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Planning for the future of 12 NPS-Owned Properties Wilsonia, Kings Canyon National Park

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Background

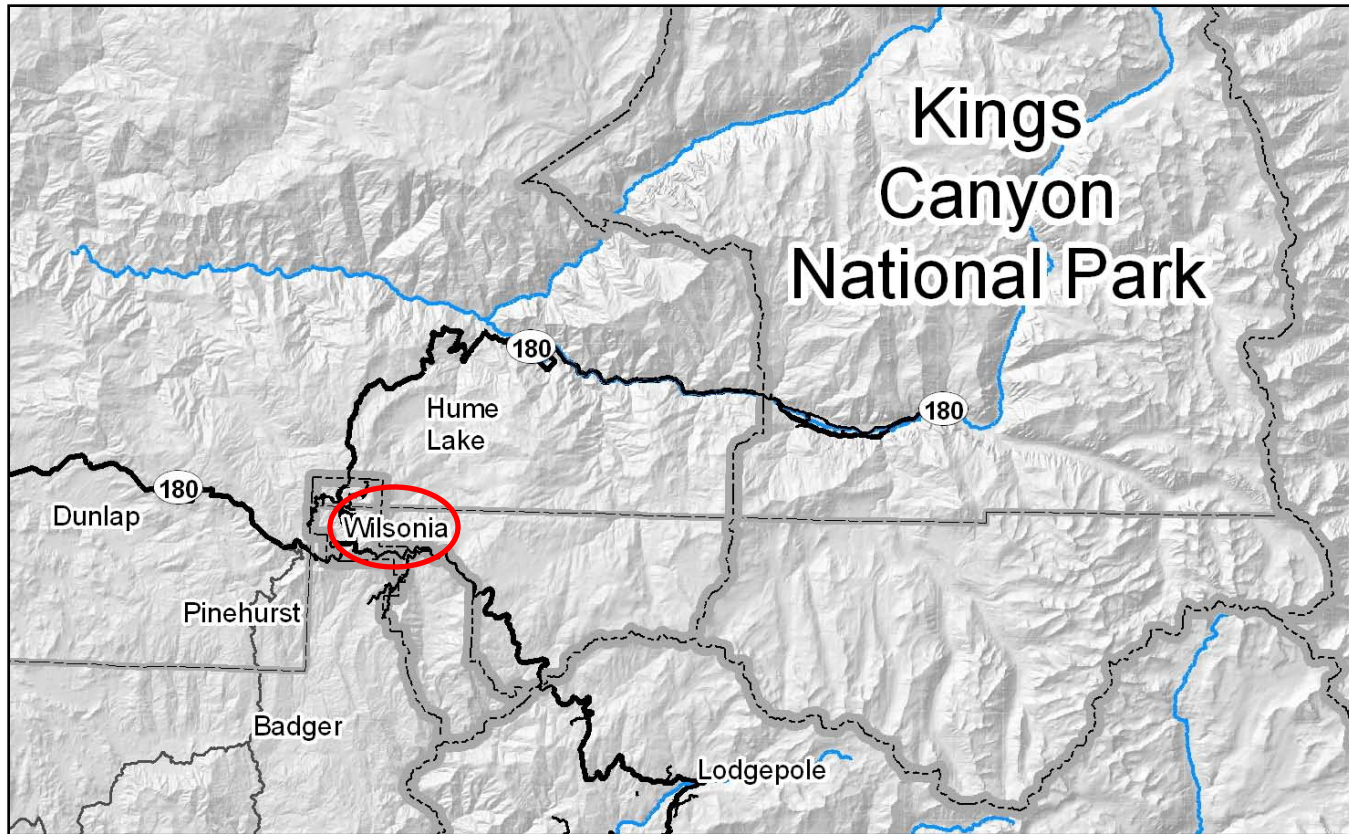
- The NPS owns 12 structures in the Wilsonia area of Kings Canyon National Park.
- The buildings are located within the “Wilsonian Historic District” (District), which was listed in the National Register of Historic Places in 1996 and was subsequently expanded in 2011.
- A condition assessment of each building was completed in summer 2011, which determined:
 - 1) If the current water/wastewater meets County code and is it possible to upgrade the water/wastewater system;
 - 2) The structural stability of each building;
 - 3) The condition of the exterior of the building and surrounding landscape.

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Project Area

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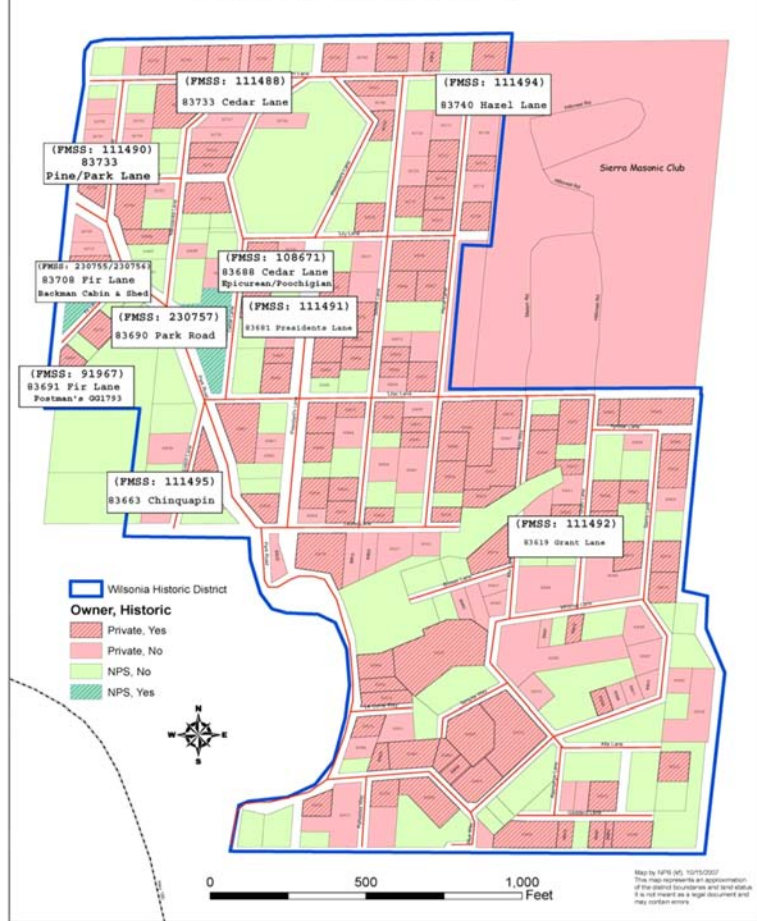
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Location of NPS Properties

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Wilsonia Historic District



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Property: (108671) - 83688 Cedar (Epicurean/Poochigian Cabin)

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- Meet Water/Waste-Water Tulare County Code: *No*
- Structural: *Good*
- Exterior: *Good*

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Property: (111488) - 83733 Cedar Lane

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- Meet Water/Waste-Water Tulare County Code: *No*
- Structural: *Moderate*
- Exterior: *Moderate*

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Property: (111495) - 83663 Chincupin Lane

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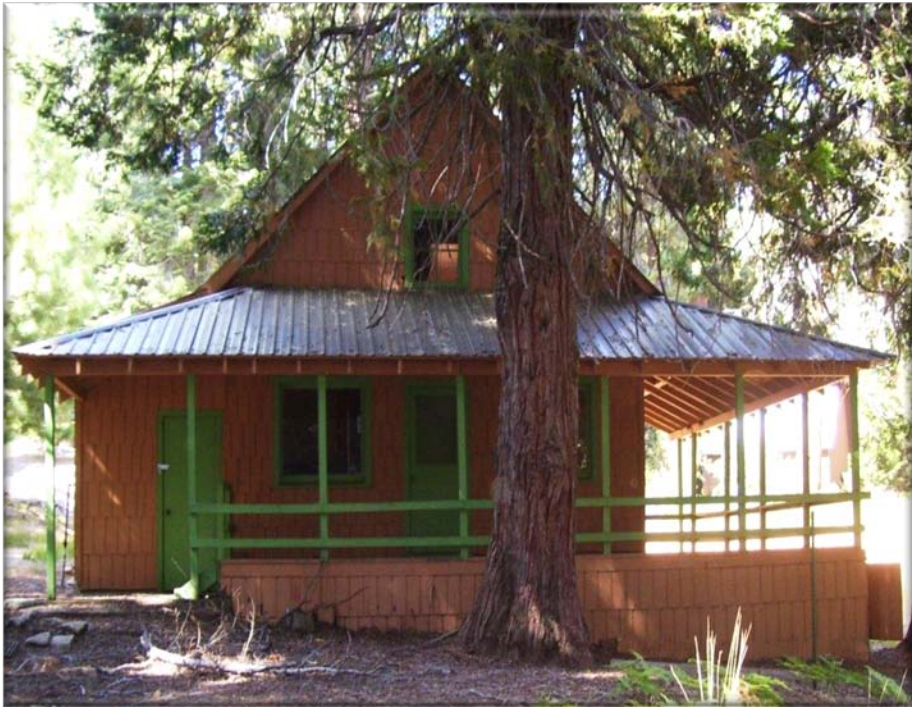
- Meet Water/Waste-Water Tulare County Code: *No*
- Structural: *Poor*
- Exterior: *Poor*

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Property: (91967) - 83692 Fir (Postmaster's House)

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- Meet Water/Waste-Water Tulare County Code: *No*
- Structural: *Poor*
- Exterior: *Poor*

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Property: (111492) - 83619 Grant Lane



- Meet Water/Waste-Water Tulare County Code: *No*
- Structural: *Moderate*
- Exterior: *Moderate*

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Property: (111494) - 83740 Hazel

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- Meet Water/Waste-Water Tulare County Code: *No*
- Structural: *Extremely Poor*
- Exterior: *Extremely Poor*

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Property: (111490) - 83736 Park Road

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- Meet Water/Waste-Water Tulare County Code: *Yes*
- Structural: *Good*
- Exterior: *Good*

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Property: (111491) - 83681 President's Lane

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- Meet Water/Waste-Water Tulare County Code: *No*
- Structural: *Poor*
- Exterior: *Poor*

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Property: (230755) – 83708 Fir (Barkman Cabin)

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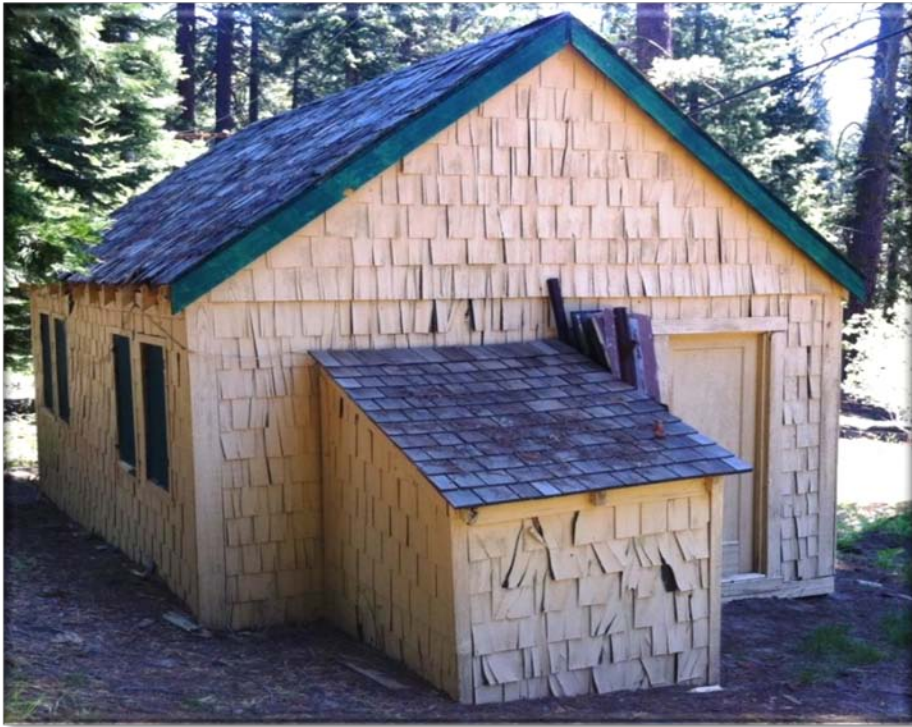
- Meet Water/Waste-Water Tulare County Code: *No*
- Structural: *Moderate*
- Exterior: *Good*

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Property: (230756) – 83708 Fir (Barkman Shed)



- Meet Water/Waste-Water Tulare County Code: *No*
- Structural: *Moderate*
- Exterior: *Moderate*

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Property: (230757) – 83690 Park Road

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- Meet Water/Waste-Water Tulare County Code: *No*
- Structural: *Extremely Poor*
- Exterior: *Extremely Poor*

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Property: 83691 Fir Lane (Next to Postman's)

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- Meet Water/Waste-Water Tulare County Code: *No*
- Structural: *Moderate*
- Exterior: *Good*



Preliminary Alternatives

- “Mothball” - Exterior Rehabilitation and Stabilization

Retains the look and feel of the building while making it safe.
Building would not be used.

- Rehabilitation for use as storage (Adaptive reuse)

Includes both exterior and interior rehabilitation and stabilization.
Structures would not need to meet codes for water/wastewater

- Rehabilitation for Occupancy or Office Space
(Adaptive reuse)

Structure would need to meet codes for water/wastewater.

- Demolition/Removal of Building/Restore Area

Building would be removed and the building site restored to natural conditions.

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Issues

- Most water/wastewater systems non-compliant and there are challenges with upgrading the systems.
- The buildings are all “contributing structures” within the historic district.
- Some commenters are concerned about the implications with any alteration of the historic district.
- Costs associated with stabilizing and maintaining the buildings (evaluated on a 50-year life cycle).





Next Steps

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- Scoping occurred November 21, 2011 to January 21, 2012. 46 comment letters were received.
- We are evaluating comments received during scoping to identify issues and develop additional alternatives, if needed.
- The NPS will proceed with an environmental analysis and a cultural resource determination of effect based on the alternatives selected for further analysis.