

July 28, 2009

Oregon Department of Environmental Quality
750 Front Street, Suite 120
Salem, Oregon 97301

Attention: Mr. Jim Glass

Subject: Historic Survey of Senz Automotive Service
210 South Maple Street
Yamhill, Oregon
File No. 2787-039-01

INTRODUCTION

The Oregon Department of Environmental Quality (DEQ) retained GeoEngineers to conduct a historic building survey for the service station building at the Senz Automotive Service facility located at 210 South Maple Street, Yamhill, Oregon (site). The location of the site is shown in Figure 1. The facility (Figure 2 - photograph 1) is currently owned by John Pitfido, and is the site of a commercial service station, an aboveground gasoline/diesel storage tank (AST), and paved and unpaved parking areas. GeoEngineers completed the services described herein under DEQ Task Order No. 58-08-16 and in general accordance with the June 16, 2009 draft scoping Task Order.

GeoEngineers, working on behalf of the DEQ, plans to remediate gasoline-contaminated soil by excavating contaminated soil and transporting it off-site for disposal at a licensed facility. The concentrations of gasoline-range hydrocarbons and associated constituents in soil and groundwater at some areas of the site pose a potentially unacceptable risk to human health. The horizontal and vertical extent of planned excavation has not been fully defined; however, data indicates that some of the most highly contaminated soil underlies the service station building. Therefore, portions or all of the building will be removed to provide access to the soil for removal. Following removal, excavation areas will be backfilled with clean imported fill material.

FINDINGS

The Senz Automotive Service property is commercially developed and includes an active service station with an AST on the south side of the building, and an unpaved back lot (see photograph 1). The site comprises approximately 0.42 acres and includes a 2,784-square-foot building, a 5,227-square-foot paved parking lot and a 10,454-square-foot unpaved back lot.

The building was constructed in the mid-1930s from locally fired clay tiles at the Yamhill Tile Works. The Yamhill Tile Works was located near what is now East First and Ash Streets, Yamhill, Oregon. The building was originally constructed as a service station and automotive machine shop.

The Senz Automotive Service building is an oblong, one-story, front-gabled building made of clay fired tiles (six-hole section cavity tile 6 inches by 13 inches) placed on a concrete wall foundation. The west side (rear of the building) has the clay tile exposed, while the north and south side tiles have been painted. The east side, or front of the building, has stucco covering the clay tiles. The interior floor is a poured

concrete slab. The front of the building has a secondary dropped roof that extends to provide canopy cover for the dispensers. The front-gabled roof covering the garage portion of the building is a low pitch (less than 30 percent slope) common rafter with ridge board and tie beams that produce an extended rafter-plate joint with a “W” trussing system, creating an open eave enclosed rafter with fascia on the garage portion and an open eave enclosed rafter with fascia and soffit over the canopy portion. The rafter system is held up by four interior below wall wooden support posts measuring 8 inches by 10 inches set on concrete footings. The roof is composed of sheets of corrugated tin with ribbed joints for the garage portion and composite shingles on the canopy portion.

Numerous alterations have taken place since the original construction of the building in the mid-1930s. The original roofing material over the garage portion was composite shingles that was covered with corrugated metal panels in the mid-1980s. The original pump canopy was supported by steel posts that were replaced by square wood columns placed on brick bases in 1997. Also added in the late 1990s, were the brick flower beds (1998) and the brick front facing on the exterior walls of the office (1997). Additionally, two exterior roll up doors, measuring 9 feet 4 inches by 10 feet 10 inches, were installed in the east side of the building in the late 1980s (Figure 2 - photograph 2). The north side of the building originally had a sliding bay door, measuring 9 feet by 8 feet that was replaced with a walk-through door in 2004 (Figure 3 - photograph 3). The two rear windows, on the west side of the building, have been modified (Figure 3 - photograph 4). The left window has been replaced with a single aluminum slider window and the right window was replaced with three separate push-out casement windows. The south side of the building has had a large portion of the original fired clay tiles removed and replaced with concrete blocks measuring 8 inches by 15 inches (Figure 4 - photograph 5). At the same time, a six-pane hopper window was installed in the new concrete block wall. The interior of the building was altered by the addition of a bathroom that was updated in 1996 (Figure 4 - photograph 6). The interior bathroom is constructed of wood 2 by 4s over laid with press-board and plywood and measures 11 feet 7 inches by 7 feet 8 inches and 8 feet 2 inches high.

RECOMMENDATIONS

In order for a cultural resource to be considered a “historic property” under National Register of Historic Places (NRHP) criteria (*i.e.*, eligible for inclusion on the NRHP), it must be demonstrated that the resource possesses *integrity* of location, design, setting, materials, workmanship, feeling, and association, and must meet at least one of the following four criteria delineated at 36 CFR 60.4 (Advisory Council on Historic Preservation, 2000):

1. That are associated with events that have made a significant contribution to the broad patterns of our history; or
2. That are associated with the lives of persons significant in our past; or
3. That embody the distinctive characteristics of a type, period or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
4. That has yielded, or may be likely to yield, information important in prehistory or history.

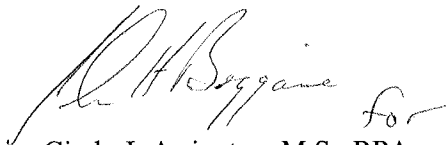
The Senz Automotive Service building does not retain sufficient integrity essential to convey its significance. The historic fabric of the building has been extensively compromised by the degree and extent of the alterations and modifications to its exterior façade and interior, including those made in the 1980s, 1990s and in 2004. The extensive alterations and modifications to the building, plus the

fundamental changes to the cultural landscape, with the accompanying loss of feeling and association, have culminated in an overall lack of integrity of this historic-era resource. Based on this analysis, GeoEngineers finds that the resource has no potential to yield additional information important to the history of the area, and the Senz Automotive building is recommended to not be eligible for listing on the NRHP.

We have prepared this report for the DEQ for the Historic Survey of Senz Automotive property located at South 210 Maple Street, Yamhill, Oregon. We trust the foregoing meets your needs. Please call if we can be of further assistance.

Sincerely,

GeoEngineers, Inc.



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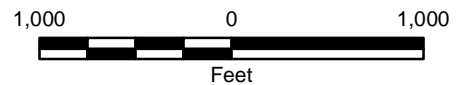
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Attachments: Figure 1. Senz Automotive Project
Figures 2...4. Photo Log

Map Revised: July 10, 2009

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Notes:

1. The locations of all features shown are approximate.
2. This drawing is for information purposes. It is intended to assist in showing features discussed in an attached document. GeoEngineers, Inc. can not guarantee the accuracy and content of electronic files. The master file is stored by GeoEngineers, Inc. and will serve as the official record of this communication.
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US Topographic Map from National Geographic Services
 (March 2008 - ArcWeb Extension)
 ESRI Data & Maps, Street Maps 2008
 Transverse Mercator, Zone 10 N North, North American Datum 1983
 North arrow oriented to grid north

Senz Automotive Project	
210 South Maple Street Yamhill, Oregon	
	Figure 1



Photo 1: Building overview, looking west



Photo 2: Roll up doors on the east side of the building

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Photo Log

Senz Automobile Service IRAM/Site Investigation
Yamhill, Oregon



Figure 2



Photo 3: 2004 installed "man-door" on north side of the building



Photo 4: Rear window replacements, west side of the building

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Photo Log

Senz Automobile Service IRAM/Site Investigation
Yamhill, Oregon



Figure 3



Photo 5: South side of building showing side window replacement



Photo 6: Showing interior modification

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Photo Log

Senz Automobile Service IRAM/Site Investigation
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