

**United States Department of the Interior
Heritage Conservation and Recreation Service**

**National Register of Historic Places
Inventory—Nomination Form**

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections



1. Name

historic Howard's Grist Mill
and/or common Molino Flour Mill

2. Location

street & number 26401 So. Highway 213 ___ not for publication
city, town Molino ___ vicinity of congressional district Second
state Oregon code 41 county Clackamas code 005

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> being considered	<input checked="" type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
		<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input checked="" type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name Doris K. Petty
street & number Route 4, Box 401
city, town Molalla ___ vicinity of state Oregon 97038

5. Location of Legal Description

courthouse, registry of deeds, etc. Clackamas County Courthouse
street & number 807 Main Street
city, town Oregon City ___ vicinity of state Oregon 97045

6. Representation in Existing Surveys

title Statewide Inventory Historic Properties Has this property been determined eligible? yes no
date 1970 ___ federal state county local
depository for survey records State Historic Preservation Office
city, town Salem ___ vicinity of state Oregon 97310

7. Description

Condition		Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved
<input checked="" type="checkbox"/> fair	<input type="checkbox"/> unexposed		date _____

Describe the present and original (if known) physical appearance

Howard's Grist Mill, also known as "Mulino Flour Mill," has been the most prominent landmark in the town of Mulino (9 miles south of Oregon City on State Highway 213) since the time it was constructed in 1851 to the present day. Clackamas County, at the end of the Barlow Road, westernmost leg of the Oregon Trail, was one of the early settled areas of Oregon, and Oregon City, seat of the Provisional Government, was its hub. In 1846, Richard Howard, his wife Cynthia and six children, settled on a donation land claim of 640 acres, which comprised the entire Mulino area, going as far south as the Molalla River. They built a log cabin and began work to build a sawmill, which was finished in 1848. The sawmill was used to supply building materials to construct a grist mill and also for the homes of early settlers in the surrounding area. The meadow inside the oxbow of Milk Creek was the ideal spot for a water-powered grist mill, which could be built from materials on location using hand-hewn timbers and square nails.

Howard's grist mill followed the form of such mills on the East Coast in the 1850s. Because Richard Howard had learned the milling trade in Maryland, he brought that skill and knowledge with him as he sought to carve a place for himself and his family in the Oregon country.

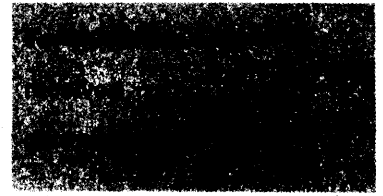
As originally constructed, Howard's grist mill was a 1½-story, hewn frame structure measuring approximately 33x42 feet, with three equal 14-foot bays. It had an open, or semi-open flume and power train below the main floor. Original framing members forming the double-pitch roof are still visible in the second story. Less remains of the original 16-foot column supports of the main floor, which were typically finished with lamb's tongue chamfers, but corner and end posts and center columns supporting a longitudinal second story floor beam on 14-foot centers are intact. The main beams and exterior columns are 12 x 12s. One or two sections on the main floor obviously have been replaced by post-1900 sawn timber. The original main members are both hand hewn and of sawn timber, no doubt the product of a sash saw. It is felt unlikely that Howard would have had a circular saw large enough to cut heavy timbers in his Milk Creek sawmill of 1848, which no longer stands. The secondary members are saw-cut by a circular blade about 18 inches in diameter.

In 1890 the mill was extensively altered through enlargement. A 16-foot column-supported second story overhang was added on the east side with a loading dock beneath it. A 30-foot section with double-pitch roof was added on the west, slightly offset from the SW corner of the original volume. A 24-foot lean-to across the south end of the original volume for warehouse purposes completed the additions.

The mill fronts Highway 213 on the east, from which point the ground falls off toward Milk Creek 100 yards to the west. Foundation piers on the west side of the mill are braced 12 x 12s on boulders--some reaching a height of 10 feet. Wood foundation posts on the east rest on concrete footings. A 14 x 20-foot shed which covered the water wheel on the north end of the mill was removed shortly after 1900. The original wood shingle roof cover was overlaid by composition shingles over the years and, in 1979, by rolled composition roofing. The wooden walkway-loading dock on the east side of the mill was extended across the east front of the warehouse lean-to addition in the 1930s. The warehouse and west section were later converted to living quarters consisting of two bedrooms, a bathroom, kitchen, and living room. At present, these quarters are occupied by a resident caretaker. The warehouse has three doors which open into the main mill building. Its interior walls were finished with 1 x 12-inch rough weathered barn boards in the late 1970s. The floor is the original tongue and groove planking, varnished. One of the original chimneys is still used, as a wood stove provides heat to the majority of the living quarters. An electric baseboard heater was installed in the living room in 1980. A chimney in the living room is not being used. It had a metal extension and cap which extended 12 feet above the chimney top. It blew down in a windstorm in the 1940s.

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Rough 1 x 6-inch ^{vertical} siding, all tongue and groove, covers the exterior of the building. Conventional wood frame double sash windows light the south side of the living quarters. All other windows in the main mill building have been boarded up. Large sliding doors open into the main floor of the mill from the loading dock on the east side.

A 10 x 20-foot dormer projects from the west slope of the roof of the original volume. It housed the pulleys and cables needed to raise the heavy materials and equipment from the ground floor to the upper levels of the building.

The interior walls of the main structure remain unfinished and were originally whitewashed, as was the exterior. The exterior is presently painted ochre-brown. The flooring is of tongue and groove planks, unfinished. Electrical loom wiring is present on the first level of the main mill building. In the old warehouse, now living quarters, new circuit breakers and wiring were installed in 1979. The plumbing facilities are connected to a concrete septic tank and drainfield south of the building.

Following is a tentative timetable, subject to the availability of funds, for proposed restoration of Howard's Grist Mill as a partially-operating exhibit and local history museum.

1981-83: As funds allow, further repair will be done to the flooring of the main volume, or original portion of the mill. Also, portions of the large floor beams on the west side of the building will be strengthened and restored as necessary for the safety of the structure. None of the work will destroy evidence of the original construction.

Pioneer mementos and relics will be collected as are available locally. Lorna Howard Wiley, great-grand daughter of Richard Howard, has offered to donate a trunk of 1860s clothing and a diary written by the Reverend William Howard, son of the mill builder.

Agricultural tools and implements and milling equipment appropriate to the historic period will be located and acquired.

1983-85: The living quarters area, presently leased to a resident caretaker, will be converted to museum exhibit space, period furniture and display cases. The main mill building will be used to store the larger items of farm and milling equipment that are acquired or donated. Efforts will be made to recover the original mill stones from the filled mill race.

What is envisioned is a working exhibit demonstrating the operation of a water-powered grist mill. Since the mill structure is so large, there would be room for craft demonstrations and other activities, including weaving and candle making, on a periodic basis. Various plans for planting the meadow with period orchard stock and a garden are under consideration.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/ humanitarian
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input checked="" type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input checked="" type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

Specific dates 1851, 1890 **Builder/Architect** Richard R. Howard

Statement of Significance (in one paragraph)

Howard's Grist Mill is significant as the oldest industrial building standing in Oregon today. The mill which Richard Howard built on Milk Creek in Mulino, in Clackamas County, in 1851 was described by Fred Lockley in his four-volume History of the Columbia River Valley brought out in 1928 as "the oldest mill of its kind west of the Rocky Mountains." After the production of flour was discontinued in 1924, the mill continued rolling feed grain until 1958, by which time it had been in continuous operation for 107 years. The mill at Mulino predates by more than 25 years the Snowy Butte Mill (1878) in Jackson County and Boston Mill (1863) in Linn County, both historic flour milling plants presently listed in the National Register of Historic Places. Richard Howard, builder and proprietor of the mill, was an overland pioneer of 1846 who settled on Milk Creek, where he built a sawmill in 1848 and put his grist mill into operation three years later. His earliest flour production supplied pack trains to gold mines in Southern Oregon. The first post office at the place which was named the Italian word for "mill," was established in the mill in 1888 and was maintained there until the mill's closure in 1958.

Following the original proprietor's death in 1866, the mill continued operation under Howard's son, Charles T. Howard, to 1923 and Howard's grandson, Bayne A. Howard, through 1958. The mill has been vacant, except for the resident caretaker's occupancy, for most of the last twenty years. Plans of the current owners for future management of the property are to partially restore the mill as an operating exhibit and local history museum. Although the mill was extensively altered by enlargement in 1890, the original structure is distinguishable and capable of demonstrating construction methods of its period and type. It possesses integrity of location, and sufficient integrity of materials and workmanship to meet the criteria of the National Register. Above all, the mill is associated with Richard Howard, a pioneer in Oregon's milling industry, his son and grandson, and at its core is the longest-standing manufactory of any kind in the state.

The grist mill was built by the Richard R. Howard in 1851. Coming overland from Maryland in a wagon train, Howard and his wife and sons arrived in Oregon in 1846. Howard decided upon the Mulino site south of Oregon City as the best location to build a water powered grist mill. The deciding factor was the oxbow of a swift running creek, which the local Indians called "Nazzic-Cu-Nazzic", meaning squacking duck. The Indians also used a natural depression near the creek as a healing place. Howard renamed the creek "Milk Creek", as it is known today. After building a sawmill in 1848, he began the task of constructing the grist mill. All the machinery, the great shaft to drive the millstones (or burrs), the water wheel for power, the sluices and dam, all was made by hand, and "the fine work of this master miller in hewing the great supports for the bins and roofs can yet be seen."¹ The stone burrs used to grind the grain into flour came from New York, around Cape Horn, and were packed in by wagon train. Flour sacks were made by Howard's wife. A dam was built across Milk Creek, south of the mill site, and a large channel was dug, north of the mill, to connect the stream and serve as the mill race. Thus, water flowing through the mill race, turned the waterwheel that supplied power.

¹"Grist Mill of Pioneers Yet Grinding Flour", Portland Oregonian, Magazine Section, 4/23/22, p.

9. Major Bibliographical References

See continuation sheet

UTM NOT VERIFIED
ACREAGE NOT VERIFIED

10. Geographical Data

Acreeage of nominated property 4.46 acres

Quadrangle name Molalla, Oregon

Quadrangle scale 1:24000

UMT References

A

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5	1	0	0	7	7	9	1	0
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Zone Easting Northing

B

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Zone Easting Northing

C

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D

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E

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F

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Verbal boundary description and justification Howard's Grist Mill is located in NE 1/4 Section 17, T.4S., R.2E., W. M. in Mulino, Clackamas County, Oregon. The property is legally identified as Tax Lot 3801, comprising 4.46 acres to include the historic millrace immediately north of the mill and the dam site on Milk Creek SW of the mill building.

List all states and counties for properties overlapping state or county boundaries

state	code	county	code

11. Form Prepared By

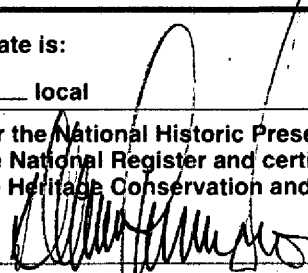
name/title Dareth Lee Murray
 organization Conservator and guardian for estate of Doris K. Petty date July 23, 1980
 street & number Route 4, Box 401 telephone (503) 829-9373
 city or town Molalla state Oregon 97042


12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature 
 title Deputy State Historic Preservation Officer date June 26, 1981

For HCRS use only
 I hereby certify that this property is included in the National Register.
 Keoper of the National Register  Entered in the National Register date 12/10/81
 Attest: _____ date _____
 Chief of Registration

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Soft wheat from local farmers was ground, together with hard spring wheat from Eastern Oregon. In 1851 and 1852 "pack trains came from the mines in northern California and from the southern Oregon diggings near Jacksonville to load up with flour."² Because of its superior quality and lower prices than the competition, Howard's flour found a ready market also in Clackamas County.³

When, in 1888, the first Post Office was established at Mulino, Charles T. Howard, Richard's son, was appointed the first Postmaster and held that position for 35 years. The Post Office was located in a lean-to warehouse on the south side of the grist mill. It was in continuous operation at that site until 1958.

After Richard Howard's death in 1866, his son Charles T. continued to operate the mill and contributed greatly to the town by working to get the rail service to the area (Clackamas Southern Railroad), and helping to organize the local chapter of the Grange, and by securing telephone service. He introduced new methods and modern appliances, substituting three tubines for the water wheel and all the while maintaining a high quality product.

The third generation, Bayne A. Howard, Charles' son, managed the mill after his father's death in 1923. The production of flour was discontinued in 1924, although other grains continued to be ground, and the mill came to be "devoted chiefly to the manufacture of mixed feed, sold in large quantities to poultry raisers and dairymen of this region."⁴

The site of the grist mill was selected primarily because of the configuration of Milk Creek, at the place which became Mulino. Richard Howard knew that if he dammed the creek near the bottom of the oxbow and made a mill race north of the mill, that he would have sufficient lift to create abundant water power with which to turn the great wheel, approximately 20 feet in diameter. The mill race was used for water power until the 1930s, when electric turbines continued the job of providing rolled oats and livestock feed to the surrounding farmers. According to the recollections of a resident of Mulino since 1910, the railroads were in operation then, coming from Oregon City to Mulino and points south. In about 1937, Ralph Kappler, present owner of the Mulino Airport, filled in the mill race, the millstones comprising part of the fill. Around the time of the Great Depression service on the Clackama Southern Railway was discontinued.

The original log cabin of the Howards was built west of the grist mill and across the old bridge on a hill. It was rebuilt in the early 1860s, due to the increase of the Howard family to ten children, and was an imposing 2-story structure with a wide covered veranda along the east side, from which the Howards could look down upon their mill and the surrounding area. The site of the Howard place came into the ownership of Spencer Ellison in the 1930s. Rather than restore it, he tore down the large log house and built a modest cottage, using much of the same wood and porch columns. It still stands today and is used for rental purposes.

A large grain warehouse, situated east of the Grist Mill on the east side of Highway 213, was built around 1860 and used to store the grain brought in from Eastern Oregon and the immediate area. This structure was airtight as sometimes the grain had to be stored for weeks at a

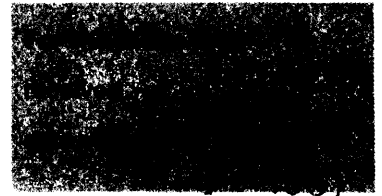
²History of the Columbia River Valley, Volume III, p. 186, 1928.

³"Flour from the McLoughlin Mills cost twenty five cents a pound but Richard R. Howard charged only from sixteen to eighteen cents and had more orders than he could fill", Ibid.

⁴Ibid.

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time. The grain warehouse still stands today but it is not in use and is boarded up.

The Waldorf Blacksmith Shop, built around 1880, was located across from the Grist Mill on the east side of Highway 213 to service the horses and wagons which brought grain to be ground at the mill. It is presently being operated as a machine shop.

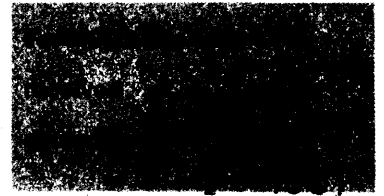
The Mulino Baptist Church is located South of Milk Creek on the West side of Highway 213. According to Lorna Howard Wiley, great-grand daughter of Richard and Cynthia Howard, her grandfather, Charles T. Howard built it originally as a Methodist Church in the 1900s. However, she says "when a Methodist circuit riding minister was not available . . . a Baptist was cheerfully accepted . . . he came about once a month."

An old-timer recalls that in the early 1920s Mulino was a bustling center of activity, with many businesses and even a dance hall and saloon. Today Mulino is an unincorporated town of about 900, with a post office, grade school, grocery store, golf course, several businesses, and a private airport. The Port of Portland has chosen Mulino as the site for the third reliever airport, utilizing the present airport and immediate surrounding area. The present airport is located about $\frac{1}{2}$ mile from Howard's Grist Mill.

What is left of the Howard family graveyard plot is located north of the grist mill on the east side of Highway 213 at the bottom of a hill. Today there are still five gravestones, weathered and cracked, marking the final resting places of: Richard Rutter Howard, born 11/18/1797, died 11/14/1866; (wife) Cynthia Turner Howard, born 10/19/1810, died 7/20/1877; (son) Reverend William Howard, born 12/13/1831, died 9/2/1862; (daughter) Sarah Howard Officer, born 3/30/1838, died 6/10/1861; and a small cracked gravestone with the initials R. R. H., infant. All these dates were taken from the original gravestones still standing.

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The Molalla Bulletin, April 11, 1973, "First Mulino Settlers Build Mills on Milk Creek".

The Molalla Bulletin, June 19, 1974, "Howard's Mulino Mill Built in 1848,"

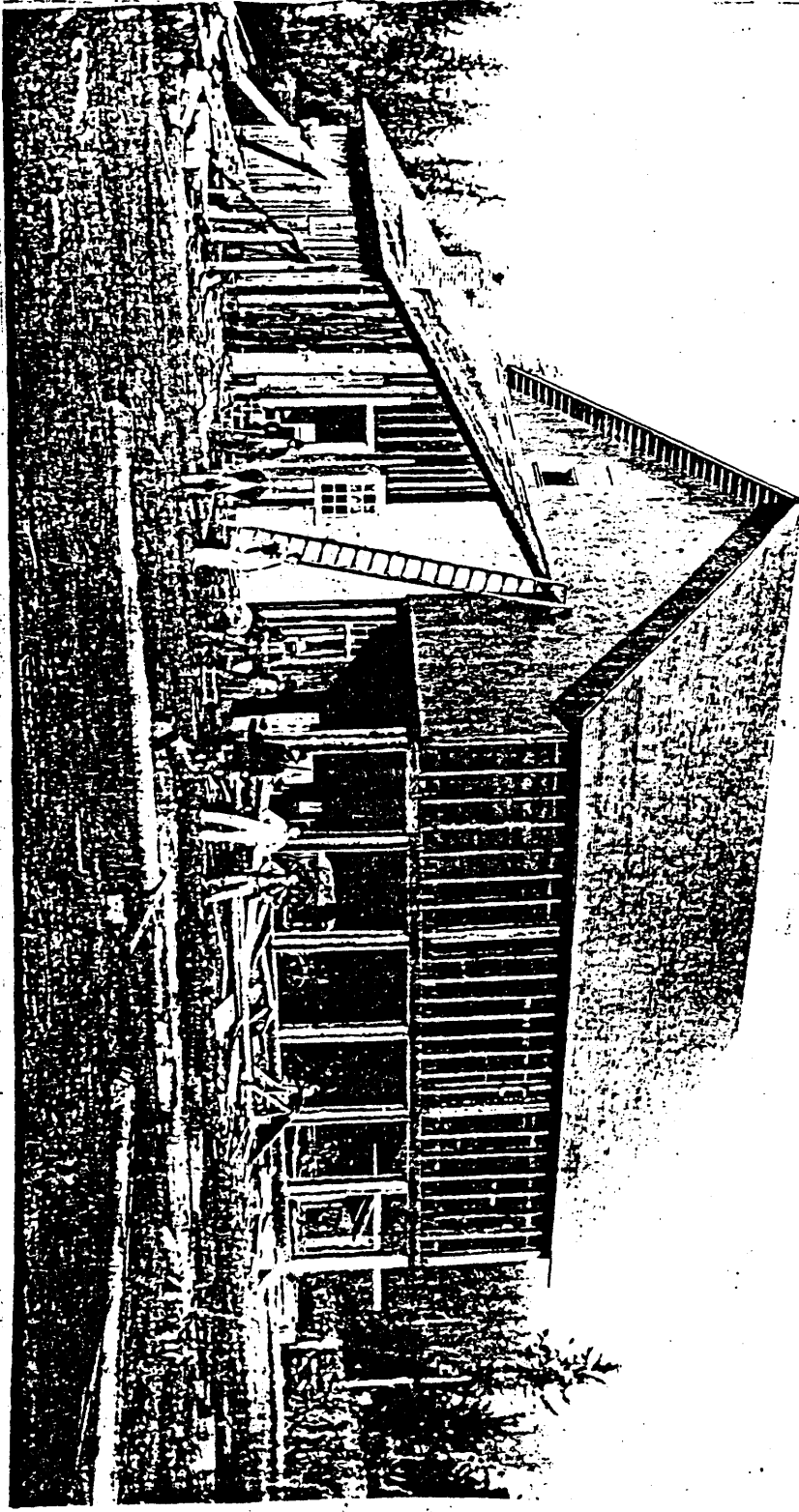
The Portland Oregonian, April, 23, 1922, "Grist Mill of Pioneers Yet Grinding Flour,"
Magazine Section, p. 7.

Correspondence with Lorna Howard Wiley, daughter of Bayne Howard and resident of Auberry,
California, 1980.

Interviews with Nellie Waldorf Almond, long time resident of Mulino, 1980. Bayne Howard
entrusted her with the old photos of the Grist Mill.

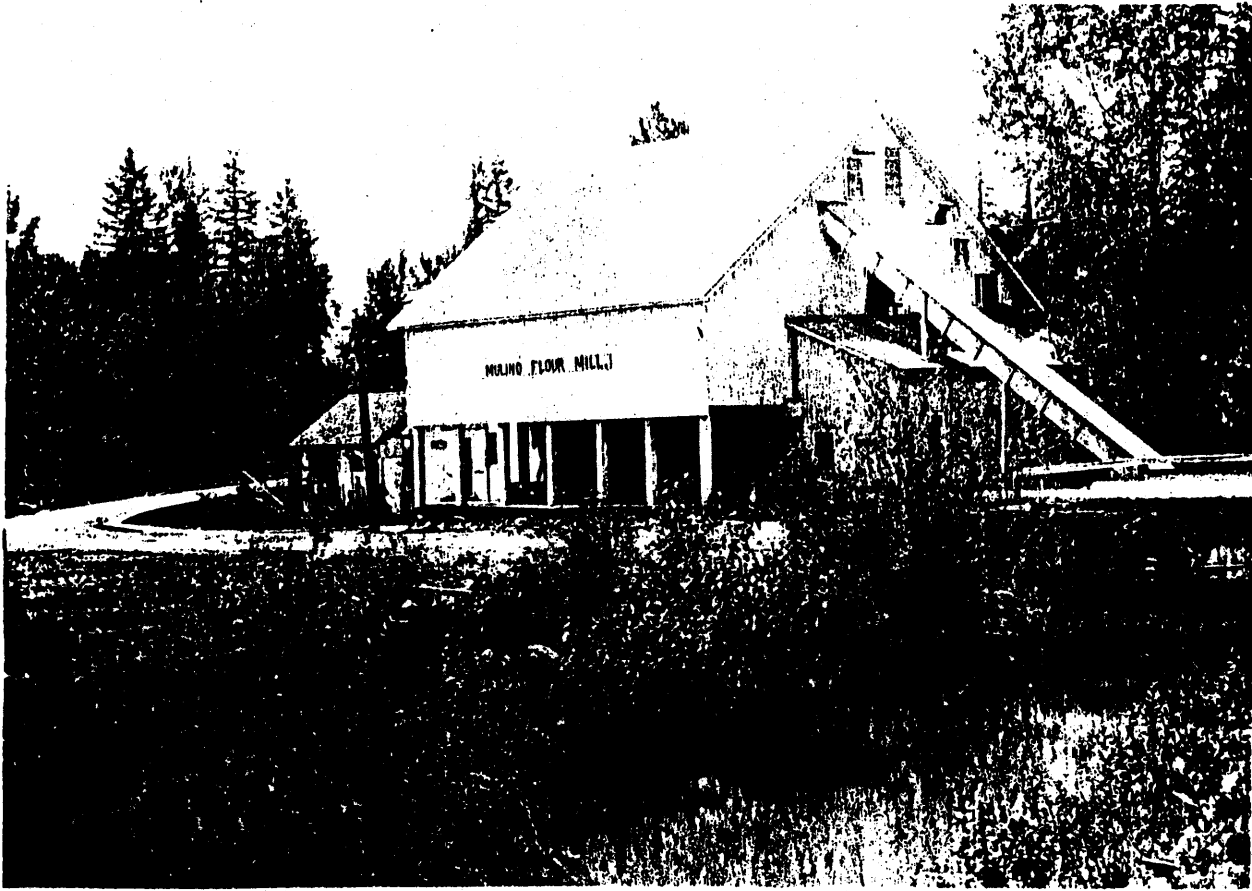
Lockley, Fred, History of the Columbia River Valley, Volume III, Chicago, 1928.
Pages 186-187.

Lynch, Vera Martin, Free Land for Free Men, Portland, 1973. Page 441.



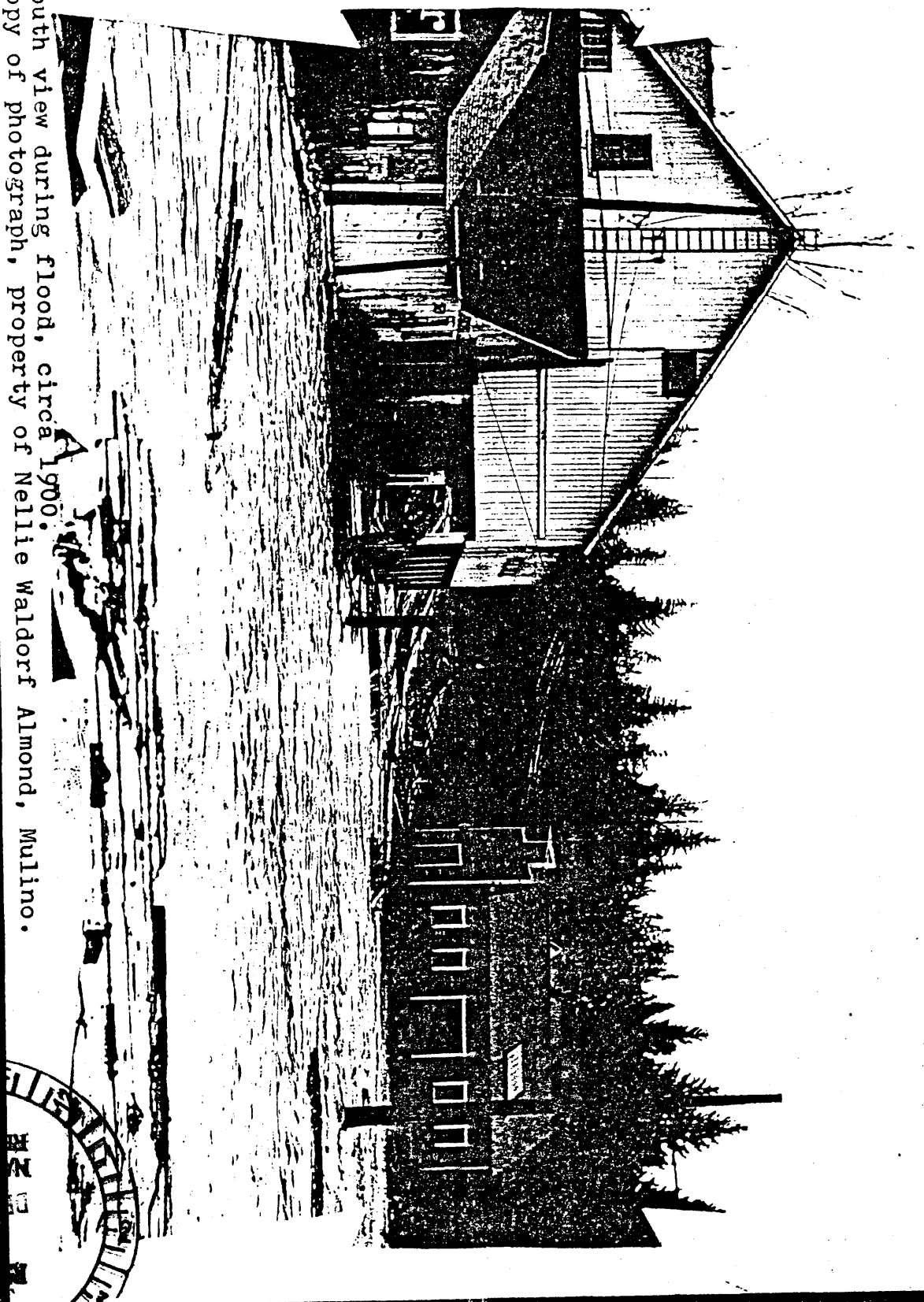
Front view of mill 1890. Copy of photograph, property of Nellie Waldorf Almond, Mulino, Oregon.

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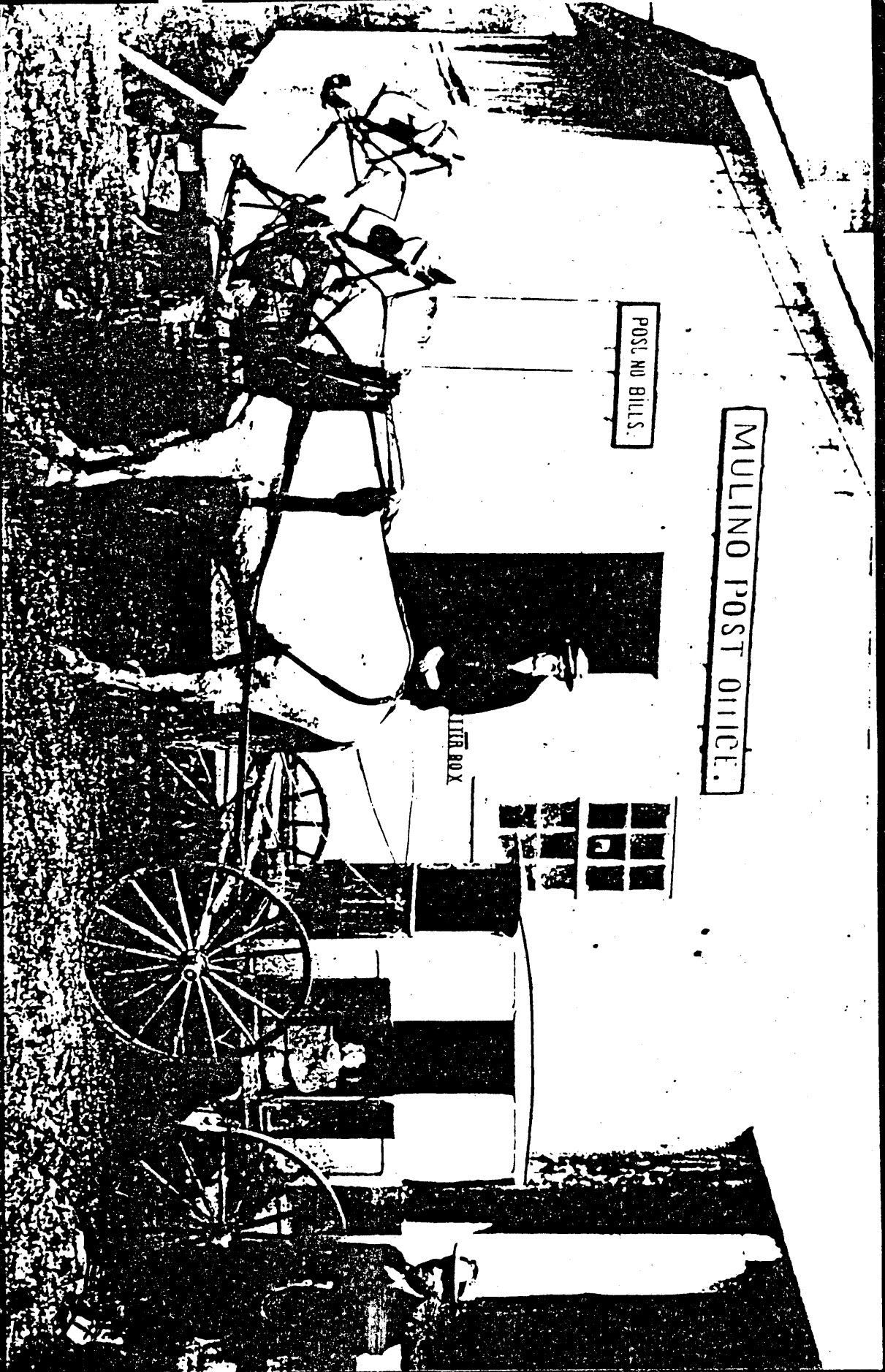


North view of mill showing millrace. Circa 1898.
Copy of photograph, property of Nellie Waldorf Almond, Mulino.

South view during flood, circa 1900.
Copy of photograph, property of Nellie Waldorf Almond, Mulino.



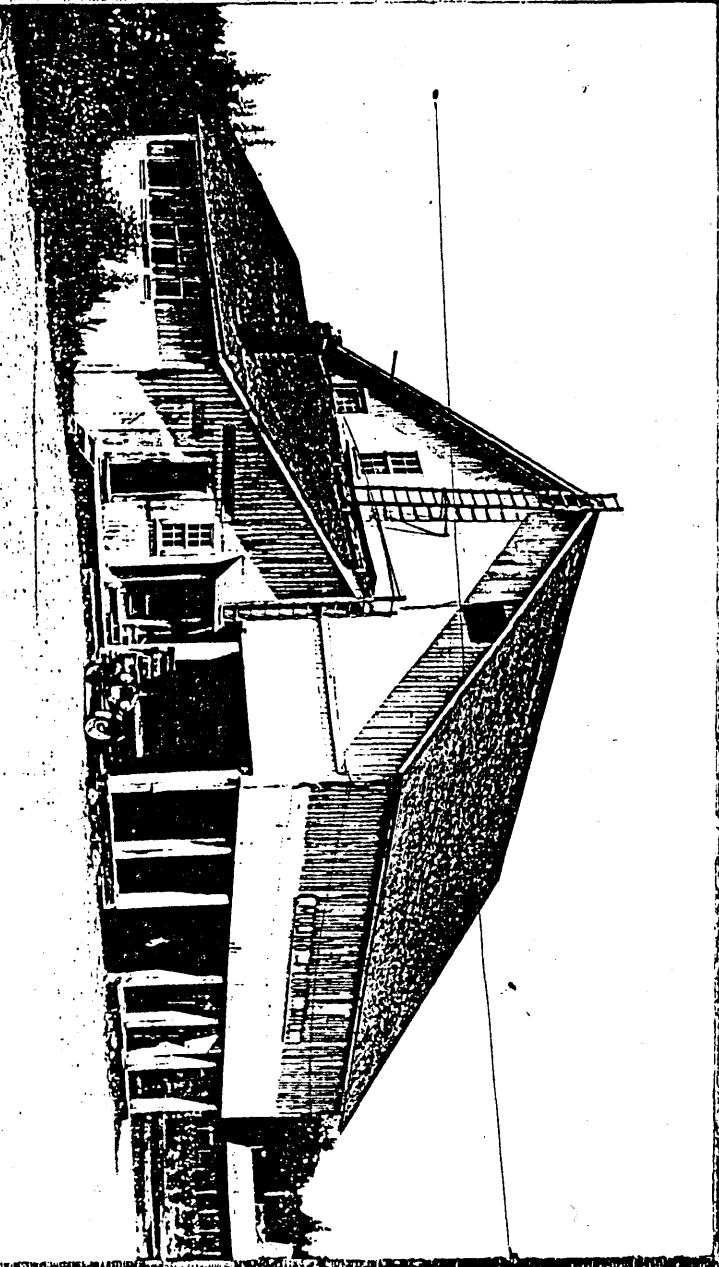
MULINO
OREGON



Front view of Post Office 1904. Horse drawn carriage delivered mail. Copy of photograph by Nellie Waldorf Almond, Mulino.

WALDORF ALMOND

Front and side view, showing Post Office (on left), 1938.
Copy of photograph, property of Nellie Waldorf Almond, Mullino.



MULLINO

