

# Thompsons Mills State Heritage Site Cultural Landscape Plan



Oregon Parks and Recreation Department  
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# Thompsons Mills State Heritage Site

## Cultural Landscape Plan 2010

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The mission of the Oregon Parks and Recreation Department is to provide and protect outstanding natural, scenic, cultural, historic and recreational sites for the enjoyment and education of present and future generations.

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Title: Thompson's Mills State Heritage Site Cultural Landscape Plan

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# Introduction

## Overview

This Cultural Landscape Plan (CLP) documents the history, evaluates the current condition and provides guidance for both short and long-term stewardship of Thompson's Mills State Heritage Site.

The CLP for this historically significant site addresses approximately 20 acres historically associated with the mill; including the working mill grounds, the family home and gardens as well as agricultural fields that served the mill's owners.

The evolution of Thompsons Mills, from its inception in 1858 to the end of its active commercial life in 2004, reflects important moments in the history of western Oregon. These include its early isolation from the rest of the country, the development of transportation (river steam boats, the opening of the Columbia bar and the railways), the impact of the Gold Rush, two world wars, the Great Depression, and finally the oil crisis of the 1970s.

Today, the major elements of the site still reflect the development of the mill during the major period of significance between 1897 and 1945.

The mill, the house, and to a lesser extent the layout of the gardens and agricultural fields, retain integrity from the period of significance. The use of the garden area and agricultural fields has changed over the years from pasture to plant nursery, but the layout remains intact. The layout of the area around the mill has changed considerably, especially the circulation. Despite these changes, Thompson's Mills retains a high degree of integrity and appears today much as it would have during the period of significance.

## Purpose and Methodology

The CLP is intended to inform the management and interpretation of the Thompsons Mills landscape. The CLP documents the significance of the site by noting change over time, and provides a preservation strategy for the treatment and long-term management of the landscape. In total, this CLP consists of three parts including a description of the site's history up to the present day; an analysis of the sites integrity and significance; and recommended treatment actions consistent with historic preservation principles.

The CLP is guided by the master plan for the site and is the primary guide for specific treatments and use of the cultural landscape. With reference to appropriate historical contexts, this CLP documents and evaluates landscape features and qualities that make the property eligible for listing on the National Register of Historic Places. A CLP typically analyzes a landscape's geographical setting, development and evolution as well as materials, construction techniques and use in all periods - including those deemed not significant. Drawing upon many disciplines, a CLP documents, analyzes, and evaluates historical,

architectural, archeological, ethnographic, horticultural, landscape architectural, engineering, and ecological data as appropriate. This data then contributes to recommendations for treatment work that are consistent with the landscape's conditions, and that follow the Secretary of the Interior's *Standards for the Treatment of Historic Properties*.

## **A CLP contains:**

**Part 1: Historical Narrative.** This provides a chronological description of the physical development of the site up to the present day. It is based on historical research and field observations necessary to support a description of the events, trends and activities that shaped the landscape over time. For Thompsons Mills, Part 1 offers an overview of why the site is historically important, a description of the landscape for each change in the site's history (including historic period plans of the landscape), and a chronological history.

**Part 2: Analysis.** This provides a description of the existing landscape, and presents an overview analysis of landscape characteristics. There is also a review of the site's integrity and significance.

**Part 3: Treatment.** This provides an overview of treatment philosophy and approach, and recommends a series of tasks necessary to improve the condition of the Thompsons Mills landscape. Recommendations are consistent with the Secretary's Standards.

## **Summary of Significant Historic Periods**

Thompsons Mills was listed on the National Register of Historic Places in 1979. In light of this

designation, further research placed the period of significance for the cultural landscape as 1897 through 1945.

The historical periods, which define the sections in Part 1 of this CLP, relate to development of the site within the historic boundary of the Thompsons Mills area:

### **1858 – 1871. Boston**

This is the period of the first mill and the town of Boston. The original mill was built in 1858. The mill burned down in 1862 and was immediately rebuilt. When the railroad came through the area, it was routed through what was to become the town of Shedd, causing the Boston post office to close in 1871. Businesses in Boston moved to Shedd, and Boston disappeared shortly thereafter.

### **1872 – 1917. Wheat**

Wheat was the basis of the economy in the Willamette Valley until the 1890s. The mill continued to primarily operate as a flouring mill until they reached its peak production in World War I, when sales to the Food Administration for war relief boosted production. The mill also produced a variety of feed and other grain products. Willamette Valley farmers were already turning away from wheat production at the turn of the 20<sup>th</sup> century, and after World War I the mill increasingly turned to feed production.

### **1918 – 1946. Diversified Agriculture**

After World War I, both the business and domestic landscape at the mill changed. The mill increasingly processed grass seed other grains, and animal feed in addition to flour production. The domestic landscape was typical of the landscape



patterns of the time with domestic farm animals and a vegetable garden. World War II brought a final end to wheat flour production at Thompsons Mills.

### **1947 - 1979. Feed and Seed**

After World War II, the mill business turned to grass seed cleaning and feed milling exclusively. Grass seed was cleaned at the warehouse in Shedd, and some was stored at the mill. The mill itself produced animal feed. The Thompson family stopped keeping cows, chickens, and other farm animals. The vegetable garden diminished, and the house garden was augmented with ornamental plants. In 1974, Myrle Thompson retired and the mill was passed to the Danahers, who continued to mill feed. In 1979, a financially disastrous accident heralded the end of the feed business at the mill. Marlene Danaher, in an effort to save the mill, nominated it to the National Register of Historic Places.

### **1980 – 2008. Preservation**

Merlene Danaher married Dave Babits in 1979. The feed business was no longer profitable, and the Babits looked for ways to diversify. In the early 1980s, the Babits converted the mill to the generation of hydroelectric power, which was sold back to the grid. The west half of the site was used to grow Christmas trees and later nursery stock. At the same time, the movement to preserve the mill continued. In 1994, the Boston Mill Society was formed and Oregon Parks and Recreation Department began looking into buying the property. In 2004, the sale was finalized and Thompsons Mills became a State Heritage Site. The mill celebrated its 150th birthday in 2008.

## **Study Area**

Thompsons Mills is located on the Calapooia River about 22 miles above its confluence with the Willamette at Albany, Oregon, and one and a half miles east of Shedd on Hwy 99. The area is an agricultural river valley of nearly flat bottomland with scattered, abrupt buttes rising from the valley floor and rolling uplands at the valley edges. Numerous streams and rivers meander north through the valley toward the Columbia River. The Coast range to the west and the higher Cascades to the east frame the horizon of the valley. The site is bounded by the Calapooia River on the northeast and includes two seasonally wet sloughs or creeks, and has several large swales that are wet much of the year.



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# Overview of Historic Importance

## Chapter 1



### Historic Importance

#### What is Thompsons Mills?

Thompsons Mills is the oldest continually operating grist mill in Oregon, and one of the last survivors of the many water-powered grain mills operating in the area in the 19th century. Originally called Boston Mills, it was built in 1858 on the banks of the Calapooia River. The mill is located in the middle of the southern Willamette Valley, once the largest wheat-producing region in Oregon. It was paired, as early gristmills often were, with a carding mill on its own millrace, a little to the east of the current millrace. The original mill burned in 1862 and was immediately rebuilt; the second mill is still present at the heart of the current building, which is the result of several expansions. The mill contains the original millstones and some of the equipment and systems from their later periods. Some of the early 19th century equipment has been replaced or restored. The Thompson's 1904 Queen Anne house; early twentieth century outbuildings including an early gas pump; and a 19th century barn are still on the site. The millrace represents a feat of 19th century engineering, bringing water approximately 1 miles through a system of dams to create the head of

water necessary to run the mill. Thompson's Mills owns the earliest water rights on the Calapooia River, dating back to 1858. These rights gave the mill virtual control of the river, making it the focus of water disputes in the valley until the Oregon Parks and Recreation Department sold some of them in 2005.

#### What is a grist mill?

Typically, a grist mill ground wheat and other grains into meal or flour for individual customers in exchange for a portion of the crop. Gristmills were also called toll mills, as opposed to merchant mills that buy and sell grain and flour. Water-powered gristmills date back thousands of years, and the role of the miller in rural societies was historically a crucial one. In fact, millers often have been resented for their control of an essential resource and their relative wealth. (Storck 1952, Bennet 1900)

Water was used to turn the mill wheel, which in turn spun a set of millstones. The stones, roughened with fine lines scored in their surface, ground the grain poured between them into coarse flour, which was then sifted (bolted), sometimes reground, and aged to produce finer flours. Mixing flours from different kinds of wheat to produce improved flour and was one of the miller's arts. In the late 18th century, American inventor and engineer Oliver Evans invented a system for moving grain, cleaning flour, and operating the entire mill system using water-power. This revolutionized milling. In the 1870s came another important innovation: the steel roller mill. Roller mills required less maintenance, could better handle hard types of wheat that made more desirable flours, and produced cleaner, finer flour with less grinding. By the 1890s automated roller mills were becoming standard equipment in the

United States. Britain would not adopt the roller mill until later, which was one of the reasons American flour demanded high prices in Britain before the turn of the 20th century.

Early mills in Oregon were toll mills serving a local community. In 1842, farmers from the southern Willamette Valley had to make a six day trip to Oregon City to get their flour ground. The alternative was to eat boiled wheat, or use a coffee grinder or mortar and pestle to produce small quantities of coarse, dirty flour. It was also more profitable to transport flour than wheat, because milling removed the unusable portion of the grain. Thus, the mill was crucial to a new settlement, and almost every Willamette Valley town has a Mill Street commemorating what was often its first business. By the 1850s, however, larger mills in Oregon had turned to merchant milling and were exporting flour overseas and to California. The Magnolia Mills in Albany, established in 1851, is an example of an early merchant mill.

## **How do Thompsons Mills reflect the agricultural history of the Willamette Valley?**

The operation of Thompsons Mills and the evolution of the site reflect the development of the Willamette Valley landscape from wheat farming, through the era of diversified agriculture, to the rye grass seed landscape we are familiar with today.

The early history of Linn County and the growth of wheat production in Oregon are intimately connected; and the establishment of Thompsons Mills, (then called Boston Mills) is part of that story. Early settlers in Linn County arrived looking for land on which to grow wheat. The county was established in 1847. At about this time, high wheat prices in Europe and the

California gold rush of 1848 provided a huge market for wheat from Oregon. These markets, along with changes in farming technology and techniques, led to the ditching and draining of large areas in the lowlands of the Willamette Valley for wheat growing. From 1850 to 1860, the production of wheat in the Willamette Valley tripled. Production in Linn County doubled in 1850 and increased seven-fold in 1856. By 1860, Linn was the top wheat producing county in Oregon. Wheat production would continue to skyrocket until the 1880s. Sheep ranching was also important, and Linn County in the 1860s was the leading producer of wool. The establishment of water-powered gristmills, carding mills, and saw mills, was essential to the settlement and growth of the county.

Early entrepreneur Richard Finley first built a water-powered flour mill on the Calapooia River at “some small falls or rapids a short distance below the present town of Crawfordsville,” which was upstream from Thompson’s Mills in the foothills at the south end of the valley. However, in the early 1850s, Monteith built a large merchant mill at Albany, and this large mill drew customers from the south valley that had formerly come to Crawfordsville to grind their wheat. In 1858, Finley and Crawford bought new property on the Calapooia River, in the center of the southern Willamette Valley, in order to build another mill. This location allowed them to compete with Monteith’s Magnolia Mill at Albany. In order to create the head of water necessary for running a mill on the valley floor, they constructed a mile-long mill race, bringing water through two dams and a natural slough to the mill. This project represented a considerable investment of effort and ingenuity. The millrace and the territorial (preceding statehood) water rights that fed it are

reminder of the importance of local water-powered industry for early settlements.

At this time, the new mill was operating as a toll mill, grinding wheat at the rate of 40lbs of flour for a bushel of wheat, from five in the morning to six at night. The mill drew its customers from a few miles away, as would continue to be true for most of the time of its operation. The mill also sold by-products of flour milling for feed, and operated a water-powered lathe used by local joiners and carpenters.

In 1861, Finley and Crawford platted a proposed settlement around the mill called the town of Boston. Boston was located on the west side of the current mill, on the Savage and Farwell claims. The old Farwell house and the collapsed Farwell outbuilding, which can be seen from the field west of the Thompson house, were located in Boston. The town of Boston was never successful, though a small community did grow up around the mill, including a Methodist meeting house used as a school. When the railroad was routed through Shedd Station (later Shedd), Boston rapidly disappeared. The mill, thanks to its central location, survived.

During the era of diversified farming (c. 1890 – c. 1940), changes in the surrounding farms were echoed at Thompsons Mills. An orchard was planted northwest of the house around the turn of the century. This orchard would remain, slowly shrinking in size, until about 1974. There were two garden areas growing spring and summer vegetables, a small cherry orchard, and two pasture areas. Oral histories suggest these gardens were planted for household use only and varied in size from year to year. Fence lines planted with berry bushes marked out a pasture, gardens, and the orchard. The Thompson family

kept a large flock of chickens, some cows, and raised beef and occasionally lamb for the family. These activities created a homestead of small outbuildings and fenced areas intimately integrated with the operation of the mill. The Queen Ann-style Thompson house, with its concrete paths, carriage house garage for the car, and electric light, expressed the prosperity that the mill brought in this period. In 1910, the house was expanded to accommodate several mill hands, illustrating the difficulty of separating the domestic and business landscape at the mill.

During the first part of the twentieth century, the mill was still primarily a flour mill, but also milled corn, rye, and oats, cleaned seed, and sold animal feed. Daybooks and ledgers list the names of early settlers in the area as: Farwell, Elder, Pugh, Brock, Morgan. Until at least 1918, customers paid by cash, by check, or quite often “by wheat.” The mill served mostly individuals, and was at the center of the local farming community. As it had been in the early days, proximity was important. The horses and wagons were still used to deliver flour, being replaced by trucks only in the 1920s. The horse barn, pasture, and the hay field were part of the integrated landscape of the business and the house.

Seed cleaning and feed processing became more and more important as the years went by. By 1946, the mill was out of the flour business and was primarily engaged in feed production. Grass seed cleaning made up about half the business of the mill, and took place in Shedd. At about this time, the area between the mill and the house, which earlier had been part of the pasture or a chicken run, became a well-kept lawn. By the early 1970s, most traces of the earlier landscape of orchard, garden, and animal husbandry were gone. The horse barn, no longer housing the wagon team

and their feed, was expanded and used for seed storage. The Thompson family no longer kept chickens or cows, but a stable for horse riding was added to the back of the barn. The pasture was no longer a part of the mill operation. After Myrle Thompson sold the mill to the Danahers in 1974, the orchard, a last vestige of the earlier landscape, was removed entirely. The fence lines disappeared as the entire west half of the site was used for agriculture. In the early 1980s, this area became a Christmas tree farm, a new crop that became popular about this time. A new fence enclosed the house garden and the lawn across from the mill. The new owners had more time and more interest in gardening than previous owners had, and the house garden was developed with new plantings of ornamental trees and shrubs. By the late 1970s, large pet store chains replaced the local stores that had sustained a relationship with the mill, and lower demand caused a decline in the feed business. In the mid 1980s, the mill ceased regular feed production, continuing occasional custom feed milling until 2002.

### **How does the Thompsons Mills landscape illustrate the industrial history of the region?**

Because the mill changed with the times, its structures, equipment and surrounding landscape are a visual history of technology in the region. The water-powered mill itself was an essential technology in the early history of Oregon, and the mill today is one of the few places visitors can experience the power of water used this way and the resulting landscape of millrace, head gate, flume, tailrace and river. The millrace and dams are examples of early technologies used to control water and drain agricultural land. Flood time high water marks and flood damage graphics on the site

also illustrate the importance of water technologies in Willamette Valley history.

When roller mills became automated, the Thompsons updated their mill and advertised on the mill building, giving the business the new name of Thompsons Roller Mills. Other mill equipment added later reflected the shift to feed production. The mill was used to generate electricity for the mill building and the house as early as 1903, at the time of early ventures in electric power in Oregon and thirty years before rural electrification. One of the Thompson sons converted the Husum mill (a grist mill on the White Salmon River built by Martin Thompson before he came to Thompson's Mills) to hydroelectric power generation in about 1905.

A cart and wagon were used for mill deliveries into the 1920s. Horses were important in agriculture and industry in Oregon until this time, and a large part of any farm was devoted to growing feed for the horses that worked on it; a horse took about five acres of land to feed. Current evidence suggests the north field at the mill was used at times for this purpose. Horses continued to be used for agriculture in the valley until the 1940s, mainly because wet valley soils made the tractors of the early 20th century more trouble than they were worth. The 1940s also saw the invention of the hay baler, and accordingly, the hay hood was removed (used to hoist hay in a sling to the top of the barn), and the roof was altered to accommodate hay bales.

The first automobiles came to Oregon in 1900. In 1905 there were about 200 registered vehicles in Oregon. Twenty years later there were over 200,000. The Thompson family had a car by 1910, which they parked in the carriage house; as



cars got bigger, the carriage house was enlarged to accommodate them. In the 1920s, they began using trucks for hauling and deliveries at the mill.

In the early days, car owners bought gas at the local hardware store in 5 gallon tins. They might also buy directly from the Standard Oil rural service driver, who travelled selling a variety of petroleum products. The first curbside pumps appeared in about 1907 (Jackle 1994, Standard Oil 1914, 1917). Some automobile owners had storage tanks and pumps in their own garage. The first drive-in gas stations appeared in the early 'teens. Ledgers show that the mill was buying gasoline and oil by 1914. By 1930 the garage at Thompsons Mill had a visible gas pump in front of it, and the Union Oil sign was painted on the side of the building to advertise it. The visible pump was a type of hand pump that allowed one to see the quantity of gas in a glass tank before it flowed into the car, and was invented in the early 1920s. The mill was selling small quantities of gasoline to employees in 1924, and the pump may have been installed in the early 1920s.

The oil crisis of 1973 led to the Public Utility Regulatory Policies Act, which required local power companies to purchase power from small scale renewable producers. The Babits, who owned the mill, converted it to hydroelectric power generation and formed the Boston Power Company, which sold power back to the grid until 2005. Power lines and equipment from this era are still present at the mill.

### **Who were some of the people involved in the history of Thompsons Mills?**

*Americus Savage* was the first settler in the area of Thompsons Mills. In 1851, Savage came from

New England with his wife and four children, and established a donation land claim (a grant of land from the government to settlers) on the Calapooia River. Savage sold a three-and-a-half acre portion of his claim to R. Finley and Company in 1858. In 1863, he lived in a house just east of the mill, in what was to become the town of Boston. Savage committed suicide in 1876, leaving land on Savage Butte (a small hill just east of the Calapooia at the mill) to be used as a cemetery, which can still be seen today. Savage kept a diary of his journey west with his family that describes his arrival on the Calapooia. He made the trip back east twice more before he died.

*Richard Farwell* settled a 320-acre Donation Land Claim immediately to the west of Thompsons Mills in 1852, where he first built a log cabin and later the Farwell house which still stands today. The Farwells were farmers, and were important members of the Boston community. A Methodist meeting house and a school were located on their claim in the early days, and were part of the town of Boston. The Farwells continued to have a connection with the mill and were customers for over 100 years.

*William Simmons* came to America from England in 1856. Simmons was a miller in Springfield, Oregon, in the 1850s. He met his wife Mary there. In the early 1860s, Simmons became the miller at Boston Mills, and built the original miller's house. The Simmons bought a half share in the Boston Mills in 1866, and in 1875 two of his brothers bought out Finley's share. Simmons and his wife Mary ran a post office in Boston, probably at or near the mill itself, until 1871. The Simmons ran the mill for nearly 30 years, until the Thompson family bought them out in 1891. William Simmons retired to live in Shedd.

*Sophia and Martin Thompson* came to America in 1870 from (what was to become) Germany. Martin Thompson was a self-taught miller. He came to Thompsons Mills after a stay in Iowa (where he worked as a laborer) and a number of small western Oregon towns. At the town of Wilkinsheim on the White Salmon River, he built a grist mill, renamed the town Husum after his own birthplace, and opened a post office of which Sophia was postmaster. In 1905, one of his sons would return to Husum to begin converting the mill into a hydroelectric plant. The Thompsons bought the Boston Mills from Simmons in 1891, and moved into the Simmons' house for a few years. Martin modernized the mill with new steel rollers, enlarged the storage area, built the two-story, Queen Anne style house west of the mill, the carriage house and other outbuildings. Martin Thompson's son, Otto Thompson, took over the mill and formed a partnership with his mother after Martin's death in 1910. In 1965, Otto's son Myrle Thompson took over the business and ran it until 1974, when he retired and sold the mill to Jim and Merlene Danaher; Merlene later married Dave Babits. The Thompson family had operated the mill for 83 years.

### **What was the role of Thompsons Mills in the development of the Willamette Valley?**

The role of the mill during the late settlement period was largely to supply milling services to towns in the southern end of the valley and to pack trains heading for California. While the larger mills in Albany were already merchant mills buying wheat and selling flour for export overseas, Boston Mills was a relatively late-blooming toll mill providing local services. It was also struggling at this time to become the nucleus

of the town of Boston, which the founders hoped would become an important southern valley town. The county fair was held near Boston from 1863 to 1865, and the Linn County court is believed to have met there during the 1860s. At the time, some believed that Finley and other locals were trying to promote Boston as the Linn County seat. Boston was never more than a hamlet, and the town ended with the routing of the railroad to the west of the town. Boston had no lasting impact on the Willamette Valley, and disappeared almost without a trace; although William Ira Vawter, known as "the Father of Jackson County banking," was born there. The mill remained however, and was a locally important business for the rural community, as well as a landmark, for the next 100 years.

### **What is the relationship of Thompsons Mills to the river and to the water politics of the valley?**

When Finley and Company established the first Boston Mills and developed the millrace, he also purchased water rights on the Calapooia River. Today, water rights in Oregon are distributed by date water rights were established, with the person holding the earliest claim having priority over other claims. The right establishes an amount of water that may be taken. At Thompsons Mills, this right, known as a Territorial Right in reference to the days before Oregon became a state, allowed them to take more than the maximum amount that can be taken from the river at low water (Oregon maintains a basic in-stream flow level, below which water can't be taken out). This gave the owners of Thompsons Mills virtual ownership of the use of the river, causing friction with those hoping to irrigate their fields. The electric light

shining in the cupola atop the mill on a summer night in the early century must have caused some restlessness among the neighbors. The mill was also blamed for flooding in the area at times, since its dams controlled the flow of water in the mill race and the river.

Water is diverted from the Calapooia by three dams, which are used to control the amount of water flowing into the mill race, thus ensuring enough head to run the mill while protecting the mill from flooding. The Shearer and Spillway dams on the Calapooia control the flow of water from the river into the millrace, which brings the water out of the river at a point when it is higher than the surrounding landscape. In the 1880s a long ditch, called Sodom Ditch, that diverted water from the river and drained fields along its length was constructed a few miles upstream of the millrace. The diversion of water into Sodom Ditch is controlled by Sodom Dam. Sodom Ditch helps control flooding of the river and millrace by carrying most of its flow past the mill to rejoin the river downstream at Butte Creek. This makes Sodom Ditch, not the river, the main watercourse in the area. In spite of this system, there have been a number of major floods that have damaged the mill, one as recently as 2006.

In the 1950s, the owners of the mill began buying power to run the electric feed-milling equipment and agreed to sell some of their water to a cooperative of valley farmers. The farmers paid a fee and the mill used less water from the river. Then in the 1980s, when Dave Babits began generating power at the mill, the large diversion of water and the effort to maintain the dams became a major source of controversy among farmers and with the US Fish and Wildlife service. These conflicts were intensified when Chinook and

Steelhead fish in the Calapooia River were listed as federally threatened species in 1999. In 2004, Oregon Parks and Recreation Department acquired the mill and sold some of the historic water rights to the Oregon Water Rights Trust in an attempt to repair some of the ecological damage done to the river, and to begin healing relationships among those involved in the water conflicts.

### **Why did Thompsons Mills last so long when other small mills went out of business?**

The most likely reason for the mill's success is a combination of good luck, good management, central rural location, and relationship to the local community. Thompsons Mills was located far enough from major urban centers and the major wheat exporting areas of the country to avoid competition with large milling companies like the Sperry Company in Portland; but still at the center of a major agricultural region and close to transportation. The mill remained a relatively small operation, serving a largely local customer base. In 1918, 90 percent of their sales were to individuals and business within 15 miles of the mill; and of those clients, the vast majority were households or local resale outlets. Many customers were neighbors with names extending back to the pioneer era, families that had been doing business with them for many years. By 1946, the distribution distance had increased because of the development of road transport, but was still within 75 miles (extending to include Eugene and Newport) and still primarily for local use. Because of the mill's size, they could respond directly to local needs by custom milling and using barter or toll milling when needed. Good management was also a factor. The Thompson family had updated the mill and expanded mill

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capacity to stay competitive. By doing so, they were able to capitalize on opportunities like that offered by the food shortages of World War I. They also diversified their farm to keep up with changing times and looked for different ways to make money, a practice that continued into modern day with anything from charging for parking at a baseball game, to selling the mill's share of water to offset the cost of hydroelectric power. All of these factors contributed to the survival of the mill, as did the fact that it was a family business with continuous owners committed to making it work.

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# Historic Periods

## Chapter 2



## 1871: Boston Mills

By 1871, the Willamette Valley had been dramatically altered from the landscape of only 20 years earlier. The grazing of sheep, oxen, cattle, and horses had already converted the tall, native bunch-grass prairie and white oak savannah into non-native, short, annual grasslands. The change in the fire and grazing regimes allowed the growth of Douglas fir forests in upland areas that had been open, oak savannah, while the gallery forests of the valley bottoms had been cleared for timber. The upland areas were converted to large ranches and farms, and the ditching and draining of low lying areas converted lowland landscapes as well. The farm landscape had large wheat and oat fields, orchards, and fenced farmyards. The countryside was dotted with simple, white, painted houses surrounded by picket fences, each with an essential barn and other outbuildings. The large ranches were also used to run cattle, sheep, and hogs where the land was not suitable for growing wheat.

The presence of animals, particularly wildlife, would have been one of the more remarkable differences between this landscape and the one we are familiar with. Although logging and draining had already altered habitats and reduced

wildlife, thousands of water birds still used the Willamette Valley wetlands. These included ducks, geese, brant, cranes and swans. Bald eagles were common, as were grouse, elk, deer, otter, and many other species. There would have been clouds of butterflies, dragonflies and other insects. The air would have smelled of dust, swampy ground, plants, manure, wood smoke, horses, sheep, lime, working men, sawn wood, flour and hay. Nights were very dark and roads were deeply rutted, narrow, rocky, dusty, or impassable with mud left after a rainstorm.

Within this larger landscape was the landscape of the Boston Mills. It was situated on a bend of the Calapooia River, in the floodplain. The floodplain was a flat landscape runneled with seasonal sloughs, wetlands, and swales marking the changing course of the river and creeks. One of these sloughs was converted into the millrace, which was smaller than it is now. A second millrace, also part of a natural watercourse, ran more or less parallel to it, about 75 feet to the east. The scar of the burned carding mill that had stood there a few years earlier may have been apparent.

The millrace and the banks of the river were mostly cleared of large trees. Crawford brought logs down the river from his upstream property to build the mill, suggesting there were few large trees left locally. Black poplars, Oregon ash, and willows grew along the river. The millrace and slough had rushes (*Juncus spp.*), sedges (*Carex spp.*), willows (*Salix spp.*) and other wetland associates growing along them. However, most large shrubs were cleared to reduce the danger of fire. Teasel (*Dipsicus fullonum*) was often grown to use in wool carding and is found along the east mill race today. This area was dotted with white oak, and there was white oak savannah on the northwest edge of the site. The north field, which

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is higher ground of deep, relatively well-drained soil, may have been used to grow wheat, barley, or oats.

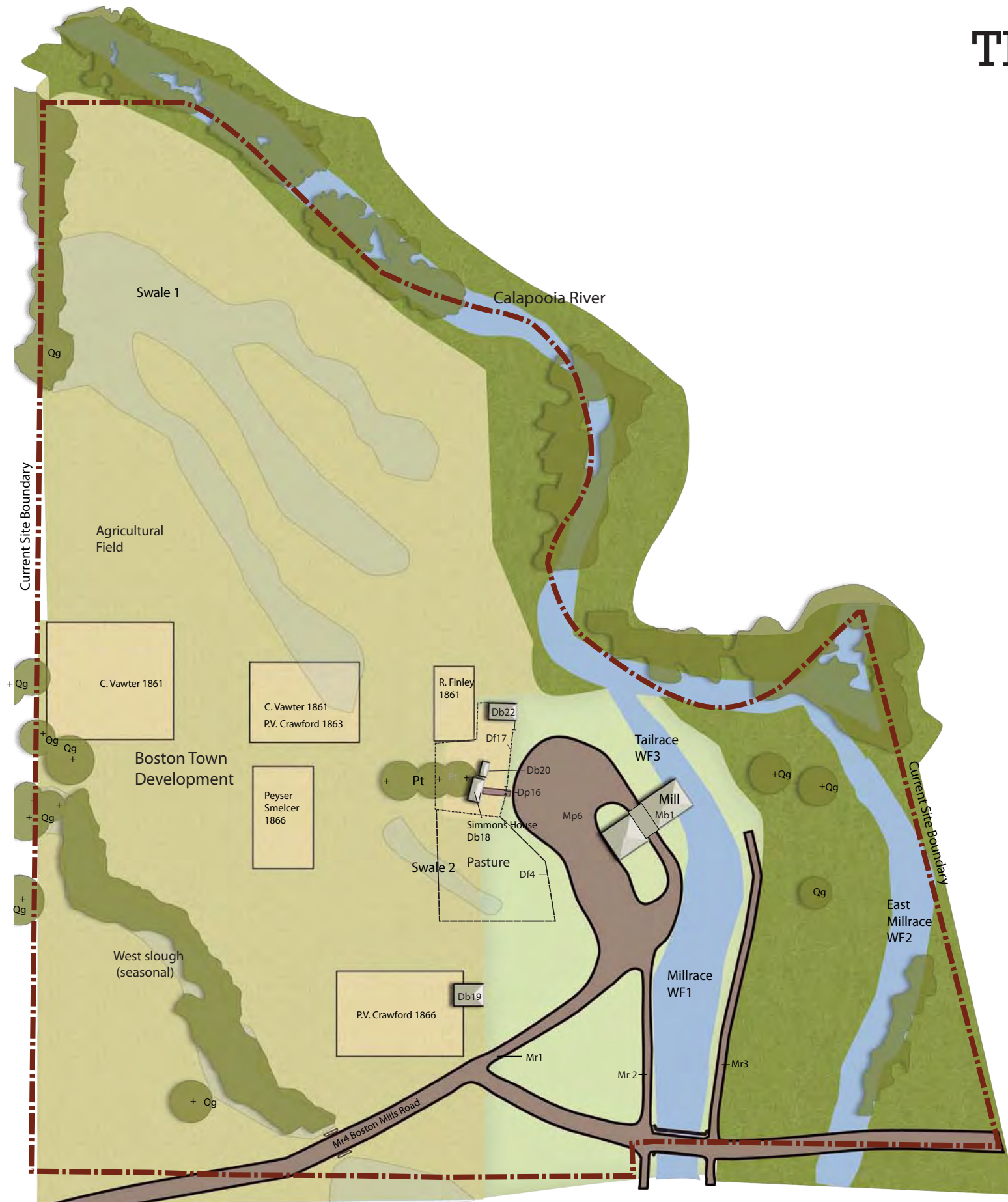
All the roads in the area were dirt during this period, and were notoriously bad. The main road to the mill took a bend to the north just west of the mill, about 150 feet north of its current course. The mill yard was dirt and frequently flooded in the winter. Wagons in the mill yard circled around a loop past the mill. There were a number of hitching posts in the yard and in front of the miller's house.

Though the higher ground to the west of the mill was developed, the plat of Boston as drawn by Averill was never realized as it was drawn. A seasonal slough runs down one of the main streets. Archeological evidence suggests that most of Boston that was developed lay to the west, on the Farwell claim, although land deeds show changes of ownership of lots on what is now OPRD land.

Only two buildings can be located, the mill itself and the miller's house across from it. The mill, 35 x 45 feet, was in its current location at the edge of the millrace. A similar sized granary stood on its west side. The miller's house, perhaps with a picket fence to separate it from the mill yard, stood facing the mill on the west side of the mill yard. The miller's house measured about 24 by 15 feet, with an upstairs sleeping loft and covered porch. A plank path to the front door helped keep mud out of the house. There was a woodshed, outhouse, and a barn to the north. Where the Thompson house now stands, evidence suggests there was a blacksmith's shop. There were also around 13 dwellings and several businesses in the town of Boston, but where they were located is not known.



# Thompson's Mills Period Plan: 1871



## Land Use Areas

- Agricultural Use
- Mill Grounds/Mowed Area
- Natural Area
- Boston Town/Domestic Use

## Physical features

- Picket fence
- Post and board fence
- Gate
- Dirt road or path



## Paths

- Dp16 Simmons entry path (c. 1863)
- Mp6 Millyard circulation (c. 1858)
- Mr1 Boston Mills main entry road (c. 1858)
- Mr2 West Millpond entry road (c. 1862)
- Mr4 Boston Mill Road (c. 1840)
- Mr13 East Millpond entry road

## Buildings and Structures

- Bb18 Simmons House (c. 1863)
- Bb19 Blacksmith (c. 1870)
- Bb20 Simmons Outbuilding (c. 1870)
- Db2 Junk Barn (c. 1890)
- Mb1 Mill Building (c. 1863)

## Fences

- Df4 Pasture fence
- Df5 Property fence
- Df6 Simmons house picket fence c. 1863

## Plant Species

| Code | Latin name                                  | Common name      |
|------|---|------------------|
| Pt   | <i>Populus trichocarpa ssp. Balsamifera</i> | Black Poplar     |
| Qg   | <i>Quercus garryana</i>                     | Oregon White Oak |



## 1898: Boston Mills

By 1890, the population of Oregon had grown from about ninety thousand in 1870 to over three hundred thousand. The Willamette Valley had become the most densely populated and wealthiest region in the State. Approximately nineteen thousand people lived in Linn County, the vast majority in the southwest portion where the mill is located. While wheat was still a major crop in the valley at this time, wheat growing was already declining in importance. The large donation land claims of an earlier era were being divided up into smaller farms. Fences planted with fruit trees, berry bushes, hawthorn and roses divided up the landscape into orchards, market gardens, hay fields, row crops, dairy farms, and poultry operations. Fruit growing and hop growing were becoming popular, and the old orchards planted thirty and forty years earlier, now past bearing, were being replanted with prunes, cherries, apples, peaches, and pears. Berry farming was becoming more important, and the Department of Agriculture was encouraging farmers to experiment with flax, sugar beets, pheasant-raising and growing walnuts. “For diversified farming” says an 1898 Department of Agriculture publication “fruit, stock or poultry raising, this valley is especially adapted...The farmer who best succeeds here is he who always has something to sell, and likewise is seldom found idle...” The land was still being farmed with horses, but steam powered threshers and other equipment were now being used as well. Railroads laced the Willamette Valley, connecting farm communities and carrying goods to market. Steamboats plied the river, coming down the Willamette River as far as Albany and soon to push through to Eugene. Road improvement was on everyone’s mind. By 1898, many roads had been improved with macadam (oiled, crushed gravel).

Carts, buggies, and pedestrians were likely to meet up with bicycles and even a motorcycle or two on these new roads. The automobile was only a year away from making its Oregon debut.

Willamette Valley towns were thriving. Towns with neighborhoods of neat houses surrounded by lawns, concrete sidewalks, opera houses, libraries and schools served an increasingly urban and suburban population. Waterpower from millraces ran woolen mills, furniture manufactories, paper mills, planing mills, iron works, and grain mills. Creameries processed milk from the new dairies. Albany, Halsey and Salem had electric light and telephone service, and Salem a new electric streetcar. Shedd, still lit with kerosene, was a tiny town of hay and grain warehouses, a general store running lights off a gasoline generator, and a couple of other businesses. The countryside around the towns was still quiet, the houses surrounded by their lawns and picket fences lit with the gentle glow of oil and kerosene lamps.

At the mill, little had changed in the landscape since 1872. The Thompsons, now sole owners of the mill, were living in the old Simmons’s house. The house and its outbuildings and garden still framed the northwest edge of the mill yard. The pasture appears to have been where it is today, as a corral or pasture for the mill horses. Agricultural fields are usually conserved over time in the same types of use: it is likely the hayfield was in use in the 1890s. Virtually every rural property in the area during the settlement era had an orchard of some kind, planted as part of proving the claim. Evidence suggests that the original Simmons’s orchard was northwest of the house. This older orchard would have been getting past bearing by 1898, and was replaced or expanded by the orchard in its current location in the 1890s. To the south, the area along the road was used for pasture

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or for row crops. The only traces of Boston left were some old wells and foundations the children were warned about playing near, and fragments of brick and pottery turned up in the soil. The millrace was smaller than it is today, both shorter and not as deep. Its banks were kept clear of vegetation.

The Thompsons had a bit of a flower garden in front of the house, and potted plants on the front porch. The house and woodshed were covered with vines. The garden was, as was typical for the period, a mix of grass, flowers and shrubs growing together. A large trellis for vines and some fruit trees north of the house suggest a garden for their private use. There was a row of poplars west of the house. The river had its narrow fringe of poplar and willow, but some firs were growing up along it and behind the mill. The area of the east millrace was kept clear around the mill, with riparian shrubs and trees along the slough and old channel.





There was a woodshed on the north side of the house. The “junk barn”, then used for agricultural purposes, stood where it does today. Next to it on the west side was another, smaller outbuilding. The Thompsons kept sheep and a large flock of chickens, and may have had a cow or raised hogs as well. They had horses and the wagon for mill deliveries. The 1863 volume of the mill with its covered pass through separating it from the granary was unchanged on the outside. Inside, it had been newly updated with roller mills.

Boston Mill Drive was a dirt or Macadam road that turned into the mill and then crossed the millrace and ran down along the property boundary out toward Saddle Butte. The mill yard was dirt, and the Simmons’s house had a plank walk to the door in an attempt to keep out the mud.





Hitching posts for the teams coming into the mill stood in the center of the yard and in front of the house. The road circled through the pass through, allowing delivery and pick up of grain to the mill and granary under the pass through roof, and out around the yard itself, much as it does today.

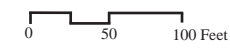
# Thompson's Mills Period Plan: 1898

## Land Use Areas

-  Agricultural Use
-  Mill Grounds/Mowed Area
-  Natural Area
-  Boston Town/Domestic Use

## Physical features

-  Picket fence
-  Post and board fence
-  Gate
-  Dirt road or path



## Paths

- Dp16 Simmons entry path (c. 1863)
- Mp6 Millyard circulation (c. 1858)
- Mr1 Boston Mills main entry road (c. 1858)
- Mr2 West Millpond entry road (c. 1862)
- Mr4 Boston Mill Road (c. 1840)
- Mr13 East Millpond entry road

## Buildings and Structures

- Bb18 Simmons House (c. 1863)
- Bb19 Blacksmith (c. 1870)
- Bb20 Simmons Outbuilding (c. 1870)
- Db2 Junk Barn (c. 1890)
- Mb1 Mill Building (c. 1863)

## Fences

- Df4 Pasture fence
- Df5 Property fence
- Df6 Simmons house picket fence c. 1863

## Plant Species

| Code | Latin name   | Common name      |
|------|--|------------------|
| Pt   | <i>Populus trichocarpa</i> ssp. <i>Balsamifera</i> | Black Poplar     |
| Qg   | <i>Quercus garryana</i>                            | Oregon White Oak |





## 1918: Thompsons Flouring Mills

During the 1890s, the larger landscape of the Willamette Valley changed from one characterized by wheat farming to one of diversified farming. The large donation land claims devoted to wheat fields gave way to smaller farms that were divided into areas used to for various crops and activities.

The seasonality of the landscape changed as well, from one based on one or two primary crops produced in a single season to a diversity of activities occurring all year round. Fencing to control animals became characteristic of the landscape, and fence lines were often planted with shrubs and fruit trees. The landscape was broken up into orchards, berry farms, dairies, fields of row crops, market gardens, and poultry farming. This created a patchwork of colors and textures, broken by picket fences and white houses surrounded by mature trees. (Halbakken 1948, Reynolds 1977, Keeler 1994)

House yards were surrounded by Black Locust (*Robinia pseudoacacia*) trees, quick-growing and good for fence posts, Black Walnut (*Juglans nigra*), which was grown for its nuts and wood, or native White Oak (*Quercus garryana*), Douglas fir (*Pseudotsuga menziesii*), and Big-leaf Maple (*Acer macrophyllum*).

The roads were still almost all dirt, gravel, or Macadam (compacted gravel and oil). In Oregon, only parts of Highway 99 and the Columbia River highway were paved. Horses and wagons were now joined by bicycles and automobiles, and curb side pumps or Standard Oil's new 'cracker box' gas stations were found in some towns (Hartley 1977, Wortman 1966, Standard Oil 1915, 1917).

As the landscape of the valley had evolved, the mill landscape had also changed dramatically. Boston was gone, leaving only a few buildings on Farwell land, and perhaps some remnant foundations and wells. The mill landscape became more integrated with the domestic landscape, reflecting and advertising the Thompson family's prosperity and the new technologies available.

The riparian vegetation along the river had grown into a row of large conifers and black cottonwood that formed a backdrop for the mill. The east mill race area was mowed and kept clear, but large oaks were still present east of the mill. The west slough had willows, Red Twig Dogwood (*Cornus sericea*), and other wetland vegetation growing along it. There was a large old oak in the middle of the west pasture, and oaks scattered along the western edge of the property. The millrace itself, enlarged since 1871, was thick with reeds and sedge along the edge, with some low shrubs but no trees. In the spring, the unmown grass and flowers could be quite thick and tall, but this would be mowed by the time the ground dried.

The field on the north end of the site was used to grow oats, barley or hay as feed. At times it was used for row crops. A large orchard contained Red Delicious apples, Royal Ann, Bing cherries and Black Republican cherries, plums, prunes, quince, Bartlett pears, and pie cherries. The west slough area was used as pasture, and there was also a smaller pasture north of the house. The house yard had a vegetable garden to the east, with strawberry beds and loganberries along the fences. There were gooseberry bushes along the west side of the outbuildings. The front fence was planted with climbing roses. Daffodils, tulips, and day lilies grew in clumps along the paths. There was a flowering quince at the corner of the east porch,

and two conifers, a Douglas Fir (*Pseudotsuga menziesii*) and an Incense Cedar (*Calocedrus decurrens*), shaded the south side of the house. The Thompons kept a few cows and a large flock of chickens. They also raised hogs and sometimes lamb or beef for the family.

The mill itself was much enlarged. The 1871 building now formed the center of the expanded mill, with a new storage area and loading docks extending to the north of the main building. The concrete grain silos, built in 1917, were painted white and displayed the company logo. A third floor addition made the mill a noticeable landmark, as did the electric light on top of the mill which could be seen for miles in a landscape still largely dark at night. This light proclaimed the advent of water-powered electricity generated at the mill in 1903. On the west side of the mill yard was a horse barn for the wagon and pair of grey horses still used to deliver flour. Immediately south of this was the new garage, built in part from the remains of the original miller's house, for the trucks which would shortly replace the horses.

The Queen Anne style Thompson house, built in 1904 and expanded in 1910, was an imposing one for the time. It housed not only the Thompson family but several mill hands. There were a number of outbuildings associated with the house. Immediately behind it was a fruit cellar for processing fruit from the orchard. It had a low roof and two or three steps down into the interior. Behind the fruit cellar was a square woodshed. There was also a chicken house, another shed on the west and north sides of the pasture, and a livestock shed between the old barn and the mill. There was an outhouse behind the horse barn.

Between the barn and the house was a fenced pasture for the horses. The fence was post and

board at the time. There was a tall wire fence that kept chickens out of the yard in the area between the mill and the house. Around the house itself was a wire mesh fence with a board base and top rail, painted white. Other wire and post fences defined a garden area east of the house, the west pasture area, the orchard, and the north hayfield. These fence lines were planted with berry bushes and fruit trees.





Boston Mill Drive still curved north of its current course to the mill, and was dirt or macadam. The road was bordered by shrubs, perhaps the beach tomato (*Rosa rugosa*) that still grows in this area. There were dirt roads leading up the sides of the millrace, and to the north field from the old barn. Wagons entered the millyard in the same way, but by this time could circle through a covered breezeway behind the silos to reach the office and loading docks. They could then circle back around the mill yard to return to the main road.

The Thompson house had a small square carriage house, with a short driveway, for the family car. The entry road may have been graveled, and there was a graveled turnout for the car at the front gate. The concrete paths around the house and from the house to the mill are the exception, and were poured in about 1910. Dirt paths led from the house yard to the pasture, orchard, and garden. A large gate and road led across the pasture and through another gate to the north side of the orchard and the field. Sunday afternoon baseball games were popular in the field, and Otto Thompson charged spectators for parking.









# Thompson's Mills Period Plan: 1918

## Land Use Areas

-  Agricultural Use
-  Mill Grounds/Mowed Area
-  Natural Area
-  Domestic Use/House Garden

## Physical features

-  Post and wire fence
-  Post and board fence
-  Wire mesh and board fence
-  Gate

-  Dirt road or path
-  Gravel road or path

## Paths

- Ap8 Riverside path
- Dp1 House paths (c. 1907)
- Dp11 Mill path (c. 1907)
- Dp14 Orchard path (c. 1904)
- Dp15 West slough path (c. 1918)
- Dp5 Horse barn path (c. 1907)
- Dp8 Carriage house drive (c. 1907)
- Dp9 Carriage house path (c. 1907)
- Mp6 Millyard circulation (c. 1858)
- Mr1 Mills main entry road (c. 1858)
- Mr2 West millpond entry road
- Mr3 East millpond road
- Mr4 Boston Mill Road (c. 1840)

## Buildings and Structures

- Db2 Junk barn (c. 1890)
- Db4 Thompson House (1904)
- Db5 Woodshed (1905)
- Db6 Carriage House (1907)
- Db12 Outbuilding (1910)
- Db13 Chicken house (1913)
- Db14 Livestock shed (c. 1910)
- Db15 Fruit cellar (c. 1905)
- Db17 Water tower (1907)
- Mb1 Mill (1863)
- Mb3 Horse barn (c. 1903)
- Mb7 Garage (1918)

## Fences

- Df1 Thompson house fence (1904)
- DDf3 West side pasture fence
- Df4 East side pasture fence
- Df5 Junk barn-Horse barn fence (c. 1903)
- Df6 Simmons house picket fence (c. 1863)
- Df7 Orchard fence (c. 1890)
- f11 West pasture and agriculture fence (1918)
- Df12 Yard fence (1918)

## Plant Species

| Code | Latin name                                  | Common name      |
|------|---|------------------|
| Pm   | <i>Pseudotsuga menziesii</i>                | Douglas Fir      |
| Pt   | <i>Populus trichocarpa ssp. Balsamifera</i> | Black Poplar     |
| Qg   | <i>Quercus garryana</i>                     | Oregon White Oak |





## 1946: Diversified Farming

After World War II, the Willamette Valley landscape had altered from a patchwork of diversified farming to the larger fields and mechanized patterns of grass seed farming. By 1946, however, the fields around the mill had grown only slightly larger and a diversity of crops was still apparent. Some of the old stream channels and swales were still there, though there was increasing control of the river through the straightening of stream channels and the flattening out of fields.

Many of the old orchards were still there, though growing sparser. The white houses with their picket fences and square, tree-framed house yards were still common. The invention of hay balers and combines that could be used in the soggy fields changed the patterns of cultivation and harvest. The countryside gained electricity. Cars and trucks were common and most roads were paved by this time.

Like the surrounding landscape, the mill landscape was a mix of old and new. The riparian zone of the river was narrower, with fewer and smaller trees, and most of the conifers were gone. The east mill race area stayed much the same, kept mown and open with fading traces of the old mill race and scattered large oak and ash trees. The millrace had been enlarged, and the sides of the tailrace reinforced with rip-rap. The head gate area had a platform for diving and was not fenced. Kids and neighbors played and swam in the millrace.

The orchard and garden were still cultivated. The north field was still being used to raise feed,

most likely oats, barley or alfalfa. The fence lines of the orchard and gardens had gooseberry, raspberry and currant bushes in the 1930s, as well as cherry and hawthorn trees. The small cherry orchard north of the hay barn, present in 1936, had been reduced to a couple of trees. Two large, old pear trees stood in the north field beyond the main orchard. The pasture behind the garage, and the west pasture were still used to graze a cow and some horses, but the horses were not part of the function of the mill. The summer garden was just south of the orchard, and east of the pasture. It grew late season vegetables that required space: beans, corn, squash, melons, and potatoes. The spring vegetable garden west of the house contained onions, radishes, lettuce, carrots, beets, and cabbage. There were strawberries in the garden, and boysenberries and loganberries along the fence. Gooseberries grew along the west wall of the woodshed.

By the 1940s, the house yard had developed from what had been primarily a work area into a garden. Port Orford cedars (*Chamaecyparis lawsoniana*) had been planted along the house yard fence lines, though the old berry bushes would hold out a little while longer. A pair of hollies (*Ilex aquifolium*) marked the front gate, and the two conifers in front of the house now hid it from the road; one of these had plank swing on it. The front yard between the house and the mill had become a lawn, was mowed and watered, and sprinkled with English daisies (*Bellis perennis*). The Thompsons played croquet on this lawn. There were snowball bushes (*Viburnum opulus*) and lilacs (*Syringa* spp.) along the pasture fence, while in the area below the east porch was a large flower bed containing hollyhocks, pansies, and calla lilies. There were maidenhair ferns on the north side of the garage and peonies along the west side. There were a few

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bushes, including a Rhododendron and Bridal-veil Spiraea, around the foundation at the front of the house.

The route of Boston Mill Drive was now straight past the mill, and had been paved since at least 1936. What had been the curve of the road up to the mill had become the new entry road to the mill and house. Current evidence suggests it also was paved or macadamed at this time. The remains of the scar of the earlier route of Boston Mill Drive, about 150 feet north of its current location, were still present in places as a path but had mostly disappeared. Otherwise, the circulation had changed very little from 1918, in spite of the advent of a fleet of trucks replacing the old cart and two grey horses. The garage was painted with a Union Oil logo on the roof and had a gas pump in front of it. The paved path from the house to the mill now ended in four steps up to the mill, which had been raised slightly when the mill foundation was rebuilt.

The mill had been enlarged again in the 1930s and placed on a new concrete foundation. Of the earlier outbuildings, the chicken house at the north side of the pasture, the fruit cellar and woodshed north of the Thompson house were still there. The horse barn had been expanded to double in size, the hay hood, made obsolete by the invention of the hay baler, had been removed. The barn was used to store baled hay and grass seed. The water tower, which had fallen over during an ice storm, was replaced by a tank on top of the silos and the silos were painted with the apple and rose logos. The mill buildings, silos and the house were painted white.

# Thompson's Mills Period Plan: 1946

## Land Use Areas

- Agricultural Use
- Mill Grounds/Mowed Area
- Natural Area
- Domestic Use/House Gardens

## Physical features

- Post and wire fence
- Post and board fence
- Wire mesh and board fence
- Gate

- Dirt road or path
- Gravel road or path
- Paved Road

0 50 100 Feet



## Paths

- Ap8 Riverside path
- Dp1 House paths (c. 1907)
- Dp11 Mill path (c. 1907)
- Dp5 Horse barn path (1907)
- Dp7 House drive pullout (c. 1920)
- Dp8 Carriage house drive (c. 1907)
- Dp9 Carriage house path (c. 1907)
- Mp6 Millyard circulation (1858)
- Mr1 Mills main entry road (c. 1858)
- Mr2 West millpond entry road
- Mr3 East millpond road
- Mr4 Boston Mill Road (c. 1840)

## Buildings and Structures

- Db13 Chicken house (1913)
- Db15 Fruit cellar (c. 1905)
- Db16 Southwest house (c. 1940)
- Db2 Junk barn (c. 1890)
- Db4 Thompson House (1904)
- Db5 Woodshed (1905)
- Db6 Carriage House (1907)
- Mb1 Mill (1863)
- Mb3 Horse barn (c. 1903)
- Mb7 Garage (1918)

## Fences

- Df1 Thompson house fence (1904)
- Df11 West pasture and agriculture fence (1918)
- Df3 West side pasture fence
- Df4 East side pasture fence
- Df5 Junk barn-Horse barn fence (c. 1903)
- Df7 Orchard fence (c. 1890)

## Plant Species

| Code | Latin name                                  | Common name       |
|------|---|-------------------|
| Cl   | <i>Chamaecyparis lawsoniana</i>             | Port Orford Cedar |
| Fo   | <i>Fraxinus oregana</i>                     | Oregon Ash        |
| la   | <i>Ilex aquifolium</i>                      | English Holly     |
| Pm   | <i>Pseudotsuga menziesii</i>                | Douglas Fir       |
| Pt   | <i>Populus trichocarpa ssp. balsamifera</i> | Black Poplar      |
| Qg   | <i>Quercus garryana</i>                     | Oregon White Oak  |





## 1979: Preservation

By 1979, much had changed in the landscape of the valley. The larger, more homogenous fields of rye grass seed farms had changed the color and texture of the landscape. There was also a loss of old farms with their orchards and gardens, and the many fences of the turn of the century had been removed. Interstate 5 now roared a short distance east of the mill. The change from growing wheat, oats, a variety of crops and other land uses (dairy, poultry, etc.) to rye grass seed farming also changed the seasonality of the landscape. Once again the agricultural year was based on a single dominant crop. The use of chemical fertilizers increased crop yields and created the intense green appearance of modern agriculture. The introduction of pesticides and the continued destruction of habitats, especially aquatic habitats, meant there were fewer butterflies, other insects, and birds, while the huge flocks of water birds were limited to a few wildlife refuges. (Reynolds 1977, Robbins 1997)

In 1979, part of the mill building collapsed, undermined by a flood caused by a mistake upriver. The building was immediately repaired, but the loss of inventory and expense of repairs changed the operations of the mill and its landscape. Shortly after, the mill ceased full time feed milling, while still engaging in occasional custom milling. Merlene Babits, now owner of the mill, began looking for other sources of income and the mill building and Thompson house began to show their age.

The orchard and garden areas were now completely gone. The house yard was developed with foundation plantings, shrubs and beds of flowers around the trees, reflecting Merlene Babits'

interest in gardening, as well as the decreasing importance of the mill (earlier owners had less time for ornamental gardening), and changing garden fashions. The conifers around the house towered over it, and thick stands of shrubs around the house made it almost invisible from the road.

The west slough was bare of vegetation and was straightened into a ditch. The east millrace continued to be mowed, but some shrubs and trees were beginning to grow up in the wet area. The three large oak trees still stood east of the mill.

On the east porch of the Thompson house there had been a pump, sink and mangle that was replaced by a washer and dryer when the porch was enclosed with plywood. When the porch threatened to collapse, the Babits built a new laundry room on the site of the old fruit cellar, torn down a few years earlier. The woodshed was expanded 12 feet to the north garden fence line. A manufactured storage shed stood to the east of the house in the side yard. The hay barn had been re-expanded to include a stable for horses at the back. To the west of the barn, the now derelict 1913 chicken house was still present under the poplars, as was the old junk barn (the 19th century barn now used to store junk) north of the mill. The junk barn was covered in pressed tin siding, as were parts of the garage.

The fence lines that defined the domestic areas of the earlier landscape were gone by this time, and the whole western half of the site was in agricultural use. Of the domestic area fences, only the pasture fencing remained: a board-and-post fence on the mill side, and the old post-and-wire fence along its west edge. The post-and-wire fencing along Boston Mill Drive and up the west edge of the property was still there. There was a new white post-and-board fence at the head gate

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area and at the edge of the millrace for safety; and the triangle field formed by Boston Mill Drive and the two entry roads had a stake-and-wire fence around it as well. The old horse trough was still present, crumbling at the edge of the pasture. A concrete slab south of the garage had been poured (partly to use up material used in fixing up the mill) and was used to park vehicles on. There was a new line of power poles leading up the east mill race to the mill. The power poles that had led from the mill to the house were gone.

The circulation of the mill had not changed substantially by this time, though the mill yard was no longer primarily used for the delivery and loading of inventory. The two entry roads, house and mill paths were the same as they had been earlier, and the path past the barn to the site of the former orchard still existed. The traces of the old Boston Mill Drive were gone, as was the road up the west slough.



# Thompson's Mills Period Plan: 1979



## Land Use Areas

- Agricultural Use
- Mill Grounds/Mowed Area
- Natural Area
- Domestic Use/House Garden:

## Physical features

- Post and wire fence
- Post and board fence
- Wire mesh and board fence
- Gate

- Dirt road or path
- Gravel road or path
- Paved Road

0 50 100 Feet



## Paths

- Ap8 Riverside path
- Ap10 West fence path
- Dp1 House paths (c. 1907)
- Dp5 Horse barn path (1907)
- Dp7 House drive pullout (c. 1920)
- Dp8 Carriage house drive (c. 1907)
- Dp9 Carriage house path (c. 1907)
- Dp11 Mill path (c. 1907)
- Mp12 East Millrace road
- Mp6 Millyard circulation (1858)
- Mr1 Mills main entry road (c. 1858)
- Mr2 West millpond entry road
- Mp3 East millpon road (c. 1930)
- Mr4 Boston Mill Road (c. 1840)
- Ramp 1 Universal access ramp (2004)
- Ramp 2 Universal access ramp (2004)

## Buildings and Structures

- Db13 Chicken house (1913)
- Db2 Junk barn (c. 1890)
- Db4 Thompson House (1904)
- Db5 Woodshed (1905)
- Db6 Carriage House (1907)
- Mb1 Mill (1863)
- Mb3 Horse barn (c. 1903)
- Mb7 Garage (1918)

## Fences

- Df3 West side pasture fence (c. 1910)
- Df4 East side pasture fence (c. 1930)
- Df5 Junk barn-Horse barn fence (c. 1903)
- Df7 Orchard fence (c. 1890)
- Df10 South triangle fence (c. 1978)
- Df11 West pasture fence (1918)
- Mf9 Millpond fence (c. 1960)

## Plant Species

| Code | Latin name                                  | Common name       |
|------|---|-------------------|
| Cl   | <i>Chamaecyparis lawsoniana</i>             | Port Orford Cedar |
| Fo   | <i>Fraxinus oregana</i>                     | Oregon Ash        |
| la   | <i>Ilex aquifolium</i>                      | English Holly     |
| Pm   | <i>Pseudotsuga menziesii</i>                | Douglas Fir       |
| Pt   | <i>Populus trichocarpa ssp. Balsamifera</i> | Black Poplar      |
| Qg   | <i>Quercus garryana</i>                     | Oregon White Oak  |



## 2008: Thompsons Mills State Heritage Site

The current landscape of the valley has changed mainly due to an increase in urban and suburban development. Christmas tree farms and large poplar farms have transformed the farms of the previous decades. However, grass seed farming still exists today and the landscape approaching the mills remains rural-agricultural. In the summer of 2008, a large field of wheat ripening along Boston Mill Drive recalled an earlier era.

At Thompsons Mills, the west pasture and hay field were used in the 1980s to grow Christmas trees and nursery stock. Today these retain large areas of overgrown, mixed conifer plantations as well as several rows of conifers at the north end and in the center of the field. The fence line between the pasture and field has a mix of native and non-native shrubs and trees, including several species of hawthorn (*Crataegus* spp.), red-osier dogwood (*Cornus sericea*), Himalayan blackberry (*Rubus discolor*), and white-stemmed blackberry (*Rubus leucodermis*). The western fence line borders a field thick with Canada thistle (*Cirsium arvense*) and chicory (*Chicorium intybus*).

The west slough, straightened and ditched, has become partly re-vegetated with willows (*Salix* spp.) and other wetland plants. The east mill race has a thicket of ash (*Fraxinus oregana*), poplar (*Populus trichocarpa*), willow, riparian zone shrubs, and a number of invasive species. The area along the millrace is kept mown, as it was in former times. The riparian zone of the Calapooia River is a narrow, steep-sided channel with a mix of native riparian vegetation and weeds, particularly Himalayan blackberry.

The two Douglas Firs and several of the Port Orford Cedars in the Thompson house garden have been removed, making the house much more visible than it was in 1979. The Babits planted a variety of ornamental trees and shrubs in the house garden and created several large planting beds in the lawn. They also planted rows of redwoods (*Sequoia giganteum*) along Boston Mill Drive and the west millrace entry road. Of the older plants in the house garden, the two English Hollies at the gate, the large Viburnum (*Viburnum opulus*) bushes along the path, and the flowering quince (*Chaenomeles praecox*) by the east porch remain. There is still a spiraea by the south entry, and the bearded iris, daffodils, day lilies and calla lilies in the garden may go back to the Thompson era.

There is a seedling apple tree that was found in the area of the old orchard that has been replanted in the center of the pasture. Some of the large poplars that were impinging on buildings were cut down during the cleanup of the park. The very large, old poplar behind the barn is still there. A grove of new poplars has sprung up along the pasture fence line where the old orchard used to be. Weeds found on the site include Fuller's teasel (*Dipsacus fullonum*) and Himalayan Blackberry along the east mill race and river; tansy ragwort (*Senecio jacobea*), chicory, and red clover (*Trifolium pratense*) in the west field; and a substantial growth of Canada thistle along the west boundary. Reed canary grass (*Phalaris arundinacea*) is common in the wet areas on the site.

The millrace, headgates, flume and tailrace have not changed significantly since 1979. The river is also much the same. The east mill race is now obscured, overgrown and partially filled in with debris.

The main changes in circulation are the addition of a graveled public parking lot south of the Thompson house, two universal access ramps at the mills, and some informal trails through the conifer plantation in the field. The paths that once connected the house and domestic outbuildings, orchard, and garden, remain only as openings in the fences and are more or less overgrown. The entry road has been paved with asphalt up to the mill door. The breezeway, paved with old concrete, today ends in the interpretive shelter and universal access ramp, so it is no longer possible to drive around the mill yard past the loading docks. The mill yard and other access roads are gravel or dirt. The house garden paths are a patchwork of concrete repaired at various times.

The 1913 chicken house is no longer standing, but the hay barn still exists. The junk barn is also still standing. The mill is the same as it was in 1979 with the addition of two conspicuous access ramps on the north west and east sides, and a sheltered loading area added by the Babits and now used for interpretive displays. The laundry and woodshed are still there, as is the 1907 carriage house. There is now a trailer that houses the park host south of the Thompson house, and a rest room building to the west of the parking lot. The other addition to the buildings and structures on the site is a large aluminum-sided service bay, built south of the garage in the early 1980s on the concrete slab poured in 1979.

The house fence has been restored, and now encloses the entire lawn area. The board-and-post fences immediately facing the mill yard are painted white, now with standard aluminum gates; and the fences in the agricultural areas are post-and-wire. The west pasture fences are in poor condition, with old fence posts and wire partly removed in places. The old horse trough was





moved to the north side of the garage when the service shed was built and is still there, though the concrete is crumbling. The post-and-board safety railing along the millrace and head gate have been rebuilt. There is a set of picnic tables south of the service shed under some young honey locusts.

Land use has changed substantially in the last 30 years. Much of the site is not currently being used. The main use of the mills area is now tourism and education focused on the operation of the mills. The mills no longer operate except as a demonstration of the old equipment on weekends. The service shed and garage are used to store equipment and for maintenance activities. The hay barn is considered derelict and is the site of a proposed interpretive building. The junk barn is also derelict and unused. The Thompson house and garden are now the residence of the park staff. The area of the west pasture has been mown to reflect the 1878 plat of Boston, but the tree nursery area and slough are not used.





OPRD purchases a small wedge of land at the south west boundary along Boston Mill Drive, which has been added to the mill property.




# Thompson's Mills Period Plan: 2008

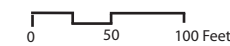
## Land Use Areas

-  Agricultural Use
-  Mill Grounds/Mowed Area
-  Natural Area
-  Domestic Use/House Gardens

## Physical features

-  Post and wire fence
-  Post and board fence
-  Wire mesh and board fence
-  Gate

-  Dirt road or path
-  Gravel road or path
-  Paved Road



## Paths

- Ap3 Tree farm paths c. 1990
- Ap8 Riverside path
- Bp10 West fence path
- Dp1 House paths c. 1907
- Dp11 Mill path c. 1907
- Dp5 Horse barn path 1907
- Dp7 House drive pullout c. 1920
- Dp8 Carriage house drive c. 1907
- Dp9 Carriage house path c. 1907
- Mp12 East Millrace road
- Mp6 Millyard circulation 1858
- Mr1 Mills main entry road c. 1858
- Mr2 West millpond entry road
- Mr4 Boston Mill Road c. 1840
- NAp13 Tailrace path
- Ramp 1 Universal access ramp 2004
- Ramp 2 Universal access ramp 2004

## Buildings and Structures

- Db2 Junk barn c. 1890
- Db4 Thompson House 1904
- Db5 Woodshed 1905
- Db6 Carriage House 1907
- Db9 Laundry room 1979
- Mb1 Mill 1863
- Mb10 Restrooms 2004
- Mb3 Horse barn c. 1903
- Mb7 Garage 1918
- Mb8 Service shed 1982

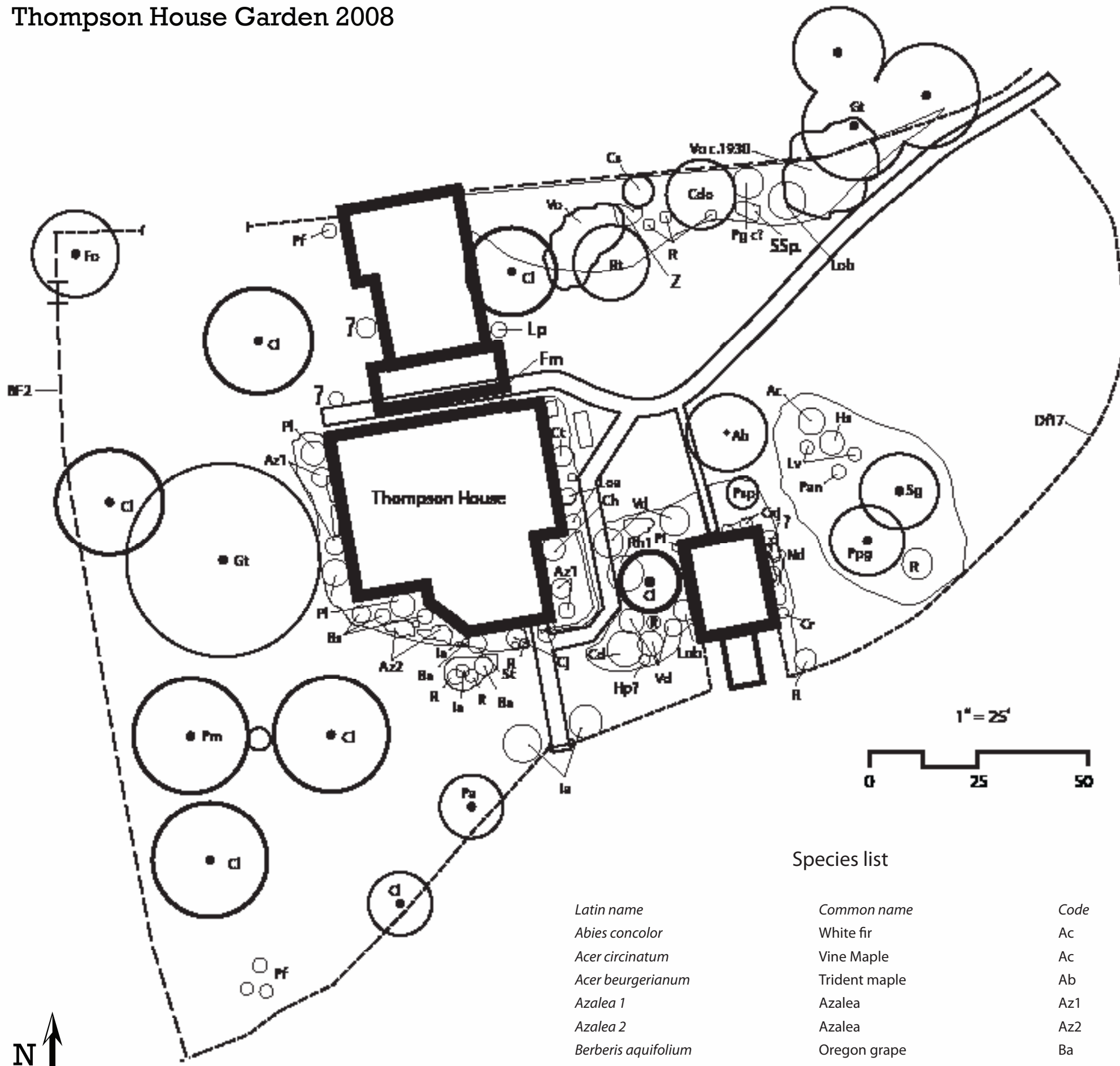
## Fences

- Bf2 Boston area fence
- Df3 West side pasture fence
- Df4 East side pasture fence
- Df5 Junk barn-Horse barn fence c. 1903
- Df7 Orchard fence c. 1890
- Df10 South triangle fence c. 1978
- Df11 West pasture fence 1918
- Df12 Yard fence 1918
- Df17 Thompson house fence 2005
- Mf9 Millpond fence c. 1960





# Thompson House Garden 2008



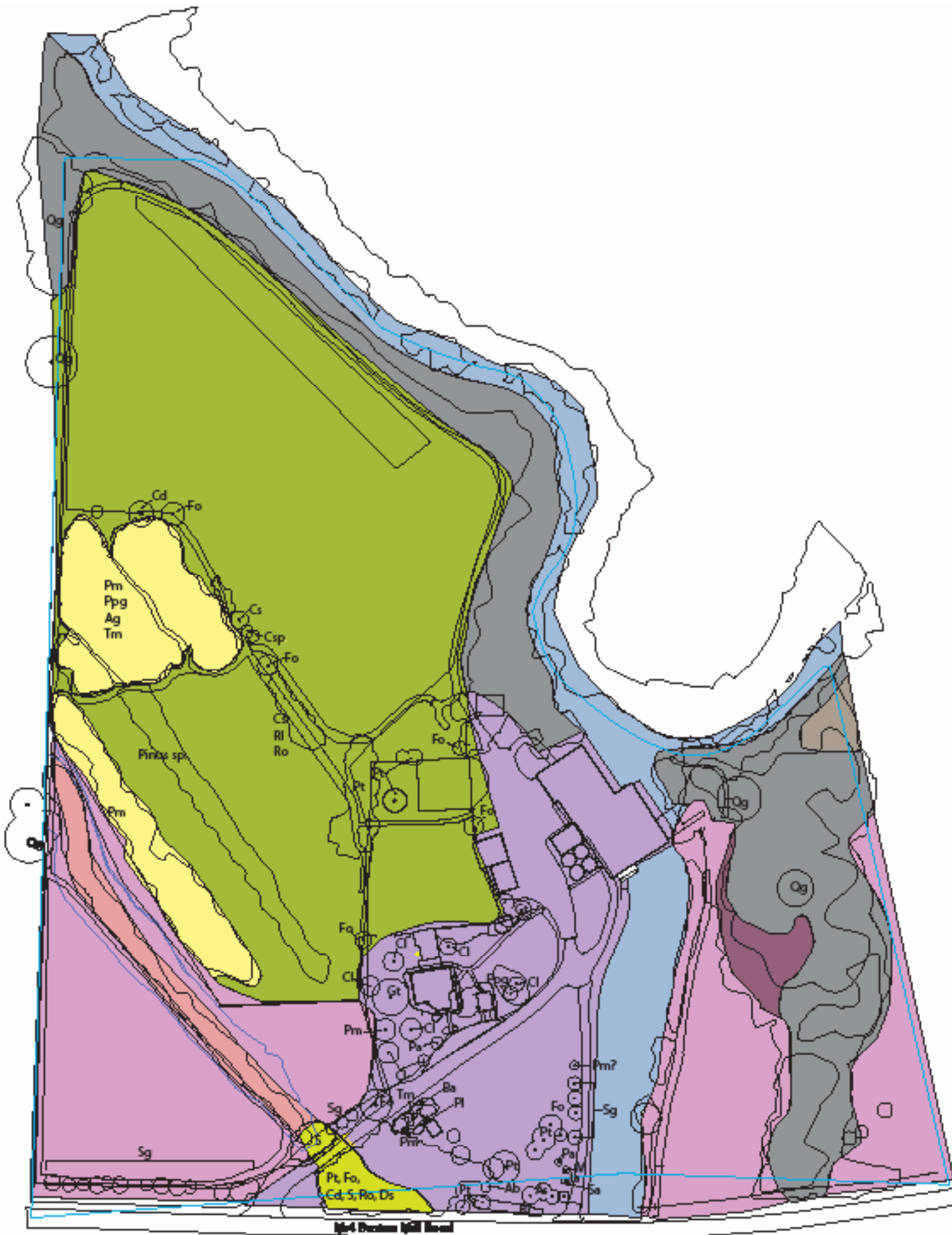
|   |                       |      |
|---|-----------------------|------|
| <i>Buxus sempervirens</i>                       | English box           | Bs   |
| <i>Calocedrus decurrens</i>                     | Incense Cedar         | Cd   |
| <i>Camellia japonica</i>                        | Camellia              | Cj   |
| <i>Campsis radicans</i>                         | Common Trumpet Vine   | Cr   |
| <i>Chaenomeles</i>                              | Flowering quince      | Ch   |
| <i>Chamaecyparis lawsoniana</i>                 | Port Orford Cedar     | Cl   |
| <i>Choisya ternata</i>                          | Mexican orange        | Ct   |
| <i>Clematis x. jackmanii</i>                    | Hybrid clematis       | Cxj  |
| <i>Cornus sericea</i>                           | Red osier dogwood     | Cs   |
| <i>Crataegus douglasii</i>                      | Black hawthorn        | Cdo  |
| <i>Crocsmia masoniorum</i>                      | Crocsmia              |      |
| <i>Fuschia magellanica</i>                      | Hardy Fuschia         | Fm   |
| <i>Gleditsia triacanthos. 'Sunburst'</i>        | Thornless honeylocust | Gt   |
| <i>Hebe 'patty's purple'</i>                    | Hebe                  | Hp   |
| <i>Hebe sp.</i>                                 | Hebe                  | H    |
| <i>Hedera helix</i>                             | English Ivy           |      |
| <i>Hemerocallis fulva</i>                       | Daylily               |      |
| <i>Hibiscus syriacus</i>                        | shrub Althea          | Hs   |
| <i>Ilex aquifolium</i>                          | English holly         | la   |
| <i>Iris germanica</i>                           | Bearded Iris          |      |
| <i>Ligusticum obtusifolium</i>                  | Privet                | Lob  |
| <i>Ligusticum ovalifolium 'Aureum'</i>          | Golden Privet         | Lov  |
| <i>Lonicera periclymenum</i>                    | Honeysuckle           | Lp   |
| <i>Lythrum virgatum</i>                         | Purple loosestrife    | Lv   |
| <i>Nandina domestica</i>                        | Heavenly bamboo       | Nd   |
| <i>Parnathocissus inserta</i>                   | Woodbine              | Pi   |
| <i>Picea abies</i>                              | Norway spruce         | Pa   |
| <i>Picea abies 'nidiformis'?</i>                | Birds nest spruce     | Pan  |
| <i>Picea glauca 'conica'?</i>                   | Dwarf spruce          | Pgc  |
| <i>Picea pungens 'glauca'</i>                   | Colorado Blue Spruce  | Ppg  |
| <i>Populus trichocarpa ssp. balsamifera</i>     | Balsam poplar         | Pt   |
| <i>Potentilla fruticosa</i>                     | Shrub cinquefoil      | Pf   |
| <i>Prunus sp.</i>                               | Plum                  | Psp. |
| <i>Prunus laurocerasus</i>                      | English Laurel        | Pl   |
| <i>Pseudotsuga menziesii</i>                    | Douglas fir           | Pm   |
| <i>Rhododendron</i>                             | Rhodendron sp         | Rh   |
| <i>Rhus typhina</i>                             | Staghorn sumac        | Rt   |
| <i>Rosa sp.</i>                                 | Rose                  | R    |
| <i>Sequoiadendron giganteum</i>                 | Giant sequoia         | Sg   |
| <i>Spiraea sp.</i>                              | Spiraea               | Ssp  |
| <i>Spiraea thunbergii</i>                       | Chinese spiraea       | St   |
| <i>Tsuga mertensiana</i>                        | Canadian Hemlock      | Tm   |
| <i>Viburnum davidii</i>                         | David viburnum        | Vd   |
| <i>Viburnum opulus (cf. Viburnum trilobum?)</i> | Common snowball       | Vo   |
| <i>Zantedeschia sp.</i>                         | Calla lily            | Z    |

| Latin name                 | Common name   | Code |
|----------------------------|---------------|------|
| <i>Abies concolor</i>      | White fir     | Ac   |
| <i>Acer circinatum</i>     | Vine Maple    | Ac   |
| <i>Acer beurgerianum</i>   | Trident maple | Ab   |
| <i>Azalea 1</i>            | Azalea        | Az1  |
| <i>Azalea 2</i>            | Azalea        | Az2  |
| <i>Berberis aquifolium</i> | Oregon grape  | Ba   |





# Thompson's Mills Existing Vegetation: 2008



- Pacific Willow - California nettle swamp
- Soft rush marsh
- Conifer plantation
- Mixed riparian forest
- Former tree nursery
- Mill, homestead, lawn, and driveways
- Pasture
- Forb-dominated old field
- Water
- Himalayan blackberry

0 50 100 Feet



| Latin name  | Common name              | Code           |
|---|--------------------------|----------------|
| <i>Abies grandis</i>  | Grand Fir                | Ag             |
| <i>Acer buergerianum</i>                                    | Trident Maple            | Ab             |
| <i>Acer saccharinum</i>                                     | Silver Maple             | As             |
| <i>Berberis aquifolium</i>                                  | Oregon Grape             | Ba             |
| <i>Chamaecyparis lawsoniana</i>                             | Port Orford Cedar        | Cl             |
| <i>Cornus sericea</i>                                       | Red Osier Dogwood        | Cs             |
| <i>Crotonos douglasii</i>                                   | Black Hawthorn           | Cdb            |
| <i>Crotonos monogyna</i>                                    | Hawthorn                 | Cm             |
| <i>Crotonos sp.</i>   | Hawthorn                 | C <sup>n</sup> |
| <i>Fraxinus aragona</i>                                     | Oregon ash               | Fo             |
| <i>Gleditsia triacanthos</i> var. <i>inermis</i> 'Sunburst' | Thornless Honeylocust    | Gt             |
| <i>Malus</i>  | Apple                    | M              |
| <i>Populus trichocarpa</i> ssp. <i>balzamifera</i>          | Balsam poplar            | Pt             |
| <i>Prunus laurocerasus</i>                                  | English Laurel           | Pl             |
| <i>Pseudotsuga menziesii</i>                                | Douglas fir              | Pm             |
| <i>Quercus garryana</i>                                     | Oregon White Oak         | Qg             |
| <i>Rosa rugosa</i>  | Beach Tomato             | Rr             |
| <i>Rubus leucodermis</i>                                    | White-Stemmed Blackberry | Rl             |
| <i>Rubus occidentalis</i>                                   | Himalayan Blackberry     | Rb             |
| <i>Salix sp.</i>  | Willow                   | Sap            |
| <i>Sequoiadendron giganteum</i>                             | Giant Sequoia            | Sg             |
| <i>Symphoricarpos albus</i>                                 | Snowberry                | Sa             |
| <i>Tsuga mertensiana</i>                                    | Canadian Hemlock         | Tm             |

\*Based on map by Dennis Albert, Oregon State University



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# Chronological History

## Chapter 3



## Summary of Chronological History

The following chronology breaks down the history of the mill, as summarized below, into specific events marked by the year, the action that occurred, and a brief description of that action.

Boston Mills was established at a time when wheat production was growing in Oregon. The rate of land conversion for agriculture was high. New towns were springing up, almost always formed around a water-powered gristmill, which was often accompanied by a water-powered sawmill. As agriculture in the 1890s shifted to diversified farming wheat was grown mainly for feed, not for flour. Most of the small gristmills went out of business, were subsumed into larger milling corporations, or converted to grain storage or sawmills. Gristmills that had processed wheat moved into cleaning and processing other grains, cleaning grass seed, and milling feed. At Boston Mills, Martin Thompson installed the latest roller mills, a considerable investment. The Thompsons began importing hard wheat from eastern Oregon, and selling their own brand of flour. The newly

renamed Boston Roller Mills prospered, and the Thompsons built a new two-story house west of the mill yard.

World War I caused widespread hunger in Europe, which the United States responded to with price controls and by encouraging growth of “war crop wheat.” Along with the bumper crop of 1918, these crops were bought by the government and shipped overseas. In 1917, the Thompson family expanded the mill storage capacity with four new, state-of-the-art, slip-form concrete silos. The silos, painted a creamy white and displaying the Thompson’s logo, became a local landmark. In 1918, it is reported that the mills ground wheat 24 hours a day to supply the Food Administration.

During the Great Depression, government subsidies for wheat and flour helped to support the mill. In the 1930s, the mill also began to diversify into grass seed cleaning, the production of animal feed, and milling a wider variety of grains. By the 1940s, the Willamette Valley had moved from diversified farming to grass seed cultivation. The heavy soils of the valley were suited to rye grass, and new fertilizers and technology made grass seed growing economically viable. In the late 1940s, the mill was unable to meet new, stricter sanitation standards, and the last flour milling equipment was removed. The mill business was converted entirely to the production of animal feed at the mill itself, and rye grass seed cleaning at the warehouse in Shedd. The feed and seed business supported the Thompson family and its employees for another 25 years, until Myrle Thompson retired in 1974.

## Prehistoric

| Date       | Action | Description   |
|------------|--------|---|
| to<br>1830 | Used   | Prehistoric remains found in the north field area along the river and in the east millrace area suggest it was used by Native people before settlement. The Kalapuyans living in the site area used fire to manage vegetation and as a hunting technique. They burned to encourage the growth of food plants, such as camas ( <i>Camassia quamash</i> ), tarweed ( <i>Madia</i> spp.) and white oak ( <i>Quercus garryana</i> ); to maintain the open grasslands that attract game; to drive game on cooperative hunts; and as an aid in collecting insects and other food stuffs. This practice maintained the “park-like” open tall bunch grass prairie and oak savannah that greeted the first European settlers. By 1830, disease introduced by early pioneers wiped out most of the native peoples of the Willamette Valley, destroying their culture and leaving the area open to easy settlement (Hart 1994. Schablitsky and Conolly. 2005). |

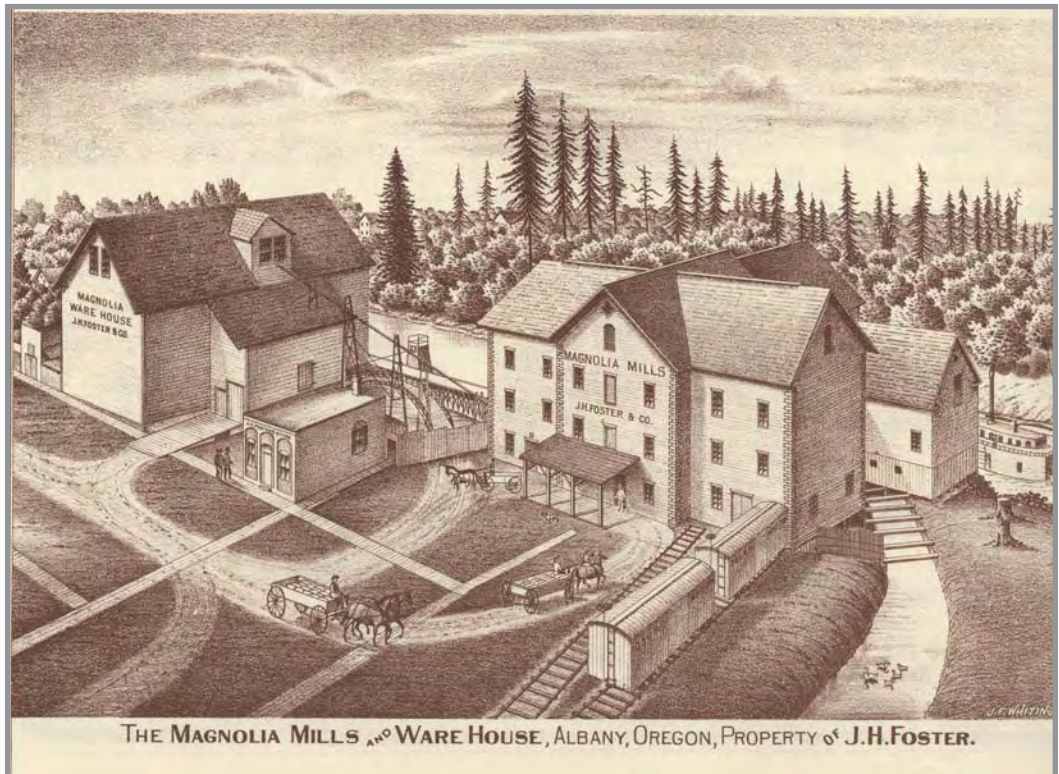


Fig. 1 The Magnolia Mills and Warehouse. From *The Historical Atlas of Marion and Linn Counties, OR.* 1878

## I. 1858 - 1871 Boston

### a. 1858 - 1862 First Mill

| Date | Action      | Description   |
|------|-------------|---|
| 1851 | Settled     | Americus Savage aquired 321.02 acres of land near present Mills and settled there (Haskin 1984).  |
| 1852 | Built       | The Magnolia Flouring Mill was built in Albany, taking business from Finley’s Crawfordsville Mill (Haskin 1984).  |
| 1852 | Built       | Richard Farwell built a log house on 320-acre Donation Land Claim “about a mile from where the town of Shedd was later built” (Pompey 1974).  |
| 1858 | Sold        | Americus Savage sold three-and-a-half-acres of his claim to Richard C. Finley and Company, and the right to build a dam across the Calapooia River and to operate a millrace from Elder (Carey 1978).   |
| 1858 | Established | Dec. 1 - Finley recorded Territorial water (preceding statehood) rights on the Calapooia River and Courteney Creek, and the millrace was constructed. The millrace is approximately 1.5 miles long and brings water from the river through an enlarged natural slough to the mill, and thence back into the river immediately below the mill. Since the mill owned one of the earliest rights, and held rights to more than the typical summer flows in the river, it essentially controlled water in the river until the Oregon Parks and Recreation Department relinquished some of these rights in 2004 (Thompson Chronology; Crispin 2008). |
| 1858 | Built       | Original Boston Mills flour mill was built by R. C. Finley, co-owner with Alex Brandon and Philemon B. Crawford, and began milling wheat and other grains. The Mill was apparently built to serve the population of the lower Willamette Valley, who would otherwise have gone to the larger Magnolia Mills in Albany. Brandon and Crawford lived in what was to become Boston. Finley lived in Crawfordsville. Miller Morgan, R. M. Elder, and S. P. Brock had settled in the Boston area (“near the Savage claim”) in the decade prior to this (Haskin 1984).   |

|       |             |   |
|-------|-------------|---|
| 1859  | Established | Thomas and Orange Morgan ran a wool carding mill with its own millrace a short distance southeast of Boston Mills (Carey 1978; Schablitsky and Conolly, 2005; Haskin, 1984).  |
| 1860s | Operated    | The mill ground flour in exchange for wheat (40 lbs to the bushel) from 5 am to 6 pm. At this time, Boston Mills was operating as a toll mill, keeping a portion of the flour as payment for grinding. The flour was delivered by wagon and four horses (Skjelstad 1980).               |
| 1860  | Built       | A brickyard was built in the Boston area (Carey 1978).  |
| 1861  | Platted     | H.J.C. Averill platted the town of Boston, which was never completely built (Thompson Chronology).  |
| 1862  | Born        | August 5 - B. Vawter Crawford, the son of Philemon Crawford, was born at "the old Boston Mill near Shedd" (Haskin 1984).  |
| 1862  | Destroyed   | October 25 - First Boston Mills destroyed by fire, possibly started by fires in the wool carding mill used to warm the wool as it was worked. Another theory at the time held that the mill was destroyed by arson, to prevent Boston from becoming the county seat (W.P.A. ca. 1940 ). |

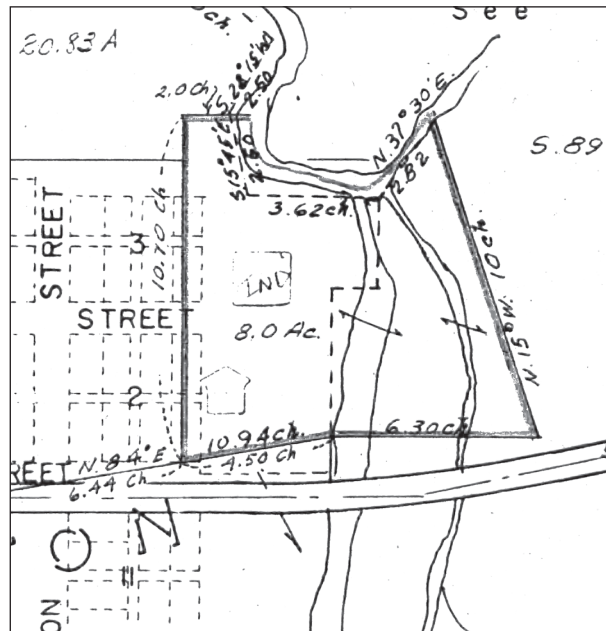


Fig. 2 Platte of Boston, from *Historical Atlas of Marion and Linn County, OR 1878*, superimposed on current site map. TMSHA Archives



#### b. 1863 - 1871 Boston Mills

- |      |             |   |
|------|-------------|---|
| 1863 | Built       | The Boston Mills was rebuilt in approximately the same location (Schablitsky 2007).   |
| 1864 | Moved       | Americus Savage moved from Savage Butte down to a site just east of Thompson's Mills. He chose the new site because he had observed it had not been flooded during a period of high water. Savage had moved from a cabin near the river up to the Butte because his first house had been flooded (Haskin 1984).   |
| 1864 | Established | Capt. Frank Shedd opened a blacksmith shop near Boston (Carey 1978).  |
| 1864 | Taught      | Ruth Fletcher taught school in Boston. She was 16 (Haskin 1984).  |
| 1865 | Held        | Sept. 17 - The Linn County Fair was held for the last time at the Savage Ranch east of Boston. The weather was bad; the trotting (horse racing) was disappointing. Fair organizers made less money than they expected and were unable to pay out premiums to all those who won the various events. Prizes were awarded for tobacco, chili peppers, roses, rutabagas, a washing machine, a stoving machine, penmanship, and photography, as well as for fruits (cherries, gooseberries, blackberries, peaches, currants, grapes, best 10 varieties of apples) and vegetables; various grains; and other crops and crafts. The majority of the fair was devoted to horses. A. Savage won a ten dollar prize for best Oregon-raised trotting horse (Haskin 1984; Albany Journal No. 30 September 29, 1865; Cranfill, Jasper M. Diary. 1865- 1866). |



Fig. 3. Mill with Simmons House, c. 1900. Photo 2004.1.6 TMSHS archives.

|         |             |  |
|---------|-------------|--|
| 1866    | Owned       | William Simmons bought out Brandon and Crawford at Boston Mills. He thus owned half of the mill with R.C. Finley as partner (NRNF 1979).   |
| c. 1866 | Dwelt       | Capt. Frank Shedd was an early blacksmith in Boston. The smithy was “just north of the Farwell claim”. There were also “a store or two and a number of residences”. According to Tempey Brock the first school in the neighborhood was on her father’s (Stewart P. Brock) claim, north of Boston, in the north field. Catherine Brock was the teacher (Haskin 1984).   |
| 1869    | Established | September 22 - Boston Post Office established. Wm. Simmons was postmaster. The proposal for the post office was certified by Americus Savage. It was to be located 20 yards west of “Calapooia creek”. There were then 25 inhabitants of Boston, and 80 families within 3 miles (25 inhabitants could have been three or four households. The Simmons family itself was 10 people). There were two general stores (Annais or Annani Lewis, Thrasher), a saloon (Strater), a blacksmith (William Arthur), and a harness shop. (Armstrong and Strom 1998). |
| 1860s   | Met         | The Linn County Court met in Boston for “several years” (Carey 1978).  |
| c. 1870 | Studied     | Ida Porter Brasfield (b. 1865) went to school at “what was then known as the ‘Independent Schoolhouse’ District # 37, on the Farwell claim near Boston. This was also a Methodist church. She continues,”both the school and the church were moved to Shedd in 1872 when the railroad came” (Haskin 1984).   |
| 1870    | Census      | The 1870 Federal Census lists 13 dwelling homes in Boston, and reports 32 inhabitants (Schablitsky and Conolly. 2005).   |
| 1871    | Established | October 30 - Captain Frank Shedd gave the townsite for what is now Shedd (Pompey 1974) .   |
| 1871    | Established | The Oregon and California Railroad was routed through Shedd (NRNF 1979)  |
| 1871    | Closed      | August 28 - Boston Post Office closed. The Shedd Post Office opened. Annais Lewis moved his business and his house to Shedd; others may also have done so (Carey 1978).  |

## II. 1872 - 1945 Flouring Mills

### a. 1872 - 1891 Boston Flouring Mills

| Date        | Action  | Description  |
|-------------|---------|--|
| 1872 - 1890 | Planted | An orchard was planted behind the Simmons House, on Simmons land within the Boston plat,during this period; probably in the 1880s. From the size of the trees in 1904, it must have been planted by c. 1890; before 1872 this area was part of Boston (1892 Simmons House. Photo 2004.1.P0002. 1900 Mill with Simmons House Photo 2004.1.005. 1904 House with Simmons House. 1938 aerial photo. Boston Town Plat. ). |
| 1872        | Built   | Boston Mills built a warehouse in Shedd Station “to store wheat being shipped by rail” (Carey 1978).   |
| 1875        | Bought  | Al and Ed Simmons bought out Finley’s half share in Boston Mills (NRNF 1979).  |



Fig. 4 1890 Thompson family in front of the Simmons House. 2004.1.P0002. THSHA archives.

|         |           |   |
|---------|-----------|---|
| c. 1880 | Dug       | Sodom Ditch, which diverted water from the Calapooia to bypass the mill and Boston, was probably dug during the 1880s. It does not appear in the 1878 historical atlas. It was dug to control flooding of the river and drain fields in the area. |
| 1887    | Owned     | William Simmons owned a half share in the mills, and R. C. Finley bought back a half share from Ed and Al Simmons (NRNF 1979).  |
| 1890    | Completed | Sodom ditch dam was completed. The dam diverted water back into the Calapooia river and millrace (Thompson Chronology).   |
| 1891    | Owned     | William Simmons owned a 1/2 interest in the mill, and Stan Noel bought the 1/2 interest belonging to Finley. Martin Thompson bought out Noel three months later (NRNF 1979).  |

**b. 1891 - 1918 Boston Roller Mills**

| Date    | Action           | Description  |
|---------|------------------|--|
| c. 1892 | Gardened, farmed | William Simmons moved to Shedd. The Thompson family lived in the Simmons house. There were rose bushes and flowers in the front yard, climbing roses and vines on the sides of the house, over the porch, and over the woodshed on the north end of the house. There were plants in containers on the porch. A raised plank walkway to the entry kept their feet out of the mud. The front garden had a garden (typical for the period) of unmown grass and flowers growing together, and a post and wire fence enclosing the north half. The Thompsons had trellises to support vines or shrubs to the north and east of the house. They kept sheep, horses for pulling the mill wagon, and probably chickens; they may also have kept hogs, and a cow. Both the mill and the house were heated with wood, so there were large woodstacks next to both buildings. There was an orchard on the north and west sides of the house yard. The Mill yard was bare dirt and rocks, with posts for hitching horses in front of the mill and the house. There was little or no vegetation along the mill pond edge. (1892. Simmons House. 2004.1.P0002. THSHA archives. 1892. Mill with sheep. TMSHS digital archives . Martin Thompson, oral interview with Sarah Scott, 10/30/04. Murlene Dubay, Ron Townsend oral interview July 13 2008). |
| 1897    | Owned            | Martin Thompson bought out Simmons completely. (NRNF 1979)   |



Fig. 5. 1904 Thompson house from Mill roof. Note concrete path around house. TMSHS digital archives.

|                |           |   |
|----------------|-----------|---|
| 1897           | Installed | Thompson installed roller mills and changed mill name to Boston Roller Mills. Roller mills, a new technology in the United States, produced a finer, blander flour; could handle hard winter wheat better, and required less maintenance than stone-grinding.   |
| 1900 -<br>1973 | Mowed     | Fire was an ever-present danger to the mill. The Thompsons were careful to keep the areas around the mill mowed and clear of brush, including the east mill race. They were also fanatical about sweeping up dust and flour in the mill (Ron Townsend and Murlene Dubay oral interview July 13 2009).   |
| 1900<br>-1902  | Built     | Two new grain storage buildings were built at Boston Mills. These were contained in a 2 1/2 story main building expansion, housing machinery and grain storage bins and a one story storage building, with a covered pass-through for wagons. A dormer was added to the mill. The mill yard was a utilitarian, muddy space to drive and load wagons (typically with four horses), with hitching posts for horses. The mill was designed so that wagons would have come into the mill yard, passed the covered area and loading docks, and circled around to leave.<br>(Skjelstad 1980; Photo 1892 Mill with Sheep. TMSHS digital archives. 1905 Mill without wagon. TMSHS digital archives; NRNF 1979). |
| 1900           | Grew      | Large Douglas firs were growing along the river behind the mill.<br>(1900 mill and Simmons House. 2004.1.P.0003 TMSHS digital archives.)  |



Fig. 6. Circa 1907 Thompson house.

- |      |           |  |
|------|-----------|--|
| 1900 | Built     | The Simmons House was enclosed by a solid board fence, which met with the wall of the large barn (later the junk barn) in the north corner of the yard, behind the mill, and separated it completely from the mill yard. The vines on the sides and roof were removed. On the south corner it met a post and rail fence running south along the pasture, where the horses were kept. The house yard contained fruit trees, trellises or frames, and two small outbuildings. (Photo. 1900 mill and Simmons House. 2004.1.P.0003 TMSHS digital archives. ) |
| 1903 | Installed | A small electric generator was installed at the Mills to supply power to the mill and house. The power poles between the mill and the house were raised. (Chronology; Crispin 2007; Townsend, Dubay oral interview June 13 2008)   |
| 1903 | Built     | A stand-alone office was built south of the main mill building. The mill name was changed to Boston Roller Mills.  |

1904 Built

Queen Anne style Thompson House built for Martin Thompson. The foundation stone was quarried in the Cascade Mountains. The house had a board and wire fence around the yard, which was open and grassy, with dirt or possibly brick paths. This fence had bushes along it, and a gate to the east porch, leading into a post and board fenced area which included the pasture, between the house and the mill. The east porch was a work space, where the well water pump was located, along with a sink and a mangle for laundry. Laundry was hung to dry in the north and west yards of the house (the “back” yard). There was a woodshed on the north side of the house, and an outhouse behind that. There was a telephone or telegraph pole in front of the fence along the drive (to the east of the front gate), and power pole for an electric line from the mill to the house. Past the house the road was rutted dirt, below the grade of the yard. There was no turnout before the gate. (1904 House with woman at gate. Photo 2004.1.P.0005 TMSHS digital archives; Thompson interview 2004; Townsend and Dubay oral interview July 13 2008)



Fig. 7. Circa 1915 Thompson House Photo 2004.1.24 TMSHS digital archives.



Fig. 9. Circa 1907 Girl with chickens. Photo 2004.6.p. 0038 TMSHS archives

- |      |          |  |
|------|----------|--|
| 1904 | Gardened | There was a pasture for the horses north of the house, and a large orchard to the west of that. An outbuilding, perhaps the chicken house, stood along the orchard fence, facing the pasture. Another outbuilding was under the poplars behind the horse barn. Chickens and ducks ran about in the pasture and mill yard. (1904. House with woman at gate. Photo 2004.1.P.0005 TMSHS digital archives. Thompson interview 2004; Townsend and Dubay oral interview July 13 2008. Photo 1905 House from the east. TMSHS digital archives.) |
| 1904 | Built    | A two story addition was made to north end of the mill, and separate office added on the south side built. (Chronology)  |
| 1905 | Built    | A one story extension was built onto the north side of the mill, with a loading dock and bracketed roof. A ventilation cupola on the mill roof contained an electric light that demonstrated the mill's power. (Chronology; Thompson mill tour transcript; Photo c. 1907 House and Mill 2004.1.P.0010)   |
| 1906 | Planted  | A Douglas fir tree was planted southeast of the house in the garden, near the south door path. A vegetable garden was planted in the back yard west of the house, and there was also a garden with flowers and vegetables in the northeast corner of the house yard. (Photo c. 1906 Thompson house 2004.6.P.0012 TMSHS digital archives)   |



- 1907      Farmed      There were rows of gooseberry and currant bushes along the fence and the west side of the woodshed. The trees in the orchard included Red Delicious apples, Royal Ann, Bing, and Black Republican cherries, plums, prunes, quince, Bartlett pears, and pie cherries. A fruit house, which was a root cellar with several steps down into it, was built behind the house to process and store the fruit from the orchard. The grounds outside the garden, pasture, and mill yard were thick with Queen Anne's lace, grass, and other wildflowers. (Photo. 1907 House and Mill 2004.1.P.0010 TMSHS archives. OPRD digital archives. Dubay map 2007 TMHSA archives)
- 1907      Grew      There was a fairly continuous riparian vegetation, with large trees, including Douglas fir and poplar, growing along the river in the early part of the century (1907 House and Mill Photo 2004.1.P.0010 ; 1904 House with woman at gate. Photo 2004.1.P.0005 TMSHS digital archives.)



Fig. 10 Circa 1917 Mill with delivery cart, new silos.



Figs. 11 (above): Circa 1920 Thompson family in front of the house. 2004.6.P.0032 TMSHS digital archives. Fig. 12 (left) c. 1918 Woman with water tower Photo 20046p17 TMSHS archives.

- |      |            |   |
|------|------------|---|
| 1907 | Gardened   | A Douglas fir was planted to the west of the south entrance of the Thompson house, near the southwest corner of the house. The flowering quince next to the east porch was planted. (Photo 1907 House and Mill 2004.1.P.0010 TMSHS archives)  |
| 1907 | Destroyed  | The Simmons House was torn down about this date. (Photo c. 1910 Girl with chickens. 2004 6p38 TMSHS digital archives; Photo. c. 1906 Thompson House 2004.6.P.0012 TMSHS digital archives.)  |
| 1907 | Built      | The hay barn and the water tower were built. There was another small outbuilding to the southeast of the junk barn, which had a large doors on the south side, a window or door on the east side, a low door on the west side, and a low, slanting shed roof in back. The junk barn (the old Simmons barn) was painted white. (Photo 1907 House and mill from south 2004.1.P.0010 TMSHS archives) |
| 1908 | Marketed   | The Thompson Roller Mills was a “Custom and Merchant Miller” manufacturing Pride of Oregon Flour, bran, shorts, crop, whole wheat flour, buckwheat flour, corn meal, germ meal and graham flour. (Partnership Document on mill letter head. 2005.2.0016 TMSHS digital archives.)  |
| 1910 | Registered | A automobile was registered to Martin Thompson. (Secretary of States receipt, doc. 2005.2.A.0022 TMSHS archives)  |

- 1910 Built The carriage house was built just to the southeast of the Thompson House yard. There was a 5 barred gate between the carriage house and the corner of the house garden fence. The south house garden gate was painted white. The water tower was built south of the horse barn providing running water and flush toilets in the house (Photo. 1907 House from the South 2004 1.11.1 TMSHS digital archives)
- 1910 Named Martin Thompson died in Portland. Otto and Myrle Thompson took over at the mill. Boston Roller Mills was renamed Thompson’s Flouring Mills. (Hart 1996 . Thompson Chronology)
- 1910 Enlarged The Thompson House was expanded with a west addition to provide housing for eight mill employees. At about this time the house paths were paved, possibly when the concrete foundation for the addition was poured (Thompson Chronology. photo 2004.1.19.jpg, 2004.1.24.jpg, TMSHS archives)
- 1910 Removed The outhouse behind the woodshed was removed and replaced by a new outhouse north of the pasture and horse barn. There was an outbuilding, possibly a chicken house, behind the barn, west of two small poplars along the fence. The hay barn was a dark color with the Use Thompson’s Best Flour painted on the roof. A fence separated the house yard from the pasture. (Photo c. 1910 Girl with chickens 20046p38 TMSHS digital archives; Chase map.)



Fig 13. Mill in winter, c. 1930. Photo 2004.1.P.0026 TMSHS digital archives



Fig 14. Children in a boat on the millrace. Photo 2004.6.P.0029 TMSHS archives.

- 1911    Farmed        Horses grazed in the pasture west of the house, in the Boston area and wetland. There was wheat in the field beyond the neighbor's house, and row crops or a big garden just across the road to the south of the Thompson house. There was a post and board fence along the road, fencing in the horses in the pasture. The roads were all dirt. Boston Mill Drive turned toward the mill house and crossed the west slough, then turned just southeast of the house to continue across the mill pond. There was a kitchen garden west of the addition, with a tall (8 to 10 ft.) wire fence around it. (Photo. 1911. House from the mill roof. 2004.1.P.0011 TMSHS digital archives. Dubay map.)
- 1911    Established      Sophia Thompson, Otto M. Thompson and Leo E. Thompson formed a partnership for the purpose of flour milling. (Thompson Chronology)
- 1912    Claimed         Thompsons Mills claim 35 cfs water on Power Claim #70, 1911 law. (Crispin 2008.)
- 1913    Mapped         The newly created State Highway Commission mapped 25 miles of paved road out of 37,600 miles of state highways. (<http://bluebook.state.or.us>)

### 3. Chronological History

- 1914 Marketed Daybooks and ledgers show a shift in items milled or sold and customers about this time. Thompson's Best Flour first appears as an entry in 1914. In 1905 the entries are all for wheat, sacks, or twine. By 1911, bran, chopping, graham flour, barley chop, shorts, and cleaning are appearing; by 1914 there are entries for oats, buckwheat, bluestem, barley, seed cleaning, and cornmeal. Until about 1915 the customers are all individual names. In 1915 store and company names appear, and by 1918 almost all the entries are to businesses, including Murphy's Seed Store, Lebanon Exchange, Halloway's Farmers Store, etc. (Thompson's Mills daybooks and ledgers, 1905 - 1918. Manuscript, SCA Oregon Collection, University of Oregon.)
- 1914 Bought Expense ledgers show entries for gasoline and oil. (Cash Sales ledger, Salem OPRD Archives)
- 1915 Bought Expense ledger shows the mill bought bulk gasoline (50 and 150 gallons at a time) (Ledgers, TMSHS archives)
- 1916 Repaired Expenses for auto repair and tire tubes were recorded.(Ledgers TMSHS archives)
- 1917 Enlarged The 1890s storage building was moved to the northwest side of the mill, in order to make room for four concrete grain silos - these were the first slip-form concrete silos in Oregon. At this time they bore the logo B inside a diamond for Thompson's Best Flour. A third-story tower and passageway to the top of the grain silos was added. Two additional storage sections were also built, on the north side of the mill, and the covered loading dock extended along the southwest side. A new concrete dam or headgate was built. Deliveries were made using a covered cart and two grey draft horses, which the kids also sometimes rode to school. A concrete horse trough may have been poured at this time at the base of the water tower (Photos. 1917 Mill with Surrey. 1918 Mill north storage. 1918 mill north kids on a horse 2004.6.P.0028 TMSHS digital archives. )
- 1918 Grew There were still large fir trees along the river in 1918, behind the mill to the northeast (Photo. 1918 Mill North Storage. TMSHS digital Archives.)
- 1918 Built The mill garage was built. The wood used was recycled from other structures, and at least one door of it appears to be from the Simmons house (Douglas Crispin, oral interview 6/20/08.)



Fig. 15 c. 1937. Water tower in ice storm. Photo 2004.6.P.0014 TMSHS digital archives.

- |      |        |   |
|------|--------|---|
| 1918 | Toured | School children took field trips to the Mills (Hart 1978).  |
| 1918 | Milled | During WWI the mill ground flour 24 hours a day for the U.S. Government. “The flour was put into 98 lb sacks and then sacked again in burlap and shipped overseas. “ The Thompsons also opened a grain storage warehouse in Shedd. (Skjelstad 1980. Hart 1978.) |
| 1918 | Built  | Garage built south of the hay barn between the pasture and mill yard. It had a dirt floor and incorporated timbers and windows from earlier structures, some from the Simmon’s house. (Crispin 2008)  |

## c. 1919 - 1945 Thompson's Flouring Mills

| Date    | Action     | Description  |
|---------|------------|--|
| c. 1920 | Planted    | The house garden was developing. There were rose bushes growing over the fence on the east of the south door path. To the west of the path the fence was lined with flowers and flowering shrubs. The fence needed painting and repair. In the front yard (east of the house) there were flower beds below the laundry porch, along the fences, and a garden with sunflowers . (Photo. 1920. Thompson Family Photo. 2004.6.P.0016 TMSHS digital archives.)                   |
| 1920    | Drove      | The Thompsons had a large car, which Otto replaced every 10 years and somehow parked in the carriage house in spite of its size. The new gravel turnout in front of the house allowed them to pull up to the gate. (Photo. 1920. Thompson Family Photo. 2004.6.P.0016 TMSHS digital archives. Ron Townsend interview 2008)   |
| 1920s   | Painted    | The Valley Rose and Delicious logos were painted on the mill silos. Otto Thompson marketed Valley Rose and Delicious brand flour directly to local grocery stores. Valley Rose was a soft wheat flour, Delicious was made from hard winter wheat bought from farms in Eastern Oregon. (Boston Mill Society. <a href="http://www.bostonmill.org">http://www.bostonmill.org</a> )  |
| 1920s   | Sold       | Cash sales ledger  |
| 1920    | Farmed     | In the 1920s and 1930s the family kept “a couple of cows, some chickens”. They also had a horse which the children rode to school. They continued to have a large orchard. (Eunice interview 2004. TMSHS archives)   |
| 1923    | Licensed   | Henry McDowell was licensed as a chauffeur. The mill spent 1506.75 at R.W. Tripp Auto. Driver's licenses were required in Oregon beginning in 1917; the chauffeur's license was a commercial driver's license. This would imply the Thompsons were using a truck for business purposes at this time. (License form, Salem OPRD archives; <a href="http://bluebook.state.or.us">http://bluebook.state.or.us</a> ; State of Oregon General Laws January 10 - February 23 1921) |
| 1924    | Registered | A truck was registered to Thompson Brothers in 1924. (Registration form, Salem Archives. )   |



Fig. 16 Mill from the Farwell house, 1960. TMSHS archives 2005.4.P.0008. The orchard is visible on the left, and there is an osprey nest in one of the firs in the background.

- |         |           |  |
|---------|-----------|--|
| 1924    | Sold      | Cash sales ledger for 1920 - 1930 shows the mill sold small quantities of gas, probably only to employees, at this time. How the gas was stored and dispensed is not known. The first gas stations in Oregon with curb side pumps appeared in about 1910, and drive in gas stations in the 'teens. Home gas pumps and underground tanks were also introduced before the commercial gas station became common. ( Thompson's Mills Cash Sales Ledger, Salem Archives. Jackle 1994. |
| 1930    | Brought   | The nutria was introduced from South America in this period, in the hopes of starting a fur industry. Nutria naturalized and became a threat to both crops and native communities along waterways throughout Oregon. (Hart)  |
| 1930    | Pumped    | There was a hand water pump for drinking near the walk into the mill office (Chase Map )   |
| c. 1930 | Installed | Sometime between about 1920 and 1934, Union Oil put a gas pump in at Thompson's Mills, at the east door of the garage. The Thompson's began using trucks to deliver flour in the 1920s. In the 1940s and 1950s the Thompson's always filled up at the Mill, even when some family members moved to Shedd. (Townsend, L. Thompson, Dubay oral interviews July 13th 2008. Larry Thompson, pers. comm. July 15 2008. Photo 1940. Mill c. 1940 TMSHS digital archives).              |



### 3. Chronological History

|       |           |  |
|-------|-----------|--|
| 1925  | Installed | A rye grass cleaner was installed at Thompson’s Mills. R ye grass became a major product of the mill in the 1930s. (Skjelstad1980; Thomspson’s Mills Cash Sales Ledger Salem OPRD archives)  |
| 1930s | Played    | There was a baseball diamond north of the the mill and Thompson’s Mills had a baseball team. Ott Thompson charged a parking fee for those attending the games. No one is sure exactly where the ball field was, and it does not show up on aerial photographs. There was a baseball league in the Willamette valley in 1878 and local baseball was popular in the 1890s. (Chase, Dubay, Townsend, Thompson oral interviews 2004, 2008. Linn Baseball Club Corporate Records 1878 -1879. University of Oregon Manuscript collection.) |
| 1930s | Used      | There was a diving board off the walk along the headgate, and the neighbors came by in the evening to swim. (Dubay interview 2004. TMSHS archives)   |
| 1931  | Used      | First livestock (hog, poultry, and dairy) feed was produced at Thompson Mills, under the label “Big T” (Hart 1978).  |



Fig. 17. Circa 1939 mill from the bridge over the millrace. The view is the most frequently taken shot of the mill. This photo was used as the cover of the mill calendar in 1940, and was recreated for the 1960 calendar. The visible gas pump can be seen in front of the garage. TMSHS archives.

- 1933 Built “In the early 1930s a 100’ concrete retaining wall was poured at the mill to eliminate erosion and provide a solid foundation. Additionally, another wall on the east side of the tail race, a concrete flume, and concrete foundation piers were poured during this same period. The mill race was broadened, deepened, and diked clear back to Farmer’s slough.” The warehouse was expanded, the roof of the mill elevated to provide more floor space on the top floor, and a new office incorporated into the mill building, replacing the office building. The small livestock shed to the north of the mill may have been removed at about this time. It was still present c. 1924. (Comprehensive Cultural Resources Management Plan 1987; Historic Structures Report; Photo 20046p17 TMSHS archives.)
- 1936 Re-routed, flooded Aerial photo shows both the current entry roads, but the scar of the earlier route of Boston Mill Drive is still visible. The slough looks as if it has recently flooded. There were large floods in the Willamette Valley in 1923 and 1927. Possibly the road washed out during one of these, and was replaced in its the current location. The USGS map for 1912 shows the road turning toward the house and then turning south again across the mill race; from the scar on the aerial, the road appears to have gone about 150 ft north of its current location. The large firs behind the mill along the river were gone. The east mill race was open with a few large oaks scattered along it.
- c. 1936 Farmed The Thompson’s kept chickens, and there was a chicken house to the north of the house. The fence lines of the orchard and gardens had gooseberry, raspberry and currant bushes in the 1930s, and cherry trees. There was a small cherry orchard north of the hay barn, and a couple of large, old pear trees in the north field. The summer garden was just south of the orchard, and east of the pasture. In it were late season vegetables that required space: beans, corn, squash, melons, potatoes. The spring vegetable garden west of the house contained onions, radishes, lettuce, carrots, beets, and cabbage. There were strawberries in the garden, and boysenberries and loganberries along the fence. (1936 aerial photo: Chase interview and map. Dubay map. Alice L. Schlegel map. 2007 Dubay, Chase, Eunice interviews 2004)
- 1937 Farmed The north field was used to grow hay, or grain crops. The east edge of the field is a work space of some kind, marked with driving. The pasture was used for cows. The Thompsons raised beef, and occasionally a bummer lamb. A post and board fence bounded the west pasture, which was used to graze horses, along the road. All the roads at this time were dirt. (1936 aerial photo. Dorothy Chase interview and map. Murlene Dubay map. Alice L. Schlegel map. 2007 Murlene Dubay, Dorothy Chase, Eunice interviews)



Fig. 18. Flour sacks in the mill, 1960s. Photo 2004.1.P.0028 TMSHS archives.

- 1937 Destroyed The original water tank fell over in an ice storm in the middle of the night, damaging the garage roof. It was replaced by a water tank above the silos sometime after 1939. (Eunice interview 2004. TMSHS archives. Photo c. 1940 mill.)
- c. 1940 Gardened There were maidenhair ferns along the north wall of the garage, and peonies on the south side. The area below the porch framed by the path was a large flower bed with Calla lilies, pansies, and hollyhocks. There were climbing roses along the fence. Daffodils and daylilies grew in clumps along the paths. There was a plank swing from the old fir tree on the southeast corner of the house. At Christmas the Thompsons put lights on the fir tree west of the door. The Port Orford cedars were planted, and the girls used them for holiday greenery. The area between the house yard and the mill was fenced with a board fence. There was a narrow planting bed along the fence, with old fashioned flowers in it. The lawn and the cow pasture were watered with a rolling sprinkler system the boys had to move around. There were English daisies in the lawn, where they played croquet. (Murlene Dubay and Ron Townsend interview, Dorothy Chase interview, July 13th 2008)
- 1942 Used Thompson's Mills stopped milling wheat. Willamette valley farmers had largely switched to growing seed; Oregon wheat production moved to eastern Oregon. Other factors included changing technology, rise of large scale milling (General Mills, for example), chemical flour bleaching processes, women moving into the work force, dietary changes (people were eating less flour), and the commercial manufacture of bread. Martin Thompson lists "strict sanitation standards" as another factor leading to the decision to stop milling flour. Skjelstad 1980. (Thompson Chronology)

|         |           |  |
|---------|-----------|--|
| 1946    | Installed | A new pellet mill for manufacturing feed was installed at the Mills. The pellet mill replaced flour milling equipment. Crispin 2007.         |
| c. 1946 | Expanded  | The hay barn was expanded to double it in size. 1948 aerial photo; Thompson Family Oral history on the Hay Barn, manuscript, TMSHS archives. |

### III. 1946 - 1979 Feed and Seed

| Date | Action      | Description  |
|------|-------------|--|
| 1948 | Farmed      | The chicken house was removed. The cherry orchard north of the hay barn was removed, and the north field was being used to grow hay or grain. The main orchard had lost some older trees, but some new trees were planted. There were fewer berry bushes along the fences. The house fence lines were planted with Port Orford cedars and other ornamentals, though the bushes were still there along the fences. 1948 USDA aerial photo |
| 1948 | Electrified | The mill and Thompson house were connected to a commercial electric line to power new feed milling equipment. The power line and poles came up from Boston Mill Drive along the east mill race. Flour milling equipment was removed about this time. Crispin 2007.   |
| 1954 | Built       | A new headgate was built at the mill. Sodom Dam was rebuilt using concrete. (Crispin, Doug. Thompson's Mills Water History timeline 2008 TMSHS archives)   |
| 1956 | Replaced    | The Thompson (Shearer) Dam replaced by a concrete dam with a fish ladder. Spillway Dam was also replaced with a concrete dam at this time. (Thompson Chronology)   |
| 1956 | Farmed      | The old orchard was maintained, with the large summer garden south of it. The fence lines were planted with shrubs. The field was being used to grow oats, barley or wheat. Otto Thompson no longer kept milk cows, but did raise beef. He slaughtered it himself and took it to a butcher in Shedd. The Thompsons had stopped keeping chickens. 1956 aerial photo; Larry Thompson email July 24 2008                                    |

### 3. Chronological History

- 1956 Grown The riparian vegetation along the river was developing into a line of large trees. The wet areas and traces of oxbows were still present in the fields to the east and north. The west slough area was still wide and shows several channels and some shrubs or small trees growing along it. (USDA aerial photo, 1958)
- 1956 Mowed The east millrace area was open, with the three large oaks standing out in a mowed field. Below Boston Mill Drive it was forested. The channel of the millrace or creek itself was plainly visible (USDA Aerial photo, 1958).
- 1958 Used Animal feed production and seed cleaning became the principal activities at Thompson's Mills. The mill was selling hay to local farmers, along with feed. The baled hay was stored in the hay barn.(Thompson Chronology)Thompson Family Oral history on the Hay Barn, manuscript, TMSHS archives.
- 1957 Adjudicated The water rights to the mills were adjudicated. The mills received 180+cfs water rights, including the 35 cfs from 1858. (Thompson's Mills Water History 2008)
- 1959 Built Interstate 5 was built a short distance east of Thompson's Mills, at the foot of Saddle Butte. (Chronology, author unknown.)



Fig. 19. 1978 Mill Hand. (Robert deGiulio for Statesman). Photo 2004.1.P.0032 TMSHS archives.

|       |           |   |
|-------|-----------|---|
| 1960s | Built     | A fence was built along the headgate walkway and millrace edge. (Photo c. 1960 2004.1.0028 TMSHS archives)  |
| 1960s | Ditched   | The west pasture slough was straightened, ditched and bare of trees or shrubs (Photo.2004.1.P0029 TMSHS archives).  |
| 1962  | Destroyed | The Columbus Day Storm blew over the old pear trees behind the hay barn. (Ron Townsend, oral interview July 13 2008).   |
| 1963  | Grown     | The riparian forest through the mill property was narrow, with small trees. The oxbows and meanders north and east of the mill were there, and still complex, with more trees in a wider area than in later photographs. The west slough is visible as a dark shadow, but has no trees or shrub cover. There are only a couple of deciduous trees south of Boston Mill Drive along the slough, which earlier was riparian forest. The east millrace area was also kept clear of shrubs and trees. (1963 USDA aerial photo.) |
| 1963  | Farmed    | The field was being used for grain or hay. The Thompsons did not have a large garden anymore. The orchard was still there, but some of the trees had been removed. The fence lines were no longer planted. Land use around the site had changed - orchards were gone, the fields were being plowed in different patterns. (USDA aerial photo, 1963. )   |
| 1970  | Farmed    | The network of meanders and old oxbows at the north side of the site are agriculturally developed. The riparian area of the millrace and river had become simplified and narrower. The trace of the east mill race and the large oaks still stand out, the riparian vegetation was kept cleared. (1970 aerial Photo 2004.1.P0029 TMSHS Archives)  |
| 1970  | Torn Down | The old fruit cellar was removed. (Doug Crispin, oral interview July 14 2008; Aerial photo 1970 TMSHS archives)   |
| 1970s | Rebuilt   | The carriage house roof was replaced, and the asphalt shingles and woody debris dumped behind the junk barn (Doug Crispin, oral interview July 14 2008).  |
| 1973  | Owned     | The heirs of Martin Thompson conveyed entire ownership to James and Marlene Danaher. (NRNF 1979).   |

### 3. Chronological History

- |         |           |  |
|---------|-----------|--|
| 1974    | Built     | The woodshed dirt floor was replaced by a concrete slab, and the building was expanded 10-12 feet north. (Dave Babbitts videotape day 20 tape 4. TMSHS archives.)  |
| c. 1975 | Removed   | The orchard was taken out, and all trace of the fence lines that had defined it and the garden areas was lost. The entire north field and pasture were cultivated (1979 aerial photo; Babbitts interview day 20 tape 4.)   |
| 1978    | Gardened  | Merlene Danaher put in foundation plantings and ornamental beds around the Thompson house. The two large Douglas firs overshadowed the front (south) porch, and had flower beds beneath them. There were shrubs planted around the two privet shrubs framing the east porch stairs. There was a storage shed in the yard east of the east porch. |
| 1978    | Nominated | Merlene nominated Thompson's Mills to National Register of Historic places (Thompson Chronology).  |
| 1979    | Married   | Merlene Danaher married Dave Babbitts (Historic Structures Report, TMSHS archives.)  |



Fig. 20. Thompson House 1978. TMSHS digital archives.

- 1979 Collapsed June - a contractor's error upriver caused the collapse of a retaining wall and part of the mill into the tail race. About fifty tons of product were lost, and the mill required extensive repairs. The financial loss was considerable and had far-reaching consequences. Down-scaling of operations and diversification at the mill were strategies used to recoup some of these losses. (Crispin, oral interview 2008 Thompson's Mills Comprehensive Cultural Resources Management Plan 1987. TMSHS archives.)
- 1979 Built A new laundry house was built on the site of the old fruit cellar (Babbits interview day 20 tape 4).
- 1979 Poured The slab for the service shed was poured, mainly to use up extra concrete from other work that was being done. The slab was used for parking. (Babbits interview day 20 tape 4 TMSHS archives.)
- 1979 Protected Boston Flour Mills was listed on National Register of Historic Places. (National Register Information System. <http://www.nr.nps.gov/iwisapi/explorer>)
- 1979 Protected Thompson house listed on National Register Historic Places (National Register Information System).

#### IV. 1980 - 2004 Preservation

- 1982 Died, grew The smaller conifer to the west of the Thompson house door was dying. The Babbits planted a blue spruce along the the north garden fence and one in the middle of the lawn toward the mill. There were foundation plantings around house. The sumac, a pink rose, yellow border flowers, and some other shrubs grew along the pasture fence. The fence around the house garden had been rebuilt, and extended around to the edge of the mill yard. There was a shrub cinquefoil in the southwest corner of the yard. Horses were grazed in the west pasture. The roads were dirt and traces of old paving. From the plantings, it seems that the yard facing the mill was no longer the front yard, and the more formal south entrance had become the front of the house. (1982 color aerial, low angle. TMSHS digital archives)
- 1982 Built A service shed was built next to the garage. The old concrete horse trough was moved to the other side of the garage (Crispin oral interview 6/20/08; Ron Townsend and Murlene Dubay oral interviews July 13 2008).



### 3. Chronological History

|         |             |  |
|---------|-------------|--|
| 1982    | Farmed      | The south part of the field was used to grow Christmas trees. The north part was also planted with something in rows (1982 aerial photo, TMSHS digital archives).  |
| 1985    | Established | Boston Power Company was established by David and Merlene Babit to provide hydroelectric power to the utility grid. The contract with Pacific Power was to end December 31 2006. First electric power sold by Boston Power Company in 1986 (Thompson Chronology; Crispin 2007).  |
| 1987    | Ended       | Full time milling of feed ended at Thompson's Mills. The small feed stores that were their customer base were being driven out by larger operations, their equipment was getting old and wearing out. The feed business was no longer profitable. The Babits still did some specialty milling (Crispin 2007).              |
| 1990    | Farmed      | Low color aerial photo from the southeast shows north field planted, apparently in part with Christmas trees. The area that is now parking, south of the Thompson house along the road, was also planted with trees (1990 aerial Photo 2004.1.P0041 TMSHS archives).   |
| c. 1990 | Planted     | The Babits planted ornamental shrubs and trees in the garden and along the road. The redwoods along the road and millrace, and the honey locust in the west garden, were among the trees they put in. They also had a vegetable garden in the southeast corner of the pasture (Doug Crispin, oral interview July 14 2008). |



Fig. 20. The 1996 flood. TMSHS archives.

|      |             |   |
|------|-------------|---|
| 1992 | Received    | The hydroelectric plant produced 22000.00 in income (Crispin 2007).   |
| 1994 | Offered     | David and Merlene Babit offered Thompson's Mill for sale to Oregon Parks and Recreation. The Oregon Parks and Recreation Department began process of buying the Mills by contracting an appraisal (Thompson Chronology).  |
| 1996 | Built       | Rock loading dock built in front of the house for loading nursery plants onto trucks.   |
| 1994 | Established | The Boston Mill Society was organized to preserve the Boston Mills as an interpretive museum. Bill Lilja was the first president (Thompson Chronology).   |
| 1996 | Flooded     | There were major floods in Oregon. Color photo of the Thompson House from the west shows the water level up to and inside the laundry house. The 1913 turbine was damaged during the spring flood and was replaced, along with the head gates and trash racks. (Photo. 2004.1.P.0044. TMSHS archives. Thompson Chronology). |
| 1996 | Removed     | The old Douglas firs in front of the house were removed between 1994 and 2004. (Aerial photos 1994, 2005).  |
| 1996 | Taken out   | The fence along the headgate and millrace, and the house garden fence were taken out; possibly because of the flood.  |



Fig. 21. The Thompson house 2005. TMSHS archives.

|           |           |   |
|-----------|-----------|---|
| 1997      | Diagnosed | The Port Orford cedars and Douglas firs around the house were infected with a root fungus and began to die. Several were removed over the next 10 years (Doug Crispin, oral interview July 14 2008).  |
| c.1998    | Planted   | Three honeylocusts by the current picnic area were planted. The photo shows very young trees, and they do not look as if they were planted more than 10 years ago (Photo. 1990s Outbuildings).  |
| 1999      | Protected | August 2 - Spring Chinook and Winter Steelhead listed as threatened species in the Calapooia River by USFWS (USFWS <a href="http://ecos.fws.gov/speciesProfile/SpeciesReport.do?spcode=E08D">http://ecos.fws.gov/speciesProfile/SpeciesReport.do?spcode=E08D</a> ).   |
| 2003-2004 | Planted   | In 2003, or 2004 there was a garden or nursery at the intersection of Boston Mill Drive and the millrace entry road. It had seven beds and was surrounded by a lawn and ornamental trees and shrubs. There were nursery items grown where the current parking lot is (Photo. 2004.1.P.0046 TMSHS archives). |

#### V. 2004 - Present OPRD Thompsons Mills State Heritage Site

|      |         |  |
|------|---------|--|
| 2004 | Leased  | Jan. 1 - Dave and Merlene Babits leased the field to John and Gwenda Matlock as a nursery. The lease included the right to use the irrigation pump and system of the field (Agricultural Lease Agreement OPRD archives).   |
| 2004 | Sold    | March 18 - Thompsons Mills land aquired from David W. Babits and Merlene G. Babits by the State of Oregon. The agreement included training of park personnel in mill operations by Babits. Interviews with Babits on operations and history of the mill were video taped (Amerititle Warrant Deed, Marion and Linn Counties OR. Oregon Parks archives, Salem. Videotapes, TMSHS archives). |
| 2004 | Removed | Trees were removed from the east side of the mill that impinged on the mill structure or electric lines to the mill, and some trees near dams removed. Doug Crispin removed blackberries, mowed weeds, and removed a 15 foot high pile of woody debris and garbage from behind the junk barn and the river bank (Work Log, July 27 2004, Doug Crispin oral interview July 14 2008).        |

|         |            |  |
|---------|------------|--|
| 2004    | Discovered | Doug Crispin discovered asphalt under gravel of driveway, while preparing host site (Work Log, July 27 2004 OPRD files).   |
| 2004    | Assigned   | The Babits/Matlock lease agreement for the nursery was assigned to the Oregon Parks and Recreation Department (Assignment of Matlock Agricultural Lease. OPRD archives, Salem).  |
| 2004    | Cleaned up | Scrap metal, old tires, garbage, and recyclables were removed from site. Three underground fuel storage tanks removed, one mitigated. The house garden was pruned and weeded; vines and shrubs cleared from windows and walls. June 26 - Trees and brush around hay barn were removed (Work Log, May / June 2004). |
| c. 2004 | Planted    | The field to the north of the mill was being used to grow trees or shrubs (Photo 2004.1.P.0046 TMSHS archives).  |
| 2004    | Repaired   | OPRD began repairs on the mill and house (Work records, June 2004 TMSHS archives).   |
| 2004    | Grazed     | July - Sheep were grazed in the “west pasture” to control weeds (Work Log June - July 2004).   |



Fig. 22 Thompson House, 2008

### 3. Chronological History

|               |           |   |
|---------------|-----------|---|
| 2004          | Installed | A host trailer site was developed immediately to the south of the service bay (Aerial photo 2005; work logs TMSHS archives).  |
| 2005          | Received  | Boston Mills received old mill equipment from a collection stored in Lebanon of equipment removed from a mill that once operated in Eugene (Boston Mill Society Newsletter August 2005).  |
| 2004<br>-2007 | Removed   | 5 diseased Port Orford Cedars removed from the house garden. One of the removed cedar logs was used in landscaping on the edge the parking lot (Doug Crispin, oral interview July 14 2009).   |
| 2007          | Removed   | An outbuilding believed to have dated from 1913 had collapsed and was removed. This may have been the one in the background of 1906 Thompson House, between the poplars. It is the only outbuilding apparent in earlier pictures of this area (Doug Crispin, oral interview July 14 2011).  |
| 2007          | Rebuilt   | East porch of the Thompson house was rebuilt, and the plywood siding that enclosed it was removed. The fence around the house was rebuilt in its 1982 configuration, and the safety fence along the millrace and headgate walkway were rebuilt (Doug Crispin, oral interview July 14 2010). |
| 2007          | Opened    | Dec. 9 - Thompsons Mills State Heritage Site opened to visitors on weekends (Register Guard).   |
| 2007          | Painted   | The mill, outbuidlings and the 1930s logos on the silos were repainted with funding provided by the Boston Mill Society (Doug Crispin, oral interview July 14 2008).  |
| 2007          | Built     | Host site, first phase gravel parking lot, and restroom built south of the Thompson house (Doug Crispin, oral interview July 14 2008).  |
| 2008          | Expired   | The agricultural lease agreement between Babits and Matlock for the lease of the field expired, and was not renewed. (Assignment of Matlock Agricultural Lease. OPRD archives, Salem.)  |



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# **Analysis and Evaluation**

## Chapter 4





## EVALUATION OF LANDSCAPE SIGNIFICANCE AND INTEGRITY

### Introduction

This section evaluates Thompsons Mills State Heritage Site in terms of its historic significance and integrity, according to the National Register Criteria for the Evaluation of Historic Properties. The first part reviews the National Register documentation for the property, discusses the historic significance of the landscape in light of research for this study, and defines the historic periods for which the mill is significant. The second part evaluates the integrity of the mill site. The integrity evaluation compares landscape characteristics and associated landscape features from the historic period with conditions as they exist today, and describes the contribution of individual characteristics and features to the property's historic significance.

The landscape characteristics that are present within the Thompsons Mills State Heritage Site include natural systems, land use, circulation, buildings and structures, topography, vegetation, views and vistas, site furniture, and water features.

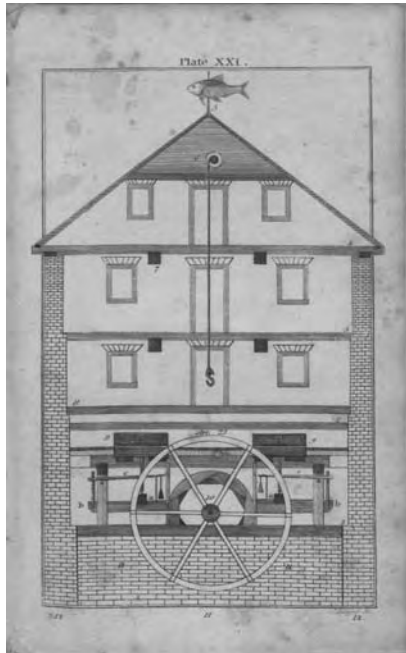
These characteristics and their associated features were important elements in the development and evolution of the Thompsons Mills State Heritage Site cultural landscape and continue to define the character and function of the property to this day.

### Review of National Register Documentation

The National Register lists four criteria under which a property may achieve historical significance. Criterion A covers properties that are significant because of their “association with events that have made a significant contribution to broad patterns of history”. Criterion B qualifies those properties associated with significant people, Criterion C covers works that are typical of a type or period, or significant for being the work of a master or of high artistic value, and Criterion D protects sites that have significant archeological value. Each of these criteria may be met in one or more areas, for example agriculture, industry, art, commerce, and so on. These areas represent themes that are important in American history. The significance of the property is determined by evaluating it in its historic context to determine if it meets one or more of these criteria. The historic context and thus the significance can vary in scale from local to national.

The mill building and the Thompson House were listed on the National Register in 1979. The documentation describes the significance of the site under Criterion A for its associations with the development of the flouring industry of the Willamette Valley, early water rights, and rural electrification. It was also considered eligible under Criterion C as a chronology of industrial building techniques in the Willamette Valley and as an example of turn of the century

Fig. 23. Plate from Oliver Evans, *Young Mill-wright and Miller's Guide*, 8th edition. Philadelphia 1848.



milling technology. The areas of significance for which the property was considered eligible were Architecture, Commerce, Engineering, and Industry. The period of significance was defined as 1863 (the date of construction of the earliest volume of the current structure) to 1956, the fifty-year threshold.

## Significance Statement for Thompsons Mills

This statement of significance is largely derived from the 1979 significance statement included with the National Register documentation for the site. It includes the criteria and areas of significance used for the 1979 nomination. The descriptions of how the mill fits these areas of significance have been expanded ” to reflect the contribution of the landscape to the significance of the site. It adds one new area (Agriculture) under Criterion A, and expands the “early water rights” area of the earlier nomination to “pioneer waterways and early water rights”. It suggests further research is needed to determine the significance of the property in the

area of rural electrification under Criterion A. It also expands Criterion C, Area: Engineering to include the millrace as an example of historic hydraulic engineering.

## Criterion A

### Area 1: Industry (from 1979 significance statement)

*Development of the flour milling industry  
Period: 1858 - 1946*

The landscape, buildings, and equipment still present at Thompsons Mills reflect the early importance of the flour industry in the settlement of western Oregon, its development from 1858 to 1900, and its decline during the period leading up to World War II. During period of settlement (circa 1846 – 1870) wheat and flour were the basis of the Oregon economy. Early flouring mills were the nuclei of settlements along rivers that supplied both power and transport. The Boston Mill and the proposed town of Boston are an example of this larger pattern. While most of the mill’s customer base was local, the business also connected to larger regional and international markets. The export of wheat to these markets was crucial to the new state’s founding and development in the 19th century. When the Thompson’s took over in the 1890s, they proved quick to adopt new technologies of flour milling, such as the roller mill. They took advantage of developing modes of transport to expand their delivery area, building a warehouse near the railroad line in Shedd, and later building the garage and installing a gas pump to supply a fleet of trucks. During World War I food shortages they expanded capacity in order to meet government-subsidized demand, building the concrete silos next to the mill. As

wheat growing moved to the more favorable climate of eastern Oregon around the turn of the century, the Thompsons bought wheat from that area. They produced and marketed flour to meet changing tastes and baking methods. Their sales shifted more to retail outlets, and they produced examples of the colorful flour sacks popular in the era. As the flour industry in the area declined, feed production became increasingly important at the mill, until in the 1940s it replaced flour milling entirely. The story of flour production at the mill is a mirror of the industry in the region, of which there are few remaining intact examples.

**Significance: Yes**  
**Local, Regional**

**Area 2: Pioneer Waterways and Early Water Rights** (*Revised for CLP from 1979 significance statement in Area of "early water rights"*)

*Establishment of early water rights and development of water-powered industries.*  
*Period: 1858 - c. 1920*

The establishment of water rights and conflicts over water as a power supply, for agriculture, and for fisheries and wildlife, has been important in shaping the history and landscape of the western United States from the pioneer era up until the present day. Thompsons Mills holds the earliest water right on the Calapooia River, going back to the first mill built in 1858, before Oregon achieved statehood. Water in Oregon is distributed according to the priority of the right, so that the earliest established right must be accommodated first. This Territorial water right has given the mill virtual control of the river through much of its history. The mill has been, and to some extent

continues to be, at the center of conflicts over water within the local watershed. The results have affected local farmers, the ecology of the region, and social and political relationships in the area.

The millrace is an excellent example of what Sarah Shrock has identified as "pioneer waterways". As Shrock writes:

"The pioneer era contributed to fundamental changes in waterways and water use across the American landscape. Manipulation and creation of new waterways was achieved through physical alterations of the land creating new forms that gathered and conveyed water... These changes to hydrology mark the capacity of human agency to drastically alter patterns and processes of natural systems and reflect important relationships between culture, lifestyle and the land." (Shrock 2007 pg. 19).

Such waterways shaped the settlement of Oregon and particularly the Willamette Valley, where the abundant supply of water was the basis of rapid development and prosperity. They were crucial to local and regional industry in the late 19th century, supplying power to many types of manufacture. These pioneer waterways represent a way of life that largely vanished with the development of fossil fuels and other technologies. Millraces are a type of pioneer waterway that was particularly vital to the settlement of western Oregon, determining the location of industry and usually of towns. They created a characteristic pattern in the rural landscape. Only remnants of most of these waterways remain. The Thompsons Mill millrace is a rare example of an intact, still-operational pioneer waterway.

**Significance: Yes**  
**Local, regional**

### **Area 3: Commerce** (from 1979 significance statement)

*Settlement entrepreneurs and rural family business development. Period: 1858 - 1979*

The mill was built during a period of economic and agricultural expansion, at a time when the proliferation of water-powered mills and particularly water-powered flouring mills reflected the expansion of agriculture and the economic importance of wheat exports. The mills that dotted the landscape became the nuclei of new settlements, linked to transportation in the form of steamboats and later railroads. The building of railroads put these new settlements in competition for this new mode of transport, which spelled success or failure for the town much as the location of the interstate highway would one hundred years later. Rural towns located along rivers used for transport, and centered around water-powered industry, created the foundation for the landscape of western Oregon and shaped its development.

Finley and Crawford, the founders of the first mill, exemplified a typical pattern of entrepreneurial activity that fueled this development. These men invested in new water-powered industries, building sawmills, flour mills, and (during the early period) wool-carding mills in areas that were recently settled and where agriculture was expanding. The mills often, as they had hoped, became the centers of new towns, usually located on the land of the mill owners, who profited from the industry and from the increased land values. Crawford and Finley had each participated in this process at other locations before founding Boston. At Boston, they platted the town around the new mill and had high hopes it would come to rival Albany and

Salem. Boston's risky proximity to the river and a gift of land from Captain Shedd led to the routing of the railroad east of Boston and dashed these hopes. The mill remained in business, adapting to changing agricultural and business environment and to new modes of transportation. The founding of the mill and the rise and fall of Boston are an excellent example of a story that shaped western Oregon and the Willamette Valley.

If the founding of Boston Mill and Boston was a good example of entrepreneurial development during the period of settlement, the development of the mill through the Simmons's and Thompson era traces the history of a family business in the area over more than a century. Boston Mills and later Thompsons Mills as family businesses show a number of characteristics. First among these is a willingness to adapt and extemporize new ways of making money from the property, which included but was not limited to expanding technology and capacity at the mill itself. During the Boston period, for example, the mill ran a water-powered lathe hired out to local builders. Evidence from sales ledgers suggests they boarded horses, sold fruit or row crops on occasion, and sold a number of products not directly related to milling. Later, oral histories relate they made money from parking for baseball games. The conversion to feed milling, hydroelectric power production, and Christmas tree farming continued this pattern. The continuity, integration with family life, and adaptability of the business, and its connection to land and water resources, are an unusual example of the development of a rural family small business. This history is reflected in the mill landscape.

**Significance: Yes**  
**Local, regional**

## Area 4: Agriculture (*New CLP*)

*Agricultural development of Willamette Valley  
Period: 1858 - 1979*

Thompsons Mills was founded during the peak years of wheat growing in Western Oregon, as one of dozens of mills that operated at that time to process the wheat that was the basis of the economy. Wheat markets were one of the driving forces behind the draining and agricultural development of the Willamette Valley. The market for wheat was driven by and connected to larger political and economic forces: the California gold rush, the connection to overseas markets in China and England, the building of the railways, and the development of the port at Astoria. In the 1890s, wheat declined as a crop in western Oregon, mainly due increasing conversion of land east of the Cascades to wheat farming made possible by irrigation, but also perhaps reflecting a cultural shift in the valley to a different type of farming (Reynolds 1977). Farmers of the later 19th century preferred a New England-based model of an integrated farm based on a variety of crops and livestock. As this agricultural shift took place, the mill business shifted as well. The mill began to deal more in a variety of feed products to support this type of farming. The mill landscape was typical for the period, with two orchards, planted fence lines delineating different use areas, vegetable gardens, a hay field, and outbuildings for livestock. Finally, as the diversified farming era was replaced after World War II by grass seed growing, the mill business shifted again to cleaning grass seed at the warehouse in Shedd. The hay barn was used to store grass seed, which became the most important component of the business. The mill landscape also changed, and eventually the garden, orchard, fences, and

outbuildings for livestock were removed. In the 1980s a Christmas tree farm venture replaced the hayfield and pasture of the earlier agricultural era, reflecting a more recent agricultural trend in the valley.

**Significance: Yes**

**Local, regional**

## Area 5: Rural Electrification (*from 1979 significance statement*)

*Example of early rural power generation.*

*Period: 1903 – 1930*

Electrification in Oregon towns occurred in the last two decades of the nineteenth century, but most rural areas had no electricity until the 1930s. For example, Albany, Oregon had electric light in 1888, and by 1898 had an electric light company. The first long distance electric power transmission in the United States occurred at Willamette Falls in Oregon in 1889, carry power to Portland. Salem had an electric powerhouse in 1895. Shedd and Halsey were still lit with gas and oil in the first decade of the twentieth century, and the surrounding rural areas remained largely without electricity until the 1930s. Martin Thompson recalls the kerosene lights in his grandparent's house near Shedd from his childhood in the 1930s.

The Thompson's began using a mill turbine to generate electricity for the mill and the house in about 1903. One of the Thompson's went to Husum in 1905 and converted the Husum mill to electric power generation. This was the first power plant in Klickitat County Washington. Thompsons Mills did not supply power outside of the mill and house, and did not hook up to the county power system until after World War II. At that time, they used county power to supplement

the power produced by the mill when water levels were low, and did not generate power for sale. The development and use of electricity at the mill does not seem to be connected to rural electrification cooperatives or the Rural Electrification Administration of the 1930s. Electrification was an indication of the mill's innovative use of technology and resources, but had little connection to developments in electrification in Oregon or in the local area. The mill did run as a power plant in the 1970s, which was the direct result of the oil crisis and legislation that required power companies to buy power from small alternative sources.

**Significance: Needs further research**

## Criterion C

### Area 1: Industry (from 1979 nomination)

*Rare and intact example of late 19th and early 20th century milling technology. Period: 1896 – 1946*

The original technology by which the first water-powered Boston mill was run is not known. The 1863 mill is believed to have used two water turbines, which had replaced the less efficient vertical water wheel. The water turbine allowed Finley to exploit the relatively low head of water available along the Calapooia on the valley floor. These turbines were being used at the mill in 1891.

Between 1864 and 1891 technology for growing wheat and milling flour did not change significantly. The operation of the mill was based on the automated water mill developed by Oliver Evans in the late 18th century. This was a system for the bulk handling of grain through the use of

bucket elevators and conveyor belts driven by a water-powered Archimedean screw. This type of equipment is still in operation at the mill. Other vintage equipment includes an early twentieth century sacking machine and hand operated elevator.

In the 1890s, Thompson brought new technology to the milling operation. The installation of steel roller mills replaced stone grinding to produce cleaner, finer flour from hard wheat. The slip-form concrete silos built in 1918 for grain storage were the first of their type built in Oregon. The two Perfection water turbines were replaced during this period with a 36" Leffel turbine manufactured in 1916. In 1933 the wooden flume was replaced with concrete, providing space for a third turbine. One of the new turbines was a 1916 Leffel from a mill in Scio. A new head gate was installed at this time. From 1924 on the mill moved toward feed production and equipment for feed manufacture and storage was incorporated. In 1946, a new pellet mill was added, and the mill ceased producing flour. The mill today is a series of adaptations or accretions of flour industry technology and techniques reflected in the structure of the building and in the equipment it contains.

**Significance: Yes  
Regional**

### Area 2: Engineering (from 1979 nomination)

*Flouring mill engineering. Period: 1858-1946*

The mill structure and equipment are an example of engineering typical of early flouring and gristmills, which used an Archimedes screw to use water power from a millrace and gravity to

run the entire mill operation. This system was in use at the mill until the 1940s to grind wheat, and subsequently in the making of feed. It can still be seen and experienced at the mill.

*Rare, still operational example of pioneer industrial waterway. Period: 1858 – 1920*

The millrace was first built in 1858 to power the original mill. In order to bring water from the Calapooia in the virtually flat landscape of the valley floor, Finley and Crawford ingeniously used the topography of the river, taking water out from its highest point relative to the surrounding landscape and adapting several natural sloughs as watercourses. By this means they were able to produce the head necessary to run the mill with a minimum of effort in the flat landscape of the valley floor. The east mill race area, now a seasonal slough, was reported to be another millrace and may have traces of the old head gate and millrace that once supplied a carding mill east of the flour mill. In the 1880s, Sodom Ditch was added upstream of the millrace to control flooding of the river and water levels in the millrace. The entire system, represented on the mill property by the millrace, head gate, flume, tailrace, and river, is a prime example of settlement-era hydraulic engineering and of the industrial waterways built during this period.

**Significance: Yes**  
**Regional**

### **Area 3: Architecture** (from 1979 nomination)

*Tangible chronology of industrial building techniques in the Willamette Valley. Period: 1863-1940*

From the first volume of the present mill through a series of additions, the mill and its equipment present a sequence of industrial building techniques from 1863 to the 1940s. Within the first volume of the mill structure are examples of hand-hewn timbers, mortise and tenon joints, weatherboard, and other architectural features from the 1860s. This is entirely surrounded by later additions, whose architecture is a compilation of changes in building technologies and materials. Siding, flashing, vents, and windows from various periods are still present. The siding on the mill itself has patches that reflect changes in the structure and use of the building, for example where loading doors or chutes associated with earlier operations were located. The phases of construction are reflected as well in the non-alignment of the roof sections. The concrete paths in the house yard and horse trough in the pasture, added in about 1910, were unusual in a rural residence at the time. The concrete silos, built in 1918, were the first slip-form concrete silos poured in Oregon. Changes in the structure, such as the roof-lines necessary to increase storage, the concrete foundations poured in the 1930s and materials through out the mill building and its outbuildings reflect changes in industrial architecture and technology over the period.

**Significance: Yes**  
**Regional**

## Summary

In summary, Thompsons Mill is significant under Criterion A in the areas of industry, commerce, agriculture, and in the area of water rights and pioneer waterways. The area of rural electrification, included in the 1979 listing, needs further research. It is significant under Criterion C in the areas of industry, engineering and architecture. The landscape of the site primarily contributes to its significance in the areas of industry and agriculture under Criterion A, and in the area of water rights and pioneer waterways under both Criterion A and C.

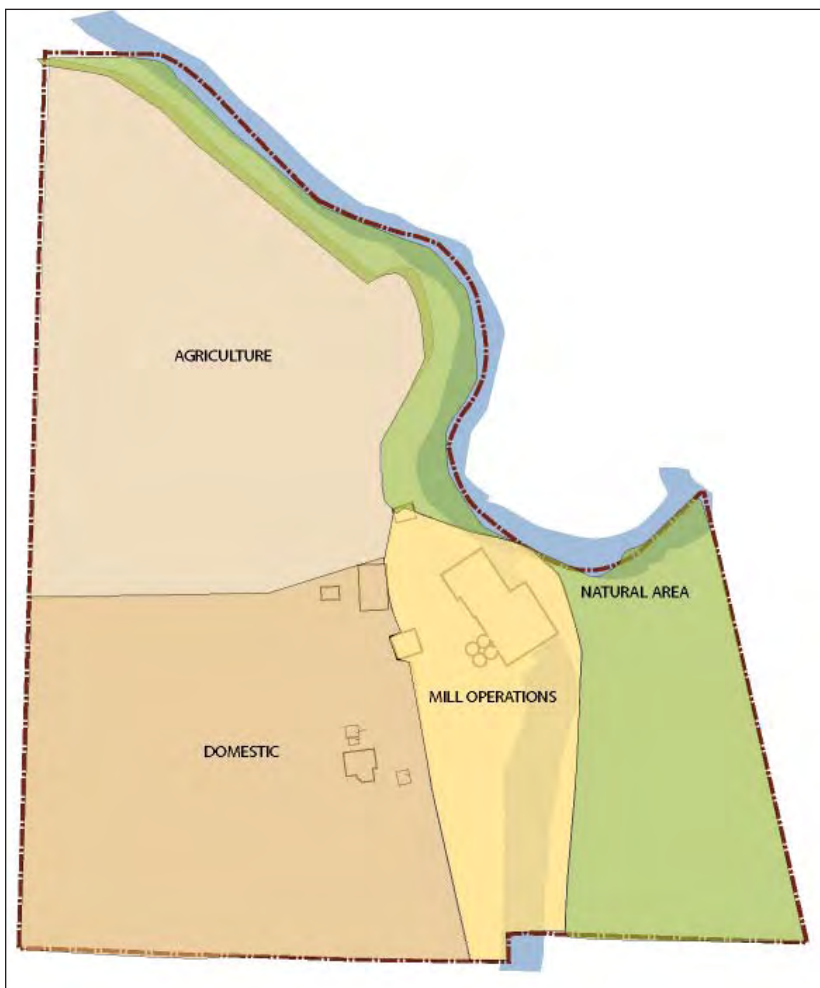


Fig. 24 Landscape character areas based on historic conditions during the period of focus





Fig. 26 Land Use 1946



Fig. 27 Land Use 2008



## Periods of Significance

The first period of significance at the mills begins in 1858 with the establishment of the mill and ends in 1872, when the routing of the railroad through Shedd led to the demise of the town of Boston. This period is defined by the rapid increase in the importance of wheat growing in the Willamette Valley, the establishment and competition of new towns and fast pace of population growth, and the development of valley transportation systems. The only features left from this period are structural elements of the mill, buried inside later additions, and the millrace.

From 1873 to 1897, the Simmons' family ran the mill. This represents the peak of wheat growing in the region, and the beginning of the transition to diversified agriculture. Only a few remnant features can be dated to this period, including sections of the mill and the millrace, the junk barn, and portions of the garage. It is also a period of significance for the site. In 1891 the Thompson's bought a share in the mill and changed its name to Boston Roller Mills. By 1898 they were its sole owners.

From 1899 to 1946, the mill continued flour milling, gradually moving to feed and seed production as the wheat-growing era in the Willamette Valley drew to a close. The historic character of the site today is largely defined by this period. The period ends after World War II with the removal of the last flouring equipment from the mill, and the shift to rye grass seed growing in the Willamette Valley. It was from 1899 to 1946 that most of the technological, industrial and agricultural developments that the mill illustrates occurred, and this is the period of focus for the site.



Fig.29 Orchard and west pasture from Farwells, 1960.

1947 to 1979 represents the era of feed and seed production at the mills. In 1979 the mill went through a major transition, ceasing regular feed production. It then operated for about 20 years as a small hydroelectric power plant.

In summary, the period of focus is 1899 to 1946. 1858 – 1872 and the following period, from 1873 -1898, are periods of significance for the mill because of its association with early water rights and settlement, the development of the flouring industry, and the peak of a wheat based economy in the region. 1947 to 1979, the feed and grass seed era, is another period of significance.

## Site Integrity Analysis

### Introduction

The integrity analysis identifies and evaluates the elements of the site that tell its story to visitors. The analysis is based on a comparison of the site as it existed at the end of the period of focus, with the landscape as it appears today. The concept of integrity can be captured by asking if the contemporary site would be recognizable

to someone who knew it during the period of significance. Some landscapes express a continuity of development through time that contributes to their integrity. Thompsons Mills changed over a one hundred and fifty year period in a continuous, incremental way that reflects important historical patterns in the surrounding landscape. The site retains elements from each of the historic periods that illustrate this pattern of development, and this is an important component of its integrity.

For the purposes of analysis, it is useful to divide the site into a set of defining characteristics. These characteristics include processes, such as land use, ecological relationships, and cultural traditions associated with the site; and physical characteristics, such as buildings, paths, and vegetation. Each of the characteristics is defined in terms of physical features of the landscape. For example, patterns of land use are reflected in the organization of fields and work areas. These characteristics and features are evaluated for the extent to which they evoke the historic period and its associations, through their materials, construction, condition, location, and historic use or importance. The landscape characteristics used

in this report are taken from the National Park Service *Guide to Cultural Landscape Reports*.

The analysis also assesses the compatibility of recent additions to the site with the historical elements. An element is considered compatible if its materials, appearance, construction, and location do not detract from the sense of the historic period conveyed by the site. Some elements that are not compatible by this definition are necessary for current park operations.

The landscape characteristics that define the Thompsons Mills State Heritage Site are land use, buildings and structures, spatial organization, views, circulation, vegetation, natural systems, and the constructed water features associated with the mill. Of these, land use, circulation, buildings and structures, spatial organization, and constructed water features are of primary importance in conveying the significance of the property. The section begins by summarizing the contribution of each of the characteristics and evaluating the integrity of the entire site. A more detailed analysis of each characteristic and its component features follows. This analysis is primarily intended to provide a basis for management of the site in the future.

Fig. 31 Mill c. 1939, right (detail from 2004.1.7 TMSHS archives), and in 2008, left



## Summary of Integrity Analysis for Characteristics And Site

**Land Use:** Land use is defined as the patterns produced by activities that give organization and form to the landscape. There were three primary types of land use at Thompsons Mills during the period of significance: mill operations, land uses supporting family life, and agricultural uses. All three were intimately interwoven in the landscape, but can be associated with three distinct land use areas. These land use areas showed a continuity of change over many years during the historic period, a pattern of development reflecting larger patterns in the surrounding landscape. The mill operations area, centered on the mill yard, maintains its structure and use largely unchanged. The domestic and agricultural landscapes have been altered in recent years and have several missing components. However, the basic structure of the domestic and agricultural landscape is intact and the most important missing elements could be restored.

*Land use maintains integrity of form and pattern, and diminished integrity of function.*

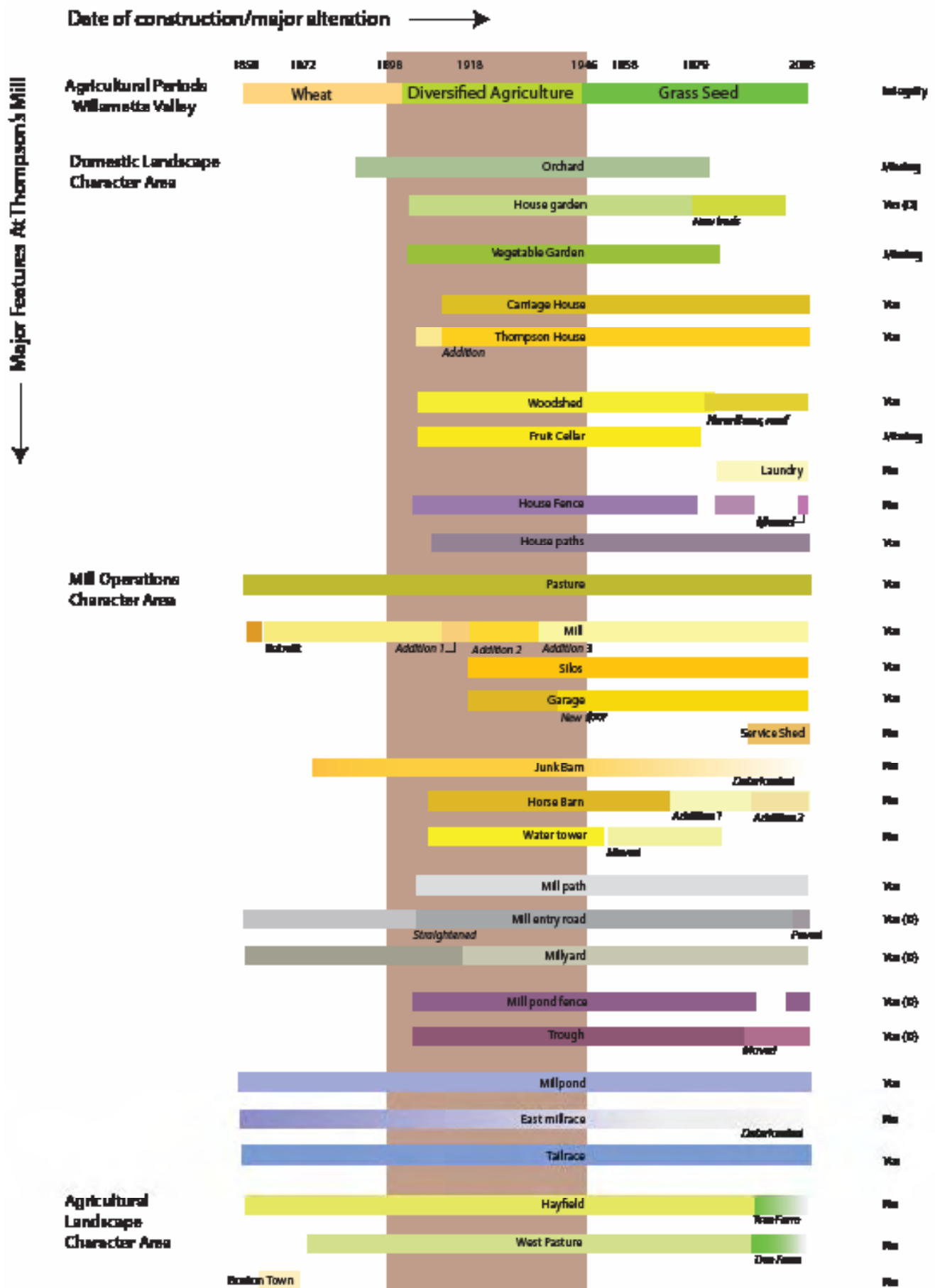
**Constructed Water Features:** The millrace, headgates, flume and tailrace are essentially unchanged from the historic period. The vegetation that has grown up along the millrace edge, and safety barriers along the tailrace and head gate areas, are minor changes. These constructed water features define the landscape of the mills and, with the mill building itself, carry much of its significance both historically and geographically.

*Evaluation: Constructed water features maintain integrity.*

**Spatial Organization:** The spatial organization of the site is essentially unchanged from the period of significance. The relationship of the mill to the natural landscape, determined by the location of the river and the millrace, is unaltered from 1858 when the first mill was built. Its relationship to the house, field, and Boston Mill Drive has been altered only slightly in that time. These changes have resulted from changes in technology and

### Summary of Areas of Significance

| Criterion | Area                  | Scale           | Period      |
|-----------|-----------------------|-----------------|-------------|
| A         | Industry              | Local, regional | 1858 -1946  |
|           | Pioneer water ways    | Local, regional | 1858 - 1920 |
|           | Commerce              | Local, regional | 1858 - 1979 |
|           | Agriculture           | Local, regional | 1858 -1979  |
|           | Rural Electrification | Needs research  |             |
| C         | Industry              | Regional        | 1896-1946   |
|           | Engineering           | Regional        | 1858-1920   |
|           | Architecture          | Regional        | 1863-1946   |



**Fig. 25 Integrity Analysis Diagram:** Changes in color represent major alterations. A breaks in a line represents a structure that was destroyed and rebuilt in the same location. Only major site features are included in this diagram.

the expansion of the mill. Each change has been compatible with the overall layout of the site. The clustering of buildings around the mill yard is unchanged, although two new structures have been added since 1946. Most of the use areas – house garden, pasture, and field - are unchanged in their layout and relation to each other, though some are no longer in use or have changed function.

*Evaluation: Spatial organization maintains integrity.*

**Views:** There are three important views at Thompsons Mills. The iconic view on site is the view of the mill and mill yard from the east edge of the millrace just above the bridge, or from the bridge itself. This view is partly altered by vegetation and new construction. The view of the house and mill from Boston Mill Drive is also important, because it expresses the role of the mill as a local landmark. The plantation of nursery

trees west of the house blocks this view, as does the row of redwoods along Boston Mill Drive planted in the 1990s. The views of the house from the southeast, and views from the house to the surrounding fields, are compromised by the new parking lot.

*Evaluation: Views maintain diminished integrity.*

**Buildings and Structures:** The most important structures at the mill - mill itself, the garage, the Thompson House, the carriage house, and the woodshed - are in good condition and in their original locations, and reflect the period of significance well. The hay barn and the junk barn are in their original locations, but in poor condition. The hay barn has been expanded and re-sided since the period of significance. The junk barn has had both metal siding and a corrugated metal roof added. Underneath, it has fallen apart. Restoring these buildings would be difficult. There



Fig. 32 Junk barn c. 1940 (bottom right, detail from 2004.1.7 TMSHS archives) and 2008 (above and top right).



Fig. 33 Left: the west side of the horse barn, showing the mirror image addition from 1946, altered roof line, and the 1970s stable shed, 2008. Right: The silhouette of the horse barn with hay hood, seen from the south pre-1940 ( Detail from 2004.1p.0015 TMSHS archives)

are several outbuildings that are no longer present, and two new buildings have been added.

*Evaluation: Buildings and structures maintain diminished integrity.*

**Circulation:** The roads and paths at the mill are largely unchanged from the period of significance, except for a few alterations. Access to the work areas along the front of the mill has been blocked by the interpretive shelter and access ramp added in 2007, obscuring the working pattern of circulation in the mill yard. All the paths and roads are otherwise still present, mostly with the original surfaces (the exception is the entry road, which has been paved with asphalt.) The house paths and dirt paths into the pasture and orchard are still present. Some non-period, informal paths, accidentally defined by nursery tree plantations,

could be easily removed. The addition of a large graveled parking lot in front of the Thompson House detracts from the sense of period.

*Evaluation: Circulation maintains diminished integrity*

**Vegetation.** The vegetation on site has changed significantly since the 1940s. Major elements of the domestic vegetation are missing: the orchard, vegetable garden, and some elements of the house garden. The Babits planted many new trees and shrubs, and created large, free form garden beds in the house yard. The trees that defined the house garden have been removed or are diseased, and new trees along the road significantly change the approach to the site. The east millrace area has grown over with native and non-native shrub and tree





Fig 34 The Thompson House in 1910 (left ,TMSHS archives), and today.

species. The orchard, hay field, and pasture have been replaced by remnants of the 1980s tree nursery. The riverbank is similar to the period condition in the tree layer, but the shrub layer has probably changed.

*Vegetation does not maintain integrity.*

**Natural Systems:** The continued conversion of wetlands and oak savannah to agricultural land around the site and the control of flooding in the area have changed the hydrology of the site since the 1940s. The large wet areas in the north field and dynamic changes in the west slough have diminished. The west slough area has been straightened and ditched. The vegetation of the east millrace area has also changed. The development of a tree and shrub layer and recovery of some native riparian vegetation have increased its habitat value for some species, but do not reflect the historic period. These changes have also diminished the

habitat value of the site by further disconnecting it from the larger landscape.

The relationship of the mill to the river and its systems has also changed since the listing of the steel head and Chinook in the river as Federally threatened species. The water level in the river and millrace is now managed with the goal of maintaining the quality of habitat and ability of fish to pass the mill and the dams, as well as to protect and occasionally operate the mill. The river's connectivity and flows have also been changed by restoration activities outside the site, such as the 2007 removal of the Brownsville dam. On the site itself the channel of the river and general topography of the site have changed very little.

*Natural systems maintain diminished integrity.*

**Fences and Site Furniture:** All of the fences on the site have been rebuilt many times, in various

styles and configurations. During the early history of the site, plank and board fences separated pastures from other areas. They had wooden, five barred gates. These were replaced over time by wooden post and wire fences, and eventually in most places by steel post and barbed wire. The decorative fence in front of the house remained for many years, and was rebuilt in 1982 and again in 2004. There was no fence around the lawn until 1982. The fence around the pasture was rebuilt as a post and board fence in the 1980s and repaired in 2005, as was the fence along the north edge of the millrace and head gate. The site furniture is limited to a concrete horse trough (c. 1910-1918)

and an old bathtub that replaced it for watering horses. The trough is not in good condition.

*Fences and site furniture do not maintain integrity.*

**Integrity of the Site as a Whole:** The site maintains integrity of land use, constructed water features, and spatial organization. It has diminished integrity of buildings and structures, circulation, natural systems, and views. Vegetation and site furniture do not maintain integrity, but could be restored. Overall, the landscape retains the essential features and systems necessary to convey its significance and history.



Fig. 35 Fruit cellar and woodshed c. 1910 (above, TMSHS archives); laundry house (top) and woodshed with extended roof (left) 2008.



Fig 36 Above: chicken house between poplars behind hay barn c. 1920. (detail from 2004.6.0043 TMSHS archives)

## Detailed Analysis of Landscape Characteristics and Features

This section investigates the characteristics, features, and relationships that define the resources associated with the cultural landscape Thompsons Mills. Landscape characteristics are the general aspects of the landscape that define its historic character and aid in the comprehension and understanding of its historic significance. Landscape features are the smallest physical element of a landscape that can be managed as an individual unit. Landscape characteristics all have associated landscape features, which are evaluated for their individual historic integrity. Missing features that made a substantial contribution to the landscape during the period of focus are included in this analysis.

## Land Use and Cultural Traditions

### *Agriculture: Integrity - No*

Period Condition: The agricultural landscape consisted of the hay field in the north portion of the site, the small pasture south of the horse barn, and the large southwest pasture. These areas primarily supported the mill, providing for the horses that were used for deliveries until the 1930s. At times, the west pasture area was leased to neighbors to

graze their stock. The hayfield was used to grow oats, hay, or barley as feed. It may also have been used for row crops. In the 1940s, as the mill turned to trucks for delivery, the use of these areas began

to lose its association with the mill, providing feed and pasture for horses and cows for purely domestic use.

Current Condition: The hay field and west pasture continued to be used to grow feed and for grazing horses or cows until the 1970s. In about 1979, the orchard was removed, and the slough in the west pasture was cleared of shrub vegetation and ditched. The fence lines that separated field, orchard, and pasture were removed. The entire west portion of the site was used at this time as pasture. In the early 1980s, the Babits experimented with a Christmas tree farm in this area. In the late 1980s or early 1990s the Babits expanded the Christmas tree farm into a nursery business, using not only the pasture and field but also the triangle of land between the two mill entry roads to grow nursery stock. In 2004 Babits leased the nursery to John and Gwena Matlock. In 2005, Oregon Parks and Recreation bought out part of the lease, and in late 2006 bought the remaining portion. The hay field area is now fallow with dense rows of overgrown mostly non-native evergreens still standing, while the west pasture area is grass, mowed in summer to represent the street grid of Boston.

### *Mill Operations: Integrity - Yes*

Mill Operations is the land use that defines the primary significance of the site. It centers around the mill and mill yard, an area defined by the cluster of buildings that include the barns, garage, and mill; the entry road and loop through the mill area; and the mill pond and tailrace. This area reflects the continuity of change in the remodeling of the mill building, and the pattern of addition of buildings around the mill yard over time during the historic period.

Period condition: During the historic period the use of the mill yard and surrounding area was substantially what it had been from its construction. The yard was used for delivery and pick up of mill products, for parking and maintenance for mill vehicles, and as a work and storage space supporting mill operations. The buildings and millrace defined the boundary of the yard. The millrace and mill building extended along the east edge, with an extension and new loading dock on the lower level added in the 1930s on the north side. The junk barn defined the north edge. The area south of the junk barn and next to the garage was used for parking. Before there were cars, the pasture and hitching posts served this function. The garage, horse barn, and pasture fence formed the west edge, and south of it a path leading to the house crossed the unfenced lawn area. To the east of the mill, the river, tailrace, and the east edge of the millrace define the Mill Operations area.

The mill landscape in the 1940s was changed from earlier patterns mainly by the addition of parking for a fleet of trucks, and the expanded importance of the garage, which replaced the barn and pasture in supporting transportation for the mill. In the late 1920s or early 1930s the garage had a gas tank and hand gas pump installed in front of it, and the Union Oil sign painted on the roof. In the late 1940s or 1950s this was replaced by an electric pump.

Current condition: The mill yard is defined today, as it was during the historic period, by the millrace, mill building, junk barn, horse barn, pasture fence, garage, and house yard. It is still the main work area for activities that support the operation of the mill. The garage is still used as a workshop for the mill, although no longer to service delivery trucks. The gas tanks and pump

were removed when Oregon Parks acquired the property. A new service shed was added south of the garage in 1982, and is used to store equipment. The house yard is now fenced, not open to the mill yard. A small picnic area shaded by young honey locusts was added south of the service shed in 2004. The main alteration to the mill itself has been the addition of a universal access ramp where the west side loading docks fronted the yard. This ramp alters the historic circulation pattern of the yard, blocking the pathway behind the silos. It is still possible to walk through this area, but the historic pattern is no longer clearly visible. A large covered loading dock built by Dave Babits and now used for interpretive displays along the west side of the mill also obscures the historic configuration of the mill yard and its relationship to the mill. Another access ramp on the east side of the mill building allows access to the east millrace and tailrace area, which however is not accessible. There is a dirt road to the tailrace. The road up the west side of the mill pond and the millrace itself have not changed significantly from the historic period, except by the addition of a fence along the dock and head gate, and the north edge of the millrace, added for safety in 2005. This fence was built to imitate an earlier fence put in the 1960s.

#### ***Domestic Area: Integrity - Yes, Diminished***

Period condition: There were two basic elements to the domestic landscape: the house yard, and the orchard and vegetable garden area. During the historic period the house yard was used as a work and play area, and to grow food. There was a kitchen or spring garden to the west of the house, and berry bushes and fruit trees along the fences and the southwest walls of the outbuildings. In the early twentieth century the area between the house and mill was used to keep chickens. The laundry

was done on the east porch of the house, where the well, sink and mangle were located. It was hung to dry on the west side of the house. There were only a few ornamental shrubs and flowers in the yard. By the 1940s, however, things were changing. There were now narrow flower beds below the east porch, around the garage, and along the fence lines. A line of Port Orford cedars screened the house from the road. The lawn area, no longer used to keep chickens, was kept mowed and watered, and used for games of croquet.

The orchard was probably planted in the 1890s. It may have replaced an earlier orchard north of it, that was present during the Simmons era and still represented by a couple of large, old pear trees until the 1960s. There was also a cherry orchard north of the hay barn, which can be seen in the 1936 aerial photo. This was not a good location for cherries, and the orchard has two trees left in 1948. From the early twentieth century until the 1960s the orchard was still an important part of the domestic landscape, with the fruit cellar devoted to processing its production. Just south of the orchard was a vegetable garden. This garden was important during the 1930s and 1940s, and was still being used in 1956.

### Constructed Water Features

#### *Millrace (WF1): Integrity - Yes*

Period condition: The millrace is the end of the millrace immediately adjacent to the mill, north of Boston Mill Drive. It was enlarged several times during the period of significance, but was only slightly narrower in 1946 than it is today. A millrace from the Calapooia river feeds it, but is outside the site and not included in this analysis. The millrace banks were kept mowed and clear of shrubs. The millrace was a neighborhood

swimming hole, and often had ducks on it. During the 1930s there was a pair of swans on the millrace. There was dock off the head gate, with a plank diving board. The edge of the millrace adjacent to the mill had a post and board fence, painted white, along it. Neighbors also fished in it, and the children took boats on it.

Current condition: The millrace is in essentially the same location and the same size as it was in 1946. It is approximately forty feet wide and ten to fifteen feet deep. It is still a local landmark. Ducks may visit it at certain times of year. The dock along the head gate was rebuilt in 1996, without the diving board. This dock and fence have been repaired or rebuilt recently, and the white fence along the edge of the millrace reconstructed.

#### *East Millrace (WF2): Integrity - no*

Period Condition: The east millrace area had a natural slough to the east running into the Calapooia River directly. About forty fifty feet west of it were traces of an older channel, with right angles indicating a man-made structure. This second channel came off the millrace and returned to the tailrace. The area was kept clear by mowing, with only a few shrubs along the slough, and the three large oaks trees standing in the open at the north end of the area.

Current Condition: The east millrace/slough has one channel, somewhat east of the main channel present in 1946. This channel is not geometric, suggesting it primarily is the result of water flow and flooding. There is a large, rotting post with old fencing attached to it near where it runs into the Calapooia. There is a depression to the east, where the 1936 aerial photo shows another channel or ditch. One or both may be remnants of a second millrace. This depression was filled in with rubble

from the mill collapse in 1979. The area was used to dump other waste as well.

In 1948 a power line was built from Boston Mill Drive up the east millrace to bring electricity to the mill. In the 1980 another line was added to carry power from the mill back out to the grid. This power pole was removed in 2008.

### ***Head Gates (WF3): Integrity - Yes***

Period Condition: The head gate was in the same location as it is today, and was similar in structure.

Current Condition: The head gates were rebuilt in 1954, and again in 1996. They were repaired in 2006. They function in the same way and are of similar construction and materials as the period version.

### ***Tailrace (WF4): Integrity - Yes***

Period Condition: The flume and tailrace were given concrete retaining walls, and forebay replaced with concrete in the early 1930s. The banks of the tailrace may have been stabilized with stone or broken concrete. Their locations and use were unaltered.

Current Condition: Parts of the concrete retaining walls were replaced in 1979 when the mill was rebuilt. The banks of the tailrace were stabilized with rip rap in the 1980s. Concrete stabilization and upgrades were done in 2008. Otherwise these structures have not changed.

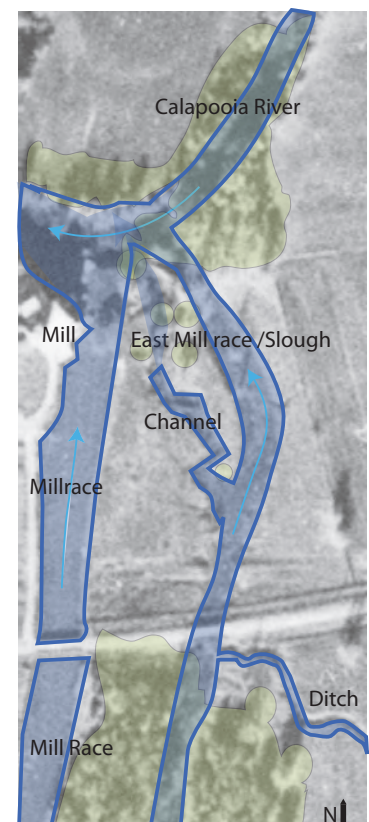


Fig. 37 Left: Diagram of the relationship of mill race, millrace, and east mill race, overlaid on 1936 aerial photo. The channel exits today as a depression filled with rubble. Right: mill pond from inside mill, 2008

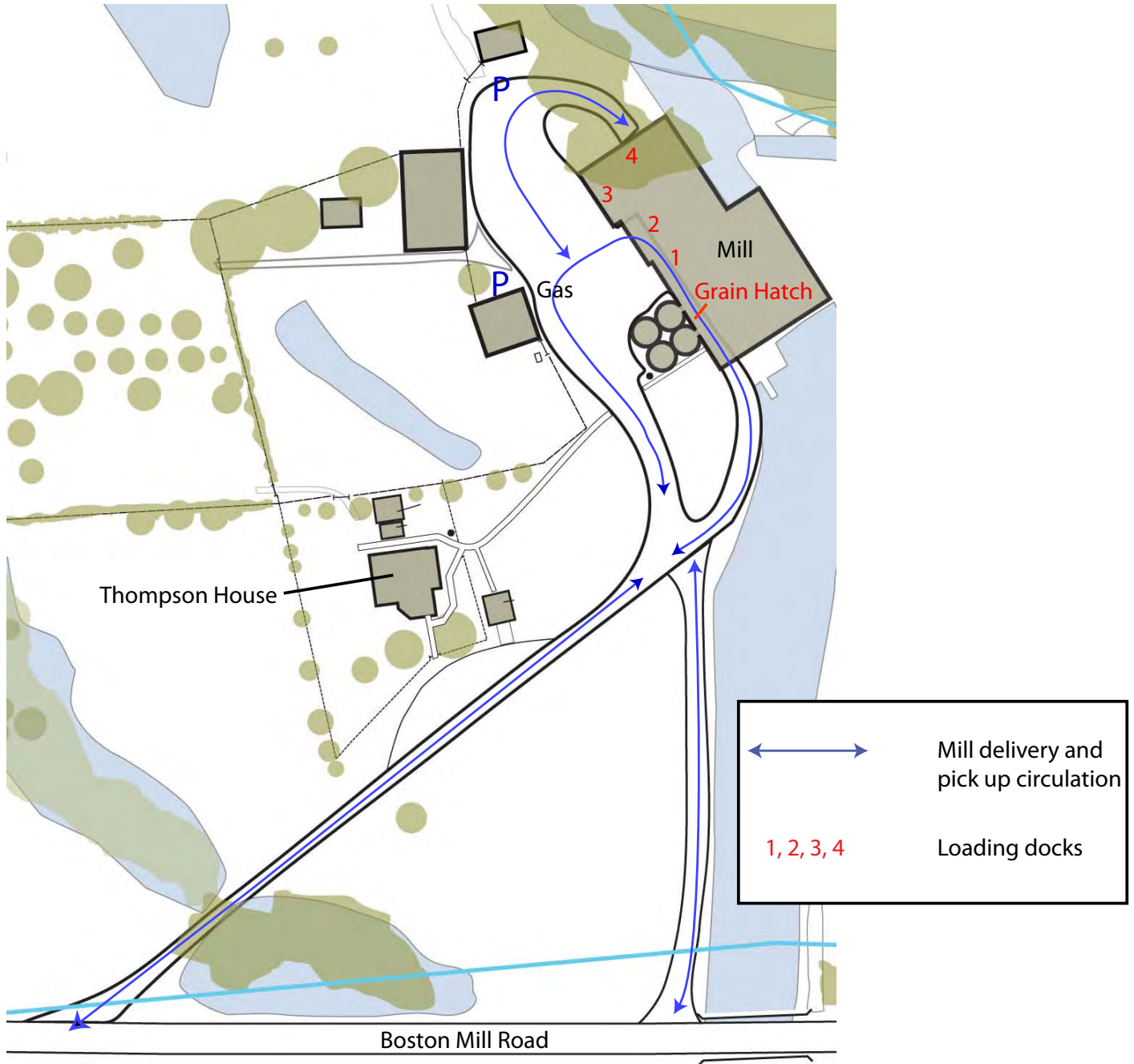
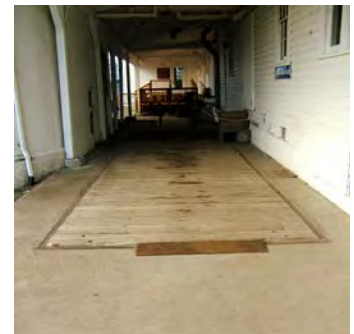


Fig. 38 Diagram of mill circulation, 1946.

Fig. 39 The truck scales and grain hatch drive through to the loading docks, blocked by access ramp, 2008



## Circulation

### ***Mill Entry Road (Mr1): Integrity - Yes, Diminished.***

**Period Condition:** The mill entry road followed the same course into the mill yard that it does today. It went across a small wooden bridge at the west slough. It may have been paved in the 1940s, but was probably oiled dirt or gravel.

**Current condition:** The mill entry road is in the same location, but has been widened by several feet. It may have been paved sometime prior to 1970, and was paved with asphalt in 2007. The bridge across the west slough has been replaced with two culverts.

### ***West Millrace Entry Road (Mr2): Integrity - Yes***

**Period Condition:** The west millrace entry road may have been paved, and ran along the west edge of the millrace to the join the main entry road just before it reached the mill yard.

**Current condition:** The west millrace entry road is graveled, and runs the same course as it did in 1946. There are traces of old paving near the mill and the entry to the mill yard. A negative from the 1970s shows old paving at that time.

### ***East Millrace Access Road (Mr3): Integrity - Yes, Diminished***

**Period condition:** The east millrace entry road ran a few hundred feet up the east side of the millrace from Boston Mill Drive, where it connected to a segment of the old Boston Mill Drive. At that point it turned east across the east millrace channel to run up the east side of the channel north to



Fig. 40 The mill entry road, late 1970s (left), 2004.1.p0028 TMSHS archives

the tailrace. It was a dirt road or track, and was bordered with shrubs along both sides on the east-west (old Boston Mill Drive) segment.

**Current condition:** The east millrace road runs from Boston Mill Drive north up the east side of the millrace, to end just short of the mill building. It is dirt.

### ***Boston Mill Drive (Mr4): Integrity - Yes, Diminished***

**Period Condition:** Boston Mill Drive was macadamed road, in its current location, crossing a nineteenth century wooden bridge at the lower end of the millrace.

**Current condition:** Boston Mill Drive runs in the same course past the mill, and is paved with asphalt. The bridge across the millrace was rebuilt in the 1970s.



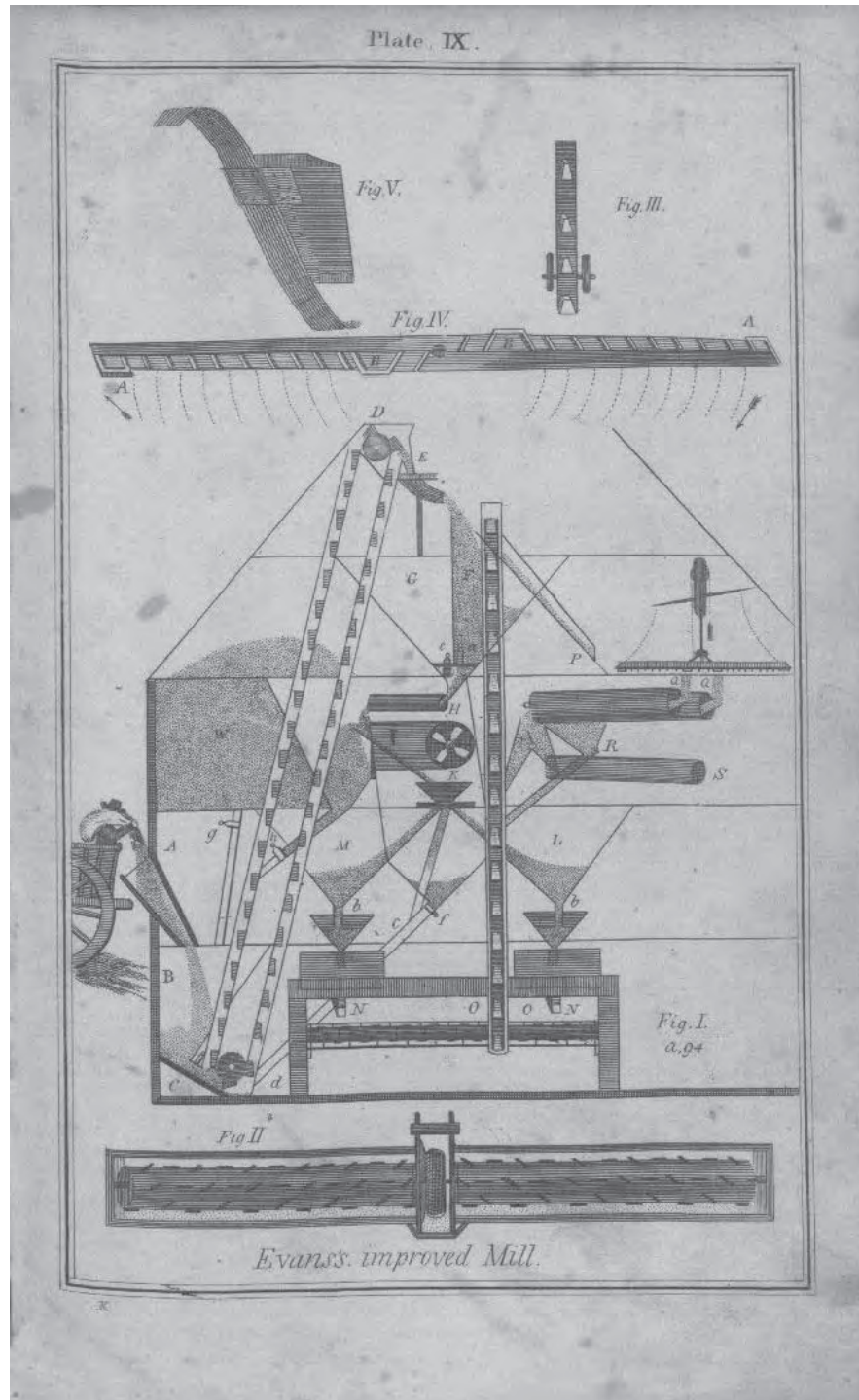


Fig 41. Plate showing how grain delivered into basement is moved up to the top of the mill. From Oliver Evans' *Young Millwright's and Millers Guide* 8th edition. 1858 Philadelphia.



Fig. 42 Right: 1950s mill yard, with dirt surface and truck on hoist dumping grain down the hatch in the background (2004.1.p.00030 TMSHS archives) Left: Mill yard 2008, showing the access ramp and shelter, gravel surface

***Mill Path (Mp2): Integrity - Yes***

Period Condition: The mill path was concrete, poured in 1907, before the silos were built. It ran from the mill entry road, continuing the line of the path from the house to the mill office. When the foundation of the mill was raised twenty five inches in 1930, a set of concrete steps were poured leading up to the slab between the silos and the mill.

Current Condition: The mill path is in the same location, with the steps up to the mill intact, and is paved with old, cracked concrete crumbling at the edges.

***Mill yard (Mp6): Integrity - Yes, Diminished.***

Period Condition: The mill yard in 1946 was probably oiled, packed dirt or gravel. Vehicles entered the yard from Boston Mill Drive either along the millrace or by driving past the

Thompson House. In the mill yard, the road looped past the mill office, continuing behind the silos to the unloading area, which was covered from the rain. Trucks of grain would be unloaded through a hatch in the pavement into the basement storage area. The loop continued to the loading docks to the north, around past the garage and back out the road. On the west side of the loop was the garage/gas station. The trucks were parked beside the garage or in a row in front of the junk barn. There was a loading dock at the north end of the mill as well, and a dirt road from the loop in the mill led north in a U-shaped turn to connect to it.

Current condition: The mill yard is graveled. The basic loop is still there, but the interpretive shelter and the universal access ramp block the path behind the silos, so that the historical circulation pattern is broken at that point. The gas tanks and pump are no longer in front of the garage. The loading dock at the north end of the mill extends the dirt road down around the north side, but as

this is never used the road is becoming obscured by weeds.

***House Path (Dp1): Integrity - Yes***

Period Condition: The house paths were two foot wide concrete, poured in about 1910. The path led from the gate and turnout on the south side to the front door, around below the east porch, and behind the house to the west yard. The path was also paved from below the east porch across the chicken yard, to connect to the concrete path to the mill office. A concrete path poured later

that connected the east porch with the carriage house garage (c. 1907). These were all paths the Thompson's used many times during the day, to cross the muddy yard and reach the laundry, mill, garden, woodshed, and car.

Current Condition: The house path is in the same location. It is about two feet wide, paved with old concrete that has been mended and replaced in many places, so that the surface is a mix of textures and styles. The concrete is crumbling at the edges and cracked in many places.



Fig. 43 The lawn and pasture boundaries along the Millrace Path c. 1939. Detail from 2004.1.7 TMSHS archives.

***Horse Barn Path (Dp5): Integrity - Yes***

Period condition: There were gates on both sides of the pasture at the east and west ends of the horse barn, the west gate leading out into the orchard. A dirt track across the pasture connected them, and gave access to outbuildings behind the barn.

Current Condition: The dirt track or path across the pasture runs along the side of the horse barn and out through a gap in the fence into the tree nursery. There is an aluminum gate on the mill yard side, and no gate on the nursery side.

***House Drive (Dp7): Integrity - Yes***

Period condition: There was a turn out in front of the south entrance gate to the Thompson house, which the automobile could pull into to drop off or pick up passengers, or enter the carriage house. It was dirt, about one hundred feet long and twenty five feet deep, forming a crescent centered on the gate, off of the main drive.

Current condition: The crescent drive in front of the Thompson house gate is still present in the same location, but is surfaced with gravel and is now only about twenty feet wide by fifty feet long, because the road has been widened.

***Carriage House Drive (Dp8): Integrity - Yes***

Period condition: The carriage house had a short concrete drive between it and the house drive.

Current condition: The concrete drive is present in the same location. The concrete is in poor condition, cracked and crumbling in places.

***Carriage House Path (Dp9): Integrity - Yes***

Period condition: A two foot wide concrete path led from the carriage house north to join the house path below the east porch.

Current condition: The carriage house path is still present, but the concrete is in poor condition.

***Tailrace Path (Np13): Integrity - Yes, Diminished***

Period condition: In 1946 there was a dirt path along the east side of the east millrace slough that ended at the tailrace. It probably had a path or road leading from the mill to the tailrace as well.

Current condition: The current path leads from the back of the mill down to the tailrace. It was a footpath overgrown with shrubs, but has been cleared and widened recently to accommodate vehicles for maintenance of the tailrace. The 1946 path up the east side of the slough is no longer there.

***River Path (Ap19): Integrity - Yes***

Period condition: In 1946 the dirt path along the west bank of the Calapooia led past the junk barn to a large 1000 square foot area used as a scrap heap and staging area for work, and possibly also to dump garbage. A seasonal, mowed path continued along the north edge of the hay field to the northwest corner of the site.

Current condition: The current path is dirt, and follows the bank of the Calapooia through what was the scrap/junk area, and north around the edge of the field. The junk pile has been cleared. The path is now defined by the former nursery trees, which form an edge on its south side. The path itself is dirt, rutted and overgrown with weeds. In places the riparian vegetation has overgrown it.

## Site Furniture

### *Thompson House Fence (Df16): Integrity - No*

Period condition: The Thompson House was separated from the entry road by a three-foot high decorative wire and post fence, with a wooden baseboard. This decorative fence only faced the road and joined more utilitarian fences on the west and north sides of the house. This front fence was painted white. There was no fence around the lawn area in 1946, though in the 'teens and twenties it had a post and rail fence, and then a post and wire fence, around it, and animals were kept there. A plainer post and wire fence, with no base board, ran parallel with the west wall of the carriage house, about five feet west of it, north to the pasture fence. It just included the power pole from the mill in the house yard. A wooden five-barred gate, painted white, had connected the garage to the house fence, but by 1946 this was gone as well.

Current condition: By the 1960s the fences around the house yard had been removed. The Babits replaced them in the early 1980s with a fence enclosing the entire lawn, in the same style as the earlier decorative fence along the road. This fence was washed out in the 1996 flood. The current fence around the Thompson house was built in



FIG. 44 Lawn fence 2008.

### *East Pasture Fence (Df4): Integrity - No*

Period condition: The east pasture fence was a post and board fence.

Current condition: The original post and board fence has been rebuilt with another post and board fence, painted white, in approximately the same location

### *Junk Barn Fence (Df5): Integrity - No*

Period condition: The historical fence between the junk barn and the horse barn was post and board. There was a gate in this fence across the river edge path. Another gate at the corner of the barn led to the north side of the orchard. These gates were probably made of wood.

Current condition: The fence has been rebuilt in 2007 of white painted post and board, with new aluminum gates where the original gates were.

### *Horse Trough (Dsf1): Integrity - Yes, Diminished*

Period condition: A concrete horse trough was poured in about 1910, at the foot of the water tower south of the garage. The trough was a rectangular box of four inch concrete, five by six feet wide and about two and a half feet deep.

Current condition: The horse trough was moved to the north side of the garage along the east pasture fence in 1982. An ash tree is growing right next to it, and will eventually push it in. The concrete is mossy, cracked, and crumbling. It is no longer in use.

***West Boundary Fence (Df11): Integrity - No***

Period condition: The fence along the west and south edges of the property was probably wooden post and wire mesh in the 1940s, although it may have been barbed wire. Earlier, it was a post and board fence, and portions of this can be seen through the east millrace area in photographs from the 1940s. It ran along the edge of Boston Mill Drive to the southwest corner of the property, and then along the west edge up to the northwest corner at the Calapooia River.

Current condition: The fence is steel fence post and barbed wire. In places it is falling down or broken. Along the south edge the fence is in fair condition.

***Orchard Fence (Df7): Integrity - Missing***

Period condition: The orchard had fences along the north, west, and south sides that connected to the pasture fence. It is not known how these fences were constructed. They were planted with berry bushes and fruit trees.

2007, in the 1982 configuration. It is built of pressure treated wood and decorative wire mesh, and painted white.

***West Pasture Fence (Df3): Integrity - No***

Period condition: The west pasture fence was historically an unpainted post and board fence. This type of fence is typically used to fence in horses, which might damage themselves on barbed wire. The Thompsons occasionally boarded horses in the pasture, and kept their own horses there.

Current condition: The west pasture fence is post and barbed wire, or post and wire mesh. The

fence is in part falling down, and the posts are old, weathered, and rotted in places.

***Carriage House (Db6): Integrity - Yes***

Period Condition: The carriage house in 1946 was about twenty feet wide by sixteen feet deep. It was painted white, with a peaked, shingled roof. It was used to park the Buick.

Current Condition: The garage is still present and in good condition. The roof has been replaced. It is no longer used for parking.

***Garage (Mb7): Integrity - Yes, Diminished***

Period Condition: The garage was in its current location and has not changed. It is made of timbers from earlier buildings, including a door and windows from the Simmons House. A concrete floor had been poured inside the garage in 1930. In 1937 the roof was destroyed by the collapse of the water tower and was replaced without the Union Oil sign that had been painted on it. In 1946, there was a gas pump in front of the garage, which may have been an old visible gas pump from the 1930s. It is not clear when this pump was replaced with a more modern electric pump.



Fig. 45 The pasture fence 2008.

**Current Condition:** The garage is still present and in good condition, with few alterations since 1946. Aluminum siding put on in the 1950s still covers parts of it. The roof has been replaced. The gas pump and underlying storage tanks have been removed.

***Southwest Corner Building Db16): Integrity - Missing***

**Period Condition:** There was a building, perhaps a barn, with a turnout and short drive off of Boston Mill Drive on the west boundary.

***Chicken House (Db13): Integrity - Missing***

**Period Condition:** The chicken house stood behind the horse barn along the north pasture fence. It was a small wooden building with a central door. This building collapsed and was removed in 2006.

***Fruit Cellar (Db15): Integrity - Missing***

**Period Condition:** The fruit cellar was a seven by ten foot wooden outbuilding immediately behind the house, where the laundry room now stands. Its floor was a few feet below surface level, with steps down into it. It was used to store and process fruit from the orchard. It was painted white and had a peaked roof. The fruit cellar was torn down and replaced with the laundry house, which is still present, in 1979.



Fig. 46 Horse trough, horse barn fence 2008

## Vegetation

### *House Garden (DHG) : Integrity - Yes, Diminished*

Period condition: In 1946 the house garden had a few foundation plants. There were a Rhododendron and Spiraea to the west of the south entrance, and a flowering quince by the east porch stairs. The two holly bushes framing the front gate, and the snowball bushes along the pasture fence, were present. There was a large, old Douglas Fir and an Incense Cedar on the south side of the house, on either side of the path, and a row of young Port Orford Cedars along the west fence line. Sophia Thompson had a flower bed below the east porch, in which peonies and pansies grew. There were Calla lilies and maidenhair ferns on the north side of the garage. In some years there was a kitchen or spring vegetable garden in the west side of the yard. This was also the main laundry drying area. There were berry bushes growing along the fence lines and gooseberries on the west side of the outbuildings. The large lawn area to the east was kept mowed and watered and had English daisies in it. The yard was full of daffodils in the spring, and there were clumps of day lilies and bearded iris along the paths.

Current conditions: Of the plants in the house garden in 1946, the snowball bushes along the fence, the hollies at the gate, and the flowering quince by the east porch are still there. The stumps of the conifers in front of the house, removed in the 1980s, remain in the flower beds. Some of the Port Orford Cedars are still there, but are diseased and will need to be removed. The flower beds that were along the fences are still present, but are much wider than they were during the historic period, as are the beds around the carriage house. They contain dwarf conifers and flowering

shrubs. There are several large, barked and planted areas in the lawn that were put in by the Babits, containing ornamental shrubs and trees. The foundation planting around the house are thicker, with a variety of flowering shrubs, some of which could have been present in the 1940s. There are still daffodils along fences and paths, and day lilies and iris on the west side of the house.

### *Vegetable Garden (DVG): Integrity - Missing*

Period condition: The Thompson's had a garden area just south of the orchard, in which they grew kinds of vegetables that take up a lot of space: squash, potatoes, corn, and so forth.

### *Orchard (DOR): Integrity - Missing*

Period condition: There was a large orchard west of the pasture in 1946. This orchard had a couple of old pear and pie cherry trees on its north side, from earlier orchards that had died or been removed. In the orchard were cherry, apple, pear, and quince trees.

### *Riparian Vegetation: Integrity - No*

Period condition: By the 1940s, the large conifers that had grown up around the turn of the century along the river behind the mill were mostly gone. The river was bordered by a single row of deciduous trees, mostly ash and poplar. The shrub cover was similar to the current vegetation. In the east millrace area there were no trees or shrubs, but the three large oaks were present.

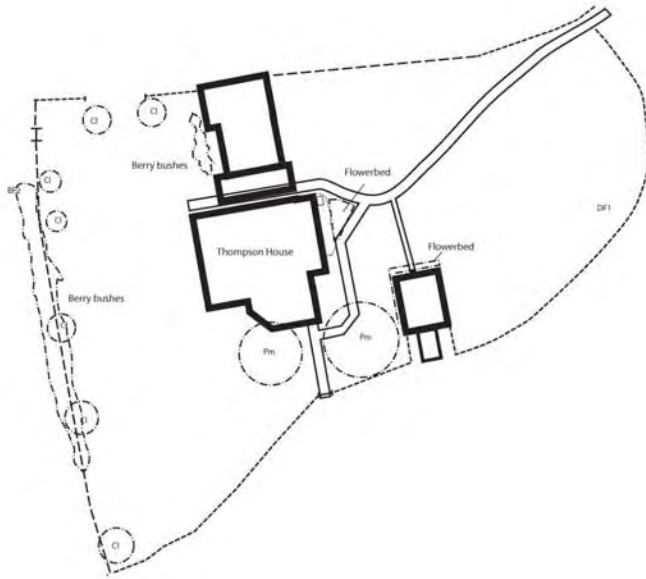
Current condition: The current aerial photo of the river shows a very similar line of deciduous trees to the period photo. A narrow zone of poplars, ashes, and a few white oaks borders the



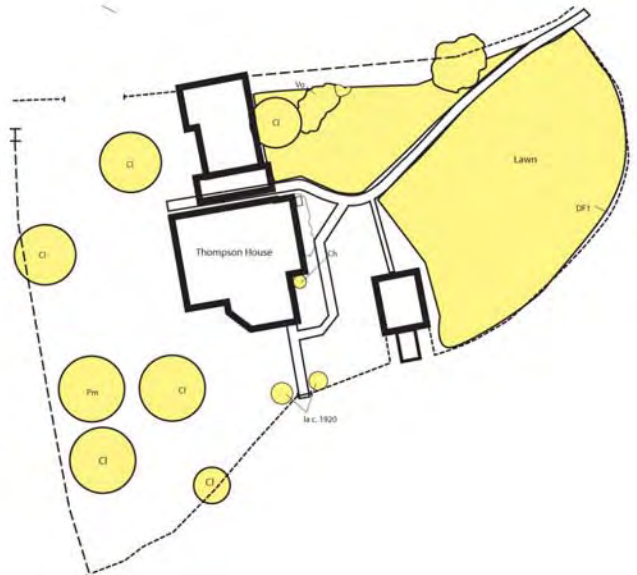
Fig. 47 Diagram Showing Layout of Vegetation Features at Thompson House Garden in 1946



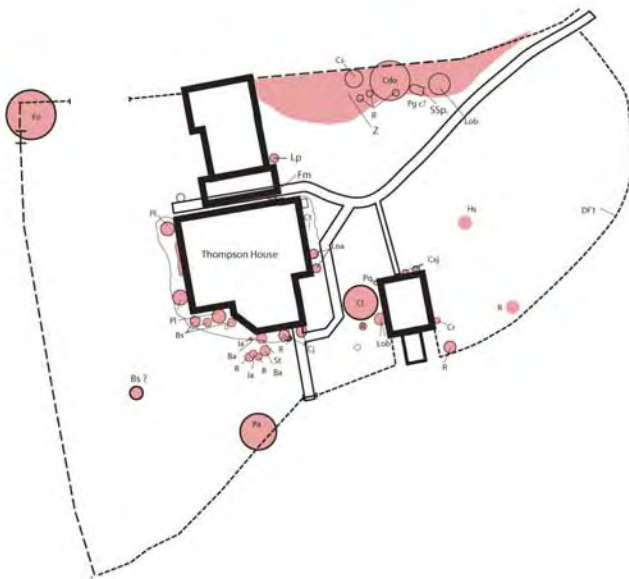
**Fig. 48 Diagram Analyzing Integrity of Vegetation Features at Thompson House Garden in 2008**



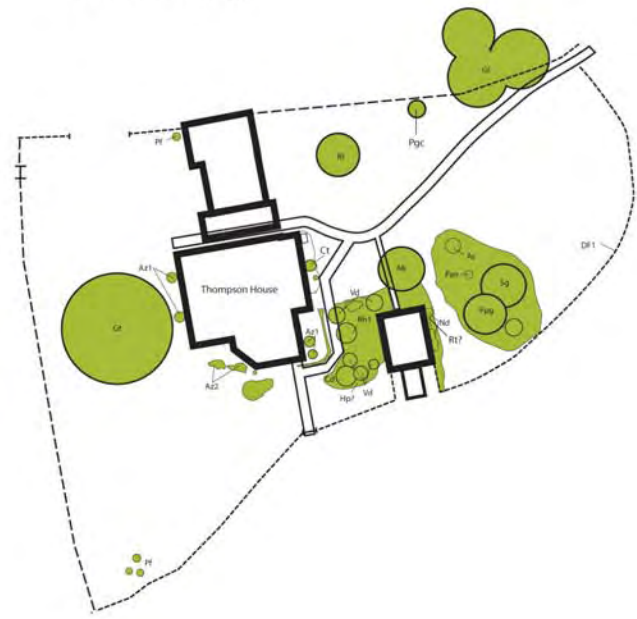
Missing



Contributing



Non-contributing, compatible



Non-contributing, incompatible

river. The understory is dominated by Himalayan blackberry along much of its length through the site. There also are snowberry and ninebark, as well as some native grasses and sedges. The east millrace area vegetation has changed substantially since the historic period. Where it had been kept clear of vegetation, native ash, poplar, willow and some big-leaf maple now cover it on the east half. The shrub layer contains native snowberry, California hazel, and red osier dogwood. Non-native and native hawthorn are also common in this area, as is Himalayan blackberry. The herb layer is a mix of native and invasive species. Natives include manroot (*Marah oregana*) Pacific snakeroot (*Sanicula crassicaulis*), Trillium, fawn lily (*Erythronium oreganum*), fringe cups (*Tellima grandiflora*), Camas lily (*Camassia quamash*), and sedges. Non-natives include common teasel (*Dipsicus fullonum*) and common forget-me-not. There are scattered white oaks, including the three large oaks from the historic period.

## Natural Systems and Features

### *Hydrology: Integrity - Yes, Diminished*

Period condition: The site lies within the 100 floodplain of the Calapooia river, with an overall drainage to the northwest through a series of swales. The soils on the site are deep silty clay loams and silt loams of alluvial origin, with a high water table and water holding capacity. The higher ground in the hay field and west pasture is moderately well-drained silt loam. The channel of the Calapooia historically shifted course periodically through the area. Some of these old channels are still visible in early aerial photos as ponds, sloughs and wetlands surrounding the site, and in the swales and slough on site. At the mills site, the east millrace area and the millrace itself incorporated natural sloughs or drainages in their construction.

Beginning in the 1850s, agricultural fields were drained into ditches, and eventually into the river. Such a drainage system can be seen just north of Boston Mill Drive off the millrace in the 1936 aerial photograph. Sodom Ditch, which diverts much of the flow of the Calapooia around the mill, was dug in the 1880s to drain land and control flooding. During the period of significance, the ditch was the main water course in the area. The Calapooia River had the same course through the site as it does today. Both Sodom Ditch and the river contained small populations of steelhead and Chinook. Logging and transport of logs by floating them down the river had already degraded the channel in the nineteenth century. It continued to be degraded by the deepening of the channel and loss of the seasonal floodplain to agricultural development. The Brownsville and other nineteenth century dams along the river

also hampered fish passage and altered flows in the river. Well before the 1940s the section of the river associated with the mill was largely disconnected from other wetlands and riparian habitats in the valley.

In the 1940s, the west pasture slough and its associated vegetation formed a zone about 50 feet wide. Floods frequently changed its configuration. It had a braided, irregular appearance and had clumps of willows and small trees along it. In 1936 there was a swale through the pasture that collected water during the rainy season, and a large swale in the hay field. By 1948, these swales and the sloughs bordering the site appear much smaller, and the area under cultivation is larger. Along the river, vegetation was a one-tree-thick band of deciduous trees. The shrub and herb cover probably were similar to what is seen today. There may have been large areas of bare banks with no shrub layer.

Current condition: The hydrology of the site has been altered by continued draining of the surrounding land for agriculture and flood control in the Willamette valley, and by watershed restoration projects. The west slough is now a straight ditch, containing wetland vegetation and invasive species. The pasture swales are still present in the same location. The north pasture swale is about half the size it was in 1948. The course, depth, and vegetation of the river through the site are little altered from the historic condition. The site is still isolated from other potential habitat areas along the river by agricultural land and development. The river still supports small populations of native winter steelhead and native spring Chinook. Both are Federally listed 'threatened' species. The removal of the Brownsville dam in 2007, and the management of water flow at the mill to increase

channel flow and fish access, have improved fish habitat since the historic period. The relationship of Sodom Ditch, the river, and mill operations has been altered to protect fish, mainly by the enhancement of fish passage at the dams, and the careful management of water levels in the millrace.



Fig. 49 Above: View from the mill bridge c. 1939. 2004.1.7 TMSHS archives Below: View from the mill bridge, 2008



Fig. 50 Aerial photo from 1948 and view of house from east (TMSHS archives) indicate what the view from the house looked like. Left: same view 2008 features parking lot and 1990s redwoods.

***Topography: Integrity - Yes***

Period condition: The site lies on river terrace in the floodplain of the Calapooia at elevations between 250 and 265 feet above sea level. It has a very gentle slope to the northwest. The site in 1946 had system of shallow natural swales draining north from the house area to the river. The river, slough, millrace and millrace were in the same configuration they have today. The river was a narrow, steep sided channel. The east millrace slough curved up the east side of the property, and the geometric channel west of it appears to have been filled in by 1948, forming a depression where the channel had been. The details of the topography in this area at the time are not known.

Current condition: The topography of the site is virtually unchanged since the 1940s. The channel that appears on the 1936 photograph has been filled in with rubble but can still be recognized. The west pasture slough is has been straightened and deepened.

Habitat Connectivity Integrity: Yes.

Period Condition: In the 1940s, most of the ponds and sloughs present in the 1936 aerial photograph have been converted to agriculture, and there are few wooded areas left along the river around the site. The site itself had agricultural habitat and possibly an area of old field in the mowed east millrace area, that may have provided some habitat value, particularly to birds. The river at the site had diminished flows and little riparian vegetation. The west pasture slough was a wetland area, but had been grazed continually for many years and probably did not provide high value habitat. Overall connectivity with the surrounding landscape and riparian habitats outside the site was low.

**Current Condition:** Some restoration efforts have improved the habitat quality of the river in general. At Thompson's Mills, the river is still a steep-sided, channelized shallow stream. It has a narrow riparian zone dominated by invasive blackberry. The east millrace area provides some wetland habitat. This area has been invaded by Himalayan blackberry, cut-leaf blackberry, teasel, tansy ragwort, and other weeds. That, with its small size and lack of connection to other habitat areas, detracts from its habitat value. The west pasture slough and wet meadow area is also mostly invasive species, too small and poorly connected to other wetland habitats. Habitat connectivity and quality has diminished in some ways and improved in others at Thompson's Mills since 1946. Overall, it has not changed significantly.

## Views

### *Boston Mill Drive bridge view (View 1): Integrity - Yes, Diminished*

**Period condition:** The view from the millrace bridge was a favorite photograph, showing the mill reflected in the millrace. The view was unobstructed by trees and shrubs in 1946.

**Current condition:** The view is now partly obscured by vegetation along the millrace edge, and the row of trees planted by the Babits along the road. It remains a favorite view for photographers and artists.

### *View from house southeast to millrace (View 2): Integrity - Yes, Diminished*

**Period condition:** The view southeast from the yard of the Thompson House had a dirt road, open grassy area in the foreground, the mill pond and bridge, and the millrace beyond, with the distant hills as a backdrop.

**Current condition:** The view now includes the asphalt road, large gravel parking lot, host trailer, with a row of redwoods and some large poplars as backdrop.



Fig. 51 View of Thompson's Mills from Boston Mill Drive 2008





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# Treatment Plan

## Chapter 5



## Outline of Concept, Project Goals and Programmatic Needs

### Developing a historic preservation approach and design concept plan

The selection of a primary treatment for the landscape, utilizing the *Secretary of the Interior's Standards for the Treatment of Historic Properties*, establishes an overall historic preservation approach, as well as a philosophical framework from which to operate. Selecting a treatment is based on many factors. They include management and interpretation objectives for the property as a whole, the period(s) of significance, integrity, and condition of individual landscape features. For all treatments, the landscape's existing conditions and its ability to convey historic significance should be carefully considered.

*The Secretary of the Interior's Standards for the Treatment of Historic Properties*, addresses four treatments: preservation, rehabilitation, restoration, and reconstruction. *The Guidelines for the Treatment of Cultural Landscapes* illustrate how to apply these four treatments to cultural landscapes in a way that meets the Standards.

Of the four, Preservation standards require retention of the greatest amount of historic fabric, including the landscape's historic form, features, and details as they have evolved over time.

Rehabilitation standards acknowledge the need to alter or add to a cultural landscape to meet continuing or new uses while retaining the landscape's historic character.

Restoration standards allow for the depiction of a landscape at a particular time in its history by preserving materials from the period of significance and removing materials from other periods.

Reconstruction standards establish a framework for re-creating a vanished or non-surviving landscape with new materials, primarily for interpretive purposes.

### Management Objective: Primary Treatment

The overall goal of treatment is to provide a philosophical basis for sound stewardship of Thompsons Mills. The treatment guidelines and plans provide an overview or menu of tasks that, if accomplished, would both improve the condition of the Thompsons Mills landscape and enhance its historic character. The primary treatment for Thompsons Mills is Rehabilitation. In addition, certain areas and features will require Reconstruction. This is the secondary treatment and will compliment preservation of the cultural landscape, ensuring the historic character is retained and easily accessible.

Rehabilitation acknowledges the need to meet continuing or changing uses through alterations

or new additions while retaining the property's historic character. It allows for repairs or alterations of the cultural landscape, and for improving the utility and function of landscape features. It is used to make an efficient, compatible use while preserving those portions or features of the site that contribute to its historic significance. With rehabilitation as a treatment, there is still an implicit intention to retain the greatest amount of historic fabric, including the landscape's historic form, features, and details as they have evolved over time.

Reconstruction standards establish a framework for re-creating a vanished or non-surviving landscape with new materials, primarily for interpretive purposes.

The guidelines for treatment will recommend actions consistent with *The Secretary of the Interior's Standards for the Treatment of Historic Properties*. They address immediate needs to improve site conditions and meet the park's long-term management objectives. The treatments of rehabilitation and reconstruction should be applied universally to all resources in the project area. Rehabilitation as a treatment includes limited construction of new compatible features necessary to meet contemporary needs. As a result, the specific actions associated with individual landscape features vary depending on functional objectives or condition.

### **Overarching Concept:**

The cultural landscape will be treated and managed to preserve the surviving elements and actively interpret them based on the period of significance for Thompsons Mills between 1873 and 1979. Based on the primary treatment, rehabilitation and the secondary treatment,

reconstruction, the following principles will be applied universally throughout the site:

1. The primary focus for cultural resource management is the operation of Thompsons Mills from 1898 to 1946. Existing features surviving from the historic period will be retained and preserved, including work needed to stabilize and repair deteriorated conditions.
2. The secondary focus for cultural resource management is the operation of Thompsons Mills from 1873 to 1897 and 1947 to 1979. Existing features surviving from the historic period will be retained and preserved, including work needed to stabilize and repair deteriorated conditions.
3. Overall management of the landscape will focus on retaining the site's historic character, necessary to convey the hierarchy, order, function, and design of Thompsons Mills.
4. The Thompsons Mills landscape has evolved in response to changes in management practices and to meet the changing needs of visitors. While the CLP uses documentation over the entire history of the sites conception, design, construction and operation, the desired historic character is its appearance at the end of the primary period of significance --1946.
5. Non-contributing features will be removed, altered, or replaced in such a way that ensures they are compatible with the historic period. Before features are removed, they will be carefully evaluated to ensure that they are not surviving elements of the historic landscape. Non-contributing features will be removed as they need replacing or as part of site improvement works. Any features that are removed will be carefully documented.

6. New additions will be designed and constructed in such a way as to be compatible with the character of the site and to minimize damage to existing historic features.

7. Missing features from the primary period of significance can be replaced, but only if there is sufficient documentation and they will make a major contribution towards enhancement and understanding of the sites historic character.

8. Historic vegetation will be managed and maintained to evoke the historic character of the landscape and minimize threats to natural resources and historic structures. To this end, vegetation management will include the preservation of existing historic plants, management of invasive species, pruning and other actions necessary to reestablish historic character, and the replacement of missing vegetation features. In some cases, substitute species are appropriate provided the new plant material achieves the historic design objective evident in the significant period.

9. Due to the physical work needed to improve conditions, the level of effort necessary to achieve the desired historical representation varies throughout the site. The four character areas define the management approach recommended in this CLP. The highest level of effort, with the greatest attention to historical accuracy, will be employed within the industrial and domestic character areas.

10. Determining the priorities for landscape treatment work will be based on site conditions, interpretive goals, cost, environmental permitting, programmatic needs, volunteer or partnership opportunities and other factors.

## Treatment by Character Area

### Mill Operations Character Area

#### PHASE I

1. Rehabilitate circulation routes for vehicular traffic around Mill building to indicate former operational procedures at Mill. These routes can be used by pedestrians.
2. Add compatible lawn surface in areas that were historically vegetated in main yard.
3. Consider using period vehicles to show how mill operations were carried out and to show working character of main operations area.
4. Improve the historic views from the edge of the millrace and millrace bridge, by thinning or removing shrubs and Redwood trees along the millpond edge.
5. Screen the fire department pump.
6. Modify white chain link safety fences to be more in keeping with the historic character of period fences on the property.
7. Remove shelter behind silos, move turbine inside to interpretive display area.
8. Consider inviting Thompsons' family to demonstrate traditional activities at the mill including sack sewing.
9. Consider collecting stories from the many visitors that remember the mill from their childhoods, and have a book or display of them.

## PHASE II

1. Consider moving or removing the service shed (1982) from the mill yard, as it is architecturally incompatible, and breaks the connection between the mill and the pasture.
2. Repaint the union oil sign on the garage roof
3. Install a compatible gas pump for forecourt of the garage.

## DOMESTIC CHARACTER AREA

### PHASE I

1. Remove redwoods along the road to restore view of the house and mill from Boston Mill Road and nonhistoric trees on east side of house, which will restore historic view of mill.
2. Remove/replace diseased Port Orford Cedars in house yard. (replace with what species? Incense/western red)
3. Remove island garden beds in house yard put in by the Babits. Retain compatible plants that can be used elsewhere.
4. Remove incompatible foundation plantings around the house and replace with compatible species in historic locations. Ensure shrubs are 3' and trees are 5' minimum distance from foundation.
5. Replant rose sp. along the front fence.
6. Replant berry bushes along west fence and west side of outbuildings.
7. Replant orchard area with heirloom apple, cherry, pear and quince sp. Allow community to harvest.

8. Rebuild compatible orchard and garden fence.
9. Design a compatible vegetable garden in a historic planting location west of the house or in the summer garden. Consider developing the vegetable garden as a community or school project to grow heirloom seeds.
10. Consider demonstrations or living history events of period activities such as gardening, sewing, croquet on the lawn, holiday celebrations.
11. Consider partnering with OSU master gardening program to plan and maintain the garden related projects.

### PHASE II

1. Rebuild house fence in line with carriage house wall.
2. Consider making temporary parking lot permanent, but screen from entry road so as to not detract from historic character of site. If visitation increases also consider replacing existing parking area with permanent parking lot in accordance with master plan. This parking lot should respect the layout of the agricultural fields.
3. Many visitors are interested in the house and how the family lived. Make the house available for occasional tours, or open up some areas for permanent visitor use. Consider using as a gift shop, bookstore, or office.
4. Consider using lawn as a lawn history demonstration; covering the evolution of lawns and their importance to Willamette economy. Part (or all) of the area could be restored to a pre-WWII lawn, which is what we would now consider to be an eco-lawn management approach.

**PHASE III**

1. Replace asphalt drive with compatible gravel driveway more in keeping with the historic period.

**AGRICULTURAL CHARACTER AREA****PHASE I**

1. Remove the remaining nursery trees. A few of the younger, healthy specimens could be used in a restoration project along the river (are there native species aside from Douglas Fir and are the fir young enough?).
2. Reestablish post and wire fence line separating the domestic area from agricultural use. (is that still there?)
3. Reinstate extent and pattern of agricultural fields. Consider rotating crops in the hayfield as demonstration of period farm techniques and crops: historic crops include oats, barley, wheat, alfalfa, peas, flax, mustard seed (hemp and poppies...).
4. Consider ways to involve local agricultural community at the mill, perhaps through contemporary agricultural events – for example, a threshing bee, sheep shearing contest, a demonstration of farm equipment, or 4-H projects in raising animals.
5. Reinstate occasional baseball games in the hay field.

**PHASE II**

1. Consider animal husbandry using heritage breeds of farm animals with associated education program for children.

**NATURAL CHARACTER AREA****PHASE I**

1. Remove invasive blackberry and other invasive plants along the river and in the east millrace area. Restore the riparian zone as much as possible.
2. Create a trail through the east millrace area that would interpret the hydrology of the site as it relates to the mill, illustrating how natural sloughs were used to create the millraces and drain agricultural land. This trail could continue along the river (past new picnic area) and interpret changes in the river as a result of draining the wetlands, channel alterations, and (historically) floating logs down it from Crawfordsville, and tie in with the millrace and tailrace and present problems with fish populations, diversion of water.
3. Pre-settlement vegetation maps show a small area of oak savannah on the north west corner of the site. A native grass – white oak restoration/ native plant garden could illustrate the impact of grazing, plant introductions, and agriculture on the landscape.
4. On a grander scale, make the mill a center for watershed education and restoration activities for the Calapooia watershed. Restoration of the wetland habitat areas on site could be community/ educational projects.

**PHASE II**

1. Restore seasonal wetland/swale in west pasture.

## Domestic character area

| Phase I |  | Codes          |
|---------|--|----------------|
|         | 1. Remove redwoods along the road to restore view of the house and mill from Boston Mill Road.   | Mr4, Mr2       |
|         | 2. Remove/replace diseased Port Orford Cedars in house yard.   | DHG            |
|         | 3. Remove island garden beds in house yard put in by the Babits. Retain compatible plants that can be used elsewhere.  | DHG            |
|         | 4. Remove incompatible foundation plantings around the house and replace with compatible species in historic locations. Ensure shrubs are 3' and trees are 5' minimum distance from foundation.                      | DHG            |
|         | 5. Replant rose sp. along the front fence.   | DHG            |
|         | 6. Replant berry bushes along west fence and west side of outbuildings.  | DHG            |
|         | 7. Replant orchard area with heirloom apple, cherry, pear and quince varieties. Consider allowing community to harvest fruit.  | DOR            |
|         | 8. Rebuild compatible orchard and garden fence.  | Df7            |
|         | 9. Design a compatible vegetable garden in a historic planting location west of the house or in the summer garden. Consider developing the vegetable garden as a community or school project to grow heirloom seeds. | DVG            |
|         | 10. Consider demonstrations or living history events of period activities such as gardening, sewing, croquet on the lawn, holiday celebrations.  | Db4, DHG, Mp11 |
|         | 11. Consider partnering with OSU master gardening program to plan and maintain the garden related projects.  | DVG, DHG, DOR  |



**Phase II.**

|  |  |                                      |
|--|--|--------------------------------------|
|  | 1. Remove fence around the house lawn.   | Df1, DHG                             |
|  | 2. Remove temporary parking lot and host site to enhance historic character of entry experience. Replace with compatible vegetation and build permanent parking lot in accordance with master plan.  | Mr1, Mr2, Mr4, Mb10, Dp11, Mp12, ACR |
|  | 3. Many visitors are interested in the house and how the family lived. Make the house available for occasional tours, or open up some areas for permanent visitor use. Consider using as a gift shop, bookstore, or office.                                    | Db4, DHG                             |
|  | 4. Consider using lawn as a lawn history demonstration; covering the evolution of lawns and their importance to Willamette economy, impact of lawn care on environment (water). Part (or all) of the area could be restored to a pre-WWII lawn; essentially wh | DHG, Dp1, Mp6                        |

**Phase III**

|  |  |     |
|--|--|-----|
|  | 1. Replace asphalt drive with compatible gravel driveway more in keeping with the historic period. | Mr1 |
|--|--|-----|

**Agricultural character area**

**Phase I**

|  |  |           |
|--|--|-----------|
|  | 1. Reinstate extent and pattern of agricultural fields. Consider rotating crops in the hayfield as demonstration of period farm techniques and crops: historic crops include oats, barley, wheat, alfalfa, peas, flax, mustard seed, row crops (hemp and poppie) | ACR       |
|  | 2. Remove the remaining nursery trees. A few of the younger, healthy specimens could be used in a restoration project along the river.   | ACR, DPA2 |

|  |   |   |
|--|---|---|
|  | 3. Consider animal husbandry with heritage breeds of farm animals with associated education program for children.   | DPA2,<br>DPA1,  |
|  | 4. Consider ways to involve local agricultural community at the mill, perhaps through contemporary agricultural events – for example, a threshing bee, sheep shearing contest, a demonstration of farm equipment, or 4-H projects in raising animals. | DPA1,<br>DPA2, DB2,<br>Db3, Mb7,<br>Db5, MR1,<br>Mp6, Ap19,<br>Dp11 |
|  | 5. Reinstate occasional baseball games in the hay field   | ACR, Dp11   |

## Phase II

|  |  |                            |
|--|--|----------------------------|
|  | 1. Consider restoring 19th century barn using historic documentation to store agricultural products and house animals. | Db2, ACR,<br>DPA1,<br>DPA2 |
|--|--|----------------------------|

## Natural character area

### Phase I

|  |   |   |
|--|---|---|
|  | 1. Remove invasive blackberry and other invasive plants along the river and in the east millrace area. Restore the riparian zone as much as possible.   | N   |
|  | 2. Create a trail through the east millrace area that would interpret the hydrology of the site as it relates to the mill, illustrating how natural sloughs were used to create the millraces and drain agricultural land. This trail could continue along the  | ACR, WF1,<br>WF2, WF3,<br>WF4, RVE,<br>Ms22, Mb1,<br>Np13, Mr3,<br>Mf6, River |
|  | 3. Pre-settlement vegetation maps show a small area of oak savannah on the north west corner of the site. A native grass – white oak restoration/ native plant garden could illustrate the impact of grazing, plant introductions, and agriculture on the lands | ACR   |

|  |   |                                       |
|--|---|---------------------------------------|
|  | 4. On a grander scale, make the mill a center for watershed education and restoration activities for the Calapooia watershed. Restoration of the wetland habitat areas on site could be community/educational projects. | ACR,<br>NRVE,<br>Mb1, DPA2,<br>DPA2sl |
|--|---|---------------------------------------|

**Phase II**

|  |  |                 |
|--|--|-----------------|
|  | 1. Restore seasonal wetland/swale in west pasture. | DPA2sl,<br>DPA2 |
|--|--|-----------------|



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# Appendices



**Appendix 1. Summary of integrity determinations.**

| Characteristic             | Feature                   | Code | Integrity       |
|----------------------------|---------------------------|------|-----------------|
| Land Use                   | Agriculture               |      | No              |
|                            | Domestic                  |      | Yes, diminished |
|                            | Mill Operations           |      | Yes             |
|                            | Natural Area              |      | Yes, diminished |
|                            | Summary                   |      | Yes             |
|                            |                           |      |                 |
| Buildings and Structures   | Mill                      | Mb1  | Yes             |
|                            | Junk Barn                 | Db2  | No              |
|                            | Horse Barn                | Db3  | No              |
|                            | Thompson House            | Db4  | Yes             |
|                            | Woodshed                  | Db5  | Yes, diminished |
|                            | Carriage House            | Db6  | Yes             |
|                            | Garage                    | Mb7  | Yes             |
|                            | Southwest corner building | Db12 | Missing         |
|                            | Chicken House             | Db13 | Missing         |
|                            | Fruit Cellar              | Db15 | Missing         |
|                            | Summary                   |      | Yes, diminished |
|                            |                           |      |                 |
| Constructed Water Features | Millrace                  | WF1  | Yes             |
|                            | East Millrace             | WF2  | No              |
|                            | Head Gate and Flume       | WF3  | Yes             |
|                            | Tailrace                  | WF4  | Yes             |
|                            | Summary                   |      | Yes             |
|                            |                           |      |                 |
| Circulation                | Mill Entry Road           | Mr1  | Yes, diminished |
|                            | West Millrace Entry Road  | Mr2  | Yes             |
|                            | East Millrace Entry Road  | Mr3  | Yes, diminished |
|                            | Boston Mill Drive         | Mr4  | Yes, diminished |
|                            | Mill Path                 | Mp2  | Yes             |
|                            | Mill Yard                 | Mp6  | Yes, diminished |
|                            | House Path                | Dp1  | Yes             |
|                            | Horse Barn Path           | Dp5  | Yes             |
|                            | House Drive               | Dp7  | Yes             |
| Carriage House Drive       | Dp8                       | Yes  |                 |

| Characteristic  | Feature              | Code | Integrity       |
|-----------------|----------------------|------|-----------------|
|                 | Carriage House Path  | Dp9  | Yes             |
|                 | Tail Race Path       | Np13 | Yes             |
|                 | River Path           | Ap19 | Yes             |
|                 | East Millrace Access | Mr3  | No              |
|                 | Summary              |      | Yes             |
|                 |                      |      |                 |
| Site Furniture  | Thompson House Fence | Df16 | No              |
|                 | West Pasture Fence   | Df3  | No              |
|                 | East Pasture Fence   | Df4  | No              |
|                 | Junk Barn Fence      | Df5  | No              |
|                 | Horse Trough         | Dsf1 | Yes, diminished |
|                 | West Boundary Fence  | Df11 | No              |
|                 | Orchard Fence        | Df7  | Missing         |
|                 | Summary              |      | No              |
|                 |                      |      |                 |
| Vegetation      | House Garden         | DHG  | Yes, diminished |
|                 | Vegetable Garden     | DVG  | Missing         |
|                 | Orchard              | DOR  | Missing         |
|                 | Riparian Vegetation  |      | No              |
|                 | Agriculture          |      | No              |
|                 | Pasture              |      | No              |
|                 | Summary              |      | No              |
|                 |                      |      |                 |
| Natural Systems | Hydrology            |      | Yes, diminished |
|                 | Habitat connectivity |      | Yes, diminished |
|                 | Topography           |      | Yes             |
|                 | Summary              |      | Yes, diminished |



## Appendix 2. Inventory of Historic, Non-Historic and Missing Site Features

Features are sorted into their respective character areas; Mill Operations, Domestic and Agricultural Areas. Contributing features contribute to the integrity of the period of focus. Non-contributing features are considered compatible if they do not detract from the sense of period.

| Character area  | Characteristic           | Feature                   | Contributing/Non contributing                 |
|-----------------|--------------------------|---------------------------|---|
| Mill Operations | Buildings and Structures | Mill                      | Contributing                                  |
|                 |                          | Garage                    | Contributing                                  |
|                 |                          | Horse Barn                | Non-contributing                              |
|                 |                          | Service Shed              | Non-contributing, incompatible                |
|                 |                          | Loading dock shelter      | Non-contributing, incompatible                |
|                 |                          | Ramps                     | Non-contributing, incompatible                |
|                 |                          |                           |   |
|                 | Site Furniture           |                           |   |
|                 |                          | Picnic Tables             | Non-contributing, compatible                  |
|                 |                          | East Pasture Fence        | Non-contributing, compatible                  |
|                 |                          | Interpretive Signs        | Non-contributing, incompatible                |
|                 |                          | Mill Pond Fence           | Non-contributing, compatible                  |
|                 |                          | White Chain Safety Fences | Noncontributing, incompatible                 |
|                 |                          | Junk Barn Fence           | Non-contributing, incompatible                |
|                 |                          |                           |   |
|                 | Vegetation               |                           |   |
|                 |                          | Honey Locusts             | Noncontributing, incompatible                 |
|                 |                          | Millrace Shrubs           | Contributing, need thinning to be compatible? |

| Character area  | Characteristic           | Feature                              | Contributing/Non contributing  |
|-----------------|--------------------------|--------------------------------------|--------------------------------|
|                 | Circulation              | Mill Yard                            | Contributing                   |
|                 |                          | Loading access                       | Contributing                   |
|                 |                          | Universal Access Ramp 1              | Non-contributing, incompatible |
| Mill operations |                          | Universal 1 Access Ramp 2            | Non-contributing, incompatible |
|                 |                          | Mill Entry Road                      | Contributing ?                 |
|                 |                          | Millrace Entry Road                  | Contributing, compatible       |
|                 |                          | Mill Entry Bridge 1                  | Missing (now a culvert)        |
|                 |                          | Mill Path                            | Contributing, compatible       |
|                 |                          | Trail race path                      | Contributing, compatible       |
| Domestic        | Buildings and Structures | Thompson House                       | Contributing                   |
|                 |                          | Fruit Cellar                         | Missing                        |
|                 |                          | Woodshed                             | Contributing                   |
|                 |                          | Chicken House                        | Missing                        |
|                 |                          | Carriage House                       | Contributing                   |
|                 |                          | Laundry House                        | Non-contributing, compatible   |
|                 |                          | Host Site                            | Non-contributing, incompatible |
|                 |                          | Restrooms                            | Non-contributing, incompatible |
|                 | Site Furniture           |                                      |                                |
|                 |                          | House fence, Domestic Fence 16       | Noncontributing, compatible?   |
|                 |                          | West boundary fence                  | Non-contributing, compatible   |
|                 |                          | Domestic Fence 4, pasture fence east | Non-contributing, compatible   |
|                 |                          | Domestic Fence 3 Pasture fence west  | Contributing                   |
|                 |                          | Horse Trough                         | Contributing                   |
|                 | Circulation              |                                      |                                |
|                 |                          | Parking Lot                          | Non-contributing, incompatible |
|                 |                          | House Path (Dp1)                     | Contributing                   |

|  |            |  |  |
|--|------------|--|--|
|  |            | Carriage House Path (Dp9)                                    | Contributing                             |
|  |            | Carriage House Drive (Dp8)                                   | Contributing                             |
|  |            | House Turnout (Dp7)  | Contributing                             |
|  |            | Horse Barn path (Dp5)  | Contributing                             |
|  |            | Orchard/Garden path  | Missing                                  |
|  | Vegetation |  |  |
|  |            | Giant Sequoias <i>Sequoia giganteum</i> along roads          | Non-contributing, incompatible           |
|  |            | Rose Hedge, <i>Rosa rugosa</i> , BMR                         | ?, compatible                            |
|  |            | Silver Maples <i>Acer saccharinum</i> , BMR                  | Non-contributing, compatible             |
|  |            | Japanese Barberry, <i>Berberis thunbergii</i> 'atropurpurea' | Non-contributing, compatible?            |
|  |            | House Garden   | See map. Individual plants listed below. |
|  |            | Holly ( <i>Ilex aquifolium</i> ) by gate                     | Contributing, compatible                 |
|  |            | Flowering quince, east porch <i>Chaenomeles praecox</i>      | Contributing, compatible                 |
|  |            | Port Orford Cedars <i>Chamaecyparis lawsoniana</i>           | Contributing, compatible, but diseased   |
|  |            | <i>Spiraea</i> sp. by porch                                  | Contributing, compatible                 |
|  |            | <i>Spiraea japonica</i>                                      | Contributing?, compatible                |
|  |            | Calla Lily <i>Zauschneria</i>                                | Contributing, compatible                 |
|  |            | Narcissus  | Contributing compatible                  |
|  |            | Snowball bush <i>Viburnum opulus</i>                         | Contributing, compatible                 |
|  |            | Loganberries, gooseberries                                   | Missing                                  |
|  |            | Port Orford Cedars   | Missing                                  |
|  |            | Douglas firs ( <i>Pseudotsuga menziesii</i> )                | Missing (stumps)                         |
|  |            | East Porch flowerbed   | Missing                                  |

|  |  |  |                                   |
|--|--|--|-----------------------------------|
|  |  | Maidenhair fern<br>( <i>Adiantum aleuticum</i> )     | Missing                           |
|  |  | East lawn  | Contributing, compatible          |
|  |  | Evergreen azaleas                                    | Non-contributing,<br>incompatible |
|  |  | Trident Maple <i>Acer<br/>beurgarium</i>             | Non-contributing,<br>incompatible |
|  |  | Colorado Blue Spruce<br><i>Picea pungens glauca</i>  | Non-contributing,<br>incompatible |
|  |  | Redwood <i>Sequoia<br/>giganteum</i>                 | Non-contributing,<br>incompatible |
|  |  | Honeylocust <i>Gleditsia<br/>triacanthos inermis</i> | Non-contributing,<br>incompatible |
|  |  | <i>Hebe southerlandii</i>                            | Non-contributing<br>incompatible  |
|  |  | <i>Hebe 'Patty's Purple'</i>                         | Non-contributing,<br>incompatible |
|  |  | Staghorn sumac <i>Rhus<br/>typhina</i>               | Non-contributing,<br>incompatible |
|  |  | Dwarf conifers                                       | Non-contributing,<br>incompatible |
|  |  | David's <i>Viburnum<br/>Viburnum davidii</i>         | Non-contributing<br>incompatible  |
|  |  | Cinquefoil <i>Potentilla<br/>fruticosa</i>           | Non-contributing<br>incompatible  |
|  |  | Rhododendron   | Non-contributing,<br>compatible?  |
|  |  | <i>Camellia japonica</i>                             | Non-contributing,<br>compatible   |
|  |  | Privet <i>Ligustrum<br/>ovalifolium aureum</i>       | Non-contributing,<br>compatible   |
|  |  | Privet <i>Ligustrum<br/>obtusifolium</i>             | Non-contributing,<br>compatible   |
|  |  | English Ivy <i>Hedera<br/>helix</i>                  | Noncontributing, invasive         |
|  |  | Shrub <i>Althea Hibiscus<br/>syriaca</i>             | Non-contributing,<br>compatible   |
|  |  | Hardy <i>Fuschia Fuschia<br/>magellenica</i>         | Non-contributing,<br>incompatible |
|  |  | Heavenly bamboo<br><i>Nandina domestica</i>          | Non-contributing,<br>incompatible |

|             |                             |  |   |
|-------------|-----------------------------|--|---|
|             |                             | Belgian honeysuckle<br><i>Lonicera periclymenum</i>              | ?, compatible   |
|             |                             | Jackman Hybrid<br><i>Clematis Clematis</i><br><i>jackmanii</i>   | Noncontributing, compatible<br>if species   |
|             |                             | Woodbine <i>Parthenocissus</i><br><i>inserta (quinquefolia?)</i> | Non-contributing?,<br>compatible; if <i>quinquefolia</i> ,<br>should be removed from<br>garage. |
|             |                             | English laurel <i>Prunus</i><br><i>laurocerasus</i>              | Contributing? invasive  |
|             |                             | Incense cedar<br><i>Calocedrus decurrens</i>                     | Non-contributing,<br>compatible   |
|             |                             | Daylily <i>Hemerocalis</i><br><i>fulva</i>                       | Contributing  |
|             |                             | Bearded Iris <i>Iris</i><br><i>germanica</i>                     | Contributing  |
|             |                             | Purple loosestrife<br><i>Lythrum virgatum</i>                    | Noncontributing,<br>incompatible, invasive  |
|             |                             | Mexican Orange<br><i>Choisya ternata</i>                         | Non-contributing,<br>incompatible   |
|             |                             | Roses  | Non-contributing,<br>compatible   |
| Agriculture |                             |  |   |
|             | Buildings and<br>Structures |  |   |
|             |                             | Junk Barn  | Contributing  |
|             | Vegetation                  |  |   |
|             |                             | Tree Plantations   | Non-contributing,<br>incompatible   |
|             |                             | Pasture grass  | Contributing  |
|             |                             | Crops, Hayfield  | Missing   |
|             |                             | Oak trees ( <i>Quercus</i><br><i>garryana</i> )                  | Contributing  |
|             | Circulation                 |  |   |
|             |                             | Hayfield Paths (Ap4,<br>Ap3)                                     | Non-contributing,<br>incompatible   |
|             |                             | Riverbank path (Ap19)  | Non-contributing,<br>compatible   |
|             |                             | West boundary Path<br>(Dp10)                                     | Non-contributing,<br>compatible   |

|               |                |                               |                                |
|---------------|----------------|-------------------------------|--------------------------------|
|               |                |                               |                                |
|               | Site Furniture |                               |                                |
|               |                | West Boundary Fence 10 (Dp10) | Non-contributing, incompatible |
|               |                | Orchard fence                 | Missing                        |
| Natural Areas |                |                               |                                |
|               | Site furniture | Old Fence East millrace       | Contributing                   |
|               |                | East Millrace vegetation      | Non-contributing, incompatible |
|               | Vegetation     | Riparian vegetation           | Contributing, compatible       |
|               |                | West Slough                   | Non-contributing               |
|               | Circulation    | East Millrace Access Road     | Non-contributing, compatible   |

## Appendix 3. Feature ID Chart

| Characteristic           | Feature                   | Code | Maps       | Key          |                                |
|--------------------------|---------------------------|------|------------|--------------|--------------------------------|
|                          |                           |      |            | Code element |                                |
| Buildings and Structures | Mill                      | Mb1  | all        | D            | Domestic Character area        |
|                          | Junk Barn                 | Db2  | all        | M            | Mill Operations Character area |
|                          | Horse Barn                | Db3  | all        | N            | Natural Area Character area    |
|                          | Thompson House            | Db4  | all        | A            | Agriculture Character area     |
|                          | Woodshed                  | Db5  | all        | sf           | site furniture, misc.          |
|                          | Carriage House            | Db6  | all        | f            | fence                          |
|                          | Garage                    | Mb7  | all        | r            | road                           |
|                          | Service Shed              | Mb8  | current    | p            | path                           |
|                          | Laundry House             | Db9  | current    | WF           | water feature                  |
|                          | Public restroom           | Mb10 | current    | GA           | Garden                         |
|                          | Thomson House Outbuilding | Db12 | 1918       | PA           | Pasture                        |
|                          | Chicken House             | Db13 | 1918       | OR           | Orchard                        |
|                          | Animal house              | Db14 | 1918       | VG           | Vegetable Garden               |
|                          | Fruit Cellar              | Db15 | 1918, 1946 | b            | building                       |
|                          | Southwest corner building | Db16 | 1946       | HG           | House garden                   |
|                          | Simmons House             | Db18 | 1872, 1898 | CR           | crops                          |
|                          | Blacksmith                | Db19 | 1872       | sl           | Slough                         |
|                          | Simmons outbuilding       | Db20 | 1898       | grey type    | missing features               |
|                          | Granary 1870              | Db21 | 1872, 1898 |              |                                |
|                          | West access ramp          | Ms21 | current    |              |                                |

| Characteristic             | Feature              | Code | Maps                      | Key |  |
|----------------------------|----------------------|------|---------------------------|-----|--|
|                            | East access ramp     | Ms22 | current                   |     |  |
|                            | Shelter              | Ms23 | current                   |     |  |
|                            |                      |      |                           |     |  |
|                            |                      |      |                           |     |  |
| Constructed Water Features | Millrace             | WF1  | all                       |     |  |
|                            | East Millrace        | WF2  | all                       |     |  |
|                            | Head Gate and Flume  | WF3  | all                       |     |  |
|                            | Tailrace             | WF4  | all                       |     |  |
|                            |                      |      |                           |     |  |
| Circulation                | House Path           | Dp1  | 1918, 1946, 1979, current |     |  |
|                            | Mill Path            | Mp2  | 1918, 1946, 1979, current |     |  |
|                            | Plantation path      | Ap3  | current                   |     |  |
|                            | Plantation path      | Ap4  | current                   |     |  |
|                            | Horse Barn Path      | Dp5  | 1918, 1946, 1979, current |     |  |
|                            | Mill Yard            | Mp6  | all                       |     |  |
|                            | House Drive          | Dp7  | 1946, 1979, current       |     |  |
|                            | Carriage House Drive | Dp8  | 1918, 1946, 1979, current |     |  |
|                            | Carriage House Path  | Dp9  | 1918, 1946, 1979, current |     |  |
|                            | West Boundary Path   | Dp10 | 1979, current             |     |  |
|                            | Host Site Parking    | Mp11 | current                   |     |  |
|                            | East Boundary Path   | Mp12 | 1979                      |     |  |



| Characteristic | Feature                     | Code | Maps                      | Key |  |
|----------------|-----------------------------|------|---------------------------|-----|--|
|                | Tail Race Path              | Np13 | Current                   |     |  |
|                | Old Garden path             | Dp14 | 1918                      |     |  |
|                | Pasture Slough Path         | Dp15 | 1918                      |     |  |
|                | Simmons Plank path          | Dp16 | 1898                      |     |  |
|                | Vegetable Garden Path       | Dp17 | 1946                      |     |  |
|                | River Path                  | Ap19 | 1945, 1979, current       |     |  |
|                | Mill Entry Road             | Mr1  | all                       |     |  |
|                | West Millpond Entry Road    | Mr2  | all                       |     |  |
|                | East Millpond Access Road   | Mr3  | all                       |     |  |
|                | Boston Mill Road            | Mr4  | all                       |     |  |
|                |                             |      |                           |     |  |
| Site Furniture | Original house fence        | Df1  | 1918, 1946                |     |  |
|                | East House Fence            | Df2  | 1918, 1946, 1979, current |     |  |
|                | West Side Pasture Fence     | Df3  | all                       |     |  |
|                | Millyard Side Pasture Fence | Df4  | all                       |     |  |
|                | Junk Barn Fence             | Df5  | all                       |     |  |
|                | BMR East fence              | Mf6  | 1918, 1946, 1979, current |     |  |
|                | Orchard Fence               | Df7  | 1918, 1945                |     |  |
|                |                             | Df8  |                           |     |  |
|                | Millrace edge fence         | Mf9  | Current                   |     |  |

| Characteristic | Feature                      | Code   | Maps                      | Key |  |
|----------------|------------------------------|--------|---------------------------|-----|--|
|                | triangle fence               | Df10   | 1979                      |     |  |
|                | West boundary fence          | Df11   | 1918, 1946, 1979, current |     |  |
|                | pre-lawn pasture south fence | Df12   | 1918                      |     |  |
|                | pre-lawn lawn fence          | Df13   | 1918                      |     |  |
|                | Entry road p&b fence         | Df14   | 1918                      |     |  |
|                | Entry road fence             | Df15   | 1946, 1979, current       |     |  |
|                | Current House Fence          | Df16   | current                   |     |  |
|                | Horse Trough                 | Dsf1   | 1918, 1946, 1979, current |     |  |
|                | Utility pole 1               | Dsf2   | 1918                      |     |  |
|                | Utility pole 2               | Msf3   | 1918                      |     |  |
|                |                              |        |                           |     |  |
| Vegetation     |                              |        |                           |     |  |
|                |                              |        |                           |     |  |
|                | House Garden                 | DHG    | 1918, 1946, 1979, current |     |  |
|                | Vegetable Garden             | DVG    | 1918, 1946                |     |  |
|                | Orchard                      | DOR    | 1918, 1946                |     |  |
|                | Riparian Vegetation          | NRVE   | all                       |     |  |
|                | Hayfield                     | ACR    | all                       |     |  |
|                | Pasture                      | DPA1   | all                       |     |  |
|                | West Horse Pasture           | DPA2   | all                       |     |  |
|                | Port Orford Cedars           | DHGAt1 | 1946, 1979, current       |     |  |
|                | Millrace redwoods            | Mt1    | current                   |     |  |

| Characteristic               | Feature                   | Code   | Maps    | Key |  |
|------------------------------|---------------------------|--------|---------|-----|--|
|                              | Boston Mill Road redwoods | Dt2    | current |     |  |
|                              |                           |        |         |     |  |
| Natural Systems and Features | Calapooia River           | NCR    | all     |     |  |
|                              | West Pasture Slough       | DPA2sl | all     |     |  |



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