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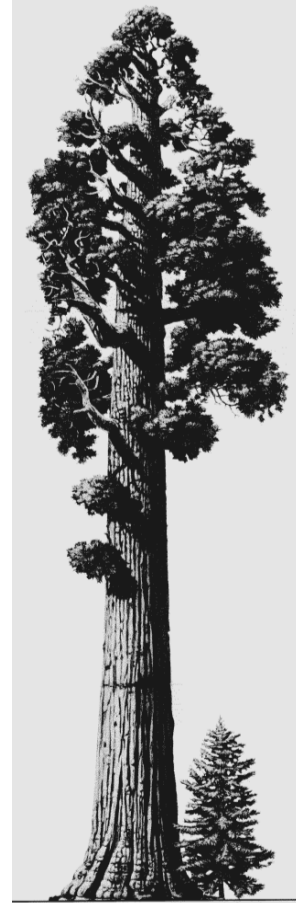


Planning for the future of 12 NPS-Owned Structures Wilsonia, Kings Canyon National Park Draft Preliminary Alternatives Presentation

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83619 Grant Lane



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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 “Wilsonia Historic District” (District), which was listed in the National Register of Historic Places in 1996 and subsequently expanded in 2011.



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With the amendment, eleven of the NPS-owned structures are now considered “*contributing resources*” to the Wilsonia Historic District.

83688 Cedar (Epicurean House/Poochigian Cabin)

83733 Cedar Lane

83663 Chincupin Lane

83692 Fir (Postmaster’s House)

83619 Grant Lane

83740 Hazel

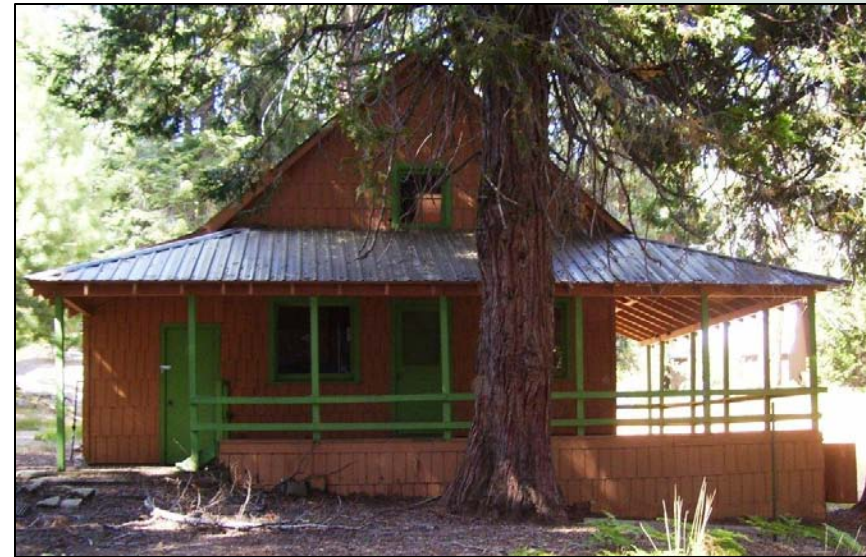
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83681 President’s Lane

83708 Fir (Barkman Cabin)

83708 Fir (Barkman Shed)

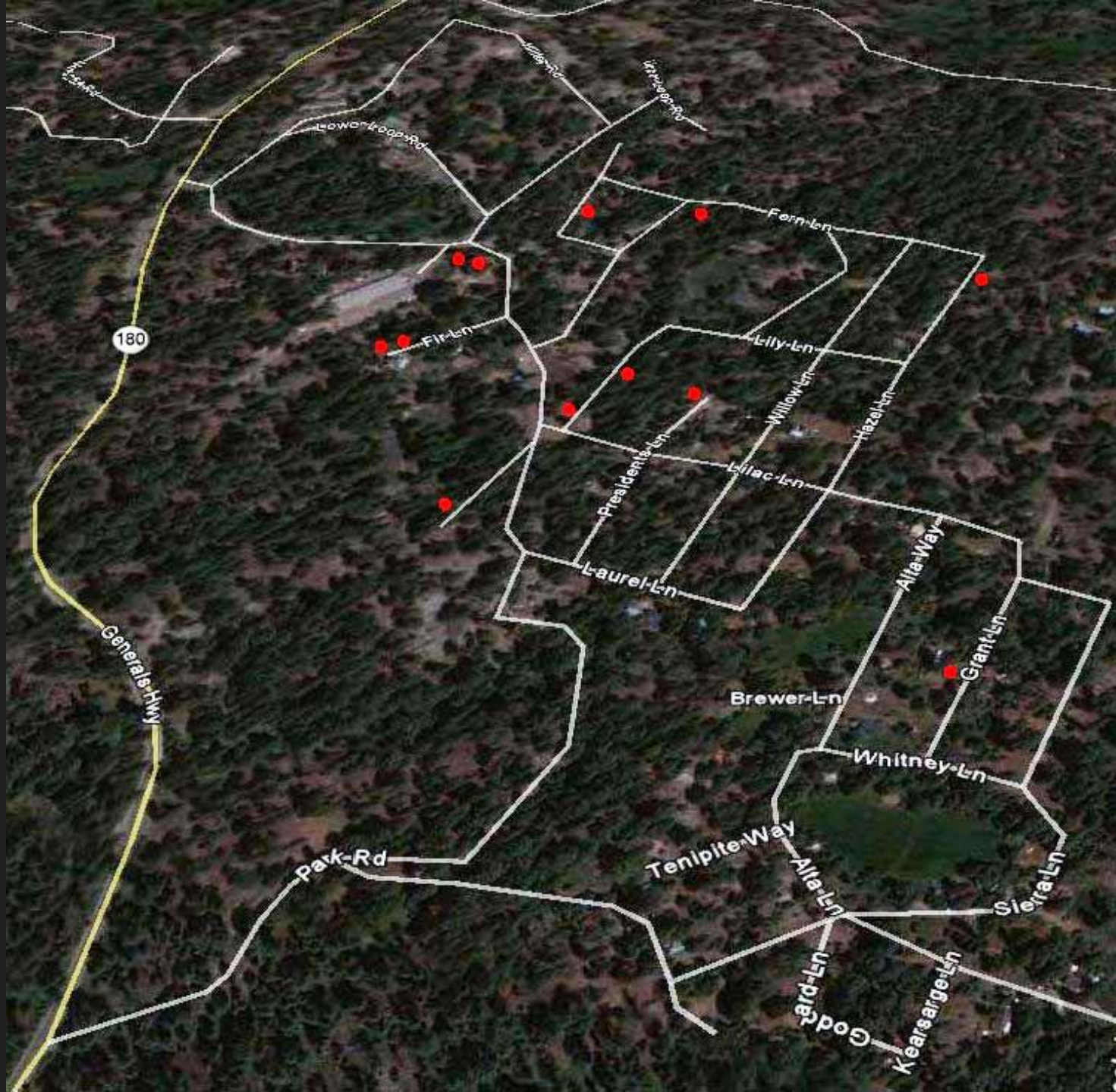
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83692 Fir (Postmaster’s House)

An additional structure is “*noncontributing*” to the Wilsonia Historic District:

83692 Fir (Next to Postmaster’s House)



Purpose of the Project

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83688 Cedar
(Epicurean/Poochigian Cabin)

To develop a **comprehensive and feasible strategy** for the future management of the 12 NPS-owned structures in Wilsonia, while meeting legal requirements, and protecting park natural and cultural resources.

It is important to determine the buildings' future use in order to **avoid the environmental impacts and operational issues** that stem from prolonged vacancy and lack of regular maintenance.

Need for the Project

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There is a need to manage NPS-owned properties in Wilsonia in a fiscally responsible and sustainable manner.

To most effectively manage our assets (facilities), we must make difficult decisions about how assets should be maintained within budget limitations.

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There is a need to protect the historic integrity of the Wilsonia Historic District.

We need to balance the sustainable and fiscally-responsible management of the area, while maintaining the integrity of the Wilsonia Historic District.

An assessment of effect on historic properties will be completed for the preferred alternative.

There is a need to consider *The Secretary of the Interior's Standards for the Treatment of Historic Properties.*

The Standards are intended to provide guidance and treatment options for historic buildings.



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83740 Hazel



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There is a need to meet life, health and safety codes/requirements.

The management and disposition strategy must meet minimum life-health-safety and NPS Policy requirements and determine applicable code and/or policy variances.

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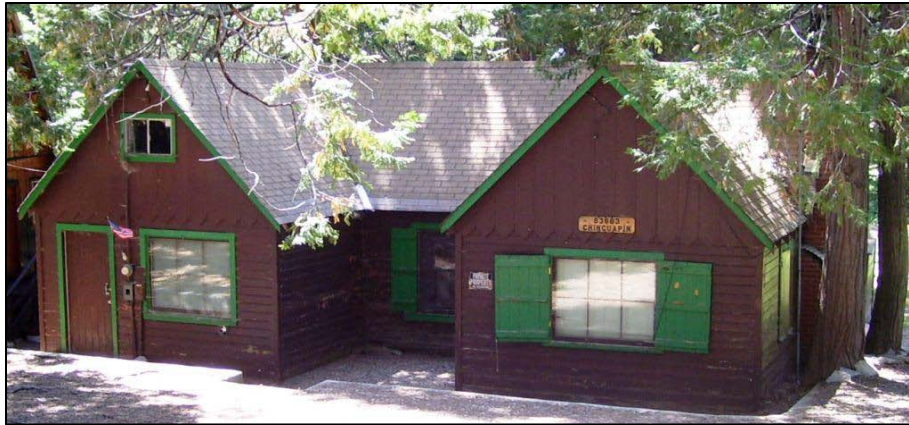
There is a need to reduce environmental impacts on natural resources.

It was determined in a 2006 Environmental Health Survey that the existing NPS-owned properties may compromise the natural resources because of shallow ground water and the close proximity of wells to waste systems and waste systems to natural surface waters.

There is a need to determine if impacts are still occurring and what types of actions are necessary to restore and protect the area's natural resources.



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The objectives of the plan are to:

- Identify buildings that could be maintained in sustainable and economically responsible fashion, and alternatives for how to maintain those buildings;
- Determine the level of maintenance and rehabilitation for each building that would be retained;
- Develop an implementation strategy for preserving the area's historic resources;
- Maintain the buildings in a manner consistent with the parks' purpose and mandate of resources protection.

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Steps in the Planning Process

- Condition Assessments of NPS-Owned Structures
- Internal Scoping
- Develop Purpose, Need and Objectives
- Initiate consultation with the State Historic Preservation Officer
- External Scoping (Public, Interested Parties, Agencies, Tribes)**



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Public Scoping Summary

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- November 21, 2011 to January 21, 2012.
- Mailing list included 779 individuals, agencies, interest groups, and businesses, including 170 Wilsonia residents.
- 160 media representatives were sent a news release.
- 61 tribes, tribal representatives, or affiliated groups were notified by letter.
- During the 60-day public scoping period, the parks received 43 unique letters and 3 form letters.

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Primary Issues from the Public

- Preserve the integrity of the District
- Use of *The Secretary of the Interior's Standards for the Treatment of Historic Properties*
- Relevance of Codes and Legal Requirements, and Use of Variances
- Several alternatives were proposed:
 - *Selling the Properties*
 - Adaptive Reuse (storage, housing or offices for NPS or concessions)
 - Land Exchanges
 - Leasing the Structures
 - Removal / Reuse of Structures

The NPS cannot legally sell the properties, but all other alternatives have been considered.



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Steps in the Planning Process

- Develop Preliminary Alternatives
- Refine Alternatives and select Agency Preferred Alternative



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Preliminary Alternatives



83708 Fir (Barkman Shed)

*The photos are shown as
illustrations only and are not
meant to be attributed to any of
the alternatives*

- Alternative A - No Action (required by law)
- Alternative B – Document and remove structures from site; restore the sites
- Alternative C - Stabilize Contributing Structures as “Static Elements” of the Wilsonia Historic District
- Alternative D - National Park Service Adaptive Re-use
- Alternative E - Non National Park Service Adaptive Re-use (includes partnering, leasing, assignment through agreements)
- Alternative F – Land Exchanges – Title or Use and Occupancy

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Alternative B – Document and remove structures from site; restore the sites to natural conditions.

The NPS would utilize the following alternative approaches for the removal of the structures, in priority order:

- Transfer of buildings to an external entity
- Sell buildings
- NPS removes buildings

All structures and associated foundation systems would be documented in accordance with Section 110(b) of the National Historic Preservation Act, under the stipulations of the SHPO and Advisory Council, prior to being removed from the NPS-owned lot. The associated water and waste-water infrastructure would be abandoned below grade. The lot would be restored to appear similar to other vacant lots within the district (including site contouring and replanting).



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83691 Fir Lane (Next to Postman's)



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Alternative C - Stabilize Contributing Structures as “Static Elements” of the Wilsonia Historic District

A Historic Structure Report (HSR) would be prepared for individual NPS-owned structures, or groups of structures, to determine if they would be mothballed, preserved, stabilized, or restored in accordance with *The Secretary of the Interior's Standards on the Treatment of Historic Properties*.

At a minimum, the exterior of all historic buildings would be structurally stabilized. The three types of long-term treatments considered under this alternative are preservation, rehabilitation, and restoration.

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Alternative D - National Park Service Adaptive Re-use

The 12 NPS-owned structures would be rehabilitated in accordance with *The Secretary of the Interior's Standards for the Treatment of Historic Properties*, and adaptively reused by the NPS. The three types of uses considered in this alternative are storage, administrative occupancy, and housing.

Mothballing, as described under alternative C, would be used for historic structures as a transition to adaptive re-use.

Minimum life-health-safety requirements would need to be met.

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83788 Cedar Lane



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Alternative E – Non-NPS Adaptive Re-use

Adaptive re-use of the 12 NPS-owned structures and associated infrastructure would be considered for non-NPS entities, and could include leasing, assignment through agreements, or assignment to the concessioner.

Under all options, the transfer of the assignment is for the structure(s) “as is.” The assignee would be responsible for alterations to the structure for historic preservation and for life-health-safety requirements. The assignee would be responsible for preparing the HSR and treatment plan, using *The Secretary’s Standards for the Treatment of Historic Properties*, and submitting this to the NPS, who would then submit to State Historic Preservation Officer for review. The assignee would be responsible for all upkeep.

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Alternative F – Land Exchanges (Title or Use and Occupancy)

The NPS would consider title land exchanges and use and occupancy agreements within the Wilsonia area for properties determined suitable, exchanging NPS-owned property containing a structure, for private property within Wilsonia without a structure.

A restrictive covenant would be developed for each exchanged property in order to ensure the preservation of the historic structures involved in the exchange. The grantee would be responsible for preparing HSRs, treatment plan, using *The Secretary's Standards for the Treatment of Historic Properties*, and submitting this to the NPS, who would then submit to State Historic Preservation Officer for review. The grantee would be responsible for all upkeep.

Steps in the Planning Process

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- ***Complete Environmental Assessment (EA)
and Assessment of Effect for Cultural Resources***

- Alternatives will be analyzed to determine the environmental effects.
- An “Agency Preferred” alternative will be selected. This may be a combination of any of the preliminary alternatives.

- **Public Review of EA**

- Consult with State Historic Preservation Officer
- Review Public Comments
- Refine Selected Alternative as Warranted
- Prepare Decision Document
- Submit Decision Document to NPS Regional Director

- **Notify Public of Decision**

- Submit Funding Packages
- Implement Project as Funding is Available



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Next Steps

An Environmental Assessment and Assessment of Effect for Cultural Resources will be prepared and distributed for public, agency, interested party, and tribal review later this year.

For additional information, please visit:

<http://parkplanning.nps.gov/wilsonia>

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