli, fishing tackle/convenience items. candjsports.com
15. **Cabin Fever** 15695 Hwy 187 479-253-5635 Log construction. Grills, front & back porches, kitchens, Jacuzzis. Wooded setting for getaways & private celebrations. Also a 2 bedroom/2 bath for families or larger groups. "Catch the fever" at cabinfeverresort.com
16. **CanUCanoe Riverview Cabins** 161 CR 210 479-253-5966 "Stay longer. Pay less" policy! 1-5 bedroom cabins & homes. All units w/kitchen facilities & internet. Meeting & reception areas. Lovely wedding spot above the river. officiant available. casicanoe.com
17. **Castle Antiques at Inspiration Point** 16436 Hwy 62 W 479-253-6150 Large, privately-owned store with quality antiques. Lots of furniture & unique items, coins, tools, Belieck, toys, books, art and prints. 38 yrs. experience. inspirationpointview.com
18. **Castle Rogue's Manor** Hwy 187 N. 866-686-2847 A fantasy of architecture. 16 yrs. in the making. Magnificently built, turreted castle overlooks White River. Fascinating tour and space for special events. Unique, handcrafted features. castleroguesmanor.com
19. **Circle of Light Wedding Chapel** 3969 Mundell Road 479-253-2774 or 877-825-4448 Have a perfect wedding! Exceptional lake view setting, or indoor chapel. Room for receptions & dancing. Catering, flowers, cakes, minister. circleoflightweddings.com
20. **Community First Bank** 107 W. Van Buren 479-253-0500 A friendly, local bank that is truly part of the community. We put your personal and business needs foremost. Services for savings
22. **Cravings by Rochelle** 2043 E. Van Buren E in Gaskin's Switch 479-253-6576 or 479-981-3816 A sweet place to buy your goodies & sit down to enjoy them, too. Appetizer trays, wedding cakes, specialty cakes, gluten-free selections. findusonfacebook.com
23. **Custom Adventures Guide Services** 479-363-9632 River sightseeing tours or fishing trips tailored to your exact needs. Nationally recognized local guide, 30 yrs. of professional experience, outstanding knowledge of local conditions. yourtveguide.com
24. **Eureka Springs KOA** 15020 Hwy 187 S 479-253-8036 or 800-562-0536 Family-owned, recipient of KOA's prestigious President's and Founder's awards. Beautiful and peaceful, pet park, playground, laundromat. koa.com/campgrounds/eureka-springs
25. **Geographics Printing** 75 Hwy 23 S 479-253-9995 Friendly, reasonable service includes layout, custom design & expert printing for your personal & business needs. Also noted for their custom T-shirt products. Locally owned, for Eureka's printing needs.
26. **Hidden Valley Guest Ranch & Stables** 777 Hidden Valley Ranch Road 479-253-9177 or 877-253-9777 650 acre delight to explore nature on foot or by horse. Real log cabins, all the needed amenities, perfect for weddings. hiddenvalleyguestranch.com
27. **Historic Eureka Springs Tram Tours** 5137 W. Van Buren at the transit station on Hwy 62 W 479-253-6852 Tours daily at 1 & 3 pm, May-Oct, + Fri. & Sat. in April. See buildings & landscape, visit Grotto spring, hear all the stories! eurekaspringstramtours.com
28. **Imago Massage** 361 Beatrice Drive 479-244-5631 Customized treatments to suit your body's needs. Massage, CranioSacral, Sound Therapies, Reiki, Hot/Cold Stone Therapy and more. Also Spiritual Workshops & Sacred Song Events. imagomassage.com
17. **Inspiration Point Overlook** 16498 Hwy 62 W 5 miles west of E.S. 479-253-6150 The best view on Highway 62! Enjoy a broad vista of sunsets, storms, or sunlit sky with the White River Valley 550' below. Next to Castle Antiques. inspirationpointview.com
29. **Lady Eureka Boutique** 304 Village Circle in Pine Mountain Village 479-253-4000 A lovely place to visit. Scented soaps, spa & bath products, lovely jewelry - both new and vintage, as well as collectibles. Try our own branded lotions! findusonfacebook.com
30. **Lake Forest Luxury Log Cabins** 351 Lake Forest Drive 888-483-8735 or 479-363-9991 Enjoy comfort in Cabins that sleep 2-10 each. Beautifully decorated in contemporary, rustic elegance. Relax in the beauty of the Ozarks! lakeforestcabinsresort.com
31. **Lake Shore Cabins on Beaver Lake** 2174 Mundell Road 479-253-7699 or 800-597-9647 Right on the waterfront, with fully equipped kitchens. Boat dock, Swimming/fishing deck, spectacular lake views, comfortable, luxury log cabins! lakeshoecabins.net
32. **Martin Greer's Candies** 22151 Hwy 62 Between E.S. & Rogers, watch for tall red & white striped candy canes! 479-656-1440 Open all year, Mon-Sat. 10-8, Sunday 2-5. Quality, handmade candies in a father-to-son business. martingreerscandies.com
33. **New Horizon Realty** 12608 Hwy 187 479-253-0997 Nothing too large or too small for us! Our old-fashioned customer service will help you sell or buy a perfect property. evlyncross.com
34. **Opera in the Ozarks** 16311 Hwy 62 W 479-253-8595 This year: *Madama Butterfly*, *L'elisir d'amore*, *The Pirates of Penzance*. Usually 3rd week in June - 3rd week in July. opera.org
35. **Ozark Cabins & RV** 423 CR 136 479-253-2018 An amazing setting w/cabins, full RV hookups, convenience store, trout guide on hand, & an ordained minister for weddings you can have on our beautiful & tranquil grounds. eurekaspringsvacabins.com
36. **Ozark Rustic Charm** 161 CR 210 479-244-0171 Weddings for 2-20, special packages. Photography & Videography for weddings & special events. Handcrafted rustic furniture, special orders welcome. Web & graphic services. ozarkrusticcharm.com
37. **Paradise Pottery** 320 CR 210 479-253-1547 Just 5 miles west of E.S. on the same road as Blue Spring Heritage Center. we are open Thursday-Monday, 10-4, all year. Decorative & functional stoneware hand formed & wheel thrown. findusonfacebook.com
38. **Parker's Hideaway on the River** 36 CR 214 479-253-6565 With 600' of shoreline on the river, our phenomenal cabins have Jacuzzis, kitchens, and a porch for star-gazing. A licensed fishing guide is on premises for even more fun! parkershideaway.com
39. **Pine Mountain Jamboree** 2075 E. Van Buren 479-253-9156 A show you just gotta see! Free popcorn, kids under 12 free. Arkansas first and most attended family show, fun all around, Comedy & music, blues, country, rock'n roll, more. pinemountaintheater.com
40. **Pointe West Motel & Suites** 11882 Hwy 187 479-253-9050 or 800-352-6616 Perfect for weddings. our guest rooms can accommodate up to 55. Awesome views at any time, comfortable amenities, even a 3-bedroom apartment. pointwestmotel.com
41. **The Retreat at Sky Ridge & Sky Ridge Pavilion** 637 CR 111 800-242-3128 or 479-253-9465 140 acres, bird & wildlife sanctuary. 100-person event center for weddings. retreatatskyridge.com
10. **Roadrunner Motel at Beaver Lake View Resort** 3034 Mundell Rd 479-253-8166 Spectacular, Beaver Lake views, outdoor grills, picnic facilities, rooms have kitchenettes, pets & children very welcome. Perfect for a family vacation. beaverlakeview.com
43. **Spider Creek Resort** 8179 Hwy 167 479-253-9241 or 800-272-6034 Open 9-5 all year, 40 acres, 19 cabins on the White River with picturesque scenery 1/2 mile from Beaver Lake. Guides, jon-boat, river boat, kayak, raft & canoe rental. spidercreek.com
44. **Sugar Mountain Resort** 78 CR 116 479-253-8398 Romantic, boutique luxury Cabins nestled in a forest, furnished on 40 acres with hiking & walking trails. Large, beautifully furnished & equipped cabins, luxury linens, jetted tub, kitchenette, more. visit-sm.com
45. **Sugar Ridge Resort** 1216 CR 133 479-253-5548 or 800-TOP-VIEW 75-acre mountaintop, log cabins sleep 2-14 each. Sunrise/sunset vistas, 180 degree view of Beaver Lake, all comforts imaginable. Fishing guide & trails nearby. sugarridgesort.com
33. **Sunrise Sunset Vacation Rentals** 12608 Hwy 187 479-253-3450 A quiet & comfortable lodging, 1, 2, or 3 bedrooms available as singles or suite. Peaceful & serene, the rooms are tastefully appointed. Large, outside deck in quiet setting. evlyncross.com
46. **Thorn Crown Chapel** 12968 Hwy 62 W 479-253-7401 Designed by architect E. Fay Jones, the Chapel was voted fourth on the AIA's list of Top 10 Designs of the 20th Century. Open March-December for visits (no fee) and weddings. thorncrown.com
47. **Turpentine Creek Wildlife Refuge** 7 miles south of E.S. 479-253-5841 Highly acclaimed & one of the largest in the U.S., the facility is a lifetime refuge for abandoned, abused, and neglected "Big Cats" Lions, tigers, leopards, cougars, even bears! Open 9 am daily except Christmas. A worthwhile visit! turpentinecreek.org
48. **Velvet Otter** 16514 Hwy 62 W 479-253-5155 Upcycled, repurposed vintage items: painted/upholstered furniture, antiques & unique home accessories. Open 10 am Thurs-Mon, Mar-Dec, or CALL. In the historic log cabin 5 miles west of E.S. at Inspiration Point Overlook, next to Castle Antiques. findusonfacebook.com
49. **Village Ice Cream Shop** 308 Village Circle 479-253-5558 Not to be missed! Great ice cream & sorbets, homemade sauces & cobblers, apple dumplings, swirls with real fruit. Happy customers and a quick, friendly staff in a beautiful shop! findusonfacebook.com
50. **War Eagle Gavern on Beaver Lake** 21494 Gavern Road, 25 minutes from E.S. 479-789-2909 Tour a beautiful cave with no limiting stairs. Trails, spectacular natural entrance, on the shore of Beaver Lake. Unique gift shop, on-site cafe, Gemstone panning, & a "Lost in the Woods" Maze. Great family fun! wareaglecavern.com

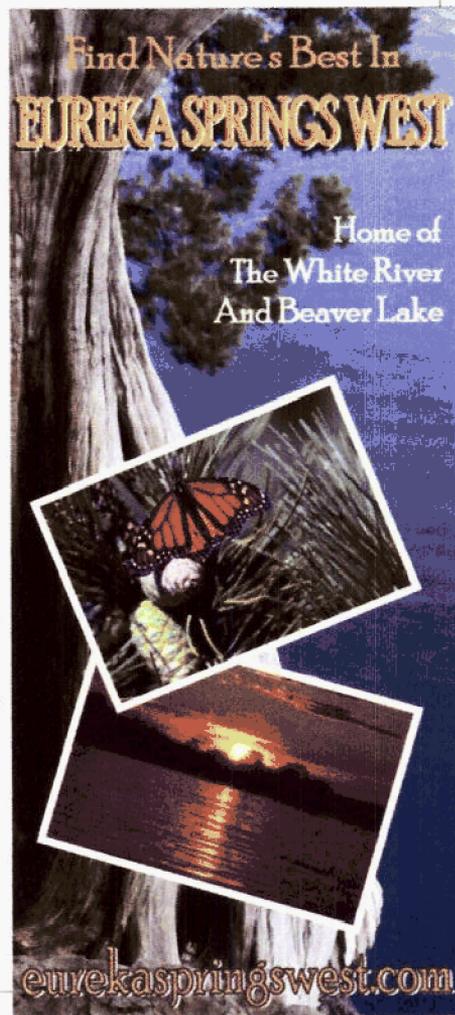


Exhibit WLK-11
Eureka Springs West Tourism Association
Brochure, Side A



- 1. Angler's Grill & Pub: Good food, great fun! Beers, burgers, steaks, breakfast, Catch Deck, TV, WiFi.
- 2. Aquarius Water Filtration & Hydroponics: Hobby greenhouses, herbroom seeds, Gardening Supplies.
- 3. Arkansas White River Cabins: Fantastic river view! Kitchen, Porches. Adults only.
- 4. Bare & Sweet Insurance Agency: In business since 1908 at types of insurance.
- 5. Bear Mt. Cabins & Riding Stables: Log cabins - 35 acres - trail rides • weddings • date ranch.
- 6. Beaver Dam Store at Spider Creek: Fishing headquarters - guides, bait, tackle, electronics, luxury supplies, equipment, kayaks. Reasonable lodging whenever.
- 7. Beaver Guide Service & Lodging: 20+ years, unparalleled trips. Reasonable lodging whenever.
- 8. Beaver Lake Cottages: Ozark lake, jacuzzi, king beds, trails, electronics, luxury glass front. Windings, woods.
- 9. Beaver Lake Storage & U-Haul Rental: Safe, secure, RV, boat & more storage. Managers on site.
- 10. Beaver Lake View Resort: Luxury cabins, perfect times. Fireplaces, decks, hot tubs.
- 11. Beaver Lakefront Cabins: Upscale WiFi, HDTV, Jacuzzi, 2. fireplace, kitchen, dock.
- 12. Belle of the Ozarks: Beaver Lake cruises & wedding: Premium, luxury boats, groups, parties, events!
- 13. Blue Spring Heritage Center: 38 million gallons a day, on Neil Register. Glad to share more.
- 14. Butler's C&J Sports: Soles, transponder gear, fishing supplies, etc. & more. meet, RV, heated pool.
- 15. Cabin Fever Resort: Log cabins, electric FP, full kitchen, jacuzzi, Queen bed deck, lovely wooded view.
- 16. CaniCanoe RiverView Cabins: Awesome FP, jacuzzi, hot tub, laundry, deck. Wooded.
- 17a. Castle Antiques: Furniture, 1940-1940. Bebek quilts, baskets, country, coins. 38 years experience.
- 18. Castle Rogue's Manor: Private home, stunning architecture, picturesque views, historic perspective.
- 19. Circle of Light Wedding Chapel: Spectacular setting inside or out, outdoor, all the trimmings.
- 20. Community First Bank: Providing for tomorrow's needs. Local owned & operated. Full service, member FDIC.
- 21. Cooper Construction: Outstanding residential contractor. Mike Cooper, licensed and highly rated by customers.
- 22. Cravings by Rochelle: Delivery, 100-ET, gluten free. Wedding & specialty cakes, desserts and sweets, 1 year!
- 23. Custom Adventures Guide Service: Personalized fishing trips. Fun river sightseeing tours.
- 24. Eureka Springs KOA: Traveler who want pool, game room, golf simo, outdoor sports. Locally owned/operated.
- 25. Geographics Printing: Quality work on business & personal printing projects. Also custom T-shirt printing.
- 26. Hidden Valley Guest Ranch & Stables: 28. Lady Eureka Boutique by Rochelle. 49. Village Ice Cream Shop. 50. War Eagle Cavern on Beaver Lake.
- 27. Historic Eureka Springs Tram Tours: Fascinating facts, services during the late season tour.
- 28. Imago Massage: Wide variety of massage treatments in a beautiful setting by R. Clark, LMT.
- 29. Inspiration Point Overlook: Free view 550' above the White River glorious sunset!
- 30. Lake Forest Luxury Log Cabins: Steam pool, jacuzzi, fireplace kitchen, deck, secluded woods.
- 31. Lake Shore Cabins on Beaver Lake: Jacuzzi, fireplace, deck overlooking like a rock, weddings.
- 32. Martin Greer's Candies: Handmade in old-world tradition, with finest ingredients.
- 33a. New Horizon Realty: Specialty Lake area & Eureka Springs. "Helping You Live Your Dream!"
- 34. Opera in the Ozarks: Classical operas, outdoor theater, professional orchestra, highly acclaimed world wide.
- 35. Ozark Cabins & RV: Beautiful setting with trails. Small weddings, fishing supplies, family owned/operated.
- 36. Ozark Rustic Charm: Weddings, Photography, Videography, Handmade rustic furniture, Wild services.
- 37. Paradise Pottery: Decorative & functional stone ware, hand-formed & wheel-thrown by Jim Wallace, LFA.
- 38. Parkers Highway: 38. Parkers Highway.
- 39. Paradise Pottery: Decorative & functional stone ware, hand-formed & wheel-thrown by Jim Wallace, LFA.
- 40. Points West Motel & Suites: 40. Points West Motel & Suites.
- 41. Retreat at Sky Ridge & 42. Riverview Resort, Country Store & Canoe Rentals: 41. Retreat at Sky Ridge & 42. Riverview Resort, Country Store & Canoe Rentals.
- 43. Spider Creek Resort & Float Trips: 43. Spider Creek Resort & Float Trips.
- 44. Sugar Mountain Resort: 44. Sugar Mountain Resort.
- 45. Sugar Ridge Resort: 45. Sugar Ridge Resort.
- 46. Thorncrown Chapel: 46. Thorncrown Chapel.
- 47. Turpentine Creek Wildlife Refuge: 47. Turpentine Creek Wildlife Refuge.
- 48. The Velvet Otter: Reputable vintage furniture, hand-made, locally sourced. Charming gifts & gifts too.
- 49. Village Ice Cream Shop: Highly recommended! Home-made sauces, cobblers, more.
- 50. War Eagle Cavern on Beaver Lake: Easy access, Family fun! Domes, waterfalls, formations.

Beaver Lake
500 miles of shoreline & 30,000 acres of crystal clear water!

Exhibit WLK-11
Eureka Springs West Tourism Association
Brochure, Side B

Gerald S Stein MD
Adult Psychiatry
Forensic Psychiatry
cell phone [479] 244-6582
office Mgr. Rebecca 479-244-5060

Multiple Board Certifications
645 County Road 235
Eureka Springs, AR 72632
e: jerrysteinmd@gmail.com
www.geraldsteinmd.com

April 29, 2013

Wanda Kertzman
Friends of the White River
Eureka Springs, AR
72632

Dear Wanda:

My wife and I have learned the details of SWEPCO's plans to build a series of 150 foot towers to run one and perhaps two high volage power lines on the north bank of the White River across from our home on the river at the above address. I am shocked that such an irresponsible plan is being seriously considered. Were it the 1st of April, rather than the 29th, I would have dismissed it as an April Fool's Joke.

Though I could address numerous concerns, for my family and the several thousand individuals living in Eureka Springs and on the White River, I will detail only two, both in the area of my professional expertise as a physician, medical school professor, and as an advocate of community health going back four decades.

First:

I was chosen national psychiatrist of the year in 2008, in part for research I conducted on the role of Nature in emotional health and well being. Much of that research was conducted on the same section of the White River which SWEPCO's towers of Babel, if I may make that comparison, will so degrade.

The research was initially done on patients in psychotherapy for a variety of conditions. It revealed that those patients who had access to unspoiled Nature did FAR better than those who did not, even though their childhoods were often highly traumatic. My work was place on a DVD: *The Role of Nature in Emotional Development and Well-Being*. It won the prestigious which won the Herbert S. Gaskill Award in psychiatry.] was presented at the University of Colorado where I am an Associate Clinical Professor, at the Council on Advanced Psychoanalytic Studies meeting at Princeton, and at other centers. My conclusions were well received as they matched the experiences of many other doctors.

I researched how patients did when treated outside in Nature, in areas of the country where weather permitted by treating then outside. When this treatment

proved successful, I relocated my medical office from Colorado to the banks of the White River. Two walls of the office are glass, so my patients can be all but immersed in Nature, regardless of the weather, twelve months of the year. This immersion also proven very valuable to patients.

That Nature my patients are all but immersed is directly across the relatively narrow White River from one of the proposed towers. Patients would look out on the towers, the 150 feet of clear cutting and be inundated with the sounds, first of the construction, but much more seriously of the hum of the power lines. Wildlife would vacate the area: Bald Eagles [which nest in the ravine adjacent to my office, Canada Geese which often feed in my front yard, Osprey, herons, minks, woodchucks, foxes, raccoons, and many others which nest and raise their young, providing a vivid exposure to Nature.

All my efforts to use this research would be nullified. I would be better off with offices in a high rise office building. At age 69 with limited years to practice, I could not start over but would simply close my office and move away. Though financial loss would be the least of it, several hundred thousand dollars of income made and spent in he community would be lost. And I am the only psychiatrist in Eureka Springs who does psychotherapy as well as providing medications. Patients would have no place to turn. Without treatment, lives and incomes would be unnecessarily lost to this invader.

Second:

My research with psychiatric patients led me to clarify that many friends and acquaintances, ordinary people, also need to be in unspoiled Nature and do much better emotionally when they are. These individuals often do not develop psychiatric conditions, despite serious challenges. My beliefs have been documented by the formal research and written up in both clinical journals and best selling books, including ones like Last Child in the Woods. This book emphasizes how vital Nature is for children especially, delineating the Nature Deficit Disorder they get when these needs are not met. The opposite of unspoiled Nature is exposure to degraded Nature, the nightmare of SWEPCO'S engineering. Thousands of children and adults' lives will certainly be degraded. Many will turn out to be the psychiatric patients of the future.

Rather than going on, I will end with what seems like the obvious. This project will badly hurt both our most vulnerable and ordinary people. It is as dumb and destructive as bad ideas get.

I would be happy to testify as to these conclusions. I include a copy of my DVD and my wife and my contribution. Please do not hesitate to call on us if we can be of further assistance. Thanks to you and the Friends of the White River for leading this important effort.

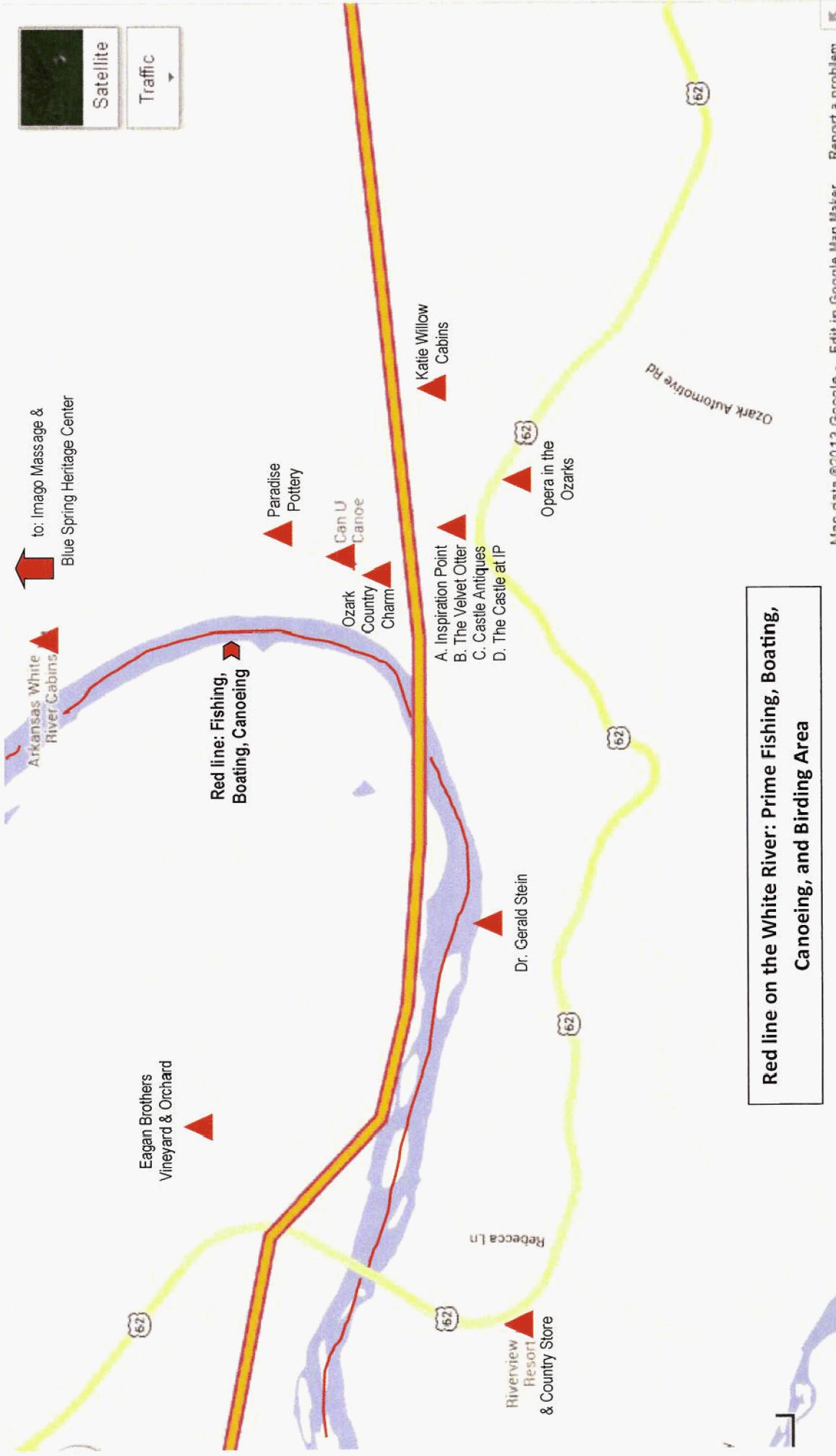
Best,



Gerald S. Stein, M.D., D.L.F.A.P.A.
[Distinguished Life Fellow, American
Psychiatric Association.
Associate Professor, Department of
Psychiatry & Behavioral Sciences, UAMS.



Rebecca L. Stein



Red line on the White River: Prime Fishing, Boating, Canoeing, and Birding Area

Exhibit WLK-13 ESW Area Businesses Closely Affected by Routes 62/86

BUSINESSES & LANDMARKS	CENTERLINE DISTANCE in feet	Distance from ROW
Arkansas White River Cabins	3564	
Blue Spring Heritage Center	5,280	
Can U Canoe Riverview Cabins	550	475
Castle Antiques	450	375
Castle at Inspiration Point	550	475
Eagan Brothers Vinyard & Orchard	2000	
ESSA	3,000	
Katie Willow Cottages	436	361
Ken Addington Studio & home	145	70
Opera in the Ozarks	873	798
Ozark Rustic Charm	436	361
Paradise Pottery	945	870
Riverview Resort & Country Store	2109	
Sacred Earth Gallery	2,875	
Stein, Dr. Gerald	727	652
Velvet Otter Shop	628	553
Walden Cemetery	4500	
White River Bridge	650	575
RESIDENCES		
Closest house crossed on river bank	218	143
Colpin, Tim	291	216
Contreras, Luis	218	143
Downey, Charlotte	655	580
Helwig, James	364	289
Kertzman, Dwight	550	475
Short, Louis	436	361
Ward, Sam	436	361
MISCELLANEOUS		
Airstrip, grass, in WRV	3,900	
Bald Eagle's nest	582	507
Mailbox intersection	144	69

Formula: Use Google Maps
where scale distance = 200'

1. Measure distance on screen.
2. Convert to decimal inches.
3. Divide by .6875 .6875" = 200' on scale
4. Multiply by 200
5. = distance by scale

Exhibit WLK-14 Distances to ROW

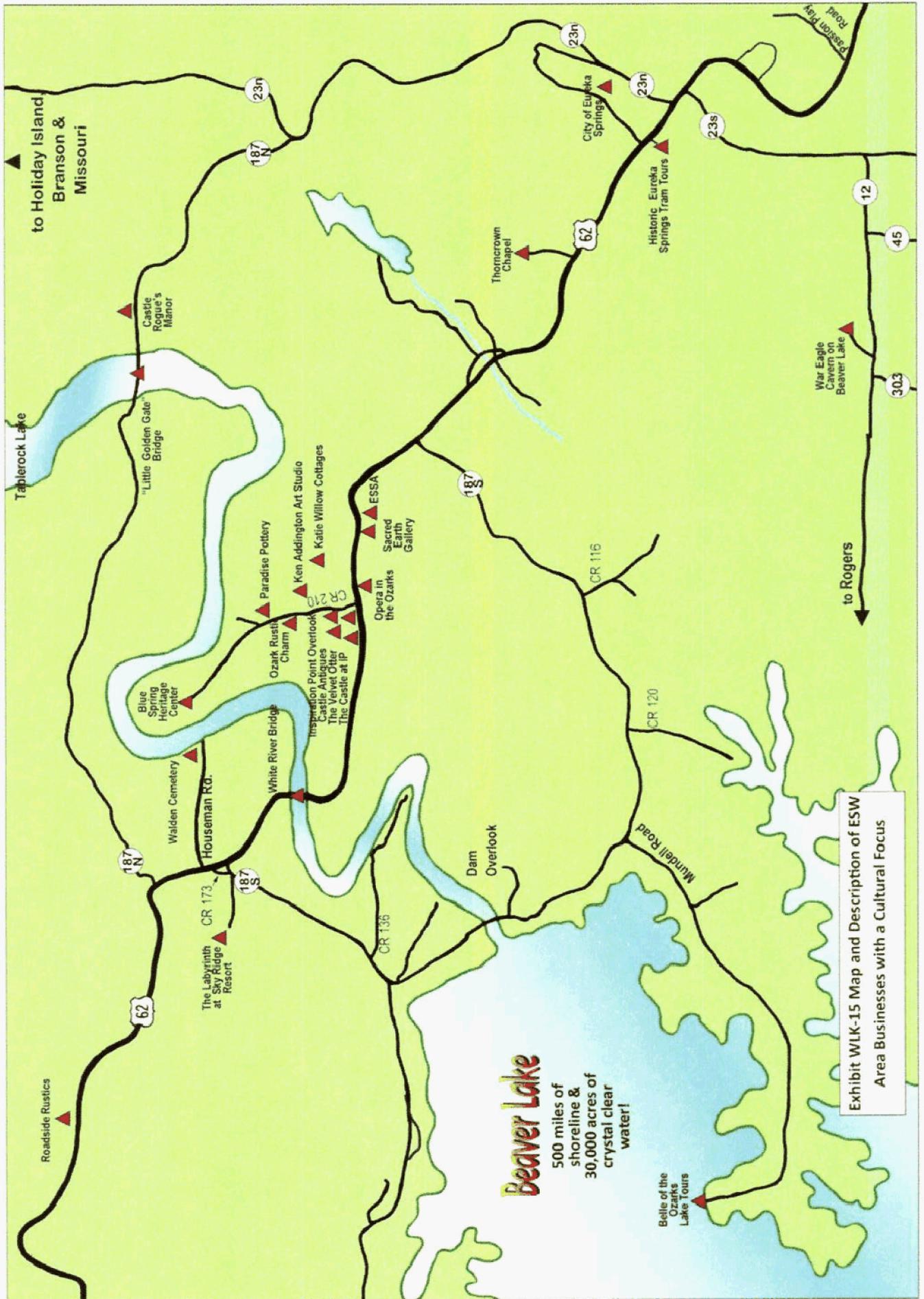


Exhibit WLK-15 Map and Description of ESW Area Businesses with a Cultural Focus

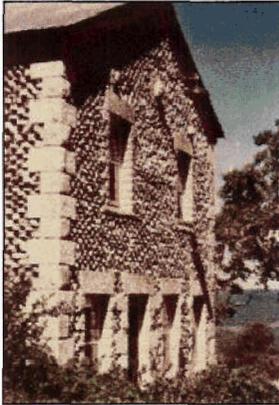
Beaver Lake
 500 miles of shoreline & 30,000 acres of crystal clear water!

EXHIBIT WLK-15 ESW AREA Cultural Activities

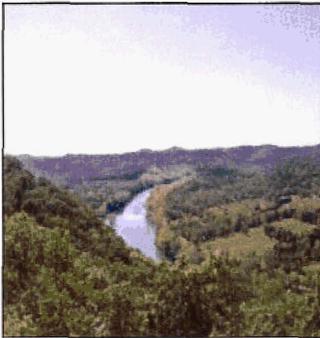
ESW Area Cultural Activities On Alternate Route 62/86



Castle Antiques at Inspiration Point - An antique shop with historically instructive tags and merchandise ranging from 1840 (occasionally earlier) through the mid-20th century. Customers often state it is like "visiting a museum." This business will view the line and be within 375 feet of the ROW; the owners feel that the view from Inspiration Point is a large factor in their traffic.



The Castle at Inspiration Point - An historic structure of unique stone construction; once used for lodging, the original location of the Opera in the Ozarks, and formerly a tour home; it will view the transmission line and be within 475 feet of the ROW. The building is still used occasionally for weddings, memorial services, meetings, or private tours. Future plans are to apply for listing on the Historical Register, and it may someday be open to the public again.



Inspiration Point Overlook - An open-to-the-public scenic overlook with a known history of 100 years; will view miles of the route, effectively spoiling its famous view. It will be approximately 650 feet from the ROW. Used by tourists, artists, photographers, and for occasional weddings. There are unproven tales of early caves and treasure, and it is only 1.5 miles from a listed archeological site. Its physical history is yet unexplored.

Katie Willow Cottages - Rental cabins plus one historic structure, ca. 1920s. The property was first used as lodging in the 1920s, when we think it was built by and provided lodging for the owner of Inspiration Point as he worked on the Castle. Some of the early workers may also have stayed there. It includes a beautiful, large spring in a rock enclosure that once provided water for Inspiration Point. It will be only 361 feet from the ROW.



Ken Addington Art Studio - Well-known local artist inspired by nature and dependent upon that setting for his work and well-being. The ROW will be approximately 70 feet from his home and studio.



White River Bridge - Listed on the National Register of Historic Places, it is a five-span Warren deck truss of 786.9 feet. It carries U.S. Highway 62 over the White River. The bridge abuts and views the line route, being approximately 575 feet from the ROW.

ESW Area Cultural Activities In the Immediate Area but not Crossed By the Route

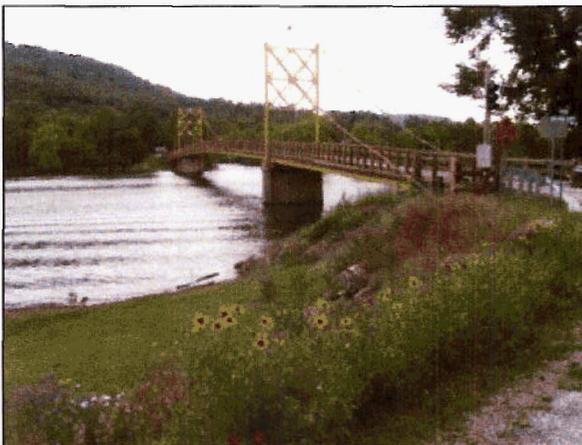


Blue Spring Heritage Center - 1 mile north of where the transmission line crosses CR210 on Inspiration Point property; listed on the National Register of Historic Places; includes ancient bluff shelters with artifacts dating to 7500 B.C. and a landmark spring moving 38,000,000 million gallons of water per day; it is a sacred Indian site, particularly for the Osage, and the location of one of Carroll County's early grist mills. The attraction includes a small museum, a historical film, and meadow, native and woodland gardens. Because of its height, the transmission line, as it crosses the river from the valley and up Inspiration Point, should be viewable from Blue Spring; visitor access to the Blue Spring Heritage

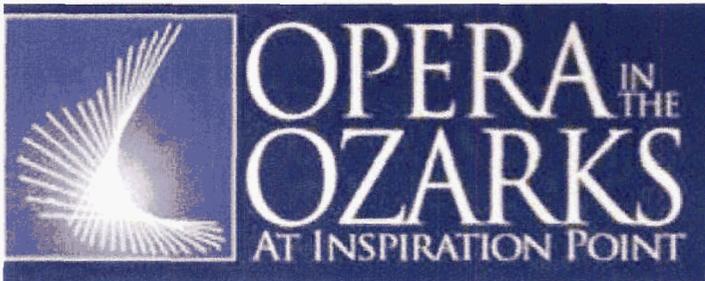


Center on CR 210 will pass under the line.

ESSA: Eureka Springs School of the Arts - 1/2 mile east of Inspiration Point on U.S. Highway 62; they will possibly view transmission line towers. Additionally, art students do *plein air* painting at Inspiration Point. Visitors and students coming from the west will see miles of the line.



Little Golden Gate Bridge at Beaver - A historic suspension and single-lane structure we highly recommend to tourists, who will have to pass under and view the transmission line as they travel Highway 62 on their way to the bridge.



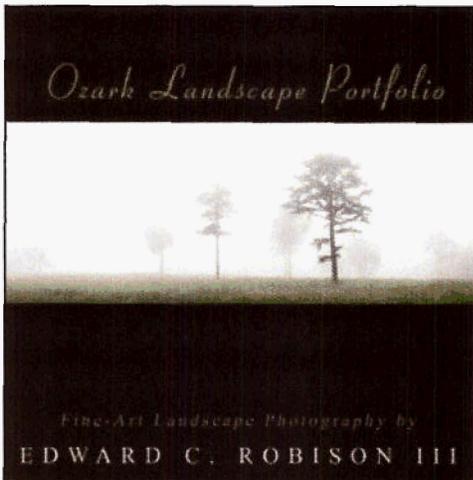
Opera in the Ozarks at Inspiration Point - Approximately 800 feet from the line route and across the street from Inspiration Point, they offer classical outdoor opera. They will view towers and they are concerned about

possibly hearing line noise, since sound rises dramatically in these hills. Originating at Inspiration Point itself in 1950, the Opera is ranked by Forbes Magazine as one of the top 10 opera workshops in the country. Its location was chosen both for its inspirational beauty and as a quiet location for audience enjoyment of the opera's spectacular voices, accompanied by a live orchestra. Performers from all over the U.S. and some from other parts of the world take part each year, with more than 4000 attendees enjoying the performances. Opera in the Ozarks alumni have sung on all the major operatic stages of the world and have been returning for visits for over 60 years. Opera in the Ozarks will be within approximately 798 feet of the ROW

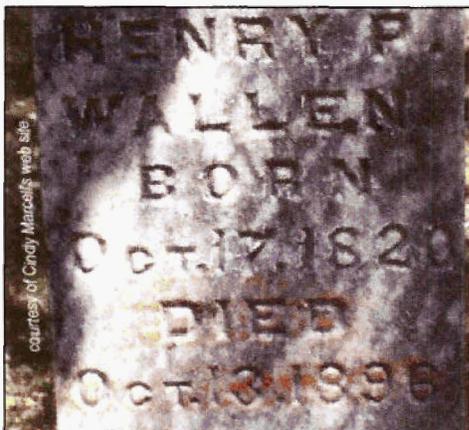
Ozark Rustic Charm - Abuts the line route through Inspiration Point by placing the building approximately 361 feet from the ROW. They plan and host weddings, as well as build and sell rustic log furniture representative of Ozark customs. Guests and customers will cross under and view the line towers from their decks. This property was just completed in March of 2013.



Paradise Pottery - Near the line route, customers will view the line as they pass under it on CR210. Jim Wallace produces hand-thrown, kiln-fired pottery on display and collected all over the United States; he is also known locally for his over-sized creations of metal sculpture. The pottery will be within approximately 870 feet of the ROW



Sacred Earth Gallery - Displays work by nationally-known nature photographer Edward Robison III, his wife and his son; published by the Sierra Club and in five books, Robisons's work is conserved in numerous permanent corporate collections around the country. One of Mr. Robison's favorite photography spots is Inspiration Point and other nearby Eureka Springs West areas, including the White River. Many locations would no longer be of use to him if those views are spoiled by the transmission line.

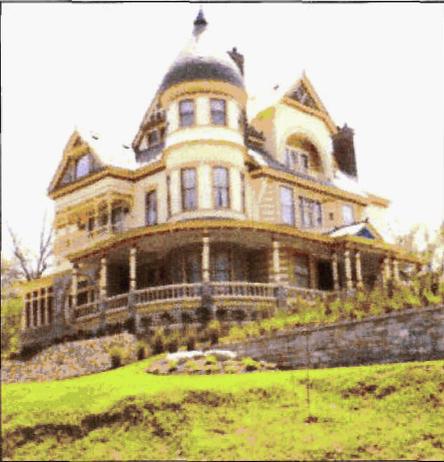


Walden Cemetery - Many people like to visit historic cemeteries. Walden Cemetery has headstones dating to 1832. Though it is about 4500' from the proposed line, being located in the flat valley and right next to the river, transmission poles may possibly be seen. Coming from the east on Highway 62, a tourist would have to pass under and view the line as it crosses the highway after the White River Bridge.

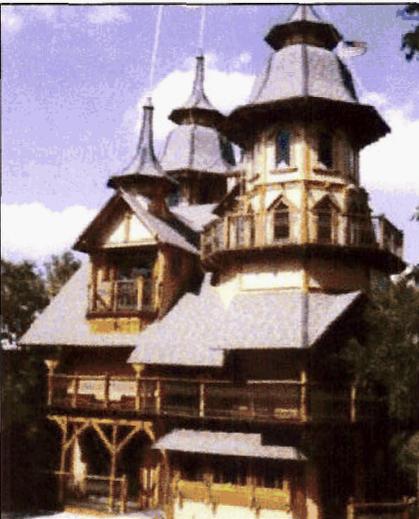
Cultural Activities In the Extended ESWTA Area That Could be Affected by a Reduction in Tourism



Belle of the Ozarks Lake Tours - They provide an outstanding narrated historical and ecological narrative, as well as specializing in Eagle Watch lake tours. They discuss the history of Mundell, which is a town now under water, the building of Beaver Dam, they show an early stone homestead still visible under water, they discuss the flora and fauna of the area, they mention bird watching, and discuss facts about eagles, they point out eagle nests in the area.



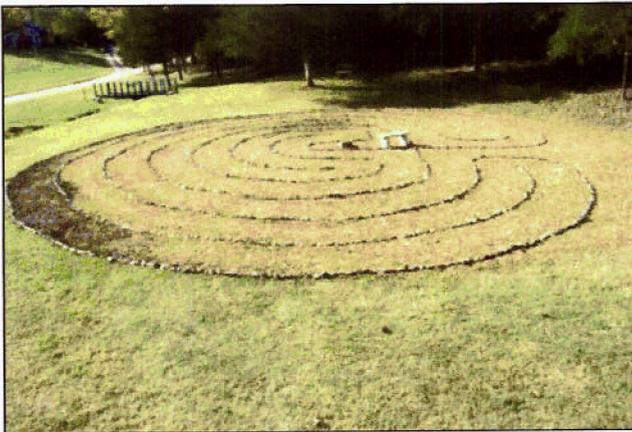
City of Eureka Springs - The entire town is listed on the National Register of Historic Places, one of the first in the country to be approved (1970). ESW visitors are encouraged to utilize its fine museum, art galleries, historic train, Passion Play, parades, concerts, music festivals, narrated tours & the many other events held there. Transmission lines will skirt the edges of the city and be viewable from several locations. A reduction of tourism in Eureka Springs West will also affect the city of Eureka Springs.



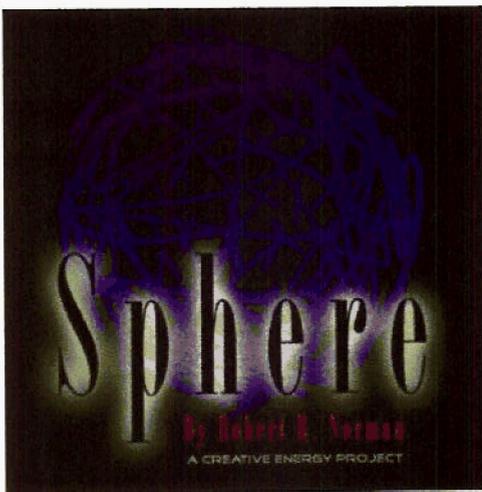
Castle Rogue's Manor - A Medieval-styled castle with many unique and handmade artistic features, available for private tours. Located near historic Beaver "Little Golden Gate" bridge.



Historic Eureka Springs Tram Tours - These originate in Eureka Springs but come into Eureka Springs West at Thorncrown Chapel and discuss Inspiration Point; they will probably view towers.



The Labyrinth at Sky Ridge Resort - For personal meditation and the site of several festivals.



Roadside Rustics - Nationally-known artist, creator of fine hickory furniture and creative community projects.



Thorncrown Chapel - Designed by E. Faye Jones, noted Arkansas architect, and AIA ranked as the 4th most important building of the 20th century.



War Eagle Cavern - Excellent narrated tours covering the area's history, geology, and bat ecology.