

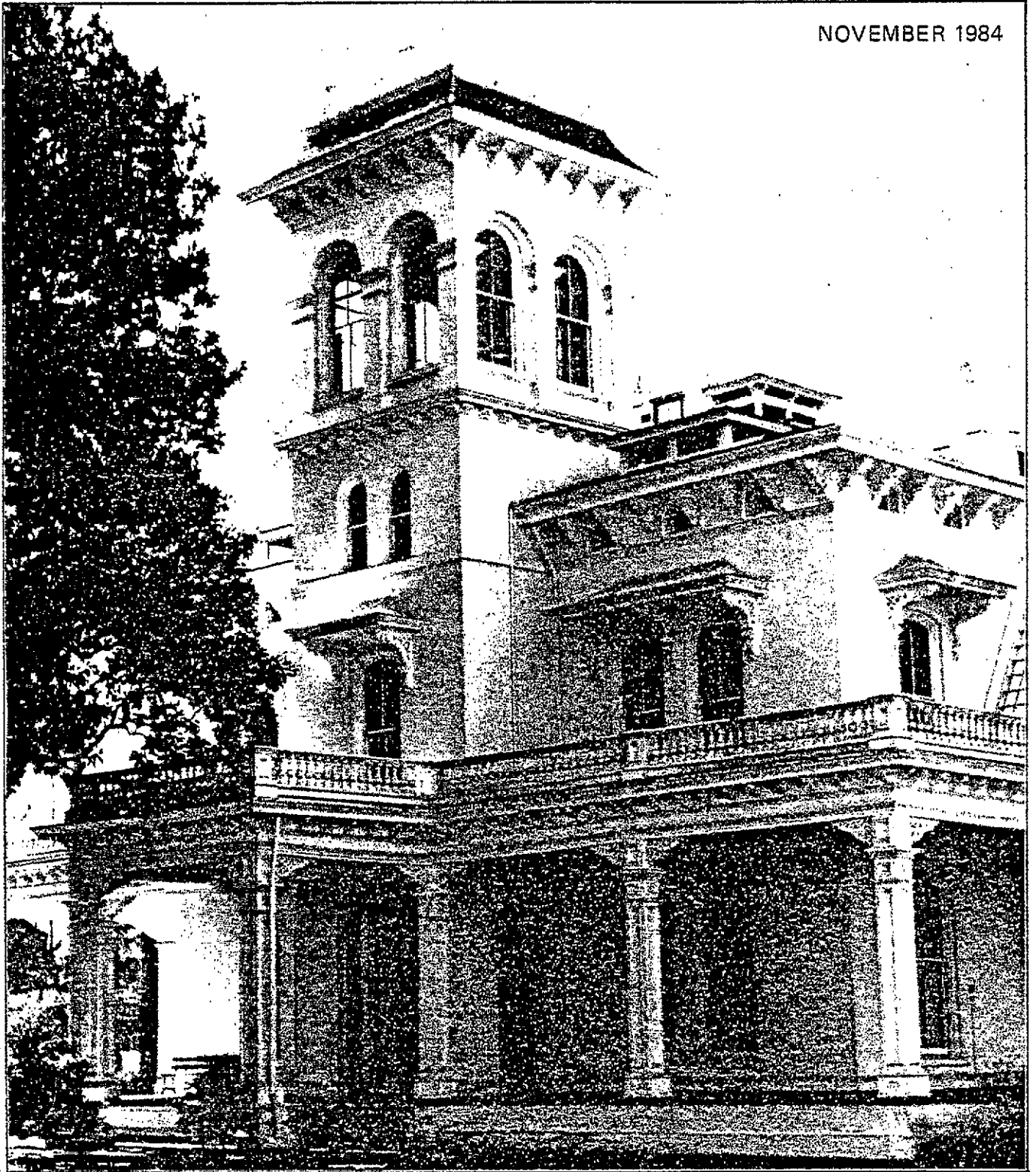
UNIT 139

BIDWELL MANSION STATE HISTORIC PARK

GENERAL PLAN

October 1983

NOVEMBER 1984



BIDWELL MANSION

STATE HISTORIC PARK
General Plan

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION



DEPARTMENT OF PARKS AND RECREATION

STATE PARK AND RECREATION COMMISSION

P. O. BOX 2390, SACRAMENTO 95811



Resolution 65-83
adopted by the
STATE PARK AND RECREATION COMMISSION
at its regular meeting in Chico on
October 14, 1983

WHEREAS, the Director of the Department of Parks and Recreation has presented to this Commission for approval the proposed General Plan for Bidwell Mansion State Historic Park; and

WHEREAS, this reflects the long-range development plans as to provide for the optimum use and enjoyment of the unit as well as the protection of its quality;

NOW, THEREFORE, BE IT RESOLVED that the State Park and Recreation Commission approves the Department of Parks and Recreation's General Plan for Bidwell Mansion SHP preliminary dated June, 1983 subject to such environmental changes as the Director of Parks and Recreation shall determine advisable and necessary to implement carrying out the provisions and objectives of said plan.

DEPARTMENT OF PARKS AND RECREATION

STATE PARK AND RECREATION COMMISSION

P. O. BOX 2390, SACRAMENTO 95811



MOTION

adopted by the
CALIFORNIA STATE PARK AND RECREATION COMMISSION
at its regular meeting in Chico on
October 14, 1983

RESOLVED, That the local community be encouraged to seek matching funds in the amount of one-third of the funds to be provided by the State for the Bidwell Mansion SHP general plan implementation.

BIDWELL MANSION STATE HISTORIC PARK

General Plan

November 1984

**George Deukmejian
Governor**

**Gordon K. Van Vleck
Secretary for Resources**

**Wm. S. Briner
Director**

**State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
P.O. Box 2390
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SUMMARY

Bidwell Mansion was the home of John Bidwell and his wife Annie from the time of their marriage in 1868 until John's death in 1900 and Annie's death in 1918. The mansion and grounds were acquired by the State of California and classified as a historical unit in March 1964 by the State Park and Recreation Commission.

Bidwell Mansion is the unit's prime cultural resource, and will be completely restored to the 1868-1900 historic period. A new visitor center building is proposed for the unit as a high priority in the Bidwell Mansion development program. Restoration efforts will include enhancement of the mansion grounds with appropriate historic-era gardens, trees, and landscape structures. Site improvements are also proposed for parking and circulation at the unit.

Interpretation will play a major role in presenting the early history of Bidwell's Rancho Chico, and the people and events associated with the flow of history related to the unit's purpose.

The following is a summary of specific general plan proposals and recommendations:

Bidwell Mansion Restoration

- o Restore to 1868-1900 historic period.
- o Remove building additions made after 1900.
- o Relocate office, displays, sales, and public restrooms to visitor center.
- o Restore interior rooms and expand tours.

Bidwell Office Building

- o Stabilize/restore for adaptive use.
- o Restore for future use as house museum.

Proposed Visitor Center

- o Construct new building.
- o Develop interpretive, administrative, and public use facilities.
- o Develop walkways, landscaping, and parking improvements.

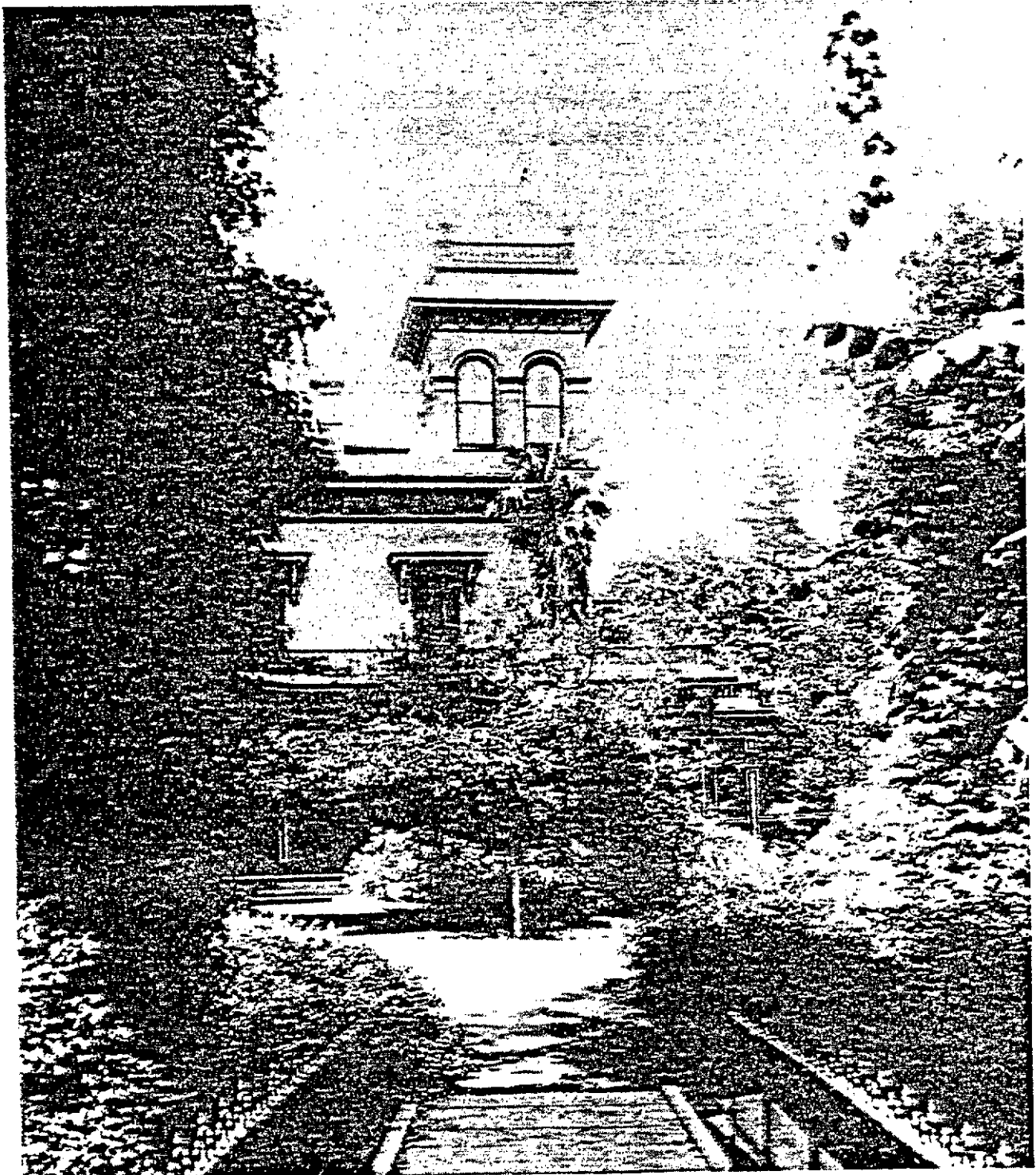
Historic Grounds Restoration

- o Rehabilitate creekside riparian habitat.
- o Enhance mansion historic gardens.
- o Reconstruct vine-covered arbor.
- o Enhance historic tree/shrub planting on mansion grounds.
- o Landscape gazebo.
- o Recommend tree planting between mansion and university buildings.
- o Reconstruct historic greenhouse (requires additional research).

(New plantings to be selected from list of historic species.)

Site Development

- o Recommend closure of Sowilleno Avenue.
- o Reduce road width and designate for bicycle/pedestrian right-of-way.
- o Maintain service and emergency access.
- o Reconstruct historic footbridge (funded 1983).
- o Reconstruct portion of historic fence.
- o Realign carriage pathway at mansion entrance.
- o Remove concrete walkway parallel to Sowilleno Avenue.



INTRODUCTION

Purpose of Plan

Bidwell Mansion State Historic Park was established as a unit of the State Park System in 1964. Since this time, the department, in cooperation with the Bidwell Mansion Association and others, has successfully maintained, restored, and opened portions of the mansion for regular tours offering interpretive and educational programs to nearly 30,000 visitors annually.

This General Plan is the first step in assessing the natural, cultural, and historic resources of the unit and establishing the appropriate policies and guidelines for future management, interpretation, restoration, and development at Bidwell Mansion SHP, consistent with the unit's classification and approved Declaration of Purpose. Future specific plans will be formulated when funding becomes available.

The State Public Resources Code, #5002.2, General Plan Requirements, reads, in part: "The general plan shall consist of elements that will evaluate and define the proposed land use, facilities, operations, environmental impact, management of resources, and any other matter deemed appropriate for inclusion in the plan." Using these plan guidelines, the following sections of this report deal with these specific requirements: Resource Element, Land Use and Facilities Element, Interpretive Element, Operations Element, and Environmental Impact Element.

- o The Resource Element is a summary of the natural and cultural resources of the area, and sets the management policies for protection and use of these resources.
- o The Land Use and Facilities Element describes current and proposed land uses and relevant planning issues, and describes proposed facilities and programs.
- o The Interpretive Element describes proposals and programs for interpretation of natural and cultural features of the unit.
- o The Operations Element describes operational requirements unique to the unit.

With the inclusion of the Environmental Impact Element, the General Plan as a whole serves as the draft environmental impact report. Further environmental assessment will be performed when specific construction funding is proposed, and if significant environmental impacts differing from those specified in this General Plan are found, further environmental documents will be filed.

In preparing the plan, several initial goals and objectives have been established to serve as a general guide:

1. Identify the cultural, natural, and recreational resources of this historic unit.

2. Identify the site's environmental and use problems, and establish policies and make recommendations for future management, protection, and interpretation of the resources.
3. Determine land use, park development, and visitor activities that are compatible with the purpose of the park and the surrounding area.
4. Determine the potential environmental impact of visitor activities, land use, and related development.
5. Establish guidelines for the sequence and scope of park restoration and development.
6. Provide an information document for the public, the State Park and Recreation Commission, the State Legislature, department personnel, and other government agencies.

Planning Process

Public Involvement

Citizen participation has been important to the existence and continuing success of Bidwell Mansion State Historic Park. The Bidwell Mansion Association (BMA) serves as a support organization, heavily involved with mansion programs, special events, fund raising, publicity, and development projects.

Public involvement also played an important role in formulating this plan.

Recent visitors to Bidwell Mansion were asked to complete a questionnaire following their tour of the mansion. Questions were asked about such items as travel, activities, desired improvements, and overall satisfaction during their visit.

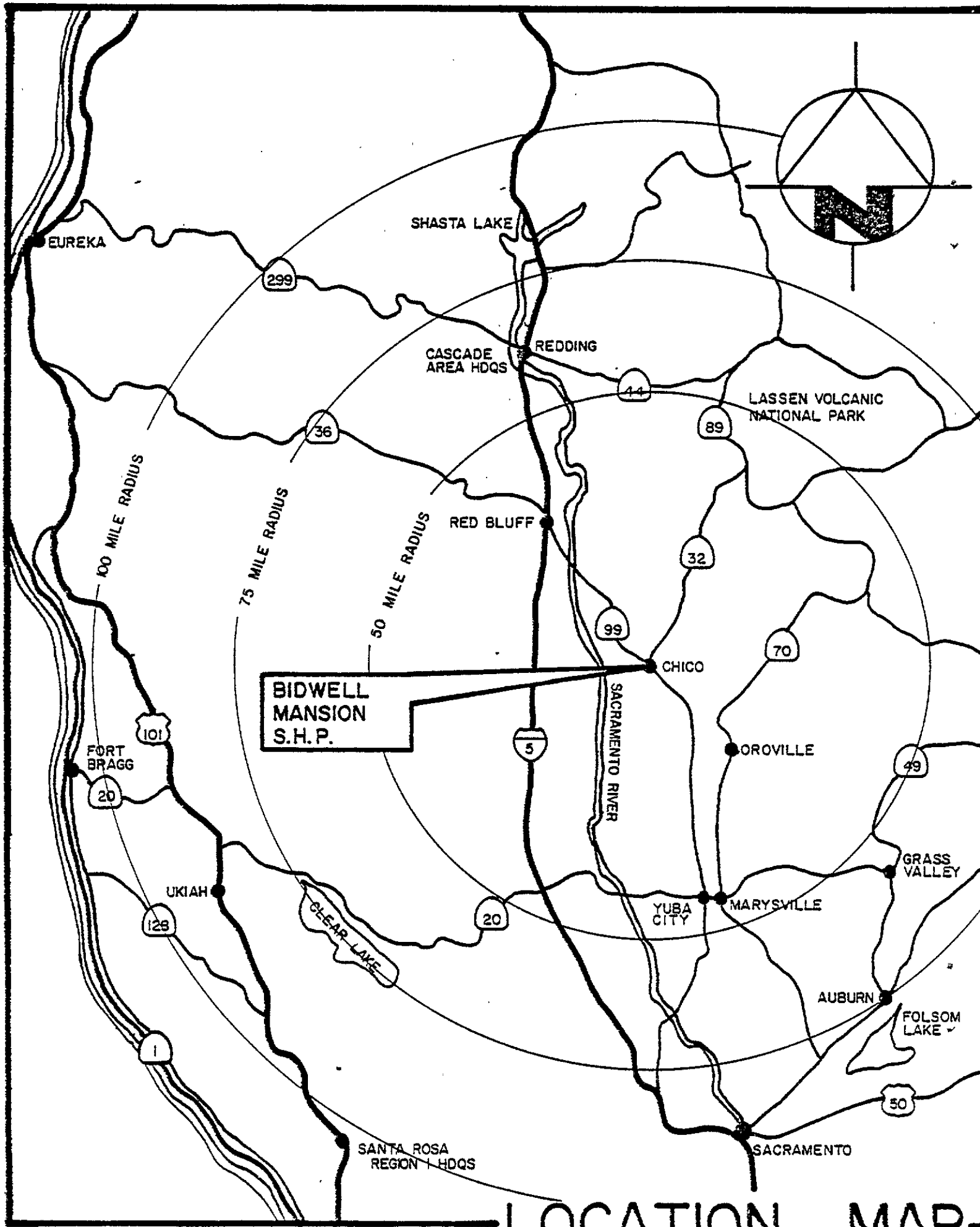
Visitor response to the questionnaire was overwhelmingly favorable toward the park staff and visitor programs now offered at Bidwell Mansion. However, people did offer comments and suggestions on ways to make it better.

A sampling of 100 questionnaire responses was taken during regular weekday tours and the Easter holiday weekend. The results of this survey are listed in the Appendix D, page .

The results of this questionnaire, with background information and historical overview, were presented at the first planning workshop held in May 1982. The purpose of this workshop and subsequent meetings was to provide the public and the department with the means to identify and address key planning concerns and to exchange ideas and information regarding future park management, mansion restoration, interpretation, visitor center construction, and related park development.

A newsletter was mailed to participants and interested persons summarizing major planning issues, with staff recommendations and public comments included. Through this newsletter, additional public comments and suggestions were requested, from which a preliminary plan was developed and presented at the final public workshop in April 1983.

The final plan presented in this report does not necessarily provide for all the desires expressed by the general public. However, it attempts to provide the necessary guidelines and solutions for appropriate facility and program development consistent with the cultural and historic values of the unit.



LOCATION MAP-

RESOURCE ELEMENT

This Resource Element was prepared to meet requirements set forth in Section 5002.2, Subsection (b), of the Public Resources Code and Chapter 1, Section 4332, of Title 14 of the California Administrative Code. In compliance with this section of the Public Resources Code, the Resource Element sets forth long-range management objectives for the natural and cultural resources of the unit. Specific actions or limitations required to achieve these objectives are set forth in the element; for other objectives, details of management are left for inclusion in specific management programs that will be prepared at a later date.

Discussions about land not now owned by the Department of Parks and Recreation have been included. The discussions are intended for long-range planning purposes only, and do not represent a desire, intention, or commitment for acquisition.

Inventory Summary

Unit Identification

This unit is comprised of approximately 2 hectares (5 acres) of State Park System-owned land. It is located at 525 Esplanade, a major street in the heart of the City of Chico. No other units of the State Park System are located in the immediate vicinity. Within a 100-mile radius, however, there are a number of historic units which have themes that complement the story of John Bidwell and his wife, Annie. Particularly fitting to the story of Bidwell are Sutter's Fort State Historic Park in Sacramento and William B. Ide Adobe State Historic Park near Red Bluff. There are, in addition, a number of state parks and state recreation areas within a 100-mile circle of the unit. There are also a number of city and county parks in Chico and Butte County which offer recreational opportunities. There is public access to the major rivers and a number of game reserves situated in the central valley portion of the Sacramento Valley.

Summary and Evaluation of Resources

The following resource information is summarized from the vast collections of literature, primary and secondary, held in offices of the Department of Parks and Recreation in Sacramento and at the unit, and the wide array of published literature available concerning Mr. and Mrs. John Bidwell, their home, their ranch, and their time. Because of the extensiveness of the above-noted literature, and the availability of collections of primary material at the Bancroft Library, University of California, Berkeley, the California State Library, Sacramento, and California State University, Chico concerning the primary issues of this document, no formal inventory was prepared. The sharing of information by the Bidwell Mansion Association is deeply appreciated. There is a need for a new text dealing with the pre-mansion use of the grounds which now constitute the historic unit. Evidence of a complex historical use of the site by John Bidwell during the period 1849 through 1865 has been discovered. A brief summary of discoveries concerning the early years of the grounds is presented in the Euroamerican Resources section.

Natural Resources

Topography

Bidwell Mansion State Historic Park is located in the Great Valley Landscape Province of California. The topography of the unit is nearly level (slopes less than 2%) except along a portion of the southern boundary of the unit where Big Chico Creek has deeply bisected the alluvial plain. The elevation of the unit is 59 meters (195 feet). The total area of the unit is 2 hectares (5 acres).

Climate

The climate of the unit is Mediterranean, with characteristic cool, wet winters and warm, dry summers.

Temperatures are highest during the months of June through September, when daytime readings frequently surpass 38°C (100°F). Nighttime temperatures during this period are nearly always comfortable. Winter nighttime temperatures frequently drop below the freezing mark.

Precipitation is confined mostly to rain during the fall, winter, and spring months when Pacific storms cross the area. Snowfall is infrequent and usually very light. Average annual precipitation is about 57.5 cm (23 inches).

Sunshine, which averages about 77% of possible during the year, reaches its maximum during the long, nearly cloudless summer and autumn days. Periods of dense fog are characteristic during the winter months.

Hydrology

Big Chico Creek forms a portion of the southern boundary of the unit. The creek drains an 18,998-hectare (46,336-acre) watershed. It originates in the Sierra Nevada Mountains at an elevation of 1,800 meters (6,000 feet), and flows through the city of Chico and into the Sacramento River. The creek is perennial. Big Chico Creek is controlled by a dam 8 kilometers (5 miles) east of the unit. During the winter, heavy flows are diverted away from the city of Chico into Sycamore Creek and Lindo Channel, which carry the water north of the city. Although the entire unit is in the historic floodplain of the creek, there is little danger of flooding the mansion due to the upstream diversion.

Geology

This unit is in the Great Central Valley Geomorphic Province. The area is characterized by deep accumulations of marine and non-marine sediments. Ancient volcanic mudflows also occurred in the Chico area. The volcanic mudflows, deposited about four million years ago, are known as the Tuscan Formation. This formation is mainly composed of basalt and andesite. In the unit, the most recent deposits are sediments deposited here by Big Chico Creek. They are part of the Chico Fan, a large, alluvial fan formed by the creek.

Lassen Peak is an active volcano located 50 miles northeast of the unit, which last erupted in 1917. A future eruption may have an impact on the unit, especially if it is accompanied by a major seismic event.

Although no active faults are known to exist in the vicinity of the unit, the Chico area is seismically active. The most significant recent earthquakes occurred at Oroville in 1975 and near Paradise in 1940. Both events had a Richter magnitude greater than 6.0. The effects of these events on the mansion are unknown, although no obvious structural damage was incurred.

Soils

The soil in this unit is alluvial material known as Vina Loam, with 0 to 3 percent slopes. The soil is well drained. Permeability is moderate. Runoff is very slow, and the hazard of erosion is none to slight. The soil is easy to work; it is among the most productive soils in the area for agricultural purposes. Vina Loam is suited to all climatically adapted crops including row crops, orchard crops, small grains, pasture, and hay. Near streams, water is available due to sub-irrigation at 10-12 feet; deep-rooted trees require less irrigation than those in other areas. The Storie Index Rating, which assigns soils a rating of 0-100 for their suitability for agriculture, is 100 for Vina Loam.

Plant Life

The pristine state of the vegetation in the unit was much different than it is today. In 1843, John Bidwell wrote the following description in his diary after seeing the area for the first time:

"The broad plain, richly carpeted with lush green grass and tall clover, was studded with magnificent groves of stately oaks. The soil was deep and fertile, the beautiful brimming creek, lined with lovely sycamore trees to which were clinging a mass of wild grapevines, was sparkling clear. Antelope, deer, elk and grizzly bears seemed everywhere in evidence. Wildflowers there were in reckless profusion. In the distance, toward the rising sun, were seen the snow capped Sierras."

In their pristine state, the grounds of the unit probably were vegetated in oak woodland-savanna and riparian forest.

John Bidwell planted an extensive garden surrounding his mansion. He planted a variety of specimen trees from around the world. Many of the trees currently on the grounds were planted by or under the direction of John Bidwell. The trees include the tulip tree, southern magnolia, ginko, Italian cypress, monkey puzzle, and black walnut. See Figure 1 for a list and a map of specimen trees. Appendices A and B are partial lists of crops, shrubs, and trees planted by Bidwell.

Today, the grounds are maintained as an urban park. Most of the land is vegetated with specimen trees, with an understory of mowed turf grass. A portion of the southern boundary of the unit includes the banks of Big Chico

Creek, where a narrow riparian zone is thickly vegetated with native and naturalized alien plants. Vegetation in this zone includes oak, alder, cottonwood, maple, willow, sycamore, dogwood, and black walnut.

No rare or endangered plants are known to occur in the unit.

Animal Life

The unit is located in an urban setting, so wildlife in the unit is limited to those species capable of living in close association with civilization. The California gray squirrel is the most commonly seen mammal in the unit. The riparian vegetation along Big Chico Creek provides important wildlife habitat. Gray foxes, raccoons, feral cats, shrews, mice, moles, and rats may occur in this zone.

A variety of birds occur in the unit including robins, starlings, house sparrows, scrub jays, and crows. The California yellow-billed cuckoo, classified by the Department of Fish and Game as a rare species, has been observed along Big Chico Creek near the unit. The narrow band of riparian vegetation along the creek is not large enough to provide important habitat for this rare species.

Animal life that may occur in the creek includes crayfish, smallmouth bass, catfish, carp, steelhead, and salmon.

Cultural Resources

Native American Resource

There are no known Native American sites located within the boundaries of Bidwell Mansion State Historic Park. Before the occupation of the area by John Bidwell, there were several Konkow village sites located south of Big Chico Creek, possibly one or more miles away.

During the early Euroamerican historical era, John Bidwell moved a number of Konkow people known as the "Mechoopda" and settled them west of the ranch complex, estimated at possibly 300-400 yards from the current State Park System unit. The Mechoopda were protected from other white settlers, and were employed by Bidwell as vaqueros and farm laborers.

Bidwell Mansion State Historic Park is within the territory occupied by the Konkow (or northwestern Maidu). The Konkow are members of the Penutian language family.

The Konkow territory included a portion of the Sacramento Valley, as well as the Sierra foothills east of Chico and Oroville (Riddell 1978). The Konkow were bounded on the north by the Yahi, on the west by the Nomlaki and Patwin, on the east by the northwestern Maidu, and on the south by the Nisenan (Southern Maidu). This included the Feather River drainage upstream of the town of Live Oak in Sutter County, running to a line drawn between Pilot Peak and Rich Bar in Plumas County. In the valley, the Konkow inhabited the upper drainage of Butte Creek and all the Big Chico Creek drainage.

The Konkow were divided into several village communities. These communities were composed of several adjacent villages. The communities were organized primarily for ceremonial and subsistence activities. The separate villages were otherwise self-sufficient, and not under any strict political control of the "community head man" (Riddell 1978).

The Konkow followed a seasonal subsistence cycle. They wintered in their permanent villages and, when spring came, they went out into the valley to collect grass seeds and other plant material. During the summer, they established temporary camps to use while they gathered plants and hunted game. In the fall, the men moved to the streams to catch salmon while the women and children gathered acorns. In addition to acorns, pinenuts gathered from the digger pine (Pinus sabiniana) were an important food source.

Generally, the village communities held fishing and hunting grounds in common. Other property was owned individually according to individuals' needs. The Konkow built semi-subterranean earth-covered lodges and conical bark dwellings in their permanent villages. Simple shade shelters were built near summer gathering and hunting areas.

The Konkow practiced the Kuksu cult. Kuksu was the first man, according to the creation myth, and he taught the people how to hunt and cook and gave them their laws, dances, and rituals. The Kuksu cults were men's secret societies. The initiates underwent complex rites and formal instruction for the various ceremonies. Among the societies were Kuksu, Hesi, Aki, and various ghost societies. Most of them had ceremonies and dances in which gods, spirits, or ghosts were impersonated (Bean and Vane 1978).

Marriage among the Konkow was simple. The newly married couple lived for a time with the bride's family before taking up permanent residence in the husband's village. Divorce was simply a matter of the wish of either party. Childbirth was a more serious occurrence. Both parents observed certain precautions and abstained from various activities before and after the birth.

Konkow women observed organized rituals and ceremonies at puberty. In contrast, a boy's initiation into a secret society would be a form of puberty rites.

Death was an event accompanied by ritual and ceremony. When a Konkow died, the body was dressed in the finest clothing and buried in a flexed position wrapped in a bearskin. The body was positioned facing west. Food and personal possessions were also placed with the body, and the person's hut and other possessions were burned. The widow or widower cut his/her hair short and covered himself/herself with pine pitch and charcoal. In addition to the various rites at the time of death, the family prepared for the annual mourning ceremony held on the anniversary of the person's death. This was usually a two-day event that would be held for five consecutive years. Clothing, baskets, and other items were displayed during the ceremony and then burned in a fire.

The Konkow may have first met Europeans during the Moraga exploration in 1808. In 1820, Luis Arguello explored the Feather River. In 1828, Jedediah Smith and his party spent several days in Konkow territory. From 1828 through

1836, various groups of Hudson's Bay Company trappers were in the area. As a result of contacts with an ever-increasing number of Europeans, the Konkow were decimated by an epidemic of what may have been malaria in 1833.

Euroamerican Resources

The primary Euroamerican resource at Bidwell Mansion State Historic Park is the existing mansion and its interior furnishings and related artifact collections. The mansion was the fourth residence constructed by John Bidwell on his Rancho del Arroyo Chico, and was the final home of John and Annie Bidwell. The mansion was designed by architect Henry W. Cleaveland. Construction began in 1865, and was finished in 1868. The building is an Italian Villa style of Victorian-era architecture, and is constructed of stuccoed brick. It is 2-1/2 stories high, and of irregular shape. Its design features include a hipped roof with central monitor, a five-story tower with a deck, elaborate cornices, arched and hooded windows, and a wraparound veranda with sawn brackets. The building was equipped with an air circulation system, an early acetylene gas system (the generator shed was located west of the kitchen), and an indoor plumbing system that included gravity-feed running water. It was one of the most elaborate houses of its time in northern California, reflected the status and wealth of rancher-politician John Bidwell, and is one of the finest examples of the Italian Villa style of Victorian-period architecture still standing.

In 1908-1911, Mrs. Bidwell altered the shape of the house with a new kitchen; in 1927, an additional room was added, which blocked the exterior view of the mansion's dining room. This addition was constructed by Chico State College, which used the mansion both for classroom space and as a dormitory. This new room is currently used as an entry point for tours of the house and as a visitor center, where interpretive panels and artifacts set the scene of the Bidwell story.

In addition to its ownership of the mansion, the State Park System has been very fortunate in being able to retrieve many original Bidwell artifacts, and period items that closely approximate what was originally used, to furnish the house. Donations by family and close friends of the Bidwells have also contributed a growing collection of personal items of John and Annie Bidwell. This continuing acquisition program has received tremendous support from the many individuals and civic groups who are friends of Bidwell Mansion State Historic Park.

To the rear of the mansion, there exists a small brick structure with wooden additions. The early history (1865-1900) of this structure is shadowed by the glamour of the main house. Local tradition has given a number of uses of this building. Reputedly, it may have served as a construction office for architect Cleaveland and for his son, who was the landscape architect for the Bidwells. Bidwell may have used it as a business office, and Annie reportedly used it as a schoolroom. In the 20th century, the groundskeeper for the mansion lived here; later, it was used as a storage building for fruits and vegetables. Undated photographs show carriages parked in its lee. In the early 1920s, a carekeeper probably lived in the structure. Today, it serves as an administrative office for the southern sector of the Cascade Area.

In addition to existing structures, a number of earlier ranch building sites represent potential archeological locations; all of these buildings were torn down as the ranch headquarters area grew progressively more elaborate, reflecting the wealth and social status of John Bidwell (see Figure 2).

A. Bidwell's first cabin.

In July 1849, Bidwell made the initial purchase of a half-interest in the Rancho Arroyo Chico, and established a headquarters for the rancho at the current mansion site. In August of that same year, Bidwell paid \$100 for the building of a log house, and in October purchased household furnishings and utensils. In the late fall of 1849, Bidwell departed from direct contact with his trading operation at Bidwell Bar on the Feather River, and turned his full attention to his rancho. Here, at the point where the Shasta-Marysville Road crossed Big Chico Creek, Bidwell opened a store, put in an inn, and began farming. During the next several years, he built additional structures. The log cabin probably became part of a three-building complex, "all joining together," which constituted Bidwell's residence, storehouse, general store, office, hotel, kitchen, dining room, and carpenter shop, all of which Bidwell valued at \$6,500. Stored near the carpenter shop in the summer of 1852 was 5,000 (or 5,500) feet of sawn lumber and all the fixtures for the new wood-framed residence he was planning to build. (Report of California Superintendency of Indian Affairs, January 3, 1860, Microcopy 234, R-37, National Archives.)

Annie Bidwell placed this complex, which she called "Gen. Bidwell's private home," as being "just in front of the present mansion." Annie also noted that "where the south part of the mansion is now was a grainery (sic)" (Hill, 1980:p. 68). The granary mentioned by Annie was 100 feet long, and capable of storing at least 3,000 bushels of grain. Nearby was a stable. John valued the granary building as worth \$1,500 and the stable at \$500. Sometime shortly after August 24, 1852, the "wild Indians inhabiting the mountains" (also called "Sulamshew," and later the "Choloma" or "Mill Creek Indians") burned the entire complex to the ground. To add insult to injury, the Indians reputedly stole three or four head of horned cattle. Bidwell considered his total loss at \$25,850 (Report, Microcopy 234, R-37).

"A temporary shed was immediately built on the bank of the creek, where the footbridge now is, for shelter. All the utensils were destroyed in the fire and the cook, Mr. Apper, built a dug-out to cook in. He baked all the bread in this dug-out" (Hill, 1980, p. 18).

No positive sites have been established for these buildings, but tentative locations have been indicated on the Historic Structures Map. The early rancho period is still shrouded in mystery, as is the business partnership of Justus McKinstry and Bidwell, which lasted from December 1850 until February 1851.

B. First Bidwell Adobe.

This two-story, offset T-shaped structure was constructed of adobe with a shingled roof. The crosspiece of the T was on an east-west axis, with the leg of the T connecting the main center portion east of center. The north-south leg of the building seems to have had several wooden additions in the form of rooms or sheds. The building was probably started in 1852 (or 1853), and served partially as Bidwell's residence until about 1857, when a second two-story adobe was built. This large adobe was used as employee quarters, rooms for relatives, a hotel, and as rooms for sale of merchandise. In 1860, when Bidwell began the promotion of land sales in future Chico, he dubbed the adobe the "Chico Hotel." Four years after the mansion was finished, in 1872, Bidwell had the adobe razed.

C. Bidwell Store.

Apparently constructed in late 1852 or 1853, this was a large, two-story, wood-framed, plank-sided and shingled-roof structure. The store received one addition along its northern side sometime between 1857 and 1860. Shortly after 1860, the store was reportedly torn down. Behind the store and along Big Chico Creek's north bank were at least three small outbuildings. Two of these structures had a wood frame, plank siding, and shingles for roofing. The third structure was adobe with a shingle roof. (See map of 1850-1870 ranch headquarters complex.) One of these small structures may have been a blacksmith shop. A blacksmith shop is identified as part of the original rancho headquarters complex located west of the current Esplanade. The blacksmith shop reportedly was not torn down until 1880.

D. Bidwell Residence and Butcher Shop (Second Adobe).

Constructed by 1857 and located to the west-northwest of the original two-story adobe, this two-story adobe Federal-style building housed on the upper floor Bidwell's private apartment; on the ground floor was a butcher and meat shop. This building served as Bidwell's residence until May 1868. It is possible that he moved into the new house -- the mansion -- in the late fall of 1867, before going east to marry Annie; however, there is no evidence of the actual date when he transferred from the second adobe to the mansion. The second adobe was razed in 1871. It has tentatively been sited "in front" of the mansion; possibly in the circular driveway area. (See map.)

E. Miscellaneous Sheds.

Several small sheds were located northwest of the kitchen area of the mansion. In the 1890s, these were identified as a shed for the acetylene gas generator equipment and a shed for drying and storing selected seeds. In the early 1920s, these sheds were gone, and were replaced by an outdoor outhouse for the caretaker who was living in the "carriage house" behind the mansion. It would appear from local tradition that the seed shed was altered by Annie into a children's playhouse for her

grandniece and friends. No date on this alteration has been found but, logically, it would appear to have been altered after 1900 (John's death), and may have been removed according to Annie's will to the home of the niece after her death in 1918. According to local tradition, the shed playhouse is still in existence; no site has been identified.

F. Footbridge.

South of the mansion, Bidwell built a footbridge over Big Chico Creek to connect the mansion grounds and the town of Chico. Two, probably three, different footbridges of various descriptions existed in this area. Reconstruction of the last footbridge was completed in mid-1983, as a major community effort by the Chico Rotary Club, the Bidwell Mansion Association, the Engineering School of California State University, Chico, and the City of Chico.

G. Greenhouse.

On the western boundary of the unit, the site of a greenhouse has been tentatively identified in photographs, but is undated and unconfirmed as to its actual location. The greenhouse may be associated with the early landscaping of the mansion grounds following completion of the house. Turn-of-the-century recollections indicate that the Bidwells used the greenhouse for growing "cut-flowers" for decorations in the mansion. The structure does not appear on any known maps, and a demolition date is unknown.

H. Other Structures.

It is possible that one or two structures existed at the northwest corner of the property, immediately behind the mansion and "carriage house." These structures, which appear hazily in the far background of 1850s-era photographs, have not been identified, nor have their usage or exact locations been ascertained. In addition, a shadowy structure of the same era (mid-1850s to late 1860s) seems to be situated at the southwest corner of the unit. This building is either a large shed or a small barn, and appears to have a tower-style ventilator on the roof peak. Only partial photographic evidence exists for this building. The structure near the stream may be a stable, built to replace the one burned in 1852. The other structures at the northwest corner of the unit may be a two-story adobe blacksmith/wagonmaking shop and a large barn. Scattered around the grounds, particularly between the 1st adobe ("Chico Hotel") and the Federal-style adobe (2nd adobe), are several small sheds, possibly both outhouses.

The structural sites identified in Figure 2 need further study; as can be seen, little is known of them. Their specific sites for possible interpretation may well have to be located by careful historical research and archeological excavation.

Euroamerican Historical Sketch

John Bidwell arrived in Alta California in 1841, part of the first overland party of emigrants from the western United States. Bidwell worked for John Sutter during his first two years in California, then for the next several years alternated between self-employment and employment with Sutter. Bidwell became a naturalized citizen of Mexico in 1844, and the following year received two grants of land. In future Solano County, he was granted Rancho de Ulpinos, and in future Colusa County, Colus Rancho. The two grants totalled 26,000 acres. Later, Bidwell divested himself of these two ranchos.

In July 1849, Bidwell bought a half-interest in the Rancho Arroyo Chico, the Dickey grant, north of Big Chico Creek. That summer, Bidwell built a cabin and founded his headquarters for future ranching operations. Bidwell was involved in the gold fields of the Feather River until the fall of 1849, and devoted his time to the progress of his agricultural ventures. He was also a busy politician and traveler. Bidwell served in the State Senate in the winter of 1849-50; he traveled to Washington, D.C. in 1850. In 1851, he served as a delegate to the Democratic State Convention; in 1854, he was a member of the "chivalry wing" of the Democratic Convention; in 1855, he was an unsuccessful Democratic candidate for State Senator; and in 1860, he was a delegate of the California Democratic State Convention at the national convention in Charleston, South Carolina.

In the meantime, Bidwell developed his ranch. The Marysville-Shasta stage route (or the "Tehama Road" or "Sacramento-Oregon Road") crossed through Bidwell's front yard. He built an extensive ranch complex which later burned. Then, he constructed a large two-story adobe structure, which became his third or fourth residence, and also an inn for weary travelers. A store was constructed of sawn lumber. A large, high-ceiling, one-story wing was added to the adobe and used also as "a store." Additional outbuildings were added as needed; a blacksmith shop (possibly in the rear of the first store), sheds, shops, and barns. Photographic evidence would seem to place several additional large buildings at the extreme northwest fringe of the current unit's boundary.

Bidwell purchased the remaining half-interest of the rancho from Justus McKinstry in the early part of 1851. In 1857, he reportedly finished a new residence for himself: a two-story adobe house in the Federal style. Bidwell lived on the second floor, and used the ground level rooms as a butcher shop and meat market. This third residence was located to the northwest of the large adobe. The inn became known as the "Chico Hotel." In 1860, having completed the purchase of 900 acres immediately south of his ranch complex, Bidwell had a proposed community surveyed, and entered the real estate business, thus creating the town of Chico.

Bidwell was elected to the U.S. Congress in the fall of 1864. The following year, before leaving for his congressional seat in Washington, D.C., he hired architect H. W. Cleaveland to plan and supervise construction of what would be his fourth residence. Construction had begun before Bidwell departed for the east.

While in Washington, Bidwell met Annie Ellicott Kennedy, fell in love, and began a lengthy courtship. In November 1867, with Bidwell in California and the mansion nearing completion, lacking a definite answer concerning marriage from Annie, John returned east to pursue his quest. While he was enroute, Annie decided for John, and they were married in April 1868. They returned to Rancho Chico and "Bidwell Mansion" on May 25, 1868.

The Bidwell Ranch flourished. Bidwell was innovative in the agricultural business and experimental projects that tested the technological theories of the time. He considered his most important contributions to be as a farmer and a leader to enhance the agricultural future of the State of California. He was active in politics. He ran for Governor in 1875 and again in 1890, and for President of the United States on the Prohibition ticket in 1892.

Prohibition was only one of the issues in which Bidwell and his wife shared interest. Annie, after her arrival in 1868, soon became an ardent and successful teacher, minister to the Mechoopda, and homemaker. Annie and John worked for women's suffrage, and were social and cultural leaders of the community. They donated large amounts of money and land to various causes, including the college and Bidwell Park. They each worked for the protection, education, and assimilation of the local Mechoopda Indians. With this work, the Bidwells exhibited attitudes that were enlightened for their time. The Mechoopda continued to live on the ranch into the 1900s. The story of these people and their relationship to the Bidwells is significant.

In the meantime, John and Annie reworked the mansion grounds. The adobes were demolished in 1871 and 1872. A landscape architect was hired; plans were drawn up, a greenhouse was constructed, trees and shrubs were purchased, small outbuildings disappeared, and the ground were improved into a proper setting for the home of leaders of the community.

In 1900, John Bidwell died; Annie survived him by 18 years. Before her death, Mrs. Bidwell deeded the mansion to the College Board of the Presbyterian Church to be used as a co-educational Christian school. Shortly thereafter, the Presbyterian Church sold the property to private interests, who then sold it to the State of California to be used by the Chico Normal School (later Chico State College). In late 1963, the grounds and mansion were transferred to the Department of Parks and Recreation.

Esthetic Resources

The primary esthetic resource of this unit is the mansion itself. The exterior of the mansion is an outstanding example of Victorian architecture. It is complemented by the surrounding grounds, which provide views of the structure through gaps in the vegetation. The mansion stands out in sharp contrast to the adjacent university buildings and the surrounding urban scene.

Recreation Resources

Bidwell Mansion State Historic Park provides opportunities for recreation in three zones in this small unit. Big Chico Creek and the associated riparian vegetation provide opportunities for a variety of recreational activities. The rest of the grounds are maintained as an urban park, with an overstory of specimen trees and an understory of turf grass. This zone provides

opportunities for relaxation, informal picnicking, study of the trees, and informal play. The mansion itself is the third zone in the unit. It provides a variety of recreation opportunities including guided tours, living history programs, and general study and appreciation of the historic setting.

Bidwell Mansion is an important attraction in the city of Chico. Local residents often take their out-of-town guests to see the unit. The close association between the unit and California State University, Chico provides excellent opportunities for the university to use the mansion and grounds as educational tools.

Resource Policy Formation

Classification

Beginning in the early 1950s, civic groups began a serious lobbying effort to get the State of California to transfer the Bidwell Mansion property from Chico State College (now California State University, Chico) to the State Park System. After 11 years of work, the civic groups of Chico and Butte County saw a victory; on December 9, 1963, Bidwell Mansion was transferred to the then-Division of Beaches and Parks. In March 1964, the unit was classified as Bidwell Mansion State Historic Monument, and was dedicated during ceremonies held May 7, 1966. In May 1970, the term "monument" was dropped from general usage, and all historical units except Hearst San Simeon were designated as state historic parks. The unit's primary historical resource, the mansion, was placed on the National Register of Historic Places on March 24, 1972. Bidwell Mansion is also listed as Number 329 on the Register of California Historical Landmarks.

The Public Resources Code (Section 5019.59) defines a historical unit as follows:

Historical units, to be named appropriately and individually, consist of areas established primarily to preserve objects of historical, archaeological, and scientific interest, and archaeological sites and places commemorating important persons or historic events. Such areas should be of sufficient size, where possible, to encompass a significant proportion of the landscape associated with the historical objects. The only facilities that may be provided are those required for the safety, comfort, and enjoyment of the visitors, such as access, parking, water, sanitation, interpretation, and picnicking. Upon approval by the commission, lands outside the primary historic zone may be selected or acquired, developed, or operated to provide camping facilities within appropriate historical units. Upon approval by the State Park and Recreation Commission, an area outside the primary historic zone may be designated as a recreation zone to provide limited recreational opportunities that will supplement the public's enjoyment of the unit. Certain agricultural, mercantile, or other commercial activities may be permitted if those activities are a part of the history of the individual unit and any developments retain or restore historical authenticity. Historical units shall be named to perpetuate the primary historical theme of the individual units.

Declaration of Purpose

On March 20, 1964, the following Declaration of Purpose was approved for Bidwell Mansion State Historical Monument by the State Park and Recreation Commission:

The purpose of Bidwell Mansion State Historical Monument is to memorialize General and Mrs. John Bidwell for their contributions to the social, cultural, and economic heritage of California, through making available to present and future generations the Bidwell home, an outstanding example of Victorian architecture.

The function of the Division of Beaches and Parks at Bidwell Mansion State Historical Monument is to preserve, restore, furnish, and interpret the Bidwell Mansion, in such a way as best to fulfill the declared purpose of the unit.

A new Declaration of Purpose is established as part of this Resource Element:

The purpose of Bidwell Mansion State Historic Park, located in the City of Chico, is to provide for the people an opportunity to view the home of Mr. and Mrs. John Bidwell, and to understand the contributions they made to the social, cultural, and economic heritage of California by making available to present and future generations the Bidwell home, an outstanding example of Victorian era architecture.

The function of the Department of Parks and Recreation at Bidwell Mansion State Historic Park is to foster the preservation, restoration, and interpretation of the Bidwell home, and to develop interpretive displays depicting the personalities and events associated with this structure and the surrounding historical sites.

Zone of Primary Interest

The zone of primary interest includes all land adjacent to the unit, the watershed of Big Chico Creek, California State University, Chico, and the City of Chico. The department is concerned about any activity on the creek's watershed that would affect water quality in the creek, affect the minimum flows that are important for providing recreation opportunities, or affect the maximum flows that could threaten the mansion. Activities at California State University, Chico could affect the use patterns in the unit, and campus construction could affect the esthetic setting. Activities in the city could also affect use patterns, esthetics, and visitor access.

In addition, the department is concerned about all lands that can, through their development and use, adversely affect the resources and features in the unit. Activities on distant lands that currently affect resources include air pollution generated from urban areas and agricultural burning.

Management Policies

Natural Resources

Management of natural resources in the State Park System is governed by statutes, policies, and directives found in the Public Resources Code, California Administrative Code (Title 14), and the department's Resource Management Directives. The specific policies of the department's Resource Management Directives that pertain to the natural resources of Bidwell Mansion State Historic Park are:

10, 33, and 46.

Vegetation Management

The vegetation of Bidwell Mansion State Historic Park currently bears little resemblance to its pristine state or to the vegetation during the historic period. The current urban park setting, with an overstory of ornamental trees and an understory of turf grass, is appropriate for its current setting in the City of Chico and adjacent to California State University, Chico. However, it would be preferable to have the grounds more closely reflect their appearance during the historic period. Modification of the vegetation along Big Chico Creek so it more closely reflects the creek's appearance in its natural state would also be desirable to reflect the relationship between the creek and the mansion in the historic context. Therefore, the following policies shall be followed in managing the vegetation in Bidwell Mansion State Historic Park:

Policy: Ornamental shrubs and trees planted on the grounds will be limited to those species that occurred naturally or were planted during the historic period. Inappropriate vegetation may be removed.

Policy: Appropriate efforts will be made to restore native vegetation along Big Chico Creek. Public safety shall be considered in any planting program.

Policy: No alien species capable of naturalizing, other than turf grass or containable species that are historically appropriate, will be introduced at Bidwell Mansion State Historic Park.

Policy: The outstanding specimen trees that still remain from the historic period shall be maintained. Appropriate crown reduction may be performed to reduce public hazards, improve the health of the trees, improve visual appreciation of the mansion, and protect the mansion.

Policy: A vegetation management plan shall be developed to manage the vegetative resources of the unit in their historic context. The grounds will be managed to depict the authentic historic setting to the extent that this setting is consistent with existing uses, urban values, and public safety.

Cultural Resources

Management of the cultural resources at Bidwell Mansion State Historic Park is governed by state statutes and departmental policies and directives. The following portions of the Public Resources Code pertain to the management of cultural resources: Chapter 1, Section 5019.74 (if a cultural preserve is designated); Chapter 1.7, Section 5097.5; and Chapter 1.75, Section 5097.9.

The following Resource Management Directives pertain to the cultural resources of Bidwell Mansion State Historic Park:

10, 24, 25, 32, 50-52, 58, 67, 69-72, 75, and 76.

Each proposed development that will affect an established sensitivity zone must be field-reviewed by a composite group made up of representatives of the Development, Operations, and Resource Protection Divisions, before preparation of the budget package (Directive 70).

Native American Resources: There are no known Native American sites in the historic park.

Policy: The department will maintain a sensitivity toward any Native American resources identified in the future, and will preserve their integrity. Furthermore, in keeping with the department's recognition of the flow of history concept, the story on the Konkow (northwestern Maidu), both before and after the coming of Euroamericans, should be presented through interpretation as a background to the main story of the Bidwells and related events.

Euroamerican Resources: The primary resource is the mansion of John and Annie Bidwell; this resource should reflect the historic era of their occupation, and the wealth and prominence which kept their 26-room Victorian mansion in livable but pristine condition. In addition, earlier historical structural sites have been identified that are associated with the pre-mansion ranching-farming era (1849-1870).

Policy: The primary historical period shall reflect the years 1868-1900, when the Bidwells shared the mansion, but the flow of history shall be interpreted as the period of the Bidwells' association with California: 1841-1918.

Policy: Bidwell Mansion shall, when finally restored, reflect the era 1868-1900. The mansion will, therefore, be restored with total historic accuracy, and the structure will be preserved and maintained as closely as to possible the way it appeared during the prime period of the Bidwells' occupation. To further accomplish this goal, the post-1900 additions shall be removed. Total exterior restoration will occur upon completion of a new detached visitor center to be located west of the mansion.

To enhance the department's goals of historic preservation of the mansion, it will be necessary to consider an annual program of restoration, preservation, and maintenance, with a detailed annual budget. The following items will be considered part of a regular program of preservation and restoration:

- a. Regular care, painting, maintenance, and replacement (if necessary) of exterior walls, moulding, rosettes, railings, woodwork, window frames, glass, porches, and roofs in a fashion consistent with that of a wealthy Victorian-era rancher/politician.
- b. Regular care, painting, maintenance, and replacement of interior plaster, walls, rosettes, moulding, railings, woodwork, floors, fireplaces, and other internal fixtures in a fashion consistent with that of a wealthy Victorian-era rancher/politician.
- c. A regular evaluation, maintenance; and upgrading of the mansion's fire and intrusion alarm system.
- d. A regular evaluation, maintenance and, when needed, replacement of the mansion's electrical system.
- e. A program to regularly inspect for and prepare controls of insect-rodent infestations using environmentally safe methods.
- f. A regular plan for the systematic restoration of small fixtures that are part of the original rooms or furnishings that have undergone modernization through the act of repair. Fixtures such as doorknobs, window pulls, and faucet handles will be restored.
- g. A prepared regular and systematic plan for interior room restoration.
- h. All restoration planning to be based on exacting historical and architectural research to determine the authenticity of each step of the process, and/or to determine the correct materials.

The unit will be managed to enhance visitor understanding and enjoyment of the story of the mansion and John and Annie Bidwell and their time in California.

A second structure of the same time period is located behind the mansion. It is currently used as the department's office and maintenance storage space.

Policy: This historic brick building will be maintained in a period exterior appearance compatible with the mansion. Interior use will continue as at present until such time as it is decided to remove the department's Cascade Area South Sector Office to another location. At that future date, it will be necessary to conduct research into the exact use of this structure between 1865 and 1900.

A number of historical building sites were found to be located within the boundaries of the unit. Currently, the number of potential structural sites is 22. None of these non-existent structures has been positively sited.

Policy: Archeological excavation (if deemed necessary) to aid minor capital outlay, testing for major capital outlay projects (such as the proposed visitor center), and approved historical archeology will play a major role in identifying these historical sites. The gazebo of the late primary mansion period has been partially reconstructed, and shall be maintained.

Artifacts: The department has been very fortunate in being able to acquire a large number of personal items once owned by the Bidwells, and historical articles are still being donated by individuals and purchased by the state. Recently, with the successful establishment of a living history program at the mansion, it has been necessary to re-examine the use of original artifacts in light of the type of use they can survive. This program has created a need to acquire reproduced items that can be used without endangering fragile or difficult-to-replace originals of a historic nature.

Policy: The unit will aggressively acquire original artifacts associated with Bidwell ownership, as well as items which are similar to those used by the Bidwells, in accordance with department policies regarding artifacts. There shall be a policy of replacing original items that are lost by theft or irreparable damage. Broken items will not be left on display or in use. There will be a regular policy of funding for professional artifact conservation and the upgrading of artifact maintenance programs through professional services and quality equipment associated with professional maintenance of artifacts. Original or replicated artifacts that receive heavy use, such as the mansion carpets, will receive regular care, cleaning, and replacement when necessary to maintain the aura of a family of means and status. To enhance the interpretation of the Bidwell home, there will be a program for acquisition of reproduced usable items and period clothing so demonstrations and tours can be conducted in an atmosphere befitting the mansion.

Extraneous historical structures: Approximately 22 non-existent historical structures have been tentatively identified as having once existed within the boundaries of the State Park System unit. Interpretation may play the key role in presenting the early history of Bidwell's Rancho Chico and his development of a multi-faceted agricultural/business career.

Policy: Reconstruction of selected historic buildings shall be allowed only after historical research and archeological testing have determined the size, location, construction material, and usage of each structure. Reconstructions of historic structures on original sites may be undertaken only if they do not disturb the esthetic resources or diminish the prime cultural resources. Crowding of historic structures will not be allowed. Structures selected for reconstruction must match the primary Bidwell Mansion era.

Visitor Center: In the mid-1970s, a parcel of ground was acquired for the express purpose of constructing a visitor center to enhance the department's interpretation of the Bidwell story, and to allow removal of a 1920s addition to the mansion that is now used as a visitor center. Removal of this room and other post-1900 additions is necessary for the historic restoration of the mansion.

Policy: A modern visitor center shall be constructed at the unit on the parcel acquired for that purpose. This facility shall be designed and placed so it does not intrude on the historic or esthetic qualities of the resources at the unit.

Esthetic Resources:

See Euroamerican Resources.

Recreation Resources:

Recreational activities have been divided into three zones, and are both passive and active. The active types of recreation are traditionally low-keyed. These activities appear to be compatible with the functioning of the unit as both a historic site and an urban park.

Policy: Current usage of the unit for both historic sightseeing and culturally connected activities celebrating related community holidays, historic personalities, or other related cultural events or activities may continue. Recreational activities traditionally associated with an urban park setting may continue, but formal picnic facilities will not be provided.

Allowable Use Intensity:

California state law (Section 5019.5, Public Resources Code) requires that a land-carrying capacity survey be made before any park or recreational area development plan is prepared. As the first step in determining carrying capacity, the department determines allowable use intensities for the various parts of the unit. This evaluation serves as a general guide, indicating areas in which natural or cultural resource sensitivity will affect development planning.

Allowable use intensity is determined by analysis of three components: 1) management objectives; 2) visitor perceptions and attitudes; and 3) the impact of any development and use on natural and cultural resources.

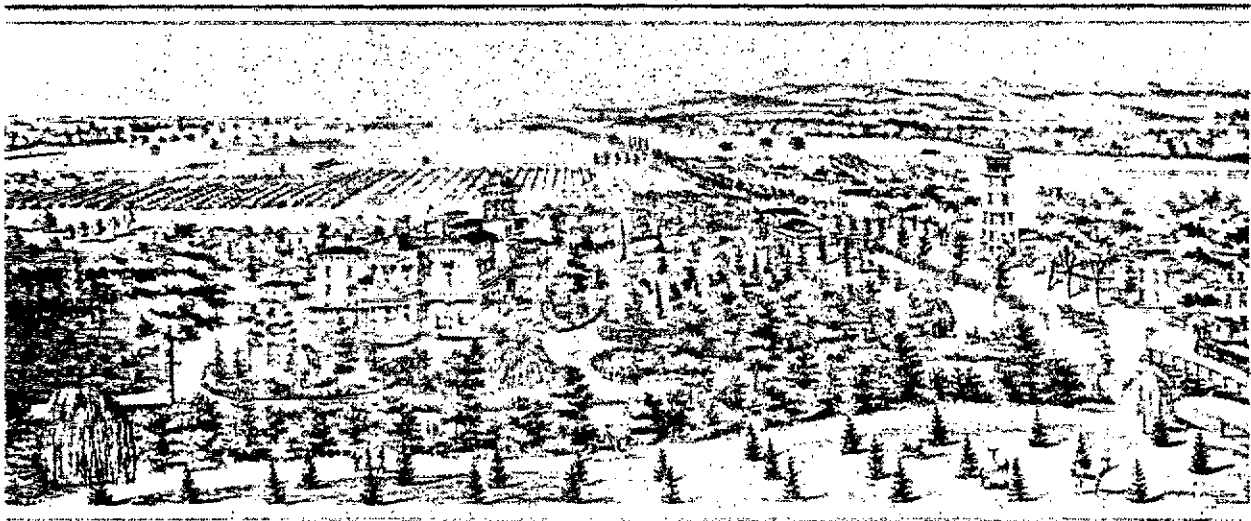
The management objectives for Bidwell Mansion State Historic Park are set forth in the statutes defining a state historic park.

The second component, visitor perceptions and attitudes, involves assessing the social objectives of the department, what recreationists perceive as an acceptable recreational environment, what degree of isolation or crowding is acceptable, and other perceptions and attitudes pertaining to the quality of visitor recreation experiences. Although these factors are very difficult to

quantify, this component's influence is extremely important. State Park System planners must take a leading role in increasing the public's awareness and appreciation of a high-quality recreation experience.

The third, and most important, component in determining allowable use intensity involves an analysis of the natural and cultural resources to determine the area's physical limitations for development of facilities, and the ability of the ecosystem to withstand human impact (ecological sensitivity). This analysis is based on a number of considerations, including: cultural resources sensitivity; soils and their erodibility and compaction potential; geologic factors, such as slope stability and relief; hydrologic considerations, including the potential for pollution of surface waters, flooding, and depleting surface and groundwater through water use; vegetation characteristics, such as durability, fragility, and regeneration rates; occurrence of paleontological strata; and wildlife considerations, such as tolerance to human activity, wildlife population levels, and stability. Additional considerations in determining ecological sensitivity are: rare and/or endangered plants and animals, unique botanic features or ecosystems, or examples of ecosystems of regional or statewide significance (marshes, riparian areas, and vernal pools).

Based on the preceding factors, allowable use intensity for lands in Bidwell Mansion State Historic Park were determined as shown in the Allowable Use Intensity Map. Three classes, ranging from low to high, are shown. Also included is a general description of the types of activities or uses that may be appropriate in each category. Acceptable intensity of use, which is often regulated by the density of facilities, is also given for some uses.



"RANCHO CHICO" RES. OF JOHN SNOWELL, CHICO, BUTTE CO. CAL.

LAND USE AND FACILITIES ELEMENT

The Land Use and Facilities Element of the General Plan describes existing facilities and conditions affecting visitor use and activities at Bidwell Mansion SHP. Recommendations and specific proposals are included for restoration and use of Bidwell Mansion, enhancement of historic grounds, parking improvements, and development of new interpretive, administrative, and public use facilities. It is intended that this plan will serve as a long-range but flexible guide to future park planning and development, consistent with the management policies set forth in the Resource Element and the specific objectives established by this element.

Specific Objectives:

1. Recognize the historic and architectural significance of the Bidwell Mansion through adequate building and artifact maintenance, restoration, and appropriate use.
2. Evaluate and determine the appropriate and necessary interpretive, administrative, and public use facilities.
3. Develop conceptual site plans, programs, and illustrations for future planning and design of the proposed visitor center facility.
4. Determine future needs for coordinated planning and development between the department and California State University, Chico in the vicinity of Bidwell Mansion.
5. Enhance the mansion grounds and historic setting with appropriate landscape plantings and outdoor structures.
6. Determine park administrative and facility needs to accommodate and encourage continued volunteer programs and community assistance.
7. Determine future research and planning necessary to implement desired interpretive programs and historic restoration projects.

Existing Land Use

Surrounding Land Use

Bidwell Mansion State Historic Park consists of five acres situated adjacent to the northeast corner of the California State University, Chico campus. The mansion is bordered by the university on the north and west sides, by Big Chico Creek to the south, and by the Esplanade to the east.

Surrounding land uses include university educational facilities and sports fields, single-family and multiple residential development, and offices and commercial businesses along the Esplanade. The central business district is within 1/4 mile of Bidwell Mansion, to the south.

Big Chico Creek defines the southern park boundary, and separates the unit from a small city park known as "The Children's Playground." Currently, there are no parking facilities and only minimal picnic facilities developed for this area. Playground equipment has recently been constructed.

The mansion grounds, being contiguous with the university grounds, offer a visual continuity of the landscape, requiring no physical boundary fences or additional ownership of park land in order to maintain the open space surrounding the mansion. However, the encroachment of university buildings on the site, at the west side, imposes a limitation on the visual extent of this surrounding park-like character, and a potential threat of further intrusion that may result from any future expansion of university development.

In the foreseeable future, land uses adjacent to the site are expected to remain the same, with gradual increases in university development and related activities.

Existing Facilities and Use

Bidwell Mansion is the central feature of the park, surrounded by specimens of stately trees and open lawn areas. The mansion is partially restored as a house museum, and is open for regular public tours.

A small interpretive center with exhibits and a sales area is located in the mansion's first-floor addition. Staff office, storage, and work areas now occupy rooms on the first, second, and third floors.

A small parking lot for 32 cars and two buses is provided at the entrance, located approximately 150 feet northeast of the mansion. There are two parking spaces provided for disabled persons. The visitor parking lot is immediately accessible from the Esplanade, and also serves as vehicle access to the park maintenance shop and university classrooms.

The Cascade Area, South Sector Office currently occupies a small building located behind the mansion. This building is an original Bidwell structure, although some modifications were made to the building for park operations and maintenance use.

Sowilleno Avenue is the only road through the park, located between the mansion and Big Chico Creek. This road is a city street which provides an alternate accessway for people traveling between the university and the residential neighborhood along the Esplanade.

Concrete walkways traverse the park in several directions, with connections to the Esplanade and university pathways. These routes are heavily used by college students during school hours; there is much bicycle traffic through the park.

Existing Mansion Restoration

Mansion restoration has been ongoing since its acquisition by the state in 1964. However, only the first, second, and part of the third floor have been furnished as a house museum and opened for public viewing. In recent years, mansion restoration included only exterior and interior maintenance and rehabilitation.

The Bidwell Mansion Association and volunteer groups have assisted the park by providing visitor services, fund raising, and specific development projects.

Existing Conditions: Currently, interpretive displays, the gathering area for tours, and the sales area for the interpretive association are located in a room addition on the north side of the mansion. Public restrooms are located in the mansion where the original kitchen once existed. Portions of the first, second, and third floors are used by the park staff for storage, office, and work space.

Building modifications were made to the exterior and interior areas of the mansion following John Bidwell's death in 1900. Annie Bidwell remodeled the kitchen and pantry areas in 1908 with a single-story addition on the north side of the mansion. Chico State College constructed an annex on the north side in 1927, which is now used for interpretive displays and as a sales area.

Proposed Mansion Restoration

Bidwell Mansion will be restored to its appearance during the prime period (1868-1900). Portions that are visually accessible to visitors, that is, the exterior, the grounds, and the tour areas of the interior, will be restored as closely as possible to the way they were maintained by the Bidwells during the prime period. The enclosed portion of the veranda, the added kitchen, and other alterations made after the prime period will be removed.

The historic brick building behind the mansion should be restored. However, this building and areas of the mansion (third floor) that are deemed of secondary interpretive importance may be used to meet some of the unit's administrative and operational needs.

Recommendations

In response to the resource management policies and objectives of this plan, the following recommendations are made to guide future management and preservation of Bidwell Mansion:

1. Regular funding for artifact conservation.
2. Upgrading of artifact maintenance program through custodial services and quality equipment such as vacuums, humidifiers, etc.
3. Regular care, cleaning, and replacement of mansion carpets.
4. Regular care, painting, maintenance, and replacement of exterior walls, mouldings, railings, woodwork, windows, porches, roof, etc., in a fashion consistent with that of a wealthy Victorian-era rancher/politician.
5. Regular care, painting, maintenance, and replacement of interior plaster, walls, rosettes, mouldings, railings, woodwork, floors, fireplaces, furniture, carpets, etc., in a fashion consistent with that of a wealthy Victorian-era rancher/politician.
6. Regular care, maintenance, and upgrading of the mansion's grounds in a fashion consistent with Victorian-era landscaping.
7. Regular evaluations, maintenance, and upgrading of the mansion's fire and intrusion alarm systems.

8. Regular evaluations, maintenance, and, when needed, replacement of the mansion's electrical system.
9. Regular inspection and control of insect/rodent infestation using environmentally safe methods.
10. A commitment to systematic, planned restoration of Bidwell Mansion, from fixtures such as door knobs and window pulls to complete restoration of kitchens, bathrooms, bedrooms, the tower, etc.
11. An aggressive plan for artifact acquisition and replacement.
12. Acquisition of costumes and artifacts suitable for interpretive programming.
13. Periodic evaluations and maintenance of the mansion's parking lot. Steps should be taken to alleviate parking problems.
14. Regular care and maintenance of outbuildings and artifacts such as the gazebo, buggy, etc.
15. Periodic artifact inspection by trained conservators.
16. Energy conservation measures, including replacement of floodlighting in the visitor center with "tract lighting," use of low-wattage bulbs, and updating the present heating/cooling system.

Proposed Visitor Center

Construction of a new visitor center is proposed as a high priority in the Bidwell Mansion development program. The proposed site is located west of the existing parking lot, outside the zone of primary cultural interest (see Figures 6, 15, and 16).

This new building will be designed to accommodate the interpretive and administrative functions that will be affected by the ongoing mansion restoration. These functions may include, but are not limited to, the following:

1. An interpretive exhibit area
2. Public restrooms, drinking water, and telephone
3. Park orientation and a place for visitors to gather before mansion tours
4. A docent lounge and sales counter
5. An artifact storage and conservation area
6. An administrative office
7. An audio-visual/multi-purpose room

In 1977-78, the department acquired approximately two acres of land from California State University, Chico for construction of a new visitor center at Bidwell Mansion SHP. This site was selected after evaluation of several alternative locations, possible arrangements for parking, and new visitor-serving facilities elsewhere.

The following criteria served as the basis for site selection and subsequent acquisition:

1. The property is easily accessible from the parking lot, and is located within reasonable walking distance from the mansion.
2. The property is of sufficient size to develop desired interpretive and administrative functions and related site development.
3. There are no known archeological sites, historic building sites, or other significant cultural and natural features.
4. The location offers good public contact and orientation for visitors to the park.
5. Utilities and access roads are readily available.
6. The property could be acquired.

Two other locations were considered during the site selection process and again during the general plan phase. These sites included: (a) the open space north of the existing parking lot, heavily used for college sports activities; and (b) the children's playground across Big Chico Creek. These sites offered greater separation and buffer area from the historic mansion, as well as expanded acreage for site development. However, these sites are considered by the university and the City of Chico to be valuable open space which should be retained for their original intended purposes. Vehicle access, parking, land use, and acquisition presented the major obstacles in considering future building development at these locations.

It was determined that the selected site offers the greatest development potential to satisfy visitor orientation, interpretation, and public facility requirements at the unit. Through sensitive architectural design and appropriate landscaping, the building can be made compatible with its surroundings and will not impair the historic park setting.

Design Concept

The proposed visitor center will be designed as a contemporary building, using architecture compatible with the mansion. The proposed functions and required visitor services will largely determine the building's actual size and configuration. The conceptual design study shown in Figure 16 illustrates the possible functions and desired building orientation and visitor flow patterns. Every effort will be made to ensure that the exterior design and landscape will be harmonious with the mansion and the historic park setting, so as not to diminish the significance of the prime historic, cultural, and natural resource values.

Design Analysis and Criteria

The proposed visitor center design should be based on the criteria presented in the Interpretive Element, and on heating and cooling energy concerns related to the site.

Activity areas should be separated into public, staff and public, and staff (including docent volunteers) areas.

Public Areas

Entry Vestibule: With the potential for separate entry to restrooms when the center is closed (evening hours, etc.)

Lobby: Gathering and orientation in the building; information/orientation display and gift sales and information counter.

Exhibit Area: Exhibits, including a carriage (with access door to remove same).

Audio Visual and Multi-Purpose Area: Seating for 50 people with a rear projection screen room and chair storage. One wall could be glazed to allow orientation (after the show) to the mansion and the tour to follow. Potential for separate entry to multi-purpose room for meetings when the center is closed (evenings, etc.).

Staff and Public Areas

Sales/Information Area

Restroom Area: This would be the only public restroom area in the unit. Restroom facilities would consist of four uni-sex toilet compartments, a disabled-accessible toilet compartment, and a men's restroom with urinals and lavatory. In addition, a small janitor's closet is desired, with one of the compartments accessible to staff only.

Park Office

A small office and storage space with a security entrance adjacent to the information sales area should be provided. Storage space is also located here.

Staff Area

The partial basement (with elevator for disabled access) should be considered as a docent area for crafts work (costumes, etc.), between-tour resting, meetings, and artifact conservation.

Miscellaneous Areas

A machine room, a trash collection area, and an exterior stair/lightwell to the basement area are recommended in the plan. An exit corridor (a secure area serving the projection room, sales and information area, park office, and elevator) should also be included.

Environmental Influences

The site is surrounded on the south side by tall trees, which in summer and fall limit the potential for heat gain from solar radiation. The climate varies from hot and humid to cold and damp. Heating and cooling are primary design concerns for visitor comfort.

The following responses to this environment should be incorporated in the final design:

1. Highly insulated exterior walls and triple-pane glazing to reduce heat loss (winter) or heat gain (summer). Fully insulated doors and operable windows for natural ventilation at selected locations.
2. Airlock entries for the public and staff to reduce heat or cooling loss due to door operation air changes.
3. An auxiliary forced-air system (with economized cycles to reduce energy consumption) and a "cool tube" (underground air duct) for cooling interior spaces.
4. An under-floor air supply at exterior glazing locations to control interior temperature, and internal roof ventilation to reduce heat gain at ceilings and attic spaces.
5. Operable skylight vents for natural light, and warm-air exhaust at the exhibit and basement areas to augment the natural connection and forced-air exhaust system.
6. Energy-efficient lighting systems.

Justification: The new visitor center is necessary to house interpretive exhibits and programs, restroom facilities, drinking water for the public, park orientation, and a place for visitors to gather before mansion tours.

Construction of this building would provide the department an opportunity to restore the mansion to its original appearance, and to enhance its historical and architectural integrity. Removing visitor services from the mansion will also lessen the human impact on the historic resource. Both from an interpretive and visitor management point of view, it is desirable to remove the public restrooms, information/sales facilities, and staff work areas from the immediate historic setting.

The visitor center will provide visitor services, displays, and exhibits of artifacts that would be inappropriate in a house museum setting. Audio-visual programs and other presentation methods will be used to present an overview and background information on John and Annie Bidwell, the Mechoopda Maidu Indians, and the mansion as the center of the prosperous Rancho Chico. The orientation received in the visitor center will prepare visitors to better understand and enjoy the mansion tour.

There is a large collection of artifacts at the park that cannot be displayed in the mansion, but should be incorporated into exhibits in the new visitor center; these include the restored Bidwell carriages.

In addition to the interpretive functions and public facilities planned for the visitor center, this building can also provide essential office, storage, and work spaces that would be displaced by the mansion restoration and future museum development.

The mansion's visitor capacity and limited accessibility to upper floors restricts the number of visitors allowed at any one time, and prohibits viewing and use of upper floors by people unable to negotiate the stairways.

The visitor center will be made accessible to all visitors. A complete interpretive program will be provided through the use of exhibits, guides, and visual aids. Staff and docent areas will also be made accessible for disabled persons, thereby improving operations, administrative, and interpretive capabilities.

Construction of this facility at Bidwell Mansion SHP would increase the unit's visitor capacity, provide greater accessibility to park facilities, improve park orientation and visitor control, and make possible complete restoration and maintenance of Bidwell Mansion.

Bidwell Office Building

The historic brick building located behind the mansion will be restored and used for operations, administrative, and interpretive needs. Building additions and modifications that were made to the original structure will be retained until such time as it is deemed appropriate and necessary to remove those additions and restore the building to its original configuration for interpretive museum development.

This plan proposes that the Cascade Area South Sector Office be relocated to another building outside the unit, preferably at a nearby location which provides sufficient storage and work areas to support the operational needs of this unit and others in the South Sector.

Adaptive use considerations for this building may include unit operations and administrative functions which now occur, or others that may be displaced by continued mansion restoration and museum development. This would not preclude the building's possible use for serving the spatial needs of docents and support groups such as the Bidwell Mansion Association (see Figure 14).

Grounds Maintenance and Landscaping

Existing Situation

Groundskeeping is done by California State University, Chico under agreement with the department. This arrangement has benefitted the park's operations because of the limited maintenance staff and facilities available at this unit. Occasional landscaping is done for new construction, and for replacement of dying and hazardous trees. No historic grounds restoration efforts were made in recent years.

Because Bidwell Mansion is classified as a historic park, sensitive maintenance techniques and landscaping are desired for enhancement of outdoor areas and the historic setting of the established interpretive period

(1868-1900). Primary areas of concern include foundation planting surrounding the mansion, riparian vegetation along Big Chico Creek, and transitional planting in open spaces between state historic park and university buildings.

Recommendations

Grounds Maintenance Facilities: A groundskeeping storage and work area will be maintained in the historic brick building located behind the mansion (see Figure 14). A separate facility could be developed in conjunction with the historic greenhouse if reconstructed. Further historic research is necessary to determine the actual location and desirability of this proposal, in the context of the historic grounds and building restoration objectives.

Historic Grounds Restoration: The grounds will be restored to the prime period, and enhanced with appropriate gardens and structures to recreate a more compatible esthetic and historic setting for the mansion.

Specific Proposals

1. Rehabilitate creekside vegetation and riparian habitat: the lawn area between Sowilleno Avenue and Big Chico Creek should be replanted with native and riparian vegetation, and maintained as a natural area.
2. Additional tree and shrub planting is recommended in the university lawn area between Modoc Hall and Bidwell Mansion. The purpose is to soften the view of university buildings with appropriate landscape screening. Specimen shrubs and trees should be selected from the list of historic plants, possibly fruit tree varieties or historic-era plants that would enhance the historic setting and grounds interpretation.
3. Foundation planting surrounding the mansion should be maintained in an appearance that is reflected by historic photographs taken during the prime interpretive period. Inappropriate plants should be replaced. Pathways around the building should be reconstructed with appropriate surfacing and garden plantings. The vine-covered arbor should be reconstructed over the southside walkway to the mansion, as shown in early photographs.
4. Additional tree and shrub planting in the mansion foreground is suggested for selected areas. Prominent views of the mansion from the Esplanade will be kept open. Landscape planting plans should be prepared for the grounds, specifically around the mansion, gazebo, creek, and pathways. Continued research and photo documentation should provide the basis for all additional plantings.

Parking and Circulation

Existing Situation

California State University, Chico now uses the visitor parking lot for vehicle access to classroom parking lots and university service facilities. State and university planning efforts in the past have not seriously considered the construction of separate access roads and parking lots, allowing the university to reserve existing open space for continued recreational use.

The closeness of the mansion's visitor parking lot to the university buildings and sports field makes this parking desirable for non-visitors, primarily students and users of the adjacent playing field. This situation is a continuing management problem for the park staff in its attempt to provide visitor parking in an already limited-capacity lot.

Shared rights-of-way also create design constraints for future development and use of state park property at this location.

Parking Recommendations

Initial studies indicate that few options exist for providing additional visitor parking spaces within the park's current ownership. Surrounding properties are owned by the city and California State University, Chico, whose parking needs are as great.

Long-range parking potential is limited to either acquisition of additional lands or by joint development and use of parking facilities under agreement with the city and the university.

This plan recommends improvements to the existing parking lot for efficiency of both space usage and traffic flow. Recommendations and objectives for redesign include:

1. Improving vehicle traffic flow throughout the parking lot with a better roadway and parking layout, eliminating motorist discretion for choosing different directional patterns.
2. Maximizing the number of designated visitor parking spaces possible within the limits of the existing parking lot.
3. Maintaining significant trees in and around the parking lot, with additional landscaping to soften the visual impact of parking facilities on the historic setting.
4. Reducing the overall size of the asphalt parking area in order to provide greater square footage for proposed building construction and area landscaping.
5. Redirecting pedestrian and bicycle circulation around the parking lot toward the proposed visitor center and university campus pathways; minimizing conflicts between automobiles, pedestrians, bicycles, and visitor activities.
6. Designating automobile and bus drop-off locations with orientation toward the proposed visitor center, and away from the mansion.
7. Developing bus holding areas at locations outside the existing parking lot, possibly along the frontage road that parallels the Esplanade, or in city lots elsewhere.
8. Considering potential college development of an alternate access road and parking facilities for college use. The purpose would be to provide a physical separation between visitor and non-visitor use facilities.

9. Determining the feasibility of future joint development of additional parking facilities on university property in order to satisfy the parking demands of both students and park visitors.
10. Evaluating alternative methods for space management and parking control, i.e., short-term parking, fee parking, permits, etc.

Park Roads and Pathways

Sowilleno Avenue:

This plan recommends the closure of Sowilleno Avenue to vehicles in favor of bicycle and pedestrian use, to enhance the park's historic setting.

Sowilleno Avenue currently provides vehicle access from the southbound lanes of the Esplanade, through the park, to the university and the residential neighborhood to the west. However, Sowilleno Avenue is not considered a primary travel route by most people. This street also serves the mansion for alternate service and emergency vehicle access.

The closure of Sowilleno Avenue is not a new idea. Because Sowilleno is a city street, earlier proposals by our department were discussed with the city in anticipation of future historic building reconstructions at the unit. The primary reasons for recommended closure at this time are the strong desire to minimize vehicle intrusions and to enhance the historic park setting and grounds restoration efforts. With the new bridge connection between the mansion and the Children's Playground area, pedestrian and bicycle circulation and safety is also an important concern.

To determine the feasibility of this street closure will require an assessment of the potential impacts that may result on alternate routes in the area. This and other traffic proposals in the vicinity of Bidwell Mansion and the university should be considered in the city's overall traffic circulation plan.

Specific Plan Recommendations

1. Recommend to the city that Sowilleno Avenue be closed.
2. Maintain service and emergency vehicle access from the Esplanade to Arcadian Avenue.
3. Reduce the existing 25-foot-wide roadway to 12 feet, and designate as a bicycle right-of-way.
4. Construct an entrance gate (historic replica) and appropriate vehicle barrier posts.
5. Remove existing concrete walkways and reestablish lawn and shrub plantings in affected areas.
6. Reduce the road width on the existing carriage pathway to create a continuous 12-foot wide turnaround at the mansion entrance.
7. Use asphalt surfacing on the carriage path and bicycle rights-of-way throughout the park.

Bicycle and Pedestrian Circulation

Existing Situation

Heavy bicycle and pedestrian traffic now traverses the mansion grounds along pathways and through parking lots and lawn areas that lead from the Esplanade to the university campus buildings. Walkway improvements over the past years have concentrated on providing the most convenient north-south and westerly routes for students and others to reach the campus. However, some pedestrian, bicycle, and vehicle conflicts still exist. Motorbikes are occasionally seen traveling through parking lots and park roads, increasing the safety hazards for visitors and pedestrians in the park.

Recommendations for Future Planning and Development

1. Future campus development should provide alternative bicycle routes in order to eliminate or minimize non-historic and unnecessary pathways through the park.
2. Future planning should consider a separation of automobile, bicycle, and pedestrian rights-of-way.
3. Sowilleno Avenue may be considered as a designated bicycle and pedestrian route. This plan recommends the closure of Sowilleno Avenue to unauthorized vehicle traffic.

Historic Footbridge Reconstruction

During the course of preparing this General Plan, a proposal was submitted by the Chico Rotary Club to reconstruct one of the historic footbridges across Big Chico Creek.

This proposal received strong support and encouragement by all, due to the community and park benefits it offered. The bridge was constructed and dedicated August 16, 1983, after many months of careful planning and consideration given to historical authenticity, public safety, and possible impacts on adjoining state and city properties.

The footbridge was completed as a community improvement project funded in part by the Chico Rotary Club, the Bidwell Mansion Association, the State Department of Parks and Recreation, civil engineering students of California State University, Chico, and others.

The footbridge connects the mansion grounds with the city-owned children's playground and day-use area. Replacement of this bridge at this location offers several advantages to park visitors and the community in general. Public use of both state and city park lands will benefit by the improved accessibility of open space activity areas. As well, the playground and day-use facilities provided in the city park will help satisfy visitor demands for recreational facilities otherwise inappropriate in the state historic park.

The original top ornamental railing of the former bridge was located, restored to its original condition, and installed on the railing, with some minor modifications made for safety reasons. Turnstiles may be added to discourage use by bicycles through this area, maintaining access for pedestrians and disabled persons.

Recommendations for Adjacent Public Lands

California State University, Chico

The following recommendations are made to assist the university's Office of Facilities Planning in its future land use planning and development in the vicinity of Bidwell Mansion State Historic Park.

Long-range planning considerations for the Aymer J. Hamilton building and surroundings should include:

1. Considering alternate vehicle and bicycle accessways to college facilities other than through the state historic park.
2. Considering potential development of additional visitor parking facilities.
3. Considering landscape tree planting near adjacent university buildings for added visual screening.
4. Maintaining sufficient open space and compatible land uses consistent with existing and future park development.

City of Chico

The following recommendations are made to assist the City of Chico Planning Department and Park Department in future land use and traffic considerations in the vicinity of Bidwell Mansion State Historic Park.

1. Considering closure of Sowilleno Avenue to local vehicle traffic between the Esplanade and Arcadian Avenue. The purpose is to protect and enhance the natural environment, esthetic, and recreational values of Big Chico Creek and adjacent public lands.
2. Considering development of appropriate day-use picnic facilities in the children's playground area for public use.

Recommended Plan Implementation

The General Plan identifies proposed facilities and programs desired or necessary to achieve the department's goals and objectives established for Bidwell Mansion State Historic Park.

The following recommendations are made with the intent of guiding the preparation of specific development plans and funding programs for this unit.

Generally, the department should continue to support and encourage community volunteer programs at the unit, when such proposals are consistent with the General Plan.

Recommendations

1. Design and construct visitor center and develop appropriate interpretive, administrative, and public use facilities. Construct walkways, landscaping, and necessary parking improvements for both esthetic and functional compatibility with the mansion.
2. Relocate South Sector office to a nearby location outside the unit, and use brick building for unit office functions.
3. Restore Bidwell Mansion as a house museum to the 1868-1900 historic period.
4. Develop landscape construction and management plan for mansion grounds.
5. Continue historic research and interpretive planning efforts for the unit. Archeological testing should be undertaken during the construction phase of all future projects.



INTERPRETIVE ELEMENT

Environmental Influences

There are a number of environmental influences that will affect interpretation at Bidwell Mansion State Historic Park. The park is easily accessible to the public. It is located on the Esplanade, a major street in Chico. However, the closeness of the City of Chico and the university buildings on the site seriously hamper definition of the Bidwell Mansion as the center of vast ranch holdings. While this might be mitigated somewhat through skillful landscaping, interpretive programs must relate to visitors what the site was like in the past, and actively pursue activities that encourage visitors to focus on the park and not the city or the university.

The park lies in the Great Valley Landscape Province, which is characterized by hot, dry summers and chilly, damp winters. Tule fog and rain are frequent in this region from mid-fall to late winter, but sunny days also occur during the same period. Visitor comfort will require a visitor center that is air-conditioned and heated, and which provides a place where visitors can rest comfortably, protected from prevailing weather conditions. Environmental controls are necessary in any facility at the park to protect the artifacts, archives, and photographs that are either on exhibit or in storage. Artifacts must not be displayed in an outdoor setting, except under the most temporary of situations.

Interpretive Period

The primary interpretive period for Bidwell Mansion State Historic Park should be 1841-1918. This represents the period from the year in which John Bidwell came to California through the prime life of Rancho Arroyo Chico until Annie Bidwell's death. People and events before and after those dates that relate to Bidwell Mansion SHP should also be interpreted, but should be given less emphasis. For example, the story of the Mechoopda people as they lived in the Chico area of the Sacramento Valley before the influx of Euroamericans into the area should be told. This would allow a discussion of how the white encroachment changed the environment and the lifestyles of the Indian people. In addition, the story of Bidwell Mansion from the time of Annie's death until state acquisition in 1964 is also of some interest.

The interpretive period for the mansion and outbuilding will be from 1868-1900. This dates from the completion of the mansion to the time of John Bidwell's death. During that time, the mansion remained essentially as it was designed by architect H. W. Cleaveland. After that time, some major structural changes occurred to the building.

Interpretive Themes

PRIMARY THEME: The significant contributions of John and Annie Bidwell to the social, cultural, and economic heritage of California.

Bidwell arrived in California in 1841 as a member of the Bidwell-Bartleson party, the first wagon train to California from the east. He was an employee of John Sutter through most of the 1840s. After the discovery of gold by

James Marshall in 1848, Bidwell began mining at Bidwell's Bar, and bought Rancho Arroyo Chico in 1849. He then turned to farming, increasing the kinds of foods grown in California and developing new varieties of nuts and fruits. He considered his most important contributions to be as a farmer, though he served as a U.S. Congressman and ran for governor of California and President of the United States.

Annie arrived at the ranch as John's wife in 1868, from a wealthy and protected eastern world. She found the Indians living in hard circumstances, and spent seven years trying to communicate with the women. Using the missionary tactic of enticing them to the house with gifts of cloth, she taught them English, arithmetic, sewing, and Protestantism. She became a Presbyterian minister with missionary powers to better serve the Indians, and had a church built for them at their settlement. Annie was devoted to temperance, and advocated the prohibition of alcohol. She was also a supporter of the struggle for women's suffrage. She entertained Susan B. Anthony at the Bidwell Mansion on one of Anthony's speaking tours.

Individually and together, the Bidwells were philanthropists. John donated the land for the town of Chico, and sufficient land for each of five churches in town. John and Annie donated land for Chico City Park, and money to individuals and institutions. They also donated land for Chico Normal School (now California State University, Chico); by the time of Annie's death, the rest of the land and wealth they had accumulated had been distributed. This dispersal of wealth is unlike the practice of many of our wealthy pioneers, and is interesting in itself.

Interpretation will play a key role in presenting the early history of Bidwell's Rancho Chico and his development of a multi-faceted agricultural business. Interpretation of these pre-mansion years should include the structures associated with the early years of the rancho.

Bidwell employed Chinese labor both in the fields and in caring for the mansion and grounds; interpretation will play a major role in telling the story of Chinese involvement at Rancho Chico.

SECONDARY THEME: The relationship of the Mechoopda Indian people and the Bidwells; a complicated one, subject to many later interpretations.

The site which John Bidwell selected as the headquarters for Rancho Arroyo Chico was a mile north of a village of the Mechoopda Indian people. However, the story of the Mechoopda people before white encroachment began in the 1830s is interesting, and is important to interpretation of the park. John protected the Mechoopda by letting them live on his ranch. After Annie's arrival at the ranch, she took a great interest in the Indians' welfare. The Bidwells were advocates of a 19th-century liberalism which encouraged Indians to accept white society in order to survive. Bidwell supporters look upon them as the benevolent saviors of the Indians, while their critics accuse them of the exploitation of Indian labor on the ranch. A reasonable discussion of this relationship might not end the "argument," but it could put it in perspective.

In keeping with the Department of Parks and Recreation's recognition of the flow of history concept, the story of the Konkow (northwestern Maidu), both before and after the coming of Euroamericans, will be presented through interpretation as a background to the main story of John and Annie Bidwell and related events.

SECONDARY THEME: The Bidwell Mansion: a significant example of Italian Villa architecture.

The mansion was designed and built by Henry W. Cleaveland. The mansion is one of the finest examples of pre-1870s Italianate architecture in Northern California. The building had several interesting features, such as a cool air circulating system and an acetylene gas system.

Visitor Activities

Personal contact between park staff and visitors is often the most rewarding and memorable part of an interpretive program for visitors. Visitor activities must be designed to meet the needs of the various kinds of visitors to the park. At Bidwell Mansion SHP, visitors fall into four categories: local residents, guests of local residents, casual drop-in visitors traveling through the valley, and organized school groups. Plans for an interpretive program must keep these different visitors, with different degrees of interest and knowledge, in mind.

The major visitor activity is the guided tours through the mansion. The regular tour route covers the first two floors of the house; special tours cover the rooms on the third floor. A popular variation to the standard tour format at the mansion has been Living History Days. Visitors conducted through the house are greeted by the Bidwells, their house staff, and their guests. Park staff, docents, and volunteers assume the roles -- personalities, speech, and dress -- of these people, and the clock is turned back to 1885.

The mansion grounds are also of interest to visitors. A method should be devised, probably a brochure and a keyed map, for guided or self-guided tours. Not only could the present plants and landscaping be interpreted, but the sites of earlier buildings and earlier landscaping schemes could be interpreted as well. This would also open up the opportunity to point out to visitors where the earlier ranch facilities were located, e.g., the flour mill across the road. With additional landscape development, special guided tours could be conducted through the gardens.

A different type of living history program might be experimented with -- this one in the out-of-doors. While Chico has cold, wet winters and hot summers, its springs and falls are very pleasant. A program called "An Evening with John and Annie Bidwell," a first-person presentation, could be developed and presented in the outdoor stage and bleacher arrangement at the rear of the mansion along the creek.

Because of the popularity of the park for school groups, special emphasis should be placed on designing programs for them. Activities to consider might be role playing -- not just the Bidwells and some of their important guests, but servants, ranch workers, and gardeners. While domestic activities such as

churning butter and cooking are popular with school groups in historic parks, they do not convey the important themes related to the Bidwell Mansion. Perhaps some uniquely Victorian activities such as creating simple hair wreaths might be undertaken. The architecture of the house should not be overlooked with school groups. Some really "fun" activities can be devised in which students can learn about all the parts of the building.

Some users of the park, and many more potential users, are residents of Chico who may already know about and appreciate Bidwell Mansion. Special programs should be developed several times throughout the year to encourage these people to return. These programs could include garden parties, a series of talks related to history or architecture, and workshops in which people learn some Victorian crafts or Victorian recipes.

Interpretive Facilities

Proposed interpretive facilities at Bidwell Mansion State Historic Park include the Bidwell Mansion itself, the grounds, the historic brick building behind the mansion, and a new visitor center.

Bidwell Mansion

Bidwell Mansion is the central feature of this park. While the mansion itself is of interest architecturally, it is most important as the home of John and Annie Bidwell from 1868 until their deaths, respectively, in 1900 and 1918. Interpretation in the mansion should focus on the years that their lives were spent together in Chico. This was a time when the mansion was the center of a large agricultural empire, as well as a forum for a number of significant political and moral causes. Interpretation of the mansion as an architectural feature should also focus on the years 1868-1900, a time before major modifications were made to the structure.

Guided tours are the most appropriate method of interpretation in the mansion. Not only do they offer the most personal service to visitors, they will make the least impact on the structure. By using guided tours, physical barriers to prevent visitors from entering some rooms are not necessary. In addition, audio or visual media would be disruptive to the rather dignified interior environment of this house.

The content of the tours should, as mentioned above, focus on the activities and events that relate to the lives of John and Annie Bidwell during the years they lived in Chico. The current practice of relating certain subjects to certain rooms is very effective and should be continued, e.g., ranching and agriculture in John's office, prohibition of alcohol in the dining room, and women's suffrage in the parlor. This tour method ties together historical subjects with spaces and furnishings. The content of the tours should be expanded to include a discussion of the role of workers at the house and ranch, so interpretation does not dwell solely on the more glamorous aspects of the mansion. This will be easier once the mansion is fully restored so the servants quarters and the original kitchen can be included on tours. While the furnishings and architecture of the house are both important and interesting, they should play a secondary role in the interpretive program.

The ground floor of the house is accessible to physically disabled persons. Fortunately, the ground floor is the most important and the most interesting from an interpretive point of view. In addition, the present visitor center is accessible. However, every effort must be made in the new visitor center to interpret the second and third floors of the mansion using a variety of audio and visual media and hands-on exhibits.

Visitor Center

A visitor center is now housed in an addition to the north side of the mansion. This makes a negative impact on an important cultural resource. Its presence there is disruptive to interpretive programs because it is a modern and architecturally not significant addition to the mansion. The current visitor center is also very small and does not adequately orient visitors to Bidwell Mansion, or adequately interpret the story of Bidwell Mansion State Historic Park. A new and larger visitor center, located out of the mansion, is strongly recommended. Its primary purpose should be interpretation of and orientation to the park. Neither its design nor its content and function should be attractions in themselves, but should enhance visitors' understandings and appreciations of the park.

Thematically, the visitor center should complement, but not duplicate, visitors' experiences in the mansion and on the grounds. The visitor center will present an overview and background information of John and Annie Bidwell and their activities, the Mechoopda Indians, and the mansion as the center of the prosperous Rancho Arroyo Chico. The general time period covered will begin prior to 1830 to allow a discussion of the Mechoopda before Euroamerican encroachment in the northern valley area, and will continue to the present. The major emphasis of interpretation will be 1841-1918, the time from which John Bidwell arrived in California until Annie Bidwell's death.

The design and location of the visitor center is important to the overall interpretive program at the park. Because the park is so small, the visitor center will almost always be in the visitors' views of the mansion. Its design will definitely affect the mood of both visitors and the overall atmosphere of the park. The design should be compatible with the mansion, but should not attempt to duplicate a historic building that never existed on that site. The visitor center should be located so visitors enter it before going to or through the mansion. The first experience visitors should have is interpretive. A feeling of the general interpretive story (perhaps a map of the rancho) should be presented as a backdrop in the lobby.

An information and sales counter will also be an important aspect in the lobby of the visitor center. The Bidwell Mansion Association has an active sales program of publications and interpretive objects related to the mansion. This area should not be the first thing visitors experience, but should be readily available for questions and sales purposes.

Visitor flow is important to the interpretive experience. General visitor flow should be from the parking lot into the visitor center, then to the mansion. In the visitor center, general background information and orientation should be presented first, the exhibit room and audio-visual program second, and the mansion and grounds tours last. In this way, visitors move from the general to the specific.

The major interpretive area will consist of two elements: exhibits and an audio-visual program. The two methods approach interpretation differently, but they should complement one another. Exhibits are best used when there are interesting or important artifacts to display. The department owns a number of Bidwell-related artifacts which are not appropriate to display in the house museum setting of the mansion. The storyline in the exhibit area will be influenced by the available artifacts. An audio-visual program has more flexibility in its content. It has the advantage of taking visitors through time and space. It can be used to explain concepts, relationships, and processes. Human experiences, the flow of history, ideas, and philosophies can be expressed very effectively. The relationship of the exhibit area to the audio-visual program is optional in regard to which visitors experience first. However, at Bidwell Mansion SHP, it may be preferable to schedule the audio-visual program after the exhibit area. This has one major advantage: a group will already be assembled for the guided tour of the mansion which follows. Tour guides can introduce themselves at the end of the program, and introduce the tour. Visitors' time will be most flexible in the exhibit room. The pace in this area will be set by the amount and detail of information presented.

Efforts must be made in both the exhibit area and the audio-visual presentation to interpret to those visitors who, because of disabilities, may not be able to experience every area in the mansion. Parts of the audio-visual presentation might focus on the second and third floors of the mansion. The exhibit area might include some "hands-on" artifacts.

The audio-visual space should be designed to be multi-purpose. In that way, it can also be used for workshops, seminars, meetings, school activities, and talks.

Grounds

Landscaping of the grounds is very important to interpretation of the Bidwell Mansion. The grounds provide the context for the mansion, and they create a mood for the entire park. Historic plantings and landscaping designs should be encouraged to give the grounds more of the look of a yard of this important house and less of the look of a city park. Development of the gazebo and the footbridge over Big Chico Creek is also significant to the grounds. Development of the historic grounds would provide focus and definition to the park and mansion, and would lessen the visual intrusion of the city and university.

No modern interpretive facilities or devices except the visitor center should be installed on the grounds. These would detract from the historic setting. Outside interpretation should be limited to guided tours, self-guided tours using a brochure or map, and special interpretive activities such as garden parties or living history programs.

Historic Brick Building

A small building, contemporary to the early years of the mansion, sits just west of the house. Its historic functions are not clearly defined. If research does reveal its primary function and it is considered significant to the interpretive program of the park, there is the possibility of using the structure for museum purposes. The interior of this building also has the potential to house some interpretive support activities such as a docent lounge or staff work room.

CONCESSIONS ELEMENT

Under legislation effective in September 1982, a Concessions Element is required in the General Plan to discuss future concessions considerations at Bidwell Mansion SHP. This element consists of an evaluation of existing concessions activities, the potential for additional visitor services and revenues, and appropriate concession policies and guidelines consistent with the unit's classification as a state historic park.

Evaluation of Existing Concession Activities

Currently, concession activity at the park consists of a small publications sales and information counter in the mansion exhibit area. This interpretive concession is operated by a nonprofit interpretive association in concert with the mansion tours and the Bidwell Mansion interpretive program.

Bidwell Mansion SHP is close to the City of Chico's central business district, which provides park users with needed retail services.

Potential Concession Activities

Concession developments, programs, or services must be compatible with the unit's classification and General Plan provisions. The concessions potential in the state historic park is somewhat limited; the management purpose is primarily historic preservation and interpretation.

Interpretive use of the mansion and grounds is compatible with the park's historic objectives, and can be accomplished by a nonprofit interpretive association. An interpretive concession contract would be appropriate for this purpose.

Reconstruction of the historic buildings which once existed on the Bidwell grounds could provide more appropriate settings for commercial/retail-type concessions. However, this type of concession activity should be limited to historic/interpretive concessions to enhance and enlighten visitor experiences at the park.

Consideration for these activities could be given if the buildings are reconstructed. The visitor center offers the best potential for appropriate interpretive concessions at this unit.

Appropriate Concession Policies and Guidelines

A general statement of concession policy, adopted by the California State Park and Recreation Commission, reads as follows:

Recognizing the diverse missions of the Department of Parks and Recreation relative to providing recreation opportunities and preserving and interpreting natural and historic resources, it shall be the Department's policy to enter into concession contracts for the provision of products, facilities, programs, and management and visitor services which will provide for the enhancement of visitor use and enjoyment, as well as visitor safety and convenience. Such concessions should not create added financial burden on the State

and, wherever possible, shall either reduce costs or generate revenues that aid in maintaining and expanding the State Park System. In carrying out this policy, the Department shall observe and adhere to the provisions of the Public Resources Code that forbid commercial exploitation of resources in units of the State Park System, and that limit the kinds of improvements and activities that are allowed in certain types of units.

Appropriate concession activities for Bidwell Mansion State Historic Park are limited to: (1) concessions that are interpretive or historic in nature; (2) special events sponsored by a nonprofit association to produce revenue for the planned development, programs, and maintenance of the facility; and (3) commercial/retail-type concessions which could be located in early buildings, ranch structures, the adobe, and Bidwell's store, if reconstructed. Concessions of a historical/interpretive nature would be the most appropriate.

Once the visitor center is complete, no commercial/retail-type concessions shall be allowed within the confines of the mansion itself. Special-event activities shall be limited to those discussed above.

Regarding concessions competing with similar business outside the park:

It is the Department's policy to generally avoid entering into convenience-type concession agreements for facilities, products, or programs that are adequately provided for at a short distance outside state park units boundaries, when such travel will not unduly endanger or inconvenience visitors or lead to unreasonable consumption of transportation fuels.



OPERATIONS ELEMENT

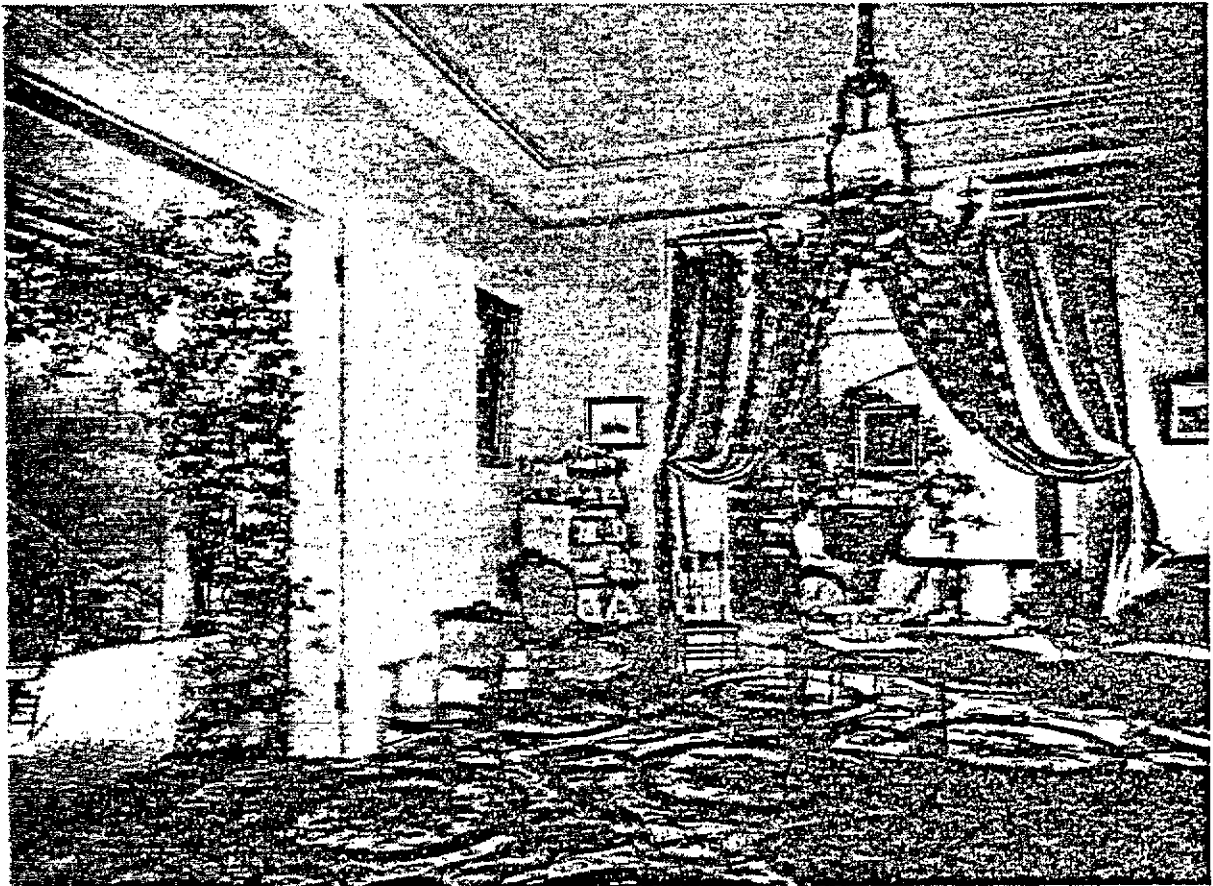
The Operations Element describes specific operational requirements unique to Bidwell Mansion State Historic Park. This section describes existing and future conditions at the park, and offers recommendations for future action as the result of new policies, facilities, and programs recommended in the previous sections of this plan.

Visitation

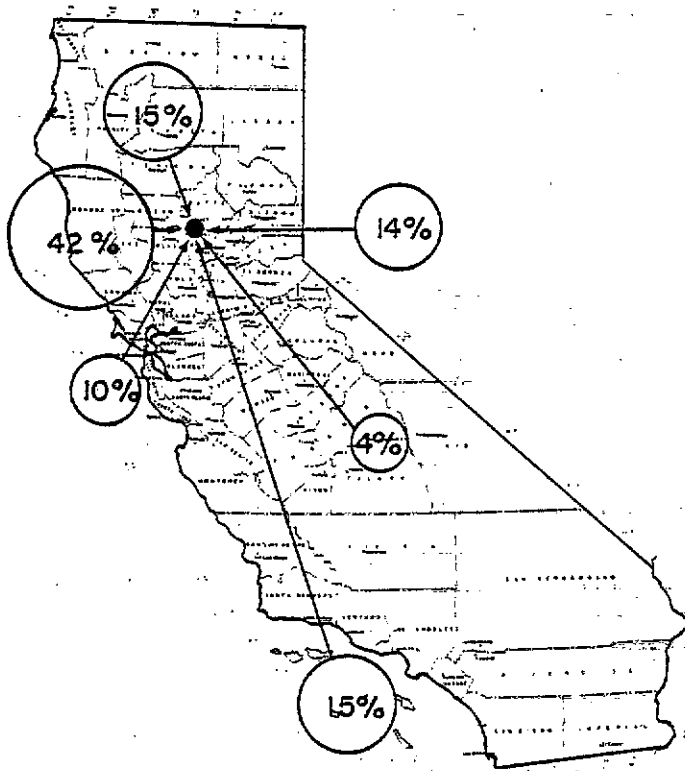
Current attendance figures and visitor origin information are provided in the Visitor Origin Summary chart.

Future attendance is expected to increase, with longer visits resulting from the construction of a new visitor center and expansion of exhibits and interpretive programs. Increasing public interest and local community involvement have intensified mansion restoration efforts and park program activities.

Additional staffing, specialized personnel, and improved facilities may be necessary to accommodate visitor needs, and to keep pace with the growing public interest and community involvement in the mansion restoration program.

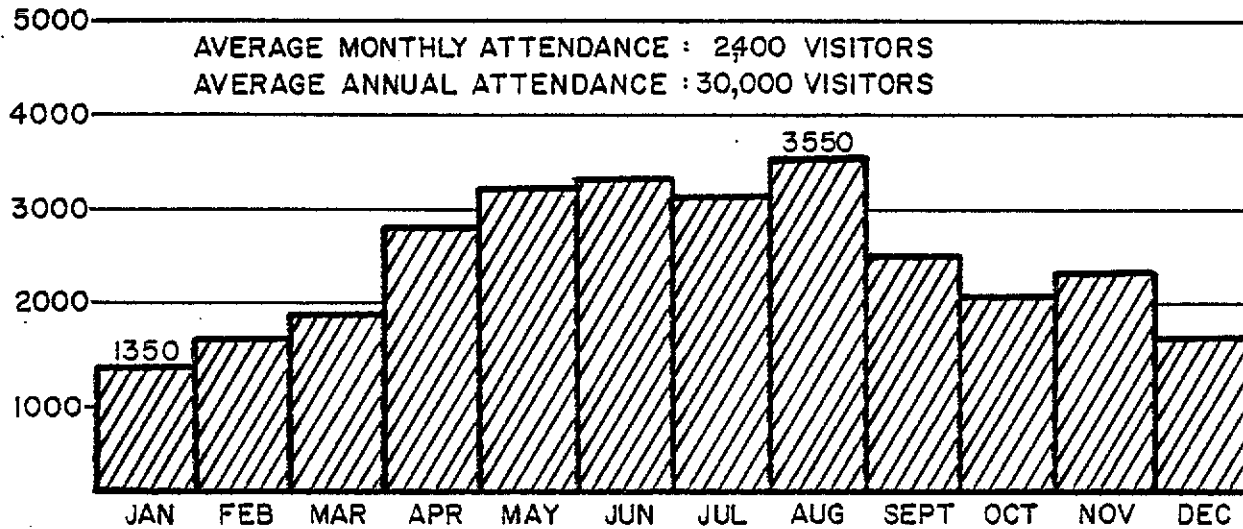


VISITOR ORIGIN SUMMARY



OUT OF STATE	14%
SACRAMENTO/CENTRAL VALLEY METROS	42%
NORTH NON-METROS	15%
CENTRAL VALLEY NON-METROS	4%
SAN FRANCISCO BAY METROS	10%
SOUTH METROS	15%

BIDWELL MANSION S.H.P. MONTHLY VISITOR ATTENDANCE



Support Organizations

Bidwell Mansion Association: The present Bidwell Mansion Association was established in January 1980, a combination of the former Bidwell Mansion Restoration Association and the Bidwell Mansion Cooperative Association. This association was instrumental in the state's acquisition of the mansion, and more recently has been involved with mansion programs, special events, fund raising, publicity, and specific construction projects.

Lack of departmental personnel has curtailed the number of mansion tours and program services offered at the park. However, volunteer services and contributions made by the association have assisted the department in maintaining a sufficient level and high standard of visitor services and park interpretive programs offered to the public.

The department should continue to support and encourage future volunteer efforts at Bidwell Mansion through regular funding, specialized staffing, adequate docent training programs, and support facilities.

Administrative Services

South Sector Headquarters: The South Sector Headquarters Office is currently located at Bidwell Mansion SHP. This office administers four units located in the Southern Sector of the Cascade Area. These units include Colusa-Sacramento River SRA, Bidwell River Park, Woodson Bridge SRA, and Bidwell Mansion SHP.

Headquarters staff include: Supervisor of Visitor Services -- Ranger II, Maintenance Supervisor I, and Clerk Typist II (intermittent position). Maintenance facilities are located at Woodson Bridge SRA. Two maintenance workers are assigned to the South Sector; they handle the combined maintenance needs of all four units.

The sector headquarters now occupies an original Bidwell building located behind the mansion. The General Plan calls for relocating the sector offices outside the park, and use of the Bidwell building for unit operations, maintenance, and visitor services.

The unit currently benefits by sharing clerical and maintenance personnel duties with the sector headquarters staff. Groundskeeping duties are performed by California State University, Chico, under an interagency agreement with the department.

The unit office, storage, and work areas now occupy mansion rooms proposed in this plan for museum development or restoration.

The General Plan recommends the use of the historic brick building and space in the new visitor center for accommodating unit operations and maintenance functions displaced by future restoration. Upgrading artifact maintenance and conservation programs may also necessitate some additional staffing and facilities.

Staffing

The unit operations staff currently consists of a Ranger I, Permanent Guide, Custodian-Historic Monument, and two Guide Trainees. The interpretive services and park programs are supported by trained docents and volunteer assistance.

To insure the desired level of maintenance and operation for Bidwell Mansion State Historic Park, the following positions and skills are needed:

Skills:

1. Supervision, as conservator of the evaluation, restoration, and maintenance of historic artifacts.
2. Supervision of guides.
3. Supervision of groundskeeper.
4. Tour conducting and interpretation of cultural and natural features.
4. Groundskeeping.
6. Public and community relations.
7. Clerical, secretarial, housekeeping.
8. Maintenance and restoration.

Maintenance

Mansion restoration and repair remains the highest priority at this historic unit. Regularly scheduled preventive maintenance is needed to ensure the preservation of this culturally and architecturally significant resource. Adequate funding and manpower should be provided in order for the department to maintain, preserve, and restore the historical and architectural integrity of the mansion and artifacts in a manner consistent with that of a wealthy Victorian-era rancher/politician.

Policies and guidelines for grounds conservation and restoration efforts are discussed in the Resource Element and Land Use and Facilities Element.

Visitor Control - Law Enforcement

Bidwell Mansion SHP experiences few visitor control or enforcement problems. The enforcement problems that do occur result from unauthorized use of the visitor parking lot. University police handle approximately 65% of the parking enforcement, and the unit ranger handles 35%. Several hours each day during the school year could be spent in policing use of the parking lot by students of the university.

Construction of a new visitor center and proposed parking improvements will help to improve parking conditions and visitor control. However, alternative methods for parking control (for example, short-term parking zones, fee parking devices, permits, etc.) should be investigated.

ENVIRONMENTAL IMPACT ELEMENT

The General Plan in its entirety constitutes the environmental document required by the California Environmental Quality Act (CEQA) for the planning, development, and operation of Bidwell Mansion State Historic Park (Public Resources Code, Section 5002.2). Whenever a specific project of the overall plan is budgeted and proposed for implementation, a more specific and detailed environmental assessment will be prepared for that particular project.

Project Description

Proposed development, operations, and interpretive programs are described in the Land Use and Facilities Element, the Operations Element, and the Interpretive Element. Location and objectives of the plan are found in the Introduction. This General Plan may be used by the City of Chico and California State University, Chico in making planning and development decisions within their jurisdictions in the vicinity of the mansion.

Description of the Environmental Setting

General resource information can be found in the Resource Element. The existing facilities at Bidwell Mansion SHP are described and evaluated in the Land Use and Facilities Element.

Local and regional plans: The proposed development and operation of Bidwell Mansion SHP are in conformance with the City of Chico General Plan and the CSU Chico Master Plan.

Environmental Impacts

Implementation of the General Plan will have impacts on esthetics, circulation, and parking in the vicinity of the mansion.

Esthetics

The General Plan calls for construction of a visitor center at Bidwell Mansion SHP. This would have an effect on the appearance of the unit. The visitor center will be located about 80 feet north of the mansion, and will not obstruct the view of the mansion and its grounds as seen from the Esplanade -- the usual approach for visitors. While the specific design of the visitor center will be determined later, conceptual plans call for a single-story building about 3,000 square feet in area. Architecturally, the goal will be to create an unobtrusive building that blends with its surroundings. The public will have an opportunity to comment on the proposed design.

Other developments planned for Bidwell Mansion SHP that will have an esthetic effect are: reconstruction of the mansion to its pre-1900 appearance; restoration of the landscaping (which includes walkways and arbors) to the historic period; rehabilitation of creekside vegetation; and narrowing of Sowilleno Avenue. All of these effects are considered positive.

Circulation

The General Plan recommends the closure of Sowilleno Avenue to motor vehicles, while designating it as a bicycle and pedestrian route. This might affect university operations and residents living just north of the campus by eliminating a convenient access route to and from the Esplanade. The City of Chico is studying the use of Sowilleno Avenue to determine the impacts of closure (the city has the final say in this matter). Unless the study should show otherwise, we do not consider the impacts to be significant because there are alternate access routes to the Esplanade for both the university and the residents, i.e., W. Lincoln and W. Frances Willard Avenues.

Positive effects from the proposed closure of Sowilleno Avenue would include the creation of safer conditions for pedestrians or bicyclists using or crossing the street, and the removal of non-historic elements (cars) from the historic setting.

Parking

The General Plan calls for a slight reduction in the size of the mansion parking lot, creating more auto parking spaces while eliminating a bus-only parking area.

The effects of this proposal on parking would not be significant because it would make relatively small changes in the amount of parking available. It must be expected, however, that visitation to the mansion will slowly increase, partly because of the increase in the area's population, but also partly because of the improvements to the unit contemplated in the General Plan. Even so, the number of parking spaces provided for in the plan should cover the mansion's parking needs for the remainder of the century.

Still unresolved in the General Plan is a solution to the problem of illegal parking in the mansion lot by students and visitors to CSU Chico.

In the long term, the General Plan discourages continued use of the mansion parking lot as an access route to a university parking lot. This would be done by constructing a new access road to the university lot, or by replacing the university lot with a new parking lot elsewhere. At this time, the university is opposed to the use of any of its campus property for a new parking lot.

Significant Environmental Impacts of the Proposed Project

There are no significant adverse environmental effects.

Mitigation Measures Proposed to Minimize the Significant Effects

No specific mitigation measures are proposed.

Alternatives to the Proposed Action

No project

The "no project" option would avoid all the effects, negative and positive, described under the two alternatives below.

No visitor center

Landscaped open space would be saved, as would the materials, energy, and public funds needed to build and maintain the center. However, without a new visitor center, the proposed restoration of the mansion to the prime period (1868-1900) could not be done -- i.e., the enclosed portion of the veranda which now serves as a display and tour staging area could not be removed.

No closure and narrowing of Sowilleno Avenue

This alternative access route for residential and university traffic would remain open to motor vehicles. Automobile, truck, and motorcycle traffic would continue to pose a danger to pedestrians and bicyclists passing through the mansion grounds on Sowilleno Avenue. Sowilleno Avenue would continue to constitute a barrier separating the new footbridge and the creekside part of the mansion grounds from the rest of the park, and motor vehicles would continue to create a non-historic intrusion on the mansion grounds.

The Relationship Between Local Short-Term Uses of Man's Environment and the Maintenance and Enhancement of Long-Term Productivity

The story of the Bidwells and their life at Rancho Chico makes up a chapter of California history about which modern-day Californians should be both aware and proud. After settling in the Sacramento Valley, John Bidwell devoted most of his life developing his ranch near Big Chico Creek into a model agricultural enterprise. Bidwell practiced crop rotation, fallowing, use of animal and green manures, and other practices which protect the soil and maintain long-term productivity. He was also adamant about preserving the magnificent oaks that grew on his property.

While John was experimenting with new crops and farming techniques, Annie concentrated on advancing the religious, educational, and cultural life of the community. The welfare of the local Native Americans was a special concern of hers.

Restoring the mansion and grounds and creating a new visitor center will improve the park's effectiveness in interpreting the history of Rancho Chico and the contribution made by the Bidwells. By making Californians more aware of their natural and cultural heritage, park units such as Bidwell Mansion SHP will play an expanded role in interpreting the value of maintaining and enhancing the long-term productivity of the land and its people.

Significant Irreversible Environmental Changes Which Would Be Involved in the Proposed Action Should It Be Implemented

Except for the materials and energy spent for the new visitor center and the loss of open space which it will cover, there are no irreversible environmental changes.

Growth-Inducing Impact of the Proposed Action

Implementation of the plan should not cause any significant growth-inducing effects.

RESPONSE TO COMMENTS
BIDWELL MANSION STATE HISTORIC PARK
DRAFT GENERAL PLAN

BIDWELL STATE HISTORIC PARK DRAFT GENERAL PLAN WAS SENT TO THE FOLLOWING AGENCIES, ORGANIZATIONS, AND PERSONS:

The State Clearinghouse
City of Chico, Planning Office
Chico Area Recreation and Park District
Chico State University, Office of Facilities Planning
Butte County Historical Society
Chico Museum Association
Mr. Clarence McIntosh
Mr. Ted Meriam
Ms. Mary Morston, Las Senoras
Mrs. Helen Carlisle, President, Bidwell Mansion Association
Dr. Robert Mark, Sierra Club
Bidwell Mansion S.H.P.
Region 1 Headquarters, Department of Parks and Recreation
Cascade Area, Shasta S.H.P.

LEGAL NOTICES WERE PUBLISHED IN THE FOLLOWING NEWSPAPERS:

Chico Enterprise Record
Oroville Mercury Register
Chico News and Review

COPIES WERE SENT TO THE FOLLOWING LOCATIONS TO BE AVAILABLE FOR PUBLIC REVIEW:

Butte County Library, Chico Branch (W. 2nd Street)
Butte County Library, Chico Branch (Memorial Way)
Bidwell Mansion State Historic Park
Region 1 Headquarters, Department of Parks and Recreation
Cascade Area, c/o Shasta State Historic Park

A 45-DAY PERIOD FOR PUBLIC REVIEW AND COMMENT ENDED AUGUST 11, 1983. COMMENTS WERE RECEIVED FROM THE FOLLOWING AGENCIES, ORGANIZATIONS, AND PERSONS:

Mr. Clarence F. McIntosh

NO PUBLIC AGENCY COMMENTED

398 E. Washington Avenue
Chico, CA 95928
(916) 343-1160

August 7, 1963

Mr. James M. Doyle, Supervisor
Environmental Review Section
Department of Parks and Recreation
P. O. Box 2390
Sacramento, CA 95811

Dear Mr. Doyle:

I have read the Bidwell Mansion State Historic Park Preliminary General Plan. I find that, on the whole, it is excellent. The policies and objectives in the Resource, Land Use and Facilities, Interpretive, Concession, Operations and Environmental Impact elements are clearly outlined. I like the emphasis of each section and believe that they will be manageable if implemented. Particularly I wish to emphasize the need to restore the mansion as closely as possible to the original design of Henry Cleaveland. This prevailed without major change from 1868 when the mansion was completed until 1906. This goal creates the necessity of the new interpretive center as proposed.

There is greater potential in the interpretation of Bidwell Mansion State Historic Park than the Preliminary General Plan specifically mentions. The lives of the servants and workers can be inferred under the interpretive section regarding the Bidwells. This, of course, is inherent also in the restoration of the original kitchen and servants' bedrooms. Here there will be the need to include the few blacks who were in the Mansion. The Konkow emphasis is a secondary theme of importance in the Interpretive Element. I agree with this. I also wish that the Chinese role on the rancho given more attention, but from the point of view of the overall State Park System, this might compete with other historic parks such as Heaverville. Bidwell's role in agriculture is noted in the Preliminary General Plan. In terms of artifacts, this would perhaps be difficult to develop at the Mansion on site and would be as appropriate or more appropriate at the developing river park, which is on the rancho property. I am willing to accept the fact that there are limits to the number of interpretive themes that can be developed at any single State historic park.

I also have some comments on the proposed visitors center. I suggest the need for a staff restroom separate from the public restrooms. In addition, I note that very little storage space is included in the visitors center. Perhaps the basement, but more likely two or three of the third-floor rooms of the mansion will need to be devoted to this. The California State Park and Recreation Department policy appears to me to emphasize relatively permanent exhibits in its interpretive centers. Bidwell Mansion State Historic Park as well as other parks would have more interesting and lively interpretive programs if allowance were made also (as in the State Railroad Museum) for temporary, short-term interpretive exhibits. The report, on another but related matter, mentions the need for an aggressive acquisitions policy. I agree, but I must ask "Where would we put the Bidwell carryall, waist remains in Chico, if we acquired it?" Let me emphasize that I like most features in the proposed visitors center, but we must recognize that some limitations are involved in it.

WIG 9 1963

RP1

3-515

I also have some quibbles and note some minor mistakes in the Preliminary General Plan. On Page 7, Line 1, the official designation is "Lassen Peak" rather than "Mount Lassen." Also on Page 7, Line 6, the word "occurred" is misspelled. It is also misspelled on other pages in the Plan. In the last line on Page 9, it appears that it should read "several days" instead of "several months" in regard to the length of time the Smith party was in the Konkow territory. On Page 14, Lines 19-21, I believe that Bidwell was elected as a delegate in 1859 but the Charleston convention was held in 1860. I do not have my notes here to verify this. And on Page 26, fifth line from the bottom, instead of "two acres" I believe it should read "two-tenths of an acre."

Overall, inspite of the above, let me emphasize again that I think the Preliminary General Plan emphasizes what is most important at this time. If its policies and goals can be achieved within fifteen years, we would be most fortunate.

Sincerely

Clarence F. McIntosh

RESPONSE TO COMMENTS
BIDWELL MANSION STATE HISTORIC PARK
DRAFT GENERAL PLAN

RESPONSE TO COMMENTS BY CLARENCE F. McINTOSH:

INTERPRETIVE THEMES

The Department recognizes that a General Plan cannot describe in detail all the interpretive themes that may be appropriate. Mr. McIntosh and the Bidwell Mansion Association are encouraged to continue assisting the development of future interpretive programs and projects at Bidwell Mansion State Historic Park.

VISITOR CENTER DESIGN

A final design for the Visitor Center has yet to be selected. Mr. McIntosh's suggestions regarding storage space, exhibit areas, and restrooms will be considered in formulating the design.

I also have some quibbles and note some minor mistakes in the Preliminary General Plan. On Page 7, Line 1, the official designation is "Lassen Peak" rather than "Mount Lassen." Also on Page 7, Line 6, the word "occurred" is misspelled. It is also misspelled on other pages in the Plan. In the last line on Page 9, it appears that it should read "several days" instead of "several months" in regard to the length of time the Smith party was in the Konkow territory. On Page 14, Lines 19-21, I believe that Bidwell was elected as a delegate in 1859 but the Charleston convention was held in 1860. I do not have my notes here to verify this. And on Page 26, fifth line from the bottom, instead of "two acres" I believe it should read "two-tenths of an acre."

Overall, inspite of the above, let me emphasize again that I think the Preliminary General Plan emphasizes what is most important at this time. If its policies and goals can be achieved within fifteen years, we would be most fortunate.

Sincerely

Clarence F. McIntosh

State of California

GOVERNOR'S OFFICE
OFFICE OF PLANNING AND DEVELOPMENT
1200 N. STREET
SACRAMENTO, CALIFORNIA 95814

GEORGE DEUKMEJIAN
GOVERNOR

(916/445-0613)

August 11, 1983

Mr. J. M. Doyle
California Department Parks & Recreation
1020 20th Street
Sacramento, CA 95814

Subject: SCH# 85062804, Bidwell Mansion General Plan and E.I.R.

Dear Mr. Doyle:

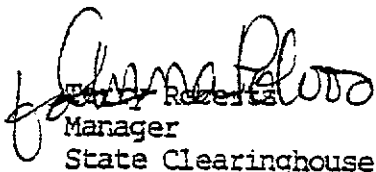
The State Clearinghouse submitted the above named environmental document to selected state agencies for review. The review period is closed and none of the state agencies have comments.

This letter certifies only that you have complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act (EIR Guidelines, Section 15161.5). Where applicable, this should not be construed as a waiver of any jurisdictional authority or title interests of the State of California.

The project may still require approval from state agencies with permit authority or jurisdiction by law. If so, the state agencies will have to use the environmental document in their decision-making. Please contact them immediately after the document is finalized with a copy of the final document, the Notice of Determination, adopted mitigation measures, and any statements of overriding considerations.

Once the document is adopted (Negative Declaration) or certified (final EIR) and if a decision is made to approve the project, a Notice of Determination must be filed with the County Clerk. If the project requires discretionary approval from any state agency, the Notice of Determination must also be filed with the Secretary for Resources (EIR Guidelines, Sections 15083(f) and 15085 (h)).

Sincerely,


Terry Roberts
Manager
State Clearinghouse

3-5264

APPENDIX A

Historic-Era Ornamental Plantings

The following list is a modification of a list of ornamental vegetation planted by John Bidwell as reported in the book: John Bidwell - Prince of California Pioneers, by Rockwell D. Hunt (The Caxton Printers, Ltd.; Caldwell, Idaho, 1942). Many scientific and common names have changed since the time of John Bidwell. This list uses modern names. References used in the modification of the original list are shown at the end of this appendix. In those cases where the name has changed, the old name is shown in parenthesis.

<u>Scientific Name</u>	<u>Common Name</u>
<u>Abutilon</u> spp.	Flowering Maple
<u>Acacia decurrens</u> var. <u>mollis</u> (<u>A. mollismima</u>)	Black Wattle Acacia
<u>Acacia melanoxylon</u>	Blackwood Acacia
<u>Acer macrophyllum</u>	Oregon Maple
<u>Agave americana</u>	Century Plant
<u>Aristolochia</u> spp.	Birthwort
<u>Artemisia</u> spp. (<u>A. fragrans</u>)	Sagebrush
<u>Arundo donax variegata</u>	Giant Reed
X <u>Berberis canadensis</u>	Allegheney Barberry
<u>Callistemon lanceolatus</u> (<u>Metrosideros semperflorens</u>)	Bottle-Brush
<u>Catalpa bignonioides</u> (<u>C. syringifolia</u>)	Common Indian Bean
<u>Campsis grandiflora</u> (<u>Bignonia grandiflora</u>)	Chinese Trumpet Creeper
X <u>Camellia japonica</u>	Camellia
<u>Canna indica</u>	Indian Shot
<u>Ceanothus dentatus</u> (<u>C. detatus</u>)	Ceanothus
<u>Ceanothus</u> spp. (<u>C. alba</u>)	Ceanothus
X <u>Ceratostigma plumbaginoides</u> (<u>Plumbago larpenta</u>)	Plumbago
<u>Cestrum purpureum</u> (<u>Habothanus elegans</u>)	Cestrum
<u>Chamaecyparis lawsoniana</u>	Lawson Cypress
<u>Chamaecyparis obtusa</u> (<u>Retinospora obtuse</u>)	Japanese Cypress
<u>Cistus ladaniferus</u> (<u>Cistus ladanifera</u>)	Rock Rose
<u>Cordyline australis</u> (<u>Draceena australis</u>)	Dracena
<u>Coronilla glauca</u> (<u>Coronella glauca</u>)	Vetch
<u>Cortaderia selloana</u> (<u>Gynerium argenteum</u>)	Pampas Grass
<u>Cryptomeria japonica</u>	Cryptomeria
<u>Cupressus macnabiana</u>	MacNab Cypress
<u>Cupressus macrocarpa</u>	Monterey Cypress
<u>Cupressus sempervirens</u> (<u>C. pyramidalis</u>)	Italian Cypress
X <u>Daphne odora</u> (<u>D. odorata</u>)	Daphney
<u>Deutzia gracilis</u> (<u>D. gracillis</u>)	Deutzia
<u>Deutzia</u> spp. (<u>floraplena?</u>)	Deutzia
<u>Diospyros lotus</u> (<u>D. japonica</u>)	Japanes Persimmon
<u>Diospyros virginiana</u>	Persimmon
<u>Erianthus ravennae</u>	Ravenna grass
X <u>Erica mediterranea</u>	Heath
X <u>Escallonia rosea</u>	Escallonia
<u>Eucalyptus globulus</u>	Blue Gum
<u>Fabiana imbricata</u>	Fabiana
<u>Forsythia viridissima</u>	Golden Bells

State of California

GOVERNOR'S OFFICE
OFFICE OF PLANNING AND RESEARCH
1400 TEJEDA SQUARE
SACRAMENTO 95814

GEORGE DEUKMEJIAN
GOVERNOR

(916/445-0613)

August 11, 1983

Mr. J. M. Doyle
California Department Parks & Recreation
1020 20th Street
Sacramento, CA 95814

Subject: SCH# 83062804, Bidwell Mansion General Plan and E.I.R.

Dear Mr. Doyle:

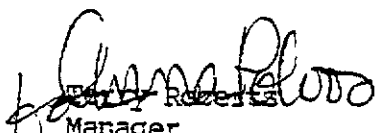
The State Clearinghouse submitted the above named environmental document to selected state agencies for review. The review period is closed and none of the state agencies have comments.

This letter certifies only that you have complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act (EIR Guidelines, Section 15161.5). Where applicable, this should not be construed as a waiver of any jurisdictional authority or title interests of the State of California.

The project may still require approval from state agencies with permit authority or jurisdiction by law. If so, the state agencies will have to use the environmental document in their decision-making. Please contact them immediately after the document is finalized with a copy of the final document, the Notice of Determination, adopted mitigation measures, and any statements of overriding considerations.

Once the document is adopted (Negative Declaration) or certified (final EIR) and if a decision is made to approve the project, a Notice of Determination must be filed with the County Clerk. If the project requires discretionary approval from any state agency, the Notice of Determination must also be filed with the Secretary for Resources (EIR Guidelines, Sections 15083(f) and 15085 (h)).

Sincerely,


Betty Roberts
Manager
State Clearinghouse

3-5264

Scientific NameCommon Name

<u>Euonymus japonicus</u>	Spindle Tree
<u>Ginkgo biloba</u>	Ginkgo
<u>Grevillea robusta</u>	Silk Oak
<u>Hibiscus (H. alba)</u>	Rose Mallow
<u>Hibiscus syriacus (Althea frutex)</u>	Rose of Sharon
<u>Hydrangea macrophylla (H. hortensia) X</u>	Hydrangea
<u>Hypericum calycinum (Hypericum grandiflora) X</u>	St. Johns Wort
<u>Jasminum officinale</u>	Poet's Jasmine
<u>Jasminum humile (J. revolutum)</u>	Jasmine
<u>Juniperus communis (J. hibernica)</u>	Common Juniper
<u>Kerria japonica</u>	Kerria
<u>Kniphofia uvaria (Tritoma uvaria)</u>	Torch Lily
<u>Koelreuteria paniculata</u>	Goldenrain Tree
<u>Laburnum spp. (spicata?)</u>	Laburnum
<u>Lagerstroemia indica rubra X</u>	Crepe Myrtle
<u>Lathyrus latifolius</u>	Everlasting Pea
<u>Laurus spp. (L. cerasus)</u>	English Laurel
<u>Lavatera arborea</u>	Tree Mallow
<u>Lavandula officinalis (L. spicata)</u>	Lavendar
<u>Ligustrum sinense (L. sinensis)</u>	Privet
<u>Lippia citriodora (Aloysia citrodora)</u>	Lemon Verbena
<u>Liriodendron tulipifera</u>	Tulip Tree
<u>Livistona australis (Corydha australia)</u>	Palm
<u>Lonicera spp. (3 varieties)</u>	Honeysuckle
<u>Magnolia grandiflora</u>	Southern Magnolia
<u>Magnolia spp. (M. sonspicua)</u>	Magnolia
<u>Mahonia aquifolium X</u>	Barberry <i>Oregon Grape</i>
<u>Malvaviscus spp. (Achania malvaviscus)</u>	Malvaviscus
<u>Melaleuca spp. (hybridifolia)</u>	Bottle-Brush
<u>Miscanthus sinensis (Eulalia japonica zebrina)</u>	Eulalia
<u>Myrtus spp. (2 varieties) X</u>	Myrtle
<u>Parthenocissus tricuspidata var. veitchii</u> (<u>Ampelopsis vetchii</u>)	Japanese or Boston Ivy
<u>Penstemon barbatus (Chelone barbata)</u>	Beard-Tounge
<u>Philadelphus spp. (P. albus)</u>	Mock Orange
<u>Phormium tenax</u>	New Zealand Flax
<u>Pittosporum spp. X</u>	Pittosporum
<u>Plumbago capensis</u>	Leadwort
<u>Poinciana gilliesii</u>	Ponicana
<u>Populus canadensis</u>	Carolina Popular
<u>Populus nigra var. italica</u>	Lombardy Popular
<u>Punica granatum</u>	Pomegranate
<u>Pyrostegia ignea (Bignonia venustum)</u>	Bignonia
<u>Robinia pseudoacacia</u>	Black Locust
<u>Salix babylonica</u>	Weeping Willow
<u>Schinus molle</u>	Pepper Tree
<u>Sequoiadendron giganteum (Sequoia gigantea)</u>	Sierra Redwood
<u>Solanum jasminoides</u>	Nightshade
<u>Sollya heterophylla</u>	Australian Blubell Creeper
<u>Spiraea spp. X</u>	Spirea
<u>Syringa rubra X</u>	Red Lilac

Scientific Name

Common Name

<u>Tamarix africana</u>	Tamarisk
<u>Thuja spp. (2 varieties)</u>	Arbor Vitae
<u>Trachycarpus fortunei (Chamaerops excelsa)</u>	Wildmill Palm
<u>Ulmus americana</u>	American Elm
<u>Ulmus procera</u>	English Elm
<u>Viburnum tinus (Laurestinus)X</u>	Laurestinus
<u>Washingtonia filifera</u>	California Washington Palm
<u>Yucca filamentosa</u>	Adams-Needle
<u>Yucca gloriosa</u>	Spanish Dagger

Plants listed by Hunt for which the modern name could not be determined:

Ancuba japonica
Babusa (Bamboo, 2 varieties)
Binca major
Binca variegata
Eloeagnus japonica
Panlownia imperaus
Wigelia rosea

References

Anonymous

1971 Sunset Western Garden Book. Lane Magazine and Book Company, Menlo Park, California.

Bailey and Bailey

1959 Hortus Second. McMillan Company, New York, NY

Little, Elbert L., Jr.

1953 Check List of the Native and Naturalized Trees of the United States. U.S. Forest Service Agriculture Handbook No. 41.

APPENDIX B

Historic-Era Agricultural Plantings

I. Farm and Garden Products

Wheat	Peas
Barley	Lentils
Rye	Artichokes
Oats	Jerusalem Artichokes
Indian Corn	Beets
Potatoes	Cabbage
Beans	
Chinese Sugar Cane	Imphee
Egyptian Corn	Broom Corn

II. Orchard Trees

Pomegranates	Apples
Mulberry	Crab-Apples
Olives	Pears
Oranges	Plumbs
Lemons	Prunes
Almonds	Peaches
Chestnuts	Apricots
Pecans	Nectarines
Butternuts	Quinces
English Walnuts	Figs
Eastern Black Walnuts	Olives
California Black Walnut	Loquat
English Filbert	

III. Grapes

Muscat of Alexandria	Flame Tokay
Seedless Sultan	Rose of Peru
White Malaga	

IV. Small Fruits

Blackberries	Raspberries
Currants	Stawberries
Gooseberries	

Reference

Hunt, Rockwell D.
1942 John Bidwell - Prince of California Pioneers. The Caxton Printers,
Ltd. Caldwell, Idaho.

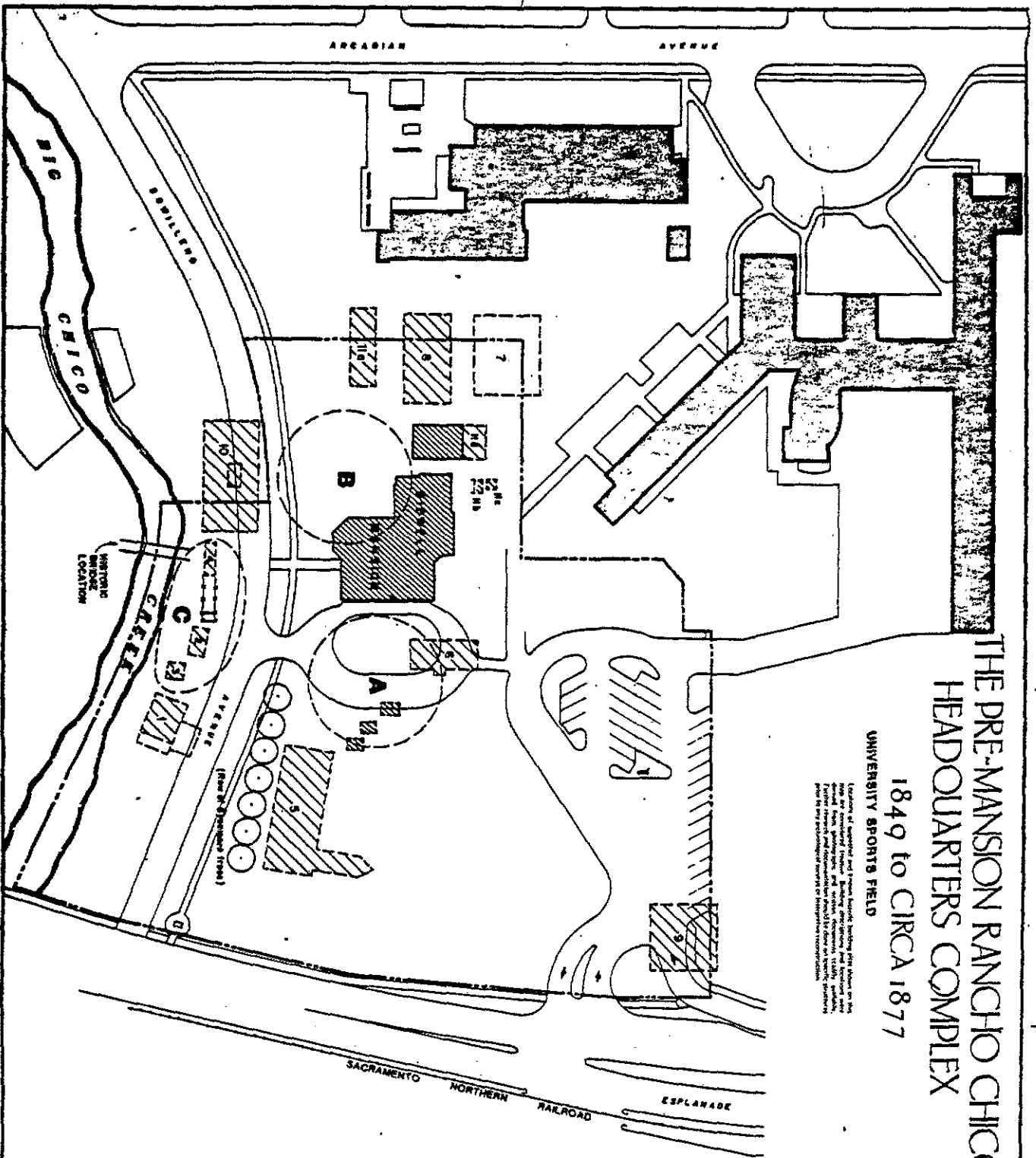
APPENDIX C

Tree Inventory, 1982

	<u>Scientific Name</u>	<u>Common Name</u>
1.	<u>Acer palmatum</u>	Japanese Maple
2.	<u>A. platanoides</u>	Norway Maple
3.	<u>A. saccharinum</u>	Silver Maple
4.	<u>Albizzia julibrissin</u>	Silk Tree
5.	<u>Alnus rubra**</u>	Western Alder
6.	<u>Araucaria imbricata</u>	Monkey Puzzle Tree
7.	<u>Arbutus unedo</u>	Strawberry Tree
8.	<u>Carya pecan</u>	Hicoria Pecan
9.	<u>Catalpa speciosa</u>	Northern Catalpa
10.	<u>Cedrus deodara</u>	Deodar Cedar
11.	<u>Citrus spp.^o</u>	Orange
12.	<u>Cupressus sempervirens^o</u>	Italian Cypress
13.	<u>Diospyros virginiana</u>	Common Persimmon
14.	<u>Erythrina spp.</u>	Brazilian Coral Tree
15.	<u>Ginkgo biloba^o</u>	Ginkgo
16.	<u>Juglans hindsii</u>	Black Walnut
17.	<u>Lagerstroemia indica^o</u>	Crepe Myrtle
18.	<u>Libocedrus decurrens</u>	Incense Cedar
19.	<u>Liriodendron tulipifera^o</u>	Tulip Tree
20.	<u>Liquidambar styraciflua</u>	Amber Sweetgum
21.	<u>Magnolia denudata</u>	Yulan Magnolia
22.	<u>M. grandiflora^o</u>	Southern Magnolia
23.	<u>Morus alba</u>	Fruitless Mulberry
24.	<u>Nerium oleander</u>	Common Oleander
25.	<u>Phoenix canariensis</u>	Canary Island Date Palm
26.	<u>Photinia serrulata</u>	Chinese Photinia
27.	<u>Pinus halepensis</u>	Aleppo Pine
28.	<u>P. ponderosa</u>	Ponderosa Pine
29.	<u>P. sabiniana**</u>	Digger Pine
30.	<u>Psidium spp.</u>	Pineapple Guava
31.	<u>Pistacia chensis</u>	Chinese Pistache
32.	<u>Pittosporum tobira^o</u>	Japanese Pittosporum
33.	<u>Platanus racemosa**</u>	Sycamore
34.	<u>Prunus amygdalus^o</u>	Bidwell Mamouth Almond
35.	<u>P. domestica</u>	Domestic Plum
36.	<u>P. spp.</u>	Cosmetic Plum
37.	<u>Pseudotsuga menziesii</u>	Douglas Fir
38.	<u>Quercus alba</u>	White Oak
39.	<u>Q. laevis</u>	Turkey Oak
40.	<u>Q. lobata**</u>	Valley Oak
41.	<u>Sequoiadendron giganteum</u>	Sierra Redwood
42.	<u>Sequoia sempervirens</u>	Coast Redwood
43.	<u>Trachycarpus fortuneii</u>	Wildmill Palm
44.	<u>Ulmus americana</u>	American Elm
45.	<u>Washingtonia filifera</u>	California Washington Palm

**Native Species

^o Historic Era Species



THE PRE-MANSION RANCHO CHICO HEADQUARTERS COMPLEX

1849 to CIRCA 1877

UNIVERSITY SPORTS FIELD

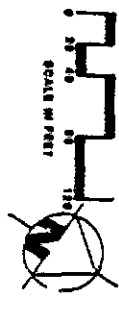
(Location of suspected and historic building sites shown on the map are considered tentative. Building site numbers and locations are for information only and are not intended to be used for any other purpose. The State of California, Department of Parks and Recreation, is not responsible for any errors or omissions in this map.)

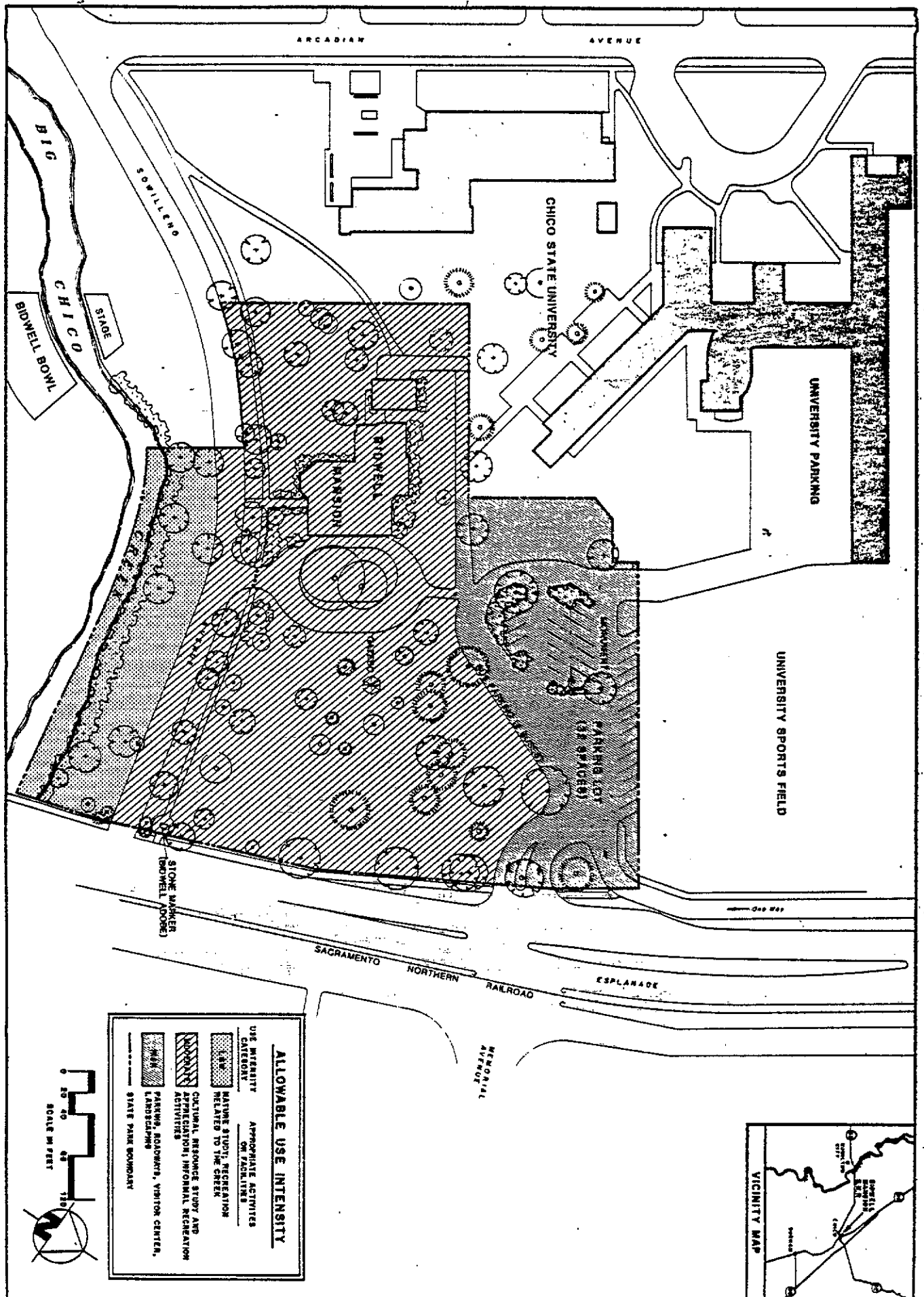
KEY TO HISTORIC BUILDING SITES

1. Suspected Building Site 1849-1877
2. Historic Building Site 1849-1877
3. Suspected Building Site 1849-1877
4. Historic Building Site 1849-1877
5. Suspected Building Site 1849-1877
6. Historic Building Site 1849-1877
7. Suspected Building Site 1849-1877
8. Historic Building Site 1849-1877
9. Suspected Building Site 1849-1877
10. Historic Building Site 1849-1877
11. Suspected Building Site 1849-1877
12. Historic Building Site 1849-1877
13. Suspected Building Site 1849-1877
14. Historic Building Site 1849-1877
15. Suspected Building Site 1849-1877
16. Historic Building Site 1849-1877

LEGEND

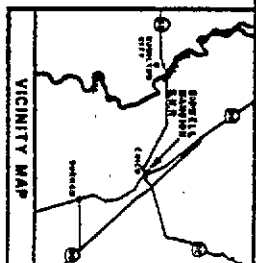
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[Solid Box]	HISTORIC BUILDING SITE 1849-1877
[Hatched Box]	HISTORIC STRUCTURES
[Dotted Box]	COLLEGE BUILDINGS
[Solid Line]	STATE PARK BOUNDARY

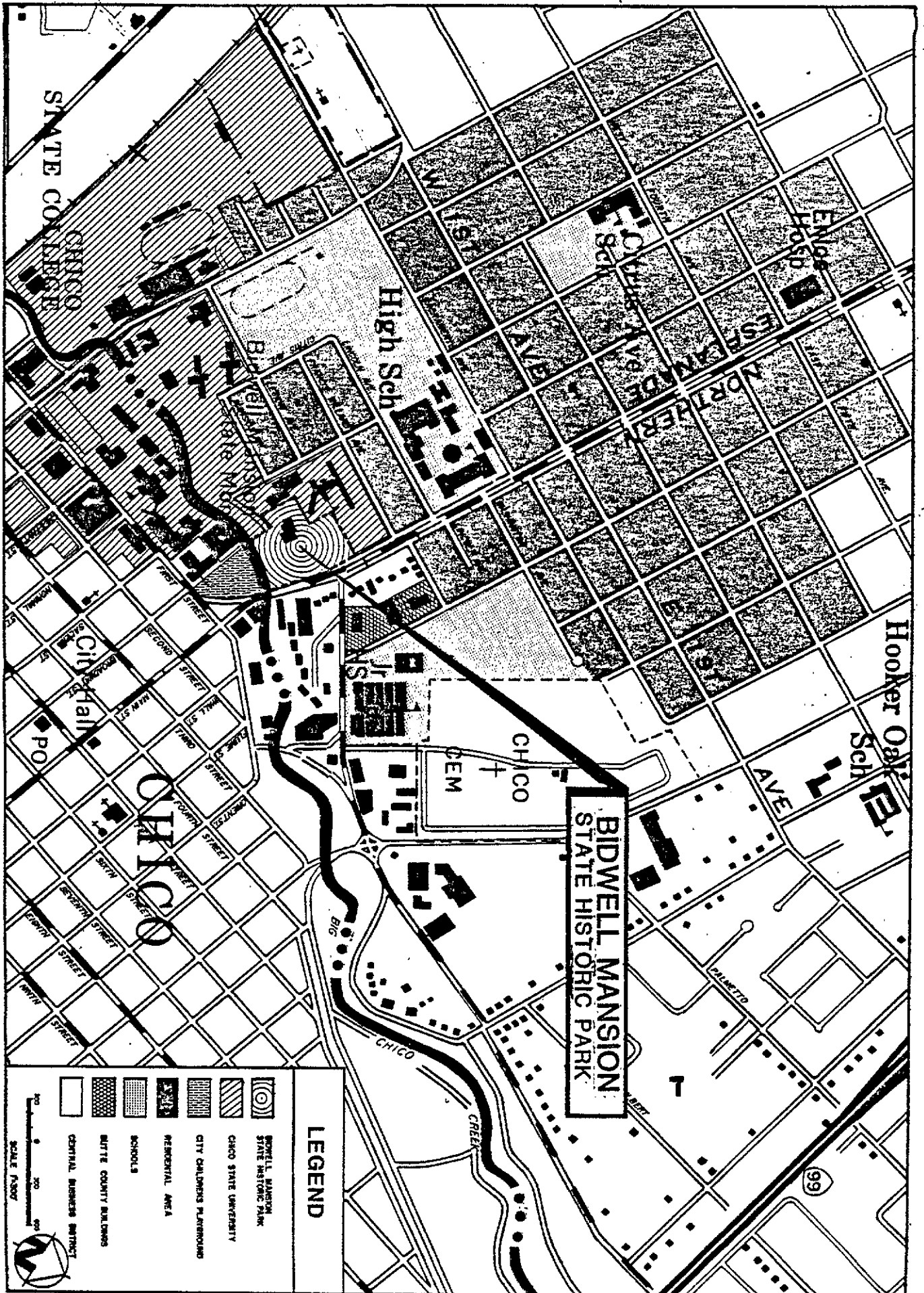




ALLOWABLE USE INTENSITY

USE INTENSITY CATEGORY	APPROPRIATE ACTIVITIES OR FACILITIES
(Diagonal hatching)	MAJOR STUDY, RECREATION
(Dotted pattern)	CULTURAL RESOURCE STUDY AND APPRECIATION; INFORMAL RECREATION ACTIVITIES
(Cross-hatching)	PARKS, ROADWAYS, VISITOR CENTER, LANDSCAPE
(Stippled pattern)	STATE PARK BOUNDARY

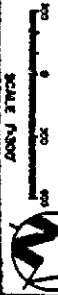


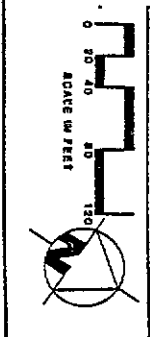
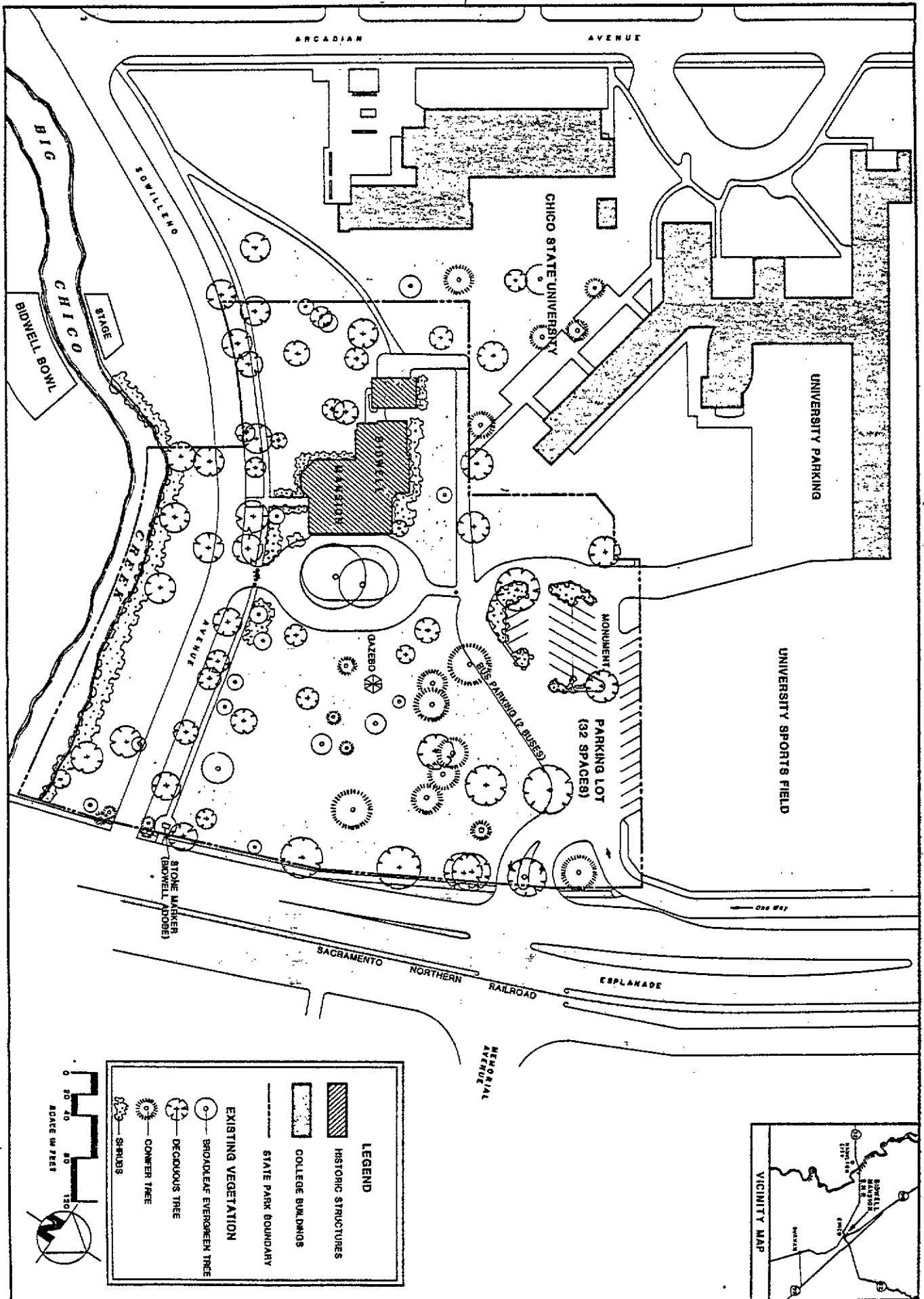


**BIDWELL MANSION
STATE HISTORIC PARK**

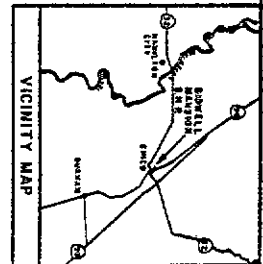
LEGEND

- BIDWELL MANSION STATE HISTORIC PARK
- CHICO STATE UNIVERSITY
- CITY CHILDREN'S PLAYGROUND
- RESIDENTIAL AREA
- SCHOOLS
- BIDWELL COUNTY BUILDINGS
- CENTRAL BUSINESS DISTRICT





LEGEND	
	HISTORIC STRUCTURES
	COLLEGE BUILDINGS
	STATE PARK BOUNDARY
	EXISTING VEGETATION
	BROADLEAF EVERGREEN TREES
	DECIDUOUS TREE
	CONIFER TREE
	SHRUBS

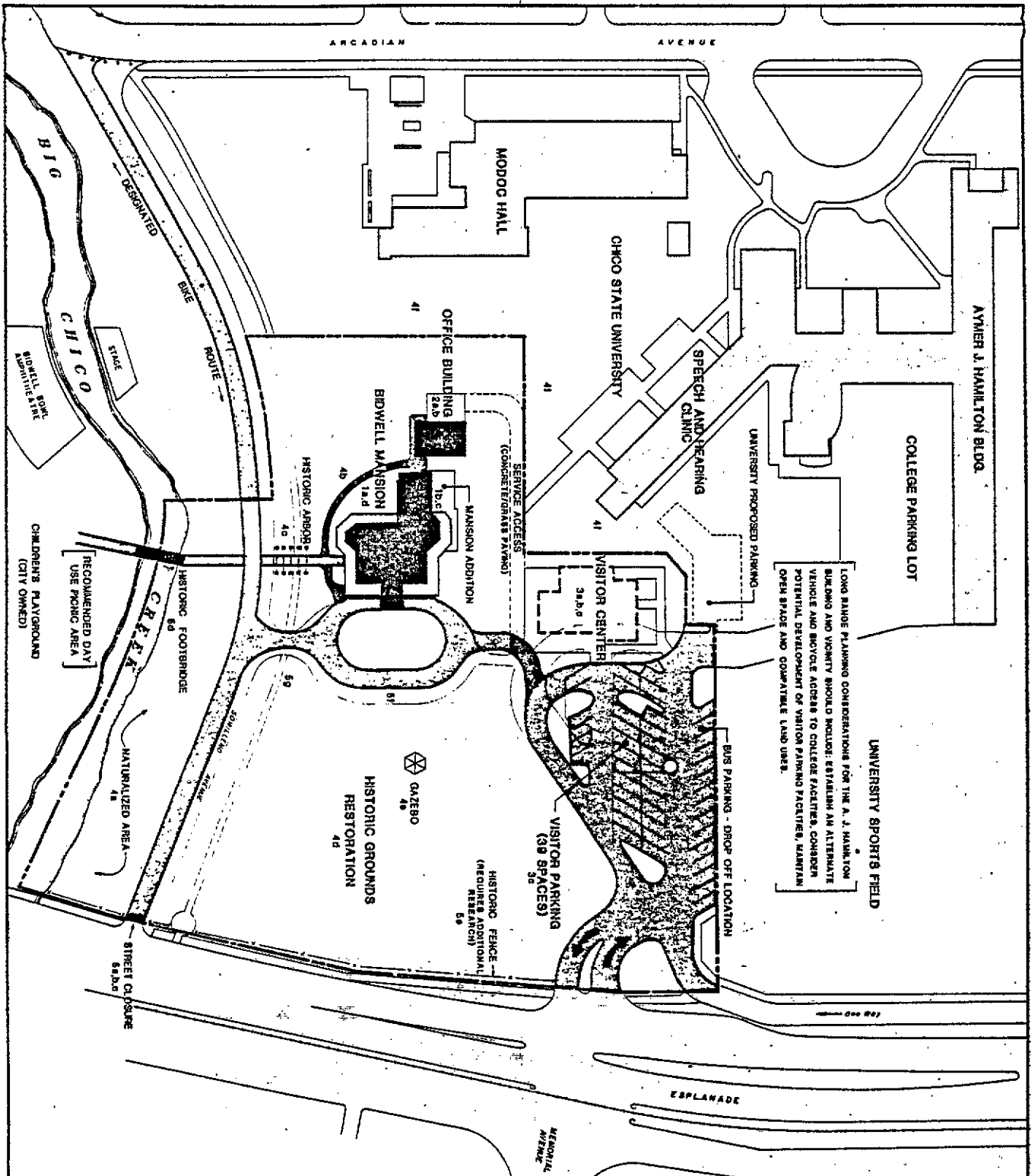


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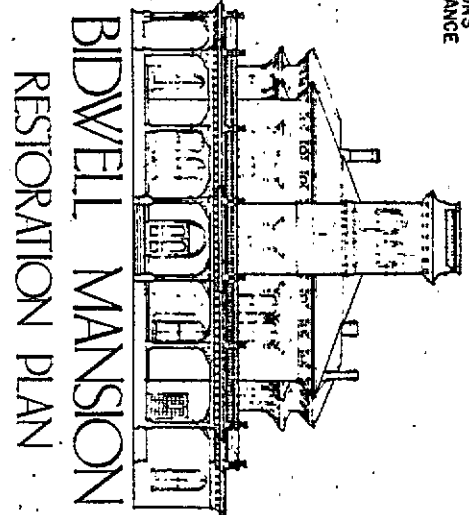
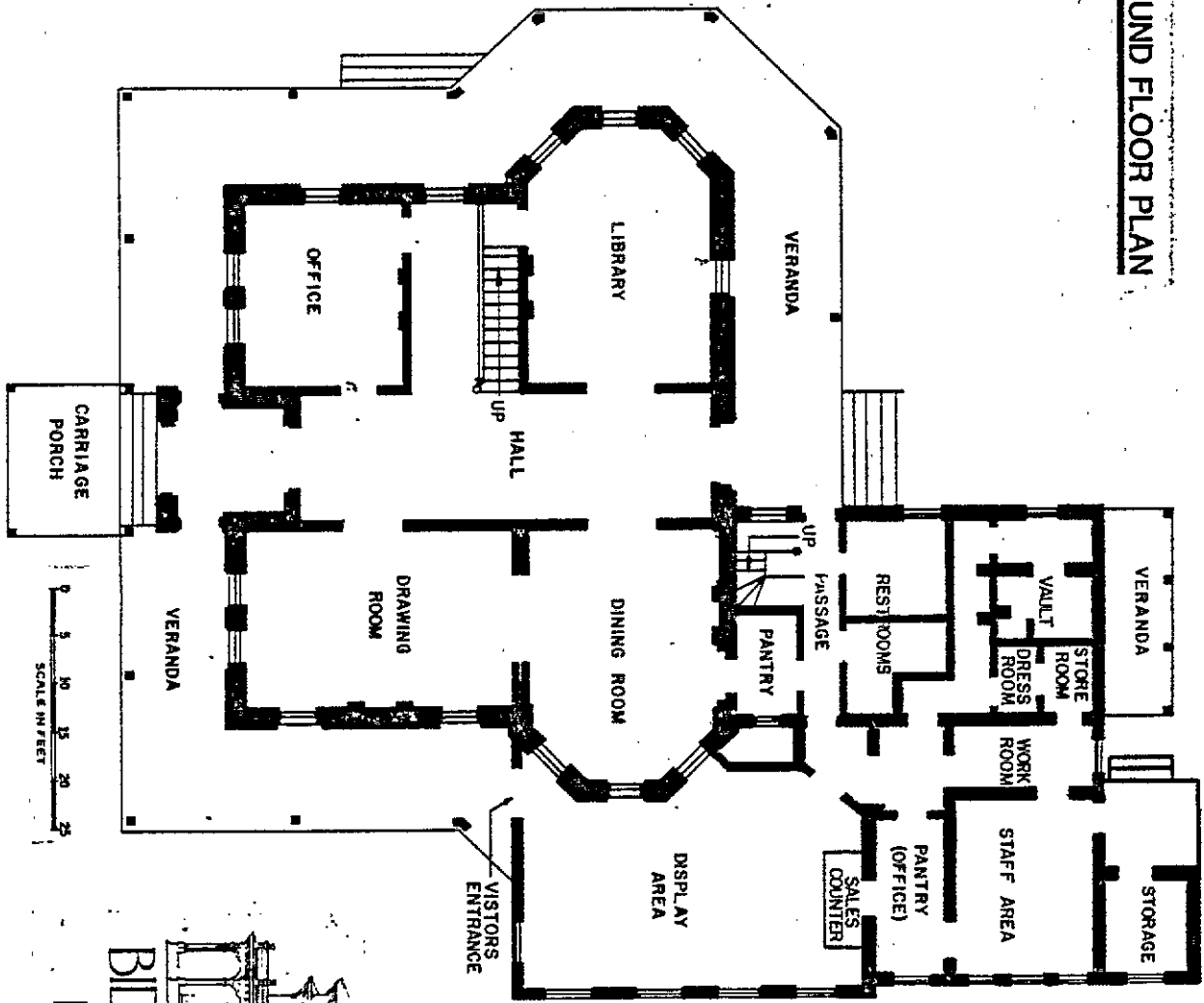
**BIDWELL MANSION STATE HISTORIC PARK
GENERAL PLAN
EXISTING CONDITIONS**

RESOURCES AGENCY OF CALIFORNIA
DEPARTMENT OF PARKS AND RECREATION
APPROVED: _____ DATE: _____

REVISIONS	DATE	DESCRIPTION






EXISTING - GROUND FLOOR PLAN

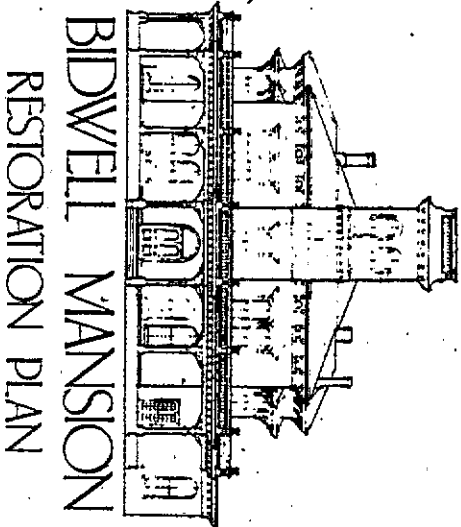
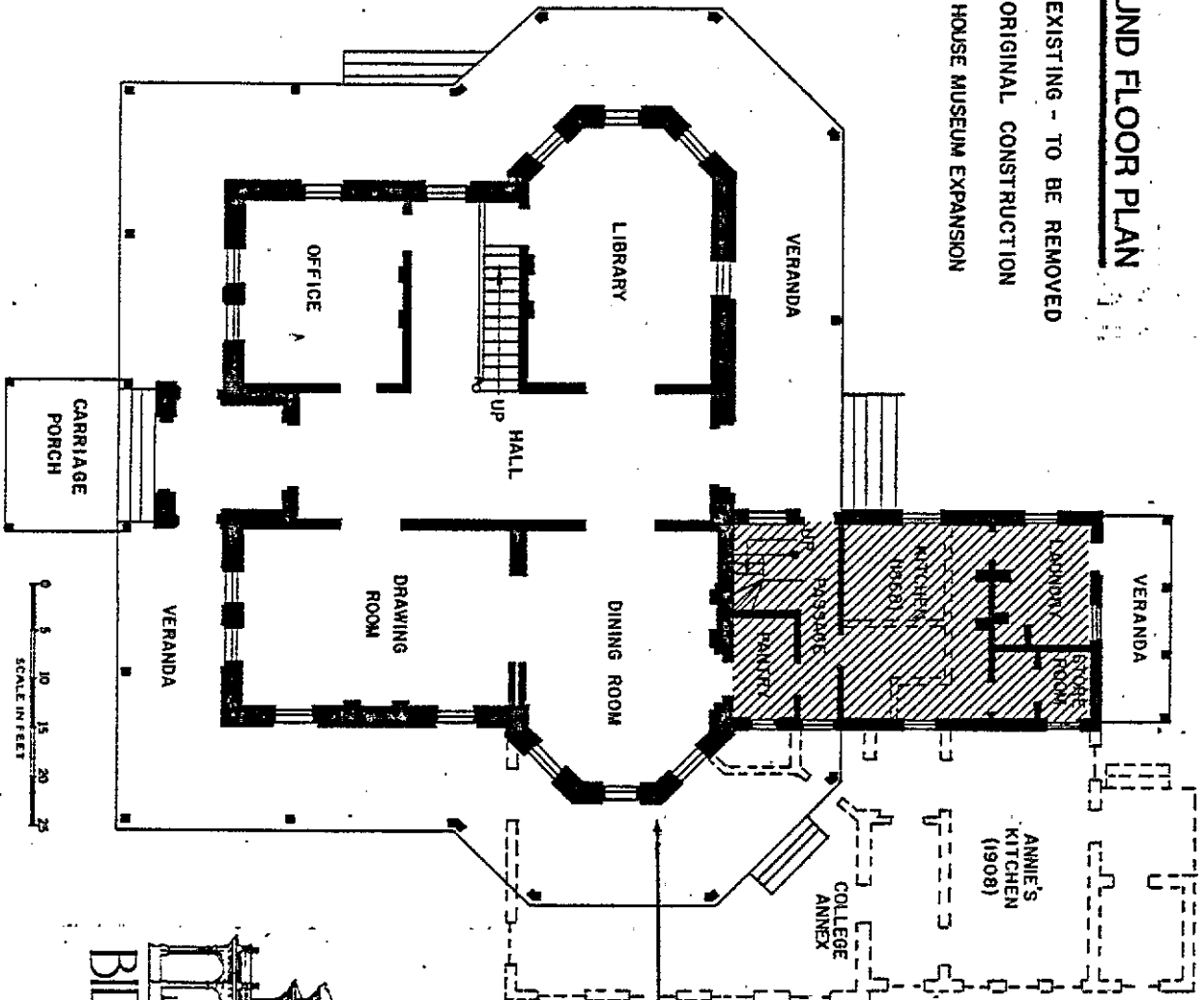


BIDWELL MANSION
RESTORATION PLAN

SHEET NO. 7 OF 16	DRAWING NO. 19314	BIDWELL MANSION STATE HISTORIC PARK GENERAL PLAN MANSION RESTORATION PLAN EXISTING GROUND FLOOR		RESOURCES AGENCY OF CALIFORNIA DEPARTMENT OF PARKS AND RECREATION APPROVED _____ DATE _____	REVISIONS 	DATE 	DESIGNED DRAWN CHECKED

PROPOSED - GROUND FLOOR PLAN

-  EXISTING - TO BE REMOVED
-  ORIGINAL CONSTRUCTION
-  HOUSE MUSEUM EXPANSION

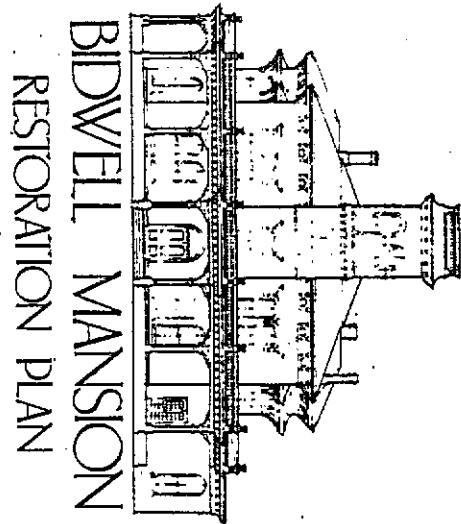
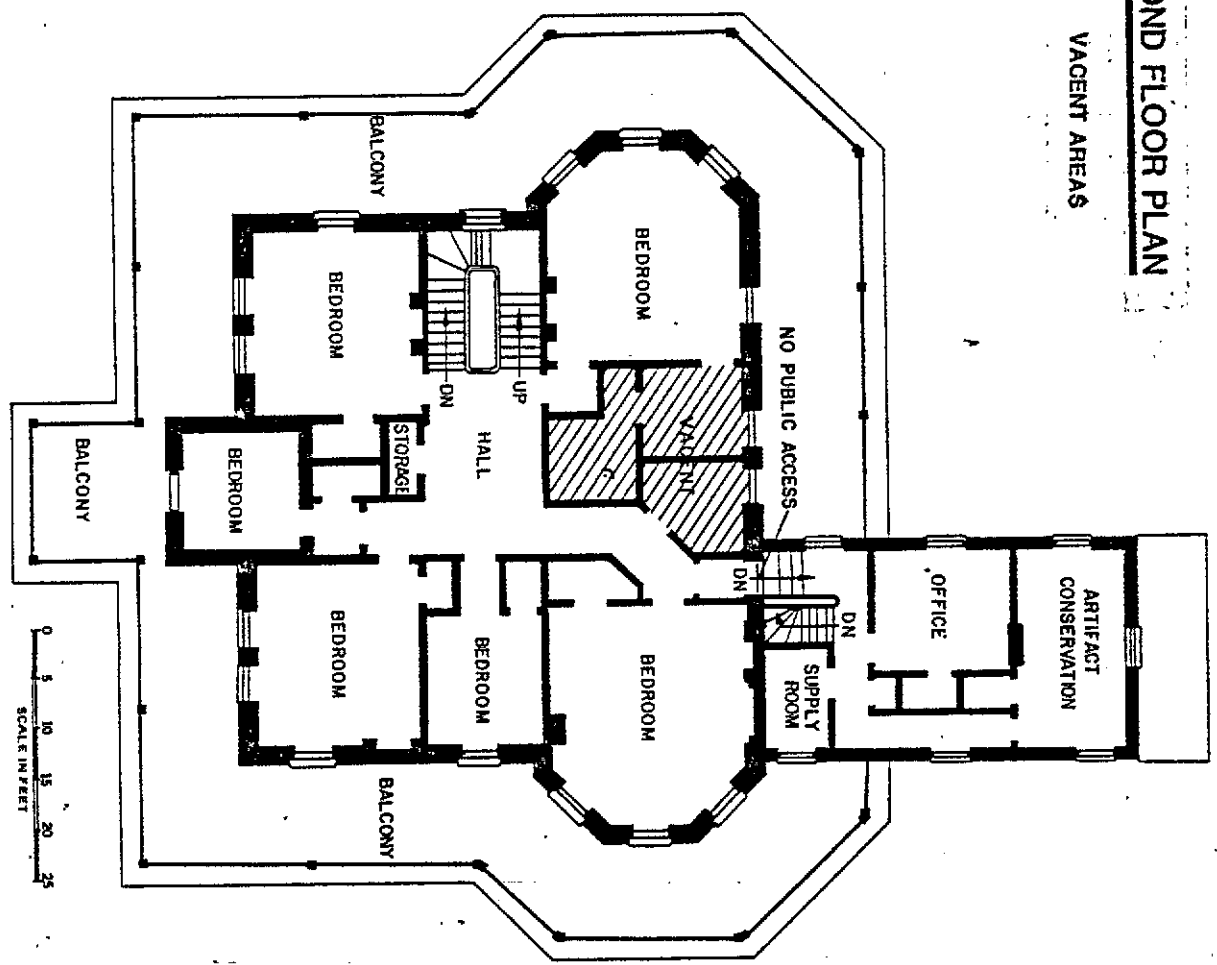


BIDWELL MANSION
RESTORATION PLAN

SHEET NO. 8 OF 16	DRAWING NO. 19314	BIDWELL MANSION STATE HISTORIC PARK GENERAL PLAN MANSION RESTORATION PLAN PROPOSED GROUND FLOOR	RESOURCES AGENCY OF CALIFORNIA DEPARTMENT OF PARKS AND RECREATION	REVISIONS 	DATE 	DESIGNED
	APPROVED _____ DATE _____			DRAWN 	CHECKED 	

EXISTING - SECOND FLOOR PLAN

▨ VACANT AREAS

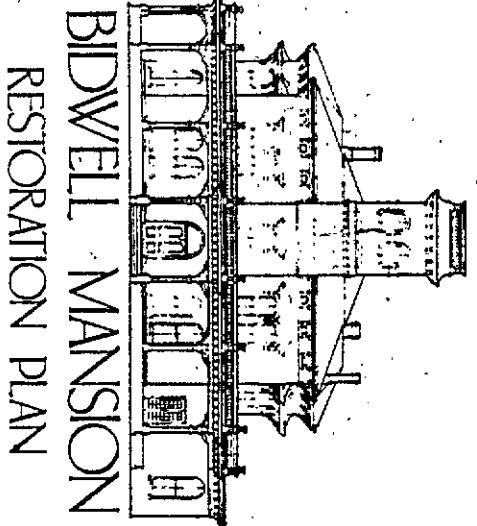
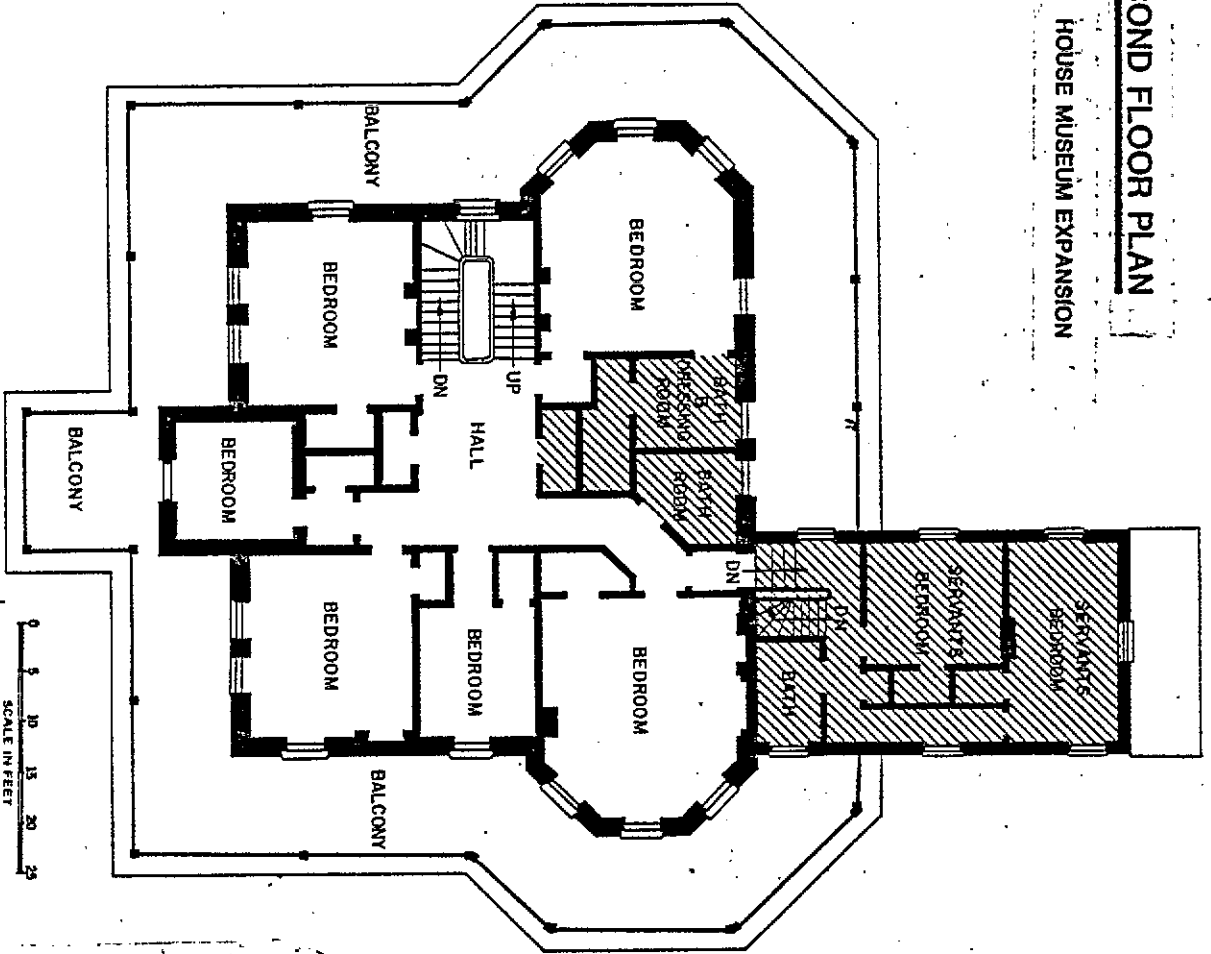


**BIDWELL MANSION
RESTORATION PLAN**

SHEET NO. 9 OF 16	DRAWING NO. 19314	BIDWELL MANSION STATE HISTORIC PARK GENERAL PLAN MANSION RESTORATION PLAN EXISTING SECOND FLOOR		RESOURCES AGENCY OF CALIFORNIA DEPARTMENT OF PARKS AND RECREATION		REVISIONS	DATE	DESIGNED
		APPROVED _____ DATE _____						DRAWN
								CHECKED

PROPOSED - SECOND FLOOR PLAN

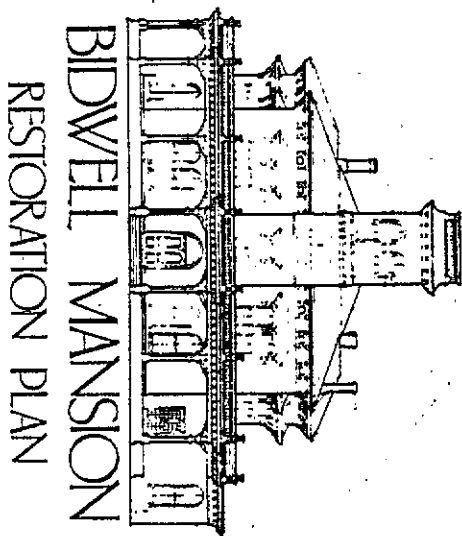
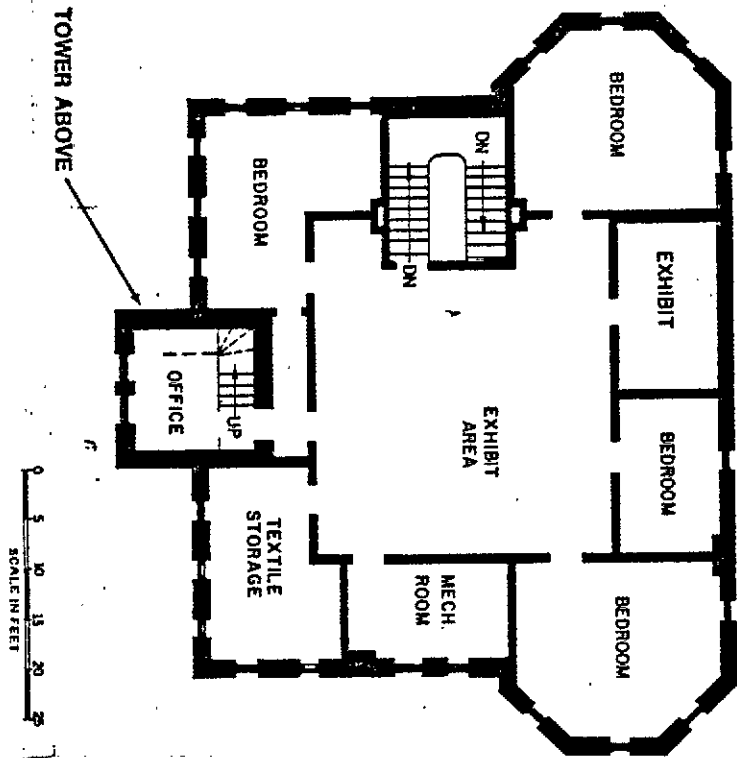
||||| HOUSE MUSEUM EXPANSION



**BIDWELL MANSION
RESTORATION PLAN**

SHEET NO. 10 OF 16	DRAWING NO. 19314	BIDWELL MANSION STATE HISTORIC PARK GENERAL PLAN MANSION RESTORATION PLAN PROPOSED SECOND FLOOR	RESOURCES AGENCY OF CALIFORNIA DEPARTMENT OF PARKS AND RECREATION	REVISIONS	DATE	DESIGNED
		APPROVED _____ DATE _____	_____	_____	DRAWN	
		_____	_____	CHECKED		

EXISTING - THIRD FLOOR PLAN

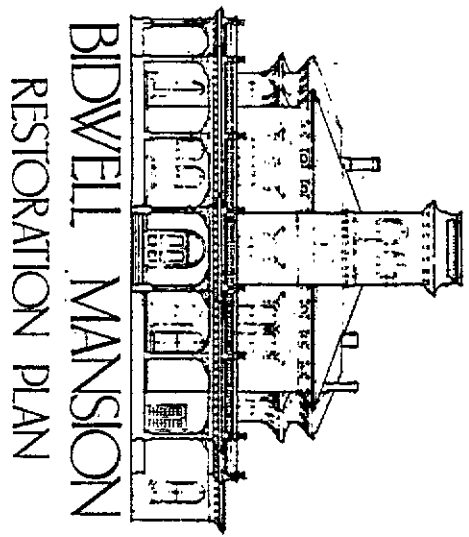
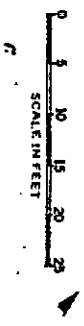
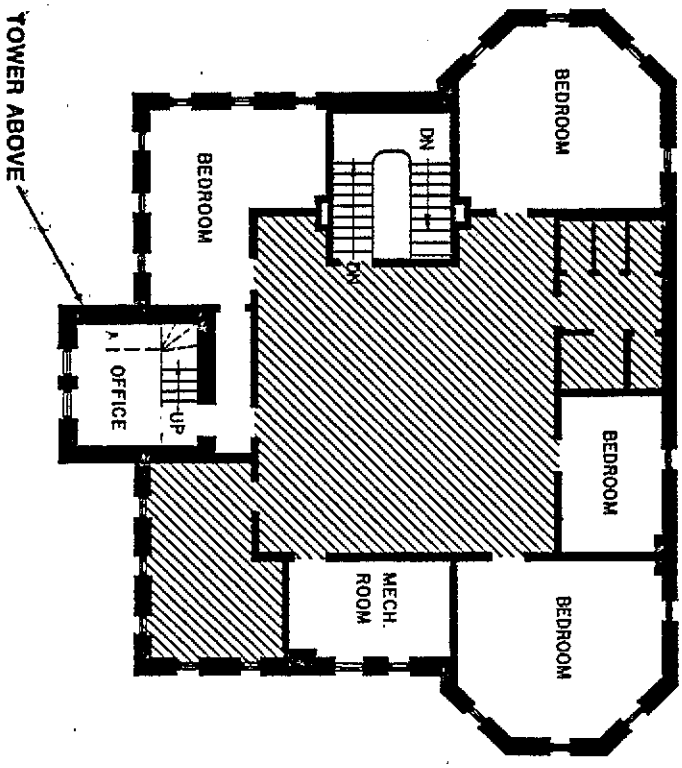


**BIDWELL MANSION
RESTORATION PLAN**

SHEET NO. 11 OF 16	DRAWING NO. 19314	BIDWELL MANSION STATE HISTORIC PARK GENERAL PLAN MANSION RESTORATION PLAN EXISTING THIRD FLOOR		RESOURCES AGENCY OF CALIFORNIA DEPARTMENT OF PARKS AND RECREATION APPROVED _____ DATE _____	REVISIONS	DATE	DESIGNED
		CHECKED	DRAWN		CHECKED		

PROPOSED - THIRD FLOOR PLAN

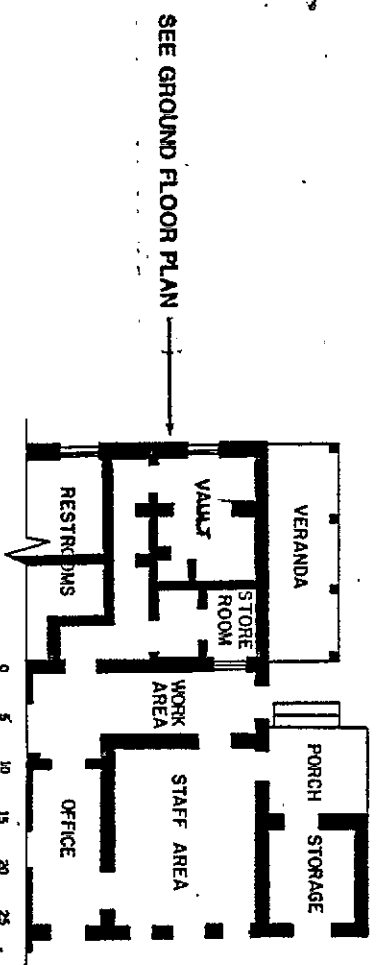
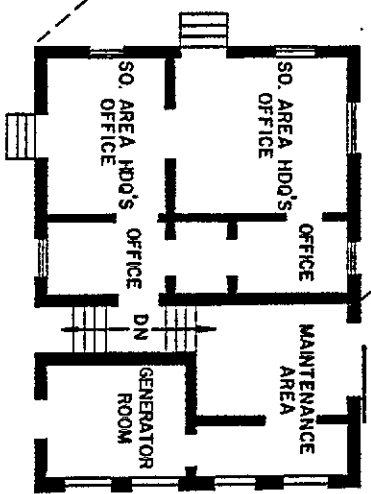
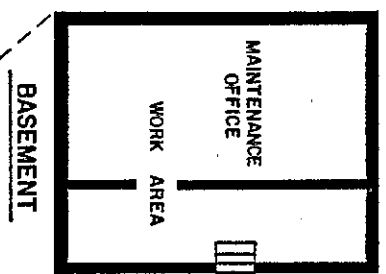
HOUSE MUSEUM EXPANSION
REQUIRES ADDITIONAL RESEARCH



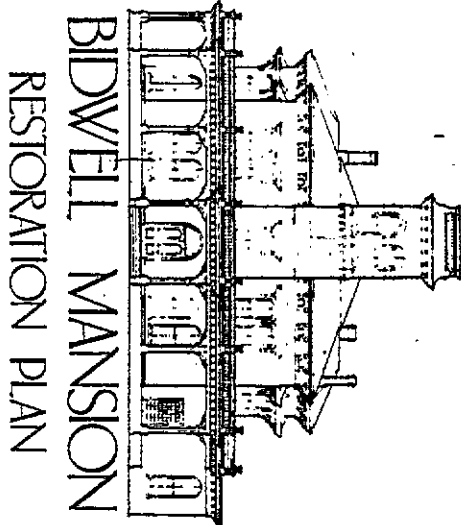
BIDWELL MANSION
RESTORATION PLAN

SHEET NO. 12 OF 16	DRAWING NO. 19314	BIDWELL MANSION STATE HISTORIC PARK GENERAL PLAN MANSION RESTORATION PLAN PROPOSED THIRD FLOOR	RESOURCES AGENCY OF CALIFORNIA DEPARTMENT OF PARKS AND RECREATION APPROVED _____ DATE _____	REVISIONS	DATE	DESIGNED
				(Empty space for revisions)	(Empty space for date)	DRAWN
				(Empty space for revisions)	(Empty space for date)	CHECKED

EXISTING - OFFICE BUILDING PLAN



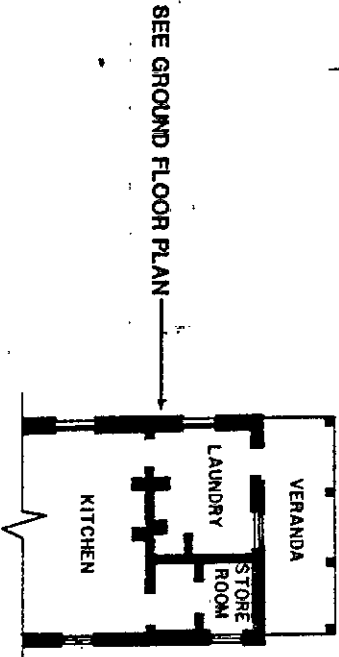
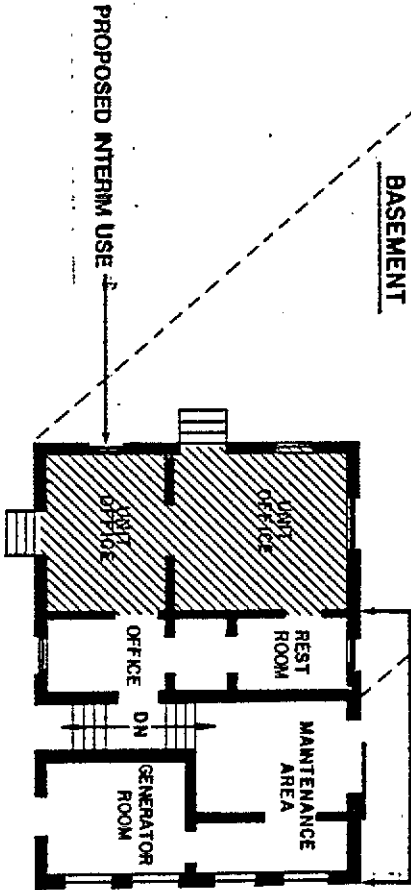
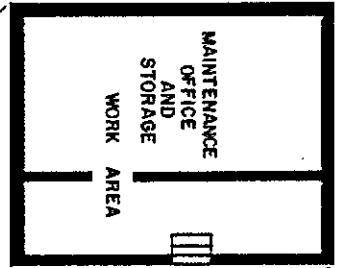
0 5 10 15 20 25
SCALE IN FEET



SHEET NO. 13 OF 16	DRAWING NO. 19314	BIDWELL MANSION STATE HISTORIC PARK GENERAL PLAN MANSION RESTORATION PLAN EXISTING OFFICE BLDG PLAN		RESOURCES AGENCY OF CALIFORNIA DEPARTMENT OF PARKS AND RECREATION		REVISIONS	DATE	DESIGNED
		APPROVED _____ DATE _____						DRAWN
								CHECKED

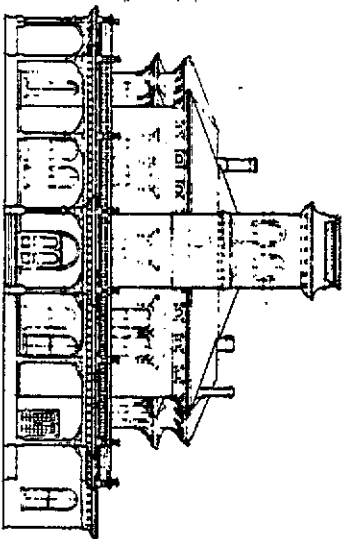
PROPOSED - OFFICE BUILDING PLAN

 FUTURE HOUSE MUSEUM
 REQUIRES ADDITIONAL RESEARCH



BUILDING ADDITION - CR. 1920 RETAIN FOR OPERATIONS USE

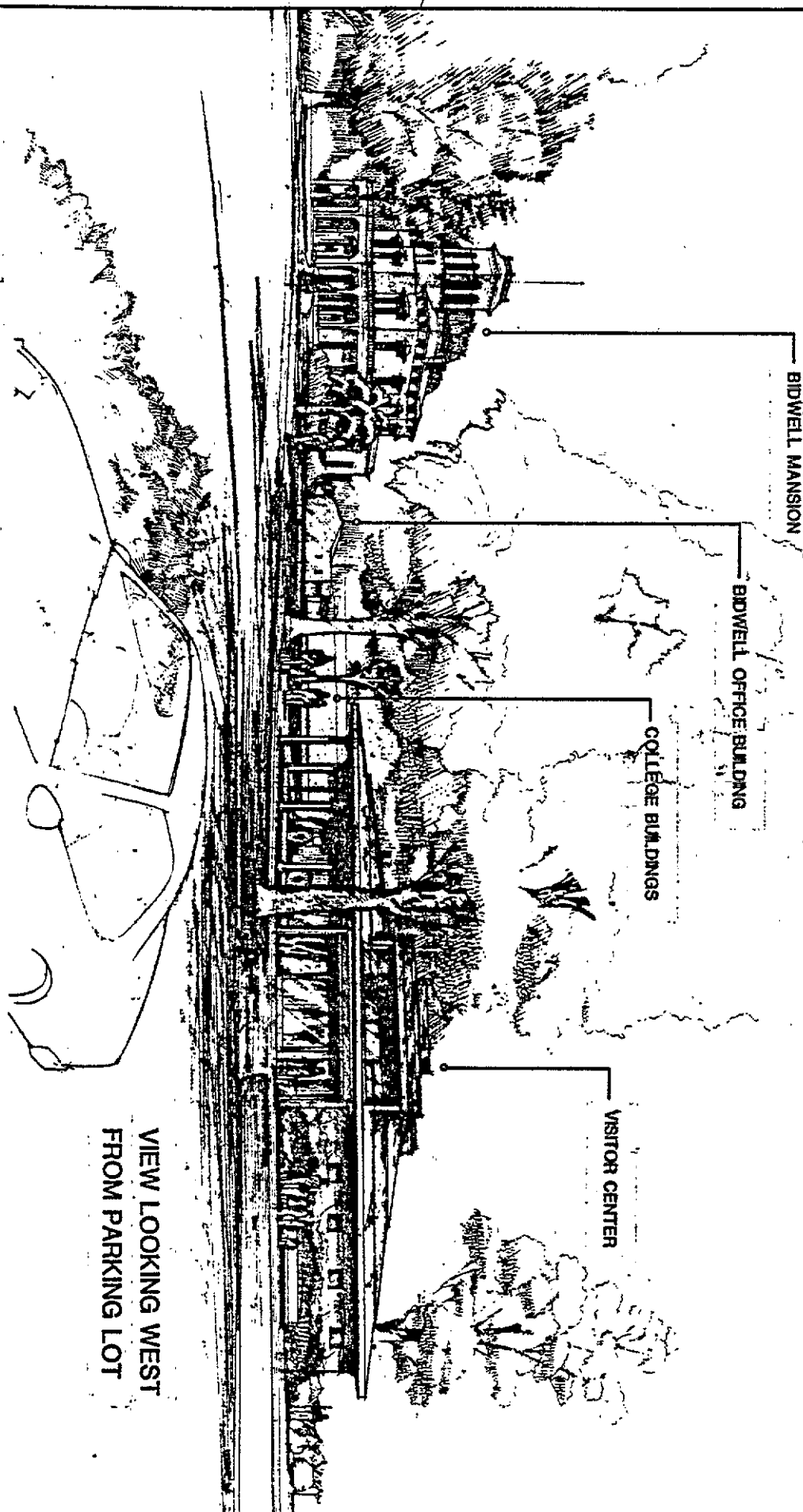
NOTE: REFER TO GENERAL PLAN FOR POSSIBLE ADAPTIVE USE AND FUTURE CONSIDERATIONS.



BIDWELL MANSION RESTORATION PLAN

BIDWELL MANSION STATE HISTORIC PARK GENERAL PLAN MANSION RESTORATION PLAN PROPOSED OFFICE BLDG PLAN	RESOURCES AGENCY OF CALIFORNIA DEPARTMENT OF PARKS AND RECREATION	REVISIONS _____	DATE _____	DESIGNED _____
	APPROVED _____ DATE _____	DRAWN _____		
	DRAWING NO. 19314	CHECKED _____		

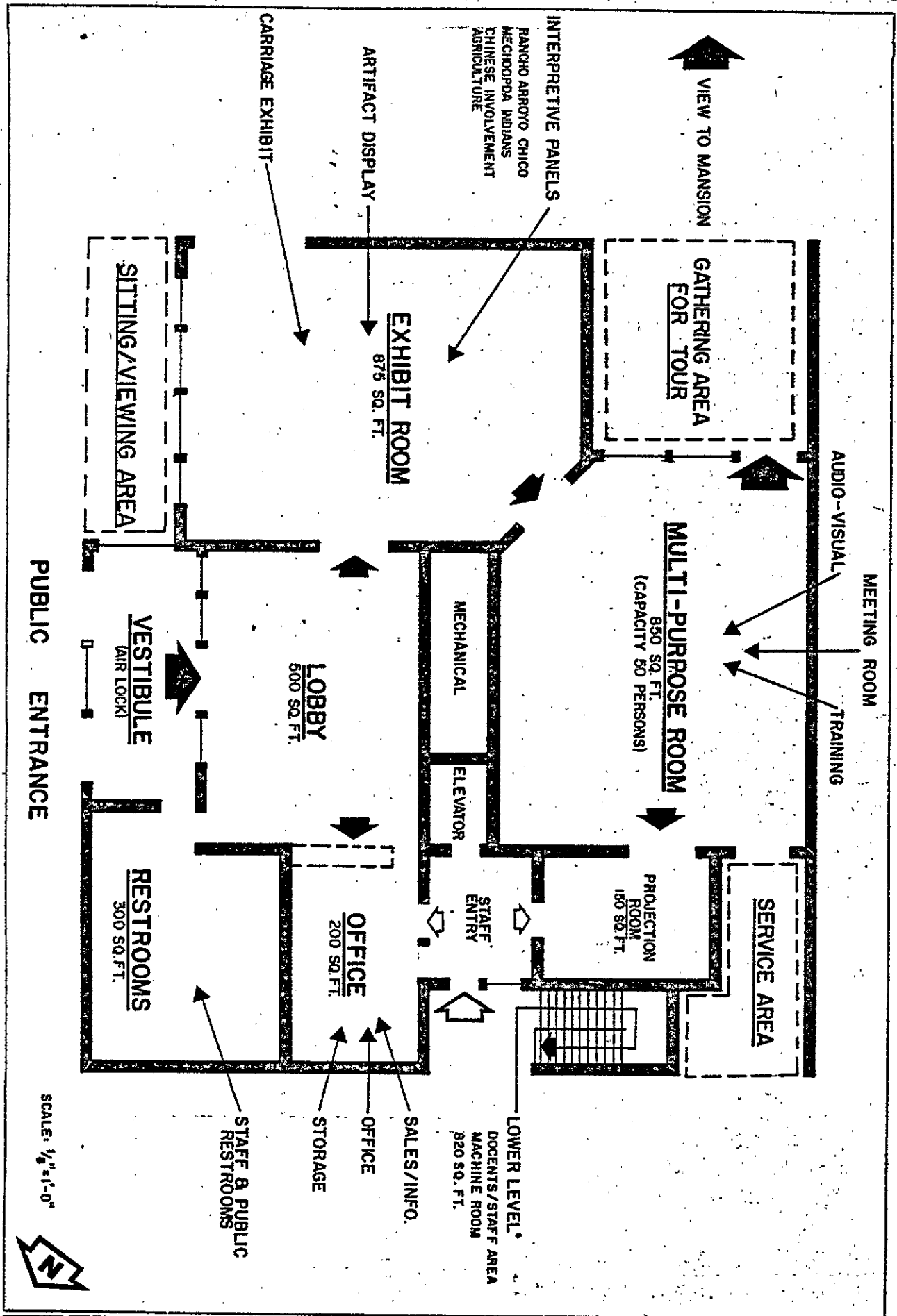
SHEET NO.
 14
 OF
 16



**BIDWELL VISITOR CENTER
CONCEPTUAL DESIGN STUDY**

**VIEW LOOKING WEST
FROM PARKING LOT**

SHEET NO. 15 OF 16	BIDWELL MANSION STATE HISTORIC PARK GENERAL PLAN	RESOURCES AGENCY OF CALIFORNIA DEPARTMENT OF PARKS AND RECREATION	REVISIONS	DATE	DESIGNED
	VISITOR CENTER CONCEPTUAL DESIGN STUDY	APPROVED _____ DATE _____	DRAWN	CHECKED	
	EXISTING NO. 19314				



SHEET NO. 16 OF 19	DRAWING NO. 19314	BIDWELL MANSION STATE HISTORIC PARK GENERAL PLAN VISITOR CENTER CONCEPTUAL DESIGN STUDY		RESOURCES AGENCY OF CALIFORNIA DEPARTMENT OF PARKS AND RECREATION		REVISIONS		DATE	DESIGNED
		APPROVED _____ DATE _____		APPROVED _____ DATE _____		_____		_____	DRAWN
		_____		_____		_____		_____	CHECKED