

## **EXECUTIVE SUMMARY**

### **LOCATION**

Wilsonia is located within Kings Canyon National Park boundary to the south-east of the Grant Grove Village area. Grant Grove is located 45 miles east of Fresno California in the Sierra Nevada Mountains at 6,500 feet in elevation.

### **BACKGROUND**

Wilsonia currently consists of private in-holdings and National Park Service (NPS)-owned properties. In March of 1996, the Wilsonia community was placed in the National Register of Historic Places. Most of the cabins were built by the owners between 1918 and 1945; those cabins built after 1945 are larger and characterized as “A” frames. In 1947, power was brought to Wilsonia that upgraded mechanical systems to power water pumps, electrical heating and heated water for indoor plumbing. Since 1970, primarily remodeling has occurred rather than new construction. Currently the NPS owns 12 building.

NPS Environmental Health Services (EHS) have conducted several inspections between 2006-2007 of the water and wastewater systems utilized within Wilsonia that have resulted in the findings that these systems do not meet the minimum current code requirements health and safety with respect to water and wastewater systems. NPS EHS concurs with a 1973 report (Wastewater Collection, Treatment and Disposal for General Grant Grove) completed by Walter Longs & Associates that “these properties severely compromise the natural resources and are a threat to public health because of shallow ground water and close proximity of wells to wastewater systems and wastewater systems to natural surface water.” The report further states that “the use of the properties should be discontinued to protect the hydraulic and meadow/forest environs.”

In 2007 a condition assessment was completed by third party consultant on the NPS-owned properties with buildings in Wilsonia. The report mainly identified life-health-safety deficiencies to include floor plans and photos of the building interior and exterior. The condition assessment did not inspect water and wastewater systems. The assessment fell short of an executive summary and recommendation as to the disposition of the building based on current condition

In 2010, a defensible space study (produced by the Sequoia and Kings Canyon National Parks Ranger/Fire Division) of NPS-owned properties within Wilsonia was completed.

In 2011, a comprehensive condition assessment of the NPS-owned properties was conducted to identify deficiencies and determine life-cycle costs of disposition alternatives. Three cost estimates were completed for each building including one estimate that would meet water and waste water code requirements. The initial alternatives include:

- 1) Building removal and site restoration
- 2) Stabilization of building and exterior rehabilitation
- 3) Rehabilitation of building for occupancy (lowest code requirement of life-health-safety)

## **OBJECTIVES OF THE PLANNING PROCESS**

### *For NPS-Owned Properties within Wilsonia:*

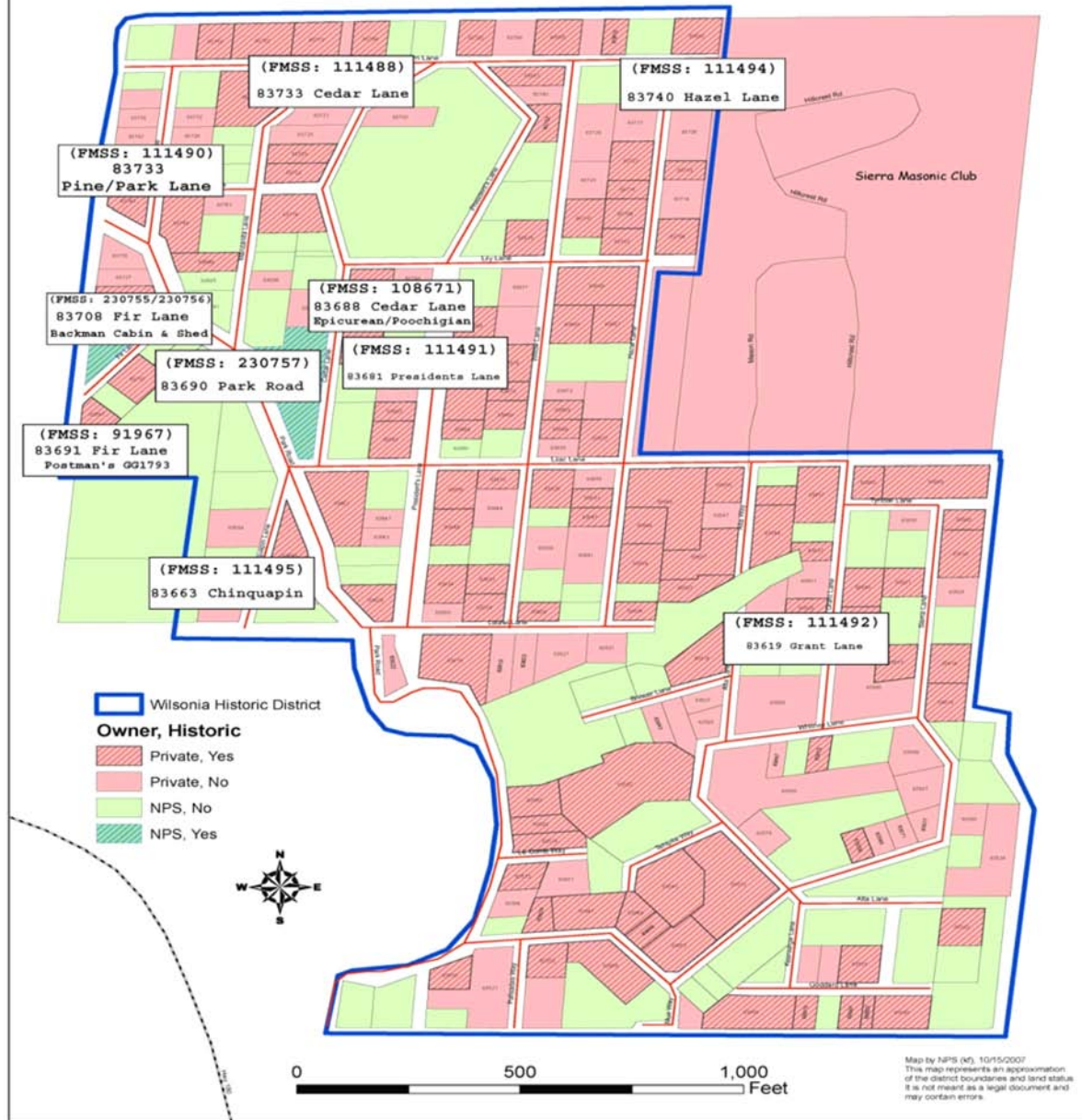
- Provide current comprehensive condition assessment
- Develop design concept plan alternatives
- Provide life-cycle-costs of each alternative
- Conduct value analysis study to select preferred alternative
- Strategy to achieve park's final disposition plan

## **EXISTING CONDITIONS**

The existing conditions are based on comprehensive condition assessment conducted by a park subject matter expert team in September 2011.

<b>NPS-Owned Properties in Wilsonia</b>
83663 Cinquanpin Lane
83681 Presidents Lane (Johnson)
83688 Cedar Lane (Poochigian)
83690 Park Road
83691 Fir Lane (Postmans)
83708 Fir Lane (Barkman Cabin)
83708 Fir Lane (Barkman Shed)
83733 Cedar Lane
83736 Pine-Park Lane
83740 Hazel Lane
83619 Grant Lane
83691 Fir Lane (Next to Postmans)

# Wilsonia Historic District





Arial Photo of with Each Property

