

# Columbia River Gorge Commission

#1 Town & Country Square • PO Box 730 • White Salmon WA 98672 • 509-493-5529

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## Land Use Application

MAR 10 2011

Applicant(s) **COLUMBIA RIVER GORGE COMM.** Property Owner(s)

**WA State Parks & Rec. Commission**  
**Attn: Alex McMurry, Historic**  
**Preservation Planner**  
**alex.mcmurry@parks.wa.gov**

Same

Mailing Address

Mailing Address

**PO Box 42650**  
**Olympia, WA 98504-2650**

Phone  
**(360)902-0930 office**

W/cell

W/cell

### Location of property:

Township 2N

Range 14E

Street Address none

Section & Qtr Section

**SE ¼ Section 6**

County Klickitat

Parcel Size (acres)

Tax Lot No(s)

✓ 0214060000200

**The Dalles Mountain Ranch is 3131 acres in size. This parcel is a full section (640 acres).**

Existing development and use of parcel

**Existing development: informal trailheads and trails, historic residential and agricultural buildings.**

**Use: public recreation and open space.**

Proposed use and/or development:

**Proposed project would rebuild historic Brune Cabin to retain and preserve this historic building.**

**Use: public recreation and open space (no change)**

Use of Adjacent Parcels

**State Park land**

**ACCEPTED**  
**MAR 29, 2011**  
**COLUMBIA RIVER GORGE COMMISSION**

Signature of the property owner(s) indicates that the property owner(s) is/are aware that an application is being made on the subject property. **Signature of the property owner(s) also authorizes the Gorge Commission or the Commission's designee(s) reasonable access to the site in order to evaluate the application.**

Applicant(s) signature

date **1 MARCH 2011**

Property owner(s) signature

date **3/1/11**

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**Application checklist:** The following is required to complete your application.

- Application form completed and signed
  - Project description
  - Site plan
  - Elevation drawings
  - Key viewing areas checklist
  - Names and addresses of adjacent property owners
  - Any additional information as required
- 

**Project description:** Describe your proposed project including details on all uses proposed; the size, height, color, and construction materials of all structures; and any other details which explain how your proposal meets the requirements of the Scenic Area Land Use Ordinance.

The Washington State Parks Commission (State Parks) proposes to reconstruct the historic Brune Cabin at Dalles Mountain Ranch. The cabin, constructed by Henry F. Brune about the time of his homestead on this parcel in 1888, is a 12 foot by 15 foot box constructed building with a side gable roof. The house matches the description Brune included in his homestead application. It is of box or single wall construction, which means that the exterior walls have no stud cavities. The exterior board and batten siding is connected directly to the interior beadboard finish surface.

The Brune Cabin is significant within the Dalles Mountain Ranch landscape as the last remaining homestead building standing. It is listed as a contributing feature of the Washington Heritage Register district. For further information, see the nomination form for the Homesteads of the Dalles Mountain Ranch Historic District which is on file at DAHP. Information specific to the Brune Cabin can be found on Pages 12-13 of Section 7 in the nomination, while general information on the district is found in Section 8.

Prior to the deconstruction, the majority of the roof shingles were missing and approximately 2/3 of the south-facing wall was missing. In recent years, the building had developed a significant "lean" and was dramatically out of plumb. The building was temporarily braced at the exterior (east and north sides) to attempt to prevent total collapse of the building. The project became necessary due to concern that the building would not survive a harsh winter.

The proposed project disassembled the Brune Cabin between October 8 and 10 of 2010. The building was documented through drawings and photography in place prior to the disassembly. The roof structure was removed first, and representative pieces saved for use as templates in the reconstruction. A numbering system was developed to label each individual piece of the exterior walls as they were systematically and carefully disassembled. All four exterior walls were completely disassembled into individual pieces. The pieces were assessed for condition to determine those which can be used in the reconstruction.

Once the walls were disassembled, the floor structure was documented for future reconstruction. The condition of the individual floor members will not allow for their re-use. Important details of the construction were be noted. The disassembled pieces of the barn are being stored on the property over the winter in one of the agricultural buildings on the site.

The documentation and disassembly was a joint effort between State Parks and the Historic Preservation Program at Clatsop Community College. Students provided the bulk of the labor, with close oversight by State Parks and professional college staff. The students prepared a report detailing the building during its deconstruction, which is included with this application as Attachment 1. Important information relating to the reconstruction is found on pages 17-21 (elevations).

In May of 2011 (May 6-8), the student group will again come back to Dalles Mountain Ranch to reconstruct the Brune Cabin. Sufficient exterior material remains to fully and accurately reconstruct the

exterior. Sufficient material and evidence also remains at the interior to fully finish the walls and ceiling. The south wall, which was partially missing, will be reconstructed with a window and door opening that are evident in the nail patterns of the deconstructed building. The height and width of the window are known based on nailing patterns and shadow lines on the remaining structure, as is the width of the doorway. The single window and door will not be reconstructed as there is currently no information regarding the configuration or appearance of these elements. Where new materials are required, they will duplicate the original in size, texture, and appearance. No paint finish will be applied, as there is no indication that the building was ever painted. The building will be reconstructed at its original location, with one change to help increase the longevity of the structure. The existing floor system, which sits on grade, will be elevated on pressure treated lumber set on concrete pier blocks to provide a more solid footing. No formal foundation will be created, but pier blocks will be used to elevate the building above the surrounding grade. Overall, the building will be elevated approximately 10 inches as the pier blocks will be set into the ground. The roof will be re-clad with wood shingles, using the remaining skip sheathing to guide the exposure.

Because the project will involve a limited amount of ground disturbance to level the site and place new pier blocks, archaeological testing was conducted at the project site. A report summarizing these efforts is included as Attachment 2. It is estimated that under 3 yards of material will be moved as part of these grading activities.

Funding for the proposed project is from general operating funds in the Historic Preservation Program of Washington State Parks. Salvaged materials will be used whenever possible, and new materials will match the old in size and texture.

The reconstructed building will match the original in size, being approximately 15' x 12' in plan (180 square feet), with an eave height of approximately eight feet on the south side. The ridge height will be approximately 14 feet above grade.

While Key Viewing Areas are visible from the project site, including the Columbia River and Interstate 84. However, due to the small scale of the building and its unpainted finish it is not discernable from these Key Viewing Areas by the naked eye. The building is approximately 2.9 miles from the Columbia River and 3.7 miles from Interstate 84 (measured as the crow flies).

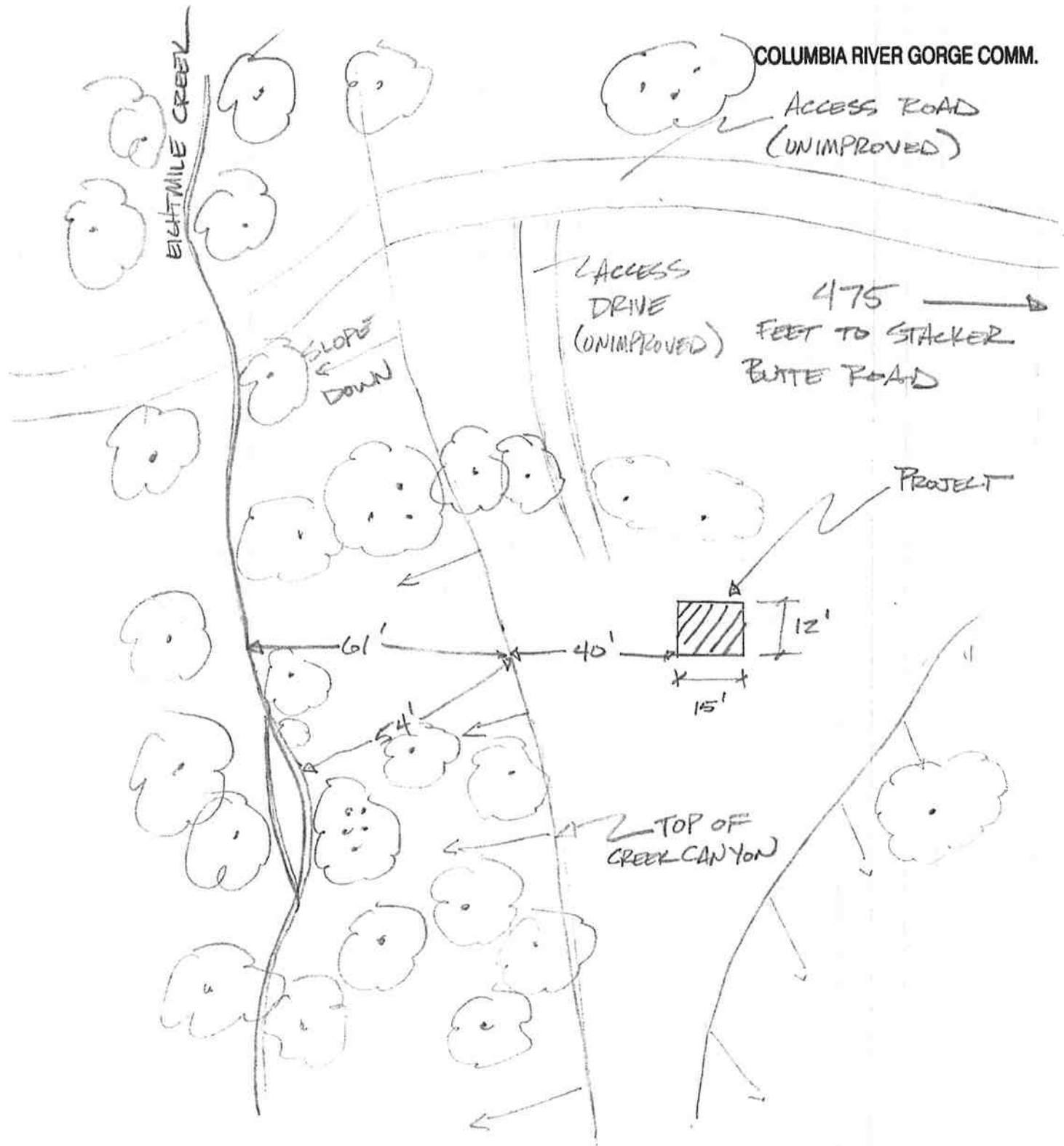
The project will adhere to both Washington State Parks' Cultural Resource Management Policy and the Secretary of the Interior's Standards. It will also meet the GMA Goals as described in Chapter 2 (Cultural Resources) of the Columbia River Gorge Management Plan. Specifically, it will protect and enhance the historic Brune Cabin. Consistent with both WSPRC Policy and the SOI *Standards for the Treatment of Historic Properties*, the cabin will be reconstructed on the exact site it was removed from and all materials will be replaced in-kind as necessary. Since the proposed project will adhere to the Secretary's *Standards*, no adverse effect is anticipated as a result of the project. While a reconnaissance survey is not required in this instance, during the life of the project the building will be well documented and recorded on a Historic Property Inventory Form which will be submitted to DAHP following the reconstruction. Both the existing condition and the reconstructed condition will be recorded on the HPI. The Brune Cabin has been determined to be a significant historic resource as a contributing feature of the surrounding historic district.

The use of the Brune Cabin will not change as a result of the proposed project. It currently is unused, but is an important feature of the Dalles Mountain Ranch landscape. No formal use for the cabin is planned, it will remain in passive use for park visitors to appreciate. The proposed project meets the requirements of the Scenic Area. The area surrounding the Brune Cabin is designated as a Recreational Intensity Class 1 in a Grassland Landscape setting. The land use designation is currently Large Scale Agriculture. The proposed project will not change the use of either the cabin itself or the surrounding area. The visual impact of the reconstruction will be minor, and limited to a brief period of time in which the new wood materials will age to a weathered gray appearance. No artificial patinas will be introduced, and no paints will be used. The character defining features of the building will be retained and reconstructed, and the overall character of the surrounding area will not change as a result of the proposed project.

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COLUMBIA RIVER GORGE COMM.



BRUNE CABIN SITE PLAN - 1" = 30'

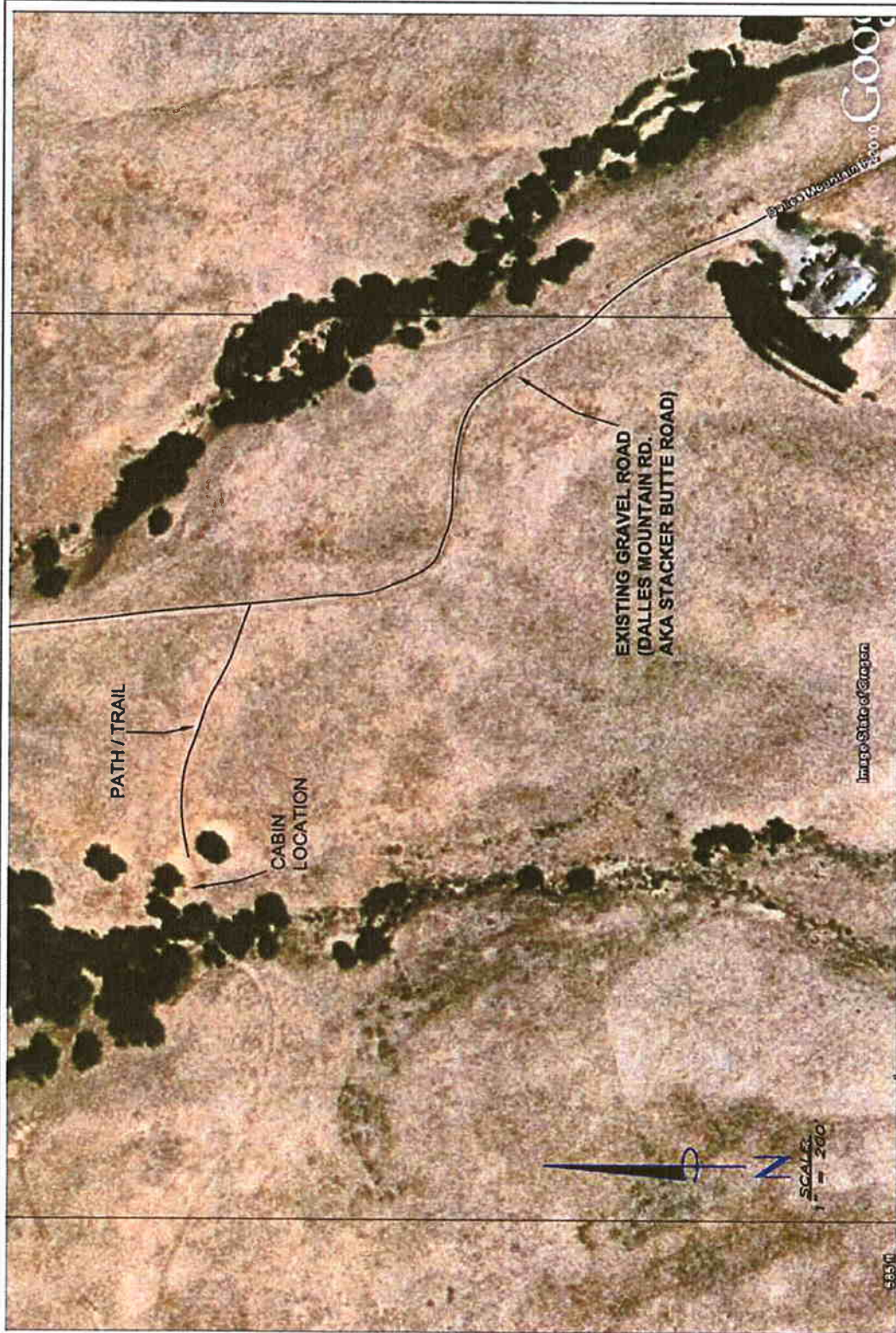
ALL TREES INDICATED ARE OAKS  
CREEK DIMENSIONS TO ORDINARY HIGH WATER (EST.)

# SITE PLAN



Photograph 4: View to the Southeast

# SITE PLAN



HENRY F. BRUNE HOMESTEAD CABIN SITE  
 AREA MAP AT 1" = 200'  
 LOCATED IN NW CORNER OF THE SE CORNER OF SECTION 6  
 TOWNSHIP 2 NORTH, RANGE 14 EAST, WILLAMETTE MERIDIAN  
 COLUMBIA HILLS STATE PARK, KLIKITAT COUNTY, WASHINGTON

FIELD WORK PERFORMED ON OCTOBER 9 & 10 2010