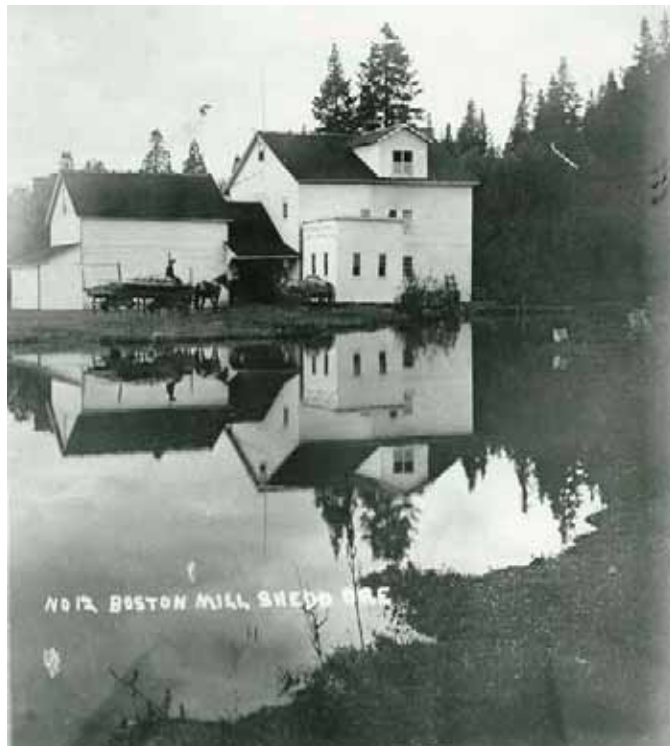


THOMPSON'S MILLS

State Heritage Site

MASTER PLAN



c 1905

SEPTEMBER 2006



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Introduction

BACKGROUND

Oregon Parks and Recreation Department (OPRD) prepares master plans for its properties as mandated by ORS 390.180. The purpose of a state park master plan is to plan for both the protection and public enjoyment of the state park resources. Master plans identify and provide for the most appropriate recreational uses for the parks based on the resources, development opportunities and constraints, public recreation needs and OPRD's role as public recreation provider. The master plan may also identify desired lands for OPRD acquisition. A master plan also provides the basis for preparing land use compliance requests for local governments, partnership agreements, budget and management priorities and detailed development and management guidelines.

OPRD purchased the Thompson's Mills site in the spring of 2004. Oregon's "newest" state park includes the 1863 mill building, which was enlarged at the turn of the century and again in 1917, its millrace, a Queen Anne-style house, and several outbuildings on approximately 20 acres of fertile Willamette Valley farmland. Included in the purchase are some of the oldest intact water rights in Oregon. The water rights for the mill date back to 1858, one year prior to Oregon becoming a state. These rights are important not only for the mill's operation, but for potentially enhancing fish and wildlife habitat in the Calapooia Watershed and for the farmers who use the same water to irrigate the surrounding farmlands. The mill, its associated buildings and water features present OPRD with an excellent opportunity to preserve, protect and interpret the significant cultural and natural resources associated with this site for present and future generations while accommodating water need for fish and wildlife and irrigation.



c. 1905

WHAT'S IN A NAME

OPRD's official name for the site is Thompson's Mills State Heritage Site. This document will refer to the site's historic proper name using the plural, "Mills". However in the text, it will refer to the noun, mill, as singular. "Mills" is explained by the fact there were numerous milling machines or "mills" within the single mill building. The mill went through a number of name changes over the years. The original mill builder, R.C. Finley called it Boston Mills (1858). When Martin Thompson bought the mill from the previous owner William Simmons, in 1897, he modernized it and renamed it Boston Roller Mills (referring to the mechanized rollers that were added). Some time after Martin's son Otto took over the business in 1910 (upon Martin's death), the name changed to Thompson's Flouring Mills (c.1918). When Otto died in 1965, his son Myrle replaced him as manager. The name was shortened to Thompson's Mills, reflecting the discontinuation of flour milling which occurred sometime in the mid-1940s. The products produced at the mill were sold under a variety of trade names, such as Valley Rose, Delicious Apple, Oregon Maid, Flavor, and Thompson's Best.

USEFUL PRODUCTS OF A MASTER PLAN

Master Plans

- Develop a unified vision for the State's property that all parties and the community can work towards.
- Provide a strategy for future planning efforts and development timelines.
- Prepare a short-term implementation plan that will coincide with the long-term vision for sites.
- Prioritize spending and provide a blue print for development activities.
- Identify appropriate cultural resource strategies for sites.
- Provide a forum for discussing important issues and identifying solutions.
- Create an opportunity for public involvement and understanding project constraints.
- Define steps related to additional historic and archaeological research needs.
- Define natural resource management in the context of cultural landscapes.

THE PLANNING PROCESS

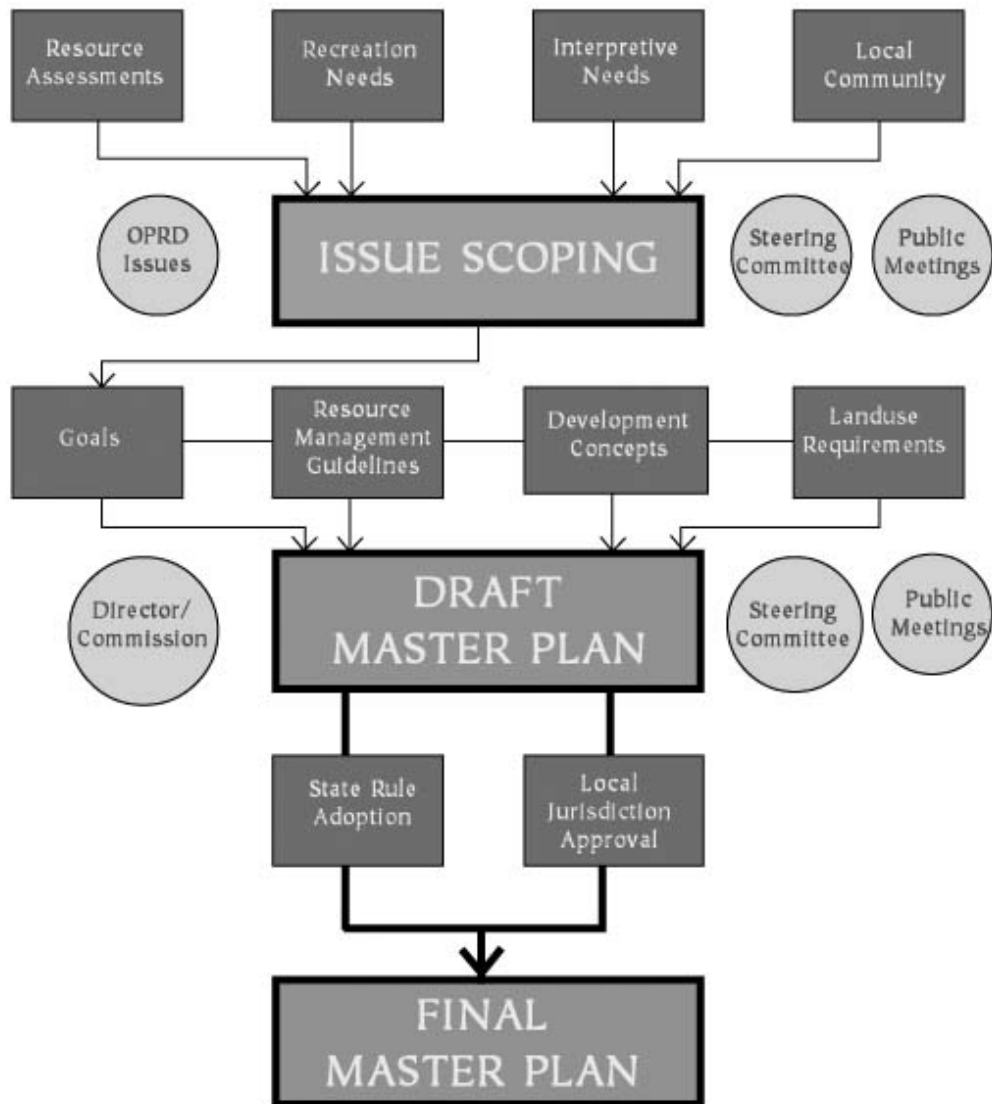
The chart on the following page illustrates the basic steps for completing an OPRD master plan.

Initial steps include information gathering regarding natural, cultural and scenic resources, existing facilities, recreation and interpretive needs and local communities. For this master plan, OPRD hired a botanist to examine the site's natural resources. A summary of the results of that work is found in this plan. Other research included work conducted by a University of Oregon archaeological field school.

Secondly, issues involving use, development and management of the park were collected through meetings with OPRD staff, an appointed advisory committee, and the general public.

Thirdly, a set of goals for future use and development of the park and management of site's resources was completed. Resource management guidelines and development concepts including alternatives were generated.

OPRD Master Plan Completion



PUBLIC INVOLVEMENT

OPRD convened an advisory committee to help formulate ideas and review and provide comments on the plan. The advisory committee represented diverse interests, comprised of a neighbor, an irrigator, a Boston Mills Society representative, the Linn County Planning Director, the Linn County Parks Director, an Albany Visitor Association representative, a Calapooia Watershed Council representative, an Oregon

Thompson's Mills State Heritage Site Master Plan

Fish and Wildlife Department representative, an Oregon Water Resources Department representative and the City of Albany Mayor. The advisory committee held its first meeting April 7, 2005 to help OPRD identify important issues to consider as OPRD developed the master plan for the site. On July 19, 2005 the advisory committee reviewed development alternatives. The advisory committee's third meeting was held on September 20, 2005 to provide comments on the draft plan.

On April 7, 2005, OPRD held a public meeting in Shedd, Oregon to brainstorm master plan ideas and issues with approximately 25 interested citizens. OPRD staff presented a short background describing the master plan process, and then opened the floor for public comment. OPRD held an additional public meeting on July 19, 2005 to obtain comments on site development alternatives. A third public meeting was held on September 20, 2005 to discuss the draft master plan and provide an opportunity for comment.

The Planning Context

LOCATION

Thompson's Mills is located in the Willamette Valley of western Oregon near the community of Shedd. The mill site has the historic mill building, a historic Queen Anne-style house and various outbuildings located on 20 acres. There is a system of three diversion dams, a canal, and two natural waterways that direct flow from the Calapooia River to the point of use at the mill.

Shedd lies approximately 39 miles south of Salem, 33 miles north of Eugene, 15 miles southeast of Corvallis and six miles northwest of Brownsville. Shedd is situated along Highway 99E in Linn County.

Linn County is located in the heart of the 100-mile long Willamette Valley. This broad valley, lying between the Cascade Mountains and the Coast Range, includes soils and a climate that has earned it a ranking among the world's most productive agricultural areas.

The Willamette Valley is bordered by the volcanic Cascade Range to the east and the Coast Range to the west. The Coast Range consists mainly of sedimentary rock, but includes many basaltic dikes and buttes that have intruded through the sedimentary rock. The Willamette Valley itself is a broad, nearly level alluvial plain, interrupted by intermittent low basalt hills, associated with the volcanics that formed the Western Cascades (Franklin and Dyrness 1988:15). The valley floor was formed between 15,000 and 20,000 years ago by the Missoula Floods, when a series of ice dams holding water in the ancient Lake Missoula broke and flooded the Columbia River basin, including the Willamette Valley.

The southwestern portion of the property west of the mill complex, including the main portion of the old Boston town site, occupies an elevated floodplain terrace. The area northwest of the mill complex bordering the Calapooia River is a lower floodplain terrace with cultivated fields.



PREHISTORY

Archaeological investigations in the Willamette Valley provide evidence of human occupation extending back for more than 10,000 years. Population increases occurred approximately 3,000 years ago, continuing until diseases introduced by the settlers killed the native people.

In 1800 the Kalapuyans occupied all of the Willamette Valley. Today many rivers such as the Tualitin, the Yamhill and the Santiam preserve these tribal identities. The Tualitan probably comprised some 15-20 hamlets (Zenk 1994). For other groups the record is less clear regarding community size. The Kalapuya lived in permanent villages during winter months, but occupied a series of temporary camps at different sites during the dry months. Plant resources are emphasized as being the staple of the Kalapuyan diet. Chief among these was the camas bulb of the lily family that commonly occurs within wet meadows. Other important resources included seeds of tarweed and grasses, hazelnuts, and various types of berries (Zenk 1976).

(From the Archaeological Survey of Boston Town and Thompson's Mills, Linn County Oregon, Schablitsky and Connolly, July 1, 2005)

MILL DEVELOPMENT

Thompson's Mills and the Queen Anne house are unique historical resources that chronicle rural life in Oregon over the last 150 years. The mill and house are on the National Register of Historic Places. The mill is reportedly the oldest water-powered grain mill in Oregon. Flour was produced from 1863 to the 1940's, when it was converted to the production of animal feed. Other water-operated mills on the West Coast include the Butte Creek Mill in Southern Oregon, the Bale Grist Mills in Sonoma County, California and the Cedar Creek Mill in Clark County, Washington.

Boston Mills was built in 1858. While most mills of the period were situated in the hills near a stream with sufficient head (or fall) to generate waterpower, Richard Finley selected a location for Boston Mills on the valley floor with easy access to settlement, transportation, farming and good visibility.

The story of how the mill gains and regulates water flows is complicated. The three dams associated with the mill serve only one function: to manipulate water flow to or away from the mill from the Calapooia River. A high water diversion "ditch", called the Sodom Ditch, was built in the 19th century. This ditch runs east of the mill and has displaced about 7 miles of the Calapooia River. It is now the primary waterway, containing two-thirds of the river's flow. The Sodom Ditch joins Butte Creek that then joins the Calapooia River several miles to the north. Sodom Dam is used to keep water in the river channel that is later diverted towards the mill.



The Headgates, 2005

The millrace splits off to the west from the natural channel of the Calapooia River. About 150' downstream on the river from the split, the Shearer Dam backs up water sending it into the millrace.

At the end of the millrace (approximately $\frac{3}{4}$ miles from the Calapooia River) the water reaches the mill head gates. Here, water can be channeled through the turbines powering the mill and returned to the Calapooia River directly below the mill tailrace.

Thompson's Mills State Heritage Site Master Plan

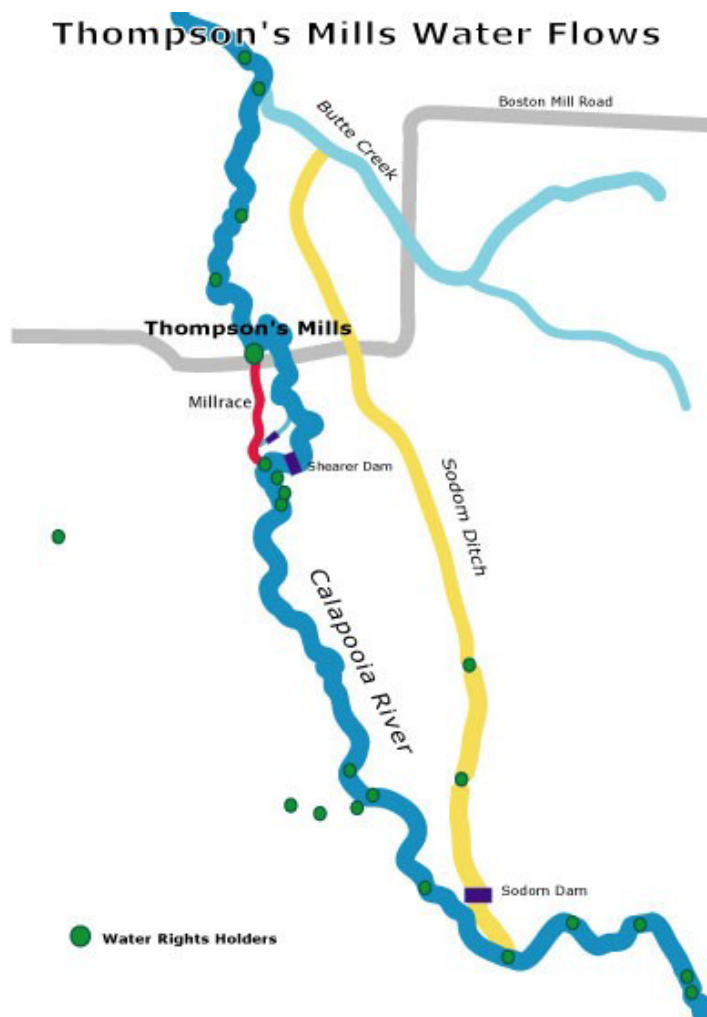
The Willamette Valley has been a bountiful agricultural center and travel corridor for the Pacific Northwest since the arrival of the first European settlers. Boston Mills and the town site became an essential element in the early development of the valley shortly after the mill's construction in 1858. The mill provided flour and other products for the expanding pioneer population. Its location on the early travel routes set it apart from other mills and allowed it to flourish.

In October 1862, a fire destroyed the first mill. After the fire, the mill was rebuilt. It is this building that makes up the core historic resource. The mill has remained largely the same over the years, but several additions increased its capacity to keep it competitive. After Martin Thompson bought the property in the 1891, steel rollers were added to supplement the Buhrstones, and the mill was renamed Boston Roller Mills. In 1903, an electric generator was installed to provide lights in the mill and the millkeeper's house. The Thompsons had the electric lights well before their neighbors.

After the fire in 1862, Alex Brandon and Phil Crawford left the mill and William Simmons partnered with Finley. Later William's brothers, Edwin and Alvin, replaced William for a short time until William returned. Alice and Stan Noel were there a short time only to be replaced by Martin Thompson. Simmons' share was sold to Martin, giving him sole ownership in 1897. The Thompson family would own the mill for the next 83 years.

After Martin Thompson died in 1910, his sons Otto and Leo took over the operation of the mill. After Leo's death, Otto improved the mill with such additions as the concrete grain silos in 1917, major expansions of the warehouse space in the 1920s and improvements to the mill office in the 1930s.

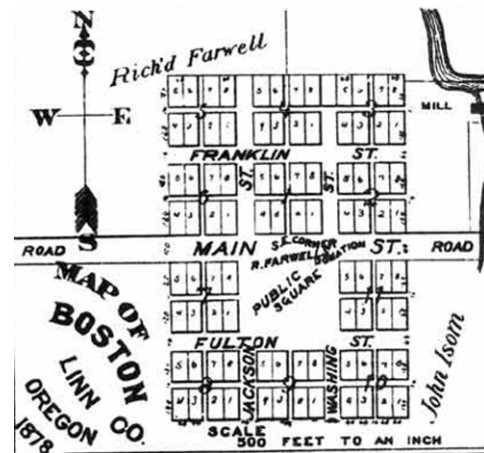
Flour milling ended in the mid-1940's, and feed milling ended in 1987. Flour milling ended because the mill could not meet health and sanitation requirements. Economic and social changes also contributed to the closing. Part-time and specialty milling continued into the 1990's. The skills needed to run the mill were dying with the older generation, and there was little interest among the younger members of the community.



BOSTON

The town of Boston was platted in 1861. It never became a thriving town. In its heyday, in 1869, Boston had a post office, two general stores, a blacksmith shop, and the mill. The area was well known for a county fair held at the base of Bunker Hill (a knoll also known as Savage Butte to the east of town). The fair was the most important event of the year for Linn County residents. A great deal of rivalry developed over the horse races and agricultural exhibits.

The community of Boston originally grew out of the activities associated with the Mill, and because it was a convenient stop for those traveling by carriage or horse and buggy between Albany and Eugene and for the pack trains traveling to the gold fields of Southern Oregon and California. In 1871 the new Oregon & California Railroad bypassed the town of Boston by less than two miles to the west. A new town emerged alongside the railroad named Shedd's Station after Captain Frank Shedd, later shortened to Shedd. With its proximity to the railroad, Shedd was better able to provide services, and residents of Boston soon relocated to Shedd. This caused the demise of the town of Boston, marked most conspicuously by the moving of the post office to Shedd in 1871. However, the decline of the town site did not affect the mill operation, which continued to flourish.



A CHANGING LANDSCAPE

The extensive open prairies and savannahs found throughout the Willamette Valley by early Euroamerican travelers and settlers were due in large measure to fires deliberately set by the native Kalapuya to maintain an open landscape, to promote the growth of annual grasses (which were harvested for seeds), to remove competing plants from the camas fields, and to direct the movement of game (Boyd 1999). Savannahs dotted with fire-resistant white oak were common on hillslopes. Streams and rivers were bordered by forest that included Douglas fir, grand fir, and big leaf maple, with an understory dominated by hazel, brome, vine maple, ocean spray and salal. Yew, poison oak, mock orange, sword fern, snow queen and native grasses were also commonly present (Franklin and Dyrness 1988:116). Today the majority of the valley floor is intensively farmed (with agriculture dominated by grass seed production), gallery forests along river courses are reduced, and oak savannahs have largely been replaced by an encroaching conifer forest. The 1853 General Land Office cadastral survey map of the project area shows that most of the property (including the mill) was within an area originally characterized by riparian forest.

Historic photos provide a perspective on the present vegetation of the mill site. The 1938 aerial photo shows the mill and mill race, along with a channel just east of the mill pond that appears to have provided additional water-level control. The entire mill property is under agricultural management, but many flood channels and meander loops of the Calapooia River are still easily seen where they cross the property. Forested areas were much less extensive than at present, with only small trees along the Calapooia River and only shrubs east of the mill pond where the present secondary riparian forest is located. Only one of the large oaks east of the mill pond can be seen on the 1938 photo, and the large cottonwoods formerly

located north of the house were only small trees in 1938. No shrub willows were located along the swale at the west edge of the property where they presently line the bridge.

A 1970 photo shows a landscape mostly devoid of riparian forest, with most of the Thompson's Mills grounds covered with pasture. The meander channels, so easily seen in the 1938 photo, had been filled or modified by thirty years of agricultural management. The large oaks and cottonwoods are visible as large-crowned trees, but the Douglas fir plantations, nursery, and rows of planted trees near Boston Mill Drive had not yet been planted. Most of the riparian forest and plantations were established after 1970.

The present-day riparian forest is dominated by Oregon ash and cottonwood, but includes many exotic plant species, probably the result of both intensive agricultural management of the adjacent landscape and modifications to the land near the mill for water control. These modifications include construction of a steep-sided channel just east of the mill race and along the west edge of the riparian forest. The riparian forest occupies a second depression that appears to be a natural creek bed. Erosion, fill, and historic dump deposits make it difficult to determine the geomorphological history of this channel with certainty.

The historic vegetation at the site is shown on a map based on General Land Office Surveyor's notes from the 1850s. It shows a mix of bottomland hardwood forests, upland xeric prairie, and wet prairie. The northern and eastern parts of the site, along the Calapooia River, consisted largely of bottomland hardwood forests. Most of these forests were cut and the lands modified for the construction of the mill and by drainage and planting of pasture. The entire prairie has also been eliminated. The drier upland prairies were first converted to pasture and then later converted to nursery and Douglas fir plantation. The wet prairie located in the western part of the property was converted to pasture. There were possibly small inclusions of oak savanna both within the dry prairie and along the banks of the Calapooia River, but those would also have been converted to agriculture.

Setting and Views

There is a stunning peak into the mill site as one approaches the site headed east on Boston Mill Drive, however trees have encroached on the view. Photographers and artists who visit the mill typically try to capture the mill's view reflected in the water of the mill race. A good viewpoint is the bridge on Boston Mill Drive and from the secondary entrance road looking back towards the mill.

THOMPSON'S MILLS TIMELINE

1847-1848	Richard Chism Finley establishes a mill below the falls near Crawfordsville
1851-52	The Magnolia Flour Mill is built in Albany, drawing business from Finley's Crawfordsville Mills
1853	Richard Chism Finley establishes a 2 nd mill at the falls near Crawfordsville
Mill Period I: 1856 - 1897 – Boston Mills	
1856-58	Finley partners with Philemon V. Crawford and Alexander Brandon to build Boston Mills
1858	Finley buys the right to build a dam across the Calapooia River and obtains Territorial Water Rights (35 cfs).
1858	Boston Mills opens for business
1861	Town of Boston platted
1862	First Mill burns down
1863	Mill rebuilt with two water turbines (a 46" Perfection and a 24" Perfection).
1863	William Simmons builds mill keeper's house
1866	Crawford and Brandon sell shares to William Simmons
1869	William Simmons becomes the postmaster of the town of Boston
1869	Approximately eighty people living in the vicinity of Boston
1871	Oregon and California Railroad establishes a new stop at Shedd (Shedd's Station)
1872	Mill opens warehouse adjacent to railroad
1875	William Simmons sells shares to Al and Ed Simmons
1887	William Simmons buys back his shares
1891	Finley sells his shares to Stan and Alice Noel who three months later sell to Martin Thompson
Mill Period II: 1897 – 1904	
1897	Martin Thompson buys out William Simmons and becomes full owner
Late 1890s	Thompson supplements light mill stones with more modern steel roller mills
c. 1900	Small dormer added on south elevation for sifting equipment
1903-04	The mill first installed a Direct Current (DC) generator. It was powered by a turbine and housed in a "fire-proof" room on the first floor of the mill.
Mill Period III: 1904-1917	
1904	Martin Thompson constructs current millkeeper's Queen Anne style house
1904	Two story addition on mill, office relocated to south side of the mill
c.1907	Old Simmons house comes down
1910	Martin Thompson dies. Wife, Sophia and sons Otto and Leo form partnership to operate the mill. Name changes eventually to Thompson's Flouring Mills.
1910	South roof dormer enlarged, a single story extension was constructed on the north end of the mill, complete with loading dock and bracketed roof. Cupola/ventilator added. Water tower constructed across driveway.
1914	WWI mill operates 24 hours/day, peak flour production
1916	35" Leffel turbine installed.
1917	Four-grain silos constructed, 1862 storage shed moved to the north side of the building. Large millstones removed.

Thompson's Mills State Heritage Site Master Plan

Mill Period IV: 1917 – 1933	
1918	Ott Thompson changes name to Thompson's Flouring Mills
1918	Thompson's shipping warehouse built in Shedd
1930	Ott's son Myrle becomes partner in business
Early 1930s	Wooden flume replaced with concrete, providing space for three turbines (1916 Leffel, Two 30" turbines) to increase power capacity. 100 foot Concrete walls built along tailrace, concrete foundation piers added.
Mill Period V: 1933 – 1946	
1933	New roof and expansions in the north warehouse area
1933	Office constructed along new flume and head gates.
1933	Roof of original mill elevated creating a third floor. Additional water rights were secured.
1930s-40s	Switch from wagons and horses to steam, then gas-powered trucks
Mill Period VI: 1946-1974	
1946	Mill ceases production of wheat flour altogether
1946	New pellet mill purchased – Pellet mill fully water-powered.
1957	All water rights for the Calapooia River were formally "adjudicated"
1959	Freeway I-5 constructed less than 1 mile to east
1965	Otto Thompson dies. His son Myrle assumes management of the mill under a corporation between Myrle, Syla and Orval
1965	Mill name changes to Thompson's Mills Inc.
Mill Period VII: 1974-present	
1974	Mill goes up for sale. Merlene and Jim Danaher (Babits) purchases the mill.
1979	Placed on the National Register of Historic Places (Mill and house)
1979	Water mismanagement caused a summertime collapse of a major portion of the mill. Repairs were made the same year.
1986	A water-powered electrical generator was placed online. A 20 year Powered Sales Agreement was signed, supplementing failing feed sales revenues.
1996	Extensive flood damage occurs to water gates and one turbine. The 1916 Leffel turbine is replaced by a new Thomas Bros. Turbine. Repairs of the head gates and trash racks begin.
2004	OPRD purchase the property
2005	Power Sales Agreement are terminated.
2005	Thompson warehouse in Shedd demolished.
Pending 2005	OPRD sell 12 cfs of the 1858 water rights to enhance river health.

Existing Facilities

NEIGHBORHOOD

The Thompson's Mills site consists of a 20-acre tract owned by OPRD along the Calapooia River, located approximately 1.5 miles east of the town of Shedd and Highway 99W on the north side of Boston Mill Drive. Shedd is situated along Highway 99E in Linn County, approximately 39 miles south of Salem, 33 miles north of Eugene, and 15 miles southeast of Corvallis.

Linn County is located in the heart of the 100-mile long Willamette Valley. This broad valley, lying between the Cascade Mountains and the Coast Range, includes soils and a climate that have earned it a ranking among the world's most productive agricultural areas.

Elevations on the Thompson's Mills site range from 250 to 263 feet. The river has dug a steep-sided channel 10-15 feet below the surface of the silt-rich, adjacent, flat agricultural landscape. Elevations at the top of the bank are approximately 260 feet, while the base of the bank is approximately 250 feet. A narrow riparian forest along the east boundary of the site- breaks the flat agricultural landscape of the park with elevations ranging from 250 to 260 feet. Two wet swales near the west boundary have elevations between 255 and 260 feet. One of the swales is within the tree nursery. Herbaceous aquatic plants presently dominate the other. Both are abandoned meander channels of the Calapooia River, probably created during flood conditions.

EXISTING FACILITIES

Mill Building

The mill building was originally built in 1858 and rebuilt in 1863 after being destroyed by fire. The structure is on the National Register of Historic Places. The mill has five above-ground levels and a full basement, for a total of 23,000 sq. ft. It is situated at the end of the millrace and straddles the tailrace that flows north. Electrical motors powered much of the mill machinery. Two of the mill's three water turbines are fully operational. One turbine runs one of the milling machines. The hydroelectric turbine and generator are not operated, since the agreement to sell electricity was terminated in 2005.



Thompson's Mills Today, 2005

The mill includes machinery designed to mill grain and generate power. Ceilings vary in height, as the mill is designed for milling equipment. Grain elevators, chutes and drive belts extend through the different levels from the basement, some continuing all the way up to the fifth floor! The basement houses the turbines. The flumegates, head gates and tailrace are outside, next to the mill. The entire structure is designed with the water system in mind. Most

of the machinery is located on the first floor. It is cold in the winter and hot in the summer. The office is the only room in the mill building that is finished with wood paneling and has limited insulation.

Thompson House

The Thompson house was built next to the mill in 1904. In 1910 a two story addition was added to the west side of the house, increasing the number of bedrooms from four to eight.

The house is on the National Register of Historic Places. It was originally used as a residence for the mill owner and some mill workers. The house is typical of turn of the century homes with very high quality materials and 11' ceilings.



The Mill Keeper's House, 2005

Carriage House

A carriage house was likely built the same time as the house (1904). Today it is used for storage.

Hay Barn

This building was constructed sometime between 1904 and 1907. It was primarily used as a horse barn. The mill had horse teams that were hitched to wagons for delivering flour and feed within a one-day trip from the mill. They would return with loads of firewood. A north addition, doubling the size of the original barn, was added later. This addition has a raised floor bed for ease in loading wagons and later trucks. The north addition was used for both drying feed sacks and storage of finished feed sacks. The roof was likely altered when the north addition was put in. A west end horse stable was added after 1974.



The Hay Barn, 2005

Junk Barn

According to photographs this building is one of the oldest on the property. It was built with square nails, and may have been relocated from the Boston town site.



The Garage / Shop (rt) & Service Bay (lt), 2005

Garage/Shop

The shop is a 640 square foot building. It was built circa 1920. Construction is standard wood framing with 2" x 6" studs spaced 18" apart. A concrete floor was added later, as was the metal roof. There is no insulation or plumbing. The building has a small door on one side. It has several inscriptions (with names, dates, initials) that date from the 1870s and 1890s. A gas tank and dispenser were located in the front of the building.

Service Bay

This circa 1980s metal-clad building is built on top of a buried fuel tank. It housed vehicles and miscellaneous auto related tools. The shop is a 640 square foot building with an approximately 250 square foot shop mezzanine. It has a standard concrete foundation, is framed with 2" x 6" studs spaced 18" apart, has metal siding and a metal-sloped roof. There is no insulation or plumbing. It has a 10' sliding door.

ENVIRONMENTAL CLEAN-UP AND RECYCLING

In 2004, all four underground fuel tanks on the mill grounds were mitigated. Three fuel tanks, along with contaminated soils, were pumped and removed. The fourth fuel tank, under the service bay, was pumped and filled with a concrete slurry mix. Approximately 90 cubic yards of scrap metal were recycled, including automotive body parts, old refrigerators and other junk metal. All lead paint containers, waste oils, farm pesticides and chemicals were removed. In 2003, a partial mill asbestos abatement was completed.

WATER RELATED ELEMENTS

The mill would not function without the intricate system of waterways, dams, control gates, ditches and dikes. These elements need to be considered as key to the site.

THE COLLECTION

In concert with the acquisition of the mill, OPRD came into ownership of an extensive collection of various objects, papers, photos, ledgers and materials, sack labels, flour sacks, ledger books and other business records related to the mill's operation. This collection needs safe, rodent – free storage and needs to be available to researchers. Currently this collection has been placed into over 100 archival boxes. If all these valuable paper archives were to be placed in one file drawer it would be nearly 150 feet long.

ACCESS

Access to the main mill site is gained by traveling east on Boston Mill Drive from Highway 99E in the town of Shedd. Direct access is available from Boston Mill Drive, via a gravel driveway on the southern property line.

WATER RIGHTS/WATER USE

This site has three water rights to the Calapooia River. Two are hydro-mechanical rights and one is an irrigation right. These water rights have allowed the mill to control about 7% of the Calapooia waters for nearly 150 years! Various water disputes and arguments have occurred.

The first power water right, Certificate #26506, is for 35 cubic feet per second (CFS) and has a priority date of 1858. This is the “territorial water right” predating Oregon's statehood. The right is “decreed”, having been adjudicated by the Circuit Court of Linn County in 1957. The second power water right, C#10766, has a 1933 priority date and controls 145 CFS. The final water right, C#14249, has a priority date of 1939 and grants .68 CFS to irrigate 53.7 acres, including 10.8 acres of the mill property.

With conversion of mill machinery to electric motors during the post WWII years, use of the water rights became an option rather than a necessity. Consequently, the Thompson family initiated the creation of the Calapooia Irrigation District (a taxing district) in the 1950s. Water use agreements were developed whereby the mill owner was paid not to run the mill on waterpower during the summer irrigation season. Irrigators upstream used water that would otherwise be available to the Mill. The irrigation district made payments to the mill owner to help defray the mill's electric bill. The agreement continued in different forms until 2004.

Further complicating the water use issue is the management of the mill's three diversion dams. The three dams (Sodom, Shearer, Spillway) are designed so that their heads can be adjusted. Traditionally, around the fourth of July each year, sand bags or flashboards were added to the top of each dam. This increased the elevation of each dam and caused the reservoirs behind the dams to rise, resulting in more water being captured for use at the mill.

In the process, natural river flows were reduced causing stress to the fish and wildlife resources. However, all water use and dam management activities were in accordance with the water rights owned by the mill. Both state and federal governments, as well as private parties questioned and challenged the mill's water use and dam management practices. These water uses are the crux of the water disputes centered on the mill's control of the Calapooia River. OPRD became involved in the water use in 1994.

OPRD's 2004 purchase of the mill and its water rights effectively ended the water disputes. To further help the water users, OPRD terminated the mill's power sales agreement in 2005, one and one-half years early. This ended the 20 year written agreement, whereby the mill managed its water and dams to maximize hydro-electric production and revenue. A formal water management agreement, involving primary Calapooia River interest groups, is nearing completion as of November 2005.

The three aging concrete dams, two with failing fishways, represent a still yet to be decided concern for OPRD as it takes over management of the mill. Discussion and decisions with various interest groups will be needed to address Calapooia fish passage and water flow issues.

Mill Head Gates

At the mill, four wooden head control gates effectively combine to create a dam. When closed the head gates back water up in the mill race for use in the mills turbines. The head gates regulate height and volume of water in the mill race. During the rainy season, the head gates release excess water back into the Calapooia River, keeping the mill basement and site from flooding.

Control and operation of the head gates is done manually. During wet periods, the gates may need checking and adjusting throughout the day, for days and weeks in a row.

ZONING REQUIREMENTS

The mill site is zoned Agribusiness (AB). The AB zone provides for development of a limited variety of industrial and commercial facilities and establishments necessary for, and directly serving, agricultural or forestry uses. The use of this zoning designation is intended for isolated rural areas rather than as extensions of industrial zones surrounding existing cities. Parks are allowed conditionally in this zone.

Thompson's Mills State Heritage Site



North

1 inch equals 200 feet

Resource Assessments

PAST STUDIES

Prior to OPRD's purchase of the property several studies explored the opportunities and feasibility of placing the mill and surrounding properties into public ownership.

Historic Structure Report for Thompson's Mills, 2004

This Historic Structure Report was initiated by OPRD and prepared by the Historic Preservation Program at the University of Oregon. This document is a planning guide. Developed based upon a review of the historic context and an assessment of existing conditions of the Thompson's Mills, it presents a series of recommendations on the care and conservation of the site.

The Pacific Northwest Field School

During the summer of 2003, the University of Oregon sponsored a Field School at Thompson's Mills. A Field School combines lectures on architecture, cultural landscapes, local historic context and conservation techniques with hands-on conservation and rehabilitation work.

Boston Mill Feasibility Study, 1996

Through a grant, Linn County contracted with Leland Consulting Group to prepare a Feasibility Study for the mill. This comprehensive study assessed the opportunities for restoration of Thompson's Mills and evaluated the architectural, market and financial feasibility of the restoration concepts. The study was used as a guide to determine if restoration should be undertaken. In addition, this study evaluated the potential impacts of implementing the restoration and development of the mill. It looked at several concepts and determined that a museum was the most feasible alternative.

Thompson's (Boston) Mill Feasibility Study, 1994

OPRD conducted an evaluation of the site for potential acquisition and addition to the state parks system for consideration by the Parks and Recreation Commission in 1994. Agreement on a purchase price was not reached, and the property was not acquired at that time.

Thompson's Mills National Register Nomination, 1979

This mill was listed on the National Register of Historic Places in 1979 at the request of Merlene Babits.

OTHER STUDIES

The Babits, the previous mill owners commissioned several studies and reports pertaining to hydro-electric generation at both the mill and Sodom Dam. Several of these reports were modified in the 1990s into a sales prospectus advertising the mill for sale.

ASSESSMENTS

Vegetation Inventory

The present-day riparian forest is dominated by Oregon ash and cottonwood, but includes many exotic plant species, probably the result of both intensive agricultural management of the adjacent landscape and modifications to the land near the mill for water control. These modifications include construction of a steep-sided channel just east of the mill pond and along the west edge of the riparian forest. The riparian forest occupies a second depression that appears to be a natural creek bed. Erosion, fill, and historic dump deposits make it difficult to determine the geomorphological history of this channel with certainty.

Roughly eighty percent of the tract consists of the mill race and structures associated with the mill, tree nursery, plantation, and pasture. The remaining twenty percent of the site supports degraded bottomland forest of Oregon ash and graminoid-dominated marshes in old meander channels.

Amphibians and Reptiles

There have been sightings of western pond turtles (*Emys marmorata*) several miles upstream and downstream from the site, as well as in Sodom Ditch. These observations have all been of fewer than five individuals. This species has declined in the Willamette Valley due primarily to habitat loss, destruction of nesting sites by agricultural practices, and predation on juveniles by introduced bass (*Micropterus* sp.) and bullfrogs (*Rana catesbiana*). There is virtually no suitable habitat at the site for this species, as the mill race is devoid of basking sites. The fluctuating water levels of the mill race also discourage use by turtles.

There is little potential habitat at the site for other sensitive herpetofauna, including the red-legged frog (*Rana aurora*), and only the most common species with very general habitat needs may occur.

Birds

The nearest known territory for bald eagle (*Haliaeetus leucocephalus*) is more than 8 miles southwest of the site, along the Willamette River. The area may receive some use by migrating and wintering bald eagles.

There are two small occurrences of the Oregon vesper sparrow (*Pooecetes gramineus affinis*), a state sensitive and federal Species of Concern, known from the Ward Butte and Washburn Butte areas, several miles to the east and southeast of the site. This is a rare bird in the Willamette Valley. It is primarily associated with lightly grazed pastures with scattered shrubs or Christmas tree farms, if extensive grasses or weeds are present.

Another grassland associated species, the streaked horned lark (*Eremophila alpestris strigata*) is known from four locations near the site, approximately 2 to 4.5 miles away. This federal Candidate and state Sensitive bird is concentrated in the central Willamette Valley and occurs in open fields with short, herb-dominated ground cover, significant areas of sparse vegetation and patches of bare ground. It is absent in fallow fields. Nesting habitat includes native prairie and a variety of agricultural and non-agricultural lands.

Mammals

The site falls within the range of several sensitive bat species (*Corynorhinus townsendii*, *Lasiurus noctivagus*, *Myotis evotis*, *M. thysanodes*, *M. volans*, *M. yumanensis*). Bats may use the mill buildings for roosting and bat boxes could be placed at the site to encourage use by bats.

Invertebrates

There is an occurrence of the Oregon giant earthworm (*Driloleirus macelfreshi*), a federal Species of Concern, along the margin of the Calapooia River near Tangent. The species was last observed in a

woodlot here prior to 1985 and no individuals have been collected or reliably identified since that time. The narrow range of this Willamette Valley endemic is apparently due to the species' narrow tolerance of soil conditions and an apparent association with soils that have never been plowed or otherwise disturbed.

Wildlife and Wildlife Habitats

All of the vegetation types have been correlated to the wildlife habitat types defined in the Oregon Gap Analysis project, and by the Wildlife Habitat Relationships project. These habitat classifications allow for the development of lists of species potentially found at the site. Species lists are based on the overlap of species known from the area (based on EMAP hexagon distributions, county distributions and watershed distributions), and the habitats present at the site.

The plant associations found at Thompson's Mills State Heritage Site fit into three categories, agricultural, riparian forest, and wet meadow. Agricultural lands have generally low value for many wildlife species, although deer, upland and wetland game birds, and songbirds feed on agricultural crops. Harvesting and herbicide and pesticide treatments reduce the overall habitat value for commercial agricultural lands.

While riparian forest habitat is a priority wildlife habitat in the Willamette Valley, the small size and low structural and species diversity of the forest patches, combined with the lack of connectivity, greatly reduce the ecological significance of the riparian forest at Thompson's Mills. Any intent to focus on wildlife habitat would require major restoration of both the park and adjacent properties. Expansion of the park southward to include the extensive riparian forest south of Troutman Road along Walton Slough would create an ecologically significant riparian forest tract with potential for managing characteristic and rare plants and animals of the Willamette Valley.

Similarly the small wet meadow area, classified as soft rush marsh, in the southwest portion of the park lacks the connectivity needed to provide habitat for most aquatic or wetland organisms. Restoration of this habitat would require acquisition and physical modification of portions of the channel that cross-adjacent private agricultural lands.

Soils

The property consists predominantly of the various silty clay loams of capability Class I, II, and III. Class I and II Coburg, Malabon and Wapato silty clay loams are the most common at the mill site property. Class II Chehalis silty clay loam is the most common at the Sodom Dam property. Generally, all these soil types are well suited to most agricultural production common to the area. With the exception of the small intrusion of Class VII Fluvents-Fluvaquenets complex in the Calapooia River bed just upstream from the Sodom Dam, all soils on the site are Class II or better. The soil and subsoil conditions appear stable and are suitable for development compatible with other properties in the area.

Floods and Other Hazards

The mill site is generally level and lies within the 100-year floodplain of the Calapooia River. The mill site is subject to the threat of flood. Such a threat has been minimized by the water diversion system, including Sodom Ditch, Shearer and Spillway dams, which help to protect the mill.

According to Flood Insurance Rate Maps 410136-0365, 0307, 05035, dated September 29, 1986, the entire mill site is classified as A-3 and is within the 100-year flood plain of the Calapooia River. A major effort has been made since construction of the mill to minimize flooding. The Sodom Ditch is the primary waterworks that normally keeps high river flows from reaching the mill. The Shearer and the Spillway dams help direct and keep water in the millrace but do nothing to divert floodwaters away from

the mill. Four large woodenhead gates located at the mill are vital in helping keep floodwaters out of the mill basement and back into the Calapooia River. Even with these safeguards however, the mill site can flood. For example, in 1979, human error at the upstream dam resulted in water filling the millrace, flooding the mill, and causing a major portion of the mill to collapse into the river.

There is a long history of floods in the Willamette Valley and the Calapooia River. Major floods have been recorded in 1861 and 1890. In more recent times, floods in 1946, 1956, 1961, 1972 stand out as similar to the 1996 flood in water volumes on the Calapooia. With OPRD management of the mill's three dams floodwaters should be less of an issue.

Cultural Resources

Archaeologists from the University of Oregon conducted a pedestrian archaeological survey of the town of Boston and Thompson's Mills property on March 11, 2005 and April 26, 2005. On June 15, 2005 the archaeologists used a metal-detector to determine the approximate location of key resources associated with the Simmons' home site and the limits of the town of Boston.



Mill Keeper's House, c 1904

Cultural Landscape Assessment

After reviewing the photographic collection of the mill, OPRD staff developed period maps for each era which identify key landscape features such as fence lines, plants, orchards, ball fields, power poles, water towers, gardens, and gates. This information has been used to plan for future development of the property.

Period 1: 1856 – 1896

- 1858 - First 'Boston Mills' built (Finley, Brandon, Crawford)
- 1861 -Town of Boston platted, lasted 10 years when Shedd was established next to the railroad
- Oct. 25th 1862 – fire at carding mill (with separate mill race to SE of mill) probably caused mill fire
- 1863-1864 -_Mill was rebuilt and returned to operation. Roof of mill was peaked
- 1863 - Simmons house built
- 1860s - Brickyard just south of mill
- Blacksmith shop (Bill Arthur) on Thompson's lot in Boston
- Millrace widened (per Sodom Ditch being dug)
- 1890 -Sodom Dam built
- 1890 – 95 - Farmers changed from horses to steam-powered threshing machines
- 1891 – Martin Thompson became part-owner of mill



Mill, c 1892

Period 2: 1897 – 1903

- 1897 - Start of full Thompson ownership – eventual change of mill name to Boston Roller Mills
- c.1900 or before? – wood fence built between Simmons house and mill
- 1900 - Dormer added
- 1900 - Granary roof raised
- C. 1900 - Lean-to added to “carport” next to granary
- 1900, 1902 - Two new storage buildings added on mill grounds
- Early 1900s - First phones (phone poles?)



Mill, c 1900

Period 3: 1904 – 1918

- 1904 – generator put in (“bootstrapped onto turbine”)for electricity for mill and house – first power pole
- 1904 - Two-story addition to mill on north end, office relocated to south side
- 1904 -Thompson's Queen Anne's house built
- 1905 - One-story extension on north, loading dock, bracketed roof
- June 7th, 1907 – big Shedd fire
- C. 1907 – Simmons' house not in photos after 1907
- 1910 – Volquard Martin Thompson died – Sophia, Ott and Leo formed partnership to run the mill, with Ott as manager
- 1910 – Dormer enlarged, cupola, ventilator, water tower on other side of driveway
- 1913 – Business run by partnership of Sophia, Otto and Leo as “Thompson's Bros. & Co.”
- 1914 – WW I – peak flour production (24 hr mill operation)
- 1917 – Four 50 ft high, 17 ft. diameter concrete silos built by Frank and Charlie Gansle. Old granary shed moved/added to north side of mill
- The “Tarweed Special” short railroad constructed between Saddle Butte and Shedd in the 19teens to haul rock from Butte to build railroad and road



Mill, 1917

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Period 4: 1918 – 1932

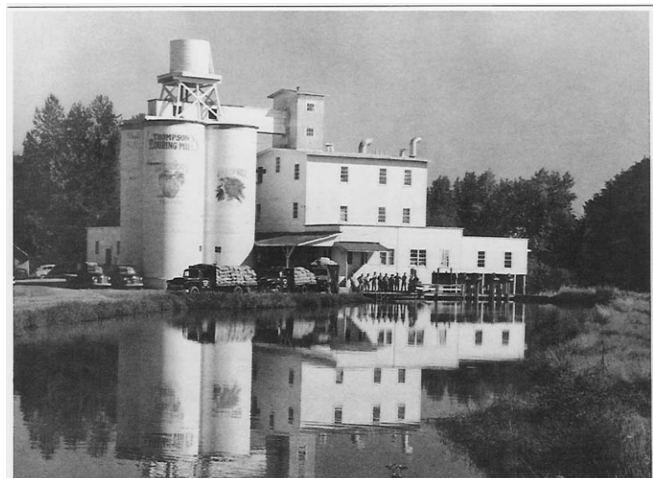
- 1918 – Ott bought the shipping warehouse in Shedd (first built 1872)
- 1918 – Mill name changed to Thompson's Flouring Mills
- 1929-1940 – Depression years – a lot of bartering for flour
- 1930s – Concrete retaining wall 100 ft. long, another concrete wall east of tailrace, concrete flume, concrete foundation piers
- 1930 – mill race widened and deepened



Mill, c 1930

Period 5: 1933 – 1946

- 1930 - Myrle made partner with Ott Thompson (Myrle inherited Leo's interest in mill)
- 1933 – New roof, attic of mill made into full 3rd floor
- 1933 – Office constructed along flume near head gates
- 1933 - Roof of original mill elevated. New sloping roof on head house.
- 1930s – Shift to trucks from horse and carts
- Late 1930s – Barn with 'Use Thompson's Best Flour' lettering on roof painted white (next to Union Gasoline garage)
- 1940s - Expansion on north end of warehouse
- 1940s – Water tower moved on top of silos
- 1944 – WW II - Pellet mill installed – end of flour production



Mill, c 1950s

Post 1946

- Post WW II - Multiple grains and animal feed processed
- 1959 – I-5 built
- May 23rd, 1965 – Otto Thompson died
- 1965 – 1974 - mill run by Myrle Thompson
- 1974 – Merlene and Jim Danaher purchased mill
- 1979 – flood damage – part of mill collapsed, rebuilt
- 1979 – put on National Register of Historic Places
- 1986 – 2005 - mill used to generate electricity
- 2004 – OPRD purchases the mill

Suitability Analysis

RESOURCE INVENTORIES AND ASSESSMENTS

OPRD prepares resource inventories and assessments for its master plans. Detailed mapping of the key resources contribute to the creation of a composite "Suitability Map", which is provided in the master plan. Detailed resource maps, inventories and background information are not included in the plan, but are available for viewing at OPRD headquarters. The following list describes the resource inventories that were completed for the Thompson's Mills State Heritage Site Master Plan.

Plant Communities

Based on the Oregon Natural Heritage Program methodology for classification of plant associations. Names include references to dominant trees, shrubs or herbal plant species at the site.

Wetlands

Based on Oregon Natural Heritage Program wetland plant association classification.

Water/Hazards

The 100-year flood plain as per the Federal Emergency Management Authority (FEMA) maps.

Protected Species (plant and animal)

As per the Oregon Natural Heritage Program inventory, none have been found at Thompson's Mills.

Cultural Resources

For management purposes, the property was divided into four areas. The eastern Boston property is designated Area 1 and includes the bench along the north-south trending fence line, the low lying drainage, and artificial bend east of the mill race. Area 2 includes the developed property which encompasses the mill, house, outbuildings, graveled parking lots and driveways. The plowed fields comprising the northern area of the park are designated Area 3. The western property and former location of the Boston townsite is referred to as Area 4. A report outlining management recommendations within these areas will be completed in November 2005.

Suitability Assessment Methodology

Existing and future recreational uses should coexist with and complement natural, scenic and cultural resources within the project boundaries. To this end, the mill site has been assessed to identify discrete areas of different levels of suitability for recreational use or development, given the natural and cultural resources found there. This was done to identify those areas of the site that could be developed extensively without harming important cultural or natural resources.

This assessment recognized four resource suitability levels ranging from Protection (1) to Major Development (4). The resources assessed included cultural resources, viewsheds, vegetation, protected species (both plant and animal), and water features, including wetland areas and flood zones. Each level is defined by the presence or absence of certain criteria such as: sensitivity, rareness, condition, freedom from disturbance, native species occurrence and the extent of existing development and intrusions. Areas with resources that are very sensitive, rare or unique, and in good condition, have very low tolerance for intensive public recreational use and facility development. These areas are typically assigned a low suitability level (Protection (1) or Low Intensity Use (2)). Areas with resources that are very

tolerant to development or are in a developed condition are typically assigned a high suitability level (3 or 4).

A suitability map for this site was not developed because primarily the cultural resources require protection. A riparian forest was identified as a sensitive natural resource area containing a mixed Oregon ash- black snowberry forest association. This area is located on the east side of the mill race outside any proposed development. The primary cultural resources are the archaeological and "above ground" or structural resources. In order to protect the resources, the law prohibits making these maps available to the public.

AREAS OF CONCERN

Certain adjacent lands have been identified that are needed for recreational use or for the protection of important resources. These adjacent lands have been designated as "Areas of Concern." These areas may be protected by OPRD through fee title acquisition from willing sellers, joint agreements, easements or other means. The following represents the properties OPRD recognizes as "Areas of Concern" in relationship to the Thompson's Mills State Heritage Site.

Sliver of property along Boston Mill Road

Two separate property owners own the road frontage along Boston Mill Road. This parcelization is most likely due to the fact that the county did not redraw property boundaries when they relocated the road. OPRD has begun negotiations with the two adjacent landowners to acquire the complete road frontage. Ownership of the road frontage will be necessary for entrance improvements and general maintenance of the site.

Agricultural Lease

Upon the purchase of the property from the previous owner OPRD inherited an agricultural lease on the property. The leased area includes approximately 8 acres of tillable land divided into two parcels, a north parcel where the lease will expire in 2014 and a southern parcel with expiration in 2008. Currently the property is being used for nursery stock. This lease area is considered an "area of concern" because the nursery conflicts with the proposed development locations. OPRD has begun negotiations to purchase all or portions of the lease.

Access to the Dams

The dams are key landscape features associated with the mill's operation and historical significance. OPRD should conduct research as needed to determine whether OPRD owns full title to the dams, or whether OPRD's rights to operate, maintain and modify the dams are provided only by easement rights. It may be prudent for OPRD to investigate seeking listing of these features on the National Historic Register.

Recreational Demand and Opportunities

INTRODUCTION

Thompson's Mills was one of the oldest continuously operating businesses in Oregon until 2005, when the agreement for power sales was terminated. It is reportedly the oldest water-powered grain mill in Oregon. The five-story mill contains a treasure trove of antique machinery with the potential to become a living history museum and agricultural interpretive center. As a result, the primary recreation activity that Thompson's Mills will provide is interpretation of this cultural historic site.

The site's close proximity to urban areas (Corvallis, Albany, Salem, Eugene/Springfield, and the Portland metro area) will allow easy driving access (see Table 1) for approximately 70% of Oregon's population, (approximately 2.4 million people live in the northern, mid, and southern Willamette Valley)¹.

Table 1: Approximate Driving Distance to Thompson's Mills

Portland	78 miles
Salem	39 miles
Eugene/Springfield	33 miles

RECREATION PARTICIPATION ESTIMATES

The Oregon Outdoor Recreation Survey was conducted over a one-year period from February 2001 to January 2002 by Oregon State University's College of Forestry as part of the 2003-2007 Oregon Statewide Comprehensive Outdoor Recreation Plan (SCORP). Estimates for annual recreation use, by activity, are made for each of the 11 SCORP planning regions and statewide. Recreation participation estimates for individual recreation activities were measured in "User Occasions." A user occasion is defined as each time an individual participates in a single outdoor recreation activity.

Table 2 (below) shows 2002 annual participation estimates for SCORP Planning Region 2 (including Columbia, Washington, Multnomah, Hood River, Yamhill, Clackamas, Polk and Marion Counties) and Region 3 (including Benton, Linn and non-coastal Lane Counties).

The most popular activities occurring in these regions include walking for pleasure on trails, bird watching and nature/wildlife observation. Popular activities related to the Thompson's Mills site include:

- Sightseeing and driving for pleasure (8.6 million annual user occasions);
- Picnicking (6.1 million annual user occasions); and
- Visiting cultural/historical sites (1.6 million annual user occasions).

Not only is the Thompson's Mills site in close driving distance to the majority of the Oregon population, but it will satisfy a need for 3 of the top participation activities engaged in by this population.

¹ U.S. Census Bureau, 2000 Census.

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Table 2. 2002 Recreation Demand In Regions 2 and 3

Recreation Activity	Region 2 2002 User Occasions	Region 3 2002 User Occasions	Totals
Walking For Pleasure On Trails	7,453,592	1,842,161	9,295,753
Bird watching	6,446,735	2,501,717	8,948,452
Nature/Wildlife Observation	6,200,029	2,373,483	8,573,512
Sightseeing/Driving For Pleasure	4,745,025	1,362,167	6,107,192
Bicycling	3,526,071	1,203,858	4,729,929
Outdoor Photography	1,825,082	627,408	2,452,490
Picnicking	1,782,181	392,530	2,174,711
Day Hiking	1,281,218	742,397	2,023,615
Visiting Cultural/Historical Sites	1,385,474	205,532	1,591,006

In addition, the Thompson's Mills site is on the newly opened Willamette Valley Scenic Bikeway Route. The 130-mile route is Oregon's first designated scenic bikeway. It travels through Oregon's agricultural heartland that is rich with early Oregon settlement history. Many of the people bicycling on the scenic bikeway route will likely stop for a visit at Thompson's Mills. Appropriate facilities (e.g. picnic areas and bicycle lock-ups) will be needed at the site to accommodate these bicyclists.



Willamette Valley Scenic Bikeway Celebration at Thompson's Mills (6/26/05)

RECREATION TRENDS

Another method of identifying facility needs is to make comparisons of how recreation participation for a comparable set of activities changes over time. For the SCORP analysis, 2002 recreation participation estimates from the Oregon Outdoor Recreation Survey were compared to participation estimates from the 1986-1987 Pacific Northwest Outdoor Recreation Survey.

Many of the 76 outdoor recreation activities from the 2002 study were not directly comparable to 1987 activities. Direct comparisons were possible for some activities, including the three activities listed in Table 3, for the geographic area in SCORP regions 2 and 3. The upward trend in sightseeing and driving for pleasure is particularly relevant to Thompson's Mills, for visitors who are seeking to visit such a unique historic resource. In addition, a visit to Thompson's Mills should be tied to other historic destinations such as Linn County's Scenic Bridge Route, Historic Brownsville and Albany's Historic District. Harrisburg and Sweet Home also have interesting cultural heritage opportunities.

Table 3. Changes in Recreation Participation in Planning Regions 2 & 3 (1987-2002)

Recreation Activity	2002 User Occasions	1987 User Occasions	% Change
Nature/Wildlife Observation	8,573,512	2,422,761	+254%
Sightseeing/Driving For Pleasure	6,107,192	3,621,994	+69%
Outdoor Photography	2,452,490	1,520,137	+61%

Baby boomers (born between 1946 and 1964) currently represent 30 percent of Oregon's population. According to U.S. Census Bureau projections, the most significant population changes in Oregon in the next 25 years will occur in the 55-74 age categories as baby boomers move into retirement. Generally, boomers enjoy a longer life expectancy, are much healthier, and have more disposable income than previous retirees. With the baby boom generation fast approaching an age where leisure activities will increase, the implications of increased recreational participation on park and recreation sites are substantial.

A recent book -- Outdoor Recreation for 21st Century America² --reports the results of the 2000 National Survey on Recreation and the Environment (NSRE). Table 4 (below) includes the most popular recreation activities in the United States by age-group category.

² Ken Cordell (2004). Outdoor Recreation for 21st Century America. A Report to the Nation: The National Survey on Recreation and the Environment. Venture Publishing, Inc. State College, PA.

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Table 4. Most Popular Activities By Age Group

Most Popular Activities	Age Group		
	45-54	55-64	65+
	Activity Popularity Ranking		
Walking	1	1	1
Family Gatherings	2	2	2
Nature Centers	3	5	5
Picnicking	4	3	4
Sightseeing	5	4	3
Sports Events	8	8	7
Historic Sites	6	6	9
Viewing Wildlife	7	7	8

Picnicking, sightseeing and visiting historic sites are top recreational activities for people in the baby boomer generation and older. As baby boomers retire, they will have time to spend on recreational pursuits. The Thompson's Mills site will be poised to serve the recreational needs of a maturing Oregon population.

Issues

OPRD held an Advisory Committee meeting and a public meeting to solicit comments on the Thompson's Mills State Heritage Site Draft Master Plan. These meetings were held in April 2005. OPRD field and planning staff also identified issues pertaining to the draft master plan. The list below represents a summary of the comments gathered during the issue scoping phase of this plan.

Preservation is key

- Many participants felt that the mill, the mill keeper's house and the out buildings illustrate an important way of life in the Willamette Valley. OPRD should consider preservation of these facilities as one of the primary goals for the site. OPRD should adhere to the highest level of preservation standards when restoring the buildings and equipment and avoid unnecessary modernization that would detract from the buildings' historic character.

Reliance on water

- One of the most significant aspects of the mill has been its dependence and trust in the availability of waterpower. The mill continues to draw water from, and is integrally associated with the life of the Calapooia River. Management of the river was, and is, the first and foremost concern associated with mill operation. Once waterpower was harnessed, different kinds of milling could be done with changes in the mill structures. The mill's interrelationship with the river illustrates a high degree of historical integrity in terms of setting, materials, historic design, water use and water ownership.

Impacts on the local agricultural community

- As it was during the mill's operation, farming continues to play an important role in defining use of the surrounding landscape. Without the surrounding fields and open spaces, the mill would lose its context. OPRD needs to work with neighboring farmers to ensure public use of the mill site does not conflict with their farming activities. Specific issues discussed included potential conflicts between slow-moving farm equipment on the roads and fast paced tourists; ongoing maintenance of the dams, mill race and canals to avoid flooding of neighboring fields; littering by mill visitors along roads and in fields; and the safety of visitors at the mill site.

Coordination with local tourism efforts

- OPRD should work with surrounding communities and groups to promote Thompson's Mills as a component of a larger tourism system in the central Willamette Valley. It is likely visitors to Thompson's Mills will stop at other attractions in the area. Coordination with neighboring communities and groups will help market the sites as well as provide visitors with a comprehensive understanding of the interrelationship of the area's attractions.

User Fees

- Many participants felt a reasonable day use fee would be appropriate. A day use fee would not only help pay for maintenance of the mill site, but also give visitors a sense of ownership and appreciation of the resource.

Continue strong partnership with the Boston Mill's Society

- OPRD's acquisition of the Thompson's Mills State Heritage Site is largely due to the diligent support of the Boston Mill Society. Organized in 1994, this non-profit society has been working to save the mill and open it to the public. In 2004, the Boston Mills Society became an OPRD "Friends Group." As a friends group, the Boston Mill Society can focus efforts on fundraising, membership development and interpretive planning for the state site. Friends of Thompson's Mills can help supplement OPRD funding through grants, donations and proceeds from gift sales.

Consider the visitor's experience

- The master plan needs to consider every aspect of a visitor's experience from the time they turn off I-5 until they complete their mill visit and get back to their car. Quality interpretation and how we sequence visitors through the site will be important considerations of the master plan. Conceptual interpretive planning must be part of the master plan to better understand the placement and design of proposed facilities.

Safe access for all

- The mill is a dangerous place with such hazards as sudden drop offs, fast flowing water, low ceilings and large heavy pieces of equipment. The master plan must determine how much of the building visitors will need to see to gain an understanding of how the mill operated.
- All visitors to Thompson's Mills, despite their physical and mental abilities, should be able to experience and learn about this intriguing site. Due to the physical challenges presented by the nature of the mill structure and its sensitive cultural resources, the master plan must consider alternative access points, such as wheel chair ramps, in order to provide a positive experience for physically and/or mentally challenged visitors.

Temperature control needed in the mill building

- The mill building does not have a heating system and is extremely cold in the winter. OPRD must have heated areas on the complex to accommodate visitors and staff.

Improving sight lines

- Non-historic plantings have grown up and have blocked important sightlines into and out of the property. These plantings, including both ornamental planting and overgrown nursery stock, must be removed to improve visibility into and out of the mill site.

Getting to the site

- Thompson's Mills is close to I-5, however, there is no direct access. Visitors must know where they are going to find the site. Proposed routes will need to be signed appropriately and should be planned to coordinate with other local tourist attractions. One alternative suggested was placing a parking lot on 99E and shuttling visitors to the mill.

Fire sprinklers needed

- A fire suppression system will be needed in the mill. A fire could easily destroy the mill and its value as a cultural resource.

Be aware of the flood plain issues

- This mill is located in the 100-year flood plain. Construction of new facilities will need to consider the development restrictions associated with building in a flood plain.

Reach out to the schools

- The mill presents a great opportunity for the involvement with local schools. The mill can be considered an educational bridge where students can better understand the engineering and physics of the mill's design. It also provides excellent background to the history of the area. The master plan must consider students a primary audience. Facilities to accommodate school buses, interior spaces that accommodate large groups, and large picnic areas should be important elements of the site.

Determine an appropriate level of development

- Concerns were raised about over-building. Some participants feared the master plan would propose too much in too little space without sufficient funding.

Continue generating electricity for demonstration purposes

- The development of hydroelectric power, and the conversion from water powered to electric powered milling operations, was an important element of the mill's history. OPRD should consider generating electricity at the mill for demonstration only.

Archival storage needed

- The mill owners kept meticulous records over the mill's 150 years of operation. These records document how the mill operated. These records need to be preserved because they illustrate the significant economic and social role the mill played in the Valley. In addition, the mill includes significant milling machinery. OPRD must develop a plan for protecting these resources from fire, water damage and pest infestation.
- An acquisition policy regarding future historic artifact collections at the site needs to be developed by OPRD.
- A plan allowing researchers access to the documents must be prepared by OPRD.

Water management issues

- The Thompson's Mills working group has made great progress in balancing water needs; fish passage, farm land irrigation and preservation of the mill in its historic context. This type of collaboration must be incorporated into the master plan if interpretation of the mill site is to be historically correct.

Goals

OPRD established a series of master planning goals for guiding the management and use of the Thompson's Mills State Heritage Site. These goals are based on suitability and recreation needs assessments. Advisory Committee and public comments were also considered in deciding the most appropriate goals to guide development of the site.

GOAL 1 PRESERVE THE MILL AND ITS HISTORY FOR FUTURE GENERATIONS

Managing and developing a new historic site is a challenging responsibility. These responsibilities include retaining historic fabric and appearance of the site, initiating prudent conservation measures, and visitor accommodations.

Mill operation, recreation and public access will remain subordinate to historical, cultural and natural values of the site.

Provide an appropriate level of public access to tell the mill's history. Public access should not detract from the historic context of the mill.

Do not take the entire mill back to a specific point in time.

The mill represents the evolution of an essential settlement into a commercial processing operation. The original 1863 timber frame, water-turbine, structure forms the core of the mill complex. Over time the mill adapted its products, operations, machinery and overall size to fit the changing economic and demographic conditions. For these reasons many participants suggested the mill and its associated buildings should not be restored to a specific time period. However, non-historic structures built after 1955 can be removed if they do not provide a function.

Use the appropriate preservation strategy.

Whether the decision is to restore, rehabilitate, preserve or even recreate certain site features; a thoughtful, comprehensive approach is necessary. The master plan outlines the appropriate strategy for each of the site buildings and landscape features. OPRD will comply with Secretary of the Interior's Standards for the Treatment of Historic Properties. This property is listed on the National Register of Historic Places and the State Historic Preservation Office will be consulted and involved in the design process.

Recreate or restore site elements based on historical accuracy.

Restore important site views, vantage points and cultural landscapes through selective vegetation management and/or removal.

Protect historic and archaeological resources.

Follow appropriate cultural resource standards and requirements when conducting ground-disturbing activities within the site's culturally sensitive areas.

Preserve the cultural landscape.

Thompson's Mills represents an agricultural/industrial landscape interface. Landscape restoration should be completed to reflect the historic context of the site. This will be accomplished by removing non-

historic plantings that obstruct historic sight lines in and out of the mill complex. The introduction of key historic landscape features that provide modern functions, such as fence lines, will be considered.

Preserve mill collections and artifacts in a “state of the art” manner.

OPRD needs to ensure that the mill artifacts and collections are kept in a safe, dry, rodent-proof and fireproof location. Ideally, the collection will be kept on site. However, to facilitate safe-keeping, OPRD may need to relocate the collection to another site, possibly to the Salem OPRD office.

Develop collection/donation policies

Collection and donation policies are needed to ensure that OPRD can maintain and preserve mill artifacts and collections in the long term. Donations should be relevant to the mill's history. Prior to accepting donations, OPRD needs to assess storage needs and access policies.

Inventory of the collection

OPRD staff has been cataloguing photos and paper documents using Past Perfect software. These efforts should extend to mill machinery and equipment.

GOAL 2

MANAGE WATER FLOWS TO ENHANCE FISH HABITAT

The master plan will balance the need for enhanced fish and wildlife habitat against cultural resource management at the mill site.

Seek win-win solutions

Natural and cultural resource issues at the site are a result of the mill's operation on the Calapooia River and operation of the Sodom Dam. Spring Chinook salmon and Winter Steelhead are believed to have inhabited the Calapooia River and its tributaries. These two fish species are listed as threatened under the Endangered Species Act. Recovery of these species to the Calapooia will require an interdisciplinary approach to habitat restoration through a cooperative partnership agreement between the interested parties. This would establish a working model for communities statewide for the implementation of the Oregon Plan for Salmon and Watersheds.

GOAL 3

BE A GOOD NEIGHBOR BY RESPECTING THE AGRICULTURAL LIFESTYLE.

Work with neighbors to ensure compatible use

OPRD must work with neighboring farmers to ensure that public use of the mill does not conflict with farming activities. One way to alleviate conflicts may include timing special events to not interfere with planting or harvesting activities. Another option would be to discuss the importance of the agricultural community and its interrelationship with the mill.

Keep surface water on the site

Design of the facilities, especially the parking lots, will need to account for all storm water. The site is located within the 100-year flood plain. All storm water run-off will need to be collected and treated on site. OPRD must consider permeable pavement options or bio-swales when designing the parking areas and roads.

Maintain dikes and ditches

To avoid impacts to neighboring farms, OPRD must ensure that water seeping from the dikes feeding into the millrace is kept to a minimum. OPRD must ensure that ditches and dikes are operating properly by assuring that heavy brush and trees are removed from the dikes. Some dike repair will be necessary when large trees are removed due to root damage. Eventually, the crest of the dike should be expanded a minimum of 10 feet in width to allow vehicle access for on-going maintenance.

Let visitors know they are entering an Agricultural Zone

OPRD should install appropriate signs requesting visitor patience with standard agricultural practices that sometimes affect park visitors, such as slow-moving farm equipment on the roads and dust in the air.

**GOAL 4
ESTABLISH GOOD ACCESS AND ORIENTATION**

Provide unguided access to the mill's first floor

OPRD may provide unguided access to the mill's first floor. Access to other floors will be by guided tour only. Tour participants will be warned of the risks associated with touring the mill. Additional precautions such as hard hats and signed waivers may also be necessary.

Facility Placement

Our goals include placing park access roads and visitor support facilities in appropriate locations. Placement must avoid disturbing significant resources, while providing a parking lot and visitor services that are centrally located to the site's attractions.

Provide disabled access

Any new or rehabilitated facilities must provide access for those with disabilities. In addition, new development should take into account visitors who suffer temporary or "unofficial" disabilities or hindrances such as visitors with casts, parents with strollers, and elderly visitors with limited stamina.

Provide facilities for visitors arriving by bike

Thompson's Mills is located on the Willamette Valley Bikeway. The Willamette Valley is becoming a destination for long distance bicyclists who may make this park a stopping point. OPRD must incorporate facilities such as bike racks and water fountains to cater to these visitors.

Provide for buses and large vehicles

Design parking facilities and access points to accommodate large vehicles. Include a visitor drop off and loading area to ensure visitors do not have to cross traffic to access the site.

**GOAL 5
PROVIDE MEMORABLE EXPERIENCES FOR VISITORS**

Enhance visitor appreciation of the site's cultural and natural resources

Relate events, concepts and features to visitors in such a way that the unknown becomes known through interpretation and educational programs.

Complete an interpretive plan for the site

An interpretive plan will provide guidance on theme and sub theme development. It will include recommendations for interpretive services and media prescriptions. For example, brochures, panels, video presentations, and guided tours may be used in appropriate locations.

Reach out to schools

OPRD must work with local schools and educators to develop a mill curriculum that incorporates both history and science. Encourage field trips and "hands on" activities to pique the interests the young visitors.

Tap into volunteers as an interpretive resource

The Boston Mill Society (the mill's Friends Group), park hosts and volunteers can provide the needed staffing required for a world-class interpretive experience at the mill.

**GOAL 6
ENCOURAGE IMPLEMENTATION AND INVESTMENT
PARTNERSHIPS**

Continue to coordinate with the Boston Mill Society.

The Boston Mill Society is a great resource for the mill. This group can raise funds, provide volunteers and promote the mill. OPRD should provide needed support and space within the visitor center.

Coordinate with other regional tourist attractions.

Visitors to Thompson's Mills may stop at other attractions. OPRD must coordinate with other tourist organizations such as the Albany Visitors Association, to assure that visitors branch out and visit the surrounding area.

Maintain partnerships with local colleges and universities.

The proximity of the mill to the local universities - University of Oregon, Oregon State University and Linn-Benton Community College - provides an excellent opportunity for research. OPRD must reach out to the universities to encourage future field schools, student projects and interns.

**GOAL 7
PROVIDE NEEDED OPERATIONAL SUPPORT**

Ensure adequate funding to preserve and open the site to the public.

The day to day maintenance of the mill, house outbuildings and site will require a long-term commitment from OPRD to ensure that the facilities and grounds remain open to the public.

Development Concepts

DESIGN PARAMETERS

Conceptual designs are prepared for OPRD master plans to show the appropriate location, layout, size and type of the proposed facilities. This chapter describes and illustrates facility development concepts at the mill. The codes on the map correspond to codes on the chapter matrix where each project's facility type and size are described. The matrix also shows for each project the design standards and implementation phasing.

OPRD is dedicated to proposing facilities that are both needed to support outdoor recreation and appropriate to the OPRD's role as a recreation provider in Oregon. Locations proposed for development will be chosen so that important resources will not be harmed by recreational use. Proposed facilities are also selected to fit into the surrounding areas. Each of the concepts is intended to comply with the goals and suitability assessments in the master plan as well as the land use goals of Oregon. OPRD will review conceptual designs with all applicable jurisdictions to ensure compliance with local codes and conditions.

Below is a listing of design parameters OPRD planners consider in designing the development concepts for Thompson's Mills State Heritage Site Draft Master Plan.

- Provide good access and circulation for vehicles and non-motorized travel within the park;
- Place facilities, roads and trails in a manner that is understandable by visitors;
- Avoid significant impacts on important natural or cultural resources in or adjacent to the park;
- Present an appearance that is harmonious with the setting of the park and the region of the state;
- Provide choices for park visitors who may have varying desires for park amenities and settings;
- Take advantage of scenic views;
- Respond to public input and the Thompson's Mills Steering Committee input;
- Use previous studies;
- Adhere to OPRD's sustainability guidelines;
- Follow principles of universal access in making facilities and programs accessible to persons with disabilities if appropriate to the protection of historic resources.

**THOMPSON'S MILLS MASTER PLAN
DEVELOPMENT OPTION**

Map ID #	Development Description	Design and Operational Standards
1.	Realign Entrance	<ul style="list-style-type: none"> • Ensure good sight distance from west entrance • Review old photos to match historic width of road way as is feasible • Check with county road master
2.	New Entrance Road	<ul style="list-style-type: none"> • Design for 2 way traffic • Abide by best management practices for storm water run off • Ensure adequate turning radii • Consult cultural resource protocol
3.	Phase I Parking (temporary) <ul style="list-style-type: none"> • 10 cars • 2 RVs 	<ul style="list-style-type: none"> • Permeable, temporary surface • All water must be retained on site • Ensure adequate turning radii for busses and rvs • Remove upon completion of Phase II parking • Place portable toilet near parking • Sign existing parking in front of the manager's residence – Residential Parking Only • Host site alternative - Once the Phase I parking is relocated as an alternative construct 2 host sites here
4.	Preserve Carriage House	<ul style="list-style-type: none"> • As per structural assessment • Consult with SHPO
5.	Restore/Rehab Mill Keeper's House	<ul style="list-style-type: none"> • Maintain as manager's residence • Restore exterior to a post 1917 date/remove non-historic features • Rehabilitate interior • Consult with SHPO • Clearance forms required
6.	Replace service bay with storage building	<ul style="list-style-type: none"> • Architecture must be compatible with the mill's utilitarian design features • Size should mimic the scale of the service bay
7.	Preserve Garage/Shop	<ul style="list-style-type: none"> • As per structural assessment • Consult with SHPO and OPRD's cultural resource specialist • Continue use as shop and garage
8.	Stabilize Hay Barn	<ul style="list-style-type: none"> • As per structural assessment • Consult with SHPO and OPRD's cultural resource specialist • Consider NE corner of barn for storage if necessary • Avoid any impacts to archaeological resources. Additional archaeological work will be needed prior to construction.
9.	Proposed Visitor Center <ul style="list-style-type: none"> • Friends Store & inventory 400 sq. ft. • Offices (2) – 300 sq. ft. • Break room 150 sq. ft. 	<ul style="list-style-type: none"> • Design must be compatible with historic setting. • Archaeological probing will be necessary prior to construction. • The finished floor elevation must be above 261 ft elevation. The topographic survey indicates that this area is approximately 264.4

Thompson's Mills State Heritage Site Master Plan

Map ID #	Development Description	Design and Operational Standards
	<ul style="list-style-type: none"> • Archival storage – 500 sq. ft. • Exhibits 500 sq. ft. • Approximately 2000 sq. ft. total 	
10.	Restroom Alternative	<ul style="list-style-type: none"> • Include in or adjacent to the visitor center
11.	Rehab junk barn to public restrooms – Alternative B	<ul style="list-style-type: none"> • As per structural assessment, maintain historic south façade.
12.	Proposed Phase II Parking Lot <ul style="list-style-type: none"> • 28 cars • 4 RVs 	<ul style="list-style-type: none"> • Design with best management practices for storm water. Consider permeable pavement options • Provide adequate turning radii for buses and RVs • Provide drop off area • ADA parking as required • Plant fruit trees as cultural landscape recommendations • Remove Phase I parking • Provide access out of parking for overflow parking • Sub surface probing needed • Assess Compatibility with nearby agricultural operations Consult ORS 215.283 (2)(d), ORS 215.296, ORS 215.120(5)
13.	Host Sites Alternative	<ul style="list-style-type: none"> • Two full hook up sites • Plant trees to hide from main complex • Consult with cultural resource protocol • Landscape to buffer view from mill complex • Other alternative not shown -
14.	Preserve Mill <ul style="list-style-type: none"> • Rehab for visitor access 	<ul style="list-style-type: none"> • Structural stabilization as per structural assessment • Ongoing preservation will be required • Universal access • Safety considerations

Thompson's Mills Master Plan Development Concept



1 inch equals 100 feet

Natural Resource Management Guidelines

Natural features are not the primary focus of this park. This site highlights the historic, working mill. Long-term mill management of this site has resulted in major hydrologic modifications of the Calapooia River and its surrounding landscape. Similarly intensive agricultural management has almost completely eliminated natural vegetation, modifying the topography of the landscape, the hydrology, and the soils. Maintenance of the present cultural focus presents challenges for providing improved fish habitat. The riparian forests need fairly frequent floods to maintain their plant diversity and wildlife habitat value. Absence of regular floods may account for the infrequency of black cottonwood and bigleaf maple.

The first step in any restoration of this site will be controlling exotic species. A combination of mowing and herbicide treatment of Himalayan blackberry must be a priority, which may allow for successful replanting of riparian hardwood forest. Control of other agricultural weeds will also be needed to successfully establish riparian forest. Himalayan blackberry is common along the Calapooia River and along the margins of the riparian forest, with scattered occurrences within the forest itself. The largest area of Himalayan blackberry, between the river and Boston Mill Road along the east boundary of the park, was brush-hogged in April or early May. In response, scattered common camas bloomed in the previous blackberry patch. Monitoring the long-term success of the blackberry removal and treatment is important. Removing Himalayan blackberry from the fringe of riparian forest along the Calapooia River should probably also be a high priority for park managers. As mentioned earlier, Himalayan blackberry occurs in almost all plant communities within the park, providing a challenge for future managers.

Reed canarygrass is an aggressive exotic grass that is one of the dominants in the abandoned meander channel along the southwestern boundary of the park. Because of the natural water-level fluctuations in the channel, reed canarygrass has not been able to establish as densely as in habitats with more stable water conditions. As a result, several native plants are able to persist in the swale along with canarygrass. OPRD must continue to control the Himalayan Blackberry and Reed canarygrass to protect both the natural and cultural landscapes associated with this site.

Cultural Resource Management Guidelines

Cultural resources are considered the primary resources of this site and they play a key role in the placement of proposed visitor facilities. Facility development and maintenance practices within the site require different cultural resource management prescriptions depending on the archaeological potential of the resources. In an effort to address this need, a Cultural Probability Zone Map was developed with an accompanying list of cultural management guidelines within the designated resource zones.

The Cultural Probability Zone Map was prepared based on the results of the Cultural Resource Study conducted for the Thompson's Mills State Heritage Site. This study identified the archaeological potential within the mill site. Areas were identified based on their likelihood to yield significant archaeological information. This study identified areas with high, medium and low probability to yield additional information.

LANDSCAPE RECOMMENDATIONS

Recreate Fence around the Mill Keeper's House

A fenced rectangular yard centered on the house would not only highlight the structure, but set the house and its supportive outbuildings apart from the mill. In addition, the fence would help provide privacy for the park manager. This fence will need to be researched and designed to be historically accurate. Reviewing old pictures will help locate the fence line. Archaeological work will need to be done to locate the exact location of the fence. Fence construction should reflect the era that is chosen to restore the exterior of mill keeper's house. Prior to construction the plans must to be reviewed by OPRD's cultural resource specialist and the State Historic Preservation Office.

Ornamental Plantings around the House

The unique concentration of ornamental trees and plants located in the front yard of the house are typical to this era of construction. They are one of the few plantings appropriate for the site. The large grove of conifers west of the house was planted in the 1940s as per the National Register nomination and should be maintained. They provide a screen between the Mill Keeper's House and the proposed entrance road.

Save the "Twin" Poplar Trees

The twin poplars have been a landmark at the mill and can be seen in numerous historic photos. These trees can easily be 150 years old according to a recent assessment by an arborist. However, they are in poor health. OPRD must make every attempt to preserve them prior to considering removal. In addition, they are located in an area of significant archaeological importance. Impacts to the archaeological site need to be assessed prior to removal of the trees.

Orchard Trees

An orchard would be another appropriate planting. There was a large grove of fruit trees northwest of the Mill Keeper's House as late as 1941. According to oral interviews and the review of the 1930's air photo, there were fruit trees north of the hay barn near where the proposed Phase II parking lot is to be located. OPRD should consider reintroducing Pie Cherry, peach, apple and pear trees.

Removal of non-historic Trees

OPRD should remove all non-historic trees including those associated with the nursery. Non-historic trees are those planted in the 1970s and 1980s. These trees include those planted along Boston Mill Road, the Sequoias in the Phase I parking area and the large Douglas fir plantation.

Maintain Riparian Plantings

Maintain the riparian plantings that are growing along the north side of Boston Mill Road. These historic shrubs and trees provide an excellent buffer between the road and the proposed Phase I parking area.

Establish Riparian Plantings

Establish riparian plantings along the slough. These planting would hide the host sites from view and would appear as the extension of the poplar tree plantings behind the barn. Consider reintroducing camas to this area.

Sheep Pasture

Introduce sheep to the western pasture through an agricultural lease. A water source and shelter would be necessary if we are to keep them on site year round. The Thompson's did not raise sheep, however, the sheep would maintain the field. The wool could be used to demonstrate a carding mill.

Wheat Field or Other Historic Crops

Seek an agricultural lease with a local farmer to grow crops on the northwest parcels. These parcels are currently under an agricultural lease. This area could also be considered for demonstrations of such historic agricultural practices as horse plowing and steam engine threshing.

Garden

Consider replanting a garden in the historic cow pasture for demonstration purposes.

East Mill

The rectangular area adjacent to the east side of the millrace should be used to reintroduce camas and other native Willamette Valley grasses.

COLLECTIONS AND ARCHIVAL STORAGE

Short -Term Plan

OPRD must investigate short-term storage solutions such as temporary structures or containers. The containers should be housed and secured in an existing building such as the service bay. In the meantime OPRD staff should continue to copy, scan and inventory the collection.

Long-Term Plan

Upon completion of appropriate inventorying, scanning and copying of the historical documents they should be relocated to the state records office in Salem. Parts of the collection could be stored temporarily on site upon the completion of the visitor center. However, for long-term preservation of the collection, it must be permanently stored in a temperature and humidity controlled, pest free environment such as the state records office.

Interpretation Strategy

OPRD'S INTERPRETIVE MISSION

The "Interpretive and Educational" mission for OPRD is to involve visitors in activities, which connect them with the natural and cultural heritage opportunities found on OPRD parks and properties. A comprehensive interpretive plan must be developed for Thompson's Mills State Heritage Site.

Topics that could be developed into themes in a comprehensive interpretive plan include:

- The watershed and the mill
 - Calapooia River and its geography
 - Water rights
 - Dams
 - Impacts to fish
- Historical Context
 - Prehistoric settlement
 - Pioneer settlement
 - Boston townsite
 - Why was grain so important to the early settlers?
 - Understanding the history of the site
 - Conditions force change
- Utilitarian aspects – what were the different spaces used for?
 - Understanding the structure
 - Sorting the different eras of building construction
 - How a mill works – how did water power the mill, what did the water power?
 - Turbines
 - Electricity
- How was the grain processed?
 - What types of grain were processed and what were they processed into?
 - Stones vs. rollers
 - Augers, elevators, chutes
 - Storage of raw grains, storage of processed grains, silos
- The people associated with the mill
 - Finely
 - Crawford
 - Simmons
 - Thompsons
 - Babits

Land Use Approval

ZONING REQUIREMENTS

Linn County governs development of park uses and facilities under provisions of the County's Comprehensive Land Use Plan and Land Development Ordinance. The Oregon Land Conservation and Development Commission (LCDC) acknowledges the County's comprehensive plan and ordinance pursuant to the statewide land use laws and goals, statutes and related administrative rules.

The subject property is zoned Agribusiness. Parks are considered as a conditional use. OPRD will need to obtain a conditional use permit from Linn County.

LAND USE AUTHORITIES

Development of park uses and facilities by OPRD at Thompson's Mills State Heritage Site is governed by Linn County under the provisions of the County's comprehensive land use plan. The LCDC acknowledges the County's comprehensive plan pursuant to the statewide land use goals, statutes and related administrative rules.

The master plan for Thompson's Mills State Heritage Site has been formulated through the master planning process described under OAR chapter 736, Division 18 and OAR chapter 660, Division 34. The master planning process includes procedures for coordinating with affected local governments to obtain local approval of the master plan. A separate document to be included with the final master plan entitled, "Land Use Findings for Thompson's Mills State Heritage Site" contains the land use findings required for the County's approval of the master plan. The findings in that document will address compliance of the master plan with the applicable statewide land use goals and local land use policies.

COUNTY PERMITS FOR PROJECT DEVELOPMENT

Upon approval of OPRD's land use application all projects except where specifically noted in the master plan will be granted conceptual land use approval by Linn County upon the County's approval of the master plan, as provided in OAR 660-034-0030(2). However, development permits will be required for most of the projects. Prior to beginning construction, the project manager is responsible for consulting with the County and obtaining the necessary permits. The specific requirements for obtaining development permits for a project and the kind of local permitting process required, may vary from one project to another. The time required for completing the development permit process may vary substantially. Therefore, the project manager should consult with the County early enough to assure that the permit process is completed prior to the target date for beginning construction.

Prior to issuance of development permits for the project, Linn County will conduct the necessary review of the project plans and specifications to assure that the project is consistent with the conceptual design and development standards in the adopted master plan. The County may also review the project for consistency with any applicable standards in the County ordinance. However, any such standards must be clear and objective, as required by OAR 660-034-0030(2)(c).

VARIATIONS FROM THE MASTER PLAN

Under the provisions of OAR 736-018-0040, OPRD may unless specifically precluded by the master plan pursue construction of a park use that varies from an adopted master plan without first amending the plan provided the variation is minor. Specific project design elements that cannot be changed by applying the "Minor Variation" rule are indicated in the master plan.

The OPRD Director must determine that a proposed variation from a master plan is “minor” using the criteria set forth in OAR 736-018-0040. A minor variation for a master plan which is approved by the Director is considered to be consistent with the master plan, contingent upon Linn County’s concurrence.

REHABILITATION OF EXISTING PARK FACILITIES

ORS 195.125 and OAR 660-034-0030(8) allow OPRD to continue any state park use or facility that existed on July 25, 1997. The laws allow the repair and renovation of facilities, the replacement of facilities including minor location changes, and the minor expansion of uses and facilities. Such projects are allowed whether or not they are described in an adopted state park master plan. Any development permits normally required for such projects are still required.

Prior to applying for development permits for a project involving a minor location change of an existing facility or a minor expansion of an existing use or facility, the OPRD Director must determine that the location change or expansion is “minor” using the criteria in OAR 736-018-0043. The Director’s determination is subject to the concurrence of the affected local government. However, the master plan can limit or disallow “location changes” or “minor expansions”.