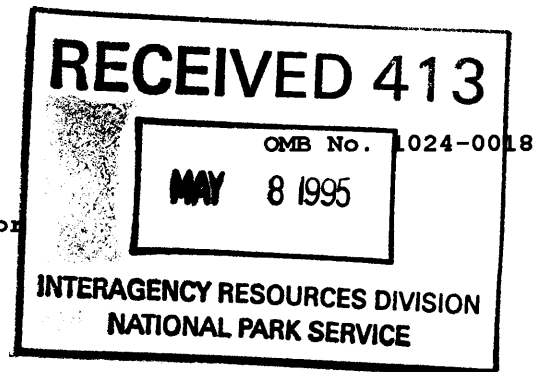


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NPS Form 10-900
(Rev. 10-90)

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM**



This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

=====

1. Name of Property

=====

historic name Elkins Flour Mill

other names/site number Lebanon Mills; Lebanon Flouring Mills;
Old Flour Mill

=====

2. Location

=====

street & number Bounded by county Hwy 20, Industrial Way, Santiam-Albany
Canal and Callaghan railroad spur

not for publication N/A

city or town Lebanon

state Oregon **code** OR **county** Linn **code** 043 **zip code** 97355

=====

3. State/Federal Agency Certification

=====

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this X nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property X meets does not meet the National Register Criteria. I recommend that this property be considered significant nationally statewide X locally. (See continuation sheet for additional comments.)

James H. Smith

April 28, 1995

Signature of certifying official Deputy SHPO

Date

Oregon State Historic Preservation Office

State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of commenting or other official

Date

State or Federal agency and bureau

USDI/NPS NRHP Registration Form

Elkins Flour Mill
Linn County, Oregon

4. National Park Service Certification

I, hereby certify that this property is:

- entered in the National Register
See continuation sheet.
- determined eligible for the National Register
See continuation sheet.
- determined not eligible for the National Register
- removed from the National Register
- other (explain): _____

Edson H. Ball 6.9.95
Entered in the National Register

Signature of Keeper *Edson H. Ball* Date of Action

5. Classification

Ownership of Property (Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property (Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property N/A

Contributing	Noncontributing
1	_____ buildings
_____	_____ sites
_____	_____ structures
_____	_____ objects
1	_____ Total

Number of contributing resources previously listed in the National Register 0

Name of related multiple property listing (Enter "N/A" if property is not part of a multiple property listing.) N/A

6. Function or Use

Historic Functions (Enter categories from instructions)

Cat: INDUSTRY/PROCESSING/EXTRACTION Sub: Manufacturing Facility

Current Functions (Enter categories from instructions)

Cat: Work in Progress Sub: N/A
Recreation and Culture Museum

=====
7. Description
=====

Architectural Classification (Enter categories from instructions)

MID 19TH CENTURY
OTHER: post and girt mill

Materials (Enter categories from instructions)

foundation CONCRETE
roof WOOD: Shingle
walls WOOD: Weatherboard
other

Narrative Description (Describe the historic and current condition of the property on one or more continuation sheets.)

=====
8. Statement of Significance
=====

Applicable National Register Criteria (Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations (Mark "X" in all the boxes that apply.)

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or a grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance (Enter categories from instructions)
ARCHITECTURE

Period of Significance 1871, c.1904

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Elkins Flour Mill
Linn County, Oregon

Page 4

Significant Dates 1871, c.1904

Significant Person (Complete if Criterion B is marked above)
N/A

Cultural Affiliation N/A

Architect/Builder Unknown

Narrative Statement of Significance (Explain the significance of the property on one or more continuation sheets.)

=====
9. Major Bibliographical References
=====

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS)

- preliminary determination of individual listing (36 CFR 67) has been requested.
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

Primary Location of Additional Data

- State Historic Preservation Office
 - Other State agency
 - Federal agency
 - Local government
 - University
 - Other
- Name of repository: University of Oregon

=====
10. Geographical Data
=====

Acreage of Property 0.35 acres Lebanon, Oregon 1:24000

UTM References (Place additional UTM references on a continuation sheet)

	Zone	Easting	Northing	Zone	Easting	Northing
1	10	507530	4932490	3	_____	_____
2	_____	_____	_____	4	_____	_____

See continuation sheet.

Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet.)

Boundary Justification (Explain why the boundaries were selected on a continuation sheet.)

USDI/NPS NRHP Registration Form

Elkins Flour Mill
Linn County, Oregon

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=====
11. Form Prepared By
=====

name/title Richa Leann Wilson
organization
date November 30, 1994

street & number 3433 East Amazon Drive, #3
telephone 503-344-1861
city or town Eugene **state** Oregon **zip code** 97405

=====
Additional Documentation
=====

Submit the following items with the completed form:

Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.
A sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional items (Check with the SHPO or FPO for any additional items)

=====
Property Owner
=====

(Complete this item at the request of the SHPO or FPO.)

name Linn-Benton Community College
c/o George Kurtz
street & number 6500 SW Pacific Boulevard
telephone 503-928-2361
city or town Albany **state** Oregon **zip code** 97321

=====
Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

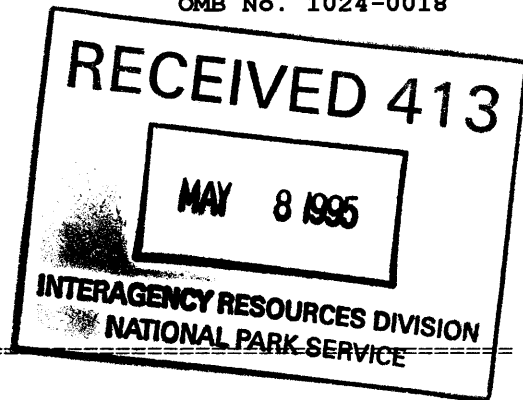
Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 1

Elkins Flour Mill
Linn County, Oregon



SUMMARY PARAGRAPH

The three-story Elkins Flour Mill, constructed in 1871, is an outstanding example of industrial heavy-timber framing. It is located on the north edge of the community of Lebanon, Oregon, on the south end of a 5.12 acre level site, which is bound by Industrial Way on the north, Highway 20 on the west, a railroad spur on the south, and the Santiam-Albany Canal on the east. The mill's heavy-timber construction forms a clearly-expressed post and girt system. Hewn and sawn members comprise the sills, first floor joists, posts, purlins, and girts. At the roof, a braced purlin system supports sawn rafters and wood shingles. The gable roof has exposed rafter ends and outlookers at the eaves. As one of four surviving nineteenth-century grist mill buildings in Oregon, this 36'-8" x 40'-5" building retains many original features including materials, the interior layout, and its structural system. Its 50'-0" height is representative of the vertical character of most grist mills. Historically, a two-story structure was attached to what is now the west side, as were small appendages and a loading platform on the south. These were probably removed when the mill was moved circa 1904 from its original site located approximately 350 yards northeast of the present site. The building presently suffers from deterioration due to neglect and vandalism. The paint has weathered off the weatherboard siding as well as the bevelled shiplap siding that is laid vertically below the water table. Wood 6/6 double-hung windows have been covered with screens. Restoration efforts are underway with the intent of housing a museum of nineteenth-century flour milling practices.

PHYSICAL DESCRIPTION

Setting

The current site, zoned for industrial use, is located on the north edge of the community of Lebanon, Oregon in Township 12 South, Range 2 West, Section 11. The lot is delineated by Industrial Way on the north, Highway 20 on the west, a railroad spur on the south, and the Santiam-Albany Canal on the east. Residential and light commercial structures on the south side of the spur are the only buildings in close proximity to the mill. Douglas fir, western red cedar, and hemlock trees line a drive that leads south from Industrial Way toward the mill. Additional stands of conifers are situated near the building on the north, west and east, while an open field is located on the northwest quarter of the lot.

The mill is shown on the 1888, 1892, and 1898 Sanborn maps about 350 yards north and slightly east of its present location. There it utilized water power from the Santiam-Albany Canal. Approximately 120 feet north of the original location was S. A. Nickerson's Planing Mill and Sash & Door Factory. By 1892 the Lebanon Paper Mill had been built across the canal about 200 feet to the east.

Structural System

The heavy timber construction of the mill forms a clearly-expressed post and girt system. Massive hewn and sawn members comprise the sills, first floor

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NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 2

Elkins Flour Mill
Linn County, Oregon

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joists, posts, purlins, and girts. The first floor sills on the north and south, as well as the five first floor joists, are sawn to approximately 12" in width and 16" in depth. Their lengths run the full width of the building, from east to west, and are supported by five 1'-0" wide, tapered concrete strip footings that span from north to south. The two first floor sills on the east and west sides are hewn and rest directly on top of the other two sills and on the joists. The exterior walls are constructed of hewn (first and second floors) and rough-sawn (third floor) posts and rough-sawn studs notched into the sills and plates. Diagonal bracing at each post laterally reinforces the interior structural bays at the second and third floors and the exterior walls at all floors.

The interior structural system of the mill is unusual in that the two interior posts at the first floor support girders that carry four interior posts at the second floor. The third floor also has four interior posts. The two 12" square posts at the first floor are finished with 4" chamfers, lamb's tongue detailing and an attached canted base molding. Combined with these posts, bolster beams beneath the girders carrying the joists create a locally unique detail. The four posts at the second floor, approximately 11" square, feature 4" chamfers and lamb's tongue detailing. The posts at the first and second floors, which have remnants of whitewash or white paint, were hewn and then hand-planed. The four 8 1/2" interior posts at the third floor are sawn and have not been chamfered or painted. The layout of the exterior posts at all three floors is consistent: two posts between both corner posts on each side of the building. These exterior posts are hewn at the first and second floors, and sawn at the third floor. Neither the interior nor the exterior posts are continuous through the floors. The mortise and tenon connections between posts and beams are secured with 1" tapered pegs and are reinforced with knee braces at the top and bottom, which are also joined with mortise and tenon connections.

The roof structure is a braced purlin system consisting of circular-sawn posts and beams, hewn purlins, and hewn tie beams. The rough-sawn rafters butt together at the ridge.

Exterior
General

A gable roof, with the ridge running north to south, has wood shingles on widely spaced nailing strips and a pitch of approximately 40 to 45 degrees. The rafters extend beyond the wall to form a wide overhanging eave. A fascia board, beveled to allow a proper drip, is nailed to the ends of the exposed rafters. At the gable ends, outlookers support the overhanging eave. Narrower boards create a wide frieze that dies into the 6 1/2" plain corner boards. Most of the windows have plain surrounds and a 3" sill. These surrounds, as well as the frames and muntins of the wood 6/6 double-hung windows, indicate most of the windows are original. Weatherboard siding with a 4 1/2" to 5" exposure is located above the water table, which consists of a 1 1/4" sloped cap over an 11" fascia board. The location of the water table

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NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 3

Elkins Flour Mill
Linn County, Oregon

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above the sill plate of the structure is unusual. The bevelled shiplap siding is laid vertically below the water table with a 5" exposure. Round nails indicate that this shiplap skirt and the water table probably date to c. 1904 when the mill was relocated.

North Elevation

The north elevation, with its centered door opening and two aligned windows at each floor, is the only symmetrical fenestrated facade. The main entry door has been replaced with plywood doors. A small opening with hinged doors is located just above the main entry. Little evidence of patching and the consistent use of square nails indicate that the north elevation is practically intact as originally constructed.

West Elevation

Sanborn maps from 1888, 1892, and 1898 identify the previous existence of a two-story grain warehouse attached to the west elevation. Patching of the weatherboard siding and interior studs, particularly at the first floor level, provide evidence of formed openings from the main portion of the mill to this warehouse. This is substantiated by the mixed use of square and round nails. This facade now has no openings.

South Elevation

The Sanborn maps of 1888, 1892, and 1898 provide evidence of structures once attached to the main portion of the mill on the south. Specifically, the maps show a loading dock and two enclosed one-story lean-tos. Deterioration of the siding at the second floor line suggests the location of a continuous roof over the dock and these smaller structures. A 7'-8" wide rolling door, hung on a head track and sheathed with shiplap siding, is located at the first floor in the center of the south facade. Physical evidence suggests this door opening was added or enlarged. This may have been done when the mill was moved to accommodate access to the railroad spur directly to the south. Physical evidence also suggests the window at the first floor to the left of this door, as well as the west and central windows at the second floor, are not original. Siding on the west end of the first floor is patched with beveled shiplap siding. A diamond-shaped window is located just above a small boarded opening in the gable and below the wide frieze.

East Elevation

No openings presently exist on the east side, but patching of the siding and of the interior studs show locations of previous openings.

Interior

The exterior walls are constructed of posts and rough-sawn studs notched into the sill and plate. The studs are approximately 2" x 5" and spaced 2'-0" to 2'-5" on center. Knee braces on the interior notched into the sills, plates, and posts serve as lateral reinforcement.

United States Department of the Interior
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NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 4

Elkins Flour Mill
Linn County, Oregon

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Circular-sawn planks, 2 1/2" thick and 11" to 11 1/2" wide, span the first floor joists. The character of these planks and the use of round nails indicate that this is not the original floor. The floor joists of the second floor are 3" x 9" while the third floor joists are 3" x 8". Spanning north to south, these joists bear directly on the girts and support 5" to 5 1/2" tongue and groove flooring, which is original.

The stair in the northwest corner is an L-shaped stair, with three risers leading from the first floor to the landing, and fourteen risers from the landing to the second floor. It has 8" to 8 3/4" treads with 3/4" nosings and approximately 9" closed risers. Ghost marks on the stringer provide evidence of a continuous handrail that no longer exists. This stair is shown on the 1888, 1892, and 1898 Sanborn maps. In the southwest corner of the mill, a straight run stair with 21 closed risers leads from the second floor to the third floor. This stair has a 2x4 handrail with widely spaced 4x4 supports. The use of square nails and the notched headers into the floor joists confirm both stairs are original construction.

Locations of mill equipment are suggested by remnants of blocking, supports, oil residue, notching and openings in the floor. A pair of openings at the second and third floors toward the north suggests the location of a shaft, perhaps connected to the original turbine. The turbine on the 1888 and 1892 Sanborn maps is drawn in this area. Near this location, painted or whitewashed blocking is attached to the underside of the second floor joists with square-head spikes. Also at the second floor is a linear opening parallel to the floor joists with blocking and cant strips at the bottom of the joists. Openings in the second and third floors on the south accommodated an elevator, as evidenced by the existing hoist at the third floor. Shelves made of sawn lumber are located along the north end of the east wall at the third floor. The lumber and square nails are evidence that the shelves are not original to the building.

Alterations and Current Condition:

Most alterations to the building appear to have been made either as temporary protection measures or were made quite early in the century. Sanborn maps reveal that some of the one-story portions on the south were removed between 1892 and 1898. Other modifications were probably made when the building was moved c. 1904. These include the removal of the two-story warehouse on the west. Many mills of this type were set on pilings over the water source. The Elkins Flour Mill's original location on the canal bank indicates that water ran under it. It can be deduced that the floor structure, water table, and shiplap skirt were replaced or modified when the building was moved.

The roof suffers from deterioration as does the siding, particularly on the south, and the paint has weathered off. Small burn marks and graffiti on the interior are the work of vandals. Although the flooring at the second and third floors requires repair, the structural system is in excellent condition. The addition of heavy screens over the window openings are a safety

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NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 5

Elkins Flour Mill
Linn County, Oregon

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precaution. The recent plywood door and patching, as well as the addition of a chain-link fence around the building, are to prevent further deterioration and damage by vandals.

The current owners are working with the city to insure the preservation of this fine structure. An award was recently received to develop a restoration plan and the intent is to open the mill as a museum. Equipment from the demolished Eugene Mill and Elevator Company (c. 1895) has been donated by the City of Eugene to assist with the interpretation of nineteenth-century flour milling practices.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number 8 Page 6A

Elkins Flour Mill, Lebanon, Linn County, OR

SUMMARY STATEMENT OF THE STATE HISTORIC PRESERVATION OFFICE

Since its relocation at the turn of the century, the Elkins Flour Mill has stood at its present site, and it is nominated with a parcel of approximately a third of an acre immediately east of the intersection of Olive Street and Highway 20 [Main Street] on the north edge of Lebanon, in Linn County, Oregon. Though now lacking a functional and visual connection to the millrace on which it was built in 1871, the surviving unit of the mill stands in close proximity to its historic associated water feature. About 1900, the core volume was rotated 90 degrees and moved west of the millrace some 350 yards. The nominated parcel abuts the rail spur which served the historic industrial complex on the Santiam-Albany Canal.

Noteworthy as one of only four gristmills of documented date remaining in the western Oregon that originated in the 19th century, the Elkins Mill shares the rarefied category with Howard's Grist Mill at Mulino, in Clackamas County (1851), Butte Creek Mill [Snowy Butte Mill] at Eagle Point, Jackson County (1872) and Boston Mill [Thompson Flouring Mill] in the vicinity of Shedd, in Linn County (1863, 1900 onward). Among these, the Elkins Mill at Lebanon is distinguished as the one having the most intact framework of heavy-timber post and girt construction. As Lebanon's first gristmill, it was documented in a city-wide survey for the Statewide Inventory of Historic Properties in 1984 and subsequently (1989) was declared a local landmark.

Current plans fostered by the City of Lebanon call for restoration of the building as a museum displaying early flouring equipment, including that of the demolished Eugene Mill and Elevator Company Building (1895), which has been donated by the City of Eugene.

Nearly square in plan, the mill building measures 36 x 40 feet. It rises to a height of three stories and is covered with a steeply-pitched, shingle-clad gable roof with extended verges and overhanging eaves on rafter tails. Exterior walls are clad entirely with weatherboards and trimmed with wide frieze boards at the gable ends, corner boards and vertical shiplap skirting below the water table. The building's original paint cover has disappeared through weathering. Side elevations, today, are essentially blind. The west elevation exhibits infill where the lean-to granary, or warehouse had been attached. In its historic configuration, the core volume had loading dock and accessory attachments on the south and east sides as well. Central entryways in the gable ends were modified after the historic relocation. Fenestration is organized in the end

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number 8 Page 6B

Elkins Flour Mill, Lebanon, Linn County, OR

elevations as three regular bays. Simply-framed window openings are fitted with six-over-six double-hung sash with fixed screens of wire mesh. A square vent, turned on point, is in the gable peak of the south elevation.

The mill interior is unfinished, as is typical of the early frame industrial type. Its heavy post and girt framing is distinguished by a central longitudinal row of chamfered posts with bolster beams.

The Elkins Mill was built in 1871, some 16 years after Lebanon was platted. The grant-assisted citywide survey of 1984 resulted in the addition of a data sheet to the Statewide Inventory of Historic Properties which states that the mill was built by Thomas J. Hannah, a Linn County millwright. This attribution has not been substantiated, however. The builder is as yet unknown. The mill was operated until 1878 by brothers William and Joseph Elkins, scions of early settler and town promoter Luther Elkins. The Elkins brothers constructed a raceway from the Santiam River for motive power and deeded their water rights to the Albany and Santiam Canal Company in 1872. Theirs was the initial section of the millrace on which Lebanon's early industrial development depended. In its original configuration, the mill building's north end extended on pilings over the water course. It operated three runs of grind stone from a turbine wheel. The mill continued in operation by the Elkins brothers' successors in interest, with various upgrading, until approximately 1898, at which time the property was absorbed by the O'Neill and Callaghan Paper Company.

As an intact example of a rare 19th century industrial building type in Oregon, the Elkins Flour Mill meets National Register Criterion C at the local level of significance. Although long separated from its historic location, but by a short distance, the mill building exhibits a distinctive combination of hewn and sawn heavy timber construction techniques that qualify for Criteria Consideration B relating to the normal exclusion of relocated properties. The building retains the general integrity of its location in Lebanon's historic industrial north along the Santiam canal.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 8 Page 6

Elkins Flour Mill
Linn County, Oregon

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SUMMARY PARAGRAPHS

The Elkins Flour Mill is significant on a local level under Criterion C, in the area of architecture, for its method of construction. It is a well preserved example of highly-developed timber frame construction as well as a rare building type in Oregon, the nineteenth-century grist mill. The exceptionally intact structural system clearly demonstrates the use of remarkably large hewn and sawn members with mortise and tenon joinery. In addition, the mill exhibits an unusual structural bay system and locally unique detailing. Although the building was moved, it meets the requirements of Criterion Consideration B. The move occurred in its early history (c. 1900) and did not affect the architectural values. The mill retains its character-defining features in terms of feeling, structural design, materials, workmanship, and interior layout. In addition, it was moved only a short distance - approximately 350 yards - and remains in an industrial setting near the canal which served it.

SUPPORTING PARAGRAPHS

Background History

First shown on maps as "Peterson's Gap," the town of Lebanon was platted by Jeremiah Ralston, a pioneer from Tennessee, in 1855. The town expanded over the claims of such prominent settlers as Morgan Kees, Richmond Cheadle, John Settle, Luther Elkins, and the Wassom family. These settlers were not only directly or indirectly involved with the Elkins Flour Mill, but they also played significant roles in other aspects of the town's development. John Settle, a miller from Indiana,¹ was a trustee of the Santiam Academy and was among those who located the Santiam Pass. He later incorporated the Willamette Valley and Cascade Mountain Military Wagon Road along with Morgan Kees, Luther Elkins, and others.² Jonathan Wassom and Richmond Cheadle, a Baptist minister from Ohio, were two of the "first six worshipful masters" of the Lebanon Masonic Lodge, chartered in 1864.³ Wassom was a member of the state legislature and platted Wassom's Addition to Lebanon. He, along with

¹"Where Did They Come From?" *The Lebanon Express*. Centennial Edition, June 5, 1947.

²Wallace, Esther. *A Brief Historical Sketch of Lebanon Oregon*. (San Francisco: William D. Welsh, 1942): 8.

³Ibid., 6 and 16.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 8 Page 7

Elkins Flour Mill
Linn County, Oregon

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C.B. Montague, was the largest contributor to the subsidy required to locate the Lebanon Paper Mill in town.⁴

The efforts of these men and others succeeded in promoting the development of Lebanon. They were certainly assisted by the area's rich farmland, which provided pioneers with tremendous opportunities, allowing them to be primarily self-sustaining. As the first crop to be planted in Linn County by white settlers,⁵ wheat became an important source of food and income by the 1860s.⁶ Even toward the end of the nineteenth century, it was being raised "at the exclusion of other crops,"⁷ and was not replaced as the principal crop until the early 1920s.⁸

This abundance of wheat in Linn County led to the establishment of flour mills, along with sawmills, as the county's first manufacturing facilities. The first flour mill in the county, and the first south of Oregon City, was built at Crawfordsville in 1847. Other mills were constructed shortly after in Syracuse, Waterloo, Albany, Scio, Boston, and Brownsville, to name a few.⁹ In 1871 Lebanon's first flour mill was constructed by William and Joseph Elkins.

The Elkins Family

Luther Elkins was born in Cornville, Maine in 1809. He moved with his father, Samuel Elkins to Indiana, only to be orphaned at the age of thirteen. In 1830 he married Philotheta Williams and moved to Ohio where he entered "into the merchandise and milling business [and] the wholesale buying of leaf tobacco." He experienced devastating financial losses when his large tobacco warehouse was burned by an arsonist. As a result he set out for Oregon on May 1, 1852 with his wife and eight children.

The Elkins family arrived near Oregon City five months later on September 26, 1852. After taking up a claim near Scio in Linn County, Luther became a general merchant in Lebanon from 1858-65 and is credited with being a primary

⁴Gallagher, Mary Kathryn. *City of Lebanon Historic Context Statement*. (September 1994): 230.

⁵Mullen, Floyd C. *The Land of Linn*. (Lebanon, Oregon: Author, 1971): 149.

⁶Gallagher, 25.

⁷*Linn County Oregon: Facts Briefly Stated, 1898 Pointers*. (No City, 1898)

⁸Mullen, 150.

⁹*Ibid.*, 221-2.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 8 Page 8

Elkins Flour Mill
Linn County, Oregon

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promotor of the town. He was involved with the establishment of the Willamette Valley and Cascade Mountain Military Wagon Road, as well as construction of the Santiam-Albany Canal and the Oregon and California Railroad line to Albany. Luther served as county representative to the Territorial Legislature and, later, state senator. He was also an original trustee of the Santiam Academy in Lebanon. He spent his last years with his son Joseph and died in 1887.¹⁰

Luther's son, Joseph Elkins, was born in 1833 in Belmont County, Ohio. Three years after arriving with his parents in Oregon, Joseph set out to fight in the Rogue River Indian war. A year later he returned to the Lebanon area and settled 160 acres. After three years in the stock business, he married Mary Belle Wilson in 1866, with whom he had five children. Joseph was also active in the development of Lebanon. He served as a City Council member and a promoter of the Lebanon-Santiam Canal. Joseph died in Lebanon in January of 1916.¹¹ His house, located at 194 Main Street, is the oldest extant residence in Lebanon known to exist.

Joseph's younger brother, William S., was born in Ohio on May 1, 1837. His first wife, Addie Burkhardt died in 1867 after one year of marriage. The following year he married Maggie Grant, with whom he had four children. In 1870 he was elected to the State Legislature and is credited with being instrumental in the building of the Cumberland Presbyterian church in Lebanon. After selling the flour mill in Lebanon, he moved to Dallas. He lived there for many years, establishing himself as a merchandiser. Eventually he moved to northern California for the benefit of his wife's health. After her death, he relocated to Portland where he lived with his daughter until his death of heart failure in 1907 at the North Pacific Sanatorium. His obituary credits him with contributing to the industrial development of Linn county and the establishment of the first flouring mill in Lebanon.¹²

¹⁰Information about Luther Elkins is from *Portrait and Biographical Record of the Willamette Valley Oregon* (Chicago: Chapman Publishing Co., 1903): 881-83 and from his obituary in the *The Lebanon Express*, December 16, 1887.

¹¹Information about Joseph Elkins is from Rev. H. K. Hines, D. D. *An Illustrated History of the State of Oregon* (Chicago: The Lewis Publishing Company, 1893): 1025-26 and from his obituary in the *The Lebanon Express*, January 4, 1916.

¹²Information about William S. Elkins is from Herbert O. Lang, *History of the Willamette Valley* (Portland: G. H. Himes, 1885): 762 and from his obituary in the *The Lebanon Express*, March 26, 1907.

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CONTINUATION SHEET

Section 8 Page 9

Elkins Flour Mill
Linn County, Oregon

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Ownership and Use of the Mill

In 1870 the two Elkins brothers, Joseph and William, collaborated to build a flour mill in Lebanon. Their first step was to make provisions for power by constructing a millrace from the South Santiam River. In February of 1871, they bought a 1.5 acre portion of Morgan Kees' donation land claim. They paid Kees' widow, Mary, \$1000 for the property and, in 1871-72, proceeded to construct a flour mill powered by a turbine wheel for nearly \$20,000.¹³ Although the builder is unknown, it is interesting to note that a Mr. Elkins was listed as a barn builder in the Lebanon paper during the 1880s.

By 1874, the Elkins brothers were shipping over 2,000 tons of wheat and flour on the Santiam-Albany Canal and were planning to enlarge their granary room.¹⁴ Within four years, however, the flour mill proved to be unprofitable for the Elkins for reasons unknown. In 1878 they sold the property, along with water and road rights, for \$12,000, thus suffering a loss of \$7,000.¹⁵ The buyers were Jonathan Wassom, James L. Cowan, Richard Cheadle, and John Settle. The 1880 U.S. Census Industrial Schedule reported that Wassom, Settle, and Co. had three runs of stone producing 150 bushels a day. In addition to wheat, the mill produced 250 bushels of other grain, 12,500 lbs of cornmeal and 88,000 lbs of feed. The seven-foot fall from the canal powered a 30 horsepower turbine at 140 revolutions per minute and the elevator had a capacity of 50 bushels. The turbine wheel would have turned the millstones, which may have been located on the second floor. According to *The Lebanon Express* the rope-operated elevator was used to haul "the wheat up to the top floors. Grain was put into bins and fed down shoots [sic] into the grinding stones, sacked out again on the lower floor."¹⁶

In 1881 James Cowan bought out his partners, only to sell the mill two years later to Benjamin Cleaver of Marion County for \$11,500. John Unger and Joseph Wassom leased and managed the mill from 1884-1890. By 1887, they had added machinery, including roller equipment and new purifiers.¹⁷

¹³"The Town of Lebanon," *The Albany Democrat*, November 27, 1874.

¹⁴Ibid.

¹⁵Hines, 1026.

¹⁶Swope, Alice. "Last of a Kind." *The Lebanon Express*, July 26, 1984.

¹⁷"Lebanon Flouring Mills," *The Lebanon Express*, August 19, 1887.

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Section 8 Page 10

Elkins Flour Mill
Linn County, Oregon

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In September of 1889, Frank O'Neill¹⁸ of Santa Cruz County, California purchased the mill and the right of ways from Cleaver for \$14,000. O'Neill, his brother Edward, and Charles Callaghan had been producing straw-based paper at a mill in Northern California on Soquel Creek. After farmers of that area began raising apples in lieu of wheat, the O'Neills experienced a decline in straw supply. As a result, they chose Lebanon, with its plentiful supply of straw, as the new location for their paper mill.¹⁹

Although the exact date of when the Elkins Flour Mill ceased to operate as a flour mill is unknown, a date of 1891 appears to be substantiated. The previous year, in February of 1890, Lebanon experienced a flood. *The Lebanon Express* reported "At about ten o'clock Sunday night . . . the flume of the grist mill badly impaired besides otherwise washing around and damaging the structure, which will necessarily delay work for several weeks."²⁰ Despite this, the mill was still operating several months later. The following appeared in the *Lebanon Express* on July 11, 1890:

"The Lebanon Flour Mill has been rented by me, and it will be run in the future as it has in the past. I buy grain and take in on exchange. Both flour and feed on hand at all times as hertofore. [sic] John Unger"

That same month, the O'Neills built a "good substantial bridge across the canal at the flour mill."²¹ Although the August 29, 1890 issue of *The Lebanon Express* reported the intentions of the O'Neills was to continue operation of the flour mill and remodel it "in conformity with the latest-improved flour mills," by March of the following year the newspaper was encouraging construction of a new flour mill in Lebanon. During the first week of April, 1891, however, it was reported that John Unger's lease had expired that week and that it was unsure if the O'Neills would "overhaul the old mill or build anew." In August of 1891, it was reported that Joe Wassom began operating the Lebanon Mills to do "wheat cleaning and chopping." There is no further mention of the mill being used as a processing facility. The 1892 Sanborn map describes the mill as "closed indefinitely." In 1893 it was reported that the "large water wheel of the old flouring mill" was powering a new excelsior plant, which was established that year by the O'Neill Brothers and S.H. Myers.²²

¹⁸O'Neil is sometimes spelled "O'Neill" in some historical records.

¹⁹Wallace, 24-25.

²⁰"Nearly a Flood," *The Lebanon Express*, February 7, 1890.

²¹*The Lebanon Express*. July 25, 1890.

²²*The Lebanon Express*. March 31, 1893.

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Elkins Flour Mill
Linn County, Oregon

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Construction of the O'Neill-Callaghan paper mill (Lebanon Paper Mill) began in 1890. By 1898 it was a rather large complex located approximately 200 feet east across the canal from the Elkins Flour Mill. Charles Callaghan recalled that the old flour mill was first used as a machine shop by their company.²³ The 1898 Sanborn map indicates the first floor of the mill was being used for storage while the lime was stored on the first floor of the attached warehouse. At some point, the main part of the mill housed wood molds for casting machine parts.²⁴

For reasons unknown, the owners of the paper mill moved the flour mill between 1898 and 1913 - most likely around 1900.²⁵ However, the fact that the mill was turned 90 degrees, thus placing the loading dock area on the side of the railroad spur, suggests that the proximity of the railroad was a consideration. This spur was laid in 1895 and was named the Callaghan spur by Southern Pacific.²⁶

Lebanon's Industrial Development

Plans for the mill's construction led to the decision by the Elkins brothers to build a millrace from the South Santiam River in 1870. This millrace is credited with spurring the industrial development of Lebanon, as well as the construction of a barge canal from Lebanon to Albany.²⁷ It became the first portion of the Santiam-Albany Canal after the Elkins brothers conveyed rights to the Albany and Santiam Canal Company in 1872. When completed in 1874, the swift water flow of this twelve-mile long canal proved to be a detriment to horse-drawn barges but provided an opportunity for water power that played a role in the industrial development of Albany, and led to the later development of the Lebanon-Albany Canal in the 1890s.²⁸ The canal, located to the east of the mill, retains much of its original character. The mill pond on which the mill was located also remains to the north of the site, across Industrial Way.

²³Welsh, William D. "Great Paper Industry Gained Through Crop Change of California Farmers." *The Lebanon Express*, Centennial Edition, June 5, 1947.

²⁴Ibid.

²⁵Sanborn maps and Swope, *The Lebanon Express*.

²⁶Welsh, *The Lebanon Express*.

²⁷Gallagher, 19.

²⁸Brayton, Hal. "Historic Canal Here Carries 12 Million Gallons of Water Each Day." *The Lebanon Express*, December 4, 1985.

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Section 8 Page 12

Elkins Flour Mill
Linn County, Oregon

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The Elkins Flour Mill is also significant as Lebanon's first gristmill. The second flour mill, built west of the Main Street crossing of the Lebanon Canal, was built in 1892. It was originally known as the New City Roller Mills and later the Champion Roller Mills. It was owned by G. W. Aldrich, who was killed when the mill's sixteen-foot high wheat bin collapsed.²⁹ This mill no longer exists.³⁰

Comparative Analysis

As one of only four remaining gristmills in Oregon, the Elkins Flour Mill has the distinction of exhibiting a highly developed structural system. The Butte Creek Mill (1872) near Eagle Point and the Howard's Grist Mill (1851) in Mulino also utilize heavy-timber post and girt construction, but neither of their structural systems retain the level of integrity and architectural significance as the Elkins Flour Mill. In addition, neither exhibit the combined use of chamfered posts and bolster beams or the unique structural bay system found at the Elkins Flour Mill.

Like the Elkins Flour Mill, the fourth mill is located in Linn County. The Boston Flour Mill, also known as the Thompson Flouring Mill, is in Shedd, Oregon. The 45' x 60' historic portion of this mill is similar in form to the Elkins Flour Mill. Both are three-story buildings and both utilize a post and girt structural system. However, the original main portion of the Boston Flour Mill, which was rebuilt in 1863 after a fire, is enclosed by a series of additions constructed in 1900, 1917, 1933, and 1940, thus resulting in a very different footprint and profile. It represents a more conventional mortise-and tenoned structure and though recognized for its architecture, the Boston Flour Mill is most significant as a continuously-operating mill and is listed on the National Register of Historic Places.

In contrast to the Boston Flour Mill, the main portion of the Elkins Flour Mill retains its form and interior spatial qualities as originally constructed in 1871 and gains primary significance for its method of construction. Because the mill was used for storage for most of its existence, it did not experience a high level of wear from humans and machinery. Its large hewn and sawn members are in exceptionally fine condition and exhibit a remarkably intact structural system with mortise and tenon joinery. In addition, the mill exhibits an unusual structural bay system and locally unique detailing, such as the bolster beams. A relatively high level of craftsmanship is apparent in the hand planing and the detailing of the hewn posts of the first and second floors.

²⁹Wallace, 21-22.

³⁰Gallagher, 59.

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Section 8 Page 13

Elkins Flour Mill
Linn County, Oregon

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The Elkins Flour Mill is one of only two heavy-timbered frame buildings in Lebanon. The second is the c. 1881 Lebanon Warehouse, located on the west side of the railroad tracks between Sherman and Grant Streets. Leased by John Settle in c. 1883, this structure is significant for its timber frame construction as applied to a nineteenth century grain warehouse. Unlike the Elkins Flour Mill, it consists of sawn, rather than hewn, structural members.³¹ Bolster beams are also used in the Lebanon Warehouse, but they are less refined in detail.

Recent Preservation Efforts

Though currently vacant, the Elkins Flour Mill is a local landmark. Local support for the mill's preservation was galvanized by a threat of demolition in 1983 and again in 1992-93. City officials, with the assistance of volunteers, have endeavored to save the building.

In 1984 a state inventory form was completed by Heritage Investment Corporation and Allen, McMath-Hawkins Architects. In September of 1989 the mill was evaluated by the City of Lebanon for inclusion on the Lebanon Historic Resources Register. Based on criteria in the Lebanon Ordinance No. 2069, the mill was deemed significant for its integrity, cultural value, historical value, and rarity. The mill was also recently recognized for its exceptional construction and its associations with Lebanon's early development in the *City of Lebanon Historic Context Statement*.³²

The present owners have expressed a willingness to convert the mill to a museum. Equipment from the demolished Eugene Mill and Elevator Company (c. 1895) was donated by the City of Eugene to assist with interpretation. In addition, a \$5,000 award was recently received to develop a restoration proposal. These measures are evidence of the owner's and local community's desire to preserve this magnificent structure.

³¹Gallagher, 63.

³²Gallagher, 237 and 250.

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Elkins Flour Mill
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Elkins Flour Mill
Linn County, Oregon

VERBAL BOUNDARY DESCRIPTION

Beginning at a point which is South 231.83 feet and East 252.82 feet from the Northeast corner of Block 2 of Wassom's Addition, as per quitclaim Volume 411, Page 47 recorded May 15, 1986, and South 30.00 feet from a survey marker labelled, WOW 338 1935, in Section 10, Township 12 South, Range 2 West of the Willamette Meridian in Linn County, Oregon; thence South 89°38'58" East, as per aforementioned quitclaim, approximately 97.50 feet; thence North 0°21'02" East, 10.00 feet to the TRUE POINT OF BEGINNING, said point being on the north right of way line of the City of Lebanon railroad spur; thence North 0°21'02" East, 113.00 feet; thence South 89°38'58" East, 136.00 feet, parallel to aforementioned right of way; thence South 0°21'02" West, 113.00 feet; thence North 89°38'58" West, 136.00 feet, to the true point of beginning, said area being approximately .35 acres.

BOUNDARY JUSTIFICATION

Since the Elkins Flour Mill is not located on its original site and no other historic features associated with the building are located on the present site, the area nominated to the National Register of Historic Places is limited to the building and the immediate surrounding land. Based on a recommendation from the Oregon State Historic Preservation Office, the boundaries on the north, east, and west extend 50 feet from the building. The boundary on the south extends to the railroad right of way.

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Section: Photographs Page 17

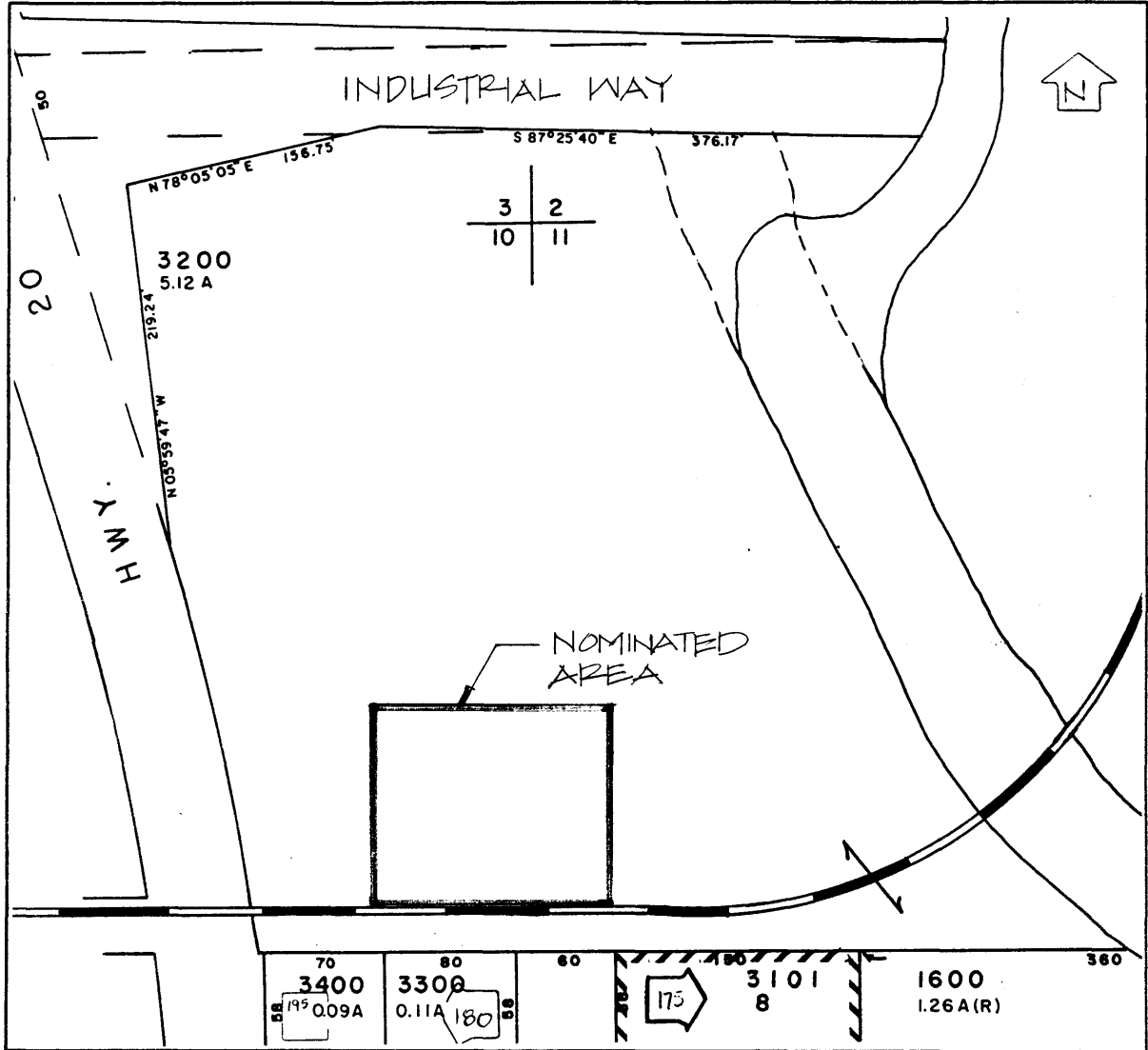
Elkins Flour Mill
Linn County, Oregon

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PHOTOGRAPHS

All photographs of the Elkins Flour Mill, located in Lebanon, Oregon, were taken by Tony Hayden of Aloha Photographic Studio & Gallery, 595 East Ash Street, Lebanon, Oregon. With the exception of Photo 1, all photographs were taken on July 1, 1994. Photo 1 was taken on November 17, 1994. Mr. Hayden is in possession of the negatives.

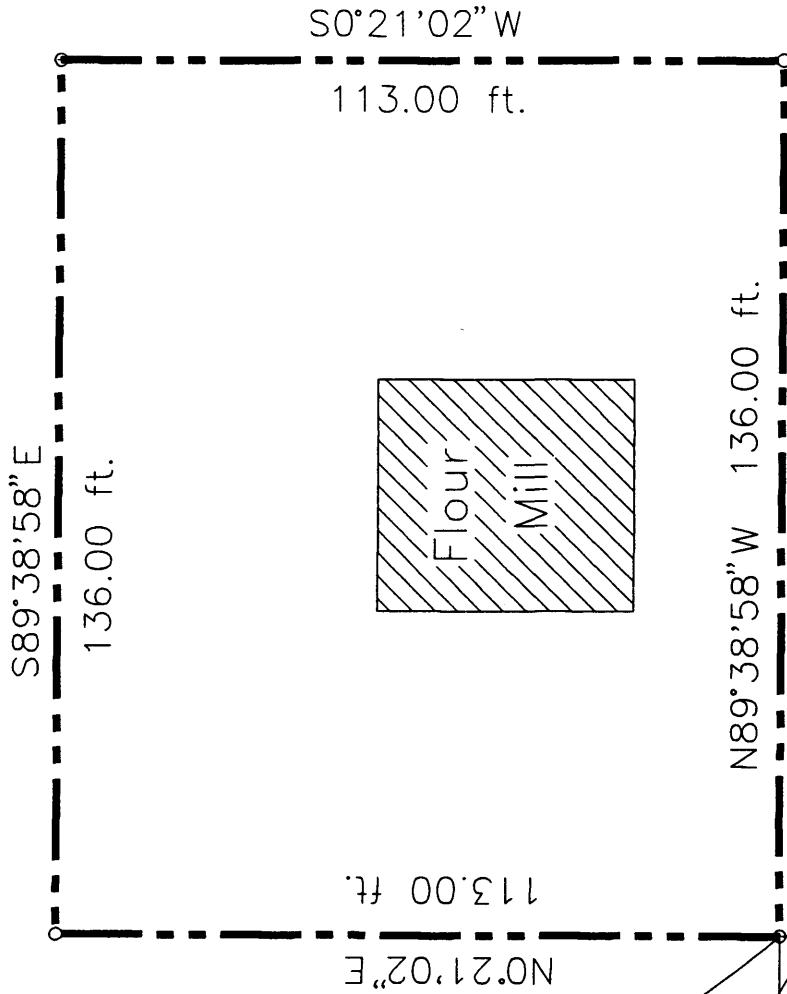
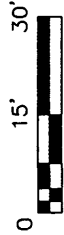
PHOTO NUMBER	DESCRIPTION
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2	north elevation
3	exterior view to southeast corner
4	south elevation
5	west elevation
6	interior view to southwest corner, first floor
7	interior view to southeast corner, first floor
8	interior view to northeast corner roof framing
9	interior view to stairs from first floor to second floor
10	first floor posts and bolster beams
11	interior view to northwest corner, first floor
12	interior view to northeast window, second floor
13	interior view of elevator shaft from first floor
14	elevator hoist
15	elevator hoist detail



ELKINS FLOUR MILL
Linn County, Oregon

LINN COUNTY ASSESSOR'S MAP
12 2W 11BB, Tax Lot No. 3200

Lebanon Flour Mill Boundary Area



True Point
of Beginning

Survey
Marker

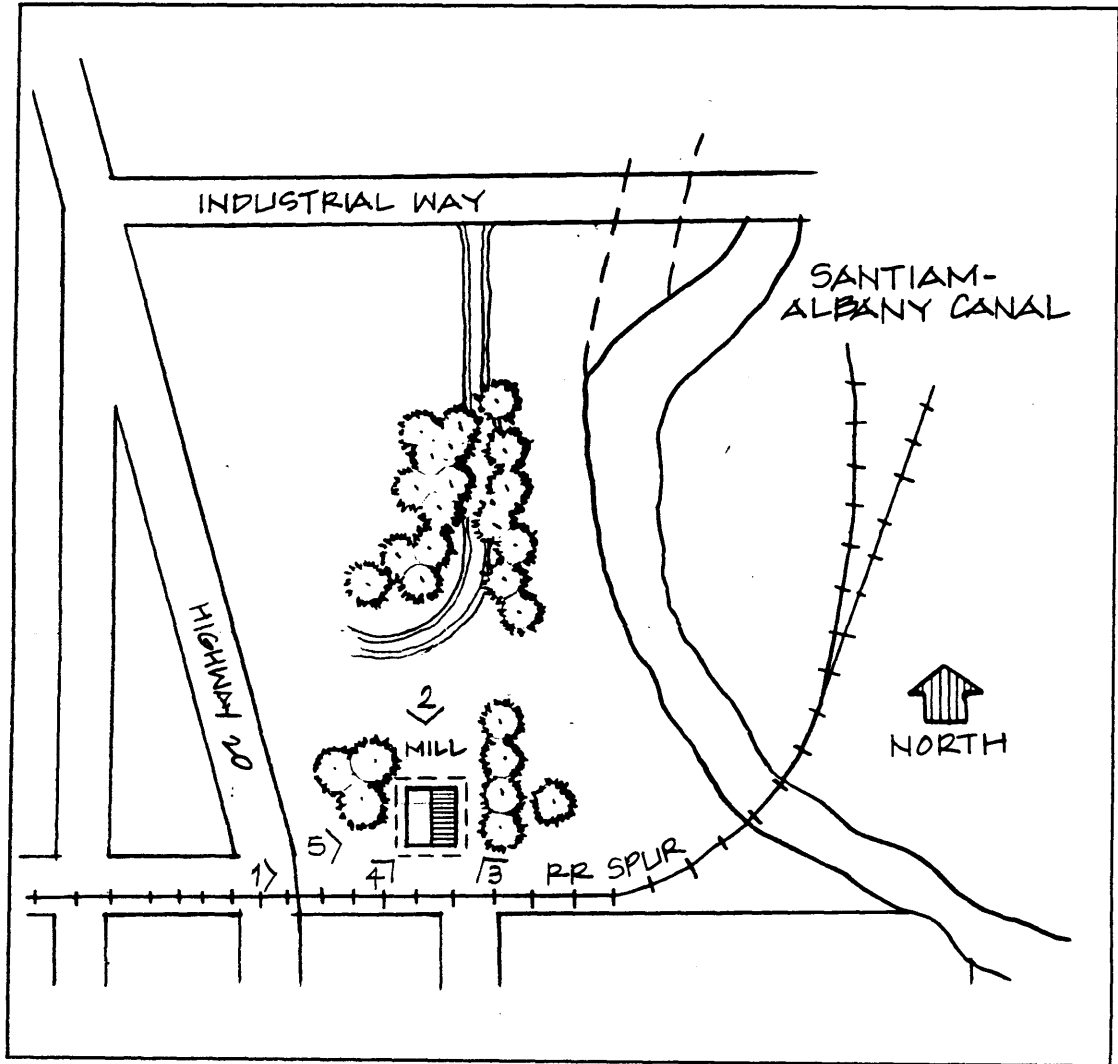
$N0^{\circ}21'02''E$
10.00 ft.

$S89^{\circ}38'58''E$
97.50 ft.

P.O.B. as per
Vol. 411 Pg. 47

City of Lebanon - 20'
Railroad Right of Way

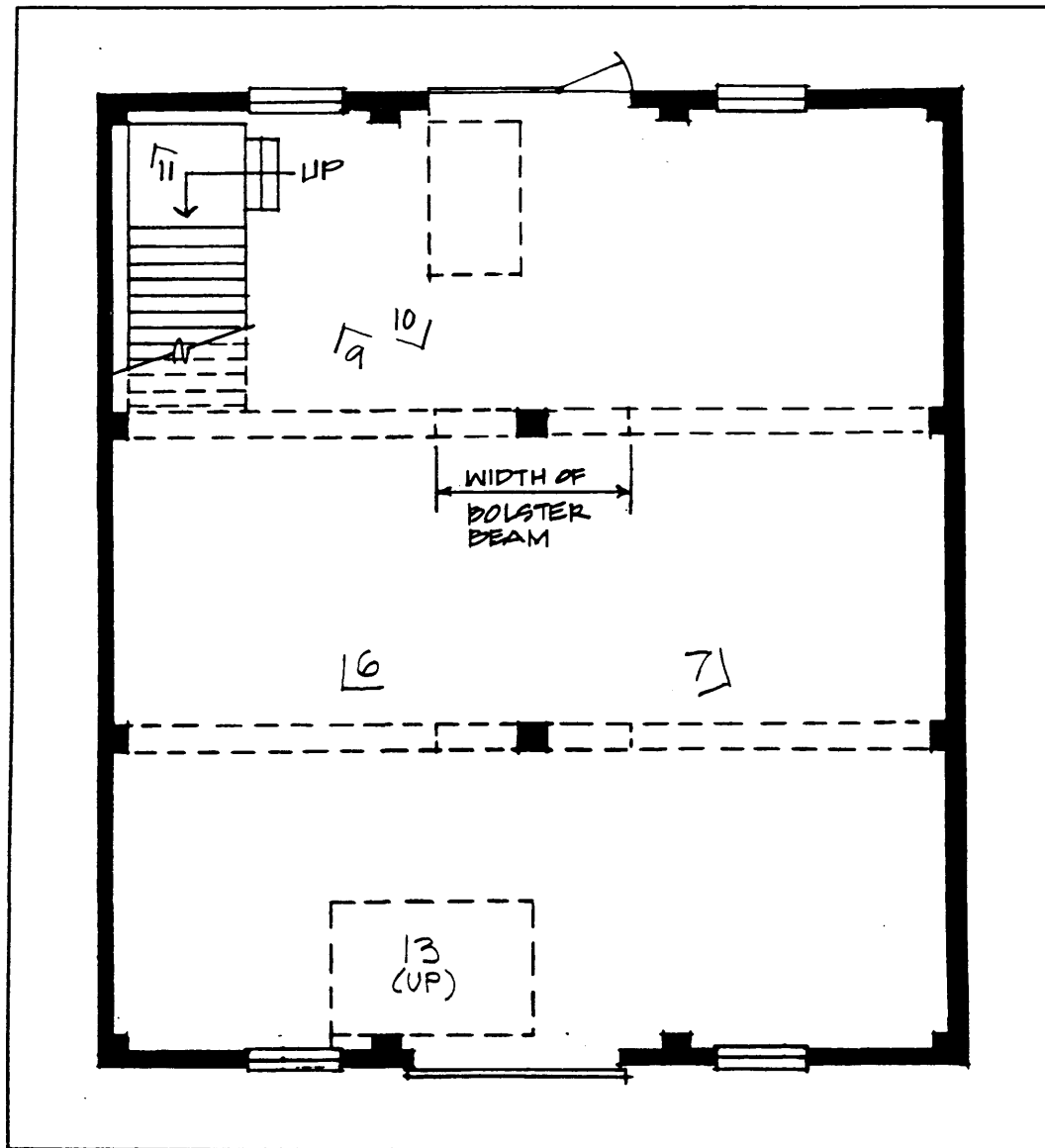
Santiam
Highway ROW



ELKINS FLOUR MILL
 Linn County, Oregon

Approximate scale:

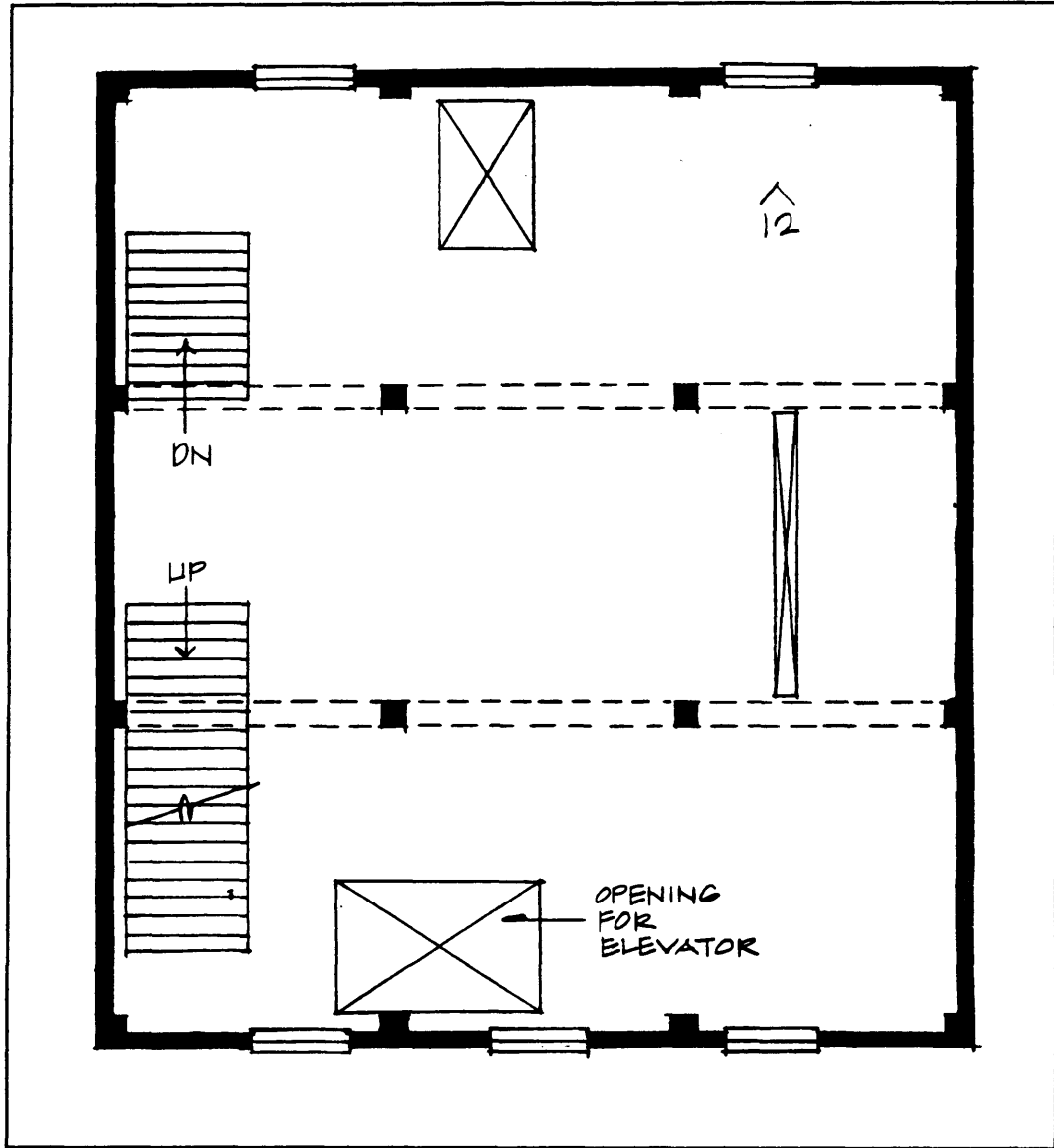
SITE PLAN
 0 100 ft



ELKINS FLOUR MILL
Linn County, Oregon

FIRST FLOOR PLAN
Approximate scale: 1/8" = 1'-0"

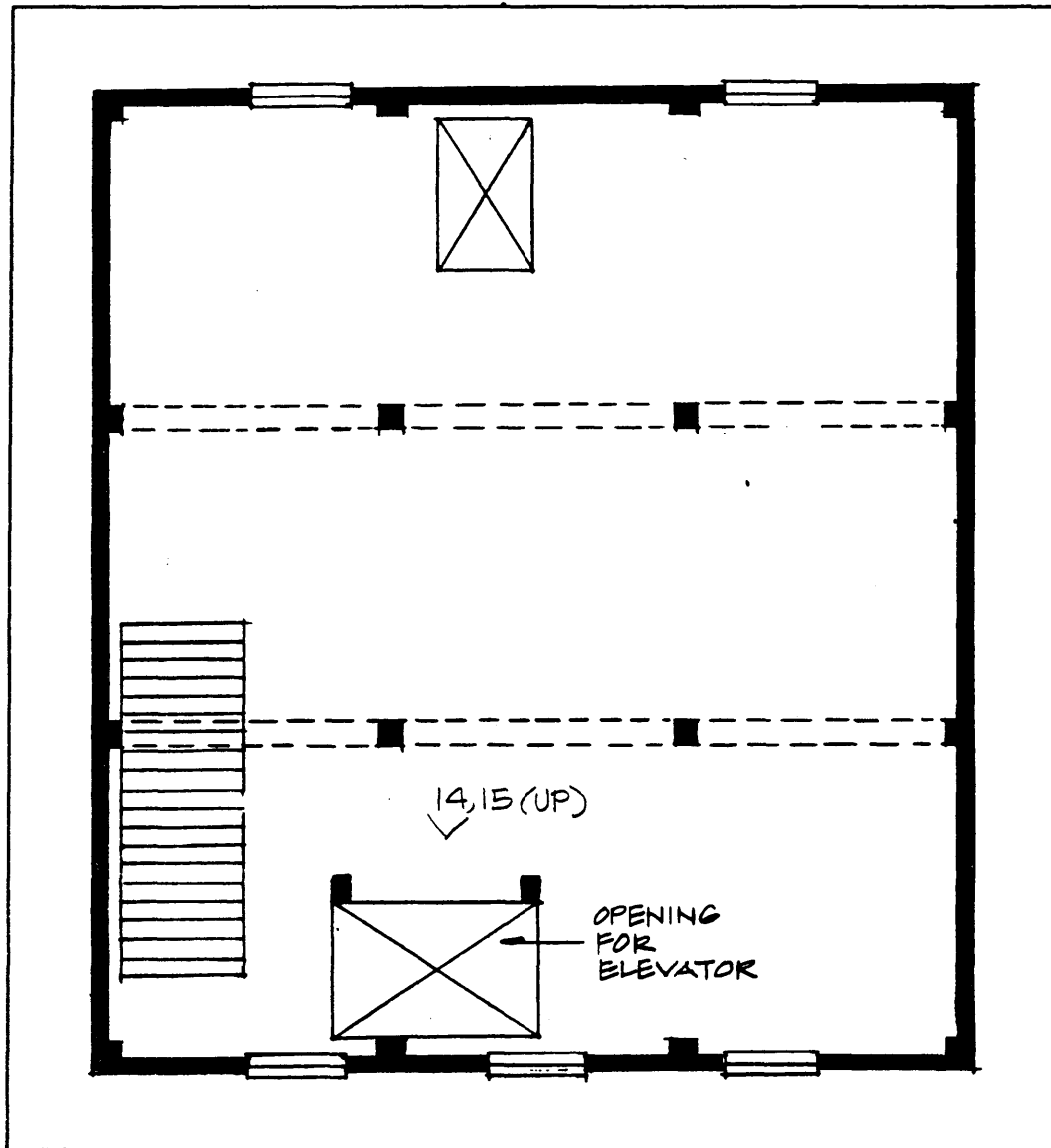
Based on drawings by Timothy Simpson for Philip Dole's class, "Settlement Patterns: Building in the Pacific Northwest, 1845-1915." Spring 1993. University of Oregon.



ELKINS FLOUR MILL
Linn County, Oregon

SECOND FLOOR PLAN
Approximate scale: 1/8" = 1'-0"

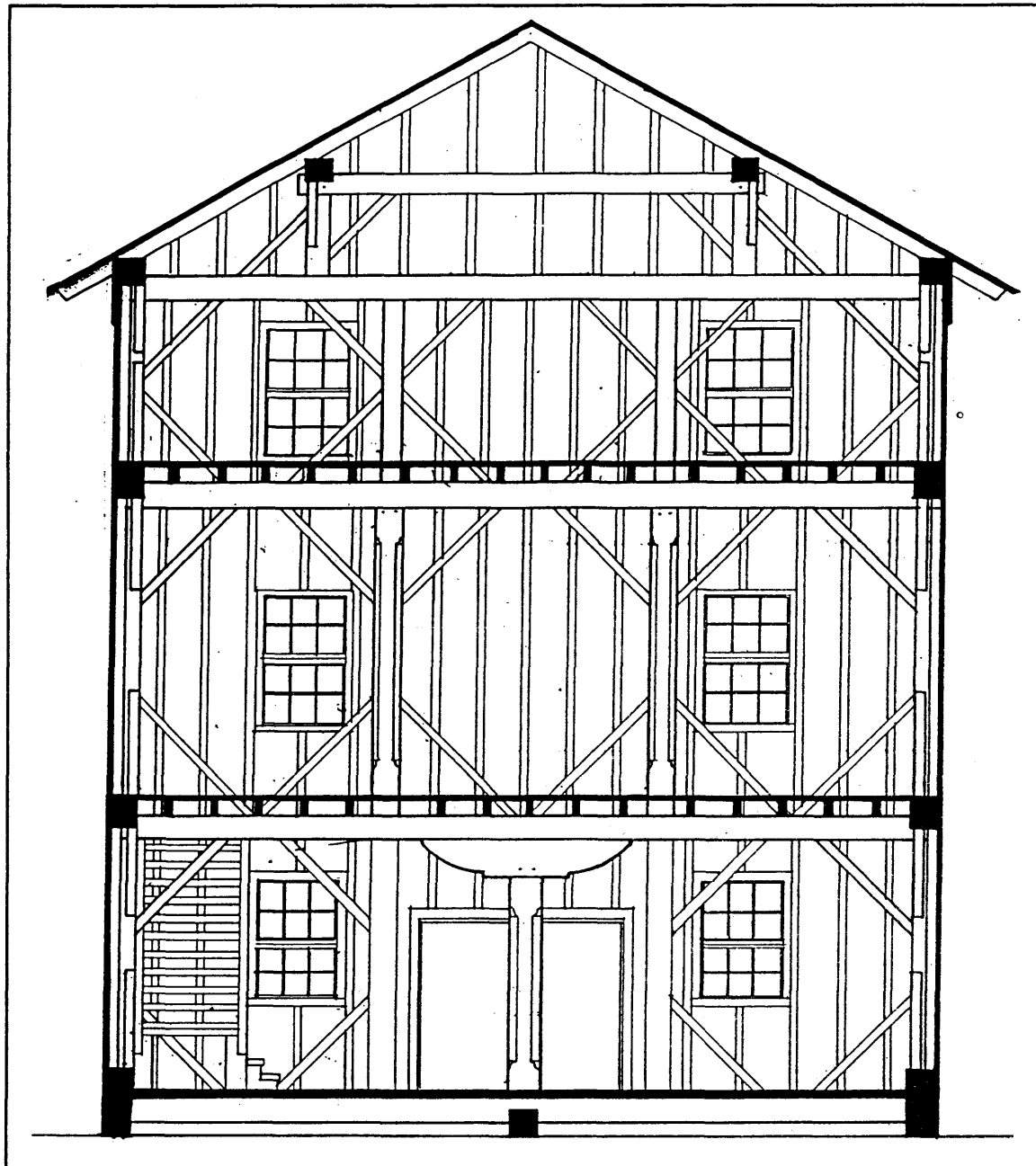
Based on drawings by Timothy Simpson for Philip Dole's class, "Settlement Patterns: Building in the Pacific Northwest, 1845-1915." Spring 1993. University of Oregon.



ELKINS FLOUR MILL
Linn County, Oregon

THIRD FLOOR PLAN
Approximate scale: 1/8" = 1'-0"

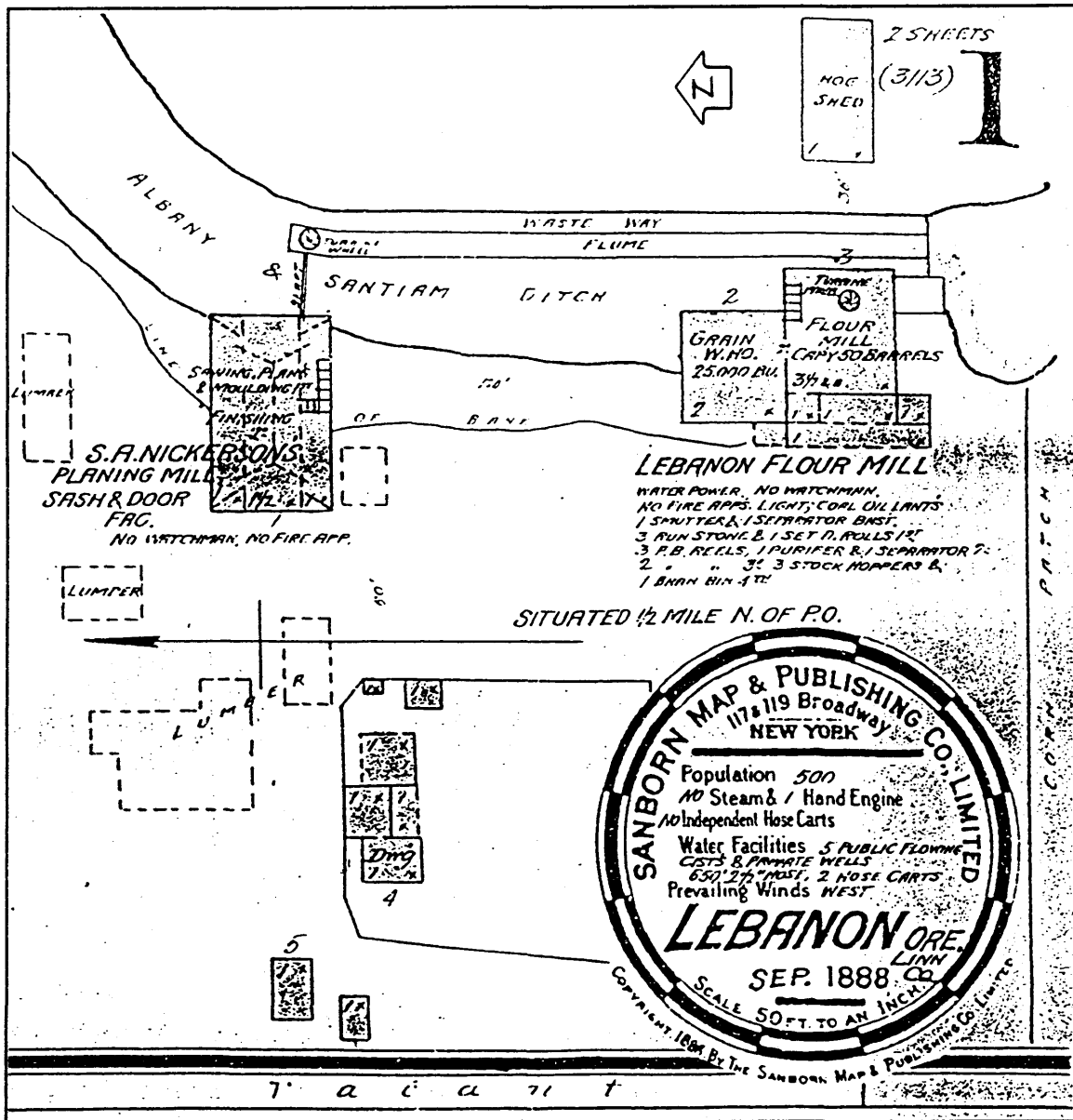
Based on drawings by Timothy Simpson for Philip Dole's class, "Settlement Patterns: Building in the Pacific Northwest, 1845-1915." Spring 1993. University of Oregon.



ELKINS FLOUR MILL
Linn County, Oregon

CROSS SECTION LOOKING NORTH
Approximate scale: 1/8" = 1'-0"

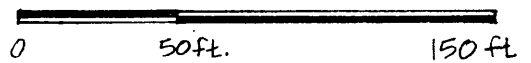
Drawn by Timothy Simpson for Philip Dole's class, "Settlement Patterns: Building in the Pacific Northwest, 1845-1915." Spring 1993. University of Oregon.

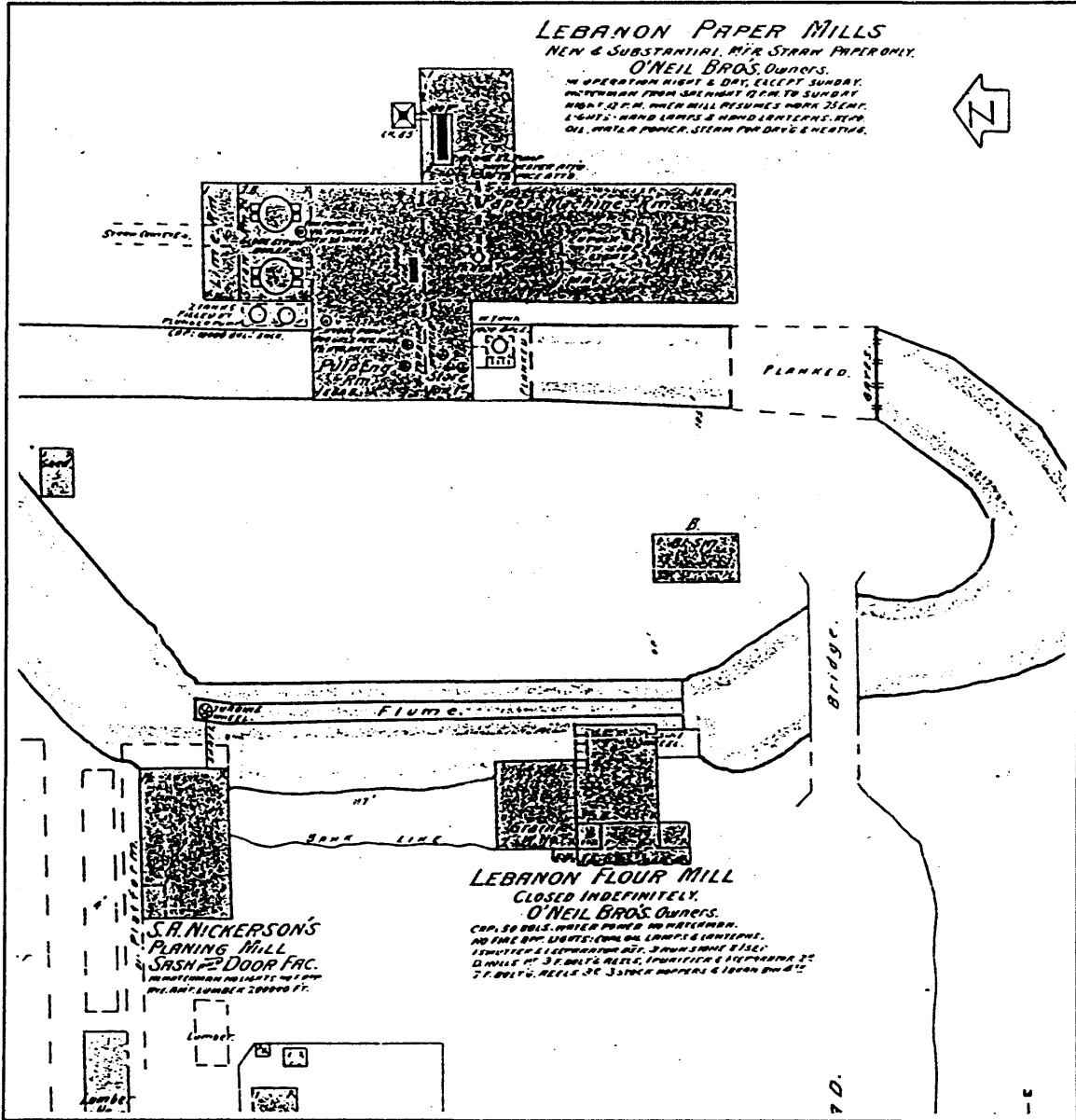


ELKINS FLOUR MILL
Linn County, Oregon

SANBORN FIRE INSURANCE MAP
Lebanon, 1888

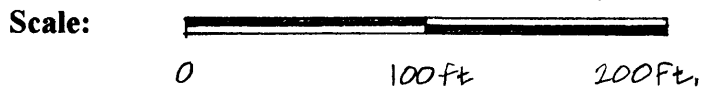
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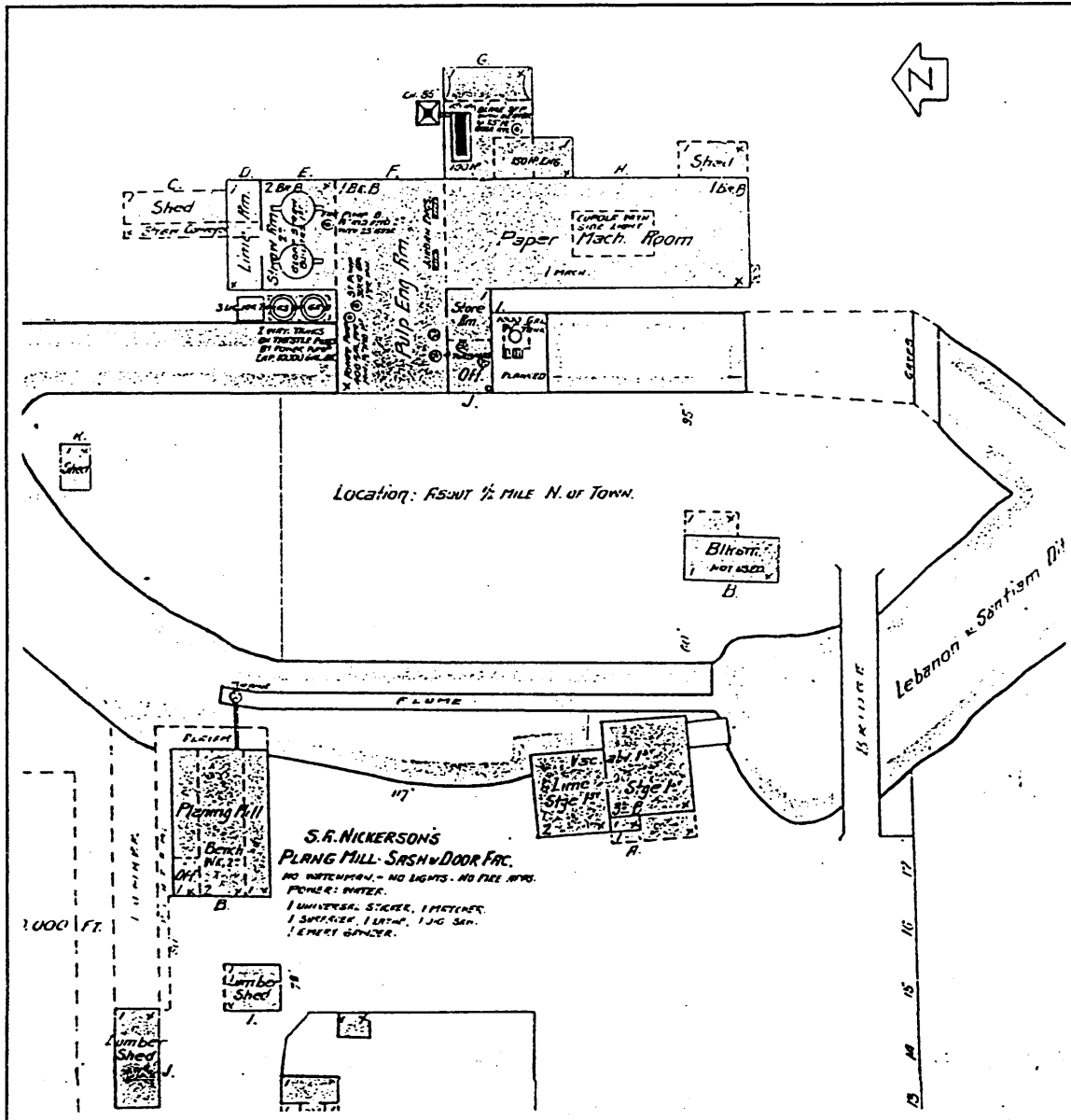




ELKINS FLOUR MILL
 Linn County, Oregon

SANBORN FIRE INSURANCE MAP
 Lebanon, 1892

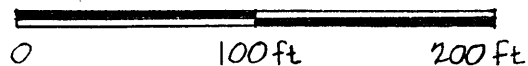


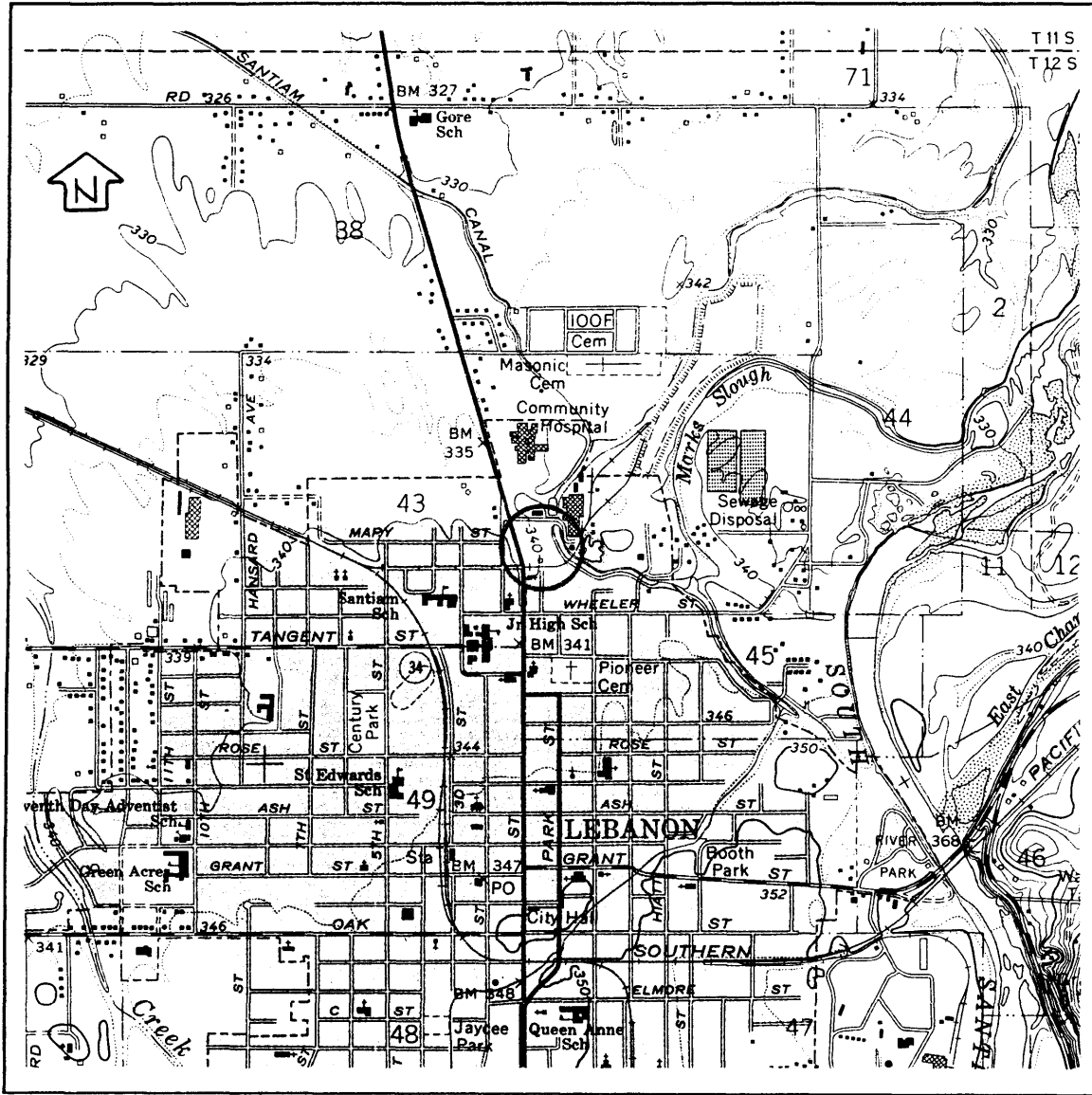


ELKINS FLOUR MILL
Linn County, Oregon

SANBORN FIRE INSURANCE MAP
Lebanon, 1898

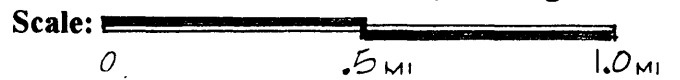
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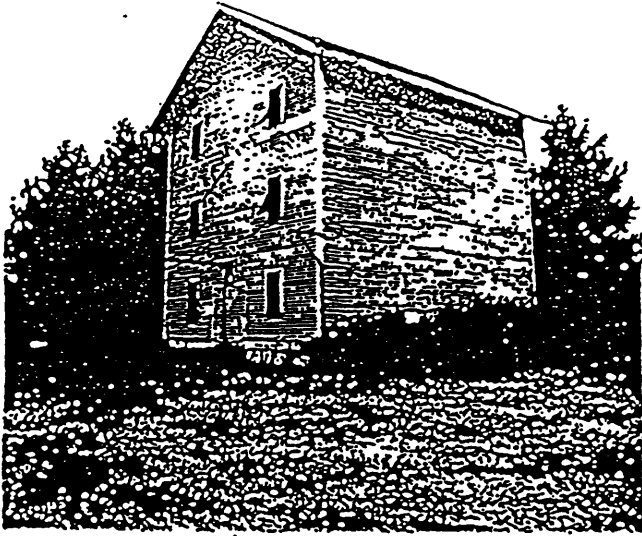
ELKINS FLOUR MILL
Linn County, Oregon

USGS TOPOGRAPHIC MAP
SW/4 Lebanon 15' Quadrangle



STATE OF OREGON INVENTORY
 OF HISTORIC PROPERTIES
 State Historic Preservation Office
 Oregon State Parks, Salem, OR 97310

County Linn
 Ranking _____
 Name
 (Common) Old Flour Mill
 (Historic) Elkins Flour Mill
 Address Main Street
 Present Owner Crown Zellerbach Corp.
 Address 1500 SW 1st, Portland 97201
 Original Use. Flour Mill
 Date of Construction 1872
 Map Reference Number 10



Physical description of property and statement of historical significance:

The three-story Elkins Flour Mill building is composed of heavy timber framing, a square floor plan and a steeply pitched gable roof with extended verges. The building is clad with shiplap siding and corner boards with vertical siding below the watertable. One unique feature of this structure is the mortise and tenon construction in which handhewn timbers have been fitted together without nails. All the boards were slotted at each end to fit together without nails.

The south facade faces a railroad track and the Albany/Santiam Canal. In the center of the facade there is a large sliding wood door. Six/six, double-hung windows with fixed metal mesh screens are located on each side on the first, second and third floors and in the center above the door. In the gable end, just beneath a wide frieze board, there is a diamond-shaped window and a rectangular opening filled with horizontal siding.

The east and west elevations are blank walls of horizontal siding. On the west, siding now covers small openings located on all three levels and two larger ones centered at the first and second stories.

(continued)

Recorded by Heritage Investment Corporation, 813 SW Alder, Portland, OR 97204 (228-0272)
 Allen, McMath-Hawkins, Architects, 213 SW Ash, Portland, OR 97204 (228-5154)

Initials _____ Date _____

Please enclose map. Township _____ N _____ E
 S _____ W Section _____

Sources consulted: see attached.

History:

The mill building was built between 1872 and 1878 by Thomas J. Hannah, a millwright by trade. Hannah had his own mill located between the providence area and Scio, known as "The Eagle Flour Mill." Thomas came to Linn County in 1858. The flour mill was operated by Joseph Elkins and William Elkins. Around 1870 the Elkins constructed a canal from the South Santiam River to provide power. On October 19, 1872 they conveyed certain rights in the canal which they had dug across their property to the Albany and Santiam Canal Company.

The building was moved off the canal and towards Main Street when it was acquired by the paper mill. It was thereafter used to house wood molds for casting machinery parts. The Lebanon Paper Mill was begun in the spring of 1890 by Edward and Frank O'Neil, brokers, and C. W. Callaghan, all of California. The citizens of Lebanon put up of bonus of \$5,000 for the plant and Frank O'Neil went back east to purchase several railroad carloads of machinery. The first paper made use of waste straw from the surrounding wheat farms. Huge stacks several hundred feet long became a common sight on the landscape near the mill. Later, more machinery plus a sulphite plant was added enabling the manufacture of manila paper from wood pulp. Edward O'Neil died a short while before this new process was begun and Frank O'Neil carried on the business until 1906, when the plant was purchased by Crown Willamette Paper, which was merged into the Crown Zellerbach Corporation in March 1937.

Sources Consulted:

1. Correspondence with Robert Hauck, April 18, 1984.
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3. History of Linn County, compiled by Workers of Writers Program of the Works Projects Administration.
4. "Museum for Lebanon", Lebanon Express. May 20, 1983.
5. Westfall, Bruce. "Lebanon May Inherit History," Albany Democrat, April 6, 1983.