

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 of eligibility for individual properties or districts. See instructions in the National Register of Historic Places Form (National Register Bulletin 16A). Complete each item by marking "X" in the appropriate box or by entering the information requested. If an 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 Lehi Roller Mills  
other names/site number \_\_\_\_\_

2. Location

street & number 700 East Main Street N/A not for publication  
city or town Lehi N/A vicinity  
state Utah code UT county Utah code 049 zip code 84043

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, 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 meets 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.)

Walt A. Mat 4/17/91  
Signature of certifying official/Title Date  
Utah Division of State History, Office of Historic Preservation  
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 certifying official/Title Date  
\_\_\_\_\_  
State or Federal agency and bureau

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:)  
\_\_\_\_\_

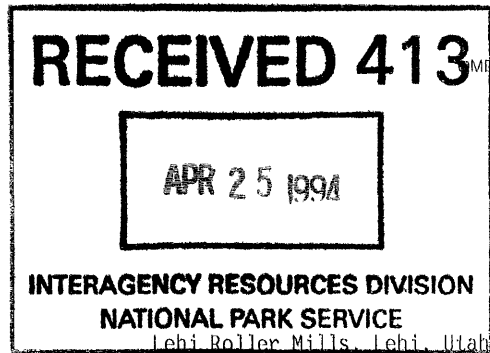
**Entered in the National Register**  
Signature of the Garrett Rapley Date of Action 5/24/94



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**National Register of Historic Places  
Continuation Sheet**

Section No. 7 Page 1



**Narrative Description**

The Lehi Roller Mills is a complex of several structures including the primary mill, a tall brick and frame building on the north side of the east end of Main Street. Supporting grain elevators, mechanical structures, warehouses and offices extend to the north. Typical of this building type, the Lehi Roller Mills has an organic heterogeneous architectural appearance, the result of many additions and changes needed to keep the operation modernized and growing. The expansion of the milling facilities from 1905 to the present is apparent from old photographs and Lehi's Sanborn insurance maps which show the regular updating and expanding of the structures, reflecting the corresponding refinement of milling procedures. Each major improvement, beginning with the 1905-06 brick mill, remains in place to document the character-defining evolutionary process of mill construction.

Still the centerpiece of the Lehi Roller Mills is the original three-story brick structure with heavy timber, post-and-beam interior framing and a gabled roof. The original two-over-two windows, corbeled cornices and circular gable windows remain, as do the shed roof canopies over the south and east loading docks; the frame, gabled roof monitor, and the north, 14,000-bushel frame crib extension, are all additions made shortly after initial construction.

The four 38-foot tall grain elevators, built of six-inch concrete walls in 1914, are intact and painted brightly with historic advertisements of the mill's most popular products, Turkey Red and Peacock flour. Together, these concrete capped, cylinder-shaped structures have a storage capacity of 45,000 bushels. As described in the history herein, other lesser frame, concrete and metal structures have been either attached to the original mill or built free-standing, among them the one-story, brick, gabled receiving building east of the main building along the D&RGW railroad spur. The last major addition was the three-story frame and gambrel-roofed warehouse built to the west in 1990. Although recent, this later structure is architecturally compatible in type, form, materials and color to other Utah mills generally and the Lehi Roller Mills in particular.

Although the mill's machinery has undergone numerous modernizations, the interior architecture of the 1905-06 building, along with some of the original separators, dusters, cleaners and gyrators, remain intact. Their origins are apparent from the old style lettering across the fronts announcing the type, brand, manufacturer and location of each machine. The mill is electrically powered as it has always been, and continues to employ its original roller mill technology for converting wheat to fine flour. The 36-foot tall main mill contains five levels of operations within its three-story shell due to maximizing the basement and gabled attic for machinery spaces.

The mill has undergone visual changes but these are not intrusive given that many were made early-on and were essential to maintaining the complex's original and still current use. Each of the improvements and additions have both maintained and enhanced the mill's physical character and function.

Lehi Roller Mills  
Name of Property

Lehi, Utah County, Utah  
City, County, and State

### 8. Statement of Significance

#### Applicable National Register Criteria

(Mark "x" on one or more lines 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" on all that apply.)

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or 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)

- Agriculture
- Architecture
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

#### Period of Significance

1905-1943

#### Significant Dates

1905

#### Significant Person

(Complete if Criterion B is marked above)

N/A

#### Cultural Affiliation

N/A

#### Architect/Builder

Wolf Company (milling machinery)

### Narrative Statement of Significance

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

X See continuation sheet(s) for Section No. 8

### 9. Major Bibliographical References

#### Bibliography

(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: \_\_\_\_\_

X See continuation sheet(s) for Section No. 9

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**National Register of Historic Places  
Continuation Sheet**

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Lehi Roller Mills, Lehi, Utah County, UT

**Narrative Statement of Significance**

The Lehi Roller Mills is locally significant as Lehi's first and only modern roller process commercial flour mill. Built at the behest of the Lehi Commercial Club, a group of local boosters, and financed by the Lehi Mill and Elevator Company, the mill was the first of its type in the city and satisfied a need for grain processing in a growing community without a flour mill. Continuing today in its original use, the mill is also significant architecturally as one of the earliest and most intact food processing plants of its type in Utah. Utilizing new technology such as electric rather than water power, and steel rollers rather than mill stones for grinding, the Lehi Roller Mills continues to use the same process and some of the same equipment it began with originally when it opened in 1906. Expanded over the years as operations grew and modernized, the mill also shows the organic visual expression typical in the architecture of this building type.

**LEHI'S HISTORY:**

In March 1849 the first group of settlers camped along the Provo River, a few miles east of the present site of Provo, Utah. It was another year before settlers headed for the site of Lehi, a place early passed over because of the limited availability of water, a problem that would plague the community for the first several years. Nevertheless, within the year wheat, corn, potatoes, squash and other vegetables were planted and plans were made to divert water out of American Fork Canyon for an irrigation system. Regardless of early opinions to the contrary, Lehi's advantageous location on the road toward Provo and the east of the Tintic mining district made it a perfect spot for settlement.

The settlers lived in makeshift cabins scattered along "Dry Creek." Eventually, it was deemed judicious to build a fort to secure the group against conflicts with local Native Americans. By the fall of 1853, sixty cabins had been moved to First South and second West to form a seventy-five-rod square fort.

During the early 1850s, Lehi's residents, like most of Utah's pioneers, struggled for survival and made do with what they had until they could plant crops and set up production of goods. Transportation costs made states goods particularly expensive, therefore, the people had to depend on what they could produce locally.

Most townspeople lived in the fort or area immediately surrounding it until the late 1860s. Eventually, however, they moved out of the fort and constructed new homes, first of adobe because they were easily built without specialized skills and tools and, after the 1870s, of kiln-baked brick, stone, and logs. Soon, like many other rural Mormon towns, Lehi had wide dusty streets lined by ditches on both sides. These ditches functioned as irrigation canals and as well as the source of culinary water.

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## National Register of Historic Places Continuation Sheet

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Lehi Roller Mills, Lehi, Utah County, UT

Lehi's transformation from a temporary site on the road south to a more permanent and diversified town occurred gradually through the last few decades of the nineteenth century. Soon a variety of services were available to area residents. The community's first mill was constructed of adobe on the banks of the Jordan River south of the present site of the Lehi Roller Mills during the late 1850s. Within the decade saloons, boarding houses, and a variety of mercantile institutions lined Lehi's streets.

### Coming of the Railroad, 1873-1881:

The watershed event that changed Lehi's history was the coming of the railroad in 1873. The railroad altered the city and ushered in a new period of development. Most important, it established Lehi as an important trade and transportation hub in Utah valley. Lehi received an extra boon to growth when the Denver and Rio Grande Railway laid a line across the southern and western part of town in 1881. That same year, the Salt Lake and Western Railroad built a line through Lehi. Branching westward from the Utah Southern tracks, this line was used to transport freight from the Tintic Mining District. The place these two lines crossed was called Lehi Junction and eventually included numerous brick yards, a general store, assay offices, an artificial stone factory, a school, a Mormon meetinghouse, and dozens of residents.

Lehi developed two town centers--one located along Main Street between First East and Fifth West streets and the second along State Street--at the locations of the intersections of two major railroads. Besides the railroad depots themselves, the structures built at these junctions centered around the railroad: mercantile establishments, hotels, and houses provided services and a resting stop for travelers passing through and residents alike.

### Economic Diversification:

The 1890 Sanborn Map illustrates a substantial commercial area on the block between First and Second West along Main Street. In addition to a People's Co-op, these buildings included: Trane and Evans Mercantile, the Lehi Hotel, Lehi City Hall, Lehi Drug Store, Garff Mercantile, the Lehi Opera House, Harwood and sons Harness Shop, the Lehi Post Office, Dorton Brother's Grocery, an agricultural implement store, a boot maker, a tinshop, a saloon, a barbershop, and the New West Academy (a private Congregationalist school). Clearly, by the end of the nineteenth century Lehi had become a community offering a growing variety of services, cultural amenities and businesses to satisfy local tastes. With diversification came designers, contractors, and craftsmen, improvements in building technology and a growing number of styles. Lehi's Utah Sugar Company was the town's first factory and premiere business after 1889.

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## National Register of Historic Places Continuation Sheet

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Lehi Roller Mills, Lehi, Utah County, UT

### LEHI ROLLER MILLS HISTORY:

Obtaining flour was difficult for those early settlers living outside of the Salt Lake valley. It was necessary for farmers to either travel to Salt Lake mills with their wheat, return with flour, or have it ground in varying ways from horse-powered mills to crude, make-shift mills with limited equipment. Regardless, the process was costly, inconvenient and inefficient. The first mills built to remedy this deficiency were frequently erected quickly and were, therefore, roughly crafted. Few of these earliest mills remain. Utah County's first mill was built in Springville in 1851. This mill had two sets of burrs and a mill wheel. By 1885, the mill had been remodeled and the mill stones were replaced with the more up to date roller technology. Known as the "New Process" when it was first introduced into Utah in the 1860, this new method of flour milling used metal rollers to grind wheat.

Instead of working the wheat berry into a powder in one or two grindings, the wheat was broken up gradually by passing it in between rollers several times. The surfaces of the steel rollers were incised with parallel, equally spaced grooves with sharp edges for cutting the grain. Each set of rollers had a different pattern of grooves. With usually two pair of rollers to a cabinet, each pair achieved a finer grade of grinding as the wheat, passing from one set to the next, was gradually reduced to flour. Using currents of air and siftings between grindings, the flour was separated from the bran and middlings. The flour produced was called "Patent" flour, a name still applied to the highest grade of refined flour.<sup>1</sup>

Roller milling dominated the flour industry after 1880 and impacted the design of both old and new buildings. Some existing mills were abandoned altogether, but others were adapted to fit the requirements of the new technology. These changes came at the same time that another significant advancement in milling technology became popular--the Leffel turbines.

The Lehi Roller Mill was not the town's first mill. The Mulliner grist mill located on the southwest end of the Mill Pond was built in 1856. In 1890, the building was demolished and the site used for the Lehi Sugar Factory. For the next fifteen years, local farmers transported their grain to American Fork for processing.

Lehi's boosters--the Lehi Commercial Club--promoted the idea of building a new mill in town in 1905. Stockholders in the new venture, organized as the Lehi Mill and Elevator Company, included the People's Co-op, Lehi Mercantile, Racker Mercantile, Thomas R. Cutler, G.N. Child, John Y. Smith, James H. Gardner, Henry Lewis, John

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<sup>1</sup>Roberts, Allen. "The History of Flour Milling in Utah", Daughters of the Utah Pioneers, 1982, p. 24.

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## National Register of Historic Places Continuation Sheet

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Lehi Roller Mills, Lehi, Utah County, UT

Roberts, Davis Smith, Thomas Webb, Thaddeus Powell, George Webb, and Mathias Knudsen.

The site chosen by the group for the mill was on East Main Street on the spur of the Union Pacific Railroad that ran by the sugar factory. The Wolf Company of Chambersburg, Penn. contracted for the mill machinery which included four sets of double rollers, one washer, two purifiers, two reels, one cleaner, one dust roller, one gyrator, one separator, and one bran duster.

The three story original building had machinery powered by a fifty-horsepower motor. After its opening in April 1906, the mill met with such immediate success that one month later the company built its first addition. That summer the company erected a 10,000 bushel capacity grain elevator, a similar-looking three-story structure to the north with matching roof, six-over-six windows and monitor.

By 1907, the company's name had changed to the Lehi Roller Mills, a business storing and processing virtually all the grain grown in the area. In August 1909, Giles and Giles leased the business and hired William Leffler as miller. George G. Robinson soon assumed the lease and assumed management of the business. Robinson had been in the milling business since he was apprenticed to a miller at the age of 16. In 1910, he purchased the mill from the co-op and three years later began an extensive modernization effort through which the mill was enlarged from a milling capacity of 75 to 110 barrels per day.

In 1915, Robinson hired the Birrell Engineer Company to construct a 43,000 bushel grain elevator and four concrete silos, 10 feet in diameter, resting on concrete bases 41' 8" square and 6' deep. The bright Turkey Red and Peacock Brand logos painted on the east sides of the silos have been local landmarks for decades. When Robinson died in 1936, his sons Sherman and Raymond Robinson assumed management of the mill. George's grandson, R. Sherman Robinson became manager in 1980. Under his direction, the Lehi Roller Mills again underwent modernization in 1985. As a result production capacity was increased to 60,000 a day. A new warehouse built in 1990 increased storage capacity to 100,000 bushels.

In its earlier, more industrial years, several flour and knitting mills operated throughout northern Utah County, ranging in location from the mouth of American Fork Canyon on the east to sites along the Provo River on the west. All of these mills have been destroyed with the exception of the intact Star Flour Mill, a late-1880s roller mill in neighboring American Fork, and the Lehi Roller Mills, the subject of this nomination.

Buildings along Lehi's Main Street Commercial district reflect the period of growth and prosperity between 1880 and 1920. The architectural styles of the brick buildings erected along this street during this three decade era include Victorian and Neoclassical Revival styles, as well as non-styled vernacular designs.



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Lehi Roller Mills, Lehi, Utah County, UT

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Reacting to a slight decline in population at the turn of the century, Lehi's Commercial Club attempted to encourage new industries and social diversion including: the Lehi Mill and Elevator Company (1906); Mount Pickle Factory (1906); the Central Experimental Farm (1906); and the Lehi Waterworks (1907-09).

\_\_\_ See continuation sheet

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**National Register of Historic Places  
Continuation Sheet**

Section No. 9 Page 7

Lehi Roller Mills, Lehi, Utah County, UT

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**Bibliography**

Lehi Sanborn Maps

Lehi Free Press, 4 September 1911; 24 June 1992; 1 July 1992; 2 September 1992.  
"Lehi Roller Mills." Lehi, Utah: 1992.

"Lehi Main Street Historic Commercial Business District Preservation Masterplan."  
Lehi, Utah: 1991.

Van Wagoner, Richard. Lehi: Portraits of a Utah Town. Lehi, Utah: Lehi City  
Corporation, 1990.

Roberts, Allen. "History of Flour Milling in Pioneer Utah." Daughters of the Utah  
Pioneers. 1982.

Roberts, Allen. "Research Report on the Isaac Chase Flour Mill in Liberty Park, Salt  
Lake City, Utah." Daughters of the Utah Pioneers, 1980.

\_\_\_ See continuation sheet

Lehi Roller Mills  
Name of Property

Lehi, Utah County, Utah  
City, County, and State

## 10. Geographical Data

Acreage of property 2.87 acres

### UTM References

(Place additional UTM references on a continuation sheet.)

A 1/2 4/2/9/0/7/0 4/4/7/1/0/7/0  
Zone Easting Northing

B / / / / / / / / / /  
Zone Easting Northing

C / / / / / / / / / /

D / / / / / / / / / /

### Verbal Boundary Description

(Describe the boundaries of the property.)

Com. 7.97 chs. E & 14.45 chs. S. of NW cor. of NE 1/4 of Sec. 16, T 5 S, R 1 E, S1M; E 6.72 chs; S-1Y 4.21 chs.; W 7.40 chs., N 4.06 chs., to beginning.

Property Tax No.

     See continuation sheet(s) for Section No. 10

### Boundary Justification

(Explain why the boundaries were selected.)

The boundaries are those that have been associated with the property since its origin.

     See continuation sheet(s) for Section No. 10

## 11. Form Prepared By

name/title Allen D. Roberts, architect; Martha S. Bradley, historian  
organization History Projects, Inc. date March 1994  
street & number 202 West 300 North telephone (801) 355-5915  
city or town Salt Lake City state UT zip code 84103

## 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/or 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

name Lehi Roller Mills  
street & number 700 East Main Street telephone (801) 768-4401  
city or town Lehi state UT zip code 84043

**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 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 Projects (1024-0018), Washington, DC 20503.

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**National Register of Historic Places  
Continuation Sheet**

Section No. PHOTOS Page 8

Lehi Roller Mills, Lehi, Utah County, UT

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**Common Label Information:**

1. Lehi Roller Mills
2. Lehi, Utah County, Utah
3. Photographer: Allen Roberts
4. Date: March 1993
5. Negative on file at Utah SHPO.

**Photo 1:**

6. East elevation of building. Camera facing west.

**Photo 2:**

6. Southeast elevation of building. Camera facing northwest.

**Photo 3:**

6. Southwest elevation of building. Camera facing northeast.

**Photo 4:**

6. Historic photo. Southeast elevation of building. Camera facing northeast.

\_\_\_ See continuation sheet