

United States Department of the Interior
National Park Service**National Register of Historic Places**
Continuation SheetWilsonia Historic District
(Additional Documentation)

Name of Property

Tulare CA

County and State

95001151

NR Reference Number

State Certification

As the designated authority under the National Historic Preservation Act, as amended,
I hereby certify that this ___ additional documentation ___ additional documentation:
name change ___ move ___ removal ___ other
meets the documentation standards for registering properties in the National Register of
Historic Places and meets the procedural and professional requirements set forth in 36 CFR
Part 60. **DRAFT**

Signature of Certifying Official/Title_____
Date of Action**Federal Agency Certification**

As the designated authority under the National Historic Preservation Act, as amended,
I hereby certify that this ___ additional documentation ___ additional documentation:
name change ___ move ___ removal ___ other
meets the documentation standards for registering properties in the National Register of
Historic Places and meets the procedural and professional requirements set forth in 36 CFR
Part 60.

Signature of Certifying Official/Title_____
Date of Action**National Park Service Certification**

I hereby certify that this property is:
___ entered in the National Register
___ determined eligible for the National Register
___ determined not eligible for the National Register
___ removed from the National Register
___ additional documentation accepted
___ other (explain:) _____

Signature of the Keeper_____
Date of Action

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5. CLASSIFICATION**Number of Resources within the Property**

The numbers below are intended to wholly supersede those of the 2010 Amendment. These numbers account for revised evaluations, as well as for demolished and newly constructed buildings within the district boundaries. For a detailed comparison of 2010 and 2025 evaluations, see the complete listing of resources by address below.

Contributing	Non-Contributing	
172	41	Buildings
1	0	Sites
0	0	Structures
0	0	Objects
173	41	Total

Number of Resources Previously Listed in the National Register

The numbers below reflect extant buildings and their evaluations per the 2010 amendment.

Contributing	Non-Contributing	
162	49	Buildings
1	0	Sites
0	0	Structures
0	0	Objects
163	49	Total

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7. DESCRIPTION

Summary

This additional documentation comprises a second (and final) amendment to the original 1995 National Register Nomination for the Wilsonia Historic District, located in Kings Canyon National Park in Tulare, California. The purpose of this amendment is to extend the period of significance (POS); to provide justification for the end date based upon historical events and development patterns; and to provide updated evaluations for all extant resources within the historic district. As with the 2010 amendment, this amendment does not modify the district boundaries.

In 1995, a National Register Nomination was completed for the Wilsonia Historic District, a 100-acre village located in the General Grant Grove section of Kings Canyon National Park, in Tulare County, California. At that time, the Historic District was evaluated as being eligible for listing in the National Register of Historic Places under Criterion A, at the local level of significance, as a representative recreational mountain community within the broader context of recreational mountain communities developed in California between 1850 and 1950. The period of significance was defined as 1919-1945.

The Wilsonia Historic District was listed in the National Register of Historic Places on March 14, 1996. At that time, the historic district was composed of 212 primary buildings (excluding small guest cabins, sheds, outhouses, and other outbuildings). Of these, 139 were evaluated as contributors (approximately 66%), and 73 as non-contributors due to age or alterations.

In 2010, an amendment was completed updating the information contained in the original National Register nomination. The 2010 Amendment extended the period of significance to 1959 to capture those resources that had since achieved fifty years of age, and provided updated evaluations for all extant contributing and non-contributing resources.

The 2010 Amendment also added a cultural landscape component to the Significance section, recognizing that the Wilsonia Historic District is not merely a collection of mountain cabins and associated outbuildings, but rather is a geographically-definable *historic vernacular landscape* which has evolved through its use as a recreational mountain community. This cultural landscape contains both natural resources (natural hilly topography, mixed conifer forest, grassy meadows, boulders and rock outcroppings) as well as man-made cultural resources (circulation network of roads, street signage, and the cabins themselves). The original 1995 Nomination described many of these elements as character-defining features of the district's overall setting. The 2010 Amendment recharacterized these features as elements of the *cultural landscape*, which was identified as a contributing site within the Wilsonia Historic District.

With the 2010 amendment, the Wilsonia Historic District contained a total of 211 primary buildings. Of these, 162 were evaluated as contributors (approximately 77%), and 49 as non-contributors due to age or alterations.

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In addition to the individual buildings, the overall cultural landscape was added as a contributing site, for a total of 163 contributing resources within the Wilsonia Historic District.

Some fifteen years have passed since the previous Amendment. During this time, additional cabins that contribute to the significance of the historic district have achieved fifty years of age; several cabins have been lost due to alterations, demolition or neglect; and several new cabins have been constructed. As such, this second (and final) amendment to the original National Register Nomination extends the period of significance to 1978 in order to capture additional contributing cabins; provides justification for the period of significance end date based upon historical events and development patterns, rather than an arbitrary cut-off date using the 50 year rule, as was done in the original nomination and in the previous amendment; and provides updated evaluations for all extant contributing and non-contributing resources within the existing historic district boundaries.

With this Amendment, the Wilsonia Historic District contains a total of 213 primary buildings. Of these, 172 have been evaluated as contributors (approximately 81%), and 41 as non-contributors due to age or alterations. In addition to the individual buildings, the overall cultural landscape remains a contributing site, for a total of 173 contributing resources within the Wilsonia Historic District.

Modifications to Cabins since 2010

Constructed over many decades, the cabins of Wilsonia come in a wide range of shapes and sizes. As the 1995 Nomination and 2010 Amendment both acknowledge, most of the cabins in Wilsonia have been altered to some degree. In fact, incremental modification is quite characteristic of these simple vernacular structures, many of which began in the 1920s and 1930s as mere platforms for cooking with tents, or as modest one or two-room shelters without plumbing or electricity. Over time, structures may have been enlarged, bathroom and kitchen facilities added in the interiors, and deteriorated roofing and exterior cladding replaced due to the harsh conditions of the natural mountain environment.

Despite these alterations, a majority of the cabins remain modest and simple wood structures. As was true in 1995 and 2010, modifications tend to be compatible in design, materials and method of construction, and appear to respect the original builder intent for the structure to blend in with and complement the natural forest setting. With few exceptions, the modifications of the Wilsonia cabins that have occurred since 2010 are consistent with those noted in the 1995 Nomination.

Typical modifications include the replacement of original wood shingle roofing with composite shingles or metal; replacement wood siding; added, removed, or reconfigured decks and porches; replacement of windows within the original openings; metal flues replacing masonry chimneys; and compatible side or rear additions where the original structure is clearly discernable.

Modifications that have been determined to compromise the integrity of the cabins include alterations that obscure the original structure; partial demolition of the original structure; additions that are out of scale with the original structure; and additions that are indistinguishable from the original structure.

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Cabins that retain the vast majority of their character-defining features have been evaluated as Contributors to the Wilsonia Historic District. Character-defining features of the cabins include:

- Modest scale, typically one to one-and-a-half stories in height
- Rectangular or L-shaped plan
- Simple massing with flat exterior facades
- Medium to high-pitched gables roofs, some with shed roof extensions
- Open eaves with exposed rafter tails
- Shingle (wood or composition) or metal (corrugated or standing seam) roofing
- Wood exterior siding (shingles or shakes, board-and-batten, clapboard, horizontal tongue-and-groove, vertical board, bark, log)
- Small rectangular windows in wood-frame openings (A-frames may have expanses of floor-to-ceiling windows)
- Hinged wood shutters
- Front, side and/or rear porches or decks
- Stone or brick chimneys or metal flues
- Natural landscaping

Updated Evaluations for the Cabins

All cabin for which evaluations have changed, or that have been added or removed, since the 2010 Amendment are detailed below (*Tables 1-4*). A complete listing of all evaluated cabins within the district boundaries follows (*Table 5*). The building numbers in these tables are keyed to the photographs using the photography log below.

Sixteen (16) previous Non-Contributors that were excluded due to age fall within the revised period of significance and retain integrity, and thus have been re-evaluated as Contributors:

Table 1. New Contributors

Building No.	Original No.	Name	Address	APN	Year Built
13	NC-6		83843 Brewer Lane	001-041-039	1960s
18	NC-9		83727 Cedar Lane	001-017-010, 001-017-011	1972
22	NC-12	Gordon	83637 Chinquapin Lane	001-031-013	1969
92	NC-29		83819 Laurel Lane	001-041-041	1960s
93	NC-30		83823 Laurel Lane	001-041-040	1956
94	NC-31		83827 Laurel Lane	001-041-005	1976
101	NC-34		83852 Lilac Lane	001-060-009-07	1971
105	NC-35		83793 Lily Lane	001-024-002	c. 1973

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Building No.	Original No.	Name	Address	APN	Year Built
134	NC-46	Cargile	83643 Park Road	001-032-002	1961
154	NC-54		83643 President's Lane	001-033-004	early 1960s
170	NC-58		83565 Sierra Lane	001-052-013	1964
171	NC-59		83571 Sierra Lane	001-052-012	1960s
172	NC-60		83577 Sierra Lane	001-052-011	1960
174	NC-62		83587 Sierra Lane	001-052-010	1960
192	NC-65		83855 Whitney Lane	001-052-004	c. 1960
195	NC-67	Heiskell House	83880 Whitney Lane	001-043-010	1964

Four (4) previous Contributors have been altered since the 2010 Amendment such that they no longer retain integrity, and thus have been re-evaluated as Non-Contributors:

Table 2. New Non-Contributors (lack of integrity)

Building No.	Original No.	Name	Address	APN	Year Built
29	C-16		83792 Fern Lane	001-012-009	pre-1945
97	C-64		83815 Lilac Lane	001-034-002	c. 1925
103	C-70		83876 Lilac Lane	001-060-009-13	1932
204	NC-71*		83672 Willow Lane	001-026-010	1920s

* Note this property was re-evaluated as a Contributor in the 2010 Amendment.

Five (5) cabins have been newly constructed since the 2010 Amendment and fall outside the period of significance, and thus have been evaluated as Non-Contributors:

Table 3. New Non-Contributors (outside the POS)

Building No.	Original No.	Name	Address	APN	Year Built
212	n/a		83691 Cedar Lane	001-023-004	post-2010
213	n/a		83649 Chinquapin Lane	001-031-011	post-2010
214	n/a		83893 Goddard Lane	001-056-011, 001-056-012	post-2010
215	n/a		83899 Goddard Lane	001-056-016	post-2006
216	n/a		82526 Kearsarge Lane	001-055-004	2016

Two (2) previous Contributors were demolished since the 2010 Amendment, and thus are no longer extant:

Table 4. No Longer Extant

Building No.	Original No.	Name	Address	APN	Year Built
46	C-30		83899 Goddard Lane*	001-056-016	1937
137	C-91		83690 Park Road**	--	c. 1920s

* Note this cabin has been replaced by a new cabin on the same lot (see Building No. 215 above).

** Note this is a new vacant lot.

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Architectural Descriptions for New Contributors

As noted above, sixteen (16) previous Non-Contributors that were excluded due to age fall within the revised period of significance and retain integrity, and thus have been re-evaluated as Contributors. Updated architectural descriptions for these new Contributors are provided below.

83843 Brewer Lane (Building No. 13)

This A-frame cabin is one-and-a-half stories with a rectangular plan. It has a steeply-pitched gable roof with wood shingles, overhanging eaves, and a metal pipe chimney. The exterior is clad in wood clapboard siding. It has a wood main entry door, a metal sliding glass door, and aluminum sliding windows. There is also an attached wood deck with wood steps and railing, and a wood patio.

Alterations since the 2010 Amendment: Metal security door added; wood deck railing replaced in kind.

83727 Cedar Lane (Building No. 18)

This A-frame cabin is one-and-a-half stories with a rectangular plan. It has a steeply-pitched gable roof with composition shingles, overhanging eaves, and a metal pipe chimney. The exterior is clad in wood vertical boards. It has a metal sliding glass door and fixed aluminum window. There is also an attached wood deck with wood steps and railing.

Alterations since the 2010 Amendment: No major alterations visible.

83637 Chinquapin Lane (Building No. 22)

This A-frame cabin is one-and-a-half stories with a rectangular plan. It has a steeply-pitched gable roof with composition shingles, overhanging eaves, and a metal pipe chimney. The exterior is clad in wood vertical boards. It has a wood slab door with a metal screen door, and fixed wood floor-to-ceiling and aluminum sliding windows. There is also an attached wood deck with wood steps.

Alterations since the 2010 Amendment: No major alterations visible.

83819 Laurel Lane (Building No. 92)

This cabin is one story with a rectangular plan. It has a gable roof sheathed in corrugated metal, open eaves, and a brick and metal pipe chimney. The exterior is clad in horizontal tongue-and-groove wood siding. It has a panel door and aluminum sliding windows with wood shutters. There is also an attached wood deck with wood steps and railing and low stone wall.

Alterations since the 2010 Amendment: Wood deck railing replaced in kind; portion of wood deck removed.

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83823 Laurel Lane (Building No. 93)

This cabin is one story with a rectangular plan. It has a gable roof with open eaves and sheathed in standing-seam metal. The exterior is clad in vertical board-and-batten and horizontal tongue-and groove wood siding with stone veneer along the foundation. It has a wood entry door with wood screen door, and aluminum sliding windows with wood shutters. There is also a covered entry porch stone steps and wood stair rails.

Alterations since the 2010 Amendment: No major alterations visible.

83827 Laurel Lane (Building No. 94)

This cabin is two stories with a rectangular plan and exposed log construction. It has a gable roof sheathed in corrugated metal, with overhanging eaves and a metal chimney. It has a wood door and aluminum sliding windows. There is also an attached wood deck with wood steps, and a wood balcony with wood railing.

Alterations since the 2010 Amendment: No major alterations visible.

83852 Lilac Lane (Building No. 101)

This cabin is one-and-a-half stories with a rectangular plan. It has a gable roof sheathed in standing-seam metal, with overhanging eaves and an interior brick chimney. The exterior is clad in vertical wood board. It has aluminum sliding windows, some with wood shutters. There is also an attached wood deck with wood steps and railing, and a wood balcony with wood railing.

Alterations since the 2010 Amendment: No major alterations visible.

83793 Lily Lane (Building No. 105)

This cabin is one story with a rectangular plan. It has a gable roof sheathed in standing-seam metal, with open eaves and a metal pipe chimney. The exterior is clad in wood shingle and vertical wood board siding. It has a panel door and metal sliding windows with wood shutters. There is also an attached wood deck with wood steps and metal railing, and a second wood deck with built-in wood benches.

Alterations since the 2010 Amendment: No major alterations visible.

83643 Park Road (Building No. 134)

This cabin is one story with a rectangular plan. It has a gable roof with composite shakes, open eaves, and a brick chimney. The exterior is clad in horizontal tongue-and-groove wood siding. It has a wood door with a metal screen door and aluminum sliding windows. There are also attached wood decks with wood railings.

Alterations since the 2010 Amendment: No major alterations visible.

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83643 President's Lane (Building No. 154)

This cabin is one-and-a-half stories with a rectangular plan. It has a gambrel roof sheathed in standing-seam metal, with open eaves and a metal pipe chimney. The exterior is clad in wood shingle siding. It has a wood panel door with wood screen door, and aluminum sliding windows. There is also an attached wood deck.

Alterations since the 2010 Amendment: No major alterations visible.

83565 Sierra Lane (Building No. 170)

This cabin is one-and-a-half stories with a rectangular plan. It has a gable roof with corrugated metal, open eaves, and a brick chimney. The exterior is clad in wood shingle siding. It has aluminum sliding windows, some with wood shutters. There is also a covered porch with wood side walls and wood posts.

Alterations since the 2010 Amendment: Angled wood porch supports added; wood siding added to porch railings.

83571 Sierra Lane (Building No. 171)

This cabin is one story with a rectangular plan. It has a gable roof sheathed in corrugated metal, with open eaves and a metal pipe chimney. The exterior is clad in vertical board-and-batten wood siding. It has vinyl fixed and sliding windows with log surrounds. There is a wood porch with log support posts.

Alterations since the 2010 Amendment: Log details added to porch and around door and window openings.

83577 Sierra Lane (Building No. 172)

This cabin is one-and-a-half stories with a rectangular plan. It has a gable roof with open eaves, sheathed in standing-seam metal, and a brick chimney. The exterior is clad in vertical board-and-batten wood siding. There is also an attached wood deck with wood railing and wood steps, and an exterior wood staircase with wood railings.

Alterations since the 2010 Amendment: Brick chimney altered in kind.

83587 Sierra Lane (Building No. 174)

This cabin is one story with a rectangular plan. It has a gable roof with corrugated metal, open eaves, and brick chimney. The exterior is clad in horizontal tongue-and-groove and vertical board wood siding. It has aluminum sliding windows. There is also an attached wood deck with wood railings on a concrete-block foundation, and wood steps with wood stair rails.

Alterations since the 2010 Amendment: No major alterations visible.

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83855 Whitney Lane (Building No. 192)

This A-frame cabin is one story with a rectangular plan. It has a steeply-pitched gable roof with overhanging eaves and sheathed in corrugated metal. The exterior is clad in wood clapboard and vertical board siding. It has a wood door with a metal security door and aluminum sliding windows.

Alterations since the 2010 Amendment: Metal security door added.

83880 Whitney Lane (Building No. 195)

This cabin is one-and-a-half stories with a rectangular plan. It has a gable roof sheathed in composite shingles, with open eaves, shed dormers, and a brick chimney. The exterior is clad in wood clapboard siding. It has aluminum sliding windows with wood shutters. There is also a covered porch with wood posts and railings, and an exterior wood staircase with wood railings.

Alterations since the 2010 Amendment: No major alterations visible.

Architectural Descriptions for Newly Constructed Cabins

As noted above, five (5) cabins have been constructed within the district boundaries since the 2010 Amendment and thus have been evaluated as Non-Contributors. Architectural descriptions for these newly constructed cabins are provided below.

83691 Cedar Lane (Building No. 212)

This cabin is two stories with a rectangular plan. It has a low-pitch gable roof with open eaves. The exterior is clad in wood clapboard siding. It has fixed and sliding windows, some with wood shutters. It has an integrated two-car garage and a balcony with wood posts and log railing. There is also an attached wood deck with wood railing.

83649 Chinquapin Lane (Building No. 213)

This cabin is one story with a rectangular plan. It has a steeply-pitched gable roof with open eaves and sheathed in standing-seam metal. The exterior is clad in vertical board-and-batten wood siding with corrugated metal along the foundation. It has a fully-glazed door and vinyl sliding windows. There is also an attached wood deck with wood railing and metal steps with metal stair rails.

83893 Goddard Lane (Building No. 214)

This cabin is one-and-a-half stories with a rectangular plan. It has a steeply-pitched gable roof with open eaves and sheathed in standing-seam metal. The exterior is clad in vertical board wood siding. It has vinyl sliding windows. There is also an attached wood deck with wood railing and wood steps with wood stair rails.

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83899 Goddard Lane (Building No. 215)

This cabin is one-and-a-half stories with partial basement level and a rectangular plan. It has a gable roof sheathed in standing-seam metal. The exterior is clad in vertical board-and-batten and horizontal tongue-and-groove wood siding. It has panel doors and vinyl sliding windows. There is also a full-width porch with log supports and built-in wood ladder, and a balcony with log posts and railing.

82526 Kearsarge Lane (Building No. 216)

This cabin is one-and-a-half stories with a rectangular plan. It has a gable roof with open eaves and sheathed in wood or composite shakes. The exterior is clad in wood clapboard and wood shingle siding. It has wood plank door and divided-light windows, some with wood shutters. There is also an attached wood deck with wood steps and wood railing.

Updated Evaluations for All Resources within the Property

As noted above, one of the purposes of this amendment to the original National Register Nomination is to provide updated evaluations for all extant contributing and non-contributing resources within the district boundaries. The following table contains a complete listing of all 213 building resources (including 212 cabins and 1 clubhouse) within the Wilsonia Historic District, with previous and current evaluations (*Table 5*). This is followed by a separate table detailing additional district features comprising elements of the cultural landscape, which was identified as a contributing site within the historic district (*Table 6*). The building numbers in these tables are keyed to the photographs using the photography log below.

C Contributing resource

NC Non-Contributing resource (lack of integrity, falls outside POS, does not represent significance of the district)

* Evaluation changed since 2010

** Address listed twice, two resources on one lot

Buildings within the Historic District

Table 5. Updated Evaluations for Resources

Building No.	Original No.	Name	Address	APN	Year Built	2010 Evaluation	2025 Evaluation
1	NC-1		83528 Alta Lane	001-60-004	1940s	C	C
2	C-1		83533 Alta Lane	001-060-003	1941	C	C
3	C-2		83573 Alta Lane	001-051-008, 001-051-009	early 1920s	C	C
4	NC-2		83576 Alta Lane	001-052-002	1957	C	C
5	NC-3		83595 Alta Lane	001-041-032, 001-041-038	1957	C	C
6	C-3		83597 Alta Lane	001-051-04	1930s	C	C
7	NC-4		83607 Alta Lane	001-041-031	1956	C	C

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Building No.	Original No.	Name	Address	APN	Year Built	2010 Evaluation	2025 Evaluation
8	C-4	Sut's Hut	83627 Alta Lane	001-041-009	1930s	C	C
9	C-5	The Barton Philpotts	83637 Alta Lane	001-041-010, 001-041-011	pre-1945	C	C
10	NC-5		83647 Alta Lane	001-041-013	1933	NC	NC (lack of integrity)
11	C-6		83648 Alta Lane	001-041-018, 001-041-019	pre-1934	C	C
12	C-7		83614 Brewer Lane	001-041-051	1922	C	C
13	NC-6		83843 Brewer Lane	001-041-039	1960s	NC	C*
14	C-8	W.R. Stay	83682 Cedar Lane	001-024-012	c. 1921	C	C
15	NC-7		83688 Cedar Lane	001-024-004	1955	C	C
212	--		83691 Cedar Lane	001-023-004	post-2010	--	NC* (falls outside POS)
16	C-9		83723 Cedar Lane	001-017-007	c. 1919	C	C
17	NC-8		83725 Cedar Lane	001-017-006	1922	NC	NC (lack of integrity)
18	NC-9		83727 Cedar Lane	001-017-010, 001-017-011	1972	NC	C*
19	NC-10	Meadowdell	83730 Cedar Lane	001-016-002	1956	C	C
20	C-10		83731 Cedar Lane	001-017-004	1921	C	C
21	NC-11		83733 Cedar Lane	001-017-003	1954	C	C
22	NC-12	Gordon	83637 Chinquapin Lane	001-031-013	1969	NC	C*
213	--		83649 Chinquapin Lane	001-031-011	post-2010	--	NC* (falls outside POS)
23	NC-13		83659 Chinquapin Lane	001-031-010	c. 1950	C	C
24	C-11		83663 Chinquapin Lane	001-031-012	pre-1945	C	C
25	C-12		83752 Fern Lane	001-011-003	early 1920s	C	C
26	C-13		83762 Fern Lane	001-011-004	c. 1921	C	C
27	C-14		83772 Fern Lane	001-011-014	1930s	C	C
28	C-15		83784 Fern Lane	001-011-015	c. 1920	C	C
29	C-16		83792 Fern Lane	001-012-009	pre-1945	C	NC* (lack of integrity)
30	NC-14		83798 Fern Lane	001-012-010	1953	C	C
31	C-17		83801 Fern Lane	001-015-001	1920	C	C
32	C-18	Tumble-Inn	83806 Fern Lane	001-012-004	pre-1945	C	C
33	C-19	Lupine House	83816 Fern Lane	001-012-006	1927	C	C
34	C-20		83830 Fern Lane	001-012-008	1924	C	C
35	C-21		83691 Fir Lane**	001-031-001	1920s	C	C

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Building No.	Original No.	Name	Address	APN	Year Built	2010 Evaluation	2025 Evaluation
36	--		83691 Fir Lane**	001-031-001	(unknown)	NC	NC (does not represent significance of the district)
37	C-22		83697 Fir Lane	001-031-002	early 1920s	C	C
38	C-23	Love Shack	83707 Fir Lane	001-031-004	1930s	C	C
39	C-24		83708 Fir Lane (shed)**	--	c. 1919	C	C
40	C-25		83708 Fir Lane (cabin)**	--	c. 1919	C	C
41	NC-15	Azalea Glen, Sheesley's	83869 Goddard Lane**	001-056-006	1957	C	C
42	C-26	Sleepy Hollow	83869 Goddard Lane**	001-056-006	pre-1930	C	C
43	C-27	Edgewood	83875 Goddard Lane	001-055-003, 001-055-007	c. 1930	C	C
44	C-28		83887 Goddard Lane	001-056-009	1925	C	C
214	--		83893 Goddard Lane	001-056-011, 001-056-012	post-2010	--	NC* (falls outside POS)
215	--		83899 Goddard Lane (83911 Azalea Glen)	001-056-016	post-2006	--	NC* (falls outside POS)
47	C-31		83619 Grant Lane	001-041-042	1930s	C	C
48	C-32		83620 Grant Lane	001-043-011	1941	C	C
49	C-33	The Higgins	83625 Grant Lane	001-041-025	c. 1920	C	C
50	C-34		83630 Grant Lane	001-043-001	1920s	C	C
51	NC-16		83631 Grant Lane	001-041-024	1947	C	C
52	C-35		83637 Grant Lane	001-041-023	early 1940s	C	C
53	C-36	The Gunning's	83650 Grant Lane	001-042-001	1924	C	C
54	C-37		83655 Grant Lane	001-041-020	1920s	C	C
55	NC-17	Kirchman	83657 Grant Lane	001-041-021	1983	NC	NC (falls outside POS)
56	C-38		83624 Hazel Lane	001-036-006	1925	C	C
57	C-39		83634 Hazel Lane (front)**	001-036-003, 001-036-004	c. 1932	C	C
58	C-40		83634 Hazel Lane (rear)**	001-036-003, 001-036-004	between 1933-1945	C	C
59	NC-18		83641 Hazel Lane	001-035-006	1926	NC	NC (lack of integrity)
60	NC-19		83644 Hazel Lane (upper)**	001-036-002	1950s	C	C
61	C-41		83644 Hazel Lane (lower)**	001-036-002	1927	C	C

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62	C-42		83647 Hazel Lane	001-035-005	late 1930s-early 1940s	C	C
63	C-43		83651 Hazel Lane	001-035-004	pre-1923	C	C
64	NC-20		83655 Hazel Lane	001-035-003	c. 1920	C	C
65	C-44		83687 Hazel Lane	001-026-003	c. 1925	C	C
66	C-45		83703 Hazel Lane	001-014-014	c. 1928	C	C
67	C-46		83706 Hazel Lane	001-013-007	1939	C	C
68	C-47		83709 Hazel Lane	001-014-015	early 1930s	C	C
69	NC-21		83714 Hazel Lane	001-013-006	1955	C	C
70	C-48	Careaway	83715 Hazel Lane	001-014-004	c. 1930	C	C
71	C-49		83718 Hazel Lane	001-013-005	early 1930s	C	C
72	C-50		83723 Hazel Lane	001-014-003	pre-1945	C	C
73	NC-22		83726 Hazel Lane	001-013-008	1951	C	C
74	NC-23	Sorensen	83731 Hazel Lane	001-014-002	1930s	NC	NC (lack of integrity)
75	C-51		83740 Hazel Lane	001-013-001	1941	C	C
76	C-52		83705 Hillcrest Road	001-060-009-24	1924	C	C
77	NC-24	S.L. Cosart	83706 Hillcrest Road	001-060-009-14	1936	NC	NC (lack of integrity)
78	C-53		83708 Hillcrest Road	--	1920	C	C
79	C-54		83716 Hillcrest Road	001-060-009-16	1929	C	C
80	C-55		83717 Hillcrest Road	001-060-009-05	1922	C	C
81	C-56		83724 Hillcrest Road	001-061-009-21	1935	C	C
82	NC-25		83746 Hillcrest Road	001-060-009-24	1981	NC	NC (falls outside POS)
83	C-57		83754 Hillcrest Road	001-060-009-02	pre-1940	C	C
84	C-58		83763 Hillcrest Road	001-060-009-09	1931/1937	NC	NC (lack of integrity)
85	C-59		83775 Hillcrest Road	001-060-009-015	c. 1920	C	C
86	NC-26		83785 Hillcrest Road	001-060-009-04	1920	NC	NC (lack of integrity)
87	NC-27		83793 Hillcrest Road	001-060-009-18	1997	NC	NC (falls outside POS)
88	C-61	The Olds', Barnes-Blanchard	83553 Kaweah Lane	001-055-002	1922	C	C
216	--		82526 Kearsarge Lane	001-055-004	2016	--	NC* (falls outside POS)
89	NC-28	Badertscher	83808 Laurel Lane	001-034-007	between 1953-1955	C	C

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90	C-62		83815 Laurel Lane	001-041-003	1930s	C	C
91	C-63		83818 Laurel Lane	001-034-006	early 1920s	C	C
92	NC-29		83819 Laurel Lane	001-041-041	1960s	NC	C*
93	NC-30		83823 Laurel Lane	001-041-040	1956	NC	C*
94	NC-31		83827 Laurel Lane	001-041-005	1976	NC	C*
95	NC-32		83831 Laurel Lane	001-041-006	1959	C	C
96	NC-33		83831 Le Conte Way	001-051-015	1936/1986	NC	NC (lack of integrity)
97	C-64		83815 Lilac Lane	001-034-002	c. 1925	C	NC* (lack of integrity)
98	C-65		83825 Lilac Lane	001-035-002	early 1920s	C	C
99	C-66		83832 Lilac Lane	001-026-006	1930s	C	C
100	C-67		83849 Lilac Lane	001-036-001, 001-036-012, 001-036-014	c. 1922	C	C
101	NC-34		83852 Lilac Lane	001-060-009-07	1971	NC	C*
102	C-69		83855 Lilac Lane	001-041-015, 001-041-016	1920	C	C
103	C-70		83876 Lilac Lane	001-060-009-13	1932	C	NC* (lack of integrity)
104	C-71		83785 Lily Lane	001-024-001	1935	C	C
105	NC-35		83793 Lily Lane	001-024-002	c. 1973	NC	C*
106	NC-36		83811 Lily Lane	001-025-003	1951	C	C
107	C-72		83815 Lily Lane	001-015-006	1939	C	C
108	NC-37		83761 Lupine Lane	001-022-002	1950	C	C
109	NC-38	The Don Hamburgers', Don Workmans	83691 Manzanita Lane	001-022-007	1965	NC	NC (lack of integrity)
110	NC-39		83695 Manzanita Lane	001-022-006	1938	NC	NC (lack of integrity)
111	NC-40		83696 Manzanita Lane	001-023-007	early 1950s	C	C
112	C-73		83699 Manzanita Lane	001-022-005	early 1940s	C	C
113	C-74		83716 Manzanita Lane	001-023-001	c. 1920	C	C
114	C-75		83722 Manzanita Lane	001-017-008	1928	C	C
115	C-76		84747 Manzanita Lane	001-018-013- 000	1934	C	C
116	C-77		83664 Mason Road	001-060-009-09	1929	C	C
117	NC-41	Carlstrom Ellis	83665 Mason Road	001-060-009-12	1990	NC	NC (falls outside POS)
118	C-78		83674 Mason Road	--	c. 1938	C	C
119	C-79	Anderson	83677 Mason Road	001-060-009-11	1920	C	C

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120	C-80	Rainbow's End, C.F. Burrus, C. Roy Whittington	83686 Mason Road	001-060-009-09	1919	C	C
121	C-81		83689 Mason Road	001-060-009-22	1927	C	C
122	C-82		83696 Mason Road	001-060-009-23	1920	C	C
123	NC-42	Flandenwag	83699 Mason Road	001-060-009-10	1924	NC	NC (lack of integrity)
124	C-83		83706 Mason Road	001-060-009-17	c. 1930	C	C
125	NC-43		83777 Meadow Lane	001-016-001	1923	C	C
126	C-112		83521 Palisades Way	001-058-005	1935	C	C
127	C-84	Bella Vida	83550 Park Road	001-058-003	c. 1933	C	C
128	NC-44		83564 Park Road	001-051-022	between 1945-1947	C	C
129	C-85		83572 Park Road	001-051-023	late 1920s	C	C
130	C-86	Harmons	83578 Park Road	001-051-001	1930s	C	C
131	C-87		83582 Park Road	001-051-002	early 1930s	C	C
132	C-88		83588 Park Road	001-051-003	pre-1945	C	C
133	NC-45		83622 Park Road	001-041-044	1947	NC	NC (lack of integrity)
134	NC-46	Cargile	83643 Park Road	001-032-002	1961	NC	C*
135	C-89		83653 Park Road	001-032-001	between 1932-1945	C	C
136	C-90		83662 Park Road	001-033-001	pre-1945	C	C
138	NC-48		83696 Park Road (83693 Park Rd)	001-031-015	1942/1992	NC	NC (lack of integrity)
139	C-92	Maroons, Gard House	83723 Park Road	001-021-002	c. 1932	C	C
140	NC-49		83727 Park Road	001-021-007	early 1920s	NC	NC (lack of integrity)
141	NC-50	Nicholson Niche	83735 Park Road	001-021-006	1948	C	C
142	NC-53		83736 Park Road (83739 Pine Lane)	001-019-012	c. 1957	C	C
143	C-93		83740 Park Road	001-019-007	c. 1934	C	C
144	C-94		83748 Park Road	001-022-001	c. 1930s	C	C
145	C-95	Medina's	83750 Park Road	001-022-001	pre-1925	C	C
146	C-96	Preston	83725 Pine Lane	001-018-007	1935	C	C
147	NC-51		83728 Pine Lane	001-018-001	2002	NC	NC (falls outside POS)

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148	NC-52		83732 Pine Lane	001-018-012	2002	NC	NC (falls outside POS)
149	C-97		83747 Pine Lane	001-019-004	c. 1936	NC	NC (lack of integrity)
150	--		83751 Pine Lane	--	2000	NC	NC (falls outside POS)
151	C-98	Lighty's	83755 Pine Lane	001-019-002	1921	C	C
152	C-99	The Mathias Cabin	83629 President's Lane	001-033-007	pre-1935	C	C
153	C-100		83634 President's Lane	001-034-008	1935	C	C
154	NC-54		83643 President's Lane	001-033-004	early 1960s	NC	C*
155	NC-55	Wood	83647 President's Lane	001-033-003	c. 1940	C	C
156	C-101		83648 President's Lane	001-034-010	c. 1928	C	C
157	C-102		83656 President's Lane	001-034-001	early 1920s	NC	NC (lack of integrity)
158	C-103		83661 President's Lane	001-024-008	early 1920s	C	C
159	C-104		83666 President's Lane	001-025-010	c. 1930	C	C
160	C-105		83667 President's Lane	001-024-007	pre-1945	C	C
162	C-106	Wilsonia Clubhouse	83672 President's Lane	001-025-011	1933	C	C
161	NC-56	Caskey's	83673 President's Lane (83671 President's Lane)	001-024-006	1990	NC	NC (falls outside POS)
163	C-107		83677 President's Lane	001-024-009	early 1920s	C	C
164	C-108		83681 President's Lane	001-024-016	early 1920s	C	C
165	C-109		83688 President's Lane	001-025-001	1921	C	C
166	C-110		83732 President's Lane	001-015-003	c. 1934	C	C
167	NC-57		83740 President's Lane	001-015-002	1988	NC	NC (falls outside POS)
168	C-111	Alta Tanglewood	83552 Sierra Lane	001-057-002	1934	C	C
169	C-113		83559 Sierra Lane	001-052-014	1930s	C	C
170	NC-58		83565 Sierra Lane	001-052-013	1964	NC	C*
171	NC-59		83571 Sierra Lane	001-052-012	1960s	NC	C*
172	NC-60		83577 Sierra Lane	001-052-011	1960	NC	C*
173	NC-61		83580 Sierra Lane	001-060-006	early 1950s	C	C
174	NC-62		83587 Sierra Lane	001-052-010	1960	NC	C*
175	NC-63		83599 Sierra Lane	001-052-009	late 1940s	C	C
176	C-114		83615 Sierra Lane	001-043-009	c. 1930	C	C
177	C-115		83618 Sierra Lane	001-044-005, 001-044-006	1922	C	C
178	C-116	W.H. Jones	83621 Sierra Lane	001-043-006	1937	C	C

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179	NC-64		83628 Sierra Lane	001-044-003	1922	NC	NC (lack of integrity)
180	C-117	Francis; Fluetsch	83638 Sierra Lane	001-044-002	1922	C	C
181	C-118		83648 Sierra Lane (83895 Tyndall Lane)	001-044-001	1939	C	C
182	C-119	Camp Wasted	83829 Sierra Lane	001-051-016	early 1920s	C	C
183	C-120		83841 Sierra Lane	001-051-014	1928	C	C
184	C-121		83849 Sierra Lane	001-051-013	pre-1945	C	C
185	C-122		83855 Sierra Lane	001-051-012	1926	C	C
186	C-123		83858 Sierra Lane	001-057-003	1940	C	C
187	C-124		83865 Sierra Lane	001-051-010, 001-051-011	1920s	C	C
188	C-125		83845 Tehipite Way	001-051-007	1940	C	C
189	C-126	The Burgess Family	83885 Tyndall Lane	001-043-004	pre-1940	C	C
190	C-127		83888 Tyndall Lane	001-042-002	early 1920s	C	C
191	C-128		83894 Tyndall Lane	001-042-003, 001-042-004	1922	C	C
192	NC-65		83855 Whitney Lane	001-052-004	c. 1960	NC	C*
193	NC-66	Whispering Pines (1930)	83866 Whitney Lane	001-041-046, 001-041-047, 001-041-048	pre-1929	NC	NC (lack of integrity)
194	C-129	Jamison	83873 Whitney Lane	001-052-007	mid-1930s	C	C
195	NC-67	Heiskell House	83880 Whitney Lane	001-043-010	1964	NC	C*
196	C-130	Pine Hut, Hansen	83624 Willow Lane	001-035-009	1939	C	C
197	C-131		83633 Willow Lane	001-034-005	pre-1945	C	C
198	NC-68		83638 Willow Lane	001-035-012	pre-1939	NC	NC (lack of integrity)
199	NC-69		83649 Willow Lane	001-034-003	1989	NC	NC (falls outside POS)
200	NC-70		83658 Willow Lane	001-026-007	1954	C	C
201	C-132		83664 Willow Lane	001-026-008	early 1940s	C	C
202	C-133	Mountain High	83668 Willow Lane	001-026-009	1920s	NC	NC (lack of integrity)
203	C-134	Sum-er Inn	83669 Willow Lane	001-025-007	pre-1927	C	C
204	NC-71		83672 Willow Lane	001-026-010	1920s	C	NC* (lack of integrity)

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205	C-135	Aufwiedersehen Gerdes-Faszholz	83673 Willow Lane	001-025-006	c. 1919	C	C
206	C-136		83679 Willow Lane	001-025-005	early 1920s	C	C
207	C-137	Collins	83686 Willow Lane	001-026-001	c. 1919	C	C
208	C-138		83698 Willow Lane	001-026-002	1919	C	C
209	C-139		83710 Willow Lane	001-014-007	early 1930s	C	C
210	NC-72		83720 Willow Lane	001-014-008	pre-1945	NC	NC (lack of integrity)
211	NC-73		83728 Willow Lane	001-014-012	1946	C	C

Site within the Historic District

Table 6. Features of the Site

Name/Description	Resource
Cultural Landscape	Contributing Site to the Historic District
Built Features	
Wilsonia Entrance Signs	Features of the cultural landscape
Wilsonia Exit Signs	Features of the cultural landscape
Street Signs	Features of the cultural landscape
Community Bulletin Board	Feature of the cultural landscape
Network of roadways	Features of the cultural landscape
Natural Features	
Hilly topography	Feature of the cultural landscape
Forest vegetation	Feature of the cultural landscape
Grassy meadows	Features of the cultural landscape
Rock outcrops	Features of the cultural landscape

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8. STATEMENT OF SIGNIFICANCE

Narrative Significance Statement

The following discussion of the Wilsonia Historic District in the 1960s and 1970s and beyond is intended to augment the existing Statement of Significance, and to provide justification for extending the period of significance to 1978.

As noted in 2010 Amendment, new cabins continued to be constructed in Wilsonia throughout the 1960s. In some instances, these new structures embraced more modern designs, such as the A-Frame. This often meant eschewing some of the more traditional details typical of earlier periods, such as small window openings with wood shutters, in favor of more expansive floor-to-ceiling windows. However, for the most part these later examples continued to employ the same architectural vocabulary that had characterized the Wilsonia for decades – modest scale; simple form and massing; pitched gable roofs; open eaves; shingle or metal roofing; wood exterior siding; stone or brick chimneys or metal flues; and attached wood patios and decks.

It was also during this period that the National Park Service (NPS) intensified its purchase of property in Wilsonia. The land acquisition program was initiated by the U.S. Congress back in 1932. However, the program was reinvigorated in 1965 with the passage of the Land and Water Conservation Act, which provided funds for the acquisition of privately-owned property within federal public lands, such as national parks.¹ Such non-federal property surrounded by federally managed public lands are known as “inholdings.” Despite being physically surrounded by public lands that are managed pursuant to federal law, inholdings are not subject to federal regulation. The Land and Water Conservation Act was enacted to facilitate acquisition of inholdings, thereby overcoming a series of land use challenges that potentially conflicted with public use, including inholder access; boundary disputes; burdens on efficient land management; barriers to public access; and adverse impacts from incompatible land uses.²

Because Wilsonia is situated within the boundaries of Kings Canyon National Park, the agency that oversaw acquisition of property in this inholding was the National Park Service. Following the passage of the Land and Water Conservation Act, the National Park Service sent letters to all inholders within national parks, including the property owners in Wilsonia, advising them of the new legislation and encouraging them to sell their private property. This new federal policy affected communities throughout the country, including in Wawona, California; Kelly, Wyoming; Glacier National Park, Montana; Grand Teton National Park, Wyoming; along the Appalachian Trail; in the Blue Ridge Mountains; and in many other locations.

Another Congressional push came in 1969 with the establishment of the Opportunity Inholding Program, which was specifically designed to facilitate the acquisition private lands within certain national parks.³ The stated purpose of the program was to establish a “willing buyer-willing seller” arrangement whereby homeowners would sell their property to the National Park Service at fair market value.⁴ The NPS set aside a portion of revenues from the Land and Water Conservation Fund for the expressed purpose of acquiring inholding

¹ Gene Rose, “Hearing On Park Inholdings,” *Fresno Bee*, September 4, 1978.

² Kellen Zale, “Inholdings,” *Harvard Environmental Law Review*, Vol. 46, 2022 (463-67).

³ “Hearing,” 1978.

⁴ Comptroller General of the United States, *Private Land Acquisition in National Parks: Improvements Needed*, September 20, 1976 (5).

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property.⁵ According to NPS officials, the Opportunity Inholding Program “provides flexibility in acquiring inholdings because NPS, with a lump-sum appropriation, can acquire properties as they become available; it also helps NPS to better compete with private buyers by reacting quickly to purchase available inholdings and therefore block commercial or industrial development in the parks.”⁶

The land acquisition program was administered by the National Park Service’s Division of Land Acquisitions, which was responsible for the overall direction of the program. However, the primary responsibility for acquiring inholding properties was delegated to local National Park Service employees called “realty specialists”:

Realty specialists’ duties include contacting inholders, requesting independent appraisals, negotiating terms and conditions of sale, and processing various claims or moving and selling expenses and other miscellaneous administrative matters. They are under the administrative control of the superintendent of the parks, although technical supervision is provided by the Division of Land Acquisition of the [NPS’s] regional offices.⁷

From the time of the Opportunity Inholding Program’s inception in fiscal year 1969 through fiscal year 1975, approximately 82,000 acres of inholdings had been acquired by the National Park Service across four national parks: Grand Teton, Olympic, Yosemite, and Sequoia-Kings Canyon.⁸

In Wilsonia, however, the pace of land acquisition was slow at first, as property owners generally resisted pressure to sell. While approximately a dozen Wilsonia properties were acquired through the program in 1969, the National Park Service acquired just one property per year for the next four years.⁹ Frustrated by the lack of transactions, the Division of Land Acquisition stepped up its efforts to incentivize inholders to sell their properties. A 1973 memorandum called for increasing the frequency of contact with property owners; more rigorous enforcement of applicable health and safety codes; and restrictions on any new development in the area, all in furtherance of the National Park Service’s ultimate goal of “total acquisition of Wilsonia.”¹⁰ This new posture toward land acquisition signaled a policy shift away from the more reciprocal willing buyer-willing seller approach initially outlined by the Opportunity Inholding Program.

In 1974, then superintendent Henry J. “Hank” Schmidt implemented new, more aggressive acquisition policies, including directing the local realty specialist to contact Wilsonia residents every six months by mail offering to appraise their property. These tactics appear to have been effective, as the National Park Service negotiated the purchase of 34 lots in 1974 alone, with ten more the following year.¹¹ By 1975, some 96 Wilsonia property owners had sold.¹²

⁵ “Hearing,” 1978.

⁶ Comptroller (2).

⁷ Comptroller (5-6).

⁸ Comptroller (6).

⁹ “Government May Wipe Out Village,” *Tucson Daily Citizen*, July 31, 1974; David Waddell, “Wilsonia started before park,” *Tulare Advance-Register*, November 14, 1978. Sources differ on the number of properties acquired through 1969, ranging from 12 to 16.

¹⁰ Comptroller (29); “Wilsonia started,” 1978.

¹¹ “Wilsonia started,” 1978.

¹² Larry Wood, “Surrounded By Two Parks, This Village Refuses to Sell,” *Oakland Tribune*, October 5, 1975.

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In 1975, the Government Accountability Office (GAO), headed by the U.S. Comptroller General, undertook a study of the National Park Service's land acquisition policies. As outlined in its September 1976 report, the GAO contacted 79 inholders in four national parks about the reasonableness of the NPS's attempts to acquire their property, and found that "for the most part, complaints of NPS harassment were isolated to Wilsonia."¹³ Specifically, property owners cited the frequency of letters, phone calls, and in-person visits from the realty specialists; overly strict enforcement of county building codes; difficulty in obtaining building permits or variances to improve or upkeep their property; the abrupt closure of snowmobile routes to the community; strict standards regarding water supply and sewage and disposal systems; and several instances taken as implicit threats of condemnation.¹⁴

As detailed in the GAO report, in late 1975 the Sequoia-Kings Canyon National Park's acting superintendent acknowledged that the strict enforcement of building codes and county standards by the realty specialists was a "deliberate attempt to hold down prices and force sales."¹⁵ Indeed, the policy had the effect of denying property owners building permits for even simple repairs: "Since no work could be done without a permit, NPS expected that the costs of needed repairs eventually would exceed the value of the property. NPS then planned to offer to buy the property from the inholder."¹⁶ As owners were unable to maintain or improve their properties, cabins would fall into disrepair, having the dual effect of depressing its fair market value and incentivizing its sale.

Also around this time, existing snowmobile routes throughout Kings Canyon National Park were closed, limiting access to Wilsonia during the winter months. This action originated with a 1972 executive order establishing policies and procedures "to control the use of off-road vehicles, including snowmobiles, on public lands."¹⁷ In response to this executive order, in late 1973 all parks within the Western Region were notified that new regulations were forthcoming that would "require the closing of all existing snowmobile routes" until such routes could be evaluated and a determination made as to which should reopen. In anticipation of the proposed regulations, officials at Sequoia-Kings Canyon National Park closed all snowmobile routes in February 1974, after giving property owners a 30-day notice.¹⁸ Because snowmobile routes were not closed in any of the other Western Region parks, including in nearby Sequoia National Park, this action by park officials was widely viewed as added pressure on Wilsonia inholders to sell their property. In 1976, it was announced that the proposed designation of snowmobile routes in Sequoia-Kings Canyon National Park was being withdrawn due to public opposition to any such routes in the park.¹⁹

Additionally, in 1975 a special-use permit providing access to a garbage storage area and a horse corral in Wilsonia was not renewed, effectively closing both facilities. The 5-year permit, which had been issued to the Wilsonia Property Owners Association in 1970, was not reissued on the grounds that exclusive privileges for such facilities was not permissible within the park.²⁰ While the revocation of access to these facilities and the closure of the snowmobile routes may not have been strictly associated with the NPS's property acquisition program, these policies only compounded the existing frustrations of Wilsonia property owners.

¹³ Comptroller (1); "Wilsonia started, 1978.

¹⁴ Comptroller (24-25, 27).

¹⁵ Comptroller (29).

¹⁶ Comptroller (29); "Wilsonia started, 1978.

¹⁷ Comptroller (30).

¹⁸ Comptroller (30).

¹⁹ Comptroller (30-31).

²⁰ Comptroller (32).

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Not mentioned in the GAO report was Wilsonia property owners' frustration with the length of time between when a cabin was purchased by the National Park Service and its ultimate demolition and removal from the site. Once acquired, cabins would often be left to fall into a state of severe disrepair. As these are modest wood cabins in a forest setting and subject to harsh elements, neglect quickly leads to deterioration and ultimately to collapse. According to complaints, "In some instances, homes were left vacant and without maintenance for many years, detracting from the environment the park service purports to conserve."²¹ Wilsonia property owners also noted that the National Park Service had "taken possession of cabins at Wilsonia and torn them down, only to replace them with large administration and maintenance buildings that are not in keeping with the mountain esthetics,"²² and used "one purchased cabin overlooking a meadow for their own functions."²³

Taken together, implementation of these various policies in Wilsonia had the intended effect of disincentivizing the ongoing maintenance and improvement of existing properties, discouraging new construction on available lots, and encouraging property sales to the National Park Service. In March of 1974, the *Tulare Advance-Register* reported that "...no building permits had been issued in the last two months, a rate much slower than in the past."²⁴ According to the GAO report, the National Park Service and its representatives were particularly aggressive in their implementation of these policies in Wilsonia beginning in 1969 through the early to mid-1970s.

However, beginning in late 1975, the National Park Service appeared to ease up on some of its policies. At this time, the acting superintendent of Sequoia-Kings Canyon National Park stated that, because of numerous complaints from inholders and other adverse publications, the park had revised its policy regarding building permits "so that its interpretation of the building codes was in line with the county's requirements." The new approach would be "to grant those variances that the county would grant outside the park," and that "NPS would reject the county's recommendation only in cases where a variance or waiver, if granted, would degrade the park."²⁵

It was also determined that giving the realty specialists' responsibility both for issuing building permits and for acquiring these same properties represented a conflict. As a result, "the practice of using the realty specialist to issue building permits has been changed" and that responsibility was shifted to the Chief Ranger.²⁶ In November 1975, the National Park Service notified the Wilsonia Property Owners Association that a permit would be issued for use of the garbage storage area. The storage area would be opened to the public to meet legal requirements, but the inholders would be required to maintain the area and pay for garbage pickup by the park's garbage contractor. It was also announced at this time that "the superintendent has no plans to allow the property owners to continue to use the horse corral because no benefit to the park would result."²⁷

In early 1976, the head of the Division of Land Acquisition, Western Region stated that the region "would continue to send contact letters to all inholders except those inholders located in the Wilsonia area of Sequoia-Kings Canyon National Park where the program was inactive because of the inholders opposition to the

²¹ "Wilsonia started," 1978.

²² Gene Rose, "NPS Land Acquisition Policy Draws Heavy Fire During Hearing," *Fresno Bee*, September 7, 1978.

²³ "Wilsonia started," 1978.

²⁴ "Wilsonia Residents Fear Takeover by Park," *Tulare Advance Register*, March 13, 1974.

²⁵ Comptroller (30).

²⁶ Comptroller (30).

²⁷ Comptroller (33).

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program.”²⁸ However, news that the NPS’s land acquisition program had essentially been put on hold was short-lived success for the property owners in Wilsonia, as even harsher policies were on the horizon. A cabin built by Charles E. Dirks of Northridge in 1976 appears to have been the last new cabin constructed in Wilsonia during this more permissive period.

In late 1977, the National Park Service escalated its land acquisition program and began enforcing strict new regulations on land use within all inholdings. In September of that year, new National Park Service Director William J. Whalen sent a directive to all park superintendents to stop any proposed “substantial new construction or substantial alteration” in all inholdings.²⁹ Further, the new policy stated that inholders would not be allowed to build on undeveloped property within the park system, and that anything more than a minor improvement to an existing building would constitute grounds for federal condemnation.”³⁰ Then, in a letter to Wilsonia property owners dated November 30, 1977, the new superintendent of Sequoia-Kings Canyon National Park, David D. Thompson, announced the National Park Service’s new get-tough land acquisition policy, writing: “We cannot allow substantial improvements or changes of use that would be incompatible with the purposes for which the area was created or substantially increase the future acquisition cost to the United States.”³¹

With this latest policy shift, tensions between inholders and the National Park Service were reignited. In response, the National Park Inholders Association (NPIA) was formed to lobby against the acquisition program.³² Initially founded by property owners in Wawona, an inholding in Yosemite National Park, the NPIA soon evolved into a powerful national organization representing some 34,000 individuals across the country that owned private property within national parks.³³

In April 1978, more than 60 Wilsonia property owners attended a Tulare County Board of Supervisors hearing to express their frustration with the National Park Service’s latest posture toward inholdings. According to Ernest N. Mobley of the Wilsonia Property Owners Association, the National Park Service’s new tougher policies were preventing improvements to existing cabins in order to keep purchase prices down, and that “homeowners now are required to secure building permits from park rangers before obtaining one from county building officials.”³⁴ In response to the hearing, the Tulare County Board of Supervisors issued a statement in May 1978 opposing the National Park Service’s land acquisition plan and said it was “urging that land already acquired be returned to private ownership.”³⁵ By this time, the National Park Service “had so far managed to purchase about 45 of the 230 parcels of privately owned land [in Wilsonia].”³⁶

In September 1978, the NPIA, led by Charles Cushman, demanded a series of regional hearings to determine the future of the National Park Service’s land acquisition program, to be held in Fresno, Seattle, Denver,

²⁸ Comptroller (23).

²⁹ Robert A. Jones, “Town in Midst of Park is Fighting For Its Life,” *Fort Worth Star Telegram*, July 23, 1978.

³⁰ “Cushman tells park inholders to hold ground,” *Jackson Hole News*, July 21, 1978.

³¹ “Wilsonia started, 1978; David Waddell, “Weekend Land War I,” *Tulare Advance-Register*, November 13, 1978; David Waddell, “Weekend Land War III,” *Tulare Advance-Register*, November 15, 1978; Jim Foley, “Ire In Wilsonia,” *Fresno Bee*, April 5, 1978.

³² “Town,” 1978.

³³ “Cushman,” 1978.

³⁴ “Ire,” 1978.

³⁵ “Land war 1,” 1978.

³⁶ “Ire,” 1978.

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Atlanta, and Washington, D.C.³⁷ At the Fresno hearing, held on September 6th, Cushman argued that that the National Park Service's current policy exceeded its Congressional mandate, which established property acquisition on a willing seller-willing buyer basis only: "The mandate of Congress is not to acquire all the property but to protect the scenic easement."³⁸ Mobley echoed Cushman's claim, stating that "recent amendments to the policy would force the NPS to acquire all inholdings within four years," but that according to the Congress, "it was not essential to eliminate all private uses within the parks' boundaries; only that adequate lands be acquired for public use and enjoyment – along with control of adjacent lands to insure preservation of the primary purpose of the park."³⁹ Cushman further suggested that "the new policy forbidding development of property constitutes an 'inverse condemnation' of private property."⁴⁰ As such, Cushman proposed that the program be halted while the National Park Service explored other approaches to land acquisition.⁴¹

Having heard these arguments, regional director of the National Park Service's Western Region Howard Chapman stated that "he would anticipate that if the other public hearings produced the same preponderance of adverse criticism that NPS Director William Whalen could amend the land acquisition policies."⁴² In Wilsonia, the resistance of property owners was having an effect. Between 1976 and 1978, the National Park Service had managed to acquire an average of just three lots per year.⁴³

Following the five hearings around the country, the NPPIA encouraged property owners to write their elected representatives in protest of what they deemed to be overzealous acquisition policies. Whether due to this public pressure, rising real estate costs, budgetary cuts, or some combination thereof, it soon became known that a revised land acquisition policy was being developed. Nonetheless, the Wilsonia Property Owners Association urged their readers to remain vigilant. As articulated in the Wilsonia Village, Inc. newsletter dated May 15, 1979:

The new, revised Land Acquisition Policy has been in draft form and under revision by the Congress and National Park Service since September, 1978. We have seen and reviewed a copy of the new Guidelines for Implementation. While changes have been made, it needs more refinement on some points. We urge you to continue to support the National Park Inholders Association. The effort must be continued to inform the Congressional personnel of our concerns... We feel our concerns are being considered by Congress and the National Park Service but YOUR LETTERS MUST KEEP THEM INFORMED of our concerns! Keep writing to your Congressman.

Finally in November 1979, after a nearly 10-year battle with inholders over property rights, the National Park Service announced what was being described as a "new enlightened policy" for acquiring properties within inholdings throughout the park system. In a dramatic reversal, NPS Director Whalen told a park system advisory board that the stronger acquisition guidelines adopted last year were a mistake, and that the new policy

³⁷ "Cushman," 1978.

³⁸ "NPS Land," 1978.

³⁹ "NPS Land," 1978.

⁴⁰ "Cushman," 1978.

⁴¹ "NPS Land," 1978.

⁴² "NPS Land," 1978.

⁴³ "Wilsonia started," 1978.

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would emphasize the rights of property owners.⁴⁴ Research suggests that the issuance of building permits in Wilsonia, which had been effectively halted since 1974, resumed around this time. However, by this time the impact on the community of Wilsonia had been substantial. As noted in an article from November 1978:

*Since 1969, the park service has purchased 23 acres of Wilsonia land, including 72 lots and an estimated 50 cabins, for more than \$1.3 million. Some 62 acres, including 213 lots and about 200 cabins, remain privately-owned.*⁴⁵

The pace of land acquisition in Wilsonia waned in the early 1980s. The last acquisition of private property by the National Park Service took place in 1983.⁴⁶ Since that time, approximately 15 new cabins have been constructed in Wilsonia.

Despite this new development, Wilsonia remained in a state of gradual decline overall. Then in July 1991, a group of cabin owners met at the Wilsonia Clubhouse to discuss a strategy for moving forward. Soon thereafter, the Wilsonia Historic District Trust was established, with the goal of pursuing historic designation for Wilsonia's remaining structures. In September of that year, James Spitze reached out to the National Park Service on behalf of the Trust, asking for an "open and friendly dialogue" about historic preservation in Wilsonia. In response, Dr. William C. Tweed replied that the National Park Service would be "delighted" to join in such a dialogue, stating that the NPS's goal was "to preserve Wilsonia in private ownership as a low-density residential community." Tweed continued, noting that "since these also seem to be the aim of the WHDT, our interests seem to be substantially compatible," and that the National Park Service welcomed the opportunity to "support your goal of creating a Wilsonia Historic District."⁴⁷

With this new posture of cooperation, the WHDT was encouraged and motivated to pursue historic designation. After substantial fundraising, they retained historic preservation consultant Historic Resources Group (author of this Amendment) to research, document, and complete the registration form for National Register listing. These efforts were successful, and on March 14, 1996, the Wilsonia Historic District was officially listed in the National Register of Historic Places. This historic status had the effect of putting "an immediate halt to the NPS activities to buy and remove cabins."⁴⁸ Moreover, historic designation revived a sense of community pride and optimism, ushering in a new era of historic preservation and restoration in Wilsonia.

Period of Significance

As noted above, one of the purposes of this amendment to the original National Register Nomination is to extend the period of significance to 1978, and to provide justification for the period of significance end date based upon historical events and development patterns. The 1995 Nomination defined the period of significance as 1919-1945. The 2010 Amendment extended the period of significance to 1959 to include additional cabins that had achieved 50 years of age. This latest amendment extends the period of significance to 1978 in order to capture additional contributing cabins that were constructed during the implementation of the National Park

⁴⁴ "Land war 1," 1978.

⁴⁵ "Wilsonian started," 1978.

⁴⁶ National Park Service, "Disposition Plan for National Park Service-Owned Structures in Wilsonia," March 2013, 1.

⁴⁷ William Tweed, letter to James M. Spitze, September 17, 1991.

⁴⁸ "Wilsonian Historic District Trust," Wilsonia Village website, <https://wilsoniavillage.com/whdt/> (accessed April 2025).

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Service's Opportunity Inholding Program. The end date of 1978 coincides with the National Park Service's development of a "new enlightened policy" of land acquisition, effectively ending the Opportunity Inholding Program, and marking a new period in the life of the Wilsonia community.

Through the 1960s, Wilsonia existed as a thriving recreational mountain community that included over 300 structures, including family cabins, two general stores, two restaurants, a community clubhouse, and three lodges that provided rooms and cabins for tourists and visitors. The year 1969 began a period of change for Wilsonia, as the National Park Service initiated its program to purchase and remove structures on private property, with the ultimate goal of total acquisition and repurposing of the land within the boundaries of Wilsonia. This effort created significant insecurity among Wilsonia property owners with regard to the community's continued viability, and resulted in a near complete halt of construction, modification, and in many cases, maintenance of Wilsonia cabins. Over the next several years, the stores, restaurants, lodges, and over 100 cabins were acquired by the National Park Service and demolished.⁴⁹

Despite policies that strongly disincentivized any investment or new construction in Wilsonia, development did not stop entirely during this period. Based upon the population of existing cabins, at least four new structures were built in the 1970s: one in each year of 1970, 1971, 1973, and 1976. As described above, in 1978 the National Park Service began developing a "new enlightened policy" of land acquisition, effectively putting an end to the Opportunity Inholding Program. The cabin at 83827 Laurel Lane, built in 1976 by Charles E. Dirks of Northridge, appears to have been the last cabin built under the National Park Service's previous policy.

⁴⁹ This estimate provided by the Wilsonia Historic District Trust.

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9. MAJOR BIBLIOGRAPHICAL REFERENCES

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Previous documentation on file (NPS):

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested
- ☒ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey # _____
- ☐ recorded by Historic American Engineering Record # _____
- ☐ recorded by Historic American Landscape Survey # _____

11. FORM PREPARED BY**Name/Title** Kari Michele Fowler, Senior Preservation Planner**Organization** Historic Resources Group**Address** 556 S. Fair Oaks Avenue, suite 101-514, Pasadena CA 91105**Email** kari@historicrosourcesgroup.com**Telephone** (626) 793-2400**Date** April 18, 2025

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ADDITIONAL DOCUMENTATION

Maps

This section contains a Location Map and a Site Map. The Location Map shows the Wilsonia Historic District in context, including a detailed view. A point at the approximate center of the district (Building No. 62, 83647 Hazel Lane) was selected to generate the resource location by decimal degrees (36.734636, -118.956853).

The Site Map depicts the Wilsonia Historic District, including the district boundary (which remains unchanged since the original 1995 National Register nomination) and updated evaluations for each property within the boundary. The building numbers on this map are keyed to the photographs using the photography log that follows.

Both maps as presented in this Amendment form meet the black-and-white reproducibility requirements. These maps are also being submitted as full-color images in JPG format.

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U.S. GEOLOGICAL SURVEY**

USGS
National Map Accuracy Statement

US Topo

**GENERAL GRANT GROVE QUADRANGLE
CALIFORNIA
7.5-MINUTE SERIES**

**WILSONIA HISTORIC DISTRICT
36.734636, -118.956853**

**WILSONIA
36.734636, -118.956853**

SCALE 1:24 000

ROAD CLASSIFICATION

GENERAL GRANT GROVE QUADRANGLE

**GENERAL GRANT GROVE, CA
2021**

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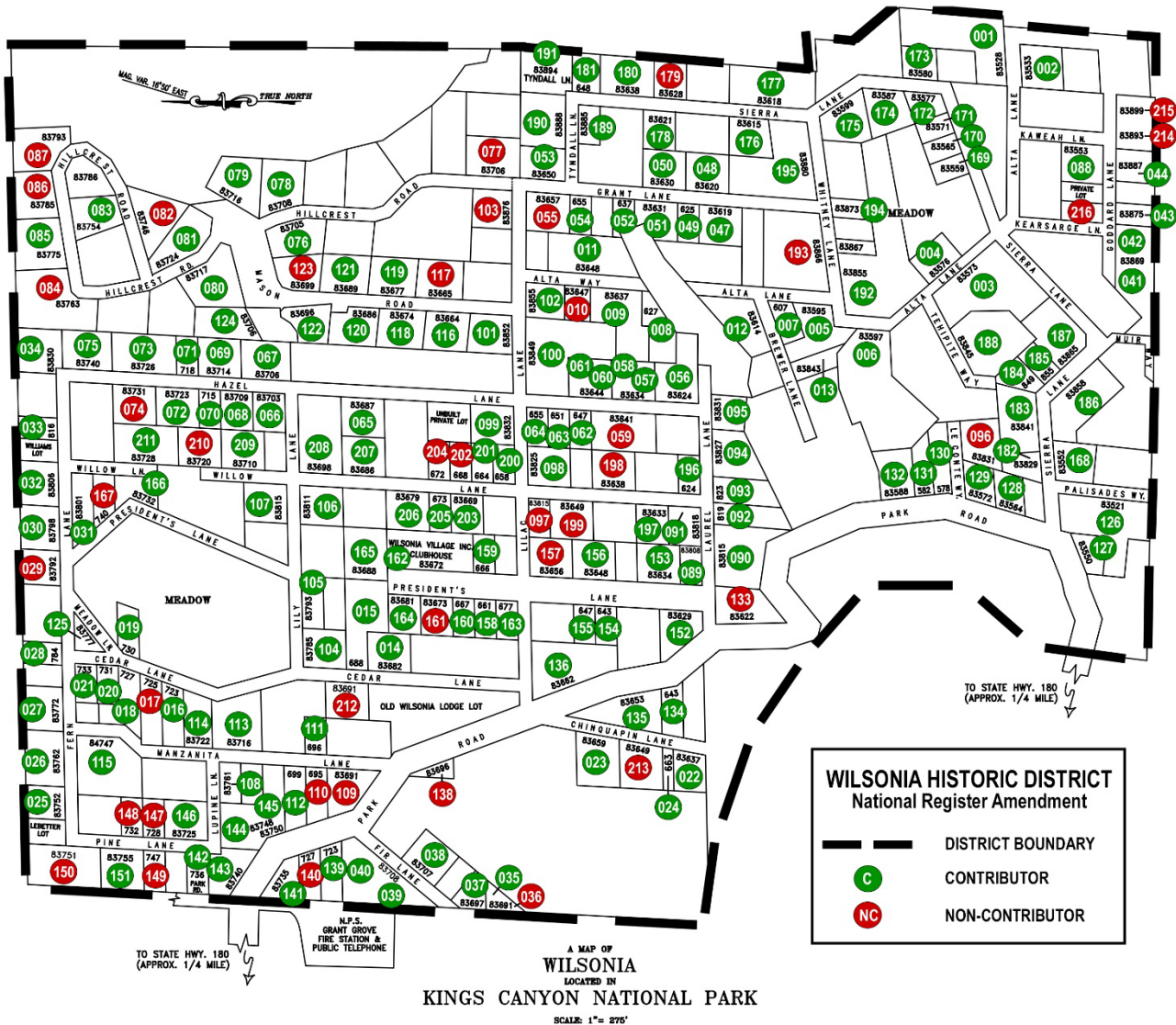
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Site Map



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Photography

This section contains a photography log followed by images of all cabins for which evaluations have changed, or that have been added or removed, since the 2010 Amendment. *(These are the same properties detailed in Tables 1-4 above.)* Following the cabin photographs are representative images of additional features (built features and natural features) comprising elements of the cultural landscape, which is a contributing site within the historic district. All of these photographs are also being submitted digitally in TIFF format.

The photographs accompanying this Amendment were taken in phases between 2022 and 2024 by multiple photographers, including: Elena Rossi (June 2022); Bob Foster (September 2023); Bob Preston (June 2024); and Doug Bartsch and Drew Sorensen (August 2024). Despite haven been taken over several years, these photographs still accurately depict the historic district.

Photography Log

The photography log below includes all resources for which evaluations have changed, or that have been added or removed, since the 2010 Amendment. These include sixteen (16) previous Non-Contributors that were excluded due to age fall within the revised period of significance and retain integrity, and thus have been re-evaluated as Contributors; four (4) previous Contributors have been altered since the 2010 Amendment such that they no longer retain integrity, and thus have been re-evaluated as Non-Contributors; and five (5) cabins have been newly constructed since the 2010 Amendment and fall outside the period of significance, and thus have been evaluated as Non-Contributors.

This photography log keys the photographs to the building numbers/addresses used throughout this amendment, including in the various tables and in the Site Map above, as well as to the photographs that follow the photography log below.

Table 7. Photography Log

Photo No.	Building No.	Name/Type	Description
New Contributors (16)			
CA Tulare County Wilsonia Historic District 0001	13		Cabin at 83843 Brewer Lane
CA Tulare County Wilsonia Historic District 0002	18		Cabin at 83727 Cedar Lane
CA Tulare County Wilsonia Historic District 0003	22	Gordon	Cabin at 83637 Chinquapin Lane
CA Tulare County Wilsonia Historic District 0004	92		Cabin at 83819 Laurel Lane
CA Tulare County Wilsonia Historic District 0005	93		Cabin at 83823 Laurel Lane
CA Tulare County Wilsonia Historic District 0006	94		Cabin at 83827 Laurel Lane
CA Tulare County Wilsonia Historic District 0007	101		Cabin at 83852 Lilac Lane
CA Tulare County Wilsonia Historic District 0008	105		Cabin at 83793 Lily Lane
CA Tulare County Wilsonia Historic District 0009	134	Cargile	Cabin at 83643 Park Road
CA Tulare County Wilsonia Historic District 0010	154		Cabin at 83643 President's Lane
CA Tulare County Wilsonia Historic District 0011	170		Cabin at 83565 Sierra Lane
CA Tulare County Wilsonia Historic District 0012	171		Cabin at 83571 Sierra Lane
CA Tulare County Wilsonia Historic District 0013	172		Cabin at 83577 Sierra Lane
CA Tulare County Wilsonia Historic District 0014	174		Cabin at 83587 Sierra Lane

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Photo No.	Building No.	Name/Type	Description
CA Tulare County Wilsonia Historic District 0015	192		Cabin at 83855 Whitney Lane
CA Tulare County Wilsonia Historic District 0016	195	Heiskell House	Cabin at 83880 Whitney Lane
New Non-Contributors – Lack of Integrity (4)			
CA Tulare County Wilsonia Historic District 0017	29		Cabin at 83792 Fern Lane
CA Tulare County Wilsonia Historic District 0018	97		Cabin at 83815 Lilac Lane
CA Tulare County Wilsonia Historic District 0019	103		Cabin at 83876 Lilac Lane
CA Tulare County Wilsonia Historic District 0020	204		Cabin at 83672 Willow Lane
New Non-Contributors – Outside Period of Significance (5)			
CA Tulare County Wilsonia Historic District 0021	212		Cabin at 83691 Cedar Lane
CA Tulare County Wilsonia Historic District 0022	213		Cabin at 83649 Chinquapin Lane
CA Tulare County Wilsonia Historic District 0023	214		Cabin at 83893 Goddard Lane
CA Tulare County Wilsonia Historic District 0024	215		Cabin at 83899 Goddard Lane (83911 Azalea Glen)
CA Tulare County Wilsonia Historic District 0025	216		Cabin at 82526 Kearsarge Lane
Built Features			
CA Tulare County Wilsonia Historic District 0026	--	Wilsonia entrance sign	--
CA Tulare County Wilsonia Historic District 0027	--	Wilsonia exit sign	--
CA Tulare County Wilsonia Historic District 0028	--	Street sign	Lily Ln/Willow Ln
CA Tulare County Wilsonia Historic District 0029	--	Street sign	Willow Ln/Lilac Ln
CA Tulare County Wilsonia Historic District 0030	--	Street sign	Hazel Ln/Lilac Ln
CA Tulare County Wilsonia Historic District 0031	--	Street sign	Mason Rd/Lilac Ln
CA Tulare County Wilsonia Historic District 0032	--	Roadway	Lily Lane
CA Tulare County Wilsonia Historic District 0033	--	Roadway	Manzanita Lane
CA Tulare County Wilsonia Historic District 0034	--	Roadway	Park Road
CA Tulare County Wilsonia Historic District 0035	--	Community bulletin board	--
Natural Features			
CA Tulare County Wilsonia Historic District 0036	--	Meadow	--
CA Tulare County Wilsonia Historic District 0037	--	Meadow	--
CA Tulare County Wilsonia Historic District 0038	--	Meadow	--
CA Tulare County Wilsonia Historic District 0039	--	Meadow	--
CA Tulare County Wilsonia Historic District 0040	--	Rock outcrop	--
CA Tulare County Wilsonia Historic District 0041	--	Rock outcrop	--
CA Tulare County Wilsonia Historic District 0042	--	Rock outcrop	--
CA Tulare County Wilsonia Historic District 0043	--	Rock outcrop	--

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Photographs of New Contributors

The following sixteen (16) cabins were previous Non-Contributors excluded due to age that fall within the revised period of significance, and retain integrity, and thus have been re-evaluated as Contributors.



Building No. 13, 83843 Brewer Lane (Photo No. 0001).



Building No. 18, 83727 Cedar Lane (Photo No. 0002).



Building No. 22, 83637 Chinquapin Lane (Photo No. 0003).



Building No. 92, 83819 Laurel Lane (Photo No. 0004).

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Building No. 93, 83823 Laurel Lane (Photo No. 0005).



Building No. 94, 83827 Laurel Lane (Photo No. 0006).



Building No. 101, 83852 Lilac Lane (Photo No. 0007).



Building No. 105, 83793 Lily Lane (Photo No. 0008).

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Building No. 134, 83643 Park Road (Photo No. 0009).



Building No. 154, 83643 President's Lane (Photo No. 0010).



Building No. 170, 83565 Sierra Lane (Photo No. 0011).



Building No. 171, 83571 Sierra Lane (Photo No. 0012).

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Building No. 172, 83577 Sierra Lane (Photo No. 0013).



Building No. 174, 83587 Sierra Lane (Photo No. 0014).



Building No. 192, 83855 Whitney Lane (Photo No. 0015).



Building No. 195, 83880 Whitney Lane (Photo No. 0016).

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Photographs of New Non-Contributors Due to Lack of Integrity

The following four (4) cabins were previous Contributors that have been altered since the 2010 Amendment such that they no longer retain integrity, and thus have been re-evaluated as Non-Contributors.



Building No. 29, 83792 Fern Lane (Photo No. 0017).



Building No. 97, 83815 Lilac Lane (Photo No. 0018).



Building No. 103, 83876 Lilac Lane (Photo No. 0019).



Building No. 204, 83672 Willow Lane (Photo No. 0020).

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Photographs of New Non-Contributors Due to Age

The following five (5) cabins have been newly constructed since the 2010 Amendment, and thus have been evaluated as Non-Contributors.



Building No. 212, 83691 Cedar Lane (Photo No. 0021).



Building No. 213, 83649 Chinquapin Lane (Photo No. 0022).



Building No. 214, 83893 Goddard Lane (Photo No. 0023).



Building No. 215, 83893 Goddard Lane (Photo No. 0024).

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Building No. 216, 82526 Kearsarge Lane (Photo No. 0025).

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Photographs of Site Features

The following are representative views of additional features comprising elements of the cultural landscape, which is a contributing site within the historic district. These include built features (community signage, street signs, roadways, community bulletin board), as well as natural features (hilly topography, forest vegetation, meadows, and rock outcrops).

Built Features



Wilsonia entrance sign (Photo No. 0026).



Wilsonia exit sign (Photo No. 0027).



Street sign, Lily Ln/Willow Ln (Photo No. 0028).



Street sign, Willow Ln/Lilac Ln (Photo No. 0029).

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Street sign, Hazel Ln/Lilac Ln (Photo No. 0030).



Street sign, Mason Rd/Lilac Ln (Photo No. 0031).



Roadway, Lily Lane (Photo No. 0032).



Roadway, Manzanita Lane (Photo No. 0033).

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Roadway, Park Road (Photo No. 0034).



Community bulletin board (Photo No. 0035).

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Natural Features

Meadow (Photo No. 0036).



Meadow (Photo No. 0037).



Meadow (Photo No. 0038).



Meadow (Photo No. 0039).

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Rock outcrop (Photo No. 0040).



Rock outcrop (Photo No. 0041).



Rock outcrop (Photo No. 0042).



Rock outcrop (Photo No. 0043).

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Property Owner Information (as attachment)

Accompanying this Amendment is property owner contact information for all 213 properties within the historic district, submitted as an Excel spreadsheet. Property owner names and mailing addresses have been compiled from ParcelQuest data from March 2025. Property owner phone numbers and email addresses have been taken from the Wilsonia Community Directory, to the extent they are available.

For Reference (as attachment)

- Copy of the original 1995 National Register Nomination
- Copy of the 2010 National Register Amendment