

# MASTER PLAN UPDATE

2005



**MORMON  
STATION  
STATE  
HISTORIC  
PARK**

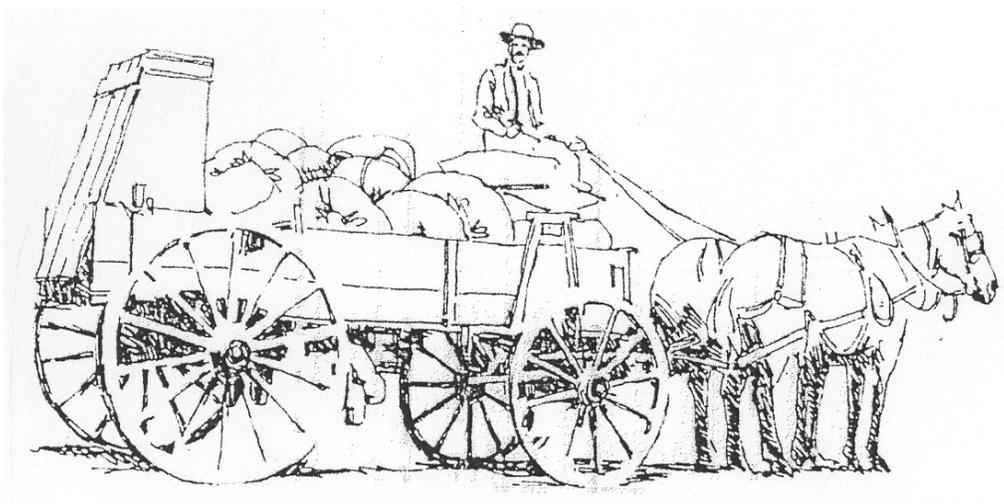
## FOREWORD

This planning document constitutes an update of the previous 1987 master plan for Mormon Station State Historic Park. Because the natural and cultural resource data have changed little over the intervening years, a comprehensive resource inventory and analysis was not deemed necessary. Consequently, this 2005 plan update relies on the resource data analysis documented in the earlier plan. Only pertinent significant changes regarding resource issues been addressed in this update. Another consideration is that several aspects of development proposed in the previous plan have been implemented, and/or modified. Most significantly, the “new” fire station directly across the main street from the park now occupies the entire once vacant lot that was proposed for joint park/fire department management in 1987. Meanwhile, the 1.2 acre Campbell property immediately adjacent to the north boundary of the original park has been acquired and annexed to the park. As a result, opportunities to further develop/enhance the park have been radically altered, precipitating the need for an updated master plan. This plan update addresses those opportunities.

**“Someday,  
and in my opinion not far distant,  
there will be a settlement here  
which will become  
a notable place in the country.”**

**ΩΩΩ**

**William Renfo Rothwell, 1850**



**MORMON STATION STATE HISTORIC PARK**

**2005 MASTER PLAN UPDATE**

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**MORMON STATION STATE HISTORIC PARK**

**2005 MASTER PLAN UPDATE**

**THE UPDATED  
MASTER PLAN**

# BACKGROUND

## THE EARLY PIONEERS

Centuries before the advent of the white man, the Washoe Indians made Carson Valley their home, together with nearby Washoe Valley and the Lake Tahoe area. As early as the 1830s, pioneers began entering the valleys east of the Sierra. The first emigrants to cross Nevada traveled along the Humboldt Trail, to the Carson and Walker Rivers, and ultimately across the Sierras to the San Joaquin Valley in 1841.

These early pioneers traveled quickly through a vast wilderness area which came to be known as Nevada, a word meaning “snow covered”. The name Nevada was used to describe many snow covered mountains and valleys, and in later years it came to represent the perseverance and hardship of the early pioneer experience, as fortune seekers with thousands of untold stories crossed this great land en route to the goldfields that awaited them California.

## HISTORY OF GENOA

The discovery of gold along the American River in 1848 sent thousands of fortune seekers across the Rocky Mountains and the Great Basin to California. The settlement at Mormon Station dates from 1851 when the site was established by a Mormon scouting party as a permanent trading post to serve travelers during the Gold Rush. Originally called Mormon Station, the town was later named Genoa.

The discovery of silver and the Comstock Lode in the hills around Virginia City during early 1859 changed the economic importance of the area by taking the focus away from Genoa. As a result of a devastating fire in 1910 and the shift of county government from Genoa to Minden in 1916, Genoa was transformed into a quiet, rural community, a setting which remains to this day.

***“The town of Genoa  
was rebuilt  
at its historic location following  
the fire  
that destroyed it in 1910 .”***

The town of Genoa was rebuilt at its historic location following the fire that destroyed it in 1910. The quaint community of Genoa stands today as a testament to the pioneers and settlers who came to this area seeking a better fortune, and to the history of the first settlement in the State of Nevada.

## HISTORY OF THE PARK

**I. EARLY HISTORY:** Before tackling the Sierra Nevada Mountains, the final barrier on the trail to California, exhausted travelers often rested and purchased supplies in the fertile oasis at the foot of the Carson Range, an area that would become known as Mormon Station, and in later years as Genoa.



**Mormon Station Ca. 1955**

In June of 1850 a temporary trading post was established on the west side of Carson Valley. Stories of this beautiful valley located on the emigrant trail intrigued Salt Lake businessmen, John Reese and his nephew, Stephen Kinsey. In the spring of 1851, loaded with more than a dozen wagons filled with supplies and a party of other pioneers and fortune seekers, these men set out for the Carson Valley. The Reese Company built a permanent trading post at a location near the existing Visitor Center/Museum at Mormon Station State Historic Park. Reese's Station, later renamed Mormon Station, soon had a blacksmith shop and a livery stable, with flour and saw mills located nearby. In later years the Rice Hotel and other notable structures were constructed

along the roadway that has become known as Main Street in the township of Genoa. Most of these structures, including the Rice Hotel, the Trading Post and the Gelatt Livery Stable and Blacksmith Shop were all destroyed in the fire that rampaged through Genoa in 1910.

In 1937 the legislature appropriated \$4,000 and directed the State Planning Board to take action toward the reconstruction of the log house at Mormon Station in Genoa. No funds were given the Park Commission for the next few years, so not much was accomplished during that time.

In 1947 the Legislature created the Genoa Fort Fund and appropriated \$5,000 for the purpose of constructing a replica of the old fort on its original site. They designated the site as "Genoa Mormon Monument", thereby placing it under the joint jurisdiction of the State Park Commission and Douglas County Board of Commissioners for control and maintenance. The Visitor Center/Museum and Stockade area were subsequently constructed and remain the focal point of the existing park to this day.

***"In 1947  
the Legislature created the  
Genoa Fort Fund and  
appropriated \$5,000 for the  
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a replica of the old fort on  
its original site ."***

In 1955 the Legislature authorized the transfer of full responsibility for Mormon Station to the State Parks Commission. It wasn't until September 5, 1957 that the actual transfer of title took place.

During the years that followed a number of campsites were installed at Mormon Station State Historic Park. The facilities offered individual campsites with a shade structure, a picnic table, and a fire pit. A restroom building was also provided within the campground area.

**II. 1975 MASTER PLAN:** A turning point for the park took place when a decision was made to eliminate overnight camping. In 1975 a master plan was drawn up by Richard D. Wood and Associates. The new plans for the park laid the groundwork for future planning to include day-use-only facilities, and no camping.

Between 1977 and 1978 Mormon Station Park was given a major facelift, during which new exhibits were constructed at the Visitor Center/Museum, overnight camping facilities were removed from the park altogether, and completely new day-use facilities were installed in the area of the site located north of the Stockade. The new facilities included a group-use Ramada, a pioneer-style restroom building constructed of pre-manufactured logs, a pump house, diagonal parking located along Main Street, meandering pedestrian paths of interlocking concrete pavers, sitting areas with benches and trash receptacles, day-use family picnic pads equipped with a picnic table and a barbeque pit, and improvements were made to the landscaping and irrigation system. It was during this period of time that the park took the form depicted in a series of digital photographs that were taken of the existing park in the spring of 2004. An example of these photos is available on the page that follows.

***“Between 1977 and 1978 Mormon Station Park was given a major facelift, during which...camping facilities were removed from the park altogether.”***

**III. 1987 MASTER DEVELOPMENT PLAN:** In 1987 a new park master development plan was formulated and all subsequent site improvements through 2005 have been made in accordance with this plan. Improvements made since 1987 include exhibit upgrades, remodeling of the interior of the Visitor Center/Museum, major exterior repairs/ log replacements for museum building, and construction of the Wagon Exhibit.

**IV. 2005 MASTER PLAN UPDATE:** Acquisition of the Campbell property in 2003 by Douglas County precipitated the need for an updated park master plan to reassess the existing park, as well as, to incorporate the Campbell annex into the overall park plan. Accordingly, a planning process was established to provide for substantial public involvement. The process was initiated on September 2, 2003 at a Town Hall Meeting in Genoa, followed shortly thereafter by a ribbon-cutting ceremony for the newly acquired Campbell property.

Consequently, a nine member citizen-lead planning team was established, comprised of seven members of the general public, and two Nevada Division of State Parks personnel. To guide the process, a planning team charter was drafted, a mission statement devised, goals & objectives established, and a public opinion survey conducted. In addition, a technical advisory committee comprised of seven other State Park personnel was established to provide staff support. This was followed by a series of Planning Team meetings and public workshops. Details of the entire planning process are documented in Appendix B.

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# THE CAMPBELL PROPERTY ACQUISITION

Acquisition of the 1.2 acre Campbell property by Douglas County in 2002 afforded a whole array of new development opportunities for the park, and precipitated the need for an updated park master plan. The Campbell property had become available after the death of Sylvia Campbell, a former neighbor and employee of the park for a number of years. Although a desirable addition to the park, the state was not financially able to acquire the property without the passage of a bond issue approved by the citizenry of the state. Concerns arose that the property could potentially be sold prior to the anticipated passage of the Question One Bond Issue. At the urging of and with a promise of private backing by the Support Historic Genoa Group, Douglas County was persuaded to purchase the property and maintain it in a holding pattern until a decision was reached regarding Question One.

***“The Campbell property became available after the death of Sylvia Campbell, a former neighbor and employee of the park for a number of years .”***

Voters approved the Question One Bond Issue in late 2002. Following approval, the State of Nevada and Douglas County proceeded to arrange a transfer of the title to the property and to repay the taxpayers of Douglas County. The property was officially transferred to the State in June of 2004.

## A DESCRIPTION OF THE CAMPBELL PROPERTY

*The following is a description of the Campbell property at the time of acquisition.*

**I. THE PROPERTY:** The Campbell property might best be described as a typical late 1940’s, or early 1950’s, ranch house/estate. The property consists of 1.2 acres located due-north of the existing park. A wooden fence separates the two properties. The Campbell property has virtually no front yard. Structures located on the property include a house, a barn, sheds, and a pump house. The house and barn are set along the west property line and as close as possible to the street. The house, which is currently being used as a temporary headquarters for park staff, is typically referred to as the Campbell House. The west boundary of the site (i.e. along Main Street) is defined by the facade of the barn and house, an old and weathered white picket and ranch-style fencing, hedges of lilac, and groupings of cottonwood and locust trees.

***“The Campbell property might best be described as a typical, late 1940’s, or early 1950’s ranch house/ estate.”***

The remainder of the property (i.e. the back yard) consists of an expansive lawn area. This large grassy area is sparsely planted toward the north and east, and heavily planted with groupings of mature, deciduous trees, shrubs and groundcovers to the south.

An open ditch traverses the property. It extends from the northwest corner of the site and runs along the back of the house, stopping approximately 30 feet from the south fence that separates the Campbell property from the existing park. The ditch, which began operation in the mid to late 1800's was used to flood irrigate the property.

***“A ranch style fence consisting of unpainted vertical one-by finished timber divides the two properties and is located along the south property line.”***

A ranch style fence consisting of unpainted vertical one-by finished timber divides the two properties and is located along the south property line. For the purposes of this master plan update, this fence is referred to as the Central Fence. An ornate archway was designed and constructed by Bob Milne (Maintenance Repair Specialist) in preparation for the Ribbon-Cutting Ceremony. The archway is located approximately 20 feet west of the existing restroom building and provides access between the two properties.

**II. THE HOUSE:** The house is a conservatively designed, single-story, rectangular structure with approximately 1100 square feet of interior space. The architectural style of the house is referred to as “minimal traditional”. The roof of the house is a repeated double gable with a moderate pitch. The exterior walls are smooth and white-washed.

**III. THE BARN:** A barn (or garage) is a single-story structure “one and a half units deep”. Located approximately 35 feet north of the ranch house, it is comprised of two separate units. The larger unit (or garage), similar to the house, has a double gable roof with a moderate pitch. The smaller unit (or shed) has a single moderate pitch. The two units together form a rather typical late 1940s to early 1950's ranch-style barn. Both the barn and the house are similar in appearance, except that the exterior of the barn is constructed using horizontal lap siding. Also, like the house, the exterior of the barn is white-washed.

**IV. THE COURTYARD:** In between the house and the barn is a somewhat overgrown and unkempt courtyard area. Along the west property (between the house and the barn) is a rather old and weathered white picket fence with huge shrubs that form an unkempt hedge-like appearance nearest the house. No shrubs are located along the picket fence closest to the barn. A huge locust tree and mature lilac shrubs dominate the courtyard area.

**V. THE SHEDS:** Approximately 100 feet northeast of the barn are five sheds of various sizes from very small to relatively large. The sheds are located along the north property line i.e. along

Kinsey Lane. The structures are rather old and weathered cedar wood sheds that are unpainted and in disrepair. The roof on the shed located furthest east is collapsing. Remnants exist inside some of the sheds that provide indications that they were used as chicken coops, to store ranch supplies, and for other purposes that are unknown. There is one very small shed or out-building located approximately 20 feet south of the larger sheds, in which a small area is fenced in. Portions of the fence are covered by mature vines, and the fence is in disrepair.



**Campbell Property Sheds**

**VI. THE FENCES:** The Campbell property is fenced along the property line in all directions. The fences were built using two methods of construction. A ranch style fence, consisting of unpainted vertical one-by finished timber, surrounds most of the Campbell property. However, a white-washed wooden picket fence is situated on a portion of the front (west side) of the property, facing Main Street.

**VII. THE LANDSCAPING:** A huge lawn or pasture area dominates the back yard. From the back of the Campbell House, looking east and north of the property, the expansive lawn area is almost completely void of trees and shrubs, and the area has an estate-like character. Looking southward, the view is quite different. Toward the southeast corner of the property is an orchard with a handful of very old and gnarly apple trees. Looking west from the apple orchard (i.e. along the south side of the house) lawn areas are interrupted by groupings of mature cottonwoods and other (mostly deciduous) trees.

***“A huge lawn or pasture area dominates the back yard.”***

***“...the expansive lawn area is almost completely void of trees and shrubs, and the area has an estate-like character.”***

Within this area are Oregon Grape, Dwarf Periwinkle and Lilac hedges.

On the south side of the house, is a rather small, stand-alone pump house with a doorway that opens into a small, empty room. The room has a hole in the floor. Within the hole is a wooden staircase that leads to a dark, dungeon-like vault that contains a pump located below ground.



**Campbell Property’s Expansive Backyard Lawn**

# ASSESSMENT OF EXISTING PARK FEATURES, SITE CONDITIONS & INFRASTRUCTURE

*The first order of business for the Planning Team was the assessment of existing park features, including structures and fences located on the Campbell property and in the existing park. Incorporated into the assessment was a determination of the historic significance of certain structures, their condition and the desirability for restoring or removing them. A follow-up assessment of pertinent site conditions and utilities infrastructure was also conducted.*

*The following is a brief summary of the information acquired and the decisions made by the Mormon Station Park Planning Team related to the assessment process. These decisions by the Planning Team played an important role with regard to the overall planning process, as they formed the basis for recommendations that followed related to the design of the Campbell property and recommended improvements for the existing park.*

## STRUCTURES ASSESSMENT

### I. EXISTING PARK

*The only structure located within the existing park that required a detailed assessment was the existing Restroom Building, the location of which is depicted in the Existing Site Plan, EXHIBIT 1. However, the Wagon Shed shows definite signs of uneven settling of the support poles, and will require stabilization. The museum building has undergone relatively recent renovations and there was no inclination by the planning team to modify it. Likewise, the functionality and condition of the existing group ramada was deemed satisfactory.*

**RESTROOM BUILDING:** At the time of the writing of this master plan update, an existing restroom building is centrally located within the existing park, along the north property line. The building is constructed of horizontal logs stacked to a vertical height of approximately 12 feet at the peak of the roof. The building has a separate men's and women's restroom with a service room in between.

**A. HISTORIC SIGNIFICANCE:** The building, which was constructed in 1978, does not have any historic significance.

**B. SUITABILITY FOR PUBLIC OCCUPANCY:** The process of assessing the existing Restroom Building included trips to the site and observations made by the park staff. The

***“...the recommendation of the Planning Team is to remove the existing Restroom Building and replace it with a new structure .”***



**Structurally Damaged Existing Restroom**

condition of the Restroom Building was assessed by the Project Architect, and the following observations were made: The building is in a state of disrepair. It was noted that the building was structurally shored up in recent years and the work that was done for the purpose of stabilizing the building is failing. Overall, the conclusion of the Project Architect is that the building is in such disrepair that it is no longer suitable for public use.

**C. RESULT:** As a result of the information obtained during the assessment process, the recommendation of the Planning Team was to remove the existing Restroom Building and replace it with a new structure. Furthermore, it was decided that the new Restroom should be built at a location near the Stockade area.

## **II. CAMPBELL PROPERTY**

*All of the existing structures located on the Campbell Property were included in the assessment process. The results of this process are as follows:*

**GENERAL:** The evaluation process was utilized to determine which of the structures located on the Campbell property should be removed and which should be preserved and incorporated into the design of the new park addition.

**A. HISTORIC SIGNIFICANCE:** The first order of business was to determine if the existing structures located on the Campbell property have any historic significance, and if justification exists to preserve them, based upon historic value. To this end, a great deal of research and introspection ensued, ultimately leading to the following conclusions: Overall, a determination was made that the Campbell House, the Barn and the other structures located on the Campbell property do not possess any significant historic value. It was concluded that the 1940's architectural style of the House and Barn do not lend themselves to the "Old Genoa" theme adopted for the

***"...a conclusion was drawn by the members of the Planning Team that justification does not exist to preserve any of the structures located on the Campbell Property."***



**Campbell Property House & Barn**

community. And furthermore, the architectural style of the house and barn are not in keeping with the mid-1870's theme that was ultimately chosen for this new addition to the park. Therefore, a conclusion was drawn by the members of the Planning Team that justification does not exist to preserve any of the structures located on the Campbell Property.

**B. SUITABILITY FOR PUBLIC OCCUPANCY:** The next order of business for the members of the Planning Team was to assess each the existing structures to determine if they are suitable for public occupancy. To this regard, the following conclusions were drawn: Overall, the determination was made that the Campbell House, the Barn and the other structures located on the Campbell property *in their present condition* are not suitable for public occupancy, primarily due to code compliance issues, especially accessibility. Furthermore, it was concluded that the cost to renovate these structures could easily exceed the cost to replace them. For these reasons, the decision was made by the members of the Planning Team to demolish all of the existing structures located on the Campbell property, except for three sheds located along Kinsey Lane.

**C. THE RESULT:** As a result of the evaluation process, an opportunity unfolded in which the planning process began with nearly a clean slate. As a result of these findings the Planning Team decided to maximize removal and replacement of most all of the structures located on the Campbell property. Following deliberation regarding the pros and cons of preserving of the Campbell House, it was concluded that it would be more cost effective, and more sensible to remove the house and replaced it with another structure.

***“As a result of the conclusions drawn by the members of the Planning Team, an opportunity unfolded in which the planning process began with nearly a clean slate.”***

## **FENCES ASSESSMENT**

**GENERAL:** The first step in the fence evaluation process was to determine which fences should be removed and which should remain.

**A. THE CENTRAL FENCE:** The process began with a lengthy discussion of the Central Fence that separates the two properties. Following a lengthy discussion, a decision was made by the members of the Planning Team to recommend removal of the Central Fence in its entirety in order to open up sight lines and to eliminate the visual barrier that divides the two properties.

***“...a determination was made to remove the Central Fence...that divides the two properties.”***

**B. THE MODIFIED STOCKADE FENCE:** The next topic of discussion was with regard to the fences located in the existing park. The most significant decision made as a result of this discussion was the recommendation to construct a Modified Stockade Fence to replace the open-rail fence in the existing park located along the east property line, from the northeast corner of the Stockade and terminating at or near the location where the Central Fence intersects with the fence located along the east property line. This decision and other recommendations related to the fate of fences located in the existing park are explained in more detail in APPENDIX D.



**C. OTHER FENCES:** Overall, except for the Stockade fence and other fencing located along the east property line, the recommendation of the Planning Team is to remove all other existing fences. These decisions and other recommendations related to the fate of other existing fences are explained in more detail in APPENDIX D.

## **EXISTING SITE CONDITIONS ASSESSMENT**

**GENERAL:** Several problem areas were identified in conjunction with the site conditions assessment, primarily related to accessibility.

**A. INADEQUATE ACCESSIBILITY:** Existing parking does not fully comply with the Americans with Disabilities Act (ADA). The gravel parking does not meet the 2% maximum slope requirements for vehicle access by persons with ambulatory disabilities, such as wheelchair users, and is less than ideal from a surface stability standpoint. Furthermore, the existing walkways from the designated parking site along Main Street do not meet maximum 5% ADA slope requirements.

**B. SIDEWALK PAVERS – UNEVEN SETTLEMENT:** Uneven settlement of sidewalk pavers have resulted in trip hazards for pedestrians using the walkways. Related to this uneven settlement are drainage problems associated with the sidewalks (see below).

**C. DRAINAGE PROBLEMS:** The existing park has an ongoing problem with surface drainage. Over the years, the turf areas adjacent to the sidewalks have been raised by the accumulation of organic matter, leaving the sidewalks below grade. This has created a channeling effect for surface runoff that has resulted in the accumulation of sediment and debris on paved surfaces of the park after most significant storm events.



**Pavement Settling & Sediment Accumulation**

## **UTILITIES INFRASTRUCTURE ASSESSMENT**

**GENERAL:** Since the 1987 master plan effort, the situation involving the availability of public utilities has changed. This plan update addresses these changes, and the opportunities they afford.

**A. SEWER SYSTEM:** The existing sewer system depends upon a septic tank and leach field. However, in recent years, the county has installed a public sewer system along Genoa Lane, adjacent to the park. This affords the opportunity to abandon/remove the existing septic system from the park and to tie into the county's sewer main, particularly if the existing restroom structure was to be replaced by a new facility.

**B. WATER SYSTEM:** Both domestic and irrigation water depends on an existing well on the site. However, increasingly stringent federal requirements for water treatment involving domestic water systems has made tying into the town's water system and abandonment of the well for domestic water purposes more attractive. Continued use of the well for irrigation purposes, however, is feasible because the domestic water quality/ treatment regulations do not apply for irrigation.

**C. POWER:** Power for the park is adequate. However, should the existing restroom facility be relocated, it will be necessary to realign the underground power conduit for the group ramada. The ramada currently feeds off the electric panel box on the existing restroom building.

# THE UPDATED MASTER PLAN

*The following is a detailed explanation of the elements of the 2005 master plan update as adopted for Mormon Station State Historic Park. This plan takes into account recommendations made by the Mormon Station State Historic Park Planning Team, those expressed by the community at large during a series of public meetings held in the Township of Genoa, and decisions made as a result of review by the staff at the Nevada Division of State Parks. The plan is highlighted by two contrasting themes between the old original (existing) park and the newly acquired Campbell property.*

*These themes will be emphasized by the introduction of a self-guided tour of the entire park site. To accomplish this goal, interpretive markers will be placed at strategic locations throughout the park. Individual markers will be keyed to information contained within a printed brochure. The brochure will explain the historic, cultural and scientific elements of the site. Some of the more critical interpretive stations may be augmented by permanent mounted displays with maps, graphics and/or accompanying narratives.*

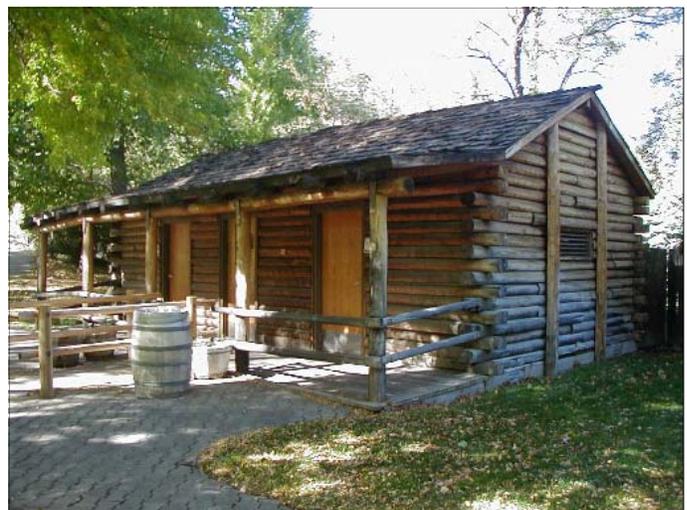
## ORIGINAL PARK PLAN UPDATE

**GENERAL:** The theme for the “existing” (original) area of the park is *life as it was during the mid 1800’s*. The focal point for this area is the Visitor Center/Trading Post/Museum and Stockade Area. The existing park includes pioneer style buildings, fences and other structures, all of which are replicas of what may have existed on-site during the mid-1800’s. In general, these structures were constructed of rough hewn logs and/or rough cut lumber with primitive furnishings. This pioneer theme is intended throughout the old (original) portion of the park.

### I. RESTROOM BUILDING

The existing restroom has been found to be structurally unsound. For this reason, the first priority of the updated master plan is to replace this structure with a new restroom building.

The proposed location for the new restroom building is at the northwest corner of the Stockade, immediately north and adjacent to the Wagon Exhibit at the approximate location depicted on the UPDATED MASTER PLAN, Exhibits 2 & 4. The building will be designed to take advantage of the existing trees located at the northwest corner of the Stockade. The actual design



**Existing Restroom Building**

of the building (i.e. the size, spatial arrangement, location of doors, orientation of the structure, etc.) will be determined by the project architect. The design of the structure will reflect the period architecture of the mid-1800's, and it will be designed to blend in with the Stockade area and adjacent structures. The roof of the stockade restroom will be gabled with exposed timber trusses in the front. Because a county sewer main has been installed along Genoa Lane, it will now be possible to connect any new park facilities, including the proposed new Stockade restroom, and abandon the existing septic system/ leach field. State Parks has already paid the connection fee. Similarly, all new park facilities, including the proposed restroom, will be connected to the town water system, except for the irrigation system.

***“The existing restroom has been found to be structurally unsound. For this reason, the first priority of the updated master plan is to replace this structure with a new restroom building.”***

## II. EXISTING STORAGE SHEDS

**GENERAL:** Two (2) sheds are currently located adjacent to the Wagon Exhibit i.e. at the northwest corner of the Stockade. These sheds may be removed, or left where they are currently located, depending on the option to be selected at a later date. One of the sheds is portable; the other is stationary.

**A. THE PORTABLE SHED:** The portable shed is too modern for the period architecture of the Stockade area. The recommendation is to remove it and replaced it with storage space in the new restroom building. Another option would be to provide equivalent storage space at some other on-site location.

**B. THE STATIONARY SHED:** The stationary shed was designed to be permanent. At its current location it shares a wall with the Stockade fence. In order to move it, the shed would need to be dismantled. The design and character of this shed is in keeping with the period architecture of the area. The recommendation is to preserve it. If the shed is left where it is, the new restroom building will be moved to the east of it. Another option is to remove the shed and provide a comparable amount of storage space elsewhere on the site. Whether or not the shed is removed will depend upon the decision-making process when the new restroom building is designed.

**C. ADDITIONAL STORAGE SPACE:** A study is recommended to determine if additional storage is needed and where the storage space should be locate in order to be convenient for park staff. At a minimum, ***the amount of storage space removed must be equal to the amount of storage space built elsewhere on the site.***

## III. RECONFIGURE THE STOCKADE FENCE

**GENERAL:** The Stockade fence, at the location of the proposed new restroom building, will be reconfigured to accommodate the new structure. It is estimated that ***the minimum size*** of the

proposed building (without storage) will encompass an area of approximately 576 square feet (roughly 24 feet by 24 feet). Separate men's and women's facilities will be provided. Each facility will include *a multi-purpose, oversized stall* to meet ADA requirements, and to act as a change room for the bride in the women's room, and for the groom in the men's room. The oversized stall will include a bench (which may or may not be designed to fold up against the wall), a mirror, and hooks for hanging clothes. Additional space (in addition to the 576 square feet mentioned above) will be required if a storage area is included in the design of the new restroom building as mentioned above.

#### **IV. WALKWAYS/ ACCESS**

**GENERAL:** In order to address the problems with the uneven settlement of existing pavers, accumulation of debris and sediment due to poor drainage, and accessibility deficiencies, several improvements regarding the walkways and access to the "existing" park are recommended:

**A. WALKWAY REPLACEMENT:** Due to the uneven settling and drainage problems resulting from the "sunken" walkways, complete replacement of the existing interlocking pavers is proposed. Ideally, the pavers should be replaced with interlocking pavers or a stamped concrete pattern that emulates a modular paver design. Regardless of the option selected, the choice must complement the historic character of the park. The replacement walkways should be raised above the current levels, so that the pavement surfaces are above the adjacent lawn areas and/or plant beds.

**B. ADA ACCESS:** Because the existing designated accessible parking along Main Street and the access from the designated parking to use areas within the park do not comply with ADA standards, several access improvements are recommended. The designated parking should be relocated to the three existing spaces which are situated the shortest distance to the north of the museum. These should be paved within the 2% maximum slope standards, and the center space striped as an 8' wide access aisle. Furthermore, the space furthest from the museum should be designated and signed as "van accessible," while the closest should be designated as regular accessible space with appropriate signage. To provide suitable access from the parking to the museum and other facilities, a new access walkway is to be constructed on a large radius curve that will allow the accessible route to remain at 5% or less longitudinal slope.

### **CAMPBELL PROPERTY PLAN UPDATE**

**GENERAL:** In contrast to the mid 1800's "pioneer" theme of the existing park, the theme for the Campbell Property is *life as it was during the 1870's*. The focal point for this area is a proposed replica of the Rice Hotel. The new addition will include a number of other structures including a Livery Stable and Blacksmith shop and an overhead Group Picnic Shelter. To assure continuity, all of the buildings and structures to be built on for the Campbell Property will be constructed using *finished timber construction*. The exterior surface of the proposed buildings will be painted

white, while other structures, such as the sheds, fences (and perhaps even the proposed Group Use Shade Structure) may be finished with applications of water-retardant preservatives and stains.

## I. THE RICE HOTEL

**HISTORIC BACKGROUND:** According to information obtained by the members of the Planning Team, documentation exists which places the Rice Hotel *at the north end of the township of Genoa, on the east side of Main Street, across the street from the Genoa Courthouse.* All indications point to the fact that the Rice Hotel was built during the mid-1800's and was located somewhere on the site now known as Mormon Station State Historic Park.

***“All indications point to the fact that the Rice Hotel was built during the mid-1800’s and was located somewhere on the site now known as Mormon Station State Historic Park.”***

In 1858, this two story frame building was known as the Gilbert Hotel. Later, the hotel became the Chase and White Hotel. The Rice brothers purchased the hotel in 1872 and advertised the hotel-bar-restaurant as the White House. The Rice Hotel sustained irreparable damages during the Genoa fire of June 28, 1910 and the building is believed to have been torn down sometime shortly thereafter.

**FOCAL POINT:** The goal of the updated plan is to establish the Rice Hotel as the focal point for the Campbell property. With this in mind, the proposal is to replace the Campbell House with a replica of the Rice Hotel as soon as funds can be raised for this purpose. The Rice Hotel will be designed as a multipurpose public-use facility. Its function will be similar to that of a regional community center for the citizens of Genoa and Douglas County, and for visitors from various locations throughout the state. The primary purpose for the facility will be to provide additional opportunities for historic interpretation and to offer much needed support facilities for weddings, banquet parties and meetings. In addition, the facility will act as headquarters for park staff. The vision of the plan is that the facility will be open to the public year-round and that the facility will prove to be an important source of revenue that will offset the costs associated with the operation and maintenance for Mormon Station State Historic Park.

***“The Rice Hotel will be designed as a multipurpose public-use facility. Its function will be similar to that of a regional community center for the citizens of Genoa and Douglas County, and for visitors from various locations throughout the state.”***

**NON-COMPETITIVE USES:** A key element of the updated master plan is the notion that the proposed Rice Hotel would not be used for purposes that are competitive with other businesses that

exist within the local area. For instance, lodging and a daily operational restaurant/deli will not be permitted within the new facility. Uses that are considered non-competitive include facilities for weddings, banquet parties and meetings. Related support facilities would include restrooms, change rooms for wedding parties and a kitchen with storage. It should be noted, however, that even though businesses exist within the local area that offer similar facilities for weddings, banquets and meetings, that the expressed needs of the community has mandated that more of these types of facilities are needed and desired within the local area. Therefore, *given the expressed wishes of the citizenry to provide these facilities at Mormon Station State Historic Park, such aforementioned uses shall not be considered in competition with local businesses that offer the same or similar facilities and services.* Public consensus has made it that the proposed facilities, per the recommendations included herein, are approved for inclusion in the updated master plan, and that such improvements are deemed by its citizenry to be an asset to the Township of Genoa, to Douglas County, and to the outlying communities.

**SCALE:** Since lodging and a fully-operational restaurant would be considered inappropriate uses of the proposed facility, the plan recommends the possibility of building *a downsized version of the building be explored.* The recommended options would be as follows:

- A. Option #1: Full Scale:** Design/build both the front and back sections of the structure *at full scale;*
- B. Option #2: Reduced Scale:** Design/build both the front and back sections of the structure *at a reduced scale;*
- C. Option #3: Phasing:** Design/build the front section of the building first (i.e. at full or reduced scale), and the back section of the building could be constructed at a later date, when funds become available;
- D. Option #4: Modified Scale:** Design/build only the front section of the structure. The back section of the structure would be excluded from the design.

**SPATIAL CONSIDERATIONS:** A number of factors must be taken into account when determining the optimum size and configuration of the proposed Rice Hotel. Such factors will include cost constraints, spatial requirements, functional relationships, and other contributing factors that must be investigated and weighed during the design process. Spatial design of the interior of the hotel will focus on *efficient use of multiple-use spaces* to accommodate weddings, banquet parties, and meeting and conference activities.

***“The total floor space proposed for the Rice Hotel (including the second story floor) is 3,200 square feet...”***

The historic building consisted of a T-shaped configuration with two distinct building sections (i.e. a front and back section). This configuration is depicted in the photograph of the historic Rice

Hotel (see Exhibit 5) at the end of this section, and on the plans which show the proposed replica of the Rice Hotel (see Exhibits 2 & 3).

**A. Front Section Of The Building:** Exhibits 2 & 3 are plan views of the proposed structure showing the front section as having its longest length parallel to Main Street. This section measures 40 feet across and 20 feet deep, covering a total of 800 square feet of floor space.

**B. Back Section Of The Building:** The back section is shown with the longest length perpendicular to Main Street and measures 40 feet deep and 20 feet across, covering an additional 800 square feet of floor space.

Both the front and back sections combined will thus cover a footprint of 1,600 square feet. The total floor space proposed for the Rice Hotel (including the second story floor) is 3,200 square feet i.e. 1,600 square feet at ground level and 1,600 square feet of second story floor space. Although the exact dimensions of the historic hotel are unknown, the square footage has been estimated to be somewhere in the neighborhood of the 1,600 square feet footprint proposed.

**1870's PERIOD ARCHITECTURE:** The layout and design of the Rice Hotel should be in keeping with the architectural style depicted in historic photographs and in other historic artwork *which depict the same or similar structures known to exist during the 1870's*. Research shows that a striking resemblance exists between the historic photographs of the Rice Hotel and Buckland Station located at Fort Churchill in Lyon County. Buckland Station is in the process of being restored and should be used as a representative example of the period architecture and detailing that is recommended for the Rice Hotel.

***“Research shows that a striking resemblance exists between the historic photographs of the Rice Hotel located in Genoa and Buckland Station located at Fort Churchill in Lyon County...”***

The preferred plan is to build a replica of the Rice Hotel, i.e. as close as possible to the layout of the building that existed in Genoa during the 1870's. Further research is recommended in order to establish more details related to the design, construction and interior of the historic Rice Hotel. Although the interior of the Rice Hotel would be altered to accommodate the recommended uses as addressed herein, Buckland Station should be used as a representative example of interior design and detailing that is proposed for the Rice Hotel.



**Ft. Churchill State Park's Buckland Station**

**INTERIOR COMPONENTS:** The vision of the updated plan for the park is that the design of the Rice Hotel would program all of the following *interior* components:

- Museum with a Lobby as the Interpretive Center for the Hotel
- Public Restrooms that are open Year-round
- Change Room Facilities for Weddings and other Events
- Wedding Hall and Parlor
- Additional Rooms for Smaller Functions and Events
- Kitchen Facilities to be used for Catering
- Office and Storage Space for Park Staff
- NSPCA Gift Shop

*The following narrative provides additional detailed information related to the proposed scope of each of the proposed interior components outlined above.*

**A. MUSEUM:** The facility will include a hotel lobby/ museum located on the first floor. The intent of the updated plan is that a person entering through the front door of the Rice Hotel will experience the sense of being transported back in time to the 1870's. It is suggested that an authentic period-style hotel reception area be provided with antique furnishings and fixtures, period-style hardwood floors, area carpets and draperies; historic displays, black and white photographs that depict local historic persons and events, and signage...all representative of the 1870's era. Thus, the intent is to design all interior spaces of the hotel to replicate an atmosphere and experience that depicts *life in the 1870's*.

***“The intent of the updated plan is that a person entering through the front door of the Rice Hotel will experience a sense of being transported back in time to the 1870's.”***

**B. LOBBY AND INTERPRETIVE CENTER:** Although the rest of the building will be designed to include period furniture, period furnishings, and period detailing and finish work, the hotel lobby would be designed as an interpretive center, with furnishings and displays appropriately designed for such use. However, the hotel lobby/interpretive center would still be designed, detailed and furnished to suggest life in the 1870's. At the time of the publication of this master plan update, an antique piano is currently being stored at the Campbell House. The piano was donated to the Nevada Division of State Parks, and is believed to be in keeping with the proposed period architectural of the 1870's. The plan recommends that the piano should be used as the focal point for the hotel lobby.

The updated plan also envisions the display of historic photographs and other artifacts on the walls of the hotel lobby and in other areas of the hotel. Each photograph or artifact will include interpretation of the history and significance of the items on display. The State of Nevada, Douglas County and the Township of Genoa are encouraged to advertise for donations of antique furniture and other furnishings, fixtures, photographs and artifacts to be displayed in the hotel. It is also suggested that the Division of State Parks provide a plaque for the purpose of recognizing individuals, families, businesses and non-profit organizations who make significant contributions of money, furnishings, materials, and labor for the successful design, construction and completion of the Rice Hotel.

***“The State of Nevada, Douglas County and the Township of Genoa is encouraged to advertise for donations of antique furniture and other furnishings, fixtures, photographs and artifacts to be displayed in the Rice Hotel.”***

**C. BURGLAR ALARM SYSTEM and SECURITY LIGHTING:** For a number of reasons, including the fact that the building will contain antiques and other valuables, the design of the facility will require a burglar alarm system and security lighting.

**D. PUBLIC RESTROOMS:** Another recommendation of the plan is that the design of the Rice Hotel include interior restroom facilities that are open to the public year round. Although a number of concepts were discussed related to the interior design of the building, it was ultimately agreed that the year-round public restrooms be located on the ground floor and easily accessible from the hotel lobby. Conversely, facilities that support weddings, meetings and other events would best be located on the second floor. *Note: an unobtrusive elevator will be required to meet ADA requirements.*

**E. CHANGE-ROOM FACILITIES:** Change-room facilities located within the proposed Rice Hotel are considered a high-priority. The proposed change-rooms should be designed separate and apart from the public restrooms. Change rooms are considered a necessary priority for the purpose of accommodating the needs of wedding parties and other events. In addition, it was emphasized that separate change rooms should be provided for the bride, for the groom, and perhaps even separate change areas for other members of the wedding party. Discussions related to spatial requirements suggested that the architect should take into account the possibility that additional restrooms may be needed on the second floor and conveniently located near the change rooms. Regardless, change rooms should be located within close proximity of the wedding hall, with sufficient separation from other facilities to ensure that conflicts do not develop between public use facilities and private wedding parties. In order to satisfy this requirement, it may be necessary to provide full-scale public restroom facilities on the first floor and scaled-down restroom facilities on the second floor. Like the proposed Stockade restroom building, the proposed Rice Hotel reconstruction would be connected to the county sewer and water systems.

**F. WEDDING HALL:** The new updated plan also envisions a separate hall of ample size within the Rice Hotel that can be used to accommodate large to medium size weddings. However, it should be emphasized that the hall should also be designed for multi-purpose uses such as meetings, banquet parties and other social events. The goal is to design a facility that provides a year-round attraction and generates sufficient income to support the further development, maintenance and operation of the park.

***“The goal is to design a facility that attracts year-round use, and generates sufficient income to support the further development, maintenance and operation of the park.”***

**G. PARLOR:** It is suggested that a parlor room should be considered as an essential element of the overall design of the wedding facilities. The intent is that the wedding party would enter the wedding hall by means of the parlor, and that the parlor would be designed to be used as a waiting room for the wedding party. Accordingly, a high degree of attention should be given to the design and detailing of the parlor in order to create an authentic replica of a typical hotel parlor room that might have existed during the 1870’s.

**H. ADDITIONAL ROOMS FOR SMALLER FUNCTIONS AND EVENTS:** Consideration should be given to the possibility of providing additional rooms that could be used for small wedding receptions, meetings, banquet parties and other events. Although a somewhat lower priority, it would make sense to consider the possibility of providing additional, multi-purpose rooms that could be used for smaller functions and events. For instance, a board room might be included in the design for the purpose of accommodating board of directors’ meetings.

**I. KITCHEN FACILITIES:** A key element in the overall design of the Rice Hotel is the recommendation to provide kitchen facilities for the purpose of accommodating indoor weddings, banquet parties and other gatherings that require catered food service. In addition, it is specifically recommended that persons using the proposed Group Use area to have access to the kitchen. However, utilization of the kitchen facilities on a permanent/ full-time basis by any particular persons or entity discouraged. The basis for this recommendation is the desire prevent the operation of permanent/ full-time food services that would be in competition with businesses located within the Township of Genoa.

**J. OFFICE AND STORAGE FOR PARK STAFF:** Another key element in the overall design of the Rice Hotel is the recommendation to provide office and storage space within the building for park staff. At the time of the writing of this master plan update, the park office is temporarily located in the Campbell House. Once demolition of the house begins to make way for the construction of the Rice Hotel, it will be necessary for park staff to find temporary office space elsewhere, until the construction is completed. An important factor related to the recommendation to house the park staff within the Rice Hotel will be to develop circulation paths and spatial relationships that successfully integrate the proposed diversity of uses with the primary mission of park...to provide the public with opportunities for historic, scientific and cultural interpretation of

the site and the surrounding area. The point is to not lose sight of the objective to create a building that supports historic interpretation. All other uses are secondary to this mission.

***“The point is to not lose sight of the objective to create a building that supports historic interpretation. All other uses are secondary to this mission.”***

**K. NSPCA GIFT SHOP:** The inclusion of a traditional gift shop similar to those typically found within the Township of Genoa is precluded. To the contrary, the plan supports operation of a Nevada State Parks Cooperative Association (NSPCA) gift shop within the Rice Hotel. The NSPCA oversees, reviews and approves all items sold at the State park level. Not all Nevada State parks have a gift shop. However, those parks which do have a gift shop sell retail items such as T-shirts, sweat shirts, denim jackets, and ball caps that feature an embroidered Nevada State Parks logo. Other items that are typically sold at NSPCA gift shops include natural and cultural history books, pamphlets, postcards, silver medallions from the Nevada State Museum, and other miscellaneous items related to the historic, cultural and/or scientific interpretation of the park in which the gift shop is located.

The suggestion to include a NSPCA gift shop within the Rice Hotel is not considered a high priority. *However, the possibility of including a NSPCA gift shop is something that should be considered during the design phase.* If a decision is made to include a NSPCA gift shop, it will be important to be very discreet with regard to the design and placement of the gift shop within the Rice Hotel. The primary concern is with regard to visibility. For this reason the gift shop must be low-profile so that its location and visibility does not detract from the historic setting. The need to protect the integrity of the historic and interpretive qualities of the interior spaces cannot be over emphasized.

***“The need to protect the integrity of the historic and interpretive qualities of the interior spaces cannot be over emphasized. For this reason, no elements should be included in the design of the Rice Hotel that will distract the visitor from the overall intended historic experience.”***

For this reason, no elements should be included in the design of the Rice Hotel that will distract the visitor from the overall intended historical experience. It would not be appropriate, for example, to integrate a NSPCA gift shop into the design of the hotel lobby where antiques and other historic artifacts are the primary focus of attention. It would, however, be appropriate to place the gift shop at an inconspicuous location toward the back of the building, away from the historic and interpretative elements of the hotel interior.

**▲ *Interpretive exhibits will be provided at strategic locations within the hotel’s interior to explain its history and significance, along with similar structures which existed between the mid to late 1800’s. The interpretive themes should also include the hotel’s significance related to current times.***

**EXTERIOR COMPONENTS:** The updated plan concept for the design of the Rice Hotel includes all of the following *exterior* components:

- The South Deck
- Tea Service Concession
- Boardwalks
- Sitting Areas
- Landscaping and Irrigation
- Night Lighting
- Modular Pavers and/or Stamped Concrete
- Interpretive Markers and/or Exhibits

**A. THE SOUTH DECK:** A wood deck (or a deck constructed of an alternate composite wood-like material) is proposed for the south side of the Rice Hotel, overlooking the Group Use area. The vision is that the proposed kitchen facilities may be used to provide catering for weddings and other functions held at the Group Use area. Accordingly, it is suggested that the design for the area include easy access by way of a pedestrian walkway that links the kitchen facilities with the Group Use area.

***“ ...the type and color of materials selected for construction of the deck should match the color and the materials used for the construction of the boardwalks...”***

**B. TEA SERVICE CONCESSION:** The only suggestion considered relating to *food service*, other than catering, is the possibility of providing a Tea Service concession for weekend and holiday visitors. The Tea Service area would be incorporated into the design of the proposed deck located on the south side of the Rice Hotel.

***“ ...it is not the intention, nor the desire of the Nevada Division of State Parks, to support any type of permanent/full-time business venture that would be in competition with existing businesses located near the park.”***

To provide clarification regarding the proposed Tea Service Concession. It is **not** the intention to include a restaurant, coffee shop, deli or any other type of food service at the Rice Hotel, other than catering. Furthermore, it is **not** the intention to support any type of permanent/ full-time business venture that would be in competition with existing businesses located near the park. For instance, if the suggestion to provide a Tea Service Concession is perceived as being competitive with the nearby bakery and deli, one possible solution would be to encourage the owners of the bakery and deli to compete for the concession operation via the formal RFP (Request for Proposals) process that State agencies are obligated to follow. If this were to occur, it would then be fitting for the concessionaire to provide a limited selection of pastries and other food items that are also offered at the bakery and deli.

The operators of the Tea Service Concession will be required to create an atmosphere and presentation style in which each and every detail (such as dress, uniforms, furniture, food items,

silverware, cups and saucers, napkins, etcetera) is in keeping with the interpretive goal of the Campbell property, which is *to depict life in the 1870's*.

**▲ Interpretive markers and/or exhibits will be provided to explain the history and significance of social customs, foods, dress, etcetera, as relates to the proposed Tea Service Concession and other services that were offered to the travelers and settlers who inhabited the area during the mid to late 1800's. The goal is to interpret the customs and services that were typical of early pioneer days.**

**C. BOARDWALKS:** Boardwalks are intended to be provided in the manner as depicted on the UPDATED MASTER PLAN, Exhibits 2 & 3. This historic means of providing pedestrian access is considered an essential element in the overall design of the Rice Hotel and Livery Stable. The boardwalks are intended to serve two functions as follows:

***“ Boardwalks are considered an essential element in the overall design of the Rice Hotel and Livery Stable.”***

**(1)** Boardwalks will play a key role in the process of recreating an authentic 1870's experience for park visitors.

**(2)** Boardwalks will provide the pedestrian linkage that will be necessary between the Rice Hotel and the Pioneer Livery Stable and Blacksmith Shop. As depicted on the Plan Exhibits 2 & 3, a secondary access point will be provided at the front entry to the hotel (i.e. accessible from Main Street); and a third point of entry will provide access to and from the open space and picnic area located to the east, toward the back of the Campbell property.

Although finished wooden planks were typically used for the construction of boardwalks during the 1870's, untreated wood products that are exposed to the elements do not hold up well in this area. For this reason, consideration should be given to the possibility of using an alternate composite wood-like material for the boardwalks (i.e. to match the material selected for the deck

#### **COORDINATION OF MATERIALS**

*The design team is encouraged to coordinate the selection and use of materials used at different locations within the park. In particular, the type and color of materials selected for construction of the deck should match the color and the materials used for the construction of the boardwalks. For example, the use of 2 by 6 pressure-treated wood planking for the construction of the deck, and 4 by 4 pressure-treated wood planking for the boardwalks satisfies the requirement stated above. Even though the size of the planking varies, the use of pressure-treated wood for both structures would provide the desired appearance. Another alternative involves the use of composite wood products. If the planking selected for the deck is a synthetic wood product (i.e. such as 'EverGrain Decking' by Epoch™ at [www.evergrain.com](http://www.evergrain.com)), a specific color will be chosen and the same product and color used for the deck should also be used for the construction of the Boardwalks.*

located on the south side of the Rice Hotel). Although synthetic materials are more durable and more cost effective *in the long run*, a determination must be made regarding whether or not alternate materials (other than wood) can be used to effectively create *an authentic appearance*.

If it is determined that synthetic products and materials cannot effectively create the desired effect, such products and materials should not be used for the construction of the proposed boardwalks and decking. If it is decided that wood products are the best choice to achieve the desired effect, it is advisable to use 4" x 4" or 4" x 6" planking, rather than 2" by 4" finished lumber.

**▲ *Interpretive markers and/or exhibits will be provided to explain the history and significance of boardwalks which existed between the mid to late 1800's.***

**D. SITTING AREAS:** Sitting areas are proposed at various locations along the boardwalks as depicted on the UPDATED MASTER PLAN, Exhibits 2 & 3. Benches and trash receptacles selected for these areas should be consistent with those used in other areas of the park.

**E. LANDSCAPING AND IRRIGATION:** Landscaping and irrigation are considered important aspects of the overall design of the Rice Hotel. In particular, trees, shrubs and groundcovers planted adjacent to the hotel should be consistent with the plant materials specified in other areas of the park. For more information related to landscaping and irrigation, refer to the section entitled *Site Landscaping and Irrigation* (see pages 50-52).

**▲ *Interpretive markers and/or exhibits will be provided to explain the historical values associated with landscaping and irrigation systems that existed during the mid to late 1800's at locations similar to the Rice Hotel and the Gelatt Livery Stable.***

**F. SITE SECURITY LIGHTING:** Although the vision of the plan is to keep night lighting to an absolute minimum, the necessity to provide lighting for security purposes is not something that can be ignored. For this reason issues and recommendations related night lighting are addressed separately. For additional information refer to the section entitled *Site Security Lighting* (see pages 49-50).

**▲ *Interpretive markers and/or exhibits will be provided to explain the history and significance of the light sources and fixtures used to illuminate hotels and other businesses that existed during the mid to late 1800's.***

**G. WALKWAY PAVEMENT PATTERNS:** While the specifics related to the actual selection of materials for the front entry of the Rice Hotel is yet to be determined, brick pavers, interlocking pavers, or a stamped concrete pavement design that emulates a modular pavement system should be selected for this area. The design should create somewhat of a grand entry to the hotel. Most importantly, the choice and color of materials to be used in this area must be in keeping with the 1870's theme for the Campbell property.

**H. INTERPRETIVE MARKERS:** The opportunity for visitors to take a self-guided tour of the park site is highly recommended. To accomplish this goal, interpretive markers will be placed at strategic locations throughout the park. Some of these markers will be located in the vicinity of the proposed Rice Hotel and will be keyed to a corresponding printed brochure. Graphic exhibits in some of the more critical areas, both inside and outside the hotel should also be considered. These will provide more cursory, graphic interpretation for individuals preferring not to reference the more detailed brochures.

***“ ...interpretive markers will be placed at strategic locations throughout the park. Some markers will be located in the vicinity of the Rice Hotel, and will be keyed to information contained within a printed brochure.”***

**▲ *Interpretive markers and/or exhibits will relate specifically to the Rice Hotel and the historic setting which it once occupied.***

## **II. LIVERY STABLE & BLACKSMITH SHOP**

**GENERAL:** The updated plan recommends removal of the existing barn located on the Campbell property and construction of a livery stable and blacksmith shop at a location approximately 40 to 60 feet north of the existing barn, as depicted on the UPDATED MASTER PLAN, Exhibits 2 & 3. All of the following components are proposed to be included in the design of this area:

- The Livery Stable
- The Blacksmith Shop
- Outdoor Coral
- Boardwalks
- Sitting Areas
- Hitching Posts, Hand Pump and Water Trough
- Brick/Interlocking Pavers or Stamped Concrete Driveways
- Interpretive Markers and/or exhibits

While the size and configuration of the Livery Stable and Blacksmith Shop will be left to the discretion of the project Architect, the following is a description of the proposed concept for the *Livery Stable Complex*.

**A. THE LIVERY STABLE:** The Livery Stable and accessories will be modeled after the structure depicted in Exhibit 6 herein, a photograph of the historic Gelatt Livery & Feed Store. The Livery Stable is the larger of two adjoining structures shown on Plan

***“ The Livery Stable will be modeled after the exhibit contained herein, which depicts a photograph of the Gelatt Livery & Feed.”***

Exhibits 2 & 3. The smaller structure will be a replica of the historic Gray's Blacksmith Shop. The Livery Stable will have large sliding, double-doors on both the east and west ends of the building. Double-doors will be provided for the purpose of allowing access from either side of the building. Visitors will be given the option of *entering* the park from Main Street by walking through the Livery Stable, or they may *exit* the park from the back side of the building by walking through the Livery Stable to the parking bays located along Main Street. The Livery Stable will include windows, hay-loading doors, and a post and pulley for loading hay. The interior will include, among other things: horse corals, a hay loft, and enclosed storage areas for use by park maintenance personnel. Hitching posts would be constructed on both the east and west sides of the building.

***“ The goal will be to build a replica of the historic Gray’s Blacksmith shop.”***

**B. THE BLACKSMITH SHOP:** A small building addition will be added onto the south side of the Livery Stable as depicted on Plan Exhibits 2 & 3. This addition will be used to house a fully operational Blacksmith Shop. The goal will be to provide a replica of the historic Gray's Blacksmith Shop. Design elements and furnishings will be provided to replicate the appearance of an authentic Blacksmith Shop, similar to those existing in the local area during of the 1870's.

**C. OUTDOOR CORRAL:** On the north side of the building a replica of an authentic 1870's outdoor corral would be constructed. The corral would be designed and furnished to provide all of the necessary features that are normally required for the purpose of boarding horses and other livestock. As depicted on Plan Exhibits 2 & 3, the corral would include a small water trough and gate(s). The corral fence would be constructed of wood products for the purpose of replicating an authentic 1870's appearance.

**D. BOARDWALKS:** Boardwalks will be provided as explained above. Please refer to the description pertaining to EXTERIOR COMPONENTS for the proposed Rice Hotel.

**E. SITTING AREAS:** Sitting Areas will be provided as explained above. Please refer to the description pertaining to EXTERIOR COMPONENTS for the proposed Rice Hotel.

**F. HITCHING POSTS, HAND PUMP AND WATER TROUGH:** Hitching posts and a second water trough will be provided on the west side of the building as depicted on Plan Exhibits 2 & 3. A hand-pump is proposed to be used as the source of water for the water trough.

**G. DRIVEWAY PAVEMENT PATTERN:** Brick or modular interlocking pavers, or a stamped concrete pavement design, compatible with the walkway pavement described above, should be used for driveways depicted on both the east and west sides of the livery stable as shown on Plan Exhibits 2 & 3.

**▲ Interpretive markers and/or exhibits will be provided to explain the history and significance of Livery Stables and Blacksmith Shops, which existed between the mid to late 1800's, as well as the significance related to current times.**

**I. LIVING HISTORY DAYS and OTHER EVENTS:** Another goal of the UPDATED MASTER PLAN is to offer events such as *Living History Days*, during which the Pioneer Livery Stable and Blacksmith Shop would be used to present live re-inactments which depict *life as it was in the 1870's*. The idea is to invite non-profit clubs and community organizations (like the 4H Club and the Mountain Men) to participate in special events and demonstrations that would take place in and around the Pioneer Livery Stable and the Rice Hotel. It is also recommended that the possibility be kept open for non-profit groups to use the facilities, and to encourage such organizations to participate in events that offer historic and cultural educational opportunities for the public, and particularly those in which the events are designed primarily for children. It is suggested that non-profit organization should be encouraged to utilize facilities such as the horse stables and corrals on a limited or seasonal basis. Ideally, a fee should be charged for such use, and scheduled events and activities should be designed to generate income for the operation and maintenance of the park.

**“ The recommendation is to allow non-profit groups to use the facilities...and to encourage such organizations to participate in events that offer historic and cultural education opportunities for the public.”**

### **III. GROUP PICNIC AREA**

**GENERAL:** The master plan update calls for a Group Picnic Area to be located on the south side of the Rice Hotel i.e. in the area of the existing Pump House, immediately north of the mature stand of existing cottonwood trees, per Plan Exhibits 2 & 3. The proposed Group Picnic Area will be designed to blend with the 1870's theme for the Campbell property.

**“The updated master plan calls for a Group Picnic Area to be located on the south side of the Rice Hotel...”**

**▲ Interpretive markers and/or will be provided to explain the history and significance of the types of provisions and facilities that were typically available for group gatherings such as picnics, parades and other events that took place during the mid to late 1800's. The interpretation may include explanations of annual events such as the Candy Dance, Concert on the Green, Genoa Farmers Market and other opportunities that are currently offered at Mormon Station State Historic Park and in the Township of Genoa.**

**A. REMOVE THE EXISTING PUMP HOUSE:** A Pump House exists on the south side of the Campbell House. The plan recommends removal of the existing structure and installation of a metal service box or manhole for the purpose of allowing access to the pump, which is located below ground. Another option would be to restore or replace the existing Pump House and to incorporate the new or refurbished structure into the design of the proposed Group Picnic Area.



**B. THE PATIO:** The Group Picnic Area will include a large patio area surrounded by trees, gardens and sitting areas as depicted on Plan Exhibits 2 & 3. The patio area may be designed using wood decking (i.e. to match the materials used for the construction of the deck and boardwalks at the Rice Hotel). Other optional materials would include a combination of stamped concrete slabs (natural or colored), or modular brick/ interlocking pavers. The choice, application and mix of materials must be in keeping with the 1870's theme for the Campbell property.

**C. SITE FURNISHINGS:** Various site furnishings are proposed for the Group Picnic Area. These furnishings will include picnic tables, a group barbeque grill, a food preparation area with a counter top, sink and running water, and sitting areas with benches and trash receptacles. The design and layout of the area should allow for the greatest degree of flexibility with regard to the various ways in which the area may be set up for weddings and other functions. For instance, portable picnic tables may be preferred over tables that are mounted in place.

**D. GROUP USE SHADE STRUCTURE:** A covered shade structure similar to the existing Ramada (located within the existing park) is not recommended for the Campbell property. Rather, the recommendation is to provide *an overhead, open-beam Group Use Shade Structure*, with a layout similar to the floor plan shown on THE UPDATED PLAN for the CAMPBELL PROPERTY, Exhibit 3. The design will include a multi-level overhead shade structure in which the open-beamed "roof" is constructed at varying heights. The design of the structure must be in keeping with the period architecture of the 1870's. The use of heavy finished-wood timbers is recommended for the construction of the posts and overhead structure. The height of the structures must be designed to discourage visitors from climbing onto the "roof". Care should be taken to prevent access to the "roof" by way of climbing onto table tops, benches and counter tops to gain access.

***"...the recommendation of the Plan is to provide an overhead, open-beam Group Use Shade Structure, with a layout similar to the floor plan shown on...Exhibit 3"***

**E. VINES:** Vines will be planted to grow over the tops of the shade structure to provide an appearance indicative of the period architecture of the 1870's. Perennial vines that would be effective for this purpose include: Trumpet Vine, Grape Vine, Silver Lace Vine, Wisteria, Virginia

Creeper and Rose Vines (particularly the variety of climbing rose vines referred to as *Copper Gold*). These vines will require full to partial sun exposure (i.e. the more sun the better they will do). Other recommended perennial vines include English Ivy and Clematis. These vines require partial to full shade (i.e. the less sun exposure the better they will do).

**F. CAUTIONS REGARDING DEER and BEARS:** Care should be taken to select the right plant materials and the right design solutions for the protection of plants and to ensure the healthy and vigorous growth and development of trees and other plant materials, especially new plantings.

**(1) Problems Caused By Deer:** Precautions must be considered for the protection of trees, shrubs, vines and groundcover from damage caused by the large deer population that inhabits the area.

**(2) Problems Caused By Bears:** Careful planning must be done to protect site improvements from damage caused by bears. Bear-proof trash receptacles are recommended. The most effective method of protection is to ensure that trash receptacles are emptied daily and that refuse stored on-site is kept in bear-proof containers.

#### IV. THE APPLE ORCHARD

**GENERAL:** Remnants of a historic apple orchard exist in the southeast corner of the Campbell property (see Exhibits 2 & 3). The area is referred to as *the Apple Orchard*. The trees in this area are rather old and gnarly. However, the intention is to preserve and maintain them as long as possible. In the meantime, a replacement program needs to be established and replacement seedlings of varieties proven suitable for the Carson Valley planted ASAP. This will assure the survival, preservation and integrity of the historic apple orchard at its current location.

***“Remnants of a historic apple orchard exist in the southeast corner of the Campbell property as depicted on THE UPDATED PLAN.”***

## **WATER FEATURES and HISTORIC INTERPRETATION OF WATER RIGHTS**

*The following is a detailed explanation of the proposed water features for the Campbell property, as well as the value associated with the historic interpretation of water rights related to Genoa Creek. The emphasis is on the availability and ownership of water and how these factors influenced settlements within the local area. The information presented is divided into the following two sections:*

- GENOA CREEK (BACKGROUND)
- PROPOSED WATER FEATURES FOR THE CAMPBELL PROPERTY

### **I. GENOA CREEK**

**BACKGROUND:** It would not make sense to address the topic of *water features* and issues related to *water rights* without providing a brief explanation regarding the historic water system that exists in the Township of Genoa. The following background information is provided as an introduction to topics related to Water Features.

Water from melting snow in the Sierra Nevada mountains travels downhill into Genoa Canyon. Before reaching the historic community of Genoa, the water is diverted into a manmade, underground channel known as Genoa Creek. Genoa Creek was first put into operation in 1880. From the mountains that tower over the small community of Genoa, the channeled water traverses the ridgeline. From there the water is diverted to a number of secondary channels commonly referred to as Genoa Ditch. This secondary system of channels supplies water to the ranches and properties located throughout the Township of Genoa and the surrounding area. Genoa Ditch is the source which supplies surface irrigation water to the Campbell property to this day.

The history of water rights, particularly with regard to the development and use of Genoa Creek and Genoa Ditch, is of particular interest and may provide a myriad of interpretative opportunities that will enhance the visitor's experience at Mormon Station State Historic Park. This observation is drawn from the fact that an existing ditch is located on the Campbell property from which the water that fills the channel is drawn from Genoa Ditch. Additional information is provided below regarding the ditch located on the Campbell property.

***“The history of water rights, particularly with regard to the development and use of Genoa Creek and Genoa Ditch, is of particular interest and may provide a myriad of interpretive opportunities that will enhance the visitor’s experience...”***

With the purchase of the Campbell property, the acquisition of water rights was included in the sale and transfer of the property to the State. While it is uncertain how the State of Nevada will address the disposition and use of these acquired water rights, a number of suggestions have been made regarding appropriate uses of these water rights to enhance the park and to afford additional opportunities for historic interpretation that otherwise would not be possible. The section that follows is a summary of the recommendations pertaining to the use of these water rights.

## II. PROPOSED CAMPBELL PROPERTY WATER FEATURES

**▲** *The availability of water was a key factor to the successful development of communities located in the West during the 1800's. Early settlements were typically located at or near a water source. Pioneer communities simply could not exist in arid areas where water was scarce, nor did they develop in remote areas where water could not be easily diverted, stored and transported. Furthermore, it was not uncommon during the early pioneer days for an occasional battle to erupt over disputes over water rights. Many lives were lost for such causes. While battles over water rights may not have occurred in Genoa, further research may uncover some interesting facts, information and stories that are worthy of interpretation. For this reason it is believed that the untold stories related to role that water has played with regard to the location and settlement of the Township of Genoa and the outlying ranches provides a unique opportunity for interpretation that should not be overlooked.*

**GENERAL:** One might say that “a ditch runs through it,” when referring to the Campbell property. Water rights associated with a ditch located on the Campbell property will be acquired along with the acquisition of the land by the State of Nevada. Regardless of the fact that the ditch is rather small and insignificant, its existence is a testament to the fact that the Campbell property has played a role in a much larger and far reaching story that began to unfold during the mid to late 1800s related to water rights. It was during this time that Genoa Creek was constructed, effectively diverting water away from Genoa Canyon and transporting it through an elaborate system of underground channels and ditches that supplied water to the ranches and properties located in Genoa and in the surround area.

In order to take advantage of the unique opportunity to tell the story of the evolution of the water system in Genoa, interpretive markers and/or exhibits will be provided to explain the historic, cultural, and scientific role that water has played in the development of Nevada's oldest permanent settlement. Critical to this explanation are the influences that the ownership of water rights has had with regard to the demand for water by the early pioneers and by the ranchers who inhabited

***“In order to take advantage of the unique opportunity to tell the story of the evolution of the water system in Genoa, interpretive markers...will be provided to explain the historic, cultural and scientific role that water has played in the development of Nevada's oldest permanent settlement.”***

the area. The final key element is the role that politics has played related to water rights and the distribution of water in the Genoa and throughout the State of Nevada.

**▲** *The overall focus of water rights interpretation will be to explain the role that water rights has played with regard to the growth and development of the Township of Genoa and the surrounding area. To this regard, interpretive markers and/or exhibits will be provided to explain the history and significance of water rights used by the pioneers and ranchers who inhabited the area between the mid to late 1800's, as well as the significance and politics associated with the acquisition and ownership of water rights during current times.*

## TOPICS RELATED TO PROPOSED WATER FEATURES

- The Existing Flood Irrigation Ditch
- Recommendation to Abandon the Ditch
- Proposed Water Features:
  - Automatic Irrigation System
  - Hand-Pump and Water Trough
  - Historic Water Tank and Spillway
  - Creek Bed
  - Flood Irrigation Demonstration Area

**A. EXISTING FLOOD IRRIGATION DITCH:** An open ditch (about 18 inches wide and equally as deep) runs through the Campbell property as depicted on the EXISTING SITE PLAN, Exhibit 1. The water supply is accessed within the Main Street right-of-way, at a basin located approximately 68 feet south from the corner of Main Street and Kinsey Lane. Near the basin, the ditch enters the Campbell property and runs along the back side of the house and barn a distance of approximately 225 feet in a southeasterly direction. The ditch traverses the property at an offset of approximately 15 feet east from the back of the house. The ditch terminates approximately 25 feet southeast of the existing Pump House.

While reports show that the supply ditch has been in operation since 1887, the number of years during which it has supplied water to the Campbell property is undetermined. The ditch flows twice a week and is only accessible on the two days of scheduled operation each week. Although it is not known how long the ditch has supplied water to the Campbell property, the ditch water has been used to flood irrigate the property for a number of years. To this day, the ditch water is still



**Campbell Property Diversion Basin along Main St.**

used to flood irrigate the large open lawn area and Apple Orchard located on the back side of the Campbell property.

**B. RECOMMENDATION TO ABANDON THE DITCH:** In response to the issues addressed herein, it was concluded that it is in the best interest of all concerned to abandon the existing ditch at its current location as depicted in the EXISTING SITE PLAN, Exhibit 1. In order to ensure that the area is safe for visitors, the updated plan recommends the ditch be backfilled and that the area be restored before public access to the Campbell property is permitted. The specific reasons for this recommendation are:

***“In response to the issues addressed herein, it was concluded that it is in the best interest of all concerned to abandon the existing ditch at its current location...”***

- (1) The existing ditch located on the Campbell property does not possess sufficient historic significance that would require the need to preserve it.
- (2) The existing ditch at its current location and in its current condition will pose a potential safety hazard once the Campbell property becomes accessible by the public.

**C. RECOMMENDED NEW WATER FEATURES:** After consideration of a number of possible water features for inclusion in the updated master plan, a minimal approach with regard to the use of water rights associated with the acquisition of the Campbell property was deemed preferred. However, in the event that a determination is made at some point in the future that the vested water rights acquired with the purchase of the Campbell property are in jeopardy due to under-use, the optional features suggested below should be given more serious consideration. In any event, the updated plan concludes that the development and influences associated with the historic use of water rights in the local area offer a tremendous opportunity for interpretation. Development of the proposed water feature re-creations will enhance these opportunities. Specific water features suggested for consideration are as follows:

- (1) **Automatic Spray Irrigation System:** The surface water rights associated with the ditch could be used to supply water for a proposed new automatic spray irrigation system for the Campbell property and for irrigating the existing park. The recommendation includes the installation of an underground holding tank that would be used to store water for the irrigation system. A new irrigation system is proposed to be included in the design of the Campbell property, and the system located in the existing park will be upgraded or replaced as deemed necessary.
- (2) **Hand Water Pump & Water Trough:** The water rights could also be used to create a replica of an historic 1870’s style hand-pump and water trough. The hand-pump and water trough should be featured at the Pioneer Livery Stable and Blacksmith Shop as depicted on THE UPDATED PLAN for the CAMPBELL PROPERTY (Exhibit 3). Hitching posts should be located nearby.

**(3) Optional Water Features Concept:** The optional recommendation to expand the use of water rights at the Campbell property is based on the following concepts. The proposal is to construct a replica of an historic wooden water tank per THE UPDATED PLAN, Exhibit 2, Legend Item Note #32. The water stored in the tank will, in turn, empty into a spillway; the spillway will empty into an artificial creek bed (Legend Item #33). The creek will then flow across the property and terminate at the Apple Orchard (Legend Item #34). At the point of termination, the water will drop into an underground holding tank or catch basin. From there, the water will be pumped back to the water tank. The water will once again empty into the spillway, then into the creek bed, and so on. The goal would be to create a continuous flow of water, except at times when the system is shut down for maintenance, or during the period in which the system is winterized.

The proposed water feature elements are described in more detail as follows:

**(a) The Water Tank:** For the purpose of clarification, a *water tower* is not recommended for the Campbell property. The recommendation is to construct a *water tank* that sits on a raised platform 6 to 10 feet above ground as depicted in the UPDATED MASTER PLAN, Exhibit 2, Legend Item #32). Although a genuine wooden tank is a viable option, the plan calls for a metal container that is closed on all sides. The tank will be covered with cedar and wrapped with heavy coils to create an authentic 1870's appearance similar to the tanks depicted on page 37a at the end of this section.

***“The vision is to construct a water tank that sits at ground level, or one that sits on a raised platform 6 to 10 feet above ground as depicted in the exhibits included in the updated master plan...”***

**(b) The Spillway:** The spillway will consist of the following two components:

- The *shoot* attached to the water tank, out of which water will spill;
- The *surface area* onto which the water from the shoot will spill.

A range of possibilities were suggested for the design of the spillway i.e. from the idea that the spillway might be designed solely for the purpose of viewing it from a distance, to the possibility that it would be designed as a water play area for use by children and adults. If water play becomes the desired use of the spillway, the surface area could be designed as a concrete slab, or it could be constructed of interlocking pavers that drain into the creek bed. Another suggestion is to create a series of water troughs that could be used by visitors as a hands-on experience of gold panning. The plan makes no specific recommendations regarding any of these suggestions.

**(c) The Creek Bed:** Continuing the explanation provided above, water from the *shoot* will fall onto a *surface area*, from which it will flow into a *creek bed*. The

creek bed will flow continuously from early Spring to late Fall. The creek bed will be a gentle rolling swale measuring approximately 4 to 5 feet across and 8 to 12 inches deep.

***“The creek bed will be a gentle rolling swale measuring approximately 4 to 5 feet across and 8 to 12 inches deep.”***

Culverts will be installed at strategic locations, as required, for the purpose of maintaining an uninterrupted flow of pedestrian walkways which cross the creek bed at strategic locations as shown on THE UPDATED PLAN for the CAMPBELL PROPERTY (Exhibit 3).

A determination is yet to be made with regard to whether or not the design of the creek bed will follow the configuration as presented on THE UPDATED PLAN or if alternate layout will be required in order to work with existing and proposed grades.

**(d) Underground Holding Tank:** From the creek bed, the water will flow into a holding tank located below ground. The holding tank was proposed by the Planning Team for the purpose of storing water for the automatic irrigation system. In order to accommodate the entire water scope of water features envisioned, the holding tank must be sized to contain water for:

- The proposed automatic spray irrigation system,
- Plus sufficient water capacity to recharge the water tank,
- Plus enough water to maintain a continuous flow along the spillway and creek bed,
- Plus enough water to flood irrigate the Apple Orchard as explained below.

**(e) Flood Irrigation Demonstration**

**Area:** The final component of the proposed water features is a flood irrigation demonstration area. The historic Apple Orchard will be used for this purpose. Water will be diverted from the creek bed. The water will flow from the diversion to a catch basin or irrigation bay. A weir will be located within the catch basin. The weir will be used to regulate the amount of water that will be allowed to flow out of the catch basin for the purpose of flood irrigating the Apple Orchard. A split-rail fence will be built around the perimeter of the Apple Orchard as depicted on THE UPDATED PLAN, Exhibits 2 & 3, Legend Item #23. The fence will be used to prevent visitors from entering the flood-irrigation demonstration area. When the flood irrigation system is operating, the area will

***“The final component of the proposed water features is a flood irrigation demonstration area. The historic Apple Orchard will be used for this purpose.”***

likely be wet and muddy. For this reason visitors will be allowed to observe the area from behind the fence, but they will not be permitted to enter the area.

***▲ Interpretive markers and/or exhibits will be provided to explain the history and significance of water tanks, holding ponds, dams and other devices constructed in the local area for the purpose of storing water; the use of dams, flumes, creek beds, ditches and other devices which were constructed for the purpose of diverting water; methods used to transport water underground for various purposes; and, flood irrigation systems used by the pioneers and ranchers who inhabited Genoa between the mid to late 1800s, and similar devices that are still being used in the local area to this day.***

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## CREATING A SENSE OF CONTINUITY

*The following information pertains to the essential need to create a sense of continuity throughout all areas of the site.*

**GENERAL:** Vegetation and site amenities have the potential to play a major role in creating and maintaining a sense of continuity in the landscape. Accordingly, it is fitting to establish criteria for use of these landscape elements by the design team to create a sense of continuity throughout all areas of the park.

**A. THE EXISTING PARK:** As previously stated, the theme for this area of the park is *life as it was during the mid-1800's*. The focal point for this portion of the park is the Visitor Center/Trading Post/Museum and Stockade Area. The original (existing) part of the park includes pioneer style buildings, fences and other structures, all of which are replicas of what may have existed on-site during the mid-1800's. The Visitor Center/Trading Post/Museum was constructed near the area where the original trading post is believed to have been located during the mid 1800's; although the exact location remains a subject of ongoing debate. Also, the Stockade Area may or may not be representative of what actually existed on-site during the mid 1800's. The Stockade was designed and constructed based upon assumptions made by those who built it during the 1940's. It is, therefore, important to note that the location, configuration and appearance of the Stockade fence is not based upon historic fact, but rather on conjecture.

***“The information presented below is provided for the purpose of introducing the topic of landscaping and site amenities; and, more importantly, to establish criteria for use by the design team to create a sense of continuity throughout all areas of the park .”***

**B. THE CAMPBELL PROPERTY:** In relation to the original part of the park, the Campbell Property is located immediately to the north. In contrast to the mid-1800's pioneer theme of the existing park, the theme for the Campbell Property is *life as it was during the 1870's*. The focal point proposed for this area is a replica of the Rice Hotel. The new addition will include a number of other structures including a Livery Stable and Blacksmith shop and an overhead Group Picnic Shelter. To assure continuity, all of the buildings and structures to be built on for the Campbell Property will be constructed using *finished timber construction*. The exterior surface of the proposed buildings will be painted white, while other structures, such as the sheds, fences (and perhaps even the proposed Group Use Shade Structure) may be finished with applications of water-retardant preservatives and/or stained. Water sealers and stains would be used to preserve and enhance the natural look of untreated wood, which was typical of construction done during the 1870's.

**C. TWO DISTINCT AREAS OF THE SITE (TWO SEPARATE THEMES):** To further explain the contrast between these distinct areas of the site, it would not be unfair to say

that finished wood timbers should not be used for the construction of any of the buildings and structures located in the existing park. Finished wood construction is more correctly in keeping with the 1870's theme for the Campbell Property, and log construction is in keeping with of the methods of construction used during the mid-1800's. It is no surprise, then, that these two contrasting approaches will result in the creation of two very distinct areas of the site. While this approach is purposely intended, the danger is that the end result may be a park that is confusing to the visitor, and it may appear that it is two parks instead of one. This is a very real and potential problem, and it is something that must be addressed in the final decision-making process during the final design phase for this work.

**D. THE UPDATED MASTER PLAN (A CONCEPTUAL DESIGN):** It is important to emphasize that the UPDATED MASTER PLAN text, and the site improvements depicted by the plan exhibits, are not intended to represent a final design solution for the development of the park. Rather, the plan represents a conceptual design that will require further design considerations, refinement and finalization during the months and years that follow, until such time that the park is completed. Meanwhile, the information contained within the updated plan will serve as guidelines for future development. It is here that the art of creating a sense of continuity enters into the picture and deserves the attention of those involved in this ongoing work.

***“It is important to emphasize that the UPDATED MASTER PLAN text, and the site improvements depicted by the plan exhibits, are not intended to represent a final design solution for the development of the park.”***

**E. THE CHALLENGE: CREATING A SENSE OF CONTINUITY.** While the intent of the updated plan is to portray a more or less distinct separation between the two areas of the site as discussed above, it has been determined that certain design elements must be implemented in order to ensure that a sense of continuity is created and maintained for the overall successful development of the park. After all, comments received from the public overwhelmingly reiterate the same theme regarding what it is that people value most about Mormon Station Park, *“the beauty and serenity of the existing site.”* So the challenge is how to preserve the highly valued qualities of the existing park while, at the same time, integrating the Campbell Property, which has its own theme. While this may seem like an ominous task to resolve, the answer fairly clear. The recommended solution is outlined as follows.

**F. THE SOLUTION: GUIDELINE TO ACHIEVE A SENSE OF CONTINUITY.** The following four factors are believed to be the essential ingredients that will work together to achieve the goal of creating a sense of continuity at Mormon Station State Historic Park, especially with regard to the new addition.

## **ESSENTIAL INGREDIENTS TO ACHIEVE CONTINUITY**

- 1** **STANDARDIZE THE SELECTION AND PLACEMENT OF LIVE LANDSCAPE ELEMENTS SUCH AS TREES, SHRUBS AND GROUNDCOVERS;**
- 2** **STANDARDIZE THE DESIGN OF LARGE/ OPEN LAWN AREAS;**
- 3** **STANDARDIZE THE SELECTION AND PLACEMENT OF MATERIALS USED FOR WALKWAYS, SITTING AREAS AND FAMILY PICNIC PADS;**
- 4** **STANDARDIZE THE SELECTION AND PLACEMENT OF SITE FURNISHINGS**

*These four essential ingredients must be carefully addressed during the final design phase for any future development in order to achieve the sense of continuity that is essential to the success of the overall design of the park.* In other words, serious attention must be given to repeat, preserve and maintain the artful blending of these factors, which, together, will recreate the same character and flow on the Campbell property that already exists in the older section of the park. To ignore the significance of these critical factors is to risk the possibility of creating a hodgepodge of design elements that will detract from the beauty and serenity that is the cornerstone of Mormon Station Park.

Given the importance of these four factors and their relationship to the success of future planning, the following guidelines are offered to assist the final design process in an effort to achieve the sense of continuity that is desired for all areas of the park.

***“...four factors are believed to be the essential ingredients that will work together to achieve the goal of creating a sense of continuity at Mormon Station Park, especially with regard to the new addition.”***

## GUIDELINES TO ACHIEVE CONTINUITY

**1**

### **STANDARDIZE THE SELECTION AND PLACEMENT OF LIVE LANDSCAPE ELEMENTS SUCH AS TREES, SHRUB AND GROUNDCOVERS:**

The 1987 Master Development Plan for Mormon Station includes a list of recommended trees and shrubs to be planted within the park. Based upon observations, it appears that some trees, shrubs and groundcovers that are not on the list were planted at various locations within the existing park. In addition, even more varieties of plant materials will be introduced to the plant pallet as a result of the acquisition of the Campbell Property. For these reasons, an on-site evaluation should be conducted for the purpose of adding those varieties of existing trees, shrubs and groundcovers that are not on the list.

Once a revised list of plant materials has been established, the selection of trees, shrubs and groundcovers should henceforth be restricted to the revised list of species that already exist in the park, and new varieties should be added with caution.

The existing park is generally considered exemplary with regard to the selection and placement of plant materials. For this reason, every attempt should be made to recreate a similar composition of plant materials on the Campbell property. All that is needed is to take the composition of plant materials in the existing park, and repeat the same qualities and characteristics in the development plans for the new addition. With this as the goal, the recommendation is to preserve the majority of plant materials on the Campbell Property and design around them using the same plant pallet that is already a proven success in the existing park. This approach is the best assurance we have to accomplish the goal of creating the sense of continuity that is desired for the overall park.

**2**

### **STANDARDIZE THE DESIGN OF LARGE / OPEN LAWN AREAS:**

Another key factor that contributes to the current success of Mormon Station Park, are the large open lawn areas that exist throughout the park and within the Stockade. This key element was purposely repeated in THE UPDATED MASTER PLAN for the Campbell Property (Exhibit 3) and the areas depicted should remain during the final design phase of this work.

The following rule of thumb shall be followed by the design team: The location and placement of new family picnic pads and sitting areas must not encroach upon, or break up the openness and continuity of the existing and proposed large/open lawn areas located throughout the site. Large/open lawn areas are a key factor that explains the success of the existing

***“...the location and placement of new family picnic pads and sitting areas must not encroach on, or break up the openness and continuity of the existing and proposed large/open lawn areas located throughout the site.”***

park, especially with regard to the popularity and use of these areas for large group events and for weddings.

### **3 STANDARDIZE THE SELECTION AND PLACEMENT OF MATERIALS USED FOR WALKWAYS, SITTING AREAS AND FAMILY PICNIC PADS:**

A third key factor to explain the success of Mormon Station State Historic Park, is the use of consistent and complementary pavement materials, patterns and colors for the walkways located throughout the park and within the Stockade area. Such consistency needs to be maintained throughout the design phase for any upgrade of the “existing” park, as well as, the development of the Campbell property. The key to future success is to incorporate the same patterns and colors that already exist at the park, and to avoid the introduction of additional patterns and colors that are not already in use at the park. Failure to follow this guideline could create a mix of materials that would result in a loss of continuity – a situation that should be avoided to achieve the goal of maintaining continuity throughout the park.

***“Caution is given to the fact that introducing more styles, sizes and colors of pavers...could create a mix of materials that would result in a loss of continuity -- a situation that should be avoided if we are to achieve the goal of maintaining continuity throughout all areas of the park.”***

The same principles outlined above will apply to the design, placement, and selection of materials for the family picnic pads and proposed sitting areas located on the Campbell property, and those that may be added to the existing park in the future. In particular, the selection of materials, patterns and colors used for the sitting areas and family picnic pads need to match, or at least complement, the pavement materials used for walkways throughout the park, as well as, other paved surfaces within the existing park.

#### **GUIDELINES RELATED TO FAMILY PICNIC PADS**

*The following design criteria will be followed for the design and placement of proposed family picnic pads.*

**A. PICNIC PADS (Surface Material):** *The picnic “pad”, or paved surface on which the picnic tables and benches will sit, will consist of interlocking pavers or stamped concrete with a pattern & color consistent, or at least complementary, with the walkways throughout the park.*

**B. PICNIC PAD FURNISHINGS:** *The following general guidelines will be followed for the locations and selection of furnishings for the proposed family picnic pads. Specific products recommended for various areas of the site are addressed separately (see site furnishings specifications, pgs. 44-47).*

### **GUIDELINES RELATED TO FAMILY PICNIC PADS (Continued)**

**(1) PICNIC TABLES:** *Wherever family picnic pads are specified, a picnic table (i.e. a table with benches) will be provided. The type of picnic table specified for different areas of the site may vary (see product specifications on following pages).*

**(2) BARBEQUE GRILLS:** *A standard NDSP barbeque grill will be provided at each Family Picnic Pad, except as noted. In particular, barbeque grills will be prohibited within the Stockade Area primarily because they would conflict with the historic interpretation of the area, and because there is some concern about the close proximity of flammable structures, buildings, and fences.*

**(3) TRASH RECEPTACLES:** *Trash receptacles will be provided at strategic locations along proposed pedestrian walkways. A minimum of one trash receptacle per every three picnic pads will be provided. (see product specifications on following pages).*

**C. NUMBER OF PICNIC PADS TO BE LOCATED ON THE CAMPBELL PROPERTY:** *The updated plan (see Exhibits 2 & 3) proposes a minimum of five (5) family picnic pads for the Campbell Property. While some pads could be located inside the proposed pathway loop, it would probably be preferable to situate the pads on the outside of the loop to maintain a sense of openness for the lawn area.*

**D. PICNIC PADS FOR THE EXISTING PARK:** *New picnic tables, barbeque grills and trash receptacles will replace old, deteriorated site furnishings located within the existing park. In addition, a number of **new** picnic pads are proposed for the existing park as depicted in THE UPDATED MASTER PLAN (Exhibits 2 & 4).*

### **GUIDELINES RELATED TO SITTING AREAS**

**The following design criteria is hereby established for the design and placement of proposed Sitting Areas.**

*Sitting areas will be located along the new walkways on the Campbell property and along walkways located in the existing park. Depending upon proposed design solutions that are yet to be developed, the preferred method of construction for sitting areas is to install benches on a paved pad, similar to the picnic pads.*

## 4

### **STANDARDIZE THE SELECTION AND PLACEMENT OF SITE FURNISHINGS**

The fourth key factor for maintaining a sense of continuity throughout the park revolves around selection and placement of miscellaneous site furnishings throughout the “existing” park, as well as, the Campbell property. Such site furnishings include:

- Trash Receptacles
- Drinking Fountains
- Interpretive Kiosks and Markers
- Site Signage
- Parking Area Wheel Stops
- Planter Boxes & Retaining Walls
- Benches
- Picnic Tables

**A. TRASH RECEPTACLES:** All trash receptacles located throughout the site shall be the same. The selected trash receptacles are those manufactured by ‘*Rain Barrels and More*’ (or an approved equal). Additional information is available on the Internet at: [www.rainbarrelsandmore.com](http://www.rainbarrelsandmore.com). The specific trash receptacle recommended for use at Mormon Station Park is a 53 gallon size White Oak Whiskey Barrel, with lid and black plastic liner. All trash receptacles shall be mounted in place.

**B. DRINKING FOUNTAINS:** All drinking fountains located throughout the site should be the same. The selected drinking fountains are ‘*HAWS Corporation*’ Model 3511FR (*Freeze Resistant*), Color: *Black*. If a spigot is required (depending upon location and preference), the selected spigot is ‘*HAWS Corporation*’ Bib Faucet, Model 6250LF (*Lead Free*), which is a self-closing, plain end (as opposed to threaded) brass faucet with polished chrome-plated finish. Additional information is available on the Internet at: [www.hawsco.com](http://www.hawsco.com).

**C. INTERPRETIVE KIOSKS:** All proposed new kiosks (in all areas of the site, including the Campbell Property) should be constructed in the same manner as the existing kiosk located on the west side of the Stockade, with the following exception: Details related to soil compaction and the design of the footings must be improved in order to prevent new structures from subsiding and tilting. The use of other (similar) materials and methods of construction are encouraged insofar as the intent is *to improve the design*. However, *standardization of materials*

*and continuity of appearance* is essential in order to ensure a sense of continuity within all areas of the site.

**D. SITE SIGNAGE:** All signage located on-site should be constructed in the same or a similar manner. Whenever possible signage should be designed and selected to depict a mid to late 1800's appearance. The best material selection for this purpose are painted wood signs vs. the standard NDSP metal signs. The use of modern-day signage should be avoided, despite the normally lower maintenance costs for the metal signs.

**E. PARKING AREAS:** The design and selection of materials for the construction of parking stalls should be the same in all areas of the park. Diagonal parking is provided along Main Street, on the west side of the existing park. In this area, the materials used for construction include *a decomposed granite base* with railroad ties used as wheel stops. This method of construction should be repeated for the construction of all proposed parking stalls in all areas of the park. However, provisions for a more stable base for accessible spaces should emulate the paving material(s) used for walkways throughout the park.

**F. PLANTER BOXES & RETAINING WALLS:** Existing planter boxes & retaining walls make liberal use of railroad ties. The materials and building techniques used for these landscape elements should be emulated in similar situations for any future development.

**G. BENCHES:** The selection and placement of benches shall conform to the following requirements, per the locations specified below.

**(1) TRADING POST/MUSEUM, WAGON EXHIBIT, AND STOCKADE RESTROOM:** All benches located in the existing park, except those specified for the Ramada should be half-log benches designed and constructed to replicate the manner of construction that was typical of the mid 1800's.

**(a) Pre-Manufactured Half-Log Benches:** It is suggested that all pre-manufactured benches specified for the Trading Post/Museum/Visitor Center, the Wagon Exhibit, the Stockade Restroom, or within the Stockade area, should meet the following specifications: *"Log Furniture Shop' Half-Log Benches (a) with a backrest, or (b) without a backrest* (or an approved equal). Additional information is available on the Internet at: [www.log-furniture-shop.com](http://www.log-furniture-shop.com). Mount all Half-Log benches in place.

***"All benches to be specified at the Trading Post / Museum / Visitor Center, at the Wagon Exhibit, and at the Stockade Restroom, shall be designed and constructed by someone who is talented in the area of design and fabrication of furniture that has an historic appearance."***

**(b) Custom Designed Half-Log Benches:** All custom designed benches to be specified for the Trading Post/Museum/Visitor Center, the Wagon Exhibit, and the Stockade Restroom should be designed and constructed by someone who has proven experience with the design and fabrication of furniture that has an historic appearance.

**(2) BENCHES FOR SITTING AREAS:** At locations indicated on the updated master plan, Exhibit 2, the following bench specifications are recommended: ‘*Victor Stanley*’ *Classic Series, Model C-5 (backless/armless) benches*. One (1) bench should be installed at each location. The size of each bench should preferably be **8-feet in length; Black** is the preferred color for the steel frame. Whenever 8-foot benches are specified, the manufacturer should be required to provide a “*rigid center brace constructed of a 3/8-inch solid steel bar*” as described in product material supplied by ‘Victor Stanley.’ Benches should be assembled using “*Vandal-resistant hardware*.” Wood slats are not to be specified. Instead, all slats shall be “*2<sup>ND</sup> Site Systems*” (i.e. fabricated from extruded, recycled plastic). The preferred color of the slats is **Maple**. All benches are to be mounted in place using “*Vandal-resistant hardware*.”

**(3) BENCHES FOR THE GROUP RAMADA:** Benches specified for the group-use Ramada shall be the same as those selected for sitting areas (see above).

**H. PICNIC TABLES:** The selection and placement of picnic tables shall conform to the following requirements, per the locations specified below.

**(1) PICNIC TABLES LOCATED WITHIN THE STOCKADE AREA:** All picnic tables specified for the Stockade area should conform to the following standards:

**a) Preferred (Half-Log Picnic Tables and Benches):** The preferred site furnishing for the Stockade area are fabricated half-log picnic tables and benches that depict construction methods typical of the mid 1800’s. These site furnishings would be designed and constructed by a person or persons who have the know-how and expertise to design and fabricate benches using half-log construction techniques. All new tables and benches located within the Stockade area, and in other areas of the existing park, should be constructed in a similar manner. All tables and benches are to be mounted in place, and a minimum number of picnic pads and site furnishings will need to be ADA compliant.

**b) Alternative (Fiberglass Picnic Tables and Benches):** An alternative to the preferred option described above is to install fiberglass picnic tables similar to those used in the existing park. The picnic tables currently in use at Mormon Station Park are fiberglass with a wood-grain surface finish. Due to the fact that the wood-grain finish is hard to clean and maintain, new tables and benches should be specified **with a smooth finish**. New tables should match the color of those that already exist within the existing park. Smooth surface tables to replace those currently in use

should be specified as follows: ‘Seating Component Manufacturing’ (aka SCM), Type: Monterey Heavy-Duty, Fiberglass Picnic Table, Model #30720S, Size: 30x72 inch, Color: Cocoa.

***AN ARGUMENT IN FAVOR OF CUSTOM-DESIGNED PICNIC TABLES AND BENCHES:***  
*The costs associated with the fabrication of custom-designed picnic tables and benches will, no doubt, prove to be far more expensive than the alternative of providing pre-manufactured fiberglass picnic tables similar to those already in use at the park. Regardless of costs, the argument in favor of providing custom designed site furnishings for the Stockade area is the fact that picnic tables and benches made of half-log construction are more fitting for the mid-1800’s theme of the existing park, and half-log construction will provide a more authentic appearance to complement the historic interpretation of the area. For these reasons, custom-designed half-log picnic tables and benches are by far the preferred alternative for the mid-1800’s setting at the existing park, especially with regard to proposed picnic areas to be located within the Stockade area. While fiberglass picnic tables and benches are less expensive and a better choice for utilitarian purposes, fiberglass with metal-pipe framing is not the best choice of materials to depict life as it was during the mid 1800’s. Unless creative cost saving ideas can be generated for the purpose of raising the necessary funds that will be needed to fabricate half-log site furnishings, fiberglass may prove to be the only viable choice in terms of cost. To this end, the following cost-saving suggestion is presented for consideration.*

**2) PICNIC TABLES LOCATED ON THE CAMPBELL PROPERTY:** As an alternative, picnic tables specified for the Campbell Property should conform to one or the other of the following standards:

**a) Preferred:** The preferred alternative for picnic tables and benches to be located on the Campbell property are as follows: ‘Victor Stanley’ Classic Series, Model C-9 tables with C-5 backless/armless benches, Size: 6 Ft., Color: Black. Wood slats should not be specified. Instead, *all slats should be extruded from recycled plastic (i.e. available from ‘Victor Stanley’), Color: Maple.* All picnic tables and benches need to be mounted in place. The final design must include a minimum number of picnic tables that are ADA compliant.

**b) Alternative:** The other alternative to the preferred picnic tables and benches described above is to install fiberglass picnic tables to match those located in the existing park. Refer to the description provided above for specific details regarding fiberglass tables.

## **CONCLUSION**

***An important goal of the updated master plan is to implement methods and procedures that will assist in maintaining a sense of continuity throughout all areas of the park.***

***The guidelines outlined above provide the assurances needed to achieve this desired goal.***

## MISCELLANEOUS SITE IMPROVEMENTS

*Several miscellaneous site improvements are covered in this section. They include:*

- ADDITIONAL PARKING
- BICYCLE PARKING AREA
- DUMPSTER AREA
- SITE SECURITY LIGHTING
- LANDSCAPING
- IRRIGATION

**I. ADDITIONAL PARKING LOCATED ALONG MAIN STREET:** Additional parking would be incorporated into the design of the Campbell property to include diagonal parking on the west side of the property, along Main Street, i.e. to match the same parking configuration provided on the west side of the existing park. The provision to provide additional parking is *a high priority item* for this master plan update. Included will be one ADA accessible parking space with 5' access aisle in front of the proposed Rice Hotel.

Several specific recommendations are suggested in order to maximize opportunities for parking along Main Street.

**A. BUILDING SETBACKS:** A recommendation was made by the Planning Team to provide sufficient setbacks for all new buildings located along Main Street. The purpose for the setbacks will be to maximize opportunities for additional parking. With this in mind, parking would be encouraged in front of the Rice Hotel and in front of the Livery Stable Complex.

**B. PLACE THE EXISTING MAIN STREET DITCH UNDERGROUND:** An open ditch exists along the east side of Main Street, on the west side of the Campbell property, near Kinsey Lane. The open ditch is an obstacle for additional parking in this area. In order to maximize parking opportunities along Main Street, it is recommended that an engineering study be done of this area for the



**Existing Main Street Ditch**

purpose of designing a system that will place the irrigation ditch underground. This direction is given in order to allow for the possibility of additional parking, that otherwise would not be possible if the irrigation ditch is left open.

**C. MAINTAIN OPEN VISUAL SIGHTLINES:** It will be important to maintain proper visual (sightline) setbacks for parking spaces located near the corner of Main Street and Kinsey Lane. Although restrictions apply that would prevent cars from parking too close to the corner, the open ditch located in this area should be placed under ground and opportunities for additional parking should be maximized as far as sightline setbacks will allow.

**II. BICYCLE PARKING AREA:** The plan suggests designation of an area for bicycle parking. This area is located just off Main Street and north of the existing central fence that currently divides the two properties. Within this area (at the southwest corner of the Campbell property) is a group of mature Cottonwood trees. This area is designated for bicycle parking because the trees located nearby create obstacles that prevent vehicular parking from Main Street. “Rustic” bicycle racks could be installed in this area to be in keeping with the mid to late 1800’s theme.

The limbs of the Cottonwood trees located in this area should not be removed unless they pose a safety hazard. The design of the area should work around the tree limbs.

**III. DUMPSTER AREA:** An area has been designated in the plan to house a dumpster for use by park staff. The area chosen for this feature is located adjacent to the trees at the northwest corner of the older, existing portion of the site (near the proposed bicycle racks). The proposed improvements for this area include paving. Paving must be provided in order to address factors related to the anticipated weight of a full dumpster.

Other design considerations for this area include a fenced enclosure with locking service gates, and *bear-proof dumpster(s)*. The design of the area will include a wooden fence built high enough so the dumpster(s) cannot be seen from any direction. The fence will be designed to blend with the characteristics of the Stockade and the mid-1800’s theme for the area. One possibility with regard to construction, would be to recycle wood from the existing Restroom Building once the building has been dismantled. The service gates must be accessible from Main Street to allow for ease of access by a service vehicle.

**IV. SITE SECURITY LIGHTING:** Security lighting is an important issue. Accordingly, guidelines to address restrictions related to lighting are provided. The overall recommendation is **to provide only the minimum amount of lights that will be necessary for safety and security**, and for other purposes as defined herein.

**A. POLE LIGHT FIXTURES:** The recommended light pole for Mormon Station Park is a *free-standing carriage-type pole*. These light fixtures should be sparsely placed along the walkways, within the Group Picnic Area, within clustered individual family picnic areas, and at other select locations in other areas of the park.

**B. LOW WATTAGE FIXTURES and INDIRECT LIGHTING:** All light fixtures installed within the park should be “subtle” (i.e. low wattage). The rule of thumb is, *wherever possible use indirect lighting.*

*A simulated gas or candle light source is preferred* over the use of modern light bulbs. To clarify this, use modern light bulbs or modern light fixtures that might distract from the period theme for each area are discouraged.

The goal is to provide guidelines that will prevent the possibility of installing a system that will flood the park with unnecessary lights that are intrusive to neighboring properties. Emphasis is placed on the use indirect lighting whenever possible. It was suggested, for instance, that indirect light fixtures could be installed beneath the porch-overhang of the Rice Hotel. A similar application of indirect lighting could be designed into the eaves of the Blacksmith Shop and the Restroom/Park Office Building. The plan recommendation is to provide low wattage/indirect lighting on the front of the buildings, and on the Snowshoe Thompson statue, and to use low-wattage/sparsely placed carriage-type poles in other areas of the park.

**V. LANDSCAPING:** Landscaping is considered important to the overall design of the Campbell property. In particular, the choice of landscape materials must be consistent with the types of mature trees, shrubs and groundcovers that already exist at the park. Although the historic theme may vary from one area of the site to the other, a critical element that will ensure the successful integration of the old site with the new site is *to adhere to an overall planting scheme that maintains a sense of continuity in all areas of the site.*

**A. PLANT SELECTION:** Caution is in order whenever new types of plant materials are introduced that do not already exist at Mormon Station State Historic Park. To this regard, the following rules of thumb should be followed when specifying plant materials for the Campbell Property:

**(1) RULE OF THUMB:** All plant materials specified should conform to the recommendations as outlined in the 1987 MORMON STATION STATE HISTORIC PARK DEVELOPMENT PLAN, Page 4 – 5, Paragraph 4, PLANTING SCHEME.

**(2) EXCEPTION:** An exception to the rule of thumb mentioned above is as follows: In certain cases, alternate plant materials, other than those included in the 1987 plan may be specified for the Campbell property. This may be necessary for a number of reasons. For instance, plant materials such as *evergreen trees and shrubs* will be needed to create the visual screen and sound barrier proposed on the back side of the picnic pads i.e. along the east property line as depicted on THE UPDATED PLAN, Exhibit 2 & 4, Legend Item #12. Alternate plant materials must be selected with great care in order to effectively blend in with the plant materials that exist on the Campbell property and the mature trees, shrubs and groundcovers located within in the existing park.

**B. GARDENS & TREES:** The updated master plan calls for the planting of garden areas and additional trees to create a *park-like setting* for the Campbell property i.e. similar to the flavor and density of plant materials in the existing park. The intent is to provide additional trees, shrubs and groundcovers to compliment the landscaping that already exists at Mormon Station Park. In addition, the selection, composition and placement of plant materials must be in keeping with the theme for the two areas of the site (i.e. the mid-1800's for the existing park and the 1870's for the Campbell property).

**C. GENERAL LANDSCAPING GUIDELINES:** The selection, composition and placement of plant materials must adhere to the following guidelines:

**(1) THE CAMPBELL PROPERTY:** Formal garden areas are complementary to the chosen 1870's theme for the Campbell property. Garden areas that are *more formal in appearance* will be located adjacent to the Rice Hotel, the Livery Stable and Blacksmith Shop, and adjacent to the Group Picnic area and the Individual Family Picnic Pads. In order to achieve a transition between formal and less formal plantings, garden areas that are *less formal in appearance* will be located away from the proposed structures and site improvements located on the Campbell property.

**(2) THE EXISTING PARK:** Informal garden areas are complementary to the chosen mid-1800's theme for the existing park. Garden areas that are *less formal in appearance* will be within this area. Formal gardens should not be planted within the existing park.

**(3) TREE-LINED WALKWAYS with SITTING AREAS:** The updated master plan calls for additional tree-lined walkways with sitting areas similar to those located in the existing park.

**VI. IRRIGATION:** An automatic irrigation system is recommended for the lawns, trees, shrubs and groundcover areas located throughout the park. This recommendation is considered a *high priority item*. In particular, an automatic spray irrigation system is considered a high priority recommendation for the development of the Campbell property. The vision is that the water rights acquired with the purchase of the Campbell property will be used for this purpose. For additional information regarding the proposed automatic irrigation system, refer to the section above that pertains to WATER FEATURES.

With regard to the design of the system overall: Careful planning will be required to ensure that the automatic irrigation system is designed with the built-in flexibility that will be necessary to address immediate needs, plus accommodate future expansion due to phasing.

While an automatic irrigation system already exists in the Stockade, a supplemental system is recommended *to supply deep watering for existing and new trees* planted within this area. The

system must be designed with the same flexibility mentioned above in order to allow for future expansion due to phasing.

## MISCELLANEOUS SUPPORT FACILITIES

*Miscellaneous support facilities are covered in this section. They include:*

- SERVICE AREA FENCING & EMERGENCY ACCES GATES
- KINSEY LANE SHEDS

**I. SERVICE AREA FENCING AND EMERGENCY ACCESS GATES:** The updated plan recommends that the existing shed located at the northeast corner of the Campbell property be removed. This shed is in disrepair and unstable. New fencing and emergency access gates would replace the shed. The gates are necessary in order to provided access for emergency vehicles and for vehicles used by park staff. The fence and gates proposed at this location will be designed to meet the guidelines and criteria specified for the north perimeter fence as explained above.

**II. OTHER SHEDS LOCATED ALONG KINSEY LANE:** In addition to removal of the northeast shed (as mentioned above) the only other shed in this area that will be removed is *the stand-alone shed* located immediately south of the other sheds. The recommendation to remove this small shed, and its associated fencing is based upon the Planning Team’s assessment that *the shed and its associated fencing have no historic significance, no particular purpose, and do nothing to enhance the overall appearance of the park.*

With the exception of the two (2) sheds mentioned above, the other three (3) sheds located along Kinsey Lane will be preserved and refurbished. Until such time that other options become available, it is suggested that the northwest shed be used *for park storage*. This shed has a concrete floor, making it ideal for use as a storage shed for park equipment, tools and supplies. Some work will be required to refurbish the shed. The roof and the interior walls are in need of repair. Also, it may be necessary to retrofit the shed with double doors to provide access for large mowing equipment and other maintenance tools, supplies and equipment. It is recommended that the other two sheds be used for historic, cultural and scientific interpretation. When the shed designated for storage is no longer needed for that purpose, all three (3) sheds should be used for interpretation.

## **DESIGN and CONSTRUCTION PHASING**

*Various park improvements recommended in this updated master plan are grouped into two major phases. Each of the individual elements listed correspond to the previous discussions. The priorities are as follows:*

### **PHASE 1 PRIORITIES**

- A. Construct a new restroom as proposed for the Stockade area; modify/relocate the stockade fence and associated storage sheds, as necessary
- B. Remove the existing restroom building and central fence that divides the two sections of the park.
- C. Install new water and sewer infrastructure for existing park and connect both systems to municipal/county systems; install stub-outs for Campbell property
- D. Repair/replace walkways in existing park; provide for accessibility to major use facilities, including accessible parking
- E. Prepare the Campbell Property for public occupancy, including removal of existing irrigation ditch, regrading and refurbishment of Campbell Property lawn area, removal of shed on NE corner of Campbell property and construction of service area fencing and emergency access route
- F. Install interim family picnic pads for Campbell Property and sitting areas for both existing park and Campbell Property.
- G. Install landscaping and install/replace irrigation system associated with proposed new restroom facility in existing park; install 1<sup>st</sup> phase of landscaping for Campbell Property (trees), including replanting of orchard area; install bubblers for landscape trees, flood irrigation system for orchard, and automatic sprinkler irrigation system for lawn
- H. Install proposed bike parking and dumpster area

### **PHASE 2 PRIORITIES**

- A. Reconstruct the Rice Hotel and South Deck with boardwalks
- B. Reconstruct the livery stable and blacksmith shop w/ associated outdoor corral, hitching posts and water trough

- C. Construct the proposed 2<sup>nd</sup> group-use area, associated with the Rice Hotel, along with associated ramada, boardwalks and patio remove existing pump house
  - D. Complete walkway system with interpretive markers
  - E. Complete installation of permanent family picnic pads and sitting areas
  - F. Completion of landscaping and irrigation
  - G. Install night/security lighting
  - H. Place existing open ditch along Main Street underground and provide additional parking for park in same location
  - I. Install proposed water features, including creek bed, water storage tank, underground holding tank, pump system, interpretive exhibits, etc.
-



**HOUSE NUMBER**



**THE CAMPBELL HOUSE**



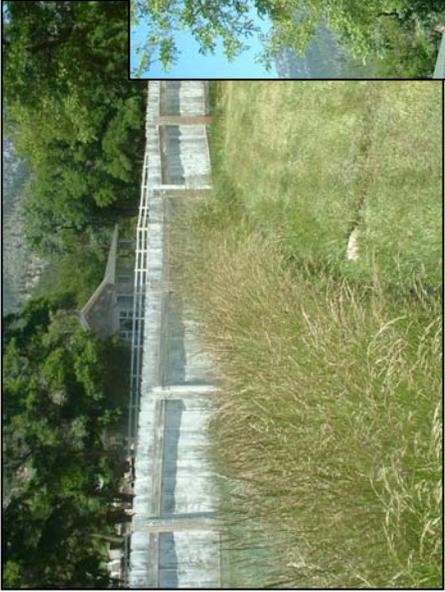
**THE BACK YARD**



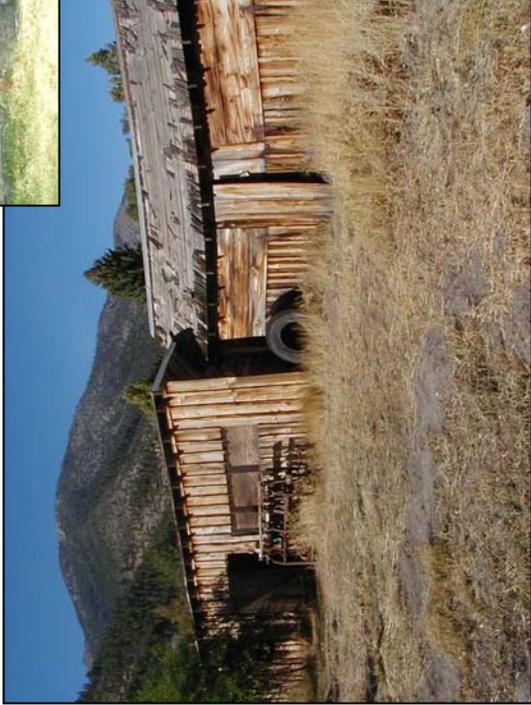
**BACK SIDE OF THE BARN**



**THE BARN**



**THE DITCH**



**THE SHEDS**



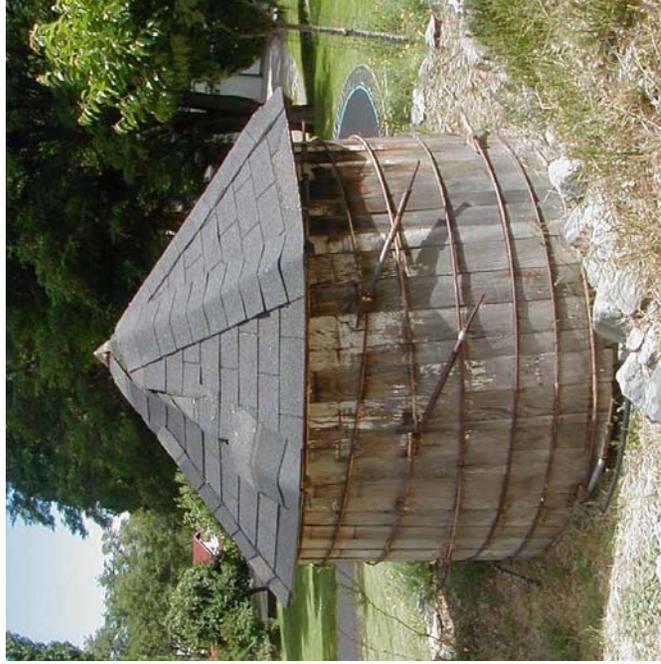
**FENCES**



**THE APPLE ORCHARD**



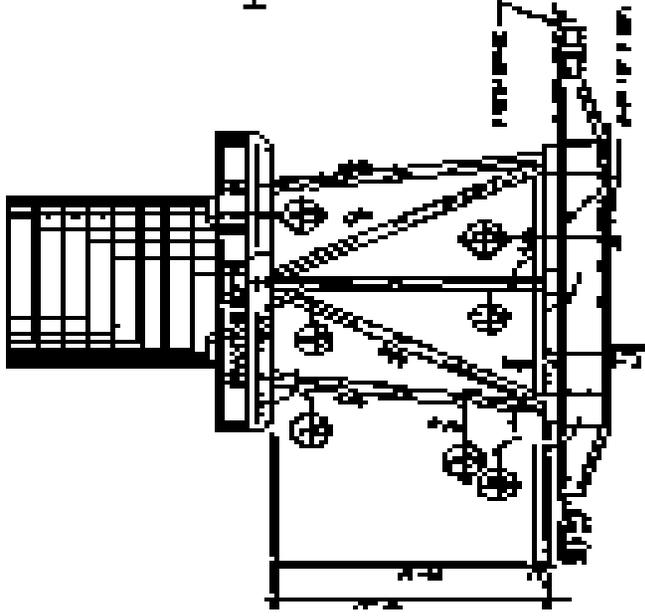
**THE PUMP HOUSE**



**HISTORIC WATER TANK**  
Genoa, Nevada



**HISTORIC AÑO NUEVO WATER TANK - AFTER**



**WATER TANK ON A PLATFORM**  
Courtesy of Water Towers . Com

<http://www.water-towers.com/wtrs1storyopentowerplans1.htm>

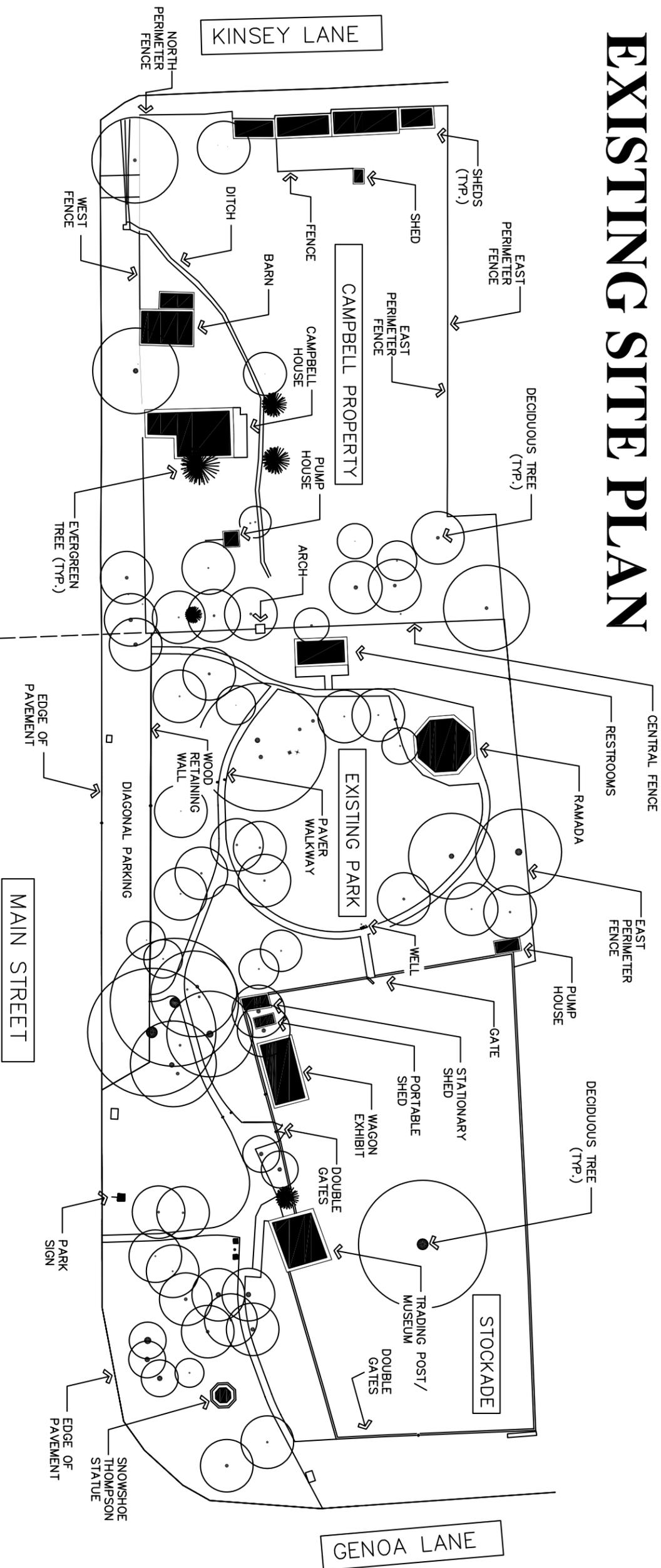


**HISTORIC AÑO NUEVO WATER TANK - BEFORE**  
(1884) California State Parks

[http://www.parks.ca.gov/?page\\_id=23035](http://www.parks.ca.gov/?page_id=23035)

Exhibit 1

# EXISTING SITE PLAN



CAMPBELL PROPERTY ACQUISITION

EXISTING MORMON STATION PARK

April 15, 2004

# MORMON STATION STATE HISTORIC PARK

## Genoa, Nevada

North  
Not to Scale

SP1

DEPARTMENT of CONSERVATION and NATURAL RESOURCES  
**NEVADA DIVISION OF STATE PARKS**  
 1300 S. CURRY CARSON CITY NEVADA 89703

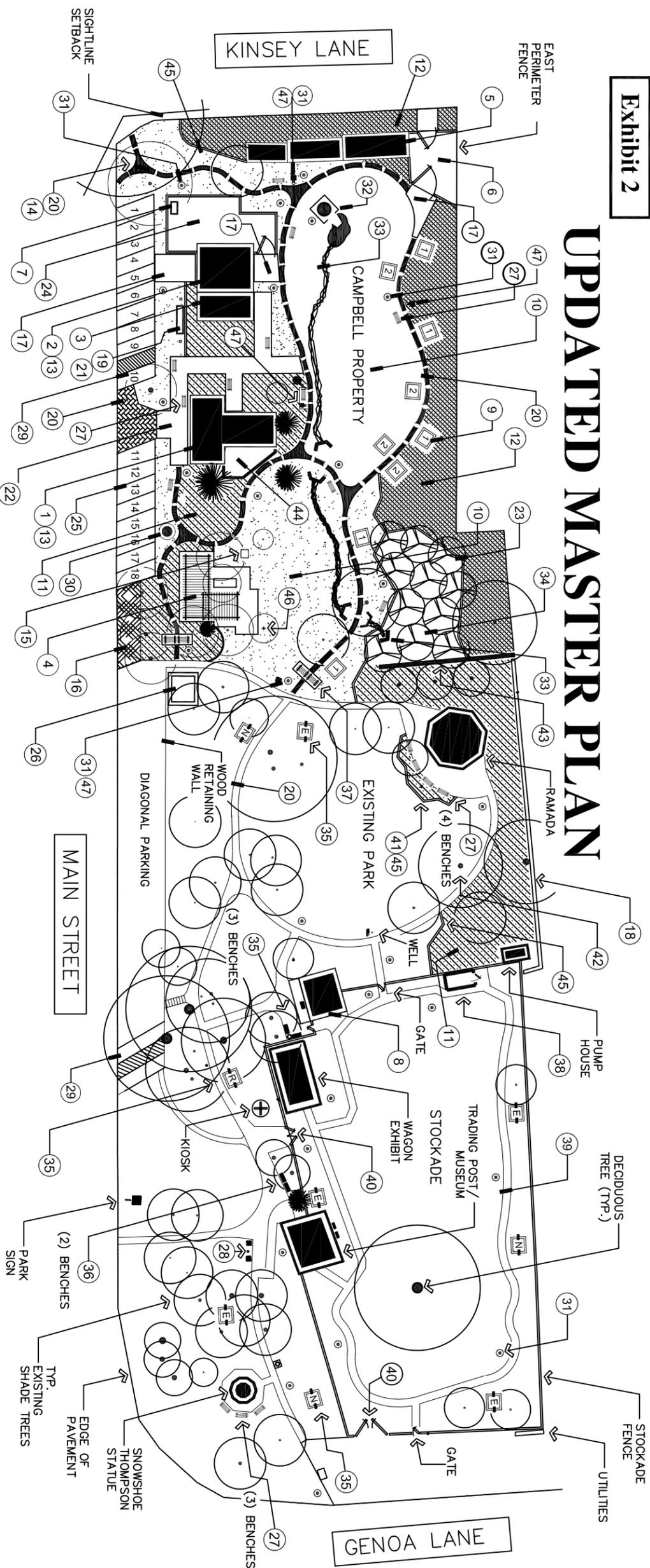
MORMON STATION  
 STATE HISTORIC PARK

FILE NO. \_\_\_\_\_  
 PROJ. NO. \_\_\_\_\_  
 PROJ. MANAGER \_\_\_\_\_  
 DESIG. SUPV. \_\_\_\_\_  
 CHIEF P.D. \_\_\_\_\_  
 CHIEF FIELD OF \_\_\_\_\_  
 ADMINSTRATOR \_\_\_\_\_

date 4-15-04  
 revisions

**Exhibit 2**

**UPDATED MASTER PLAN**



**LEGEND**

- 1 REPLICA OF THE RICE HOTEL. REFER TO NARRATIVES FOR A COMPLETE DESCRIPTION.
- 2 REPLICA OF THE GELATT LIVERY STABLE
- 3 REPLICA OF GRAY'S BLACKSMITH SHOP
- 4 GROUP PICNIC AREA (OPEN BEAM SHADE STRUCTURES) INCLUDES: PICNIC TABLES & LARGE GROUP-USE BARBEQUE GRILL
- 5 EXISTING SHEDS (TO REMAIN)
- 6 SERVICE AREA FENCING AND EMERGENCY ACCESS GATES
- 7 SMALL WATER TROUGH WITHIN THE OUTDOOR CORRAL
- 8 STOCKADE RESTROOM BUILDING
- 9 FAMILY PICNIC PAD WITH CLASSIC-STYLE SITE FURNISHINGS. (1=1ST PHASE, 2=2ND PHASE, ETC.)
- 10 LAWN WITH AUTOMATIC SPRAY IRRIGATION SYSTEM
- 11 ORNAMENTAL GARDEN: PLANTERS WITH TREES, SHRUBS, GROUNDCOVERS AND AUTOMATIC SPRAY IRRIGATION SYSTEM
- 12 TREES & SHRUBS TO SCREEN VIEWS AND PROVIDE SOUND BARRIER PROTECTION FOR NEIGHBORING PROPERTIES
- 13 BUILDING SETBACK
- 14 PLACE EXIST DITCH UNDERGROUND (NOT SHOWN--SEE EXISTING SITE PLAN, EXHIBIT 1)
- 15 EXISTING PUMP HOUSE (TO BE PLACED UNDERGROUND)
- 16 BICYCLE PARKING AREA
- 17 PAVING: STRUCTURAL INTERLOCKING PAVERS OR STAMPED CONCRETE (VEHICULAR ACCESS)
- 18 MODIFIED STOCKADE FENCE (HALF-LOG CONSTRUCTION)
- 19 WATER FEATURE: HAND-PUMP AND WATER TROUGH.
- 20 PAVER/STAMPED CONCRETE WALKWAY
- 21 HITCHING POSTS
- 22 BOARDWALK
- 23 SPLIT-RAIL FENCE
- 24 1870s STYLE (WOOD) FENCED-IN OUTDOOR CORRAL
- 25 DIAGONAL PARKING (NEW)
- 26 FENCED BEAR-PROOF DUMPSTER AREA
- 27 CLASSIC-STYLE BENCH
- 28 FLAG POLE AND (2) MONUMENTS
- 29 ADA PARKING STALL
- 30 INTERPRETIVE KIOSK
- 31 INTERPRETIVE MARKER FOR SELF-GUIDED TOUR
- 32 HISTORIC WATER TANK & SPILLWAY
- 33 PROPOSED CREEK BED
- 34 APPLE ORCHARD & FLOOD IRRIGATION DEMONSTRATION AREA
- 35 FAMILY PICNIC PAD WITH HALF-LOG SITE FURNISHINGS. (E=EXISTING, N=NEW, R=RELOCATE EXISTING PAD HERE)
- 36 HALF-LOG BENCH
- 37 1870s STYLE ARBOR (TRANSITION FROM MID-1800s THEME TO 1870s THEME)
- 38 MOVE EXISTING MAINTENANCE SHED TO THIS LOCATION AND RECONFIGURE PAYER WALKWAY AS DEPICTED
- 39 PAYER/STAMPED CONCRETE WALKWAY (STOCKADE AREA)
- 40 DOUBLE GATES (EXISTING)
- 41 PROPOSED LOCATION OF GRINDER PUMP (REFER TO SEPARATE PLANS BY THE PROJECT ENGINEER)
- 42 "THE WEDDING TREE" I.E. THE LOCATION OF MANY OF THE WEDDINGS THAT TAKE PLACE IN THE PARK.
- 43 MODIFIED STOCKADE FENCE AS PRIVACY SCREENING FOR GROUP-USE RAMADA (LOG APPEARANCE TO BE CONTINUOUS ON ALL SIDES)
- 44 THE SOUTH DECK
- 45 MOW STRIP
- 46 LOMBARDI POPLAR TO BE REMOVED
- 47 DRINKING FOUNTAIN

**MORMON STATION STATE HISTORIC PARK**

**Genoa, Nevada**

DISCLAIMER: THIS DRAWING IS CONCEPTUAL. DURING THE PRELIMINARY DESIGN PHASE WHICH FOLLOWS, ADJUSTMENTS TO THE DESIGN WILL BE MADE AS DEEMED NECESSARY BY THE NEVADA DIVISION OF STATE PARKS, CARSON CITY, NEVADA.

June 1, 2005

SCALE:



**MORMON STATION  
STATE HISTORIC PARK**

FILE NO. \_\_\_\_\_  
 PROJ. NO. \_\_\_\_\_  
 PROJ. MANAGER initials \_\_\_\_\_ date \_\_\_\_\_  
 UNIT SUPV. L.C. \_\_\_\_\_  
 CHIEF P&D \_\_\_\_\_  
 CHIEF, FIELD OP. \_\_\_\_\_  
 ADMINISTRATOR \_\_\_\_\_

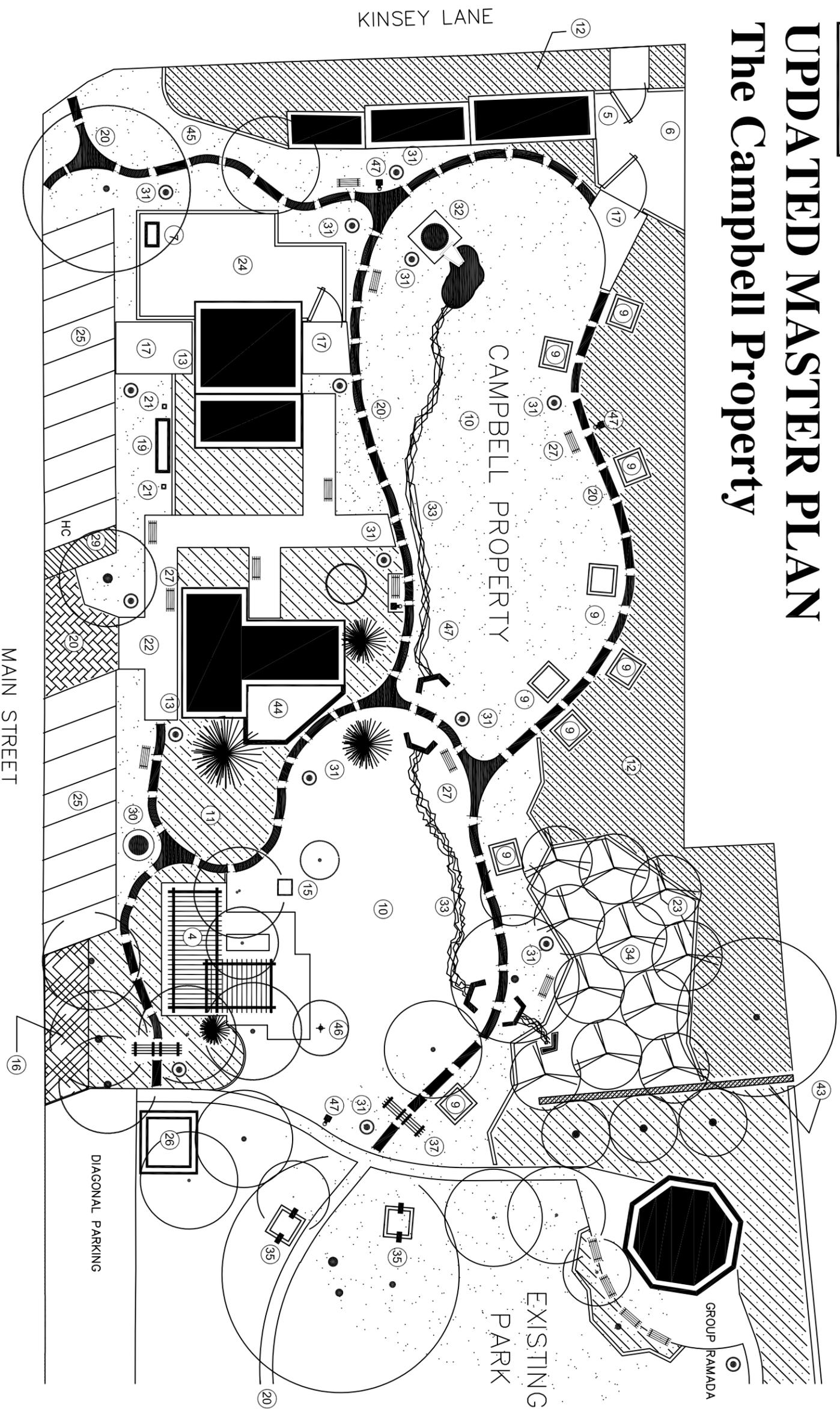
date 6-1-05  
 revisions \_\_\_\_\_



DEPARTMENT of CONSERVATION and NATURAL RESOURCES  
**NEVADA DIVISION  
 OF STATE PARKS**  
 1300 S. CURRY CARSON CITY NEVADA 89703

Exhibit 3

# UPDATED MASTER PLAN The Campbell Property

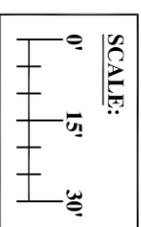


SEE LEGEND - EXHIBIT 2

## MORMON STATION STATE HISTORIC PARK Genoa, Nevada

DISCLAIMER: THIS DRAWING IS CONCEPTUAL. DURING THE PRELIMINARY DESIGN PHASE WHICH FOLLOWS, ADJUSTMENTS TO THE DESIGN WILL BE MADE AS DEEMED NECESSARY BY THE NEVADA DIVISION OF STATE PARKS, CARSON CITY, NEVADA.

June 1, 2005



DEPARTMENT of CONSERVATION and NATURAL RESOURCES  
**NEVADA DIVISION OF STATE PARKS**  
 1300 S. CURRY CARSON CITY NEVADA 89703

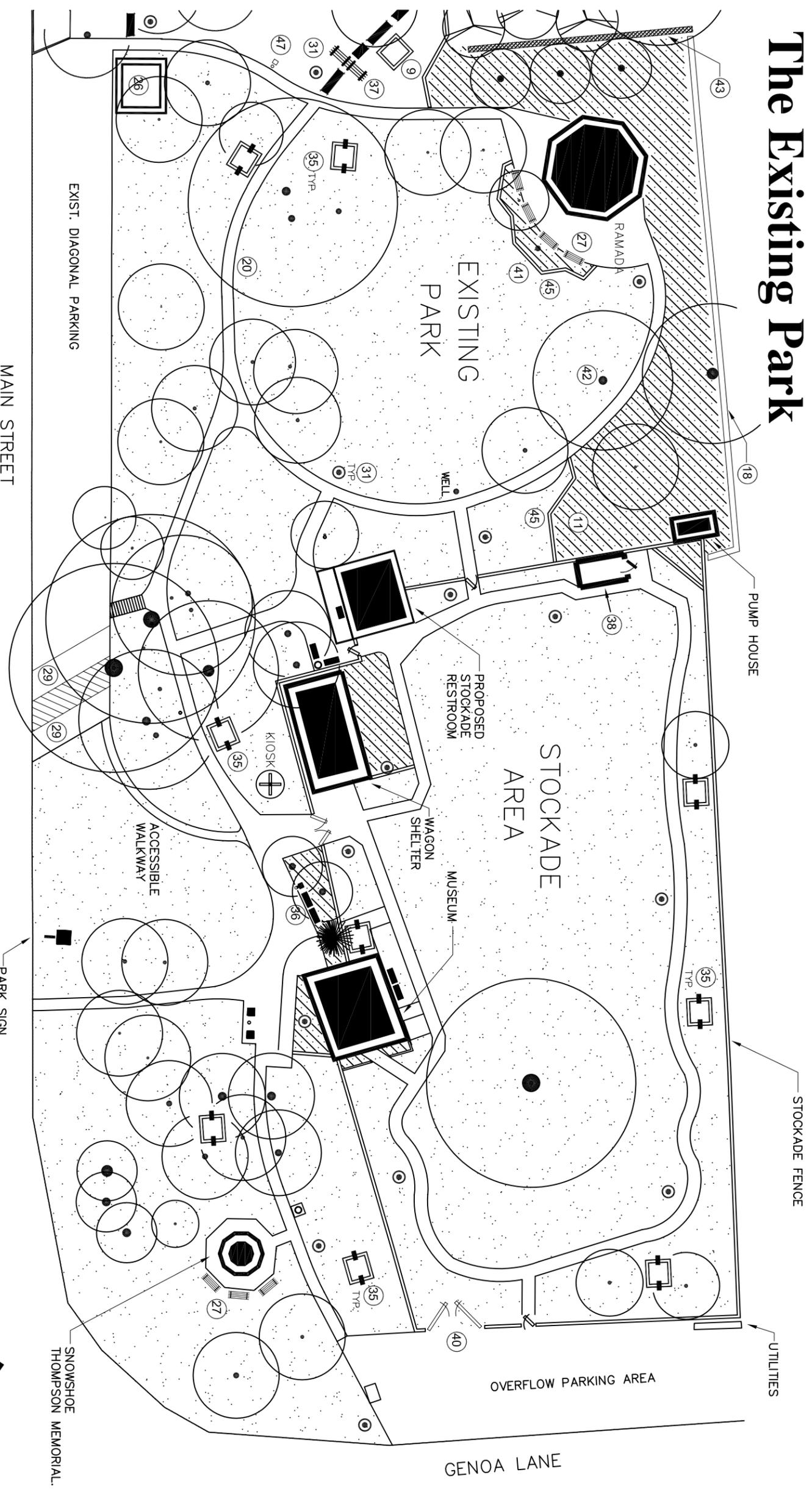
MORMON STATION  
 STATE HISTORIC PARK

FILE NO.			
PROJ. No.		initials	date
PROJ. MANAGER		L.C.	
UNIT SUPV.			
CHIEF P&D			
CHIEF, FIELD OP.			
ADMINISTRATOR			

date	6-1-05
revisions	

Exhibit 4

# UPDATED MASTER PLAN The Existing Park



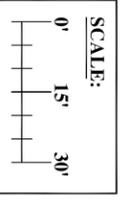
SEE LEGEND - EXHIBIT 2

## MORMON STATION STATE HISTORIC PARK

### Genoa, Nevada

DISCLAIMER: THIS DRAWING IS CONCEPTUAL. DURING THE PRELIMINARY DESIGN PHASE WHICH FOLLOWS, ADJUSTMENTS TO THE DESIGN WILL BE MADE AS DEEMED NECESSARY BY THE NEVADA DIVISION OF STATE PARKS, CARSON CITY, NEVADA.

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MORMON STATION  
 STATE HISTORIC PARK

FILE NO.	
PROJ. NO.	
PROJ. MANAGER	initials date
UNIT SUPV.	L.C.
CHIEF P&D	
CHIEF FIELD OP	
ADMINISTRATOR	

date	6-1-05
revisions	

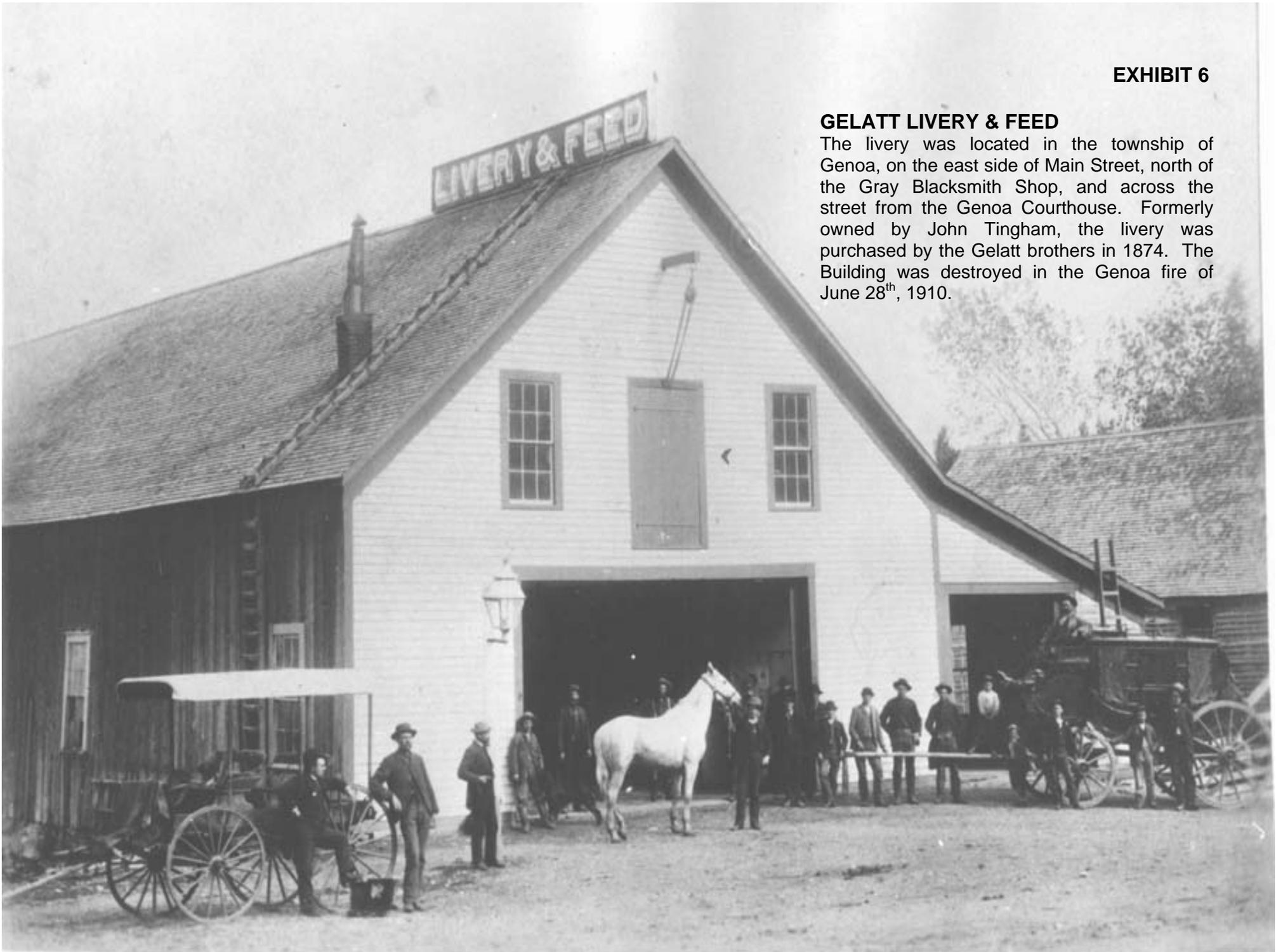


**RICE HOTEL** – The Rice Hotel was located at the north end of the township of Genoa, on the east side of Main Street, and across the street from the Genoa Courthouse. In 1858, this two story frame building was known as the Gilbert Hotel. Later, the hotel became the Chase & White Hotel. The Rice brothers purchased the hotel in 1872 and advertised the hotel-bar-restaurant as the “White House”. The establishment was operated by K. Rice. Irreparable damage due to the Genoa fire in 1910 caused the building to be demolished.

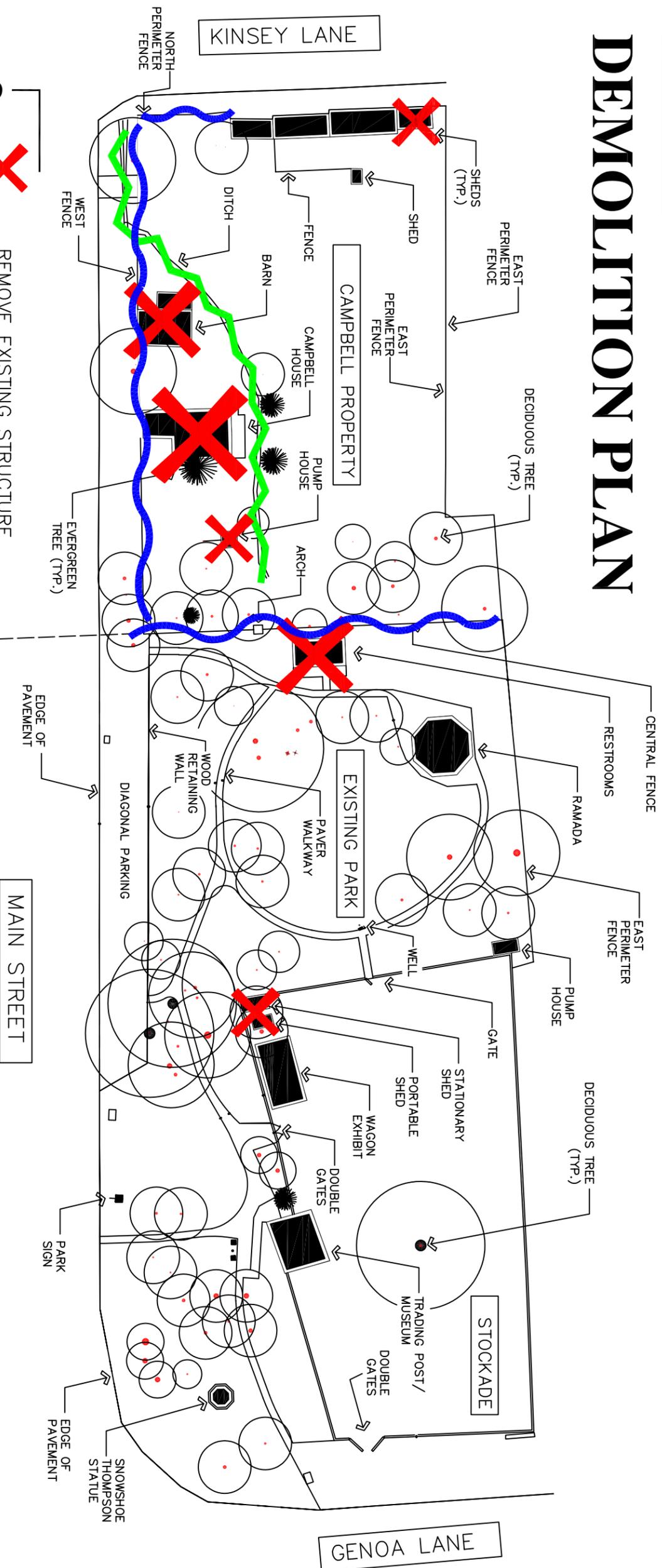
## EXHIBIT 6

### GELATT LIVERY & FEED

The livery was located in the township of Genoa, on the east side of Main Street, north of the Gray Blacksmith Shop, and across the street from the Genoa Courthouse. Formerly owned by John Tingham, the livery was purchased by the Gelatt brothers in 1874. The Building was destroyed in the Genoa fire of June 28<sup>th</sup>, 1910.



# DEMOLITION PLAN



## LEGEND

-  REMOVE EXISTING STRUCTURE
-  REMOVE EXISTING FENCE
-  ABANDON & BACKFILL EXISTING DITCH

CAMPBELL PROPERTY ACQUISITION

EXISTING MORMON STATION PARK

April 15, 2004

# MORMON STATION STATE HISTORIC PARK

## Genoa, Nevada

MAIN STREET



Not to Scale

## APPENDIX A

# Planning Team Charter

## Mormon Station Master Plan Revision

### Planning For The New Addition

2/3/2004

#### **A Little History:**

Before tackling the Sierra Nevada Mountains, the final Barrier on the trail to California, exhausted and thirsty travelers often rested and purchased supplies in the fertile oasis at the foot of the Carson Range.

In June 1850, on their return to the Great Salt Lake Valley, two members of the Mormon Battalion, Abner Blackburn and Hampton Beatie, established a temporary trading post on the west side of Carson Valley. Their stories of this beautiful valley on the emigrant trail intrigued their Salt Lake employer, John Reese and his nephew, Stephen Kinsey.

In the spring of 1851, they loaded more than a dozen wagons full of supplies and set out for the Carson Valley. The Reese Company built a permanent trading post approximately one mile south of the original structure. Reese's Station, later renamed Mormon Station, soon had a blacksmith shop and livery stable, with flour and saw mills nearby.

#### **History as a State Park:**

In 1937 the legislature appropriated \$ 4,000 and directed the State Planning Board to take action toward the reconstruction of the log structure at Mormon Station in Genoa. No funds were given the Park Commission during the next few years so not much was accomplished.

In 1947 the Legislature created the Genoa Fort fund and appropriated \$ 5,000 for the purpose of constructing a replica of the old fort on its original site. They designated the site as "Genoa Mormon Monument", placing it under the joint jurisdiction of the State Park Commission and Douglas County Board of Commissioners for control and maintenance.

In 1955 the Legislature authorized the transfer of full responsibility for Mormon Station to the State Park Commission. It wasn't until September 5, 1957 that the actual transfer of title took place.

The park originally had several campsites but a decision was made to eliminate camping and focus on day use. In 1977-78 the current exhibits were installed along with other new facilities such as the group use area. In 1987 a park master

plan was developed and all subsequent development has been in accordance with that plan including a recent interpretive exhibit upgrade, landscaping and a new wagon exhibit.

### **Planning For A New Addition:**

A ribbon cutting ceremony was held on October 23, 2003 to thank Douglas County, members of the Historic Genoa Committee and an adjacent property owner for all they did to contribute to the addition of 1.2 acres to Mormon Station State Historic Park.

The property, located to the north of the current Mormon Station Park became available after the death of Sylvia Campbell, a former neighbor and employee of the park for years. Although a desirable addition to the park, the state was not financially able to acquire the property without the passage of a statewide bond initiative. Because the property could potentially be sold prior to the anticipated passage of the Question One Bond Issue, Douglas County at the urging and with a promise of private backing by the Support Historic Genoa Group purchased the property.

Voters approved the Question One Bond Issue in 2002 and the state and Douglas County are making all of the necessary arrangements to transfer title to the property and to repay the taxpayers of Douglas County.

At the present time there are no plans for how the additional property should be developed or utilized. The current park master plan, developed in 1987, is somewhat outdated and does not address the addition of the Sylvia Campbell property. Since there is such strong community interest in the park and the additional 1.2 acres of property, the current park master plan needs to be amended to include a description of how the additional property should be utilized. It is essential that a plan be developed that offers the best alternative use of the property and meets the needs of park visitors and the citizens of Genoa and Douglas County. The plan must incorporate the best of the proposed options and represent the consensus of the planning team, community, Division of State Parks and park patrons.

### **Mission**

The Nevada Department of Conservation and Natural Resources, Division of State Parks hereby creates the Mormon Station Planning Team to develop an amendment to the existing park master plan for the additional 1.2 acres of property recently added to the park. The planning process will:

- Review the current park master plan, historical park development and operating procedures to ensure the amendment process dovetails with previous objectives and policies.

- ❑ Evaluate current park visitation and visitors surveys to help determine appropriate utilization of the additional property.
- ❑ Carefully evaluate community opinion with regard to future development and utilization.
- ❑ Create at least two planning alternatives that can be evaluated in an open public process.
- ❑ From public input, narrow the planning alternatives into one preferred alternative.

### **Team Goals:**

The goal of the team will be to develop an amendment to the existing park management plan that details future development and operational guidelines, based on a preferred alternative developed from community, visitor and state park input. This work will include:

- ❑ Assisting in both development and operational planning.
- ❑ Articulating a relationship between the park and the local community with a focus on, but not limited to, the additional property.
- ❑ Identifying actions that preserve the park's natural character while addressing increasing demands.
- ❑ Developing a preferred alternative that best addresses the needs of the community, county, state and park visitors.
- ❑ Assist in providing for significant public comment and support.
- ❑ Enhancing the park's current educational and interpretive opportunities.
- ❑ Addressing the need for additional parking.
- ❑ Evaluating the condition of existing structures and their future utility.

### **Team Authority:**

This charter authorizes the Mormon Station Park Planning Team to gather data from all available non-confidential sources as required to meet the team's mission. The team is authorized to meet as often as necessary to complete its task and shall have the authority to require its membership to attend all meetings. The team may, within its own authority, conduct surveys, seek public or professional input and request additional planning staff support. In addition, the team may modify guiding procedures and add to the stated mission and goals for the development of the park. All such work shall be done without incurring any additional costs and with the approval of the state park administrator.

### **Team Resources:**

A budget will be established for the financial support of critical team needs.

**Planning Oversight:**

The planning team is responsible to the community and public who have demonstrated their interest and support in developing a plan for the additional 1.2 acres of property. From a practical standpoint the team will be assisted by the Division of State Parks Planning section and will seek direction and advice through that group in preparation of planning alternatives and the final preferred alternative. In the case of any disagreement that cannot be resolved, the team will seek arbitration through the Administrator of State Parks.

**Team Outcomes:**

The planning team will be responsible for the following:

- ❑ Providing a list of all scheduled activities and meetings.
- ❑ Providing a meeting agenda well in advance of each scheduled meeting.
- ❑ Approving and distributing minutes of each team meeting to each team member, state parks administrator, and stakeholders.
- ❑ Participating in public meetings.
- ❑ Developing two to three planning alternatives that include any future development and detailed operating objectives. Both plans should be detailed enough to provide planners and park management with clear direction regarding any proposed development, allowed activities and length of the operating season.
- ❑ Developing from public input a preferred alternative and presenting that alternative in a final public meeting or open house.
- ❑ Writing up a final plan that provides a detailed summary of the planning process, goals, objectives, alternatives considered and the process that led to the selection of a preferred alternative.
- ❑ Complete plan by May 1, 2004.

**Team Signatures:**

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

## APPENDIX B

# PLANNING PROCESS – A COMMUNITY DRIVEN APPROACH

### INITIATING THE PLANNING PROCESS

The process of updating the master plan for Mormon Station State Historic Park (MSSHP) began in the fall of 2003. At the outset of this work, the previously completed master plan from 1987 was considered increasingly obsolete, especially due to the recent Campbell Property acquisition. To provide a more appropriate and functional master plan, an update was needed which would include plans for developing the newly acquired property, plus recommended improvements for the existing park. Due to strong community interest in the park, as well as concerns expressed with regard to how the Campbell property would be incorporated into the overall design of the park, it was decided that a community-driven approach was the preferred method for updating the master plan.

***“...The process of updating the master plan...began with the goal of providing an opportunity by which the community was encouraged to participate fully in the planning process.”***

The process of updating the master plan for Mormon Station SHP began with the goal of providing an opportunity by which the community was encouraged to participate fully in the planning process. At the outset of the project, there were no plans regarding how the Campbell property should be developed or utilized, or changes that might be made to the previous plan for the original park area. Rather, the field of possibilities was left completely open, pending the process of obtaining input from the citizens of Genoa and outlying communities, and from the patrons who visit the park.

The proposed work involved in the process of updating the master plan was presented by the Nevada Division of State Parks (NDSP) to the community at the Town Hall Meeting held in Genoa on September 2, 2003. At this meeting it was decided that a Ribbon Cutting Ceremony would be held for the newly acquired Campbell property, followed by series of public meetings for the purpose of updating the master plan. The intent was to take a close look at both the original portion of the park, as well as, the newly acquired Campbell property. It was anticipated that three public meetings would be necessary to complete the process.

## COMMUNITY OPINION SURVEY

**GENERAL:** A Community Opinion Survey was distributed by the Nevada Division of State Parks. The purpose of the survey was to solicit public input to be used to guide the decision-making process of a community-based planning team in its efforts to make recommendations for the updated master plan. The survey was composed with a number of goals in mind. The overall design concept for the Campbell property, was to develop a plan that would incorporate the new addition and blend the two properties into one cohesive design. To this regard, questions contained within the survey were intended to stimulate thinking along the lines of identifying the most successful attributes of the existing park, so that the same or similar features could be incorporated into the design of the Campbell property.

***“The purpose of the survey was to solicit public input to be used to guide the decision-making process of a community-base planning team...”***

**I. FIRST OBJECTIVE:** The first objective in the process of developing an effective Community Opinion Survey was to provide a series of questions related to the existing park. The objective was to determine what features or experiences are valued most, and what features and experiences are valued least. In order to accomplish this task, a checklist of existing features and experiences was provided, and a process was used to score each feature and experience in order to determine what attributes that already exist within the park are most important to the community and to park visitors.

**II. SECOND OBJECTIVE:** The second objective was to provide a series of questions related to the Campbell property and what was perceived as opportunities for the development of the new addition.

**III. THIRD OBJECTIVE:** The third objective focused on a number of specific concerns that were perceived as issues that would inevitably arise out of the planning process. For this reason, the survey was used as a means of obtaining a heads up from the community, early on in the process, with regard to four areas of concern. The following is an outline of the four concerns addressed by the survey. It should be noted that the majority of response received from the public regarding these four areas of concern was a resounding “Yes” to each of the questions contained within the survey.

- Should the Planning Team consider the possibility of replacing the existing restroom building with a new facility at an alternate location within the existing park or on the Campbell property?
- Should the central fence that separates the two properties be removed?

■ Should the Planning Team rethink some of the decisions contained within the 1987 Development Plan that pertain to the Interpretive Displays and Exhibits proposed for the Stockade Area?

■ Should the Planning Team consider the possibility of utilizing the water rights acquired from the purchase of the Campbell property to create water features within the park?

**IV. DISTRIBUTION:** The survey was first distributed at the Ribbon-Cutting Ceremony on October 23, 2003. Subsequent copies were circulated throughout the Township of Genoa and made available at public meetings.

**V. COMMUNITY RESPONSE:** Close to 200 copies of the survey were distributed between October 23 and December 4, 2003, but a total of just 18 completed surveys were returned to the Nevada Division of State Parks. Although this response was far less than anticipated, it was encouraging to find that the input obtained from the surveys was in keeping with the comments, suggestions and concerns expressed by those who attended the 1<sup>st</sup> public workshop, which was held on December 4, 2003. It was at this particular meeting that most of the input was obtained from the public, which was used to guide the work of the Mormon Station SHP Planning Team during the weeks and months that followed.

**VI. GENERATING A LIST OF NAMES FOR THE PLANNING TEAM:** In addition to the questions used to solicit public opinion and feedback, the survey was also used to invite the citizens of Genoa and Douglas County to volunteer to serve as members of the planning team for the updated master plan. More than 50% of those who responded to the survey also volunteered to serve as members of the planning team. Additional names were obtained from citizens who called the Nevada Division of State Parks to volunteer, plus nominations that were received on the floor at the 1<sup>st</sup> public workshop.

A summary of the comments obtained from this survey was published and made available at subsequent public meetings. Additionally, copies were made available for guests who attended the Planning Team meetings. A copy of the summary is available in the MSSHP master plan files at the offices of the Nevada Division of State Parks located in Carson City.

## **THE RIBBON-CUTTING CEREMONY**

A ribbon cutting ceremony was held at Mormon Station State Historic Park on October 23, 2003. The purpose of the ribbon cutting ceremony was to thank Douglas County, the members of the Support Historic Genoa Committee, and the previous owners of the newly acquired Campbell property for the efforts that contributed to the acquisition of the 1.2 acres site that would be incorporated into the overall design of the park. Over one hundred people

attended the ceremony, including representatives from the Governor’s office, the Douglas County Commission, the Township of Genoa, and other public agencies. In addition, a number of VIP’s were recognized and thanked for their contribution to this effort. The Administrator of the Nevada Division of State Parks presided over the ceremony, which culminated with a ribbon-cutting at the newly constructed archway that was used as a symbolic link between the two properties. The ribbon-cutting ceremony was followed by a self-guided tour of the Campbell property.

***“The purpose of the ribbon cutting ceremony was to thank Douglas County, the members of the Support Historic Genoa Committee and the previous owners of the newly acquired Campbell Property...”***

### **THE FIRST PUBLIC WORKSHOP**

The process of updating the master plan included three public workshops that were held in the Township of Genoa over an approximate 7 month period, between December 2003 and June 2004. The first workshop was held at Genoa Town Hall on Thursday, December 4, 2003 at 7 p.m. The purpose of this meeting was to encourage community participation in the design process, and to ask for volunteers and nominations to serve on the Mormon Station SHP Planning Team.

***“This was perhaps the most important public workshop in terms of success with addressing the goal...to generate as much public interest and participation in the project as possible.”***

This was perhaps the most important public workshop in terms of success with addressing the goal of the Nevada Division of State Parks to generate as much public interest and participation in the project as possible. While only 17 people attended this meeting, it appeared that the community was well represented by those who did attend. The success of this workshop was to a great extent due to the high degree of enthusiasm and dedication expressed by those who were present. The citizens who attended this meeting were genuinely eager to voice their opinions and concerns regarding what should and should not be included in the updated master plan. A certain momentum began at this particular meeting that continued throughout the remainder of the process.

Due to the fact that *this workshop was so influential to the decision-making processes adhered to by the Planning Team during the months that followed*, a more than usual amount of attention is given to explain the proceedings and outcomes that transpired during this meeting.

**I. RECORD OF ATTENDANCE:** Most of the people who attended this workshop were citizens of the Township of Genoa and outlying areas. Also in attendance were representatives of the Nevada Division of State Parks. The official record of the workshop shows the signatures of 17 people who attended this meeting. In addition, 9 employees of the Nevada Division of State Parks were present. A total of 26 people attended this meeting.

**II. PURPOSE OF THE MEETING:** The meeting began with a welcome and introductory remarks by Dave Morrow, Administrator of the Nevada Division of State Parks. In his presentation, Dave Morrow explained that the purpose of the workshop was to update the current park master plan to provide a well thought out plan for the development or non-development and utilization of the 1.2 acres of property that is to become an official part of Mormon Station State Park. Next, Mr. Morrow provided an overview of the goals and objectives for the planning process as well as a time-line for the completion of the updated plan.

**III. DEVELOPING A LIST OF POTENTIAL PLANNING TEAM MEMBERS:** The next item on the agenda included a presentation by Steve Weaver (Chief of Planning and Development for NDSP). Mr. Weaver led the group in an open discussion regarding the need for volunteers to serve on a planning team for the master plan update. It was explained that a nine member planning team was proposed; six from the community at large, two from the Nevada Division of State Parks, and one from the Commission on Tourism.

***“It was explained that a nine member planning team is proposed; six from the community at large, two from the Nevada Division of State Parks, and one from the Commission on Tourism.”***

***NOTE: As it turned out, no one was available from the Commission on Tourism to serve on the Planning Team, so the 9<sup>th</sup> position was later filled by an additional member from the community.***

During the open discussion that followed, a list of 24 potential team members was generated by nominations received from the floor. It was announced that additional names would be added to the list, from those who volunteered by means of the completed surveys. It was mentioned that some of the names received by mail were duplications of those nominated during the workshop. It was agreed by consensus that the Nevada Division of State Parks would review the names and create an abbreviated list of citizens who would be contacted by phone and asked to serve as members of the Planning Team.

**IV. THE PROCESS OF IDENTIFYING COMMUNITY NEEDS, WANTS AND DESIRES:** The next agenda item was a brainstorming session to identify what the community wanted to see most, and what the community did not want the Planning Team to consider for the park. A great deal of enthusiasm ensued as numerous comments and suggestions were received from those in attendance. Two lists were generated on flip charts. The two lists were entitled: “WHAT I WANT” and “WHAT I DON’T WANT”.

**V. THE PROCESS OF RANKING ISSUES:** Following a break in the proceedings, those who chose to participate took part in an informal process of ranking the issues that were scribed on the two flip charts. Each person was provided with 10 colored dots. Five dots were red and five were green. The green dots were used to denote suggestions that the participants wanted, and the red dots were used to denote issues that the participants did not want to be included in the amended design for the park. Each participant was encouraged to use their 10 dots to vote in any manner they chose. They were told to use one to five dots for each issue, and that the voting process could include the use of all five dots for any single issue. It was left up to each individual how they chose to cast their votes.

A summary of the results of the process outlined above were later compiled and are stored in the master plan files at the office of the Nevada Division of State Parks located in Carson City, Nevada.

**VI. PLANS FOR SCHEDULING A SECOND PUBLIC MEETING:** The next step in the planning process was to select the members of the Planning Team and to work with them to develop a minimum of two design alternatives for presentation at the next public meeting. To this regard, the final item on the agenda was to announce that a follow-up public meeting would be scheduled as soon as the Planning Team is ready to present the design alternatives for the development of the Campbell property.

## **FORMATION OF THE PARK PLANNING & ADVISORY TEAMS**

**I. PLANNING TEAM:** As a result of the first public workshop, the process was set into motion to select a planning team largely comprised of residents from the Township of Genoa and Douglas County. The purpose of the Planning Team was to formulate alternatives for the Campbell Property and the existing park, and to select the best alternative in response to the expressed desires of the public and the park users.

A subsequent meeting was held at the Nevada Division of State parks for the purpose of establishing the criteria and process that would be used to select a community-based planning team.

***“A meeting was held...  
for the purpose of  
establishing the criteria  
and process that would  
be used to select a  
community based  
planning team...”***

***A list of the names of volunteers and nominees was generated from the following sources:***

- Those who volunteered by means of the Public Opinion Survey;

■ Those who volunteered by means of phone calls or correspondence directed to the Nevada Division of State Parks;

■ Those who volunteered or were nominated at the 1<sup>st</sup> public workshop in the Township of Genoa on December 4, 2003.

From the list of volunteers and nominees, a cross-section of potential planning team members was formulated. Calls were than made to determine if the tentative appointees were both committed, and available, for the work that would be required. As a result of these inquiries, the list of names was shortened, and a final list of names ultimately tabulated. The final selection included a team comprised of 9 members i.e. 7 members from the community at large and 2 members from the Nevada Division of State Parks. The following is list of the members who served on the Mormon Station Park Planning Team.

### **MORMON STATION SHP PARK PLANNING TEAM:**

■ **COMMUNITY STAKEHOLDERS**

(in alphabetical order)

1. Randy Falcke
2. Bill Hutchison
3. Sue Knight
4. Jack Pettit
5. Cindy Southerland
6. Ted Tiffany (Team Leader)
7. Marian Vassar

■ **NEVADA DIVISION OF STATE PARKS**

(in alphabetical order)

8. Brad Kosch (Region 2 Manager)
9. Jean Murray (Park Manager)

*It should be noted that although the Commission on Tourism was invited to provide a representative to serve on the Mormon Station SHP Planning Team, the position remained vacant throughout the process of amending the master plan.*

## **II. THE ADVISORY TEAM:**

An Advisory Team was organized for the purpose of providing technical expertise and feedback to the Planning Team. The Administrator of the Nevada Division of State Parks took a leadership role by pulling together the most qualified State Park personnel who have the experience and expertise necessary to assist the Planning Team in its effort to reach consensus during the planning process.

The Advisory Team included the following employees of the Nevada Division of State Parks:

### **MORMON STATION SHP PARK ADVISORY TEAM:**

#### **NEVADA DIVISION OF STATE PARKS STAFF**

(in alphabetical order)

Larry Chapen (Park Landscape Architect and Team Facilitator)

Lynn Frost (Seasonal Park Tech)

Donna Long (Historian)

David Morrow (Administrator)

Allen Newberry (Chief of Operations & Maintenance)

Oscar Sanders (Project Architect)

Steve Weaver (Chief of Planning and Development)

### III. TEAM CHARTER:

A Charter was drafted for the purpose of establishing the parameters and guidelines which defined the authority of the Planning Team members and the role of the Nevada Division of State Parks in the planning process. The body of the Charter began with a brief explanation of the history of the area and included highlights associated with the development of the existing park. Other sections provided background information related to the acquisition of *the new addition*, which has become known as *the Campbell Property*. The Charter included a detailed description of the mission, the goals, and the authority of the Planning Team members. The Charter was officially signed and set into motion during the Planning Team meeting held on February 3, 2004. At that point in time it became the official guiding document for the process of updating the master development plan for Mormon Station State Historic Park.

***“A Charter was drafted for the purpose of establishing the parameters and guidelines which defined the authority of the Planning Team members...”***

### IV. TEAM MISSION:

The Nevada Department of Conservation and Natural Resources, in conjunction with the Division of State Parks, created the Mormon Station SHP Planning Team for the purpose of developing an update to the 1987 Development Plan for the park. The primary mission of the Planning Team was to update the master plan for the purpose of incorporating the additional 1.2 acres of land, referred to as *the Campbell property*. However, an assessment of the existing park facility needs was also an objective. To accomplish this mission, the Planning Team was charged with pursuing the following general process:

***“The mission of the Planning Team was to amend the master plan for the purpose of incorporating the additional 1.2 acres of land referred to as the Campbell property.”***

- Review the current park master plan, as well as the development and operating procedures, to ensure that the update process dovetails with previous objectives and policies.
- Evaluate current park visitation and visitor surveys to determine appropriate utilization of the additional property.
- Carefully evaluate community opinion with regard to future development and utilization of both the old and new portions of the park.

- Create at least two planning alternatives that can be presented for evaluation in an open public process.
- Narrow the planning alternatives into one preferred alternative that is responsive to public input.

## **V. TEAM GOAL and OBJECTIVES:**

The goal of the Planning Team was to develop an update of the 1987 park master plan and to provide details for the development of the Campbell Property and existing park. The update was to be based upon a preferred alternative that is responsive to community, visitor and State Parks' input. More specifically, the Planning Team was charged with the responsibility of accomplishing the following & objectives:

- Assisting in both development and operational planning.
- Articulating a relationship between the park and the local community with a focus on, but not limited to, the additional property.
- Identifying actions that preserve the park's natural character while addressing increasing demands.
- Developing a preferred alternative that best addresses the needs of the community, county, state and park visitors.
- Assisting in the process of providing for significant public comment and support.
- Enhancing the park's current educational and interpretive opportunities.
- Addressing the need for additional parking.
- Evaluating the condition of existing structures and their future utility.

## **VI. TEAM AUTHORITY:**

The charter authorized the Mormon Station SHP Planning Team to gather data from all available non-confidential sources for the purpose of meeting the requirements of the mission, goals, and objectives of the team. The team was encouraged to meet as often as necessary in order to accomplish all tasks in a timely manner. And it was given the authority to require its members to attend all meetings.

The Planning Team was charged, within its own authority, to conduct surveys, to seek public and professional input, and to request additional support from the Nevada Division of State

Parks and personnel from other agencies of the State of Nevada, whenever necessary, and without incurring any additional costs to the State. In addition, the Planning Team was granted the authority to make recommendations to modify guiding procedures, and in addition, to recommend revisions to the stated mission and goals contained within the existing master development plan for Mormon Station SHP.

The authority of the Planning Team did not extend beyond the right and power of its members to make recommendations to the Nevada Division of State Parks and to the community at large. It was decided that public meetings/workshops would be held within the Township of Genoa. The purpose of the meetings was to act as a platform from which the members of the Planning Team would present its recommendations to the community. The authority of those attending such meetings, likewise, did not extend beyond the right to vote by consensus to approve or reject recommendations made by the Planning Team. In order to ensure that the highest degree of integrity was maintained with regard to its community driven approach, the Planning Team was charged with the requirement that its members must be responsive to public opinion.

***“In order to ensure that the highest degree of integrity was maintained with regard to the commitment of State Parks to follow a community driven approach, the members of the Planning Team were charged with the requirement that its members must be responsive to public opinion.”***

Furthermore, the charter explained the decision-making process, including the retention by the Administrator of the Nevada Division of State Parks to have the final authority regarding all recommendations proposed by the members of the Planning Team or by the public at large.

## **THE SECOND PUBLIC WORKSHOP**

A second public workshop/ meeting was held at Genoa Town Hall on Thursday, April 15th, 2004 at 7 p.m. The purpose of this meeting was to provide the members of the Planning Team an opportunity to present two alternatives for the development of the Campbell property. Around 20 people attended the workshop. The program was presented by Ted Tiffany, the elected Team Leader of the Mormon Station SHP Planning Team. Mr. Tiffany began the program by introducing Dave Morrow, Administrator of the Nevada Division of State Parks.

***“The purpose of this meeting was to provide the members of the Planning Team an opportunity to present two design alternatives for the development of the Campbell Property..”***

Mr. Morrow made a few brief comments regarding the role of the Nevada Division of State Parks in the planning process before turning the program back over to the Mr. Tiffany. The next item on the agenda was to present the EXISTING SITE PLAN. Ted Tiffany presented the plan which was mounted on 24 by 36 inch foam core board. Following a brief overview of the layout of the existing site, Mr. Tiffany walked the public through a process in which the Planning Team made decisions regarding which existing structures should be preserved and which should be demolished. The first item of discussion was the central fence and the existing restroom, both of which were recommended for removal. Other structures recommended for removal include the Campbell House, the Barn, the Pump House, one of the sheds located along Kinsey Lane, and the fences located along Main Street. A detailed explanation regarding the recommendations of the Planning Team to remove existing structures and fences is included in the pages that follow. Also refer to APPENDIX D).

The next item on the agenda included two handouts which were provided to each person attending the meeting. The handouts included two 11 by 17 inch alternative drawings. One alternative was entitled PLAN-A. The other was entitled PLAN-B.



**Mr. Tiffany Presenting Alternative Plan A**

Leader of the Planning Team. Mr. Tiffany provided an overview of the design elements contained within PLAN-A which was followed by a comparison of both plans. Exhibits depicting photographs of the Rice Hotel and the Gelatt Livery & Feed (Exhibits 5 & 6 at end of this section) were also presented by Mr. Tiffany.

PLAN-B was selected as the first of two alternatives to be presented by the members of the Planning Team. A copy of Alternative PLAN-B (Exhibit 10) is included at the end of this section. PLAN-B was presented by Sue Knight. Sue Knight is the owner of a Bed and Breakfast establishment located within the Township of Genoa, and she is a member of the Mormon Station SHP Planning Team.

PLAN-A was presented next. A copy of Alternative PLAN-A (Exhibit 8) is included at the end of this section. PLAN-A was presented by Ted Tiffany, a retired citizen of the Township of Genoa, and Team

During the presentation Mr. Tiffany announced that the Planning Team tended to favor PLAN-A. He then proceeded to explain the reasons why the team members disliked Plan-B and then proceeded to explain why they recommended PLAN-A for approval.

**PLAN-B:** The primary argument against PLAN-B is based upon the conclusion of the members of the Planning Team that the design depicted in represents a minimal approach for the development of the Campbell property.

**PLAN-A:** The argument in favor of PLAN-A is that it maximizes opportunities for the development of the Campbell Property by building a replica of the Rice Hotel, Livery Stable and Blacksmith Shop. In addition it was explained how PLAN-A will maximize the development of facilities that support weddings and other group functions in the park, and how it also satisfies the mission of the park by optimizing opportunities for historic, cultural and scientific interpretation.

The next order of business was a brief presentation made by Larry Chapen, Project Landscape Architect with the Nevada Division of State Parks. Mr. Chapen presented a drawing mounted on 24 by 36 inch foam core board. The exhibit was entitled: PLAN-A - Expanded Water Features (Exhibit 9). A copy of Exhibit 9 is included at the end of this section. The drawing depicts a number of recommended water features including a water tank (or tower), underground water storage tank, a running creek bed, a pond, and a flood irrigation demonstration area.

### **VOTE BY CONSENSUS**

**PLAN-A – THE RECOMMENDED PLAN:** The next item on the agenda was to determine, by consensus, if sufficient support existed to adopt PLAN-A as THE RECOMMENDED PLAN. A vote was taken which provided conformation that the majority of those present favored PLAN-A as THE RECOMMENDED PLAN.

**PROPOSED WATER FEATURES:** The final item on the agenda was to determine, by consensus, if sufficient support exists to include the proposed water features in the amended master plan. A vote was taken which provided conformation that the majority of those present are in favor of the recommended water features as depicted in Exhibit 9.

**PLANS FOR THE SCHEDULING OF THE THIRD PUBLIC MEETING:** The next step in the planning process was to take the components of Plan-Ahibit 8), and the proposed water features shown in Exhibit 9, and combine them into a single plan that represents THE RECOMMENDED PLAN. To this regard, the final item on the agenda was to announce that a follow-up public meeting would be scheduled as soon as the Planning Team was ready to present THE RECOMMENDED PLAN for public comment and approval. The meeting was then adjourned.

## THE THIRD PUBLIC WORKSHOP

A third public meeting was held at Genoa Town Hall on Thursday, June 17th, 2004 at 7 p.m. The purpose of this meeting was to present THE RECOMMENDED PLAN (Exhibit 11) for public comment and approval. Around 15 people attended the meeting. The program began with a PowerPoint slide show set to music. The slides were presented by Larry Chapen, Project Landscape Architect for the master planning effort. The presentation consisted of a series of digital photographs taken of the existing park and the Campbell property. The next item on the agenda consisted of digital photographs and PowerPoint graphics presented by Ted Tiffany. The purpose of Mr. Tiffany's presentation was to provide an overview of the planning process, the accomplishments of the Mormon Station SHP Planning Team, and the primary design elements contained within THE RECOMMENDED PLAN. The presentation included a detailed explanation of the design elements which include:

***“The purpose of Mr. Tiffany’s presentation was to explain the planning process, the accomplishments of the Mormon Station SHP Planning Team, and the design elements contained within THE RECOMMENDED PLAN.”***

### PRIMARY DESIGN ELEMENTS OF THE RECOMMENDED PLAN

- THE STOCKADE RESTROOM (#8)
- A REPLICA OF THE RICE HOTEL (#1)
- A REPLICA OF THE GELATT LIVERY STABLE (#2) and GRAY’S BLACKSMITH SHOP (#3)
- BOARDWALKS (#22), SITTING AREAS (#27) and BRICK PAVER WALKWAYS (#20)
- A GROUP PICNIC AREA (#4)
- INDIVIDUAL FAMILY PICNIC PADS (#9)
- HISTORIC, CULTURAL & SCIENTIFIC INTERPRETATION (#31)
- WATER FEATURES (#32, #33 & #34)

## CONCLUSION:

At the end of the meeting Dave Morrow, Administrator of the Nevada Division of State Parks, led a brief discussion related to funding, establishing priorities, and scheduling.

## FUNDING

Dave Morrow made comment to the fact that the scope of work recommended by the Planning Team (and approved by public consensus) went far beyond what was anticipated, and he explained that, bottom line, funds are simply not available to finance the level of design that evolved from the planning process.

***“...Dave Morrow emphasized the fact that it will be necessary for the citizens of the Township of Genoa and Douglas County to actively participate in the process of raising the funds that will be needed to build the new addition...”***

While an initial ballpark estimate for the proposed design of the Campbell property may well be in excess of two million dollars, Mr. Morrow explained that only \$325,000 to \$500,000 is available for the first phase of construction. With this in mind, Mr. Morrow emphasized the fact that it will be necessary for the citizens of the Township of Genoa and Douglas County to actively participate in the process of raising the funds that will be needed to develop the park expansion, if the community wants to see it developed to the level as depicted in THE RECOMMENDED PLAN. Mr. Morrow made it very clear to everyone present that the State of Nevada does not have the funds available to complete the design as presented by the Planning Team. Steve Weaver added to Mr. Morrow’s comments by explaining that it would be unrealistic to anticipate any additional funds becoming available, during the next five years or so, without passage of another bond similar to Question One.

## PRIORITIES

Further discussion was given to the fact that the funds available for the initial phase of construction can only be stretched so far. Consensus was reached establishing ***a new restroom building*** as the first priority for the amended master plan. It is estimated that the new structure will cost somewhere in the neighborhood of \$250,000. This estimate covers the cost for the building only and does not include additional funding required for utility connections. Beyond that, the remainder of the money that is available will be used to prepare the Campbell property for public use. Such improvements might include temporary picnic facilities and additional parking along Main Street. But it is doubtful that enough funds will be available initially for the construction of the proposed group picnic area.

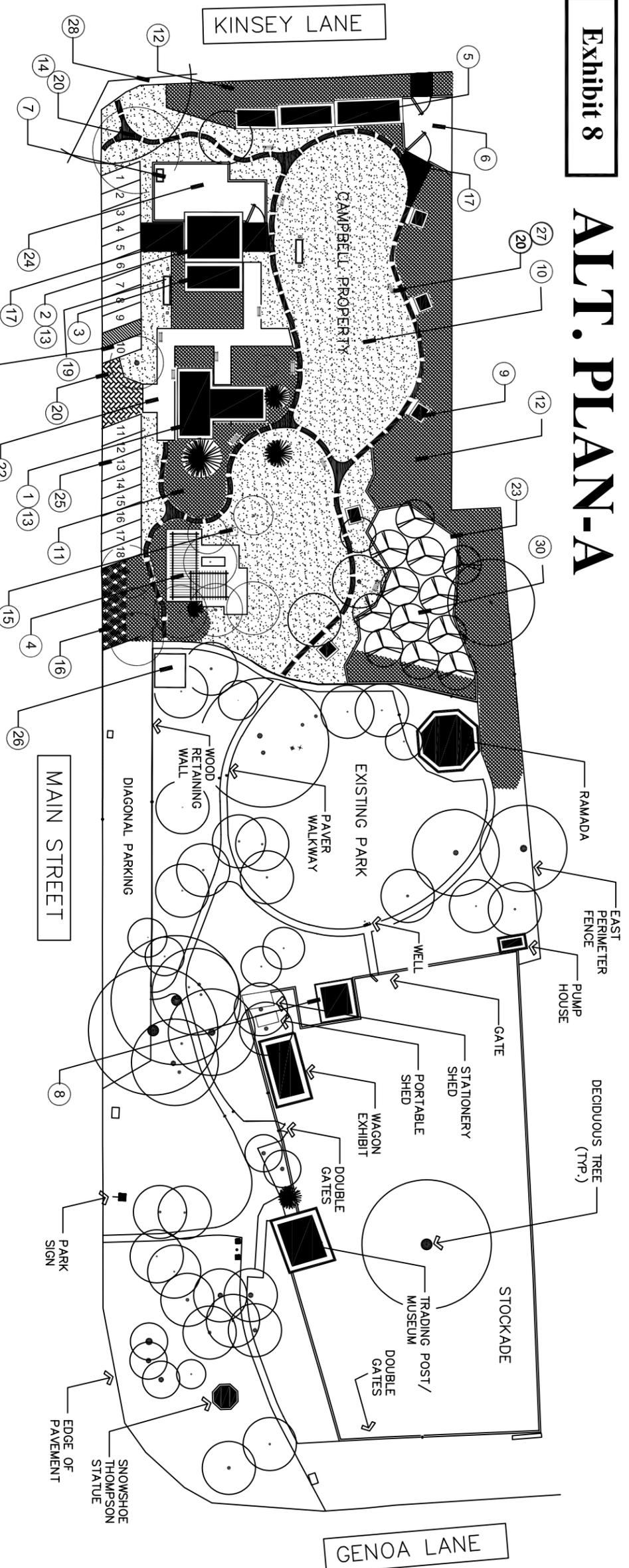
## **SCHEDULING:**

It was announced that the Nevada Division of State Parks will make it a priority to begin the design process for completion of the new restroom building during the first part of 2005, and the remainder of the Phase I work on the Campbell property was scheduled for the latter part of 2005.

---

**Exhibit 8**

**ALT. PLAN-A**



- 1 REPLICA OF THE RICE HOTEL
- 2 REPLICA OF THE GELATT LIVERY STABLE
- 3 REPLICA OF GRAY'S BLACKSMITH SHOP
- 4 GROUP PICNIC AREA (OPEN BEAM SHADE STRUCTURES) INCLUDES: PICNIC TABLES & LARGE GROUP-USE BARBECUE GRILL
- 5 EXISTING SHEDS (TO REMAIN)
- 6 SERVICE AREA FENCING AND EMERGENCY ACCESS GATES
- 7 SMALL WATER TROUGH WITHIN THE OUTDOOR CORAL
- 8 STOCKADE RESTROOM BUILDING
- 9 INDIVIDUAL FAMILY PICNIC PAD (EACH WITH PICNIC TABLE, TRASH RECEPTACLE AND BARBECUE GRILL)

- 10 LAWN WITH AUTOMATIC SPRAY IRRIGATION SYSTEM
- 11 ORNAMENTAL GARDEN: PLANTERS WITH TREES, SHRUBS, GROUNDCOVERS AND AUTOMATIC SPRAY IRRIGATION SYSTEM
- 12 TREES & SHRUBS TO SCREEN VIEWS AND PROVIDE SOUND BARRIER PROTECTION FOR NEIGHBORING PROPERTIES
- 13 BUILDING SETBACK (PER NARRATIVES)
- 14 PLACE PORTION OF EXIST DITCH UNDERGROUND (NOT SHOWN-SEE EXISTING SITE PLAN, EXHIBIT 1)
- 15 EXISTING PUMP HOUSE PLACED UNDERGROUND
- 16 BICYCLE PARKING AREA
- 17 PAVING: STRUCTURAL INTERLOCKING PAVERS (VEHICULAR ACCESS)
- 18 UNASSIGNED
- 19 WATER FEATURE: HAND-PUMP AND WATER TROUGH. ALSO (2) HITCHING POSTS.

- 20 BRICK PAVER WALKWAYS
- 21 UNASSIGNED
- 22 BOARDWALK
- 23 SPLIT-RAIL FENCE
- 24 FENCED OUTDOOR CORAL
- 25 DIAGONAL PARKING
- 26 FENCED BEAR-PROOF DUMPSTER AREA
- 27 SITTING AREA
- 28 SITELINE SETBACK (CONCEPTUAL)
- 29 ADA PARKING STALL
- 30 APPLE ORCHARD

**MORMON STATION STATE HISTORIC PARK**  
**Genoa, Nevada**

April 15, 2004

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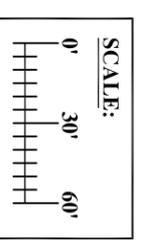
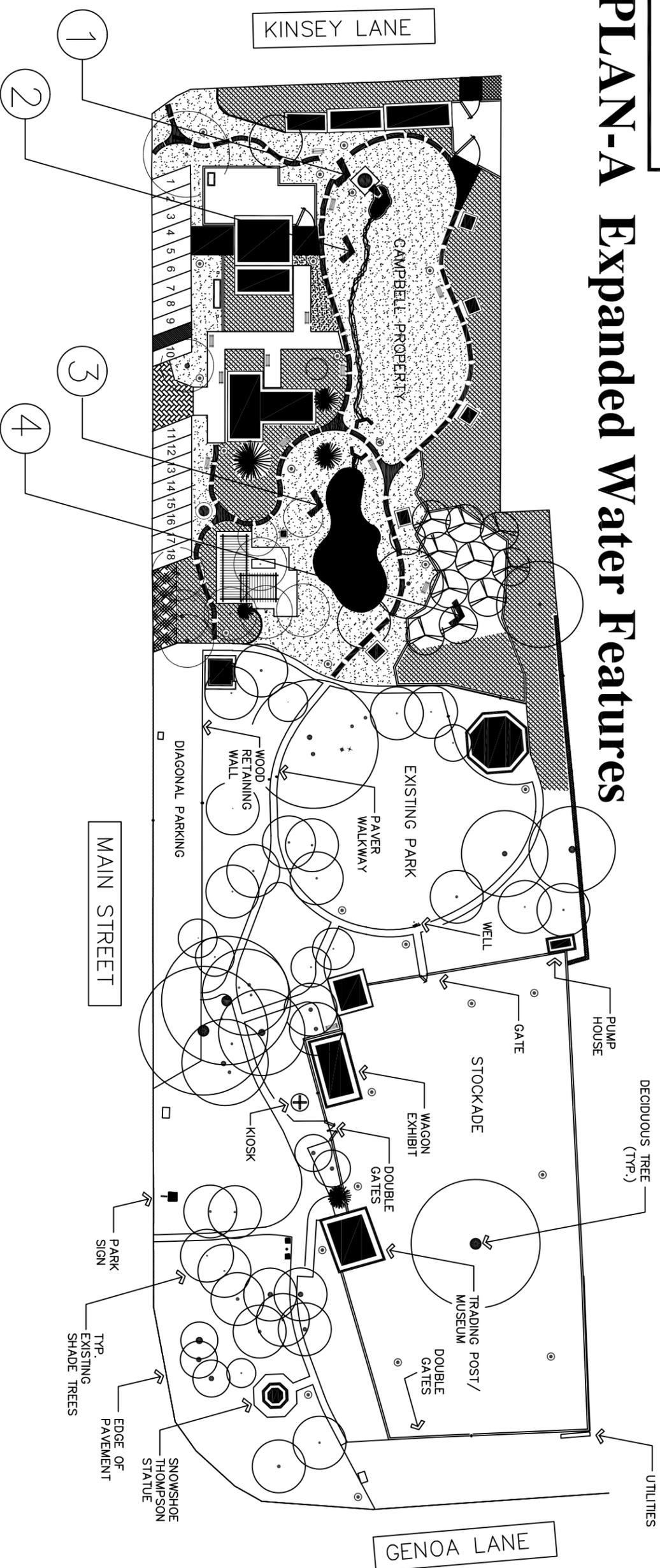


Exhibit 9

# PLAN-A Expanded Water Features



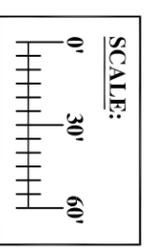
- ① WATER TANK / TOWER
- ② RUNNING CREEK BED
- ③ POND
- ④ FLOOD IRRIGATION DEMONSTRATION AREA

## MORMON STATION STATE HISTORIC PARK

### Genoa, Nevada

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April 15, 2004



P1 OF

DEPARTMENT of CONSERVATION and NATURAL RESOURCES  
**NEVADA DIVISION OF STATE PARKS**  
 1300 S. CURRY CARSON CITY NEVADA 89703

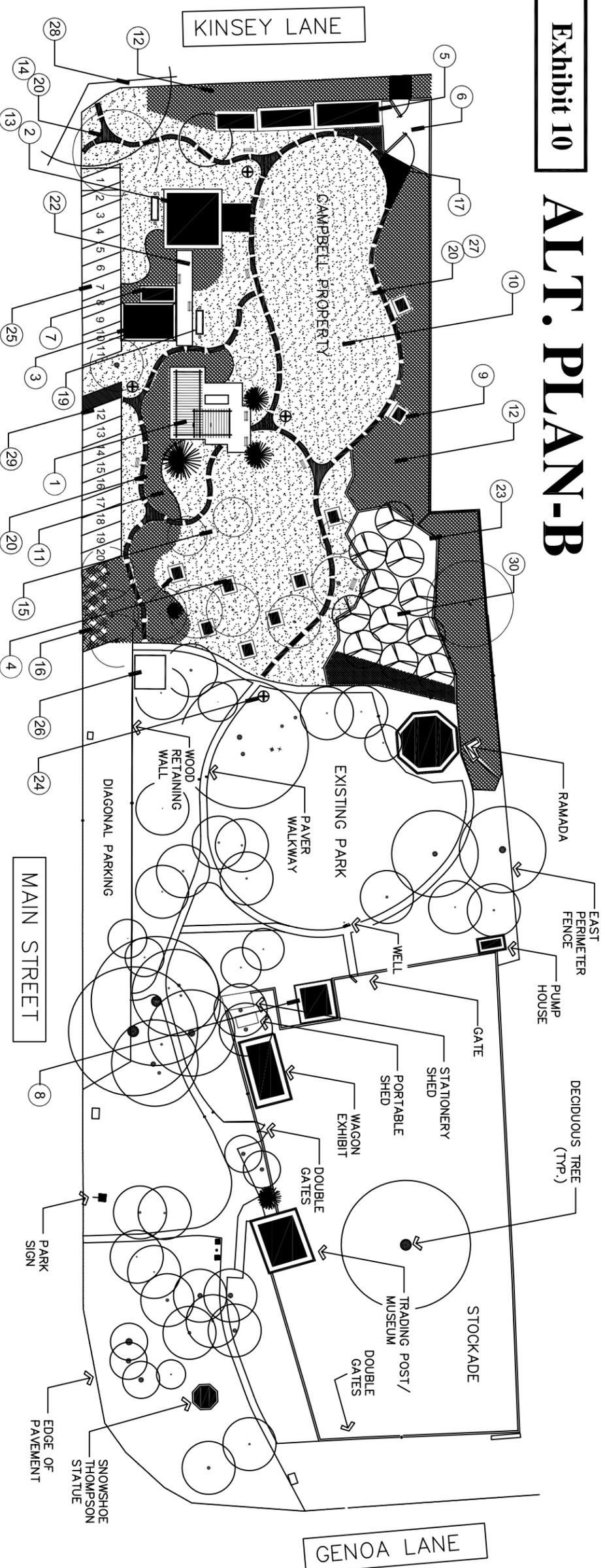
MORMON STATION  
 STATE HISTORIC PARK

FILE NO. \_\_\_\_\_  
 PROJ. NO. \_\_\_\_\_ initials \_\_\_\_\_ date \_\_\_\_\_  
 PROJ. MANAGER L.C.  
 UNIT SUPV. \_\_\_\_\_  
 CHIEF P&D \_\_\_\_\_  
 CHIEF, FIELD OP. \_\_\_\_\_  
 ADMINISTRATOR \_\_\_\_\_

date 4-15-04  
 revisions \_\_\_\_\_

Exhibit 10

# ALT. PLAN-B



- 1 GROUP PICNIC AREA (OPEN BEAM SHADE STRUCTURES) INCLUDES: PICNIC TABLES & LARGE GROUP-USE BARBECUE GRILL
- 2 RESTROOM/PARK OFFICE BUILDING
- 3 PRESERVE & REFURBISH THE EXISTING BARN.
- 4 INDIVIDUAL FAMILY PICNIC AREA CLUSTER (EACH PICNIC PAD TO INCLUDE PICNIC TABLE, TRASH RECEPTACLE AND BARBECUE GRILL)
- 5 EXISTING SHEDS (TO REMAIN)
- 6 SERVICE AREA FENCING AND EMERGENCY ACCESS GATES
- 7 BLACKSMITH SHOP
- 8 STOCKADE RESTROOM BUILDING
- 9 INDIVIDUAL FAMILY PICNIC PAD (EACH WITH PICNIC TABLE, TRASH RECEPTACLE AND BARBECUE GRILL)

- 10 LAWN WITH AUTOMATIC SPRAY IRRIGATION SYSTEM
- 11 ORNAMENTAL GARDEN: PLANTERS WITH TREES, SHRUBS, GROUNDCOVERS AND AUTOMATIC SPRAY IRRIGATION SYSTEM
- 12 TREES & SHRUBS TO SCREEN VIEWS AND PROVIDE SOUND BARRIER PROTECTION FOR NEIGHBORING PROPERTIES
- 13 BUILDING SETBACK (PER NARRATIVES)
- 14 PLACE PORTION OF EXIST DITCH UNDERGROUND (PER NARRATIVES)
- 15 EXISTING PUMP HOUSE PLACED UNDERGROUND
- 16 BICYCLE PARKING AREA
- 17 PAVING: STRUCTURAL INTERLOCKING PAVERS (VEHICULAR ACCESS)
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- 19 WATER FEATURE: HAND-PUMP AND WATER TROUGH. ALSO (2) HITCHING POSTS.

- 20 BRICK PAVER WALKWAYS
- 21 UNASSIGNED
- 22 BOARDWALK
- 23 SPLIT-RAIL FENCE
- 24 INTERPRETIVE KIOSK
- 25 DIAGONAL PARKING
- 26 FENCED BEAR-PROOF DUMPSTER AREA
- 27 SITTING AREA
- 28 SITELINE SETBACK (CONCEPTUAL)
- 29 ADA PARKING STALL
- 30 APPLE ORCHARD

# MORMON STATION STATE HISTORIC PARK

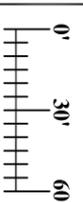
April 15, 2004

## Genoa, Nevada

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SCALE:



MORMON STATION  
STATE HISTORIC PARK

FILE NO. \_\_\_\_\_  
 PROJ. NO. \_\_\_\_\_ Initials \_\_\_\_\_ date \_\_\_\_\_  
 PROJ. MANAGER L.C.  
 UNIT SUPV. \_\_\_\_\_  
 CHIEF P&D \_\_\_\_\_  
 CHIEF, FIELD OP. \_\_\_\_\_  
 ADMINISTRATOR \_\_\_\_\_

date 4-15-04  
 revisions \_\_\_\_\_

DEPARTMENT of CONSERVATION and NATURAL RESOURCES  
**NEVADA DIVISION OF STATE PARKS**  
 1300 S. CURRY CARSON CITY NEVADA 89703

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# APPENDIX C

## PLANNING TEAM ACTIONS and RECOMMENDATIONS

*The actions taken and recommendations made by the members of the Planning Team formed the basis from which the master plan update took form. Two alternatives were considered in developing the Planning Team's final recommendations. Although some refinements were subsequently made to the Planning Team's Recommended Plan, the final version of the Updated Master Plan for MSSHP largely reflects those recommendations.*

### THE CAMPBELL HOUSE, BARN and OTHER EXISTING STRUCTURES:

**GENERAL:** The Planning Team recommendations for the Updated Master Plan calls for the development of the newly acquired Campbell property based upon a theme depicting life as it was during the 1870's. Recommended improvements include a replica of the historic Rice Hotel, a Pioneer Livery Stable, and a Blacksmith Shop.

The short-term recommendation of the Planning Team is to maintain the Campbell House and the Barn in their current state, until such time that funds become available to replace these structures with the proposed buildings specified in the adopted master plan update. Meanwhile, public access to the Campbell House and Barn should not be allowed, due to the myriad of problems associated with the condition of these buildings, which make them unsuitable for public occupancy. These include accessibility issues, age and condition.

The Planning Team recognized that it would only take one accessibility issue to cause all ADA requirements to be invoked. If this were to happen, the building would likely be shut down, and access would likely be denied to everyone, including park staff. As long as the Campbell House is maintained in its present condition, and no remodeling efforts are undertaken, park staff could theoretically occupy the building for an undetermined period of time.

Nonetheless, substantial evidence exists to support the fact that none of the existing structures located on the Campbell property are suitable for public use. Until such time that the house, the barn and the other structures are demolished and replaced with the proposed new buildings depicted on Updated Master Plan, Exhibits 2 & 3, the suggestion of the Planning Team is to do only the minimum amount of maintenance that is necessary to keep the buildings safe and suitable for use by park staff.

***“...substantial evidence exists to support the fact that none of the existing structures located on the Campbell property are suitable for public use.”***

## I. THE FOCAL POINT

The recommendation of the Planning Team is to preserve and maintain the Campbell House for an undetermined period of time, to do only the minimum with regard to repairs, maintenance and upkeep, and to use the building as a temporary office space for park staff, until such time that the house can be demolished and replaced with a replica of the Rice Hotel. Once built, the Rice Hotel will become the focal point for the Campbell property.

***“Once built,  
the Rice Hotel will  
become the focal  
point for the Campbell  
property.”***

## II. MAINTAIN TWO DISTINCT AREAS OF THE SITE

The recommendation of both alternatives considered by the Planning Team (see Exhibits 8-10, Appendix B), is to maintain a distinction between the older, existing area of the park to the south, and the Campbell property to the north. The historic Trading Post/Museum and Stockade area will remain the focus of the existing park, depicting life in the mid 1800’s, while the Campbell property will focus on the historic interpretation of life in the 1870’s.

Proposed landscaping for the Campbell property will be designed to blend with the trees, shrubs and other plant materials in the existing park, and to complement the period architecture of the mid to late 1800’s. In addition, evergreen trees and shrubs will be planted for the purpose of blending with the existing plant material, to frame views, to screen views, and to buffer sounds for the protection of neighboring properties. Blending of new evergreens with existing deciduous plant materials will be done in areas where existing fences are removed.

Site amenities such as benches, picnic tables, trash receptacles, drinking fountains, light fixtures, perimeter fencing, and the like will largely be the same in both areas of the site. From a design standpoint, the purpose for selecting the same or similar types of plant materials, and for selecting the same site amenities for all areas of the park, is to provide a sense of continuity, to tie the two areas together. The primary exceptions, per recommendation by the Planning Team, are in support of the mid-1800’s theme with rough timber construction and primitive wooden site furnishings for the old part of the park. This will be contrasted with a finished lumber visual effect for the proposed new structures to be constructed on the Campbell Property and antique style site furnishings to complement its 1870’s theme.

## II. EXISTING PARK PAVER WALKWAYS and NEW WALKWAYS (Campbell Property)

When the existing park underwent a major redevelopment in the late 1970’s, tan colored interlocking pavers were chosen for paver walkways located throughout the older, existing

portion of the park. At the outset of this master plan update process, it was thought that the same pavers used in the existing park, would be used on the Campbell property. This would normally be the case in order to maintain a continuity of style for all walkways within the park. However, it was brought to the attention of the Planning Team that the pavers used in the older, existing section of the park were no longer readily available. Accordingly, the Team initially recommended alternative pavers.

However, the alternate pavers recommended by the Planning Team proved to be quite expensive, The alternate pavers would require custom fabrication to replicate historic brick pavers, similar to those that are believed to have been manufactured at the nearby Adams Foundry during the late 1800's.

Furthermore, concern was expressed by NDSP staff that the introduction and use of a different paver on the Campbell property would conflict with the goal of establishing continuity. Furthermore, it was revealed that there were problems with uneven settling of the existing pavers and that consideration should be given for replacing or resetting them. But, providing suitable precautions to prevent undue settling would add even more cost.

***“A conclusion was made by the staff at the Nevada Division of State Parks that the introduction and use of a different paver on the Campbell Property would conflict with the goal of the overall design, which is to establish a sense of continuity in all areas of the park.*”**

Ultimately, the decision was made to replace the pavers with a cheaper, more stable, stamped concrete pattern for replacement of existing walkways, as well as, any new walkways, regardless of location.

## **GOALS FOR THE DECISION-MAKING PROCESS**

**GENERAL:** A number of goals were adopted by the Planning Team which guided the decision-making process related to: (a) the development of the Campbell property to the north, and (b) decisions regarding miscellaneous site improvements for the older, existing areas of the park to the south. The decisions and recommendations made by the Planning Team, contained within this master plan update are based upon the following goals:

- To provide greater opportunities for parkland expansion;
- To expand and enhance the tranquil nature and scenic beauty of the older, existing portion of the park to the south, and to create a similar environment on the Campbell property to the north;

- To provide a sense of continuity from one area of the site to another by expanding the existing *landscape theme* to encompass the newly acquired Campbell property;
- To provide additional opportunities for historic interpretation with the primary focus on “*Living History Days*” and other related events;
- To provide expanded opportunities for family picnicking and other passive recreation activities;
- To expand opportunities and facilities that support weddings and other community events;
- To upgrade existing site improvements and to provide additional facilities to meet user needs;
- To develop more opportunities for the generation of income to support the maintenance and upkeep of the park.

## **I. PASSIVE RECREATION**

In keeping with the Mission Statement for the development of the Mormon Station Park (as set forth in the 1987 Development Plan), passive recreation opportunities would be provided, including activities such as walking, sitting and meditating, family picnicking, a blanket picnic on the grass, enjoying the scenic beauty and tranquility of the park, opportunities for historic, cultural and scientific interpretation, and the like.

## **II. HISTORIC INTERPRETATION**

Opportunities for historic interpretation will be provided within the proposed Rice Hotel, in the area of the proposed Pioneer Livery Stable, and in other areas of the site. Other opportunities will be developed to meet current demands. The primary emphasis pertaining to historic, cultural and scientific interpretation, is to focus on “Living History Days” and other related events to provide “real life” interpretive experiences for those who visit the park. The goal of the updated master plan is to provide expanded opportunities to enjoy the adventures of learning about the history and culture of the site by experiencing live reenactments of life as it was during the mid to late 1800’s.

## **III. PROTECTION OF NEIGHBORING PROPERTIES**

Attention will be given to protect the environs of the adjacent neighborhood properties with emphasis on keeping disturbances to a minimum. Problems associated with loud music are considered *an operational issue* that needs to be curbed and regulated by park staff.

# APPENDIX D

## DETAILED ASSESSMENT OF FENCES

### GUIDELINES FOR MAINTAINING, REMOVING and REPLACING EXISTING FENCES

**GENERAL:** The following guidelines were adopted by the Planning Team for the purpose of addressing needs, and for recommending solutions pertaining to the maintenance, removal and replacement of existing fences. The guidelines adopted by the Planning Team include:

- *Preserve, maintain* and *enhance* all fencing that meets the criteria outlined in this updated master plan;
- Remove fences that do not meet the criteria outlined herein;
- Provide *a continuity of style within each area* for fences located in the older, existing area of the park to the south, and on the Campbell property to the north. The purpose for establishing this criteria is to avoid contrasting fence styles within the park. The recommendation of the Planning Team is to provide one style of fence to reflect the mid-1800's in the south area of the park, and an entirely different style of fence to reflect the 1870's in the north area of the site. Within these two areas, design and construction should conform with the recommendation to provide *a continuity of style within each area*. The exception to this recommendation is to provide an additional fence style to match the architecture of the Rice Hotel. Whenever practicable, this fence will be lower in height (as compared to the height of the perimeter fence) and it will be used mainly in the vicinity of the Livery Stable and the Rice Hotel. Accordingly, *a maximum of three 3 fence styles* are recommended for the design of the park.

### I. CRITERIA FOR THE TREATMENT OF EXISTING FENCING

The following criteria was adopted by the Planning Team for the purpose of addressing needs and recommending solutions as pertains to the treatment of existing on-site fences. The criteria adopted by the planning team includes:

- Remove existing fencing that is creating a visual barrier between the two areas of the park;
- Remove existing fencing that blocks sightlines *between the two areas of the park*;
- Remove existing fencing that blocks sightlines *into the site* from adjacent streets;

- Provide privacy screening and noise abatement for the protection of neighboring properties located near the park
- All fencing located within the older, existing park must have *a continuity of style* that blends with the Stockade fence and reflects the character of fences typical of *the mid-1800's*
- All fencing located within the Campbell property must have *a continuity of style* that reflects the character of fences typical of *the 1870's*.

**II. ASSESSMENT OF FENCES WITHIN EXISTING PARK:** The Planning Team conducted a lengthy assessment of existing fences located within the older, existing area of the park to the south and the newly acquire Campbell property to the north. Overall, the criteria for making recommendations with regard to the existing fences was:

- Make recommendations based upon the GOALS and CRITERIA outlined above; and
- Address both areas of the site separately.

The theme for the older, existing area of the park is *life as depicted during the mid-1800's*. The focal point for this area is the historic Trading Post/Museum and the Stockade area. *The primary element that distinguishes this area from the Campbell property is the use of logs for the construction of the buildings, and the Stockade fence.* Construction of the Stockade fence began in 1947. Since then, the Stockade fence has dominated this area of the site with its own unique characteristics and appearance typical of fortresses that existed during the mid-1800's. These qualities must be retained and enhanced, to reflect the period architecture of the mid-1800's. Accordingly, all new fences proposed for the older, existing area of the site are to be designed to blend with the Stockade fence, with *a continuity of style* that reflects the character of the mid-1800's.

**A. Fence Located Along the East Boundary of Existing Park:** Perimeter fencing located along the east property line of the older, existing park (between the northeast corner of the Stockade area and the southeast corner of the Campbell property) should be responsive to the established guidelines and other criteria for this area. In addition to the requirements mentioned above, the following recommendations were formulated to address issues associated with perimeter fencing located along the east property line *in the older, existing area of the site to the south:*

- The design of new fencing in this area of the site must be consistent with the goal to provide *a continuity of style* for the south area of the site.
- While maintaining sensitivity about blocking important views of the mountains and valley to the east of the site, plant trees and shrubs near the perimeter fence to provide screening and sound barrier protection for neighboring properties.

- Where existing deciduous trees and shrubs are located adjacent to perimeter fencing, the preferred plant material for use in this area are *evergreen* trees and shrubs.

**(1) The Problem:** The *open-rail fence* located along the east property line, in the older, existing area of the site needs to be replaced or modified as follows: The fence in this area should be solid and the height should be increased to match the height of perimeter fence located on the Campbell property. Furthermore, the materials and methods of construction must be selected to address *all* of guidelines and criteria mentioned above.

**(2) The Recommended Solution:** Consideration will be given to the possibility of building a modified version of the Stockade fence to replace the existing *open-rail fence*. Overall, the appearance of the proposed new fence will be similar to the existing Stockade fence, but smaller in size and scale. The recommendation is to design a *modified (Stockade) fence*, using smaller diameter, split-wood posts as vertical members. The height of the *modified (Stockade) fence* will be the same as the perimeter fence located along the east property on the Campbell property, which is currently 5-feet tall.

**(3) An Alternative Solution:** Whether or not a *modified (Stockade) fence* is built will depend to a great extent, on the estimated cost of materials and labor for construction. *If the modified (Stockade) fence is found to be too expensive, the recommended alternative would be to construct a fence that matches the perimeter fence located on the east boundary of Campbell property.*

**B. The Central Fence:** The recommendation of the Planning Team is that the central fence, which separates the two properties, should be removed *in its entirety*. *The fence located in this area should not be replaced.* Also, a plan will need to be developed to selectively remove some of the existing shrubs located in the area where the fence is currently located. This is recommended in order to open up sightlines, and to provide a visual flow of open space from one area of the site to another. As it stands, the central fence *blocks views* and creates *a visual as well as a physical barrier* that separates the existing park from the newly acquired Campbell property. While this barrier *was a given* prior to the acquisition of the Campbell property, removing the central fence and selectively removing some of the shrubs in this area is an important aspect of the master plan amendment.

**CAUTION:** The decision to remove shrubs in this area must be consistent with the landscape design of the area which is yet to be determined. As a point of caution, existing shrubs located in this area should not be removed *until after the design for the area is completed and approved.*

**III. ASSESSMENT OF FENCES ON THE CAMPBELL PROPERTY:** The overall rule of thumb for existing fences and new fences proposed for the Campbell property is as follows. *All fencing located on the Campbell property (whether new or old) must be designed with a continuity of style that reflects the theme “life as depicted in the 1870’s.”*

The focal point for this area is the proposed Rice Hotel. The primary elements that will distinguish this area from the older, existing park to the south, is *the use of construction methods utilizing white-washed, finished wood products typical of the 1870's style architecture*. While some of the existing fences located on the Campbell property are white washed, and others are unfinished, the following criteria have been established for the purpose of addressing issues related to fencing:

- As a general rule of thumb, fences located on the Campbell property may be white-washed or unfinished.
- Existing fences that are white-washed should remain white-washed, in particular those fences located along the west and north property lines.
- Existing fences that are unfinished should remain unfinished, in particular, those fences located along the east property line.
- When it becomes necessary to replace existing fences, new wooden fences should either be white-washed or unfinished, depending upon the architectural style desired for a given area. When deciding whether fences should be white-washed or unfinished, one should consider the additional costs associated with maintaining fences that are white-washed.

**A. TRANSITIONAL AREA OF FENCING LOCATED BETWEEN THE TWO PROPERTIES:** A factor that should be taken into consideration is the length of fence located along the east property line in which a transition takes place between the existing park and the Campbell property. Structures located within the existing park are constructed utilizing *unfinished rough timber*, which is used to reflect the materials and methods of construction typical of the mid-1800's. In contrast to this, structures proposed for the Campbell property will include *white-washed, finished wood*. While these contrasting elements will be used to create a distinction between the two very different areas of the park (i.e. the old and new), it is suggested that the opposite approach should be used in the area in which a transition occurs between the two properties. In this area, which occurs along the east property line, just north of the existing Ramada, it may be inappropriate to create an abrupt change by having unfinished wood on one side and white painted wood on the other. As it is, the existing fence located between the two properties is constructed of unfinished wood on both sides. And it is strongly recommended that an unfinished appearance should be maintained in this area.

**B. FENCE LOCATED ALONG CAMPBELL PROPERTY EAST BOUNDARY:** A determination was made by the Planning Team that the existing fence located along the east boundary of the Campbell property *already meets all of the goals and criteria for this area* ( i.e. except for additional landscaping that would be used to provide screening and buffering as mentioned below. For this reason, the recommendation of the Planning Team is to preserve and maintain the existing fence.

When it comes time to replace the perimeter fence located on the Campbell Property, the design of new fencing that would replace the existing fence must be consistent with the following goals:

(1) Design and construction of the fence located along the east property line must be in keeping with theme for the Campbell Property, which is to depict life as it was in the 1870s.

(2) Design and construction of the fence located along the east property line must conform to a *continuity of style* as established for the Campbell property.

(3) While maintaining sensitivity to avoid blocking important views of the mountains and valley to the east of the site, plant trees and shrubs near the perimeter fence to provide additional screening and sound barrier protection for neighboring properties.

(4) Where existing deciduous trees and shrubs are located adjacent to perimeter fencing, the preferred plant material for use in this area would be *evergreen* trees and shrubs.

**C. FENCE LOCATED ALONG CAMPBELL PROPERTY WEST BOUNDARY:** The west fence, located along the front of the Campbell property (along Main Street) should be removed in its entirety. *Fencing in this area should not be replaced.* The only exception would be to provide *formal period style fencing*, as deemed necessary, to define garden areas located adjacent to the proposed Rice Hotel, within the area proposed for Group Picnicking, and adjacent to the Livery Stable Complex.

A *plan of action* will need to be devised and implemented for the purpose of selectively removing some of the shrubs located in the area of the existing fence located along Main Street. This action is deemed necessary by the Planning Team in order to open up sightlines into the park from Main Street. **CAUTION:** The decision to remove shrubs in this area must be consistent with the landscape design of the area which is yet to be determined. As a point of caution, existing shrubs located in this area should not be removed *until after the design for the area is completed and approved.*

**D. FENCE LOCATED ALONG THE CAMPBELL PROPERTY NORTH BOUNDARY:** The north fence located along Kinsey Lane is in disrepair and must be removed and replaced with new fencing. The new fence will be designed to be in keeping with the 1870's theme for the area. The only portion of the existing fence recommended for removal *but not replacement*, is the section that extends from the northwest corner of Kinsey Lane, to the wall of the existing shed located approximately 53 feet, due east, from the corner of Kinsey Lane and Main Street. The recommendation of the Planning Team is to remove this portion of the fence and *not* replace it *in order to open up sightlines into the park.*

Perimeter fencing located along the east property line of Campbell property (between the northeast corner at Kinsey Lane and the southeast corner near the existing Ramada) must be responsive to the established guidelines and other criteria for this area. In addition to the requirements mentioned above, the following recommendations were formulated to address issues associated with perimeter fencing located along the east property line *on the Campbell property to the north:*

(1) The design of new fencing in this area must be consistent with the goal to provide a *continuity of style* as stated herein.

**(2)** While maintaining sensitivity not to block important views of the mountains and valley to the east of the site, plant trees and shrubs near the perimeter fence to provide additional screening and sound barrier protection for neighboring properties.

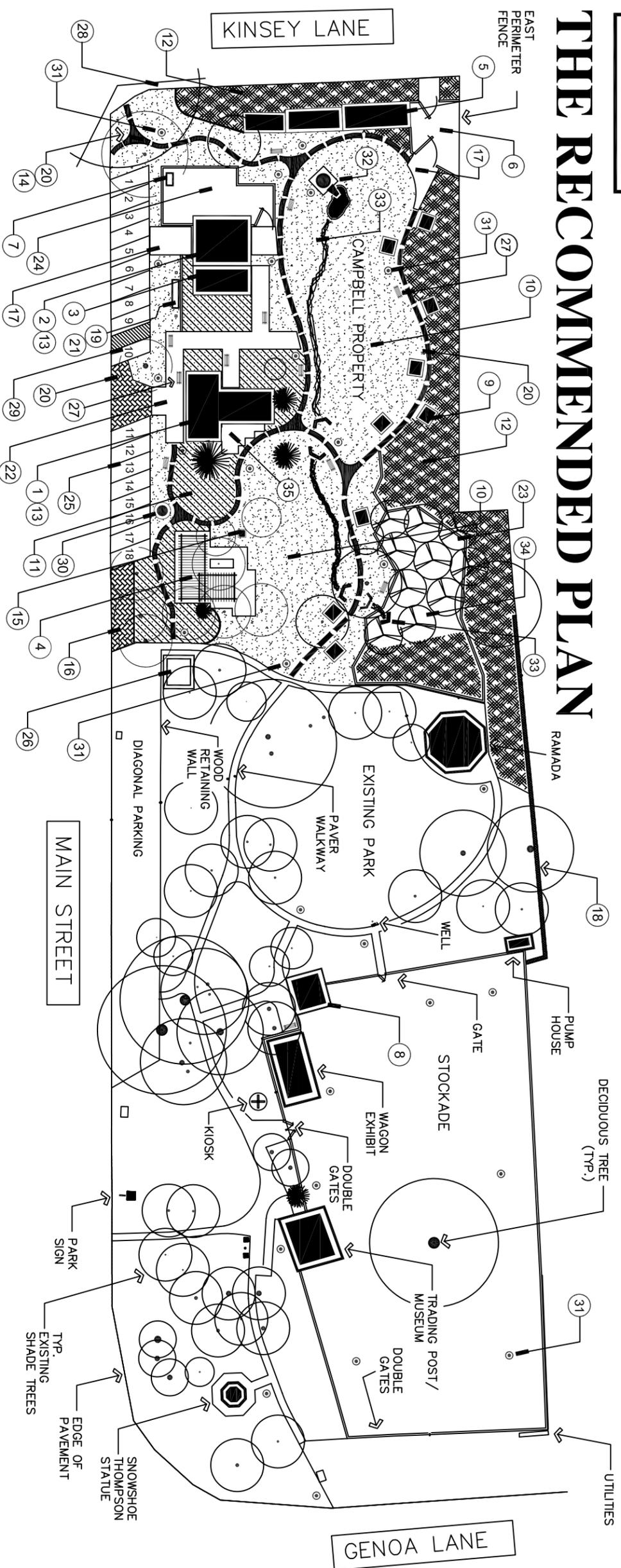
**(3)** Where existing deciduous trees and shrubs are located adjacent to perimeter fencing, the preferred plant material to introduce to this area would be *evergreen* trees and shrubs.

**(4)** Whenever any of the existing sheds are removed, provide fencing that meets all of the goals and other criteria as stated herein.

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**Exhibit 11**

**THE RECOMMENDED PLAN**

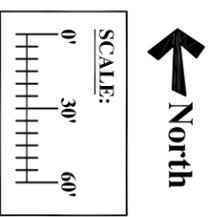


- LEGEND**
- 1 REPLICA OF THE RICE HOTEL. REFER TO NARRATIVES FOR A COMPLETE DESCRIPTION.
  - 2 REPLICA OF THE GELATT LIVERY STABLE
  - 3 REPLICA OF GRAY'S BLACKSMITH SHOP
  - 4 GROUP PICNIC AREA (OPEN BEAM SHADE STRUCTURES) INCLUDES: PICNIC TABLES & LARGE GROUP--USE BARBECUE GRILL
  - 5 EXISTING SHEDS (TO REMAIN)
  - 6 SERVICE AREA FENCING AND EMERGENCY ACCESS GATES
  - 7 SMALL WATER TROUGH WITHIN THE OUTDOOR CORRAL
  - 8 STOCKADE RESTROOM BUILDING
  - 9 INDIVIDUAL FAMILY PICNIC PAD (EACH WITH PICNIC TABLE, TRASH RECEPTACLE AND BARBECUE GRILL)
  - 10 LAWN WITH AUTOMATIC SPRAY IRRIGATION SYSTEM
  - 11 ORNAMENTAL GARDEN: PLANTERS WITH TREES, SHRUBS, GROUNDCOVERS AND AUTOMATIC SPRAY IRRIGATION SYSTEM
  - 12 TREES & SHRUBS TO SCREEN VIEWS AND PROVIDE SOUND BARRIER PROTECTION FOR NEIGHBORING PROPERTIES
  - 13 BUILDING SETBACK (PER NARRATIVES)
  - 14 PLACE PORTION OF EXIST DITCH UNDERGROUND (NOT SHOWN--SEE EXISTING SITE PLAN)
  - 15 EXISTING PUMP HOUSE (TO BE PLACED UNDERGROUND)
  - 16 BICYCLE PARKING AREA
  - 17 PAVING: STRUCTURAL INTERLOCKING PAVERS (VEHICULAR ACCESS)
  - 18 MODIFIED STOCKADE FENCE
  - 19 WATER FEATURE: HAND-PUMP AND WATER TROUGH.
  - 20 BRICK PAYER WALKWAYS
  - 21 HITCHING POSTS
  - 22 BOARDWALK
  - 23 SPLIT-RAIL FENCE
  - 24 FENCED OUTDOOR CORRAL
  - 25 DIAGONAL PARKING
  - 26 FENCED BEAR-PROOF DUMPSTER AREA
  - 27 BENCH
  - 28 SITELINE SETBACK (CONCEPTUAL)
  - 29 ADA PARKING STALL
  - 30 INTERPRETIVE KIOSK
  - 31 INTERPRETIVE MARKER FOR SELF-GUIDED TOUR
  - 32 HISTORIC WATER TANK & SPILLWAY
  - 33 PROPOSED CREEK
  - 34 APPLE ORCHARD & FLOOD IRRIGATION DEMONSTRATION AREA
  - 35 EXTERIOR DECK (SOUTH SIDE)

**MORMON STATION STATE HISTORIC PARK**  
**Genoa, Nevada**

DISCLAIMER: THIS DRAWING IS CONCEPTUAL. DURING THE PRELIMINARY DESIGN PHASE WHICH FOLLOWS, ADJUSTMENTS TO THE DESIGN WILL BE MADE AS DEEMED NECESSARY BY THE NEVADA DIVISION OF STATE PARKS, CARSON CITY, NEVADA.

June 17, 2004



DEPARTMENT of CONSERVATION and NATURAL RESOURCES  
**NEVADA DIVISION OF STATE PARKS**  
 1300 S. CURRY CARSON CITY NEVADA 89703

**MORMON STATION STATE HISTORIC PARK**

FILE NO.	
PROJ. NO.	
PROJ. MANAGER	initials date
UNIT SUPV.	L.C.
CHIEF P&D	
CHIEF, FIELD OF ADMINISTRATOR	

date	6-17-04
revisions	

# EXHIBIT E

## **SUMMARY: 1987 Development Plan for MORMON STATION STATE HISTORIC PARK**

*The following is a summary of the 1987 Development Plan for Mormon Station State Historic Park.*

### **ORIGINAL PLAN**

1975 MASTER PLAN: The Master Plan for Mormon Station Historic State Monument was first prepared in 1975 by Richard D. Wood in association with the Nevada Division of State Parks. A summary of the 1975 Master Plan may be found within the 1987 Development Plan on pages 1-13 through 1-15.

### **1987 Development Plan for MORMON STATION STATE HISTORIC PARK**

1987 UPDATE: An new master development plan for Mormon Station State Historic Park was published in 1987. The update was prepared in-house at the Nevada Division of State Parks in Carson City. Those staff members who participated in the creation of the 1987 plan include Linda Eissmann (Administrative Aid/Park Planner), Sue Ireland (Park & Recreation Planning Specialist), Steve Weaver (Assistant Administrator), and Gary Downs (District Ranger). A summary of the 1987 update and process is provided below.

#### **I. PUBLIC WORKSHOPS:**

The process of updating the master plan for Mormon Station State Historic Park began with the first of two workshops in March of 1987. A summary of the work accomplished during these two workshops is provided below.

**A. FIRST WORKSHOP:** The first public workshop was held on May 6, 1987 in the Township of Genoa. The purpose of this meeting was to introduce the public to background information related to the park and to allow the opportunity for those in attendance to review and evaluate proposed alternatives generated by the Nevada Division of State Parks. In response, the following ideas and concerns were expressed by the public: (a) picnic sites should be maintained at their present number or increased; (b) parking should be increased;

(c) additional historical exhibits should be added to the park; and (d) park expansion should take place on the vacant lot adjacent to the Old County Courthouse located across the street.

**B. SECOND WORKSHOP:** A second workshop was held on September 30, 1987. The focus of this workshop was the proposed parkland expansion associated with the property located across the street from the park, on the west side of Main Street.

## **II. PLAN CONCEPT:**

From the information and feedback gathered at these two public meetings, a plan concept was generated for the development of the park. The concept that ensued stemmed from the recognition that preservation and interpretation of the historic, cultural and archeological significance of the site was of paramount importance. From this, it was concluded that: (1) the Log Building/Museum and Stockade area should remain the prominent features of the park, with the history clearly presented, and (2) all future planning and development in and around the Stockade area should be designed to complement and enhance the historic significance of site.

## **III. RECREATIONAL CONSIDERATIONS:**

In accordance with Nevada State Parks policies, emphasis was given to the fact that recreation facilities and activities proposed for Mormon Station are secondary to the site's historic preservation purpose. Additionally, it was noted that the potential for inclusion of recreational activities at Mormon Station is limited by the size of the park and by its primary function as a historic park.

Furthermore, in order to comply with established guidelines adopted by the State for the development of a historic site, the only types of activities considered for Mormon Station are passive recreational opportunities. It was concluded that the primary focus for the development of the park would be to interpret the historic significance of the site, and the secondary focus would be to provide group and family picnicking – all of which are considered appropriate passive activities as defined by the State of Nevada.

## **IV. PLAN SUMMARY:**

From the information gathered at these two public meetings, a Plan Summary was formulated. The Plan Summary is stated as follows:

*“The recommended Mormon Station State Historic Park Development Plan proposes strengthening the character and interpretation of the historic features of the park and retaining its appeal as a picnicking area.”*

**A. MANAGEMENT AREAS:** In order to clarifying criteria related to future planning, the site was broken into management areas defined by the unique characteristics of each area. Included within the 1987 report is a RECOMMENDED PLAN\*\* that depicts three management areas as summarized below:

**AREA #1:** The historic Museum and Stockade area which serves as the predominant historic focal point for interpretation of the park.

**AREA #2:** The large turf area located north of the Stockade which provides opportunities for group and family picnicking. Area #2 also includes the landscaped, open turf areas located immediately west of the Log Building/Museum and Stockade area.

**AREA #3:** The lot located on the west side of Main Street, directly across the street from the park. This property was included in the 1987 Development Plan as a potential for future parkland expansion.

*Since 1987, a number of significant changes have taken place that precludes future parkland expansion on the west side of Main Street that was envisioned some 16 years ago. Since then, a new Fire Station has been built on the vacant lot, and the layout of the building and grounds consumes nearly all of the parkland expansion area that was proposed in the 1987 report. The only exception is the property where the Old County Courthouse is located. This property is owned and operated by the non-profit Carson Valley Historic Society. The potential still exists for future parkland expansion that could include the Old County Courthouse.*

**B. FACILITIES LOCATION MATRIX:** A Facilities Location Matrix is included in the 1987 report to illustrate the number of picnic sites and exhibits proposed for each of the three management areas. At the end of this summary is an itemized list of work completed and work not completed since 1987.

A total of 20 individual picnic pads were proposed for distribution throughout these three management areas. *To date only three individual/family picnic pads have been installed in the open lawn areas located outside the Log Building/Museum and Stockade. In addition, two portable picnic tables are available within the Stockyard area.*

*Of the one exhibit and five displays that were proposed for the Stockade area, none of these proposed site improvements have been constructed within the Stockade. Regardless, a number of other improvements proposed in the 1987 RECOMMENDED PLAN\* have come to fruition. Except for the Stockade in which interpretation of the area is missing, for all intents and purposes, the park in its current state appears to be relatively complete.*

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\* RECOMMENDED PLAN: Refer to Figure 4-2 contained within the 1987 Development Plan

**C. PLANTING SCHEME:** The 1987 Development Plan suggests that all future landscaping should follow an overall planting concept. Contained in this section is a list of recommended trees and shrubs that are approved for planting within the park

**V. EVALUATION OF THE PLAN:** This section explains ways in which the proposed 1987 Development Plan effectively addresses key points contained within the Statewide Comprehensive Outdoor Recreation Plan (SCORP) as pertains to identified issues, user conflicts, visitor impacts, public identified issues, and identified issues related to the Governor's Tourism Program. In addition, an explanation is provided to illustrate: (a) how the proposed Development plan meets the goals and objectives for the 1987 update, and (b) how the RECOMMENDED PLAN for Mormon Station adheres to the established Plan Concept for the park.

**VI. IMPLEMENTATION:** This section addresses criteria for the scheduling of construction at Mormon Station State Historic Park in three phases. Establishment of priorities with regard to phasing was based upon: (a) importance to the plan concept and recreational needs, (b) necessity for user safety or park maintenance, and the ability to easily complete the task.

**SUMMARY OF “COMPLETED” WORK  
and WORK “NOT COMPLETED” SINCE 1987**

*The following is a list of site improvements that were proposed for Mormon Station State Historic Park, per Phases I, II & III as outlined in the 1987 Development Plan. As noted below, some of the work proposed in the 1987 has been completed, some has not, and some of the work proposed in 1987 is no longer applicable.*

**ABBREVIATION KEY**

- C** = Completed  
**NC** = Not Completed  
**N/A** = No Longer Applicable

<b><u>PHASE</u></b>	<b><u>TASK</u></b>	<b><u>STATUS IN 2004</u></b>
---------------------	--------------------	------------------------------

**Phase I:**

**Stockade Area**

- |   |   |    |
|---|---|----|
| • | repair Wagon Exhibit                            | C  |
| • | build protective Structure<br>for Wagon Exhibit | C  |
| • | add interpretive plaques for<br>Wagon Exhibit   | NC |

**2003 UPDATE:** *Although temporary signage has been provided by the Nevada Division of State Parks, to date, funds have not been available to purchase permanent signs.*

- |   |                            |    |
|---|----------------------------|----|
| • | install sprinkler system   | C  |
| • | install a public telephone | NC |

**Parkland Expansion**

- |   |  |    |
|---|--|----|
| • | develop joint management agreement<br>with the East Fork Fire Protection<br>District and Carson Valley Historical<br>Society | NC |
|---|--|----|

***2005 UPDATE:*** As noted under MANAGEMENT AREAS (above) parkland expansion to include the vacant lot located on the west side of Main Street is no longer a possibility. A new Fire Station was built on the lot, and the layout of the building and grounds takes up nearly all of the parkland expansion area that was proposed in the 1987 report. However, a joint management agreement between the State of Nevada and the Carson Valley Historical Society is still a viable possibility.

**Turf and Picnic Area**

- repair boundary fence C

**Phase II:**

**Stockade Area**

- build new exhibit (Chinese Settlement) NC
- extend pathway C
- provide additional benches and shade trees NC

**Parkland Expansion**

- implement joint management agreement
  - a. Vacant lot on the west side of Main Street NC

***2005 UPDATE:*** Refer to Phase-1 (above) under Parkland Expansion.

**Turf and Picnic Area**

- add shade trees NC

***2005 UPDATE:*** No additional trees have been planted in the Turf and Picnic Area since 1987. Annual tree trimming and a tree replacement program have been proposed by the Operations and Maintenance section of Nevada State Parks; these programs will soon be implemented.

**Phase III:**

**Stockade Area**

- build new displays NC
- provide connecting pathway C
- install benches NC
- plant additional shade trees NC

*The following is a chronological list of site improvements that were completed at Mormon Station Historic Park between 1987 and present.*

- 1988** Installed a new irrigation system inside the Stockade area.
- 1989** Built a new protective structure for the Wagons Exhibit.
- 1994** Replaced the old (solid) fence with a new corral-type fence along the east property line, from the pump house to the northeast corner of the existing park.
- 1995** Removed the outdated electrical system located along the fence on the inside of the Stockade area.
- 1995-1996** Added planters throughout the park. Built new displays in Museum and overhauled the interior lighting system.
- 1996** Built a Log Storage Shed located inside the Stockade area. Removed all barbecues and horseshoe pits from inside the Stockade area. Barbecue pits were removed to protect the lawn. Horseshoe pits were removed to resolve safety issues. Installed water heater and sink to restroom maintenance alleyway. Removed all wooden garbage-can enclosures. Removed drinking fountain located along the Ramada footpath. Installed a new (ADA\* approved) drinking fountain located outside front door of the Museum.
- 1996-1997** Installed new interpretive trail (looped footpath) inside the Stockade area. Materials were donated by the Mormon Church and labor was donated by the Eagle-Scouts.
- 1997** Installed a new kiosk with interpretive displays outside the front door of the Museum.
- 1999-2000** Upgraded and remodeled the Restroom Building for ADA compliance. Provided all new restroom fixtures. Added a new clean-out box and drain line to address water runoff. Closed the drain line and installed a leach field drainage system to more effectively address water runoff. Added an ADA approved ramp and front door landing to the Museum.
- 2001** Installed the Snowshoe Thompson statue, planter, and associated footpath. Installed two paved picnic pads inside the Stockade area (without barbecues).

- 2002** Completely remodeled the interior of the Museum. This work included building all new displays. Installed double-gates along the south Stockade fence. Removed old parking bumpers and installed new wheel-stops.
- 2003** Removed all exposed electrical conduits and provided a completely new wiring system with new electrical outlets for the interior of the Museum. Installed a new interior lighting system.
-