

**FINAL REPORT
OREGON MAIN STREET PROGRAM
RECONNAISSANCE LEVEL SURVEY
MOSIER, OREGON
JANUARY 15, 2009**

Historic background: Mosier is a pioneer settlement on the Columbia River. J.H. Mosier started the community about 1853-54 by settling on a claim near the mouth of Mosier Creek. Mr. and Mrs. Mosier ran an impromptu state station, a stopping place for travelers. Jonah H. Mosier was born March 10, 1821, in Maryland, and moved to Missouri in 1839, and learned cabinet making. He came to Oregon in 1853, and soon settled on his homestead. He served in the Oregon legislature and died in 1894.¹ Mosier is located between Hood River and The Dalles in Oregon's stunning Columbia River Gorge National Scenic Area.

Mosier was settled as a farming community and still serves the Mosier Valley, where pear and cherry orchards flourish. The City was incorporated in 1914 and has 430 residents with 1200 in the surrounding valleys supporting the community. In 1919 a fire destroyed most of the downtown business area and few of the businesses that existed prior to the fire returned. In the mid 1900s various fruit crops were tested and cherries became the preferred crop of the region. The National Register of Historic Places-listed Historic Columbia River Highway, constructed during 1913 and 1920, runs through Mosier (now called US 30). A significant feature of the Highway includes the Mosier Twin Tunnels, which were closed in the 1950s when I-84 bypassed Mosier. They are located just a few miles west of Mosier and were recently restored and reopened for bicycle and pedestrian access. Currently in Mosier, several historic buildings are intact and contain various businesses, including the post office, the one-room library, the Mosier Valley Grange, the Good River Restaurant, Route 30 Antique Car Dealership and Ice Cream Shop, the Victorian-era Mosier House Bed and Breakfast Inn, and artist studios.

The *Mosier Downtown and Local Street Network Plan* includes design standards and guidelines for the location and height of buildings relative to the street, architectural design of buildings, and materials to be encouraged or avoided. General standards are also provided for potential new street lighting, furniture and other fixtures. These standards are intended to be applied to new buildings and are used to encourage use of specific architectural elements typically used in historic buildings in Mosier constructed in the early 1900s, such as pitched roofs, covered porches or walkways, craftsman style windows, bargeboards, lap or decorative siding, and crown molding.

Project Objectives and Justification: The reconnaissance level survey of the downtown commercial district of Mosier was conducted to document the downtown commercial core by photographing, describing the physical characteristics, and evaluating the eligibility of each building for listing in the National Register of Historic Places. This effort begins the process for better understanding the unique qualities of Mosier's downtown that speak to its sense of place, and provides the foundation from which the community can build upon the Main Street program's comprehensive approach to downtown commercial district revitalization.

Boundary Justification: The boundaries were established by the city of Mosier, the Oregon Main Street program coordinator, and the professionals conducting the survey. They are based on the area of Mosier

¹ McArthur, Lewis A. *Oregon Geographic Names*, Portland, Oregon, 1992.

that is considered the downtown commercial district, based on use and continuity of character. The boundaries from west to east include all the buildings along US 30 (the old Historic Columbia River Highway) between the Mosier Community School to the historic bridge crossing Rock Creek; from north to south the historic resources on Center Street, Washington Street, Main Street and Oregon Street between Third Avenue and US 30. Refer to the attached map for specific boundaries.

Survey Results: The City of Mosier does not appear to have the concentration of historic buildings necessary for establish a National Register Historic District that includes its commercial “downtown” core (Highway 30). However, the preparation of a Multiple Property Listing (MPL) would provide the basis for listing a number of the significant buildings in town.

Of the 43 buildings inventoried, 30% were evaluated to be eligible/contributing and 16% (or 7 buildings) as eligible/significant; 77% of the buildings were constructed before 1959 (the cutoff date for NRHP eligibility). Buildings that have been significantly altered and lost historic integrity comprised approximately 30% of the inventories buildings, with another 23% considered not eligible due to age. For more specific information refer to the Historic Building Report/Counts list included with the database information.

Recommendations:

To build on the existing built environment strengths of the city we recommend that the town leaders:

- Establish a Downtown Mitchell Main Street Committee that meets regularly. Contact the Oregon Main Street Center Office for additional information and training about the National Trust’s Main Street program. Check out the Oregon Main Street website at www.oregon.gov/ECDD/mainstreet/index.shtml to find out about future trainings, and the National Trust’s Main Street website for background information on the revitalization strategy at www.mainstreet.org/.
- Contact the State Historic Preservation Office for information about becoming a Certified Local Government (CLG). This program provides grants for activities related to historic preservation, such as preparing National Register nominations, historic walking tour brochures, and much more. Visit their website at www.oregon.gov.ORDP/HCD/SHPO for more information.
- Conduct an inventory of the entire town of Mosier that includes all the commercial and residential properties that are 50 years old or older. There appears to be many historic homes that have retained their integrity, and can be important to highlight for heritage tourism.
- Prepare Intensive Level Surveys (ILS) for the Mosier Fruit Growers Building (1105 US 30), the Mosier Community School (1240 US30), the post office (1001 3rd Ave), the library (105 3rd Ave.), the IOOF Lodge/Lamb-Larkin General Store (940 2nd Ave), and First Christian Church (1020 Ave.)
- Prepare a Multiple Properly Listing (MPL) for Mosier that includes potentially eligible properties for the entire town. There does not appear to be a concentration of historic buildings, therefore, through the development of a MPL, individual properties can be more easily listed using the MPL as the underlying context which establishes the significance. Contact SHPO for additional information.

- Apply for a Historic Site sign from Oregon Travel Information Council. Visit their website at www.oregontic.com/sales/signs-tods for more information.
- Focus on storefront restoration rather than street enhancements. To retain the integrity of the buildings in the downtown, before any building rehabilitation projects are planned, contact the State Historic Preservation Office (SHPO) in Salem about possible historic preservation planning, grants and other historic preservation incentives to meet preservation guidelines for rehabilitation using the Secretary of the Interior's Guidelines for Historic Preservation. Contact SHPO for recommendations for window rehabilitation, such as repairing existing windows, or using storm rather than replacement windows. Visit Oregon's SHPO Webb site for more information, www.oregon.gov/OPRD/HCD/SHPO/.
- Prepare town history and walking tour brochures to attract heritage tourism visitors.
- Develop the IOOF building into the visitor information center.











Explanation of Fieldwork Techniques: The project was funded by the Oregon Main Street Program. The survey was conducted by Julie Osborne and Rosalind Keeney architectural historians/historic preservation planners who meet the professional qualifications outlined in 36 CFR 61 during the week of December 8, 2008. They:

- Obtained the SHPO database and printed a walking survey of buildings that had been identified in past surveys. Only six sites in the Main Street survey area had been previously surveyed.
- Obtained a street and aerial maps.
- Identified the survey boundaries with Kathy Fitzpatrick, the city's Exploring Main Street contact person.
- Obtained background information, including the town's history to help determine dates of development.
- Prepared a project description handout for the city contract to help with inquiries while conducting the field work.
- Met with Kathy Fitzpatrick, Julie Raefield and Jan Leininger on December 8, 2008 at the Ten Speed Café to discuss the survey process and to obtain additional information about the town's history and buildings. Sarah Jalving and Cara Kaser from the State Historic Preservation Office met with the group as well. Kathy provided a note book with a brief history of Mosier, growth issues and opportunities, zoning maps, and Wasco County Historical Inventory forms. Kathy also arranged meetings with Carole Schmidt (principal of Mosier Community School), the owner of the Mosier Valley Fruit Growers Building, historic photo collector, Penny Kennedy, the owner of the Mosier House Bed and Breakfast.
- Took field forms, map and camera into the field
- Systematically documented each property, covering both sides of the street.
- Photographed each building to illustrate the architectural qualities, taking into consideration the angle of the sun and other weather-related issues
- Labeled the photographs according to SHPO labeling convention
- Prepared a final map with address and eligibility determination according to SHPO guidelines
- Entered the data into the Oregon Historic Sites Database according to SHPO guidelines
- Prepared a final report.











Appendices:

Cover Sheet
Printed Summary Reports
Printed Data Sheets
Marked Survey Map
USGS Quadrangle
Photographs











Architectural Survey Data for Oregon Main Street Survey - Mosier
Oregon State Historic Preservation Office

Address/ Property Name	Ht	Eval/ NR	Yr(s) Built	Materials	Arch Classifs/Styles	Orig. Use/ Plan (Type)	RLS / ILS Dates	Listed Date	
803 2nd Ave	1	NP	c.1980	Synthetic Wood Siding	Other / Undefined	Single Dwelling Other Residential Type	12/8/2008		
810 2nd Ave	1	EC	c.1900	Vertical Board	Commercial (Type)	COMMERCIAL: General 1-Part Block	12/8/2008		
940 2nd Ave Lamb, Larkin, General Store/IOOF	2	ES	c.1900	Horizontal Board Wood:Other/Undefined	Stick Queen Anne	Department Store Rectangular Block	12/8/2008		
1005 3rd Ave Mosier Commercial Club/Library	1	ES	c.1909	Shingle Wood:Other/Undefined	Craftsman	Clubhouse Other Residential Type	12/8/2008		
1020 3rd St First Christian Church	1	ES	1909	Horizontal Board Wood:Other/Undefined	Other / Undefined	Religious Facility Church/Meetinghouse	12/8/2008		
1102 3rd Ave	1	NC	c.1910	Asphalt Shingle Siding	Bungalow (Type)	Single Dwelling Bungalow	12/8/2008		
900 4th Ave Grange Hall No. 234	1	NC	c.1890 c.2000	Metal: Other/Undefined	Vernacular	Meeting Hall Other/Undefined	12/8/2008		
204 Center St Motel	1	NC	c.1940 1920	Vertical Board	Other / Undefined	Hotel Other Apt./Hotel Plan	12/8/2008		
206 Center St		EC	c.1915	Horizontal Board	Vernacular	Single Dwelling Other Residential Type	12/8/2008		
300 Center St	2	EC	c.1905	Horizontal Board	Bungalow (Type)	Single Dwelling Bungalow	12/8/2008		











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Address/ Property Name	Ht	Eval/ NR	Yr(s) Built	Materials	Arch Classifs/Styles	Orig. Use/ Plan (Type)	RLS / ILS Dates	Listed Date		
102 Idaho St	1	NC	c.1940 c.2000	Vinyl Siding	Vernacular	Single Dwelling Other Residential Type	12/8/2008			
			<i>Comments: garage</i>							
200 Idaho St	2	NP	c.1970	Shingle		Single Dwelling Other Residential Type	12/8/2008			
201 Main St	2	NP	c.2000	Vertical Board	Other / Undefined	Restaurant Other/Undefined	12/8/2008			
205 Main St	2	EC	c.1915	Shingle	Craftsman	SOCIAL: General Other/Undefined	12/8/2008			
			<i>Comments: old YWCA; metal roof</i>							
206 Main St	1	NC	c.1930	Wood Sheet	Vernacular	COMMERCIAL: General 1-Part Block	12/8/2008			
207 Main St	1	NC	c.1930	Shingle	Vernacular	Single Dwelling Other/Undefined	12/8/2008			
209 Main St	1	NC	c.1940	Synthetic Wood Siding	Other / Undefined	Single Dwelling Other/Undefined	12/8/2008			
210 Main St	1	NC	c.1920 1970	Synthetic Wood Siding	Other / Undefined	Organizational Other/Undefined	12/8/2008			
			<i>American Legion</i>							
211 Main St	1	NP	c.1965	Metal Sheet	Other / Undefined	Single Dwelling Mobile Home	12/8/2008			
301 Main St	1	NP	c.1980	Synthetic Wood Siding	Other / Undefined	Single Dwelling Other/Undefined	12/8/2008			
			<i>Comments: detached garage</i>							




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Address/ Property Name	Ht	Eval/ NR	Yr(s) Built	Materials	Arch Classifs/Styles	Orig. Use/ Plan (Type)	RLS / ILS Dates	Listed Date		
302 Main St	2	EC	c.1905	Horizontal Board	Vernacular	Single Dwelling Other Residential Type	12/8/2008			
				<i>Comments: non-contributing garage</i>						
304 Main St	1	EC	c.1920	Synthetic Wood Siding	Arts & Crafts	Single Dwelling Bungalow	12/8/2008			
305 Main St	2	EC	c.1910 1920	Horizontal Board	Craftsman	Single Dwelling Bungalow	12/8/2008			
				<i>Comments: Closed in porch, classical details, replaced foundation</i>						
1001 Third Ave Mosier Valley Bank	1	ES	1914	Brick:Other/Undefined	Neo-Classical Revival	Financial Institute Rectangular Block	12/8/2008			
600 US 30 Hwy		ES	c.1920	Concrete: Other/Undefined		TRANSPORTATION: General	12/8/2008			
				<i>Comments: McCullough Bridge</i>						
700 US 30 Hwy	2	NC	c.1915 1960	Horizontal Board	Other / Undefined	Single Dwelling Other Residential Type	12/8/2008			
				<i>Comments: 2nd story - 1960</i>						
702 US 30 Hwy	1	NC	c.1930	Horizontal Board	Vernacular	Single Dwelling Other Residential Type	12/8/2008			
				<i>Comments: window replacement - moved windows</i>						
750 US 30 Hwy	1	EC	c.1930	Stucco	Vernacular	COMMERCIAL: General Commercial/Industrial Block	12/8/2008			
				<i>Cascade Sailboards</i>	<i>Comments: Owner of Mosier B&B indicated the structural system is in jeopardy - unstable ground</i>					
800 US 30 Hwy		NP	c.1975	Vertical Board	Other / Undefined	Single Dwelling Other Residential Type	12/8/2008			
				<i>Roughcuts Rustic Furniture</i>						
980 US 30 Hwy		NP	c.1980	Concrete: Other/Undefined	Other / Undefined	Road Related (vehicular)	12/8/2008			

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Oregon State Historic Preservation Office

Address/ Property Name	Ht	Eval/ NR	Yr(s) Built	Materials	Arch Classifs/Styles	Orig. Use/ Plan (Type)	RLS / ILS Dates	Listed Date	
990 US 30 Hwy		EC	c.1930	Stone:Other/Undefined	Utilitarian	Street Furniture/Object Other/Undefined	12/8/2008		
1000 US 30 Hwy <i>Kennedy House</i>		NP	c.1995	Vertical Board	Other / Undefined	Single Dwelling Other Residential Type	12/8/2008		
1080 US 30 Hwy		EC	c.1930	Concrete Block	Utilitarian	Unknown Other/Undefined			
1090 US 30 Hwy <i>Mosier Market</i>	1	NC	c.1950 1980	Metal Sheet	Commercial (Type)	COMMERCIAL: General Rectangular Block	12/8/2008		
1100 US 30 Hwy <i>Route 30 Classics and Roadside</i>	1	EC	c.1923	Stucco Horizontal Board	Vernacular Craftsman	COMMERCIAL: General Rectangular Block	12/8/2008		
1102 US 30 Hwy	1	NP	c.1970	Concrete Block	Other / Undefined	Industrial Storage Other/Undefined	12/8/2008		
1104 US 30 Hwy <i>Ten Speed Coffee Shop</i>	1	NC	c.1940 1990	Vertical Board	Vernacular	Single Dwelling Other Residential Type	12/8/2008		
1105 US 30 Hwy Mosier Fruit Growers Building	1	ES	c.1915	Hollow Clay Tile Wood:Other/Undefined	Other / Undefined	Agric. Processing Processing (General)	12/8/2008		
1202 US 30 Hwy <i>Mosier Gas</i>	1	EC	c.1955	Vertical Board	Modern Commercial (Type)	Road Related (vehicular) Service Station	12/8/2008		
1240 US 30 Hwy Mosier School	3	ES	c.1920	Stucco Wood:Other/Undefined	Neo-Classical Revival	School Central Block with Wings	12/8/2008		

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Address/ Property Name	Ht	Eval/ NR	Yr(s) Built	Materials	Arch Classifs/Styles	Orig. Use/ Plan (Type)	RLS / ILS Dates	Listed Date	
208 Washington St		NP	c.1970	Synthetic Wood Siding	Other / Undefined	Government Office Other Commercial/Public	12/8/2008		
<i>Comments: city hall, mosier valley volunteer fire - 3 buildings on same site - Fire station garage has metal siding (faces 3rd)</i>									
303 Washington St	1	EC	c.1905	Horizontal Board	Arts & Crafts	Single Dwelling Bungalow	12/8/2008		
307 Washington St	1	NC	c.1906	Horizontal Board	Foursquare (Type)	Single Dwelling Foursquare (Box)	12/8/2008		
<i>Comments: window replacement</i>									

Total Resources Identified: 43

Historic Building Report/Counts

(All Properties Inventoried)

Evaluation Counts - Oregon Main Street Survey - Mosier

Evaluation	Quantity	% of Total
eligible/contributing	13	30%
eligible/significant	7	16%
not eligible/non-contributing	13	30%
not eligible/out of period	10	23%
Total:	43	

Construction Date Decade Counts - Oregon Main Street Survey - Mosier

Decade	Quantity	% of Total
1890s	1	2%
1900s	8	19%
1910s	7	16%
1920s	5	12%
1930s	6	14%
1940s	4	9%
1950s	2	5%
1960s	1	2%
1970s	4	9%
1980s	3	7%
1990s	1	2%
2000s	1	2%
Total:	43	

Original Use Counts - Oregon Main Street Survey - Mosier

Original Use	Quantity	% of Total
AGRICULTURE / SUBSISTENCE	1	2%
COMMERCE / TRADE	9	21%
DOMESTIC	21	49%
EDUCATION	1	2%
GOVERNMENT	1	2%
INDUSTRY/PROCESSING/EXTRACTION	1	2%
LANDSCAPE	1	2%
RELIGION	1	2%
SOCIAL	3	7%
TRANSPORTATION	3	7%
UNKNOWN	1	2%
Total:	43	

Material Counts - Oregon Main Street Survey - Mosier

Materials	Quantity	% of Total
BRICK	1	2%
CONCRETE	4	9%
METAL	3	7%
STONE	1	2%
STUCCO	3	7%
SYNTHETIC SIDING	8	19%
TERRA-COTTA	1	2%
WOOD	22	51%
Total:	43	

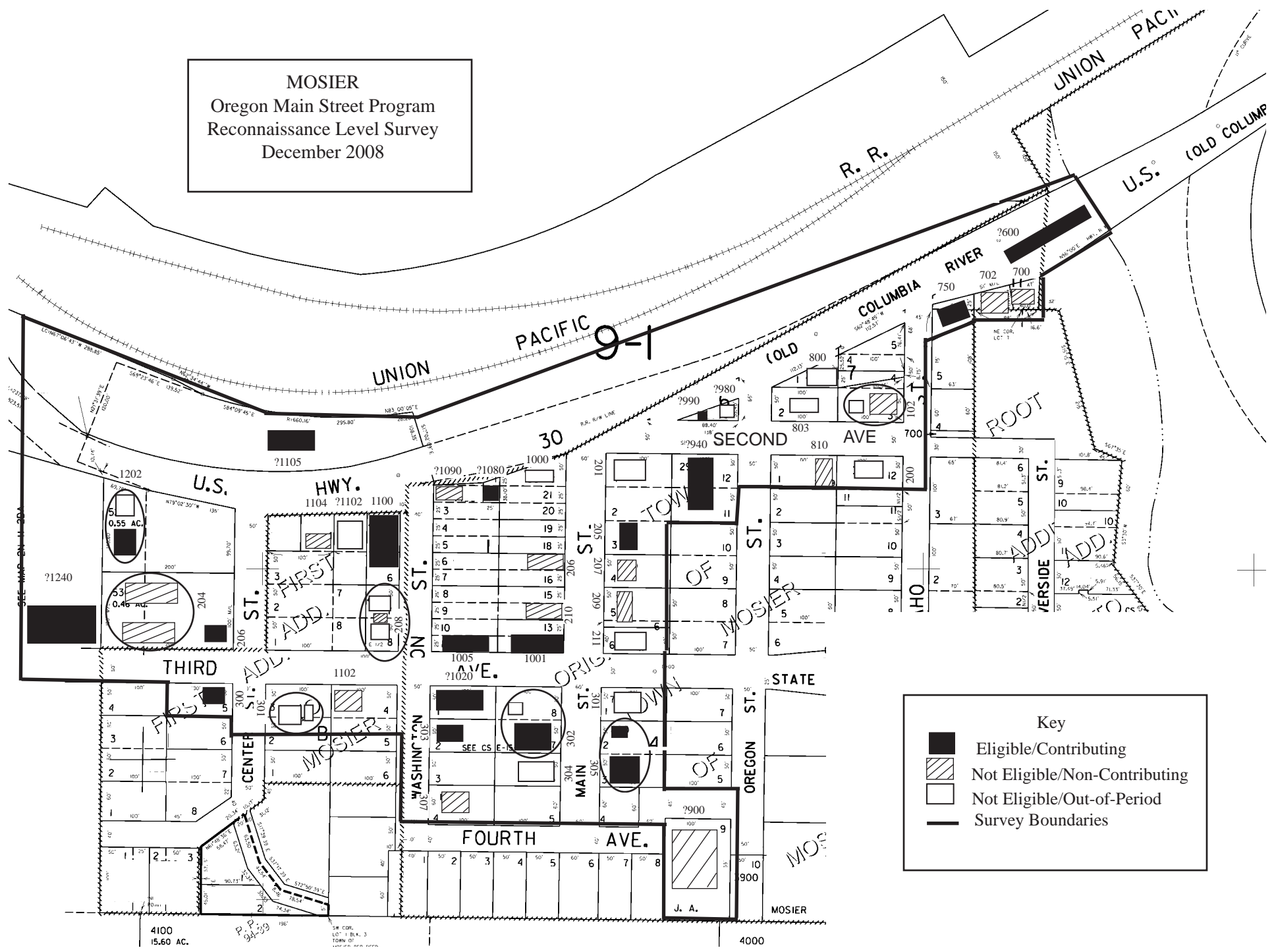
Historic Building Report/Counts

(All Properties Inventoried)

Style Category Counts - Oregon Main Street Survey - Mosier

Style Categories	Quantity	% of Total
VICTORIAN ERA		
Stick	1	
Category Total:	1	2%
OTHER		
Other / Undefined	15	
Utilitarian	2	
Vernacular	10	
Category Total:	27	63%
MODERN PERIOD		
Modern Commercial (Type)	1	
Category Total:	1	2%
LATE 20TH CENTURY		
Neo-Classical Revival	2	
Category Total:	2	5%
LATE 19TH/20TH CENT. PERIOD REVIVALS		
Arts & Crafts	2	
Category Total:	2	5%
LATE 19TH/20TH CENT. AMER. MOVEMENTS		
Bungalow (Type)	2	
Commercial (Type)	2	
Craftsman	3	
Foursquare (Type)	1	
Category Total:	8	19%
Unrecorded		
Unrecorded	2	
Category Total:	2	5%
Total:	43	

MOSIER
Oregon Main Street Program
Reconnaissance Level Survey
December 2008



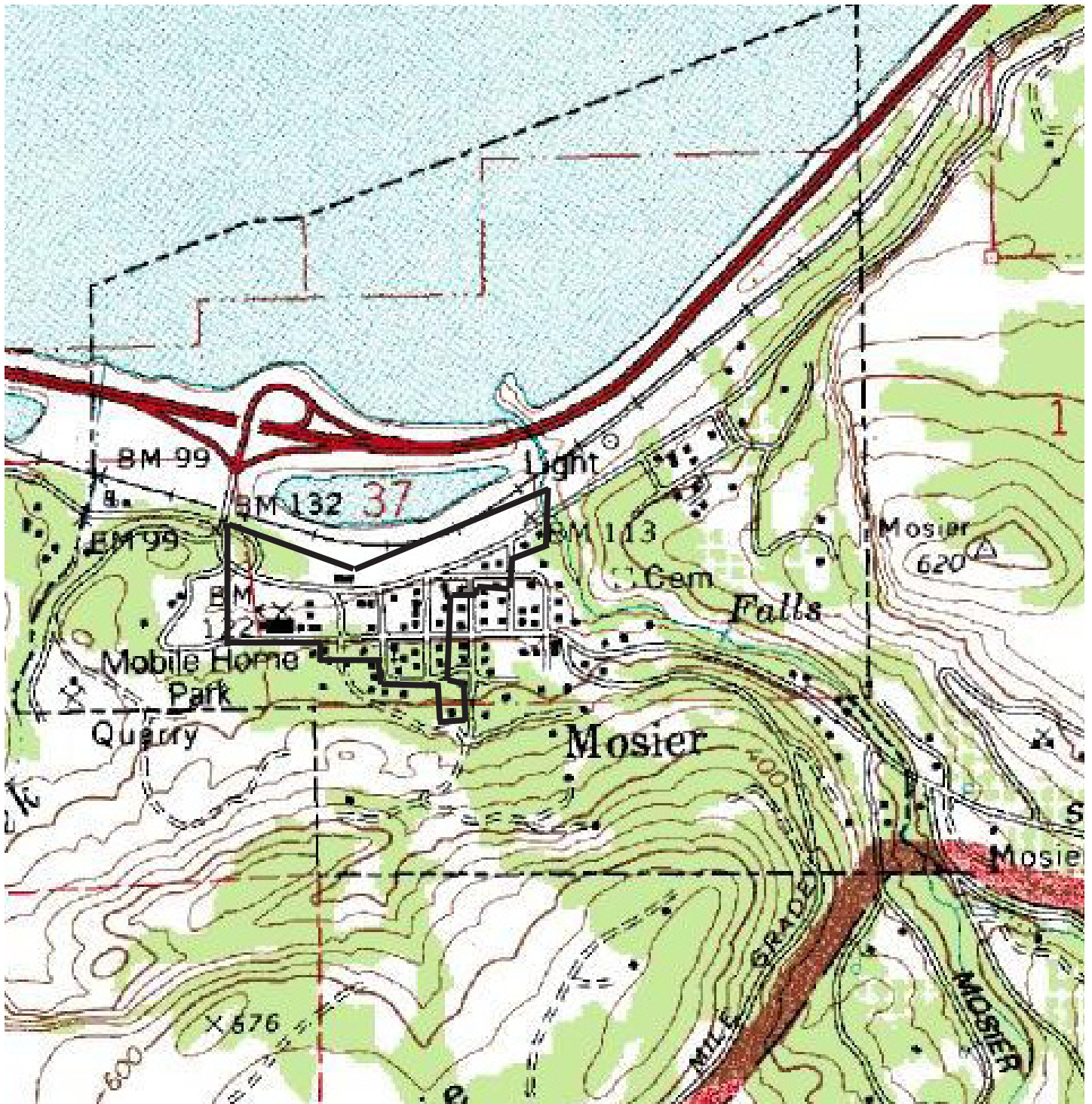
Key

- Eligible/Contributing
- Not Eligible/Non-Contributing
- Not Eligible/Out-of-Period
- Survey Boundaries

4100
15.60 AC.

1/4 COR.
LOT 1 BLK. 3
TOWN OF
MOSIER

4000



MOSIER
Oregon Main Street Reconnaissance Survey
December 2008
Survey Boundaries