

# Categorical Exclusion Documentation

## A. Background

**BLM Office:** Prineville Field Office

**NEPA Log #:** DOI - BLM - OR – P060 - 2012 - 0042 - CX

**Project/Lease/Serial/Case File #:** N/A

**Proposed Action Title:** The Section Foreman's House Renovation (T.5S, R. 14 E., Sec. 5, and W.M.)

**Location:** The Section Foreman's house, locally known as the Depot House, is located about one half mile upriver from Maupin, Oregon, on the BLM access road on the east bank of the lower Deschutes river.

**Background:** The Section Foreman's House was constructed in 1910 by the Des Chutes Railroad Company, a subsidiary of the Union Pacific Railroad. It is a standard railroad design, commonly used in hot, arid climates for housing. It has a wide porch appropriate for sleeping outside during hot summer months. The BLM acquired the building and property in 1968 from a private landowner. It was listed on the National Register of Historic Places on November 29, 2006, based on its association with railroad construction in the early 1900's.



Early work to restore Union Pacific colors with members of Archaeological Society of Central Oregon

Although the BLM has done general upkeep and minor upgrades, no major work has been performed on the building in the 44 years of BLM ownership. The building is in need of structural, electrical, plumbing, drainage, mechanical, and fire alarm upgrades. Over the years, the Section Foreman's House and porch has settled significantly and unevenly, over six inches front to back and four inches side to side.

Drainage and ventilation problems have contributed to the buildings deterioration. There are currently no foundation vents and the east side of the lot naturally drains toward the house. The foundation, floor beams, floor joists and deck joists are significantly undersized per current building code. The electrical system has many code violations and is in need of a complete upgrade. The water piping is not per current plumbing code and has broken several times over the years. A forty-two inch Tree of Heaven tree at the back of the house is causing building deterioration of this outbuilding and has upheaved the sidewalk. This tree is known to penetrate sewer and drainage pipe.

The purpose of use for the Section Foreman's House is to provide interpretative, educational and river information to the public. In the past, this building has been used for BLM quarters.

**Description of the Proposed Action** The proposed action is to; 1) restore and renovate the Section Foreman's House and 2), add ADA access and vehicle parking and 3) replace an existing storage shed. Items 1, 2, and 3 would consist of the following actions;

**Restore and renovate Depot Building:**

- Maintain interior floor plan consisting of a living room at the entry, two bedrooms and a kitchen area.
- Restore ceiling and interior walls to the original bead board finish, which is currently hidden behind layers of newer treatments; like suspended ceiling, paneling, gypsum wallboard, and cellulose fiberboard insulation on the walls and ceiling.
- Provide ADA restroom by modifying a portion of kitchen and bathroom wall.
- Replace electrical service and all wiring. Install wiring for phone, computer and radio. Install heating/cooling system (HVAC system) for the air handler and provide a furnace storage closet.
- Provide for educational and interpretative space in the bedrooms and kitchen area. Remove kitchen sink, cabinets, counters, and closets.
- Provide reception area and administrative office space in living room area.
- Reconstruct the foundation under the house and deck by: a) temporarily raising the structure, b) sub excavating the ground under house up to two feet to allow vented crawl space under the house and c) replacing the current concrete stem walls and pad footings with new, code compliant stem wall and footings. Support the deck with pier pads in lieu of current concrete stem wall.
- Re-align and reconstruct posts supporting porch so that the posts are supported directly over the foundation in lieu of the current support directly on the deck boards.
- Retain and restore eight original windows. Modify windows on the west elevation by removing and replacing with in-kind wooden windows.

- Replace the exterior siding on west elevation using in-kind horizontal siding.
- Install subsurface drainage parallel to hillside and at foundation stem walls. Drainage would connect with an existing culvert on Deschutes River access road.
- Replace exterior siding on the west elevation that has been modified from original, through remodeling.
- Caulk insulation plugs on the exterior siding prior to exterior painting to improve the lifespan and appearance.
- Retain the elevations and setting of the house.
- Patch roof after electric mast is removed.
- Install bathroom vent on the west side of the roof. Remove existing plumbing vent on west elevation.
- Add a radio antenna to the roof or chimney and paint it black to reduce visibility.
- Retain Union Pacific paint colors on the exterior; No. 201 Colonial yellow (body) and No. 202 Light Brown trim. Neutral colors would be used on the interior.
- Replace decks boards. Treat new decking with a natural finish, providing ultra violet and moisture protection.
- Electric upgrades include; a) new electrical wiring would be brought to the house underground from the new storage building, b) current light fixtures would be replaced with those common to the 1910 era, c) Current electrical wiring from the ceiling has exposed metal raceways on the wall to the switches and outlets. This wiring would be removed and replaced with new wiring that would be installed behind the wall and not in the exposed metal raceways, d) wiring for switches in all bedrooms and in the living room would be located in the walls.
- New utility lines; (water, sewer, phone, electric,) would be installed to replace older lines. The existing propane tank may be removed.
- Replace floor insulation with new insulation according to current building code.
- Attic Insulation may be installed if budget allows.
- Remove the forty-two inch Tree of Heaven and tree shoots at back of lot.
- Install laminate flooring throughout the house and marmoleum the bathroom

#### **Add Americans with Disabilities Act (ADA) Access**

- From the south parking area, add 87 feet of sidewalk and ten feet of ramp for ADA access to the rear part of this building. Modify rear door and threshold to meet ADA requirements. Modify restroom to meet ADA requirements by relocating a portion of the kitchen/bathroom wall and door.

#### **Add Vehicle Parking**

- Add parking for one BLM employee and one van-accessible (ADA), five vehicle trailers and eight passenger vehicles. Parking areas will be located on both the north and south side of the house.

### **Replace Storage Building**

- Remove existing 10' 3" x 16' 3" outbuilding and replace with a new insulated 16' x 20' building. Place building in the same location. The new structure would be stick framed with a concrete floor, lap siding, gable roof and composition shingles. Building would be heated and wired for phone and computer use. There would be one multi-purpose room and one storage room with a utility sink.

### **Other:**

- Provide drinking water at ADA accessible location.
- Relocate kiosk to meet parking design.
- Install outdoor railroad interpretive signs;
- Vegetation around the Section Forman's house would be managed in a professional manner. The lawn area would have drought resistant grass installed. Trees and shrubs would be trimmed and landscape re-established at the end of construction.
- Fencing would either retain the existing chain link fence, or it would be replaced with a picket or split rail wood fence.
- A smoke detector system would be installed. Fire alarm system may also be tied to do an automatic call notification to local fire department.
- Re-establish lawn with non-invasive, low maintenance grass.

### **B. Land Use Plan Conformance**

Land Use Plan Name: The proposed action is in conformance with the Two Rivers Resource Management Plan (ROD): June, 1986, even though it is not specifically provided for, because it is clearly consistent with the following land use plan decisions, objectives, terms, or conditions: *Page 30, "...Sites with socio-cultural values or aesthetic and recreational values suitable for public interpretation...would be made on a case by case basis in consultation with the State Historic Preservation Officer and Advisory Council on Historic Preservation"* The proposed action has been designed in consultation with the State Historic Preservation Office to have no adverse effect on the eligible and listed property. (Oregon SHPO concurrence 8/13/2012).

### **C. Compliance with NEPA**

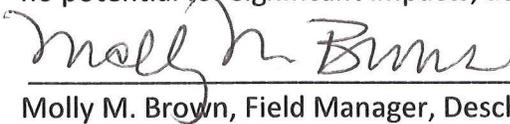
The proposed action is categorically excluded from further documentation under the National Environmental Policy Act (NEPA) in accordance with 516 DM 2, APPENDIX 1, and Effective Date June 21, 2005. The following actions are CX pursuant to 516 DM.3A (2).

- 1.7 Routine and continuing government business, including such things as supervision, administration, operations, maintenance, renovations and replacement activities having limited context and intensity (e.g., limited size and magnitude or short-term effects).

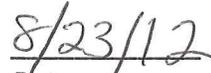
This categorical exclusion is appropriate in this situation because there are no extraordinary circumstances potentially having effects that may significantly affect the environment. The proposed action has been reviewed, and none of the extraordinary circumstances described in 516 DM 2 apply. See attached CX Extraordinary Circumstances Documentation checklist.

#### D. Signature

I considered all actions related to restoring and renovating the Section Forman's House, adding ADA access and parking and replacing the adjacent storage building. I have determined there is no potential for significant impacts, according to this BLM NEPA analysis.

  
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Molly M. Brown, Field Manager, Deschutes Resource Area

  
Date

#### Contact Person

For additional information concerning this review, contact: *Berry Phelps, Recreation Planner*, Prineville Field Office, 3050 NE 3rd Street, Prineville, OR 97754, telephone (541)416-6723.

Email: [bphelps@blm.gov](mailto:bphelps@blm.gov).

<ul style="list-style-type: none"> <li>• <b>CX EXTRAORDINARY CIRCUMSTANCES DOCUMENTATION</b></li> <li>• The proposed categorical exclusion action would:</li> </ul>	YES	NO
2.1 Have significant impacts on public health or safety.		X
<p><u>Rationale:</u> This proposed action is designed to improve and stabilize the resource condition of the Depot House, improving public health and safety around this structure by improving public access to this public building.</p>		
2.2 Have significant impacts on such natural resources and unique geographic characteristics as historic or cultural resources; park, recreation or refuge lands; wilderness areas; wild or scenic rivers; national natural landmarks; sole or principal drinking water aquifers; prime farmlands; wetlands (Executive Order 11990); floodplains (Executive Order 11988); national monuments; migratory birds; and other ecologically significant or critical areas.		X
<p><u>Rationale:</u> The proposed action has been designed to retain and protect the integrity of historic and cultural values. Restoration of the Section Forman’s House would also retain and enhance the architectural details and the historic integrity of this house. For these reasons, the proposed action would have no adverse effect on other natural resources, scenic quality, or other unique geographic characteristics as historic or cultural resources and have no effect on park, or refuge lands; wilderness areas; national natural landmarks; sole or principal drinking water aquifers; prime farmlands; wetlands (Executive Order 11990); floodplains (Executive Order 11988); national monuments; migratory birds; and other ecologically significant or critical areas. The proposed action is not within a Wilderness Study Areas or lands being managed for wilderness character.</p>		
2.3 Have highly controversial environmental effects or involve unresolved conflicts concerning alternative uses of available resources [NEPA Section 102(2)(E)].		X
<p><u>Rationale</u> There are no known controversial effects or unresolved conflicts concerning the proposed action. There are minor short-term effects to visual quality, due to construction actions listed in the CX that would reduce visual quality until construction is completed. However, no other effects to resource, historic, or cultural values are known.</p>		
2.4 Have highly uncertain and potentially significant environmental effects or involve unique or unknown environmental risks.		X
<p><u>Rationale:</u> The proposed action has been designed to avoid significant environmental effects. The renovation of the Section Forman’s House would be in stages that accounts for worker safety and avoidance of environmental risks. There are no unique, or unknown environmental risks associated with this proposed action.</p>		
2.5 Establish a precedent for future action or represent a decision in principle about future actions with potentially significant environmental effects.		X
<p><u>Rationale:</u> The actions listed in the proposed action would not establish a precedent for future actions with significant effects or represent a decision in principle about a future consideration, because the proposed actions are focused on renovation and longevity of a historic structure.</p>		

that BLM has stewardship over.		
2.6	Have a direct relationship to other actions with individually insignificant but cumulatively significant environmental effects.	X
<u>Rationale:</u> The interdisciplinary team evaluated the possible actions in context of past, present and reasonably foreseeable actions. No team member identified any significant cumulative effects resulting from the proposed action.		
2.7	Have significant impacts on properties listed, or eligible for listing, on the National Register of Historic Places as determined by either the bureau or office.	X
<u>Rationale:</u> The proposed action has been designed, in consultation with the Oregon State Historic Preservation Office (SHPO) to retain the historic integrity of the Depot House which is a listed and eligible property in the National Register of Historic Places. Building restoration has been designed in a manner that would not adversely affect or cause loss or destruction of this significant historical property.		
2.8	Have significant impacts on species listed, or proposed to be listed, on the List of Endangered or Threatened Species, or have significant impacts on designated Critical Habitat for these species.	X
<u>Rationale:</u> A survey of Threatened and Endangered (T & E) Species has been completed. BLM resource specialists have determined that there would be no effect endangered or threatened species or habitat.		
2.9	Violate a Federal law, or a State, local, or tribal law or requirement imposed for the protection of the environment.	X
<u>Rationale:</u> The renovation of this building would comply with current laws and regulations and would be designed to protect the environment.		
2.10	Have a disproportionately high and adverse effect on low income or minority populations (Executive Order 12898).	X
<u>Rationale:</u> The proposed action would not have a disproportionately high and adverse effect on low income or minority populations.		
2.11	Limit access to and ceremonial use of Indian sacred sites on Federal lands by Indian religious practitioners or significantly adversely affect the physical integrity of such sacred sites (Executive Order 13007).	X
<u>Rationale:</u> Because there is no change to access, there would be no effect.		
2.12	Contribute to the introduction, continued existence, or spread of noxious weeds or non-native invasive species known to occur in the area or actions that may promote the introduction, growth, or expansion of the range of such species (Federal Noxious Weed Control Act and Executive Order 13112).	X
<u>Rationale:</u> Disturbed areas on site would be re-established with non-invasive lawn seed. BLM staff would monitor and treat weeds if they arise in grass seeded areas. Trees and vegetation surrounding the Section Foreman's House would be managed in a professional manner.		