

**SAINT VRAIN MILL**

**MORA, NEW MEXICO**



**HISTORIC STRUCTURE REPORT**

**SEPTEMBER 2015**

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## INTRODUCTION

The St. Vrain Mill in Mora, New Mexico is a stone grist mill built in 1864 by renowned frontiersman Ceran St. Vrain. Wheat grown in the Mora Valley and nearby areas was milled into flour at St. Vrain's mill. The three story stone mill along the Mora River has been a notable landmark since its construction 151 years ago. The structure has stood unused (except for storage) and deteriorating for the past 82 years yet it is still an important historic landmark for the community. The building was placed on the State Register in 1970 and the National Register of Historic Places in 1973.

The period of significance of the building starts in 1864 with its construction by Ceran St. Vrain and follows through the 19<sup>th</sup> century operation. This period links the mill operations not only to the well known Ceran St. Vrain but also to Fort Union and to Bosque Redondo. Certainly the mill's continued operation as a grain mill in the Mora Valley up until 1933 is also important.

The building's character-defining features are its stone walls and gambrel roof as well as the utilitarian open interior volumes dominated by exposed wood framing, wood flooring and stone walls. The nine-over-nine single hung windows are also very important although most are missing. The second story loading platform (cantilevered off the south façade) is a key feature but is also missing. The steel water wheel fortunately is still more or less in place although its supporting structure as well as the overhead flume are entirely gone.

The building is threatened by structural instability as well as an exterior shell that is neither watertight nor closed off to birds and other critters. The purchase of the mill and the preparation of an HSR are preliminary steps toward restoring and rehabilitating the mill in order to preserve it as a landmark and to provide the community with a resource for economic and cultural development. The HSR is intended to document the history of the structure, to assess its current condition and to outline treatments for its preservation. In collaboration with the community, the HSR suggests actions needed to preserve the structure and a roadmap for its productive use by the community.

The St. Vrain Mill Historic Structure Report was partially funded by a grant from the New Mexico Historic Preservation Division through the National Park Service Historic Preservation Fund to the St. Vrain Mill Preservation and Historical Foundation in April of 2015. The mill, including the parcel of land on which it stands, was purchased from Michael Montoya by the Foundation on June 3, 2015. The Santa Fe architectural firm, Spears Horn Architects, was contracted by the Foundation to prepare the Historic Structures Report and Measured Drawings. The work of the HSR and measured drawings was begun in June and completed in September, 2015. The Ittelson and Turney drawings came to light on August 27, 2015. Few historic photographs of the mill have been found.

## **PROJECT DATA**

State Register Number: 147 (1/9/1970)

National Register Number: 73001143 (8/28/1973)

Lot Area West of State Road 434: ±0.4 acres

Lot Area East of State Road 434: ±0.098 acres

Date of Construction: 1864

Ground Floor: 2,082 GSF

Building Total: 6,246 GSF

Roof Surface Area: 3,270 SF

The mill is located to the west of State Road 434 just after crossing the Mora River.

Note: see reduced size measured drawings in appendix, full-size 24" x 36" drawings available

## **KEY PARTICIPANTS**

### **St. Vrain Mill Preservation and Historical Foundation**

Betsy Bloch, Foundation Board Member

Roger Gonzales, Foundation Board Member

Ken Krusemarks, Foundation Board Member and Volunteer

Virginia Taylor, Project Historian

Frank Trambley, Jr., Foundation Board Member

Merlyn Witt, Project Coordinator

### **New Mexico Historic Preservation Division**

Barbara Zook, Project Technical Advisor

Nicole A. Ramirez Thomas, Technical Reviewer

### **Spears Horn Architects**

Beverley Spears, FAIA, Principal Architect

Shannon Passmore, AIA, Project Architect

Kate Boles, Project Intern

## REPORT SUMMARY

The 1864 structure is in a very deteriorated condition, with part of the roof missing, all of the window glazing broken or missing and most of the window sashes missing. Severe cracking and differential settlement of the exterior stone walls are the most threatening conditions.

The building was always a utilitarian structure and was altered frequently to accommodate newer milling equipment and possibly to address problems with the current operations, procedural changes or possibly settling or vibrations. Such changes were made for expediency. Most of the milling equipment has been removed either for steel scrap or possibly to accommodate warehouse use making the original operation of the mill more difficult to decipher.

On the positive side, the mill's stone walls are fairly sound in most areas. The interior wood columns and joists are sturdy and generally sound. The interior spaces of the mill are relatively large, with an open floor plan, reasonably high ceilings, and a general ambiance of authenticity and attractiveness provided by the stone walls and the exposed timber framing. The remaining milling items, although limited, help tell the story of the mill and add to the interest and authenticity of the interior spaces. The original wood stairways between the floors are wide and soundly built and serviceable.

In order to make the building usable by the community for any purpose, much restoration and rehabilitation will need to be carried out. Stone wall stabilization, roof repair, window and door restoration and floor repairs are essential, as well as safety and accessibility concerns, handrail and guardrail considerations, thresholds, walkways and means of egress.

Summertime use rather than year-round use would allow a more sensitive rehabilitation while significantly reducing construction and operating costs and still addressing the primary tourist season. It is understood that changing community needs over the decades will be reflected in the uses of the structure and that future rehabilitation work can be carried out to address these needs.

## **PART 1 BUILDING HISTORY**

### **NARRATIVE**

#### **CHAIN OF TITLE**

*(See Timeline and St. Vrain Mill Genealogy)*

Ceran St. Vrain began constructing his Mora stone grist mill in 1864<sup>1</sup>. Ceran St. Vrain had six children by three wives over his lifespan<sup>2</sup>. Of the four males, Matias died in infancy in 1842, Marcelino was the second youngest (born in 1848), and Joseph Felix (1844-1913) was a depressed and suicidal drunkard<sup>3</sup>, leaving the eldest by his first wife Maria Dolores del Luna, Jose Vincente (1827-1876) to learn his father's business and run the gristmill in Mora<sup>4</sup>. Ceran St. Vrain also had two daughters, Isabelita (1847-1900) and Felicitas (1862-1935), but only Felicitas was provided for in his April 2, 1866 will<sup>5</sup>. When Ceran St. Vrain died on October 28, 1870, ownership of the mill passed to Felix St. Vrain and Vicente St. Vrain<sup>6</sup>. Vicente St. Vrain acquired all rights to the mill from Felix on February 22, 1872<sup>7</sup>.

When Vicente St. Vrain died in 1876, the mill passed to his wife Amelia Rohman St. Vrain. Amelia then exchanged the mill for property in Texas with her brother William Rohman. In his book, Wetherington notes that the mill was sold to Mark Daniel in 1889, presumably by Amelia or William Rohman<sup>8</sup>. It seems likely that either William Rohman or Mark Daniel sold the mill to Macario Gallegos. The chain of title at this time is unclear. Around 1880, Macario married Felicitas St. Vrain (Ceran St. Vrain's daughter by his third wife Maria Louisa Branch). Felicitas St. Vrain (likely widowed) sold the mill to Milnor Rudolph, Jr and Frank Leon Trambley on November 1, 1913<sup>9</sup>.

Beginning in 1913, Frank Leon Trambley began to convert the mill from a stone mill to a roller mill and the mill became known as the Rudolph and Trambley Roller Mill. Frank Leon Trambley became the sole owner of the mill on July 6, 1923 when Milnor Rudolph's widow, Carolina Branch Rudolph, sold him her shares. The mill became known as the Trambley Roller Mill. When Frank Leon Trambley died on March 18, 1926, his widow Matilde Rudolph Trambley inherited. She passed away soon after Frank in July of 1927<sup>10</sup>. According to Louis L. Branch in "*Ceran St. Vrain, and His Molino De Piedra in the Mora Valley*", Matilde's son "Francisco Xavier Leon, Jr." Trambley operated the mill with Manuelo Romo, Sr.

until Francisco left the business to his brother Guadalupe<sup>11</sup>. Branch then states that in 1966 Francisco Xavier Leon, Jr. died and left the mill to his widow. If this is the case, title must have transferred from Guadalupe back to Francisco at some point in time before 1966. Also of note, the 1920 census does not list a Francisco Xavier Leon as a child of Frank Leon Trambley and Matilde Trambley, but instead has listed a Frank L., brother to Guadalupe. It is likely Francisco Xavier Leon, Jr. and Frank L. of the 1920 census are the same person. Regardless, the main fact is that one or two of Matilde's sons owned the mill for a time after she passed away.

In 1930, the mill became known as the "Romo Brothers Roller Mill" operated by Manuelo and Ricardo Romo. It does not appear that they ever owned the mill. In 1933, a combination of factors brought about cessation of milling activities at the mill and the mill was never used for milling again. Instead, from 1934 until 1972 the mill was used as a warehouse for Strong and Trambley Merchantile.

On April 25, 1966, Francisco X. Leon Trambley died, leaving the mill to his widow Josephine Strong Trambley and their three children, Jeannine T. Martinez, Margaret T. Lester, and Frank C. Trambley. Soon after, on August 9, 1967, the title was transferred to Josephine Strong Trambley. Josephine then transferred the title to her son Frank C. Trambley on February 9, 1972<sup>12</sup>.

After Frank C. Trambley married, he owned the mill jointly with his wife Delicia T. Trambley. They transferred title, with protective covenants, to St. Vrain Historical Foundation, chaired by Louis Leon Branch in 1976<sup>13</sup>. The St. Vrain Historical Foundation was unable to secure the necessary funding to continue the preservation efforts, so as per the covenants, the title reverted to Frank C. and Delicia T. Trambley on June 29, 1981<sup>14</sup>.

On June 4, 1990, Frank C. and Delicia T. Trambley sold the mill to Michael Montoya<sup>15</sup>. The local oral history is that Michael Montoya heard a rumor the Trambleys were planning to sell the mill to someone who was going to tear it down for parts. In order to save it, Michael hurriedly purchased the mill. He never made any changes to the mill or had plans for it. His intent was solely to preserve the mill. In 2015, Michael Montoya sold the mill to the Saint Vrain Mill Preservation and Historical Foundation, Inc. and they began preservation work.

## ALTERATIONS AND REPAIRS

A typical nineteenth century stone mill would have used water power to turn a grindstone to grind grain. The water was supplied by a mill head race that shunts water from a nearby river to a vertical waterwheel. The water can be conveyed above ground level by a flume, sluice or pen stock (water tight pipe) and drops down onto the wheel, turning the wheel. The water wheel transfers the energy of the water to gears to power mechanical operations throughout the mill. The water returns to the river by way of a tail race (drainage ditch)<sup>16</sup>. The main drive shaft from the water wheel turns a vertical pit wheel geared with stone nut gears that translate the drive shaft's horizontal rotational movement to a vertical rotational movement along a spindle shaft. The spindle shaft carries power from the gears on the ground floor to the grindstones on the second floor and turns the top grindstone, the adjustable runner stone, to grind grain against a fixed bottom bedder stone. Grain is provided to the grindstones from the third floor. First the grain is carried to the highest level and dumped into a hopper and then cleaned. The grain pours along a wooden shoe and is shaken by a damsel through the eye of the runner stone to the bedder stone surface. After the grain is ground, it spills over the edges of the bedder stone and is collected and conveyed by an elevator with cups to the third floor. The ground grain is then dried and then sorted by coarseness (ex: flour, bran and middlings) by a bolter into barrels or sacks, ready for delivery or pickup by the customer<sup>17</sup>. In the late 1800s, roller mills began to be used in America<sup>18</sup>. Over time, power from steam engines replaced water wheel power. Power could also be provided by turbines. There are variations in mill configuration.

The St. Vrain mill was originally constructed in 1864 as a stone mill using French quartz-limestone buhrstones for milling which Ceran St. Vrain bought in 1850 in Kansas<sup>19</sup>. The mill walls are double wythe rubble-filled stone walls with stone from Watrous, New Mexico<sup>20</sup>. The walls are supported on a foundation of large cobble in a twelve inch deep trench<sup>21</sup>. A mill race is noted on the property in 1882<sup>22</sup>. In 1883, H.E. Fraley, while leasing the mill, likely installed a steam engine. But the next year, in 1884, the mill was returned to water power. The steam engine was present but unused. It seems the steam engine belonged to Fraley and when M.G. Gordon leased the mill beginning December 2, 1884, he was expressly not allowed to use the steam engine. In 1885, a Becker Brush machine and other equipment was added by J. Oliver Smith during the time he leased the mill. The tail race was also cleaned.

On March 27, 1901, William Freseniers completed a remodel of the mill equipment and machinery including a new flume and penstock.

In 1913, Frank Leon Trambley converted the mill from a grist stone mill to a roller mill. As part of Frank Leon Trambley's conversion of the mill to a roller mill, he took out the grindstones, the turbine and 'carcamo' (wheel pit) and added a wooden wheel, northern drainage ditch (el desaguadero), and the overhead sluice (canova) using an easement granted through the Rudolph property to the west. In 1915, a new iron wheel was installed<sup>23</sup>. This list of alterations indicates that previous to 1913 a turbine (or sometimes a steam engine) was used to power the mill and it was only after 1913 that a waterwheel was used.

A photo from the New Mexico State Archives, Lewis Branch Collection – Prints and Films shows that an engine was delivered in 1926 by Maneul Romo, Sr.

In 1933, the overhead sluice collapsed and was torn down and the easement through the Rudolph property was released and milling stopped<sup>24</sup>.

After milling stopped, the mill was used for other purposes. From 1934 to 1972 the mill was used as a warehouse, but there is no documentation of any alterations made to the structure during this time except during World War II. In 1944, all the metal was turned over to the US government for the war effort and some of the equipment was sold<sup>25</sup>.

The mill fell into disrepair and eventually captured the attention of preservationists. In 1973, the mill was added to the National Register of Historic Places<sup>26</sup>.

In 1976, the St. Vrain-Trambley Mill Historical Foundation, Inc., chaired by Louis Leon Branch, was deeded the mill in order to begin historic preservation attempts<sup>27</sup>. The St. Vrain-Trambley Mill Historical Foundation secured a \$10,000 Federal Bicentennial Foundation Grant and began repair work<sup>28</sup>. Letters from Louis Leon Branch to Lane Ittelson and Thomas W. Merlan, and restoration project reports from December 31, 1976 and January 29, 1977 describe the repairs the St. Vrain-Trambley Mill Historical Foundation planned and completed. Louis Leon Branch, along with a team of seventeen youths and hired craftsmen, reportedly removed tractor parts and wheels from second floor platform, raised and reinforced the large beams over the front door, cleaned and salvaged items from all floors, patched the flooring on all floors, removed one foot deep pigeon manure from the third floor, patched all gaps with chicken wire to exclude pigeons, built a fence around the building, posted danger signs, built stair railings out of sun-bleached alamo logs, rebuilt the

window sills, added screens to the windows on the second and third floors, added wrought iron safeguards made by Geno Gallegos of Santa Fe to the first floor windows and front door, replaced rotted windows with replicas handmade by Richard Gutierrez of Santa Fe, constructed an eight to ten foot deep retaining wall between building and spring on north side of the mill, and secured the large beams protruding over wheel. Joseph Perea was contracted to deliver 1000 running feet of sunbleached alamo logs and to rebuild the deteriorated rear (it is assumed that “rear” is referring to the north side of the building) door stairs, rebuild the rear door, and re-grade the site for better drainage, but it is unclear if the work was actually performed. A ledger book shows Joseph was paid for delivering supplies, probably the wood, but not for any labor<sup>29</sup>.

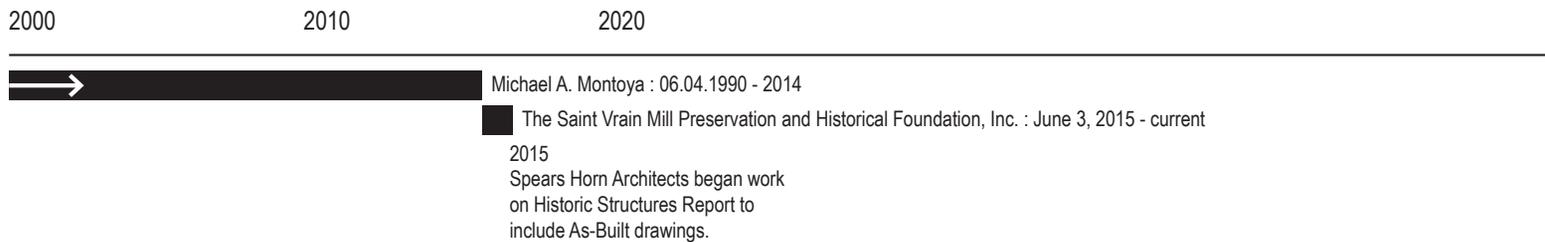
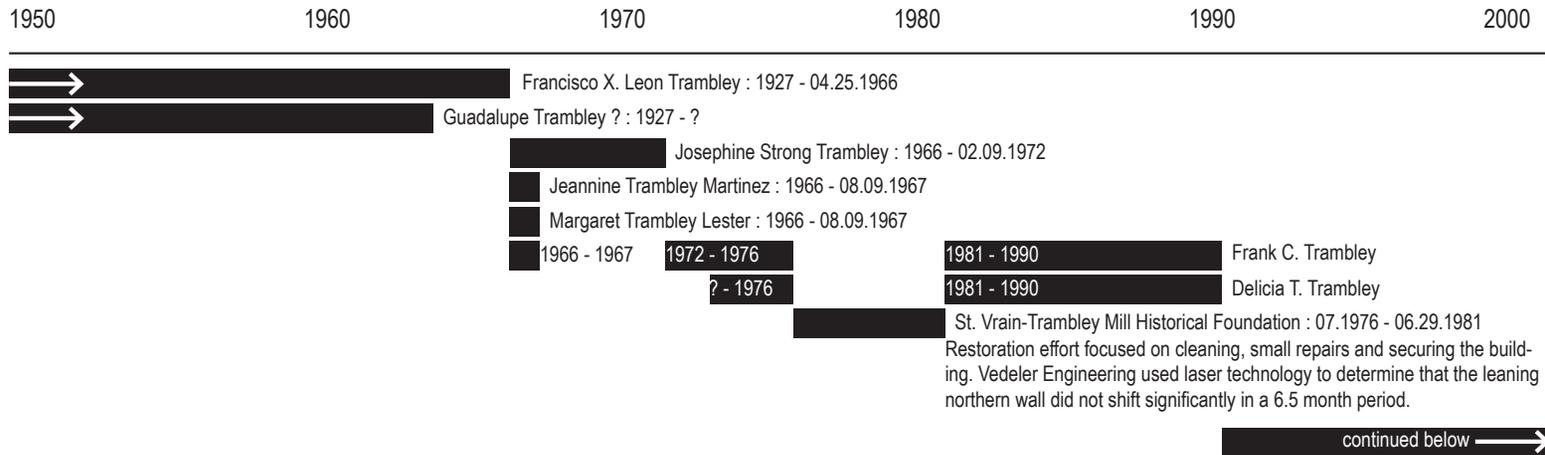
The St. Vrain-Trambley Mill Historical Foundation contracted with Vedeler Engineering on October 28, 1976<sup>30</sup> to study the existing crack on the northern end of the east side of the building. Vedeler Engineering used laser technology over a six and a half month period to determine that “the badly leaning wall had moved almost none”<sup>31</sup>. The crack is present in photos from the 1980s<sup>32</sup> and also in one undated older photo<sup>33</sup>. On September 23, 1976, the St. Vrain-Trambley Mill Historical Foundation also contracted with William F. Turney and Associates for engineering work and as a result, a set of drawings for the stabilization of the north wall of the mill and the north gable was produced (see Appendix)<sup>34</sup>.

In 2015, The Saint Vrain Mill Preservation and Historical Foundation, Inc. purchased the mill. The Saint Vrain Mill Preservation and Historical Foundation, Inc. has so far cleaned the interior of the mill and added 2x4 temporary handrails to the first and second floor staircases. Additional repairs are anticipated after the completion of this report, assuming funding can be secured.

No information has been found to indicated why there are raised platforms on the north end of the first and second floors.







- = owner of mill
- = administrator of estate
- = operator of mill
- = leasor of mill

## BRIEF CHRONOLOGY

- May 5, 1802 St. Vrain born in present day St. Louis County, MO<sup>35</sup>
- 1824 St. Vrain's first trip to New Mexico<sup>36</sup>
- 1850 St. Vrain won a government contract to supply flour to U.S. Army posts in the West<sup>37</sup>
- 1850 St. Vrain purchased French buhrstones for milling in Westport, Kansas<sup>38</sup>
- 1850 St. Vrain built his first mill in Mora using one of the French buhrstones<sup>39</sup>
- 1851 Fort Union established (high demand for flour)<sup>40</sup>
- 1864 St. Vrain's Taos wood mill burned down<sup>41</sup>
- 1864 St. Vrain began construction of the current stone mill<sup>42</sup>
- 1864 US Government contract to provide flour to 6,000 Navajos held prisoners at Bosque Redondo<sup>43</sup>
- 1867 St. Vrain moved to Mora, NM<sup>44</sup>
- October 28, 1870 St. Vrain died<sup>45</sup> and mill ownership passed to his sons Vicente and Felix<sup>46</sup>
- 1871 Macario Gallegos took over operation of the mill for the next ten years<sup>47</sup>
- 1882 Macario Gallegos leased the "stone mill, mill race and water privileges to Thomas J. Walton for a period of one year at \$100.00 per month"<sup>48</sup>
- 1883 Gallegos leased for one year under same conditions to H.E. Fraley<sup>49</sup>
- 1885 Gallegos leased the mill to J. Oliver Smith for \$700/year. Becker Brush Machine added and other improvements made<sup>50</sup>

- 1886 Oliver Smith's lease was renewed for 10mths at \$40/mth. Steam engine present but not used.<sup>51</sup>
- 1900 William Freseniers was contracted by Macario and Felicitas Gallegos to remodel the mill equipment and machinery<sup>52</sup>
- 1901 Freseniers filed a lien against the property claiming he had not received payment for work performed (including new flume and penstock)<sup>53</sup>
- 1911 Frank Leon Trambley's brother, Casimiro Trambley, leased the mill<sup>54</sup>
- 1912 Frank Leon Trambley and his brother-in-law Milnor Rudulph, Jr. leased the mill<sup>55</sup>
- 1913 Frank Leon Trambley and Milnor Rudulph, Jr. purchased the mill from Felicitas St. Vrain and converted it into a roller mill<sup>56</sup>
- 1914 Mill became known as the Rudulph and Trambley Roller Mill<sup>57</sup>
- 1915 New iron wheel installed to replace 1913 wooden wheel<sup>58</sup>
- 1921 Milnor Rudulph died, leaving his share of the mill to his widow Carolina Branch Rudulph<sup>59</sup>
- March 18, 1926 Frank Leon Trambley died. His widow Matilde Rudulph Trambley inherited the mill in 1927. Her sons Francisco Xavier Leon, Jr. and Guadalupe Trambley operated the mill with Manuelo Romo, Sr.<sup>60</sup>
- 1930 The mill became the Romo Brothers Roller Mill, operated by Manuel and Ricardo Romo<sup>61</sup>
- 1933 The overhead sluice fell into disrepair and collapsed. Milnor Rudulph's easement was released and milling stopped.<sup>62</sup>
- 1934 The mill began to be used as a warehouse<sup>63</sup>
- 1939 – 1945 World War II. All the metal was turned over to the U.S. government during World War II, and other equipment was sold.<sup>64</sup>
- 1973 Mill added to National Register of Historic Places<sup>65</sup>

- 1976 Trambley family transferred title to St. Vrain-Trambley Mill Historical Foundation, Inc. established by Louis Branch<sup>66</sup>
- 1976 St.Vrain-Trambley Mill Historical Foundation receives \$10,000 Bicentennial Foundation Grant<sup>67</sup>
- 1976 Louis Leon Branch and the St. Vrain-Trambley Mill Historical Foundation initiated repairs to the Mill<sup>68</sup>
- 1976 Vedeler Engineering contracted to use laser technology. Determined crack remained the same over 6 ½ month period<sup>69</sup>
- 1976 Lane ittelson prepared measured drawings of the mill
- 1976 William Turney Engineers prepared drawings for the stabilization of mill walls and north gable.
- 1981 \$50,000 estimate to restore Mill<sup>70</sup>
- 1981 Mill title reverted to Frank C Trambley and Delicia T. Trambley<sup>71</sup>
- 1990 Frank C. Trambley and his wife sold mill to Michael A. Montoya<sup>72</sup>
- 2002 NM Historic Preservation Division names mill one of 10 most endangered buildings in the state<sup>73</sup>
- 2003 Conditions Report by Gordon McKeen, McKeen Consulting Engineers/ATR Inst. at UNM<sup>74</sup>
- 2013 The Saint Vrain Mill Preservation and Historical Foundation Inc. was founded
- June 3, 2015 Michael Montoya sold mill to the Saint Vrain Mill Preservation and Historical Foundation Inc.

## ENDNOTES

*(See Appendix: Bibliography, with locations of cited documents)*

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- <sup>5</sup> St. Vrain, Ceran. Will of Ceran St. Vrain. 2 Apr. 1866. Mora County Records, Mora, New Mexico.
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- <sup>7</sup> Wetherington, Ceran St. Vrain, 93.
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- <sup>20</sup> Marchi, Ray. "A Brief History of the St. Vrain Mill." The St. Vrain Mill in Mora, NM. 2005. Web. 14 July 2015. <[http://www.moravalley.com/st\\_vrain\\_mill.htm](http://www.moravalley.com/st_vrain_mill.htm)>.
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- <sup>22</sup> Branch, Molino De Piedra.
- <sup>23</sup> Branch, Molino De Piedra.
- <sup>24</sup> Branch, Molino De Piedra.
- <sup>25</sup> Branch, Molino De Piedra.
- <sup>26</sup> National Register of Historic Places Inventory – Nomination Form. Prepared by James H. Purdy, 13 Nov. 1972.
- <sup>27</sup> Deed, July 1976.

- <sup>28</sup> Contract for Bicentennial Assistance between St. Vrain-Trambley Mill Historical Foundation and the State Park and Recreation Commission, Bicentennial Division, 24 Apr. 1976. State of New Mexico.
- <sup>29</sup> Branch, Louis. St. Vrain-Trambley Mill Restoration: Ledger Book 30 April 1976 -30 April 1977.
- <sup>30</sup> Branch, Louis. St. Vrain-Trambley Mill Restoration Project: December 31, 1976 Report. Author not stated, but understood to be L.L. Branch.
- <sup>31</sup> Branch, Louis L. Letter to Lane Ittelson. 11 July 1977. St. Vrain-Trambley Mill Historical Foundation, Inc., Santa Fe, New Mexico.
- <sup>32</sup> Thomas. MORA 226-239. 1980. State of New Mexico, Historic Preservation Division, Santa Fe. Zook. State of New Mexico, Historic Preservation Division, Santa Fe. (photos by Thomas and Zook)
- <sup>33</sup> Image No. 1934. New Mexico Department of Tourism Photograph Collection, New Mexico State Archives, Santa Fe. "An old Mexican mill. St. Vrain's Mill, Mora. Historic Collection."
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- <sup>35</sup> Mumey, Nolie. "Black Beard: Ceran St. Vrain, Frontiersman, Indian Trader, Territorial and Political Leader, and Pioneer Businessman." The Denver Westerners Monthly Roundup XIV No. 1 (Jan. 1958): 4.
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- <sup>49</sup> Branch, Molino De Piedra.
- <sup>50</sup> Branch, Molino De Piedra.
- <sup>51</sup> Branch, Molino De Piedra.
- <sup>52</sup> Branch, Molino De Piedra.
- <sup>53</sup> Branch, Molino De Piedra.
- <sup>54</sup> Branch, Molino De Piedra.
- <sup>55</sup> Branch, Molino De Piedra.
- <sup>56</sup> Branch, Molino De Piedra.
- <sup>57</sup> Branch, Molino De Piedra.
- <sup>58</sup> Branch, Molino De Piedra.

- <sup>59</sup> Branch, Molino De Piedra.
- <sup>60</sup> Branch, Molino De Piedra.
- <sup>61</sup> Branch, Molino De Piedra.
- <sup>62</sup> Branch, Molino De Piedra.
- <sup>63</sup> Branch, Molino De Piedra.
- <sup>64</sup> Constable, Mora Rallies.
- <sup>65</sup> National Register of Historic Places Inventory – Nomination Form. Prepared by James H. Purdy, 13 Nov. 1972.
- <sup>66</sup> Deed of Sale from Frank C. Trambley and Delicia T. Trambley his wife, July 1976 (filed 4 Apr 1979), Mora County, New Mexico, Deed Book 0-32, page 40-41.
- <sup>67</sup> Contract for Bicentennial Assistance between St. Vrain-Trambley Mill Historical Foundation and the State Park and Recreation Commission, Bicentennial Division, 24 Apr. 1976. State of New Mexico.
- <sup>68</sup> Branch, Louis L. Letter to Lane Ittelson. 11 July 1977. St. Vrain-Trambley Mill Historical Foundation, Inc., Santa Fe, New Mexico., Branch, Louis L. "St. Vrain-Trambley Mill Restoration Project Ninety Day Report on Expenditures and Accomplishments." Letter to Maureen. 29 Jan. 1977. St. Vrain-Trambley Mill Historical Foundation, Inc., Santa Fe, New Mexico., Branch, Louis Leon. Letter to Thomas W. Merlan. 12 Mar. 1976. St. Vrain-Trambley Mill Historical Foundation, Inc., Santa Fe, New Mexico., Branch, Louis. St. Vrain-Trambley Mill Restoration Project: December 31, 1976 Report. Author not stated, but understood to be L.L. Branch.
- <sup>69</sup> Branch, Louis L. Letter to Lane Ittelson. 11 July 1977. St. Vrain-Trambley Mill Historical Foundation, Inc., Santa Fe, New Mexico.
- <sup>70</sup> Marchi, Ray. Timelines of Previous St. Vrain Mill Restoration Activities.
- <sup>71</sup> Deed of Sale from Louis L. Branch, 29 June 1981 (filed 1 Dec 1981), Mora County, New Mexico, Deed Book 0-34, page 105-106.
- <sup>72</sup> Deed of Sale from Frank C. Trambley and Delicia T. Trambley his wife, 4 June 1990 (filed 11 June 1990), Mora County, New Mexico, Deed Book 53, page 129.
- <sup>73</sup> Constable, Mora Rallies.
- <sup>74</sup> McKeen, Gordon. "Letter Report." Letter to Ken Earle. 27 Oct. 2003. MS. University of New Mexico, ATR Institute, Albuquerque, New Mexico.

## HISTORIC MILL PHOTOGRAPHS



"Image No. 33579, Lewis Branch Photograph Collection  
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This 1925 photograph may have been printed in reverse.



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Caption: "An old Mexican mill. St. Vrain's Mill, Mora. Historic Collection."  
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## **PART 2    CONDITION ASSESSMENT**

### **DESCRIPTION AND CONDITION OF BUILDING COMPONENTS**

#### **A. GENERAL DESCRIPTION**

**1. Architectural Character:** The St. Vrain Mill is a three-story structure with exterior load-bearing stone walls. The existing walls are double-wythe stone construction with rubble infill, the total wall thickness is approximately 30". The interior of the building consists of timber members, including columns, beams, floor and roof joists. Timber diagonal bracing is used extensively in the building for additional support between structural columns. The bracing appears to have been added rather than original. The building has a gambrel roof with corrugated steel roofing, with the end walls of the upper level consisting of exterior wood clapboard siding over wood framing. 1" thick wood plank (nailed) flooring is used at all three floor levels.

The existing steel water wheel is located approximately 14'-7" off of the north end of the building. The existing steel wheel installed in 1913 has been dismantled and currently rests at the bottom of the wheel pit.

**2. Site:** The mill is situated on fairly level ground very near State Road 434 to Guadalupita and Angel Fire. It appears that no historic site features remain except the steel water wheel and wheel pit and the mill race.

#### **B. DESCRIPTION OF EXTERIOR:**

**1. Overall Dimensions:** The building is approximately 40'-2" in width (east-west) by approximately 50'-6" in length (north-south). The height of the building, from the roof peak to finish grade, is approximately 42'-8".

**2. Foundation:** The stone walls are supported on stone foundations formed by excavating a shallow trench and placing rock in the trench (UNM Report by Gordon McKeen / McKeen Consulting Engineers, October 27, 2003). It is believed the foundation is comprised of large cobble in a 12” deep trench (email from Kenneth Earle on May 23, 2003). The water table in this area is seasonally about four feet below the surface.

The existing building foundation needs to be investigated further to verify below-grade footing material and depth, particularly on the north end of the building where there appears to be settlement. Water may have affected the soils contributing to loss of support. Also, the working machinery for the mill was concentrated at this end of the building. Machine vibrations may have been transferred to the wall structure and caused wall settlement (UNM Report by Gordon McKeen / McKeen Consulting Engineers, October 27, 2003).

**3. Walls:** The beige-colored stone block walls are double-wythe ashlar masonry construction with rubble infill between stone layers, with larger blocks utilized at the lower levels of the building. The stone material was imported from Watrous, NM according to Ray Marchi’s “A Brief History of the St Vrain Mill”. The end walls at the third floor are comprised of exterior wood clapboard siding over wood framing.

The stone appears to have been re-pointed with concrete mortar, but would have originally been constructed with lime mortar. The mortar of the joints is struck with incised parallel lines to give the appearance of more uniform masonry with tighter, more regular joints. An orange band was painted on the lower section of stone wall on the south façade, and wraps around a portion of the east façade. There are several areas of graffiti on the exterior stone surfaces. There are large cracks in the stone where the north section of the building has pulled away from the main structure, but generally the stone walls appear to be in sound condition. The walls may originally have been plastered based on pedimented trim at the windows.

The section of stone masonry above the window in the northwest corner of the second floor has fallen off of the building due to the deteriorated lintel below. The stone masonry above the adjacent windows on the west wall of the second floor has significant cracks and some stones appear to be at risk of falling off of the wall.

There are two sections in the stone wall on the north end of the building that have been filled-in with smaller stone rubble. The central opening likely would have been the pass-through for the main water wheel shaft into the building. Before 1913 when the vertical water wheel was installed, there was reportedly a turbine wheel which would have been horizontal with a vertical shaft that could have driven a belt passing through two holes on the rear wall.

The exterior wood clapboard siding at the north and south gables is extremely weathered and in a deteriorated condition. There are some areas where the siding has fallen off of the building. The north wood frame end wall is bowed (to the exterior) and is partially detached from the stone wall below.

**4. Structural System:** The load-bearing stone walls rest on stone footings. The floor system at the first floor is comprised of 1" thick wood planks over solid timber joists running in perpendicular direction. The round timbers are approximately 10-1/2" in diameter, with the top surface planed flat for an approximate total joist depth of 9-1/2". The joist spacing is approximately 2'-6" on center, and the joist ends rest on stone supports. The spacing and depth of the stone supports has not been determined as the crawlspace has been filled with debris.

The floor system at the second and third floors is comprised of 1" thick wood planks over timber joists / beams, supported by wood columns below. The roof framing at the third floor is comprised of 4" x 5"D. rafters (some with collar ties) at approximately 2'-0" on center. All wooden members are rough-sawn. The major first and second floor timber elements (columns, beams, and joists) are in good condition. There is water damage on some of the third floor roof framing members.

**5. Window and Door Openings:** Exposed wood lintels are utilized as structural headers above window and door openings. A majority of the exterior wood lintels are present but in a dilapidated condition. The lintel above the window in the northwest corner of the second floor is completely missing. It is unknown if the exposed lintels are continuous to the interior of the building, but likely these are separate elements based on the approximately 30" typical wall thickness. Remaining pedimented trim at the gable and one window on the north wall suggest that perhaps the building was once or was intended to be plastered, concealing the structural lintels and all of the

stonework. The Ittelson drawings show three windows in the stone walls with pedimented trim remaining (as well as all of the gable windows).

On the lower west façade windows, inset wood blocking on either side of each window suggests that these windows had exterior shutters with hold-opens fastened into the wood blocking. The hinge insets are still visible in the window frames. Similar blocking exists for the two north windows in the stone wall. Other traces at all of the windows in the stone walls suggest that they all had shutters. One deteriorated shutter still remains at the north façade, west window. A pair are shown at that window in the Ittelson drawings.

**6. Roof:** The corrugated steel roofing has a dark brown rusted finish and is attached to 1” thick roof deck planks running perpendicular to the rafters below. It is probable that the original roofing material was wood shingles. A large section of steel roofing is missing at the northwest end of the building. There are water stains on a number of the decking boards. There is some damage to the roof decking at the exposed northwest area of the roof where the steel roofing is no longer present.

**7. Loading Platform:** A photograph from 1926 shows a wooden loading platform on the south end of the building above the first floor entry door. The platform is supported by cantilevered beams which run through the stone wall and tie into the adjacent interior beams. The door located on the south wall of the second floor would have been used to access the loading platform, it is likely these are original building elements. The wooden loading platform is no longer present. Most of the exterior portions of the cantilevered beams have rotted away.

## **C. DESCRIPTION OF INTERIOR:**

**1. Floor Plans:** The first floor is primarily open with timber columns supporting the floor above. There is a raised platform at the north end of the space, which originally housed the mill equipment, with some components partially intact. The north end of this space has a higher ceiling, possibly due to the size / requirements of the previous mill equipment. This raised platform appears to have been built later than the mill building. It may have been

constructed to accommodate revised milling equipment and operations or to address problems of vibration or weight. The main entry door is located on the south wall with three large windows on the west wall. A small door with a low head height is located on the north wall, providing access to the water wheel. A wooden stair is located in the southwest corner of the space.

The second floor is open with a raised platform at the north end of the space. Four primary structural timber columns are located directly above the first floor columns. Three windows are located on the west wall, in line with the first floor windows below. Three windows on the east wall approximately mirror those on the west wall. Two windows are located on the north wall. The windows and doors have long wooden lintels set flush with the interior face of the stone walls. The south wall has a door, which would have been used to access the previous loading platform, which is no longer present. A wooden stair to access the third floor is located within the west bay of the space, directly off of two of the primary structural columns. The flooring appears to have been replaced where bucket elevators and drive components would likely have passed through. This may have occurred when milling ended and warehousing began.

The central section of the third floor is primarily open with a large amount of equipment located in this space. There are frame walls separating the main space from the shallower, low ends where the gambrel roof angles down to the stone walls. These spaces were likely used for storage and currently contain a number of miscellaneous windows. There is a dilapidated stair at the north end of the space, which accessed a loft area. Wood rafters, some with collar ties, support the steel roofing (with board decking) above. Also there is a remnant of a wooden mounting plate up high in the rafters that would have been used for support for elevator discharge spouting. It appears that there was likely a skylight through the roof to provide better lighting for this area. Many patches on the floor indicate where equipment would have passed through.

**2. Walls:** The interior wall surfaces are exposed stone, matching the exterior.

The stone has been re-pointed with concrete mortar, but would have originally been constructed with lime mortar. There is graffiti on the interior walls throughout the building. The stone walls have cracking mainly within the north half of the structure.

**3. Floors:** All three floors have 1" thick plank flooring, with widths varying from approximately 7-1/2" to 10-1/2". Floors in general are in sound condition, but there are areas on each floor with damaged flooring, some have been patched. There are areas of flooring throughout the building with water marks from roof leaks.

**4. Ceilings:** The first and second floor ceilings are exposed beams, joists, and the underside of the flooring planks above. The third floor ceiling is comprised of exposed rafters, collar ties, plank decking, and the underside of the steel roofing. There remain some areas of ceiling board decking on the underside of the joists. It appears that the third floor once had a tray ceiling painted light blue. The ceiling was flat in the center at the height of the collar ties. Much of the center section has been removed, possibly to accommodate changes in milling equipment and operations.

The wooden members are in generally sound condition, with some flooring/ceiling missing and patched. Some areas have water marks / damage due to roof leaks.

**5. Doors:** The doors on the south walls of the first and second floors are wooden three-panel over three-panel with molding trim. These are certainly historic and may be original. The downstairs door is a Dutch door which would have allowed millers to speak with their customers while keeping them out of the interior of the mill. Double steel security gates were added in 1976 to the exterior of the main entry door.

The existing doors have some missing panels, but there is enough material present so that the doors can be rehabilitated. Some of the missing door panels have been located in the building.

The steel entry gates are semi-operable, but in below-average condition.

**6. Windows:** A substantial amount of the existing windows are missing or destroyed. The wood windows have narrow stiles and rails with nine equal-sized divided lites in each sash. The typical sash appears too large for the existing opening. It appears that the window sashes were manufactured elsewhere and designed for openings taller than those built at the mill. The windows are cased in 4-3/4" wide wood trim. Exterior steel security bars are installed at the three first floor windows. Exterior steel screens are installed on a majority of the windows. The

security bars and screens were added in 1976. It appears from the 1976 Ittelson drawings that the windows probably all originally had wooden pediments.

The original wood windows were reportedly replaced with custom replicas by a Santa Fe craftsman in 1976. This seems not to have actually occurred.

**7. Columns:** The primary first and second floor columns have been detailed such that the central section of each column has filleted corners, providing an octagonal shape on this portion of the member. These appear to have been painted blue. These primary columns appear to be in good condition.

**8. Stairs:** The first to second floor stair is constructed of wood risers, treads, and stringers. There are no original handrails or guardrails present, but temporary handrails have been installed. There is a low head height where the timber beam intersects the lower section of the stair. The typical tread is approximately 13.5" wide, and typical riser approximately 8.25" high.

The second to third floor stair is constructed of wood risers, treads, and stringers. There are no original handrails or guardrails present, but temporary handrails have been installed. There is a low head height where a portion of the floor opening has been filled-in at the upper section of the stair. The typical tread is approximately 11.5" wide, and typical riser approximately 8.5" high.

Both stairs are in sound condition, each has more wear in the center of the stair treads.

**9. Crawlspace:** Partially exposed solid round timbers rest on stone supports, the spacing and depth of the supports have not been determined. A large portion of the crawlspace appears to have been filled in with debris and there is currently limited access to this area.

**10. Milling Equipment:**

Several components have been retained and are currently stored on the north end of the first floor. Steel components were donated for the World War II military effort.

## EXISTING WINDOW CHART

No.	FAÇADE	LOCATION	SIZE	TYPE	CONDITION
1	south	gable west	2'-10" x 5'-6" opening	9/6 single hung	missing
2	south	gable east	2'-10" x 5'-6" opening	9/6 single hung	missing
3	east	south	3'-6" x 6'-5" opening	9/9 single hung	sashes missing
4	east	center	3'-6" x 6'-5" opening	9/9 single hung	upper sash in tact, lower missing
5	east	north	3'-6" x 6'-5" opening	9/9 single hung	sashes missing
6	north	gable east	2'-10" x 5'-6" opening	9/6 single hung	missing
7	north	gable west	2'-10" x 5'-6" opening	9/6 single hung	missing
8	north	2nd fl east	3'-6" x 6'-5" opening	9/9 single hung	missing
9	north	2nd fl west	3'-6" x 6'-5" opening	9/9 single hung	missing
10	west	2nd fl north	3'-6" x 6'-5" opening	9/9 single hung	missing
11	west	2nd fl center	3'-6" x 6'-5" opening	9/9 single hung	sashes in tact
12	west	2nd fl south	3'-6" x 6'-5" opening	9/9 single hung	missing
13	west	1st fl north	3'-6" x 6'-5" opening	9/9 single hung	upper sash in tact, lower missing
14	west	1st fl center	3'-6" x 6'-5" opening	9/9 single hung	upper sash in tact, lower missing
15	west	1st fl south	3'-6" x 6'-5" opening	9/9 single hung	sashes in tact

Note: Condition of all sashes is deteriorated. Glazing is missing or broken.

## CURRENT PHOTOGRAPHS



South and west façades of the Mill. April 2015



South and east façades of the Mill before the Celebration and Ribbon Cutting. 20 June 2015



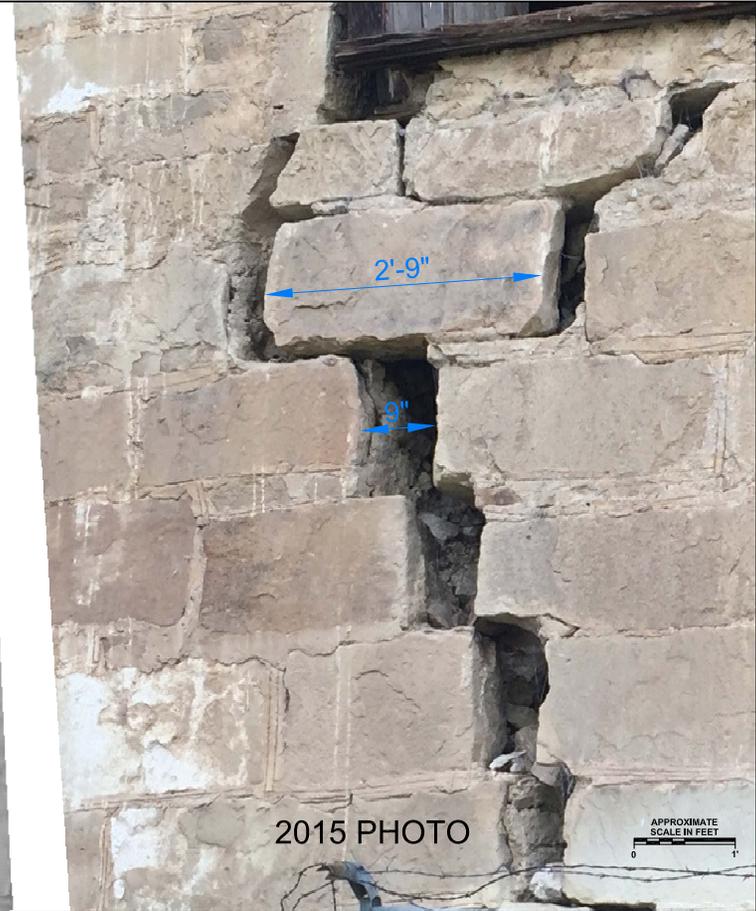
North façade showing bowed gable framing and eave deterioration. 9 June 2015



East façade showing major cracking. 9 June 2015



1987 PHOTO



2015 PHOTO

APPROXIMATE SCALE IN FEET  
0 1'

I:\140571 - St. Vrain Mill Crack - 8/2/15 - 8/2/15 - PRINTED: 8/2/15

Project No. 140571

August 2015



COMPARISON OF CRACK FROM 1987 TO 2015  
ST. VRAIN MILL



Eave deterioration; cracking on stone wall on west façade near northwest corner. 9 June 2015



Gable eaves detail (south façade, west corner). 30 June 2015



Ground floor main entrance (South façade). 30 June 2015



Exterior shutters and metal shutter hooks on second floor window (North façade, East window). 9 June 2015



The steel water wheel on the north side of the Mill. April 2015



First floor looking south toward entrance and stair. 9 June 2015



First floor looking north toward platform structure and rear door. 9 June 2015



Ground floor north door. 30 June 2015



Second floor looking toward northeast, showing stair to 3<sup>rd</sup> floor and raised platform at north end. 9 June 2015



Second floor northwest corner showing oil stain on floor, raised platform, chutes. 30 June 2015



Secn floor southwest corner showing door, stairs, and flour bagging equipment. 9 June 2015



Second floor raised platform (northwest corner). 9 June 2015



Typical first and second floor windows (second floor, west wall, center window). 9 June 2015



Typical window detail for first and second floor windows (second floor, west wall, center window). 9 June 2015



Indoor shutter hinge on ground floor window (west wall, north window). 30 June 2015



Square nail in second floor window frame (west wall, center window). 30 June 2015



Second floor door to missing loading platform (south wall). 9 June 2015



Third floor looking south with stair to 2<sup>nd</sup> floor and chutes to 2<sup>nd</sup> floor. 9 June 2015



Third floor north end showing grain cleaner with duct, hoppers (one under loft, one foreground), and bolter. 9 June 2015



Third floor north end showing missing roof, corner platform, and milling equipment. 9 June 2015



Third floor northeast corner showing bowed gable, exposed stone wall, hopper and ladder. 23 July 2015



Possible skylight above loft on third floor. 30 June 2015



Third floor ladder to loft. 30 June 2015



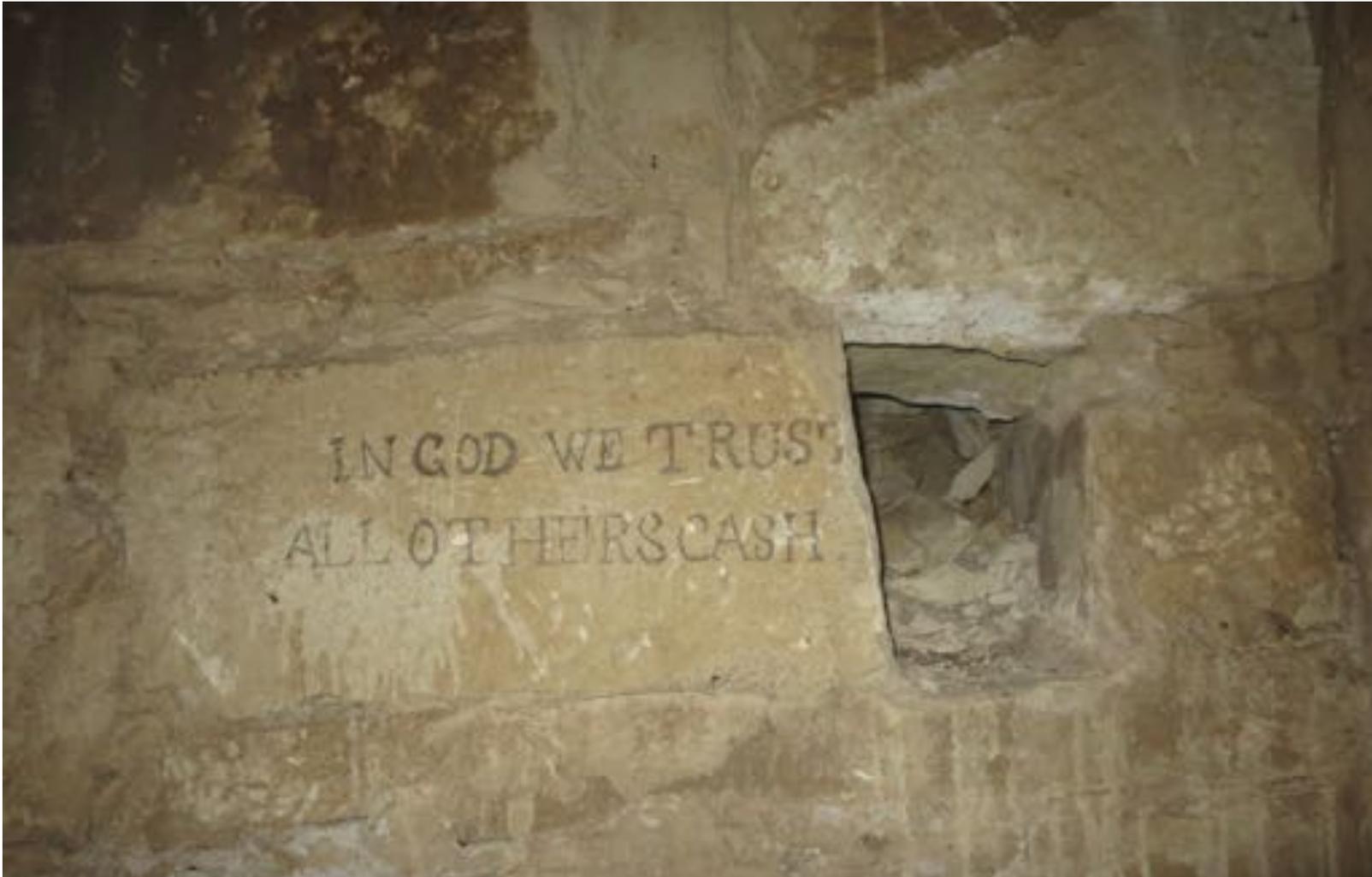
Third floor side room (northwest corner). 9 June 2015



Typical rafter connection with beam on stone wall. 30 June 2015



Typical gable window detail (third floor, south wall, east window) 30 June 2015



"IN GOD WE TRUST ALL OTHERS CASH" slogan on second floor. 9 June 2015

## **PART 3 FUTURE USE OPTIONS AND PRIORITIES**

### **COMMUNITY IDEAS FOR IMMEDIATE AND LONG TERM USES**

Members of the St. Vrain Mill Preservation and Historical Foundation value the historic St. Vrain Mill as an important landmark for the town and also an anchor for the Mora Arts & Cultural Compound. This district was designated in 2013 by the State of New Mexico Arts & Cultural Districts Steering Council. Efforts to preserve the Mill are focused both on saving the historic structure but also having use of the building for a variety of purposes, all of which will benefit the community. Certainly tourism and economic development are a major focus of the effort to preserve the mill. The Foundation has not yet developed a business plan for the operation of the facility after restoration and rehabilitation but has some realistic ideas about how the building can be used productively while maintaining the integrity and historic character of the building.

Some of the uses being considered by the Mora community include a museum, local arts and crafts retail space, wine tasting area for the local winery and distillery, visitors center for the town and region, conference area for the community, venue for parties, weddings, etc, and an area for start-up entrepreneurial desks. High speed digital cable is nearby.

The first task is to preserve the building, but a general plan of what will happen afterwards is important to the preservation effort. Building uses will likely change over time. It is broadly understood that the character and historic authenticity of the interior of the building is an important asset that must be maintained. The openness of the space on each of the three floors is an important part of the history of the mill. Each of the floors is an attractive well-proportioned space with adequate natural light on the first and third floor and excellent natural light on the second floor. The size, character and lack of differentiation of these spaces make them quite suitable for a variety of uses. The general plan is to keep the spaces open and multipurpose. The Foundation does not want to carve up the space with partitions. This open flexible space approach not only best preserves the historic integrity of the building but also is the least costly for up front

construction expenses and ongoing maintenance. It is also is the most flexible in terms of varied uses both in the short term as well as way into the future.

The community is committed to creating a plan for the building that will be sustainable financially and operationally. Realistically, it makes sense to keep the operational plan simple and manageable. To that end, it would be reasonable to consider the initial use of the building as seasonal – perhaps open from late spring through October. This would eliminate the need for a full blown heating system which would compromise the building’s integrity, require extensive insulation, and increase the upfront cost as well as ongoing operational energy cost. Such a seasonal schedule would take advantage of the major tourist season but would be less of a year-round burden on the community in terms of operation expenses and effort. At some future date, the building could be repositioned for year-round use.

It seems advisable not to incorporate new bathroom facilities within the historic structure. Although certainly useful, bathrooms would be very expensive construction, would require expensive plumbing infrastructure, would increase the maintenance costs and would always present a potential for leaks, frozen pipes, etc. New bathrooms would need to meet modern codes, would require a fair amount of floor space and would seriously damage the integrity the historic interior spaces of the building. At some point in the future, a separate restroom building could be constructed a little distance from the mill so as not to detract from its historic setting. For particular events portable toilets could be used.

## REHABILITATION AND MANAGEMENT APPROACH

The overall approach to preservation of the building should be one of conservation rather than a strict restoration. It is not feasible to restore the mill to its period of significance as a working mill. Too much has been lost including virtually all of the milling equipment and the water driven power mechanisms. To conserve the structure would be the reasonable approach. This means stabilizing and in some cases rehabilitating the historic fabric that remains, keeping in tact as much authentic historic material as feasible, while introducing as little new material and systems as feasible. There are many decisions to be made and the choices are sometimes difficult but it will be important to follow *The Secretary of the Interior's Standards for the Treatment of Historic Properties*. Rehabilitating the structure for a variety of community uses will entail something beyond stabilizing and conserving the structure. For example, electrical service including power and lighting which is presently non-existent will need to be incorporated.

The interior surfaces of the building including exposed timber framing and stone walls are handsome and evocative; they should not be covered up with new materials. Much of the attractiveness and integrity of the interior comes from these materials and also the open volume of space. This means any electrical system or other systems will probably be fairly exposed rather than hidden. It will be challenging to incorporate an electrical system in a way that is sensitive to the historic integrity of the building.

Accessibility can be achieved for the first floor without compromising the integrity of the structure. This will require minor modifications. It seems that there is no reasonable way to provide accessibility to the upper two floors without destroying the integrity of the building. Certainly over time this could be reconsidered, but at present, it seems best to forgo that consideration. Not having bathrooms within the structure eases accessibility concerns. With the intended flexibility of the spaces, most public events could be scheduled for the ground floor to give full accessibility. If a museum or an interpretive display or exhibit were installed on the second or third floor, a video of the exhibit could be made available to anyone who was physically unable to climb the stairs to the upper floors.

It is understood that historic material will be retained whenever possible. This is preferable to in-kind replacement unless existing materials are so deteriorated as to be irreparable. Before rehabilitation of the structure is undertaken, the stone walls need to be stabilized. The structure does not seem to have much worsened structurally over the past four decades

although it does present a danger for falling stones. Engineering Analytics of Raton was hired to address wall stabilization. They have done a test boring to about 25 ft. depth and prepared a report and recommendation for stabilization and repair of the stone walls.

## **CODE ANALYSIS**

Applicable codes    2009 IBC (International Building Code)  
                          2003 UMC (Universal Mechanical Code)  
                          2003 NEC (National Electrical Code)  
                          2006 IFC (International Fire Code)  
                          ANSI A117.1-2003 (American National Standards Institute)

Occupancy Category II

Possible Occupancy Groups: A-3 / Assembly, M / Mercantile, B / Business

Construction Type III Stone, Wood Frame

Depending on the selected future use of the building, code classification could range from Assembly to Retail to Business. If classified as Assembly, the maximum occupant load would be 268 persons (4025 SF / 15 net SF occupancy load factor). For all uses, front and rear doors will need to be operable and suitable for emergency egress. The unevenness of the treads and the height of the risers on all stairs is not code compliant. The Building Inspector might waive these irregularities in order to preserve historic integrity. Otherwise the stairs would have to be rebuilt. The low header beam above the ground floor staircase is of concern. The stair from the second to third floors also has low head clearance and perhaps restoring the original stair opening would alleviate this problem. Handrails and guardrails need to be added throughout to make the building code compliant. The second and third floors have only one means of egress. It is possible that this would be an issue. A second wooden stair could be installed within the building if this were required by the Building Inspector. Given the size and location of the building it is unlikely that the Building Inspector would require the building to be sprinkled.

## **PART 4 TREATMENT RECOMMENDATIONS**

### **NARRATIVE ON TREATMENTS**

One of the first treatments needed is the stabilization of the cracking and settling stone walls. The subsurface conditions are very tricky due to water. The water table is seasonally about at 4 feet below the surface. April to late summer would be the highest time for the water table. According to local resident and Board Member Roger Gonzales, at a level perhaps around 27 feet, there is a layer of clay. Beneath that is an underground river. If that clay layer is punctured, it tends to create an artesian well. The ground water at the water table is probably not static but moving eastward in the same direction as the river. The area to the north of where the wheel sits is fairly marshy. All this presents challenges for foundation work at the north end of the mill.

Ed Crocker of Crocker ,Ltd. Architectural Conservation prepared a preliminary proposal in August 2014 to underpin the sagging north sections of the stone walls using helical piers.

Subsequently, Engineering Analytics of Raton was contracted by the Foundation to prepare a report on options for stabilization of the north part of the walls. After considering various options for stabilization, Engineering Analytics recommended permeation and compaction grouting.

The 1976 Turney Engineering drawings indicate that the stone walls can be stabilized using two  $\frac{3}{4}$ " threaded steel rods and "S" shaped brackets. Their drawings imply that no foundation work would be carried out. This is an interesting approach given that photographs and drawings indicate that the building cracks have not appreciably changed in the past four decades.

The other urgent matter is the repair of the roof of the mill. The northwest corner of the mill roof is missing. This could be given a temporary patch. Complicating the matter is the partially loose and bowed north frame gable. The north gable framing needs to be rebuilt or at least rehabilitated after the stone walls beneath it are stabilized. The north gable framing should ideally happen prior to permanent roofing because this work will certainly disturb the roofing at the north end of the building. It might be that the roof could be adequately braced and shored while the north gable is rebuilt but this seems questionable.

Although the original mill roof was probably cedar shingles, it seems best to reroof using corrugated steel. The exact age of the present corrugated steel roofing is unknown, but it is probably at least 90 years old. New 24 or 26 gauge corrugated steel can be applied to the roof and allowed to rust in place. There would be an awkward orangey stage but within about 2 years, the roof will weather to a matte dark orangey brown rusted color. Due to the roof overhangs, the rusty water initially coming off the roof will probably not seriously stain the stone walls below. Once the rusting is complete, the water will run clear. If properly applied, the roof will be virtually maintenance free for at least 50 years if not 100 years. It is recommended by NMHPD that after initial rusting is complete, the roof be treated with linseed oil to prevent further rusting.

After the stone walls, the north gable and the roof are addressed, the next important treatment will be to repair or replicate all of the windows of the building. These are single glazed windows with wood sashes, frames and muntins. Recreating missing windows accurately supports the idea of seasonal use of the building because there will be a considerable heat loss from the single glazed windows. But for authenticity, original window sashes should be repaired and rehabilitated wherever possible. Missing sashes should be recreated to match the original windows and complete the fenestration. Despite plans and reports, it appears that nothing was accomplished in 1976 regarding reconstruction of all of the windows. They are in such a deteriorated state at present that it is difficult to imagine that they were new about 40 years ago.

The doors also need to be repaired but there are only two main doors so this is a fairly simple and inexpensive item. The rear door at the north appears to have been a pair of utilitarian vertical plank doors, but what is there is very deteriorated and of uncertain age.

It would be good to restore the second floor loading platform at the south façade. This is an architectural feature that gives character to the plain façade, gives reason for the second story door, and relates directly to mill operations as the point where flour sacks were slid down to recipients below. There are enough photographs to restore this element to approximately how it was historically.

The remaining equipment related to milling should probably be cleaned, repaired and catalogued. It can then be stored on site or put on display.

Consideration should be given to restoring the tray ceiling on the third floor. It may be that this could be done at a later date at the same time heating is added to the building and the roof is insulated.

At one time there were exterior shutters on all of the windows that were able to be secured against the stone walls. If photographs can be found of these shutters, it might be good to recreate them at some future date however such elements would present a maintenance burden. They might also be inconsistent with the exposed stone and structural lintels and the missing wood pediment trim and hypothetical plaster.

It may be that nothing should be done with the steel water wheel. The mechanism for mounting the wheel is entirely missing and of unknown design unless further information surfaces. There is no reasonable way to supply water to the wheel to make it turn. The deterioration of the wheel being half submerged should be considered. If the submersion is causing rapid deterioration, the wheel could be pulled out of the pit and displayed above ground but this would likely be costly and problematic. The current situation is a bit of an attractive nuisance and may need to be fenced for safety.

Other necessary treatments will be the electrical system, the restoration of interior surfaces including the floor and stone walls, code compliant permanent handrails and guardrails.

Ventilation can be provided by operable single hung windows. Ceiling fans or gable end exhaust fans could also be considered. It seems imperative to the historic integrity and correct appearance of the building that the roof remain free of any non-historic penetrations including vents, flues, skylights, fans, etc.

A fire suppression system has not been discussed. Not having a heating system or kitchen in the building will help reduce the chance of fire. Such a system would cost perhaps about \$25,000 and would detract somewhat from the historic appearance.

The minimum plumbing necessity would probably be one freeze-proof yard hydrant for general purpose, cleaning, etc. A water meter currently exists for the property near the southwest corner of the property.

The grounds need some clean up for safe access around the building. Permanent signage will be needed.

Architectural and engineering services for the building would include a close look at all structural members to determine possible damage, bearing capacity, etc. Work with permitting officials will be necessary to address life safety concerns and accessibility while protecting the historic integrity of the structure. Close collaboration with the community will be needed to assure that the building rehabilitation and improvements will meet the needs of the users. As construction work is undertaken, more will be learned about the structure which can be documented and appended to the HSR. As the project moves forward, close communication with the NM Historic Preservation Division staff will also be important.

Suggestions for further study include a more in-depth analysis of the platform structure within the northern third of the building and a study of the remaining random pieces of milling equipment scraps that remain in the mill. Further consideration is needed to determine the best approach to stabilize the stone walls.

## PROBABLE COST RANGE FOR TREATMENTS

The figures below are based on current estimated pricing for work performed by licensed contractors. The figures include NM gross receipts tax. These costs do not include architectural and engineering fees, landscaping or furnishings. The cost is substantial due to the size of the building and the poor condition as well as the difficulty of working on scaffolding for some of the work. Costs would be more if the construction were to include interior partitions, bathrooms, a heating and ventilating system, and insulation.

The mill has a total of approximately 6,084 gross square feet.

<b>Item</b>	<b>Lower range</b>	<b>Upper range</b>
Wall stabilization and repair	\$155,300	\$180,000
Reroof over new deck and vapor barrier, eaves	\$60,000	\$80,000
Repair gables	\$18,000	\$24,000
Restore windows	\$160,000	\$200,000
General interior repairs, handrails	\$100,000	\$120,000
Painting, refinishing, stonework clean up	\$80,000	\$100,000
Electrical system with basic power and lighting	\$70,000	\$90,000
Miscellaneous, site work, hose bib and contingency	<u>\$100,000</u>	<u>\$140,000</u>
<b>Total</b>	<b>\$743,300</b>	<b>\$934,000</b>
Cost per gross square foot	\$122	\$154

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## NOTES FROM GORDON MARK VISIT

Site Visit July 23, 2015  
Investigation of Existing Machinery Remnants

Present:  
Gordon Mark  
Virginia Berg-Taylor  
Betsy Bloch  
Ken Krusemarks  
Connie Krusemarks  
Beverley Spears  
Shannon Passmore  
Kate Boles

This site visit on July 23, 2015 was conducted as an investigation of the existing machinery remnants. The interpretation of the mill is made more difficult because:

- 1) little equipment remains and that that does remain could be from different time periods,
- 2) the building has an almost 150 year history with many owners and operators that may have made various upgrades to the mill and equipment,
- 3) the mill was converted from a stone mill to a roller mill, causing some equipment to be added and other equipment to be made obsolete,
- 4) physical alterations may have been made to the building to attempt to stabilize the north end.

The below notes summarize the discussion during the site visit, including potential hypothetical functions of the equipment.

## Exterior

### Retaining Walls:

Two of the retaining walls have indentation marks on the top. These marks indicate that there was a structure above the walls that likely supported the main drive shaft, and therefore the waterwheel itself. There is a retaining wall standing alone on the slope between the north face of the building and the waterwheel and associated walls. This retaining wall has four large bolts protruding vertically from it. The function of this wall is unclear.

### Waterwheel:

The waterwheel is overshot. The existing wheel is metal, probably the wheel Louis Leon Branch states was installed in 1915. It likely replaced the wooden wheel, installed in 1913 during the conversion of the mill from a stone mill to a roller mill, which gave Milnor Rudolph and Frank Trambley a difficult time. The retaining walls were likely also installed at this time.

### Turbine:

It is possible a turbine, instead of a waterwheel, was used originally to power the grist mill. Louis Leon Branch notes that a turbine and millstones were taken out in 1913 during the conversion of the mill to a roller mill.

### Mill Race / Flume / Penstock:

No physical evidence exists today of these elements. The water conveyance system that brought water from the Mora River to the turbine could have been shorter than the system needed to bring water to the waterwheel. A mill race and / or flume could have brought water to the mill, with a closed penstock conveying the water the last distance directly to the turbine. A mill race is noted on the property in 1882. A new flume and penstock were constructed in 1901.

### Sluice:

No physical evidence of the sluice exists today. Louis Leon Branch notes that an overhead wooden sluice was added in 1913. As the waterwheel is taller than the turbine, an elevated structure would have been needed to convey water from the Mora River to the top of the wheel.

#### Drainage Ditch:

Louis Leon Branch states that the drainage ditch was dug in 1913. This ditch allows water to return to the Mora River after falling from the waterwheel. Digging down would then require retaining walls to be installed.

#### Ground floor

##### Holes in North Wall:

There are two roughly square holes through the north wall, approximately the same height as the existing beams. These holes are not in line with the existing beams. There are two holes through the north wall a few feet above the platform finished floor. The east hole is roughly square. The west hole has a larger vertical opening. It is possible a belt from the turbine passed through the holes and connected to a vertical drive shaft. After the conversion of the mill from a stone mill to a roller mill, the west hole could have been enlarged to allow the horizontal main drive shaft to pass from the waterwheel into the ground floor.

##### Marks and Cutouts:

There are arched grooves in a wood beam adjacent to the north wall. These grooves may have been made by pulleys. There is a circular cutout through an overhead beam which may have allowed a vertical shaft to pass through the ground floor ceiling to the second floor. It looks like this beam was added after the platform was in place.

##### Scale:

The scale was used to weigh raw grain before it was milled.

##### Hopper:

There is a hopper near the center of the north wall.

##### Basement:

Gordon mentioned that in many mills the gears were housed in a basement. There is no basement in this building, perhaps because of the high water table.

#### Raised Platform:

The function of the raised platform is unknown. The platform was likely not original to the mill.

#### Second Floor

##### Flour Bagging Equipment:

The finals bin hopper from the third floor continues through the second floor ceiling. The hopper is partitioned into two separate bins, probably while one was emptied for bagging the other bin was being filled. A scale, consisting of a moveable platform that slides vertically on rails, exists directly beneath the hopper. Empty sacks would have been placed on this scale and then filled. When the sack was filled to the desired weight (using a counterweight for the scale), it would stop filling. Then the full sacks were carried out the second floor door and dropped through the hole in the loading platform to slide down a length of wood to the ground floor (platform and slide visible in 1925 photo).

##### Wooden Flour Auger:

The wooden flour auger resting on the raised platform would have been part of the third floor bolter. A line shaft may have been located below the bolter because there is a line of oil visible on the floorboards below.

##### Elevator:

A rubber belt with attached metal cups was found among the miscellaneous equipment. This belt was once part of a grain / flour elevator. The rubber indicates that it was not original to the mill. The elevator may have carried flour from the auger below the bolter up to the finals bin hopper on the third floor.

#### Raised Platform:

The function of the raised platform is unknown. The south end of the platform is not attached to the floor, but the north end is supported by beams that end in the stone wall. It appears the platform has shifted toward the north. The platform was likely not original to the mill.

##### Millstones:

The millstones were likely located on the second floor. They may have been located on the raised platform, or on the floor at the north end of the building before the raised platform existed.

### Third Floor

#### Grain Cleaning Equipment (Separator):

Grain was loaded into the top bin. Grain may have been delivered by hand or by a grain elevator. A shaker device is evident in the middle section of the cleaner. A duct to blow the dust off the grain runs from the cleaner out the northwest window. Chutes in the floor allow the grain to fall to the second floor, perhaps conveyed by other chutes to the millstones (or steel rollers after the conversion to a roller mill). Text on the cleaner reads "H.A. Barnard's Ductless Wheat Separator & Oat & Weed Extractor [?] July 5, 1865."

#### Bolter:

In the middle of the bolter is a diagonal wooden frame which probably held a mesh screen(s) to sort the milled grain by coarseness. Milled grain (possibly cooled previously in a hopper-boy) would pass through the screen into a collector box. There are two collector boxes with wooden augers below the diagonal frame. A duct runs from the top of the bolter through the east pony wall. Text on the bolter reads "Geo. T. Smith Middlings Purifier." A second, more recent, disassembled bolter rests against the east wall. In the center of the ceiling the collar ties are located at every rafter instead of every other rafter. Remnants of wood framing are attached to these collar ties. It is likely the newer bolter was suspended from the reinforced ceiling members at some point in time.

#### Finals Bin:

The final product, usually flour, was stored in the finals bin hopper. It was released from the hopper to the flour bagging equipment on the second floor.

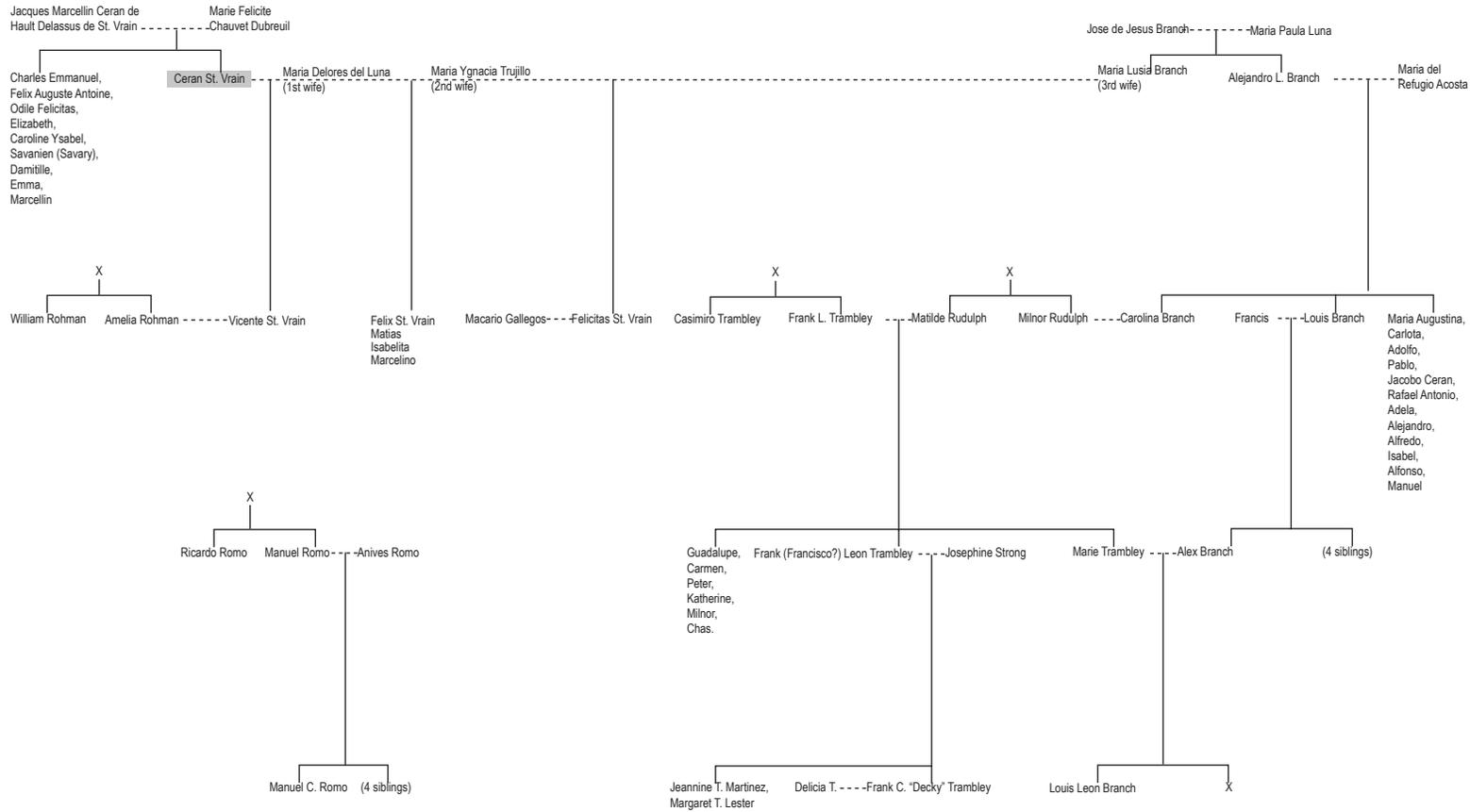
#### Hopper:

A large hopper is located in the northeast corner of the third floor.

#### Loft:

The loft may have been a viewing platform to check the levels of grain in the hoppers or a grain loading platform. It is possible a tray ceiling covered the entire third floor, creating an attic that could have been used for storage.

# GENEOLOGY OF KEY MILL ASSOCIATES



(X) = not included in this research



## WORKING NOTES AND CORRESPONDING WORKING TIMELINE

### WORKING NOTES

*The following are notes taken while reading sources. There may be errors; this is a working document.*

- 1) UNM Report by Gordon McKeen (McKeen Consulting Engineers), October 27, 2003
  - a. Conditions inspection May 22, 2003
  - b. "The block walls are supported on stone foundations formed by excavating a shallow trench and placing rock in the trench. Photo 3 shows an excavation made at the northeast corner of the building to expose the rock foundation." (pg 2)
  - c. NOTE: he calls the EAST wall the "NORTH" (and our WEST = his SOUTH, our NORTH = his EAST, our SOUTH = his WEST)
  - d. Soil settlement probably caused sinking and outward rotation of the north wall, causing the wall to separate from the east and west walls causing large cracks in those walls. (pg 2)
  - e. "Two factors have contributed to the distress on this end of the structure. First, the water wheel and therefore a source of water were located close to the south (EAST) end. Water may have affected the soils contributing to loss of support. Second, the working machinery for the mill was concentrated at this end of the facility. Machine vibrations may have been transferred to the wall structure and caused wall settlement." (pg 4)
- 2) Ed Crocker Report, August 12, 2014
  - a. Cost estimate to stabilize north wall (total \$104,718)
- 3) Article, The New Mexican, Sunday March 29, 2015, C1 & C3 "Mora Rallies to Save Historic Mill" by Anne Constable
  - a. "Named one of the 10 most endangered buildings in the state"
  - b. "Mora's 150-year-old mill was built by Ceran St. Vrain, a fur trapper and trader born near St. Louis who became a frontier entrepreneur."
  - c. PHOTO: "Territorial mountain man and trapper Dick Wootton, St. Vrain and Territorial legislator Jose Maria Valdez, circa 1865" Photo archives N.M. History Museum, Negative No. HP.2015.11.1

- d. "The New Mexico Historic Preservation Division named it one of the 10 most endangered buildings in the state in 2002."
- e. "In 2013, the group formed a nonprofit – The Saint Vrain Mill Preservation and Historical Foundation Inc. – and the following year signed a purchase agreement with the current owner, Michael Montoya of Mescalero."
- f. PHOTO: 1920s Frank L. Trambley on top of wooden water wheel
- g. Ceran de Hault de Lassus de St. Vrain, associate of Kit Carson and the Bent brothers, William and Charles (Territorial governor), prominent traders
- h. "In 1850, as the fur trade became less rewarding, St. Vrain won a government contract to supply flour to U.S. Army posts in the West and opened stores in the Santa Fe area with a partner."
- i. "After his wooden mill burned down in Mora in 1864, he constructed a stone mill, the largest and best built of all his mills, and began delivering flour to the garrison at Fort Union and to the Indians who had been forcibly removed to the Bosque Redondo at Fort Sumner by the U.S. government. The mill produced 100,000 pounds or more of flour per year, some from the wheat grown in fields just north of it."
- j. Walls : "double stone from Watrous, N.M"
- k. Tin roof
- l. "cast iron "S's" decorate the corners of the exterior walls"
- m. "When St. Vrain died in 1870, ownership of the mill passed to his sons Vicente and Felix and, upon Vicente's demise, to his wife, Amelia. Later, she traded all her Mora property to her brother, William Rohman, for land in Texas. St. Vrain's daughter, Felicitas St. Vrain Gallegos, sold the mill to Frank Leon Trambley and his brother-in-law in 1913, and they began converting it to a roller mill. Members of the Trambley family had previously leased the property. The mill was operated by the elder Frank Trambley until his death in 1922. In 1972, the mill was added to the National Register of Historic Places. It remained in the Trambley family until 1976, when the title was briefly transferred to a historical foundation interested in preserving it. In 1990, the family sold the mill to its present owner, Montoya, who had plans to turn it into the centerpiece of a new state park."
- n. "All the metal was turned over to the U.S. government during World War II, and other equipment was sold off"

- o. “no descendents of St.Vrain currently live in Mora, Christine St. Vrain-Fischahs, who is a resident of Los Alamos”
- p. “St. Vrain was in fact already a prominent figure in the history of Northern New Mexico when he moved to Mora in 1855 and operated a mercantile company in addition to the mill.”
- q. “With a business partner, William Bent, St. Vrain established Bent, St. Vrain & Co. and built the trading post of Bent’s Fort on the Arkansas River in southeastern Colorado.”
- r. Taos Revolt of 1847, after the American annexation of New Mexico
- s. St. Vrain led attack on Taos pueblo to put down revolt “Ceran St. Vrain and his Molino de Piedra in the Mora Valley” compiled by Louis L. Branch, Las Vegas library.
- 4) Article, The New Mexican, Friday June 5, 2015, C-1 & C-2 “Mora Nonprofit to Buy Historic St. Vrain Mill” by Howard Houghton
  - a. “milling operations ended in 1933”
  - b. purchased 1 acre property and structure from Michael and Chris Montoya for \$27,000
- 5) HPD 1: Letter from Louis Branch, St. Vrain-Trambley Mill Historical Foundation, Inc. to Mr. Lane Ittelson, SPO, July 11, 1977
  - a. Frank C Trambley intended to demolish the mill in 1974, but his contractor never showed up. He didn’t know it was listed on the Nat’l Register
  - b. Idea to reuse as an area museum and art center
  - c. “if I would organize it and find the funds to restore it, he would donate the building and land to our foundation in memory of our mutual grandparents Frank L. Trambley and Matilde Rudolph Trambley, providing that the mill was used only for such historical public purposes as aforementioned. A covenant stating this was inserted into the warranty deed.”
  - d. Louis’ mother sold her rights to the mill to Mr. Trambley’s father years before his death
  - e. “in January 1976 we prepared our articles of incorporation”
  - f. Presented old family photos of the mill going back about 60 years to the NM SPO (is it possible to get these photos??)
  - g. New Mexico State Planning Office promised \$10,000 so Louis ordered the following work done:
    - i. “I ordered wrought iron protective guards and screens for all windows and heavy duty iron gates for all doors.”

- ii. “With a group of 17 youths from the Mora and surrounding areas, I proceeded to remove tons of heavy iron tractor parts and wheels from the second floor platform, and deliver them to their owners. It is my theory, of course I am not an architect or an engineer, that this tremendously heavy tractor parts are what caused the major deterioration and large crack on the east wall after 1971 when they were placed there for storage. I have photographs which I believe prove this.”
  - iii. “Throughout the summer we worked there, fixing floors, building stair railings, patching walls where we could, raised and reinforced the large beams over the front door. They had collapsed and fallen in. We replaced the rotted windows with handmade wooden replicas made by a Santa Fe craftsman. We removed tons of debris and salvaged everything displayable and old. We sorted through old papers amidst a foot deep of pigeon manure on the third floor, saving everything we should and with the rest made countless trips to the dump.”
  - h. Reference to a report by Vedeler Engineering – “he found that within a period of six and one half months the baldly leaning wall had moved almost none. We have his exact report in our files.”
  - i. “the youths I had working and I had already done this in May 1976”
- 6) HPD 2: Letter from Janet Lecompte
- a. “Both the stone mill and the old frame mill were in operation at the time of St. Vrain’s death. The frame mill, called “el Molino Viejo” (the old mill), was rented after his death for \$800 a year until 1872, when the rental was reduced to \$550 per year. The stone mill, called “el Molino de Piedra”, was rented for \$400 in 1874 and valued at \$15,000 in 1875.<sup>15</sup> 15 = Mora County Records, Book B, pp 233-235.
- 7) HPD 3: Memo by Thomas W. Merlan, State of NM Office of Cultural Affairs, Historic Preservation Office, June 5, 1990
- a. “Mike Montoya (387-2491) called from Mora to inform me that the Mora Historical Preservation Committee had bought the mill. He described the Committee as a committee of Mora Economic Self Development, which he further described as a private non-profit organization that did not have 501(c)3 status but was associated with the Home Education Livelihood Program in Albuquerque and sometimes ‘used’ the 501(c)3 status of that organization”
  - b. Mora Historical Preservation Committee bought the mill from Frank Trambley for \$25,000 with a balance of \$5,000 to be paid over 5 years.

- c. "Frank Trambly required a covenant running with the deed to ensure that the property would not be demolished."
- d. "Mr. Montoya did not know about the covenant placed in the chain of title at the time of the reversion of the mill from the non-profit, formed by Louis Branch to restore the mill, to Trambly"
- 8) HPD 4: Timelines of Previous St. Vrain Mill Restoration Activities, Received by HPD Mar 12, 2003, Ray Marcri
  - a. NOTE: spelling are likely wrong in this timeline (ex: "Trambly" should be "Trambly". "Leon" is Louis Leon Branch's middle name. "Decky" is a nickname for Delicia T. Trambly, Frank C. Trambly's wife)
  - b. 1975 Decky Trambly planning to demolish mill
  - c. Feb 1976 Leon Branch establishes the St. Vrain-Trambly Mill Foundation
  - d. July 1976 Foundation is given title to Mill
  - e. Late 1976 Foundation receives \$10,000 Federal Bicentennial Foundation Grant
  - f. 1976 Branch applies to NM State Historic Preservation Division for \$10,000 matching grant. Does not get it for various reasons.
  - g. 1976 Branch receives \$1,800 from HPD
  - h. 1976-1981 Branch with help cleaned Mill
  - i. 1977-1978 Used laser technology to determine if crack was getting bigger; over six month period it remained the same (see HPD 1 reference to report by Vedeler Engineering, makes me think this timeline is not accurate).
  - j. 1981 \$50,000 estimate to restore Mill
  - k. June 29, 1981 Leon Branch feels he is making no progress and returns the Mill to Decky Trambly
  - l. 1990 Mora Historic Preservation Committee begins activities to restore Mill
  - m. June 4, 1990 Decky Trambly sells mill to Michael Montoya
- 9) HPD 5: Warranty Deeds
  - a. Frank C. Trambly and Delicia T. Trambly, for consideration paid, grant to St. Vrain-Trambly Mill Historical Foundation, Inc. (the mill) in July, 1976 with Covenant: "If at any time the St. Vrain-Trambly Mill Foundation Inc. ceases to operate said Mill as a Historical place, the above described tract of land shall revert to the original owners or their heirs and assigns, forever."
  - b. Louis L. Branch, Chairman of the St. Vrain-Trambly Mill Historical Foundation, Inc. for consideration paid, grant to Frank C. and Delicia T. Trambly (the mill) on 29, June 1981 with Covenant: "Let it be known and

affirmed herewith that all improvements done to said mill for its historical restoration and renovation belong to said historical property as granted to it by the New Mexico Bicentennial Commission and must not be removed. Let it also be affirmed herewith that the St. Vrain-Trambley Mill Historical Foundation has been unable to obtain more funds for its complete renovation, and as per our agreement is now returning said mill and land to its previous owner. Let it also be affirmed that there are no liens or encumbrances on said mill or land as of the signing of this document.”

- c. Frank C. Trambley and Delicia T. Trambley (his wife) sold mill to Michael A. Montoya on 4<sup>th</sup> of June, 1990 with Covenant: “Let it be known and affirmed herewith that all improvements done to said mill for its historical restoration and renovation belong to said Michael A. Montoya as granted to him by Frank C. Trambley and Delicia T. Trambley, his wife and must not be removed.”
- 10) HPD 6: email from Kenneth Earle on May 23, 2003
    - a. “The foundation is typical, large cobble in a 12” deep trench. There are signs of wood rot inside.”
    - b. “Being unreinforced masonry, it would be subject to the seismic requirements found in Calif (Calif Historic Building Codes)”
  - 11) HPD 7: Article, Las Vegas Daily Optic, 13 May 1981, “Restoration Stalled : Faint Hope Revived for Mill”
    - a. Frank C Trambley donated mill to Louis Leon Branch in 1976
    - b. “The mills was built by Ceran St Vrain, a French-American who came to New Mexico as a trapper with the Bent brothers. Traveling with him was Alexander K. Branch, whose daughter, Felicitas, he married.”
  - 12) HPD 8 : Article, Santa Rosa News, 17 March 1999, “St. Vrain ‘vital to New Mexico history,’ but not forgotten” by Davy Delgado
    - a. Not useful. Talks about Billy the Kid
  - 13) HPD 9: Article, Las Vegas Daily Optic, 27 July 1979, “Old Mill at Mora”
  - 14) HPD 10: Article, Sangre de Cristo Cranicle, 13 May 1981, “St. Vrain Mill Preservation Efforts Appear Doomed” by Kate McGraw
    - a. Trambley and Branch had mutual grandparents
    - b. “The mill is the last known extant of a series of grist mills built in New Mexico by Ceran St. Vrain, an intrepid French American born to immigrant French royalists in Missouri in 1802.”
    - c. “St. Vrain later married Branch’s daughter, Felicitas, when she reached age 17. St. Vrain was 50 at the time of their marriage.”

- d. "He became a prosperous mill-owner, with grist mills in Taos, Peralta, Santa Fe and Mora."
  - e. "The mill now owned by the Trambley-St. Vrain Foundation is the only St. Vrain mill still standing, as far as Louis Branch knows. It came into the Trambley family when Frank Leon Trambley leased and then purchased the mill from the St. Vrains' daughter, Felicitas St. Vrain Vallejos, in 1912. The mill was operated until 1930."
  - f. "There are other mills, all in private ownership, in the Mora valley. At one time, Branch had visions of a state park, the "Valley of the Mills State Park," with headquarters at his mill and an annual tour that could bring revenue to the poorest county in the state."
- 15) HPD 11: Article, Gallup Independent, 15 May 1981, "State Man Gives Up Battle To Save Historic Old Grist Mill"
    - a. Same text as HPD 10
  - 16) HPD 12: Article, Las Vegas Daily Optic, 7 May 1981, "Mill Restoration Effort Halts" by Kate McGraw
    - a. Same text as HPD 10
  - 17) HPD 13: Article, Daily News – Sun, Hobbs, NM, 6 May, 1981, "State Official Quits Fight to Save Historic Grist Mill" by Kate McGraw
    - a. Same text as HPD 10
  - 18) HPD 14: Article, The New Mexican, 11 May 1981, "Mill Faces Destruction After Preservation Effort Fails" by Kate McGraw
    - a. Same text as HPD 10
    - b. Photo: 1926 Frank L. Trambley on loading platform above south entrance door, receiving a delivery of a steam engine from Manuel Romo Sr
  - 19) HPD 15: Article, Farmington Daily Times, 24 May 1981, "No Grist for Mora's Mill" by Kate McGraw
    - a. Same text as HPD 10
    - b. Photo: 1926 Frank L. Trambley on loading platform above south entrance door, receiving a delivery of a steam engine from Manuel Romo Sr
  - 20) HPD 16: Will of Ceran St. Vrain, April 2 1866
    - a. "my son Vicente St. Vrain, and my nephew B.M. St. Vrain and T. Mignault take charge of all my property in the Territory of New Mexico and Territory of Colorado and State of Missouri."
    - b. "My farm what is in the State of Missouri to be sold and the proceeds to be divided, say one-half of proceeds to go to the heirs of my two brothers (deceased) Charles & Felix St. Vrain, and the other half to be divided

- equally with my sons Vicente St. Vrain & Felix St. Vrain and my daughter Felicitas St. Vrain and the balance of my property to be equally divided among say one third to each, Vicente, Felix and Felicitas St. Vrain.”
- 21) HPD 17: Notification of listing on National Register of Historic Places
- a. “On June 26, 1970, the Cultural Properties Review Committee took action to include the St. Vrain’s Mill on the National Register of Historic Places. This places no restraint whatever upon the property, but may afford some protection against vandalism or destruction in the future and may assist in obtaining aid in the restoration and preservation of the property.”
  - b. Signed: Frank C Trambley, 4/11/73 with post script: “Please send me more information as I am interested in the restoration and preservation of the property.”
- 22) HPD 18: Letter, Louis Leon Branch to Thomas W Merlan, Mar 12 1976
- a. To Thomas W Merlan of the State of NM State Planning Office
  - b. “I was overjoyed to receive your letter of March 8, 1976 advising me that the New Mexico State Planning Offices Grants-in-aid program had reserved the amount of \$10,000.00 in National Park Services Historical Preservation funds to be used by the St. Vrain-Trambley Mill Historical Foundation for the restoration of the St. Vrain-Trambley Mill.”
  - c. Louis Branch’s “Project Plan” outlining work to be done on all floors and his “Renovation Plan – to contract”
    - i. 3<sup>rd</sup> flr: remove 1’ deep pigeon guano
    - ii. all floors: clean, sort out items to keep
    - iii. all floors: floor repairs and minor masonry repairs
    - iv. 2<sup>nd</sup> & 3<sup>rd</sup> flr: screen windows and cracks to exclude pigeons
    - v. 1<sup>st</sup> flr: wrought iron burglar proof safeguards for first floor windows and front door
    - vi. “eight to ten foot deep waterproof retaining wall between the building and the spring on the northside”
    - vii. “rebuild all windows on all floors as original as possible, with heavy duty permanent screening on the second and third floors”
    - viii. “rebuild all missing wood siding on third floor also using original materials which are available”
    - ix. raise the wheel
    - x. add electric wiring
    - xi. landscaping
- 23) HPD 19: Letter, Thomas Merlan to Stephen D. Newman, Aug 19 1977

- a. To Stephen D. Newman, Chief of Grants Administration Division, Office of Archeology and Historic Preservation, Washington DC
  - b. Summary: Merlan wants to fund Louis Branch's St. Vrain-Trambley Mill Historical Foundation, but is concerned that an auditor would not consider the foundation legit because all the members are family members. He asks for advice and wonders if 3 or 4 unrelated persons are elected to the board of directors if that would satisfy an auditor and allow the State to provide the foundation with a match grant of the value of the property "p.30 of the Policies and Procedures Manual the value of the property is allowable in the state's matching share of the project"
  - c. "A question arises, however, over the fact that the former owner, his wife, his sister, and his nephew, are the sole members and directors of the foundation. We are afraid that an auditor may not feel that the donation of the property was legitimate, at least for the purpose of providing a match for federal funds. I would appreciate having your opinion on this matter. We would like to fund this project, and feel that the intentions of the members of the foundation are good."
- 24) HPD 20: Letters, possible legal action if Mill is to be demolished
- a. Thomas Merlan to Office of the Governor, Feb 10 1988 Summary: Merlan was notified that Frank Trambley sold mill to a buyer that intends to demolish the mill.
  - b. "As indicated in the attached correspondence, Mr. Trambley holds the mill through a deed which specifically requires him, in consideration of the expenditure of public funds, to maintain and preserve it. The Park and Recreation Division is the successor agency of the New Mexico Bicentennial Commission which made the funds available. By copy of this memorandum, I am recommending to the Park and Recreation Division that they contact Mr. Trambley and institute legal action if necessary to prevent the loss of the historic property."
  - c. Anglea Cook to Tom Bahr, Nov 17 1987: "The St. Vrain Mill was owned by Mrs. Jose Trambley when it was put on the National Register of Historic Places in 1970."
  - d. "If we wish further information, the Archives file is Mora County #209."
- 25) HPD 21: "St. Vrain-Trambley Mill Restoration Project December 31, 1976 Report"
- a. 9.23.76 entered contract w/ William F. Turney and Associates for engineering work
  - b. 10.28.76 entered contract w/ Vedeler Engineering for a laser survey to determine the degree of wall movement if any.

- c. 10.28.76 Quintana Ins and appraisers and David Guerin Appraisal Company of Las Vegas both commissioned to do cost appraisals
  - d. 10.30.76 and 10.31.76 work at mill to secure large beams protruding over wheel
  - e. 11.6.76 and 11.7.76 work at mill to cover all openings to exclude pigeons “we took a roll of chicken wire, nails, and hammers and covered hundreds of openings”
  - f. 11.15.76 entered contract w/ Mr. Joseph Perea to “finish the rear door stairs, rebuild the old broken door and install the wrought iron gate and all remaining upstairs windows and guards” and site leveling to effect better drainage and to provide siding for 3<sup>rd</sup> flr north wall and 1000 running feet of sunbleached alamo logs for our display areas and for railings around the back pool
- 26) HPD 22: Article, The Denver Westerners Monthly Roundup, January 1958, Vol. XIV No.1 “Black Beard : Ceran St. Vrain, Frontiersman, Indian Trader, Territorial and Political Leader, and Pioneer Businessman” by Nolie Mumey pg.4-16.
- a. Photo: Honorable Ceran St. Vrain
  - b. St. Vrain born May 5, 1802 at Spanish Lake in what is now St. Louis County, Missouri.
  - c. First trip to NM in 1824
  - d. “St. Vrain’s wife was a daughter of Charles Beaubien. She was a dark-eyed, handsome woman.” “Ceran was married to a Beaubien girl by the summer of 1843” only references to her were in 1843 &1847. (9)
  - e. 1850 “Ceran St. Vrain retired from the Indian and Mexican trade, and moved to Mora, New Mexico, where he erected a flour mill” (pg 11)
  - f. Feb 1859 St. James and St. vrain opened the first store in Denver. It was located on Larimer Street.
  - g. 27 Sept 1863 St. Vrain wrote President Lincoln to propose a 13 or 14 mile long road between Taos and Santa Fe, “beginning at a point on the east bank of the Rio Grande knows as La Cenegilla ... and terminating at La Joya”. Appropriation to complete the road was approved on March 3, 1875 and the road was opened to travel in the summer of 1877
  - h. “on August 17, 1864, St. Vrain notified Francisco that an old flour mill at Cucharas had been destroyed by fire” (note: not St. Vrain’s wood mill??) (12)
  - i. “Ceran St. Vrain married Louisa Branch of Taos. Diligent research has failed to reveal the date of place” (14)  
\*see HPD 10 reference to Felicitas Branch, married when he was 50 yrs old
  - j. St. Vrain died of apoplexy on October 28, 1870. Funeral Oct 30, nearly 2,000 ppl attended the service (16)

- 27) HPD 23: Old Survey Map. Very little information.
- 28) "A Brief History of the St. Vrain Mill" by Ray Marchi ([www.moravalley.com/st\\_vrain\\_mill.htm](http://www.moravalley.com/st_vrain_mill.htm))
- a. 1972 natl reg (I don't think this is right. I think it is 1970)
  - b. stones thought to have come from Watrous, NM
  - c. "the mill stones were what was called French buhrstones and St. Vrain had purchased them in Wespoint, Kansas in 1850"
  - d. 1851 Fort Union established
  - e. "severe cracks (eight inches wide) in the east wall"
  - f. "Above the front door are the remains of a loading platform. Apparently there was an opening in the platform or a wooden slide for sacks of flour to the waiting wagons below."
  - g. "Some of the wooden grain chutes still exist in the interior"
  - h. "Most of the interior milling equipment existed until 1972 but was sold in the mid-1970's (It is said to be in the Los Lunas area south of Albuquerque and we are currently trying to locate it.)"
  - i. "Perhaps Vicente acquired full ownership from Felix, because when Vicente died in 1877 mill ownership passed to Vicente's wife, Amelia." (NOTE: look to see when Felix, Vicente and Felicitas died)
  - j. "In 1912 the mill was purchased by Frank Trambly and he operated the mill until his death in 1922. The mill was never operated after that."
  - k. "From 1990 to 1992 another restoration effort was undertaken."
- 29) "Ceran St. Vrain and His Molino de Piedra in the Mora Valley" by Louis L. Branch, July 4 1981
- a. "On April 28, 1828, an avenue was opened to all foreign traders who wanted to do business in New Mexico. The Congress of Mexico City presented a condition under which they could become Mexican citizens: the applicant had to be baptized in the Catholic Church, be employed, of good character, and have lived in New Mexico two years." This gave St. Vrain freedom to trap and trade in the Mexican territory.
  - b. 1834 Pierre Dennis Trambly was born in St. Cyprien, Canada, District of Montreal
  - c. St. vrain built Fort St. Vrain and the St. Vrain Trading Post on a fork of the South Platte River
  - d. 1841 Alexander K. Branch passed away
  - e. May 10, 1846 US declared war on Mexico
  - f. August 18, 1846 American flag raised in the Santa Fe plaza

- g. 1850 “St. Vrain acquired a government contract to supply flour to army posts in Socorro, Rayado, and Cantonment Burguin in Taos, and together with McCarty opened two stores in the Santa Fe area. He traveled to Westport, Missouri, where he hired five expert millers and at their recommendation purchased five French Buhr mills, and had them shipped back to the Territory. The siliceous Buhrstones with their quartz-limestone components had been proven to be the longest lasting, soft-hard millstones. He built his first Mora mill at this time, installing one of his Buhr mills in the long frame building, and leaving Jacob Beard, Mill-wright, to operate it for him.”
- h. 1855 “St. Vrain and his wife moved to Mora from Taos (since his violent disagreement with Padre Martinez, St. Vrain had left the church, so the couple were not married by the Catholic Church. The Ceremony used it not know, but whatever it was, her family accepted him heartedly.)”
- i. 1860 “Mora County was created by an act of the New Mexico Territorial Legislature, (Chapter 42, Section 18, of the laws of the tenth legislative assembly of the territory), on February 1, 1860. On June 21, a decree of congress officially confirmed the mora land grant as #32 of the United States of America.” The St. Vrain Mercantile Company next to the Walton Hotel in Main Street Mora was doing a thriving business as was his wooden mill.”
- j. 1863 St. Vrain’s daughter Felicitas St. Vrain was born. “Distraught over his business absences, Louisa left St. Vrain and returned to Taos with Felicitas, a baby, and resumed her maiden name.”
- k. July 29, 1864 St. Vrain’s mill burned in Taos
- l. 1864 began work on the stone mill in mora
- m. 1864 gov contract to provide flour for the 6,000 navajos held prisoners at bosque Redondo near fort sumner.
- n. 1868 July 28, Frank Leon Trambley born
- o. October 21, 1870 St. Vrain died. In November, Vicente St. Vrain and B.M. St. Vrain and T. Mignault were appointed administrators to his estate by the probate court.
- p. 1871 B.M. St. Vrain resigned as administrator to the estate. Macario Gallegos took over operation of the mill for the next ten years
- q. 1876 Vicente St. Vrain died. In November, Alejandro L. Branch (Luisa’s brother) and Amelia St. Vrain (Vicente’s widow) were appointed administrators of the estate
- r. 1880 “Felicitas St. Vrain and Macario Gallegos were married. He replaced Alejandro Branch who had resigned, as administrator of the estate.”

- s. 1882 Macario Gallegos leased the “stone mill, mill race and water privileges to Thomas J. Walton for a period of one year at \$100 per month
- t. 1883 Gallegos leased for one year under same conditions to H.E. Fraley
- u. 1884 “Now mentioning that “if the said mill or premises is damaged in any way by the use of the steam engine now attached to said mill, the party of the second part will pay for said damages,” etc. it appears that Fraley had installed the steam engine, because another clause in the lease states that at the time of expiration of the lease, Fraley can remove said steam engine providing that no rents are due.”
- v. 1884 “on December 2, Macario Gallegos now leased ‘a stone grist mill’ to M.G. Gordon of the town of Hot Springs, County of San Miguel” “the mill was returned to water power” “it is also mutually and expressly understood that this lease and agreement covers and includes all water rights and privileges belonging to said mill for its use and benefits, but it does not include a certain steam engine at present attached to said mill or any part or parcel thereof, but only such machinery used in running said mill by water power.” The rent was dropped to \$700 / year
- w. 1885 August 1, leased to J. Oliver Smith of Mora for \$700/year. Becker Brush Machine added and other improvements made
- x. 1886 September 27, Oliver Smith’s lease renewed for 10mths @ \$40/month. Steam engine still on property, not used.
- y. 1900 “June. William Freseniers from San Pedro, New Mexico was contracted by Macario Gallegos and Felicitas to remodel the mill equipment and machinery. He completed the job on March 27, 1901”
- z. June 18, 1901 “Freseniers filed a lien against Felicitas, the Mill and property. His claim was that he had performed labor on the Mill, the flume, and had constructed a new flume and penstock, and had done a thorough repair and general overhauling of the mill having placed it in good running order, but had not received recompense.”
- aa. 1908 Louisa Branch St. Vrain passed away
- bb. 1911 “Casimiro Trambley, brother to Frank Leon, now leased the St. Vrain Mill. He was the last person to operate it as a stone mill, it would soon be converted to a roller mill.”
- cc. 1912 “Milnor Rudolph, Jr., son of Milnor of Billy the Kid days, and Frank Leon Trambley, his brother-in-law leased the mill and started its conversion to a roller mill.”

- dd. November 1, 1913 Milnor Rudolph, Jr. and Frank Leon Trambley “purchased the mill from Dona Felicitas St. Vrain Gallegos. They took out the grindstones, the turbine and ‘carcamo’, so as to install the wooden wheel. It, however, started to give them trouble immediately; the vibration would loosen the nails which held it together and it was constantly in disrepair. The overhead conduit or sluice, (canova) used to bring water from the Mora River to the wheel, was built at this time, as was the drainage ditch, (el desaguadero) on the north side. Easement for the sluice to the wheel was granted through the Rudolph property west of the mill.”
- ee. 1914 Mill known as the Rudolph and Trambley Roller Mill
- ff. 1915 “Manuel Romo, Johnny Strong, Pepe Gallegos and others helped now to install the new iron wheel.”
- gg. 1921 Milnor Rudolph died and his widow Carolina Branch Rudolph inherited his share of the mill.
- hh. July 6, 1923 she (Carolina) sold her share of the mill to Frank Leon Trambley. Thereafter, until 1926, it would be known as Trambley Roller Mill.
- ii. March 18, 1926 Frank Leon Trambley died and his widow Matilde Rudolph Trambley inherited the mill in 1927. Her son, Francisco X Leon (Frank L?) Trambley and Manuelo Romo, Sr. operated the mill. She passed away in July of 1927.
- jj. Frank L Trambley left the business to his brother Guadalupe (Lupe) Trambley and Manuel Romo, Sr. (??? How did he later leave it to his widow?)
- kk. 1930 The mill became “Romo Brothers Roller Mill”, operated by Manuel and Ricardo Romo
- ll. 1933 “The overhead sluice fell into disrepair and collapsed. After they were torn down the easement which Milnor Rudolph had granted over his land was released and milling stopped.”
- mm. 1934 “For the next four years the mill became a family type warehouse, and in it became a warehouse for the Strong and Trambley Merchantile and used as such for the next 38 years.”
- nn. 1944 all metal to US war effort
- oo. April 25, 1966 “Francisco X. Leon Trambley died leaving the mill to his widow Josephine Strong Trambley, and their three children, Jeannine T. Martinez, Margaret T. Lester, and Frank C. Trambley. On August 9, 1967 her children quitclaimed title to the land transferring all to their mother, Josephine.”
- pp. 1972 “On February 9, Josephine Trambley transferred title to the mill and land to her son Frank C. Trambley.”
- qq. July 4, 1976 Frank C. Trambley and wife Delicia transferred title to St. Vrain-Trambley Mill Historical Foundation, Inc. nonprofit

- rr. “The story of the trials and tribulations suffered by its chairman, Louie L. Branch in his attempts to preserve and salvage the Old mill, are filed with the Archives and Record Center of the State of New Mexico under the title: ‘St. Vrain Mill Restoration Project, January 1, 1976 / July 4, 1981’”
  - ss. July 4, 1981 title transferred from Louis Branch back to Frank C. Trambley
  - tt. “Any and all materials contained herein may be used by any researchers or writers providing that just credit be accorded.”
  - uu. Sept 10, 1930 Louis Leon Branch born
  - vv. 1890 “A survey of the mill site by F.G. Davis in November 1890 fails to show a sketch of the mill, but shows one of a long house approximately left of where the mill should be. The sketch however does show the flume easement which was behind the mill and the acequia which still exists. A small sketch of St. Vrains Brewery is shown a few feet directly north of the flume as is a corral.”
- 30) Ceran St. Vrain : American Frontier Entrepreneur, by Ronand K. Wetherington, 2012, Sunstone Press
- a. (pg 60) “His home, however, lay behind a small courtyard fronting on the plaza at San Fernando [de Taos]. Here he lived with Maria Ygnacia Trujillo and their son Felix at the time of the Taos Rebellion. During the trial of the insurgents, at which Ceran served as translator, Lewis H. Garrard was invited to stay with the family as a guest. He describes Maria Ygnacia as ‘a dark-eyed, languidly handsome woman.’” (NOTE: see 26, note d) Is she Charles Beaubien’s daughter?
  - b. (pg 60) “Ceran set out, in 1850, for Westport (Kansas) where he purchased five sets of French buhrs and hire five experienced millers, who returned with him.” (NOTE: see 28c, 29g) (was used at Mora stone mill???)
  - c. (pg 63) Charles Beaubien, a Territorial judge and long-time Taos resident
  - d. (pg 65) “In 1864, St. Vrain was totally consumed with his flouring contracts. On June 29, in a letter to John Francisco in Colorado Territory, he wrote that he was so involved with his mills that he could ill afford to leave Taos to attend to his other businesses. It was inauspicious, therefore, when, exactly one month later, the Taos mill caught fire and burned, leaving only its stone foundations. The loss was estimated at \$5000. In a letter to Francisco dated August 17, 1864, Theodore Mignault elaborated dispassionately: ‘You have heard before this I suppose, that our old mill up here was destroyed by fire 20 days since. None of the buildings outside were burned. There was probably 40 fanegas of wheat, partly ground, when it burned destroyed [*sic*]

- in the Mill. The Mill is supposed to have Caught fire in the night at 2.00, by the Candle on the window near the Burrs, by accident while the Miller was asleep. It burned down, like Straw, in a few moments ... “
- e. (pg 65) “The Mora mill, also of wood frame construction, was adjacent to and fed by the Mora River – probably less than a mile upstream from the large stone mill constructed by St. Vrain in 1864 or 1865. The Mora mill was managed from the beginning by Jacob Beard, whom Ceran hired in Westport in 1850.”
  - f. (pg 66) “Ceran is listed in the 1850 census as living in Santa Fe ... Partner McCarty died in Santa Fe that year and Ceran returned to Taos to tend to his milling contract, possibly leaving Vincent to manage the store there. It was likely at this time that Ceran enlisted Theodore Mignault in his employ in Taos – for both the store and the mill.”
  - g. (pg 67) “Ceran owned four parcels of land in the town of Mora (then called San Gertrudas de Mora, after a land grant awarded in 1835) on both the north and south sides of the Mora River ... the second of the two [largest] extended from the river north to the mountain ‘and is bounded on the East by the Common land of San Gertrudas...’ On this parcel of land was ‘a dwelling house and outhouses’ and Ceran’s Mora grist mill. It would have been west (upstream) a quarter mile or more from his later stone mill – which is adjacent to the road to Guadalupita.”
  - h. (pg 68) “On the road to the west of Mora just over two miles lies the present town of Cleveland, then known as San Antonio de Mora. Here Ceran owned another parcel of land”
  - i. (pg 68) “To his first son, Joseph Vincent (more commonly ‘Vicente’), Ceran gave the responsibility of running the mercantile store and gristmill in Mora, and the distillery in Guadalupita.”
  - j. (pg 68) “Sometime in 1860 or 1861 Ceran married Maria Lusía Branch, daughter of Jose de Jesus Branch (often spelled Branche) and Maria Paula Luna. She was born in Taos and baptized on May 4, 1835 at five days of age.”
  - k. (pg 69) photo: Louisa Branch (spelling different)
  - l. (pg 70) “Subsequent to the July, 1864 fire that destroyed his Taos mill, and burdened with large flour contracts, St. Vrain no doubt immediately began building a new mill in Mora, this one of largely undressed stone masonry with crudely-applied mortar. That year he also established a residence in Mora, but did not yet permanently move there ... Then in 1867, Ceran made the move to Mora a more permanent one ... Ceran’s wife, Luisa, and their child Felicitas, born in 1862, apparently continued to live in Taos. She is listed there in the 1870 census.”

- m. (pg 70) photo : showing drainage ditch
- n. (pg 89) Felix St. Vrain died on August 23, 1913 on the Huerfano
- o. (pg 84-89) Felix was a drunkard, depressed and suicidal (3 suicide attempts). Hiram Velasquez, a friend, was supposed to be a good influence on him.
- p. (pg 90) Ceran St. Vrain died on October 28, 1870
- q. (pg 90) “Son Vincent and close associate Theodore Mignault were not only designated administrators of his will and had an inheritance provided for in it, they were also already running the flouring mill in Mora. Vincent was asked, in the will, to see to the education and health of Ceran’s six-year-old daughter Felicitas, although he was not designated guardian since her mother, Luisa, was still alive.”
- r. (pg 90) photo Felicitas
- s. (pg 91) photo Macario Gallegos
- t. (pg 91) “Felicitas had already attracted attention years before she was marriageable ... one of Ceran’s employees expressed interest in Felicitas. The handsome Macario Gallegos began work for him at the age of 28.” Oral history: “He had made his intentions very clear to Col. St. Vrain, that he would work for him, until Felicitas was old enough to marry him, with Col. St. Vrain’s permission, of course. Col. St. Vrain told him he would have to prove himself, by being stable, loyal and worthy.” “Macario at least proved himself to Felicitas. When she at last came of age – years after Ceran’s death – the two were married.”
- u. (pg 92) “Ceran’s nephew Benedict Marcellin, son of his brother Domitille and wife Nancy Carrico, was also living in Mora at the time of Ceran’s death. Theodore Mignault partnered with him for a short time in producing and delivering flour and corn through the *St. Vrain Mercantile Company* in Mora.” “Born in 1836, he lived in Mora from at least 1862, and on his death in 1887 was buried in the family cemetery in Mora.”
- v. (pg 93) “On Ceran’s death, the ownership of the stone mill in Mora passed jointly to his sons Vincent and Felix. In Felix’s absence (he was living in the Huerfano Valley, Colorado), Vincent ran the business, and acquired all rights to the estate from Felix on February 22, 1872. At Vincent’s death in 1876, ownership passed to his wife, Amelia Rohman St. Vrain. It is not known whether the mill continued in operation until it was sold to Mark Daniel in 1889. In any event, Amelia exchanged the mill and other Mora properties with her brother William Rohman for land he owned in Texas. In 1912 Frank Trambley purchased the mill and operated it until his death in 1922.”
- w. (pg 19) photo of Ceran St. Vrain

- 31) State Archives Mora County-St. Vrain-Trambley Mill Restoration folder\_January 29, 1977 St. Vrain-Trambley Mill Restoration Project Ninety Day Report on Expenditures and Accomplishments by Louis L. Branch
- a. (pg3) "I had intended to appoint a supervisor or project director at \$5.50 an hour but soon realized that only I could direct the job effectively. Since I would receive no pay from my regular employment for the week I took off, I became director at \$3.50 an hour."
  - b. (pg4) "We started on the third floor – it was the dirtiest part of the project since we would have to remove a foot of pigeon manure accumulated over the last fifty years. Complicating this, was the fact that underneath the organic matter we found large amounts of old records, papers and letters. I had to supervise rather closely, since I did not want to lose anything of value. We filled up eight boxes of this paper – over the next few days I would sort out all old papers from the boxes. No records or letters older than 1917 were found except for some Millers order catalogs for mill parts owned by my grandfather about 1912. All three floors had two or three feet of accumulated debris and junk."
  - c. (pg5) "Over the next few days we delivered to their owners from storage, gas appliances, washers, dryers, plumbing pipes but most importantly we removed tons of tractor wheels and parts from the platform on the north wall on the second floor. These tractor parts had been purchased when Sefelds(?) closed down in Las Vegas about 1972 and placed on that platform. Significantly, the worst widening of the cracks on the walls happened after 1972. I have photographs to prove that, so I feel that there is a definite connection between the overloading of the platform and the fast deterioration which followed."
  - d. (pg6) "We removed wooden racks and shelving, rebuilt the window sills, in preparation for the new windows which were being handcrafted in Santa Fe, fixed cracks in the walls, re-did much of the rotted flooring, built a fence around the building and posted danger signs to keep people away from the dangerously leaning north wall and built stair railings out of sun-bleached alamo logs from the Fedaux(?) area. A crew enthusiastically volunteered to go. There were many minor, but important chores that we did over the next few days, working 8 to 10 hours each day. On July 10<sup>th</sup> my daughter Betty and I left the house at about 6am, we were going to the Agua Fria Village to pick up the handmade wooden windows which were made from old 1924 photographs by a local craftsman Richard Gutierrez."
  - e. "We worked for the next two days installing the windows – and since the pigeons had not been completely evicted, had to clean the 3<sup>rd</sup> floor all over again. We swept the 112 year accumulation of fine dust and cobwebs from the sturdy stone walls and ceilings, and all in all got the place in as good order as possible for

the dedication [two weeks away]. Pending is work on the north and south gables, the replacement of the roof, reinforcing the walls and filling the major cracks, rebuilding the second floor platform, installing the remaining windows, grading for better drainage, raising the wheel, building display areas, and many other work which will be the second phase of the project.”

- 32) State Archives: Mora County-St. Vrain-Trambley Mill Restoration folder\_Bicentennial Grant
  - a. State of New Mexico State Park and Recreation Commission Contract for Bicentennial Assistance
  - b. “This contract entered into as of this 24<sup>th</sup> day of April, 1976, by and between the County of Mora (St. Vrain-Trambley Mill Historical Foundation) Louis L. Branch, Chairman...”
  - c. “... the State shall provide the Participant an amount not to exceed \$10,000...”
- 33) State Archives: Mora County-St. Vrain-Trambley Mill Restoration folder\_”El Molino de Piedra” 2 page document by Louis L. Branch
  - a. “The St. Vrain Mill was in danger of being demolished when in December of 1975 he [Louis L Branch] visited with his cousin, Frank C. Trambley, owner of the mill. Decky, as he is known by the villagers, told him that the north wall was leaning precariously as were some of the hand hewn 500# blocks up under the third floor eaves”
  - b. “The St. Vrain-Trambley Mill Historical Foundation was born that day and was accepted by the New Mexico State Corporation Commission on February 12, 1976. Non-profit co. status under internal revenue is still pending.”
  - c. Mentions the pigeon guano again. Work started May 15<sup>th</sup>
  - d. “also discovered amongst the debris were some handmade wooden wheels and gears, old tools, paintings and photographs. Two order catalogs for spare mill parts belonging to Frank L. Trambley were also saved.”
  - e. “The workers patched holes in the floors, replacing many boards which were hopelessly rotted, built stair railings, installed new windows and made countless trips to the county dump. At all times they used equally aged lumber to replace broken boards. A Santa Fe craftsman, Mr. Richard Gutierrez was commissioned to make new wooden windows, exact replicas of the completely rotted ones installed in 1864. Another Santa Fe craftsman, Mr. Geno Gallegos made the wrought iron window guards, screens, and front and rear iron doors. The iron work will be especially needed if we are to display old and valuable antiques and historical memorabilia later on. Mr. Joseph Perea was also contracted to rebuild the back door and steps which though deteriorated, can be remade from the same materials. Mr. Perea also will supply sunbleached alamo

logs for our display sections and railings. Much of the work needed will not be finished until we receive the laser study to determine our next step. The laser study is being completed and partly funded by the New Mexico State Planning Offices Historical Sites Preservation Division...”

34) Warranty Deeds (from Frances Muniz)

- a. 6 July 1923 deed between first party Carolina B. Rudolph (widow of Milnor Rudolph), Milnor A. Rudolph and his wife Adelina O. Rudolph, Refugio R. Florence and her husband Joseph R. Florence, Calala R. Casados and her husband Don R. Casados, Josephine Rudolph (single), and Isable Rudolph (single), Carolina, Milnor, Refugio, Calala, Josephine, and Isabel being “all and the only heirs of Milnor Rudolph, deceased” and second party Frank L. Trambley
- b. deeds the mill, all machinery, equipment
- c. deeds (talks about the easement) “all flumes now used for said mill. Also all water and water rights now and heretofore used in connection with said mill. Also the right to use the ditch as now constructed from the dam in the Mora river to the said mill through which water now is and has been heretofore carried to said mill and also the ditch right and the ditch right of way from the mill to the river which is, in other words, the outlet for the water used in running said mill. With the understanding that in case the said mill is hereafter discontinued for mill purposes in that event the right to use said ditch from the dam to the mill shall revert to the parties of the first part, as said ditch now conducted crosses their lands, this conveyance is made with the further understanding that the parties of the first part reserve the prior or first right to the use of the water conducted through said ditch for the purpose of irrigating their lands as now and heretofore irrigated under said ditch.”

## **WORKING TIMELINE**

*This working timeline was created by pulling all information with dates from the working notes and organizing it chronologically. There is conflicting information from different sources. There may be errors; this is a working document.*

- May 5, 1802 St. Vrain born in present day St.Louis County, MO (26)
- 1821 Mexican independence from Spain. Land to become the state of New Mexico is under Mexican rule.
- 1824 St. Vrain's first trip to New Mexico (26)
- May 10, 1846 US declared war on Mexico
- August 18, 1846 American flag raised in Santa Fe plaza
- 1850 St. Vrain moved to Mora, NM (26)
- 1850 St. Vrain won a government contract to supply flour to U.S. Army posts in the West. (3) posts in Socorro, Rayado, and Cantonment Burguin in Taos (29)
- 1850 St. Vrain purchased French buhrstones for mill stones in Westport, Kansas (28) Westport, Missouri (29)
- 1850 St. Vrain built his first mill in Mora w/ one of the French Buhrstones, Jacob Beard to operate the mill (29)
- 1851 Fort Union established (high demand for flour)
- 1855 St. Vrain and his wife moved to Mora (29)
- 1860 Mora County created
- 1861 – 1865 U.S. Civil War
- 1864 St. Vrain's wood mill burned down. (3) July 29, 1864 St. Vrain's mill burned in Taos (29)
- 1864 St. Vrain began construction of the current stone mill. (3, 29)
- 1864 gov contract to provide flour to 6,000 Navajos held prisoners at Bosque Redondo (29)
- August 17, 1864 "St. Vrain notified Francisco that an old flour mill at Cucharas had been destroyed by fire" (26)
- 1864 St. Vrain establishes residence in Mora (not permanent)
- 1867 St. Vrain moved to Mora
- October 28, 1870 St. Vrain died. Mill ownership passed to his sons Vicente and Felix and his daughter Felicite (Felicitas) and his brother's heirs. (3, 6, 20, 26)
- October 21 1870 St Vrain died. In November, Vicente St. Vrain and B.M. St. Vrain and T. Mignault were appointed administrators to his estate by the probate court. (20, 29) his will (20)

1871 B.M. St. Vrain resigned as administrator to the estate. Macario Gallegos took over operation of the mill for the next ten years (29)

1876 Vicente St. Vrain died. In November, Alejandro L. Branch (Luisa's brother) and Amelia St. Vrain (Vicente's widow) were appointed administrators of the estate (29)

1877 Vicente died. Mill ownership passed to his wife Amelia. (3, 28)

???? Amelia traded her Mora property to her brother, William Rohman. (3)

1874 Mill rented for \$400 (6)

1875 Mill valued at \$15,000 (6)

1880 "Felicitas St. Vrain and Macario Gallegos were married. He replaced Alejandro Branch who had resigned, as administrator of the estate." (29)

1882 Macario Gallegos leased the "stone mill, mill race and water privileges to Thomas J. Walton for a period of one year at \$100 per month (29)

1883 Gallegos leased for one year under same conditions to H.E. Fraley (29)

1884 "Now mentioning that "if the said mill or premises is damaged in any way by the use of the steam engine now attached to said mill, the party of the second part will pay for said damages," etc. it appears that Fraley had installed the steam engine, because another clause in the lease states that at the time of expiration of the lease, Fraley can remove said steam engine providing that no rents are due." (29)

1884 "on December 2, Macario Gallegos now leased 'a stone grist mill' to M.G. Gordon of the town of Hot Springs, County of San Miguel" "the mill was returned to water power" "it is also mutually and expressly understood that this lease and agreement covers and includes all water rights and privileges belonging to said mill for its use and benefits, but it does not include a certain steam engine at present attached to said mill or any part or parcel thereof, but only such machinery used in running said mill by water power.'" The rent was dropped to \$700 / year (29)

1885 August 1, leased to J. Oliver Smith of Mora for \$700/year. Becker Brush Machine added and other improvements made (29)

1886 September 27, Oliver Smith's lease renewed for 10mths @ \$40/month. Steam engine still on property, not used. (29)

1900 "June. William Freseniers from San Pedro, New Mexico was contracted by Macario Gallegos and Felicitas to remodel the mill equipment and machinery. He completed the job on March 27, 1901" (29)

June 18, 1901 “Freseniers filed a lien against Felicitas, the Mill and property. His claim was that he had performed labor on the Mill, the flume, and had constructed a new flume and penstock, and had done a thorough repair and general overhauling of the mill having placed it in good running order, but had not received recompense.” (29)

1908 Louisa Branch St. Vrain passed away (29)

1911 “Casimiro Trambley, brother to Frank Leon, now leased the St. Vrain Mill. He was the last person to operate it as a stone mill, it would soon be converted to a roller mill.” (29)

1912 “Milnor Rudulph, Jr., son of Milnor of Billy the Kid days, and Frank Leon Trambley, his brother-in-law leased the mill and started its conversion to a roller mill.” (29)

November 1, 1913 Milnor Rudulph, Jr. and Frank Leon Trambley “purchased the mill from Dona Felicitas St. Vrain Gallegos. They took out the grindstones, the turbine and ‘carcamo’, so as to install the wooden wheel. It, however, started to give them trouble immediately; the vibration would loosen the nails which held it together and it was constantly in disrepair. The overhead conduit or sluice, (canova) used to bring water from the Mora River to the wheel, was built at this time, as was the drainage ditch, (el desaguadero) on the north side. Easement for the sluice to the wheel was granted through the Rudulph property west of the mill.” (29)

1913 Felicitas St. Vrain Gallegos, St. Vrain’s daughter, sold mill to Frank Leon Trambley and his brother-in-law (3) 1912 Trambley purchased mill (28)

1913 Frank Leon Trambley converts mill into a roller mill (3)

1914 – 1918 World War I

1914 Mill known as the Rudulph and Trambley Roller Mill (29)

1915 “Manuel Romo, Johnny Strong, Pepe Gallegos and others helped now to install the new iron wheel.” (29)

1921 Milnor Rudulph died and his widow Carolina Branch Rudulph inherited his share of the mill. (29)

1922 Frank Leon Trambley died. (3) Mill operations cease (28)

July 6, 1923 she (Carolina) sold her share of the mill to Frank Leon Trambley. Thereafter, until 1926, it would be known as Trambley Roller Mill. (29)

March 18, 1926 Frank Leon Trambley died and his widow Matilde Rudulph Trambley inherited the mill in 1927. She passed away in July of 1927. Her son, Guadalupe Trambley and Manuelo Romo, Sr. operated the mill (29)

1926 Frank L. Trambley on loading platform above south entrance door, receiving a delivery of a steam engine from Manuel Romo Sr (19)

1930 The mill became “Romo Brothers Roller Mill”, operated by Manuel and Ricardo Romo (29)

1933 “The overhead sluice fell into disrepair and collapsed. After they were torn down the easement which Milnor Rudolph had granted over his land was released and milling stopped.” (29)

1934 “For the next four years the mill became a family type warehouse, and in it became a warehouse for the Strong and Trambley Merchantile and used as such for the next 38 years.” (29)

1939 – 1945 World War II. “All the metal was turned over to the U.S. government during World War II, and other equipment was sold off” (3)

1944 all metal to US war effort (29)

April 25, 1966 “Francisco X. Leon Trambley died leaving the mill to his widow Josephine Strong Trambley, and their three children, Jeannine T. Martinez, Margaret T. Lester, and Frank C. Trambley. On August 9, 1967 her children quitclaimed title to the land transferring all to their mother, Josephine.” (29)

1972 “On February 9, Josephine Trambley transferred title to the mill and land to her son Frank C. Trambley.” (29)

1970 Mrs. Jose Trambley is the owner of the mill. (24)

June 26, 1970 Mill added to National Register of Historic Places (21)

1972 Mill added to National Register of Historic Places (3)

1976 Trambley family transferred title to St. Vrain-Trambley Mill Historical Foundation, Inc. (3, 5)

1976 Louis Branch of St. Vrain-Trambley Mill Historical Foundation, Inc. initiated repairs to the Mill including: wrought iron gates and screens added, tractor parts and wheels removed from the second floor platform, raised and reinforced large beams over front door, replaced rotted windows with handmade wooden replicas made by a Santa Fe craftsman, removed foot deep pidgeon manure from third floor. All floors clean and sort items, floor repairs and minor masonry repairs. 2 and 3 flr screen windows and cracks to exclude pigeons. 1<sup>st</sup> flr wrought iron burglar proof safeguards for first floor windows and front door. 8-10’ deep waterproof retaining wall between building and spring on north side. Rebuild all windows, add screening on 2<sup>nd</sup> and 3<sup>rd</sup> flrs. Rebuild missing siding on 3<sup>rd</sup> flr using original materials which are available. (5, 22)

Feb 1976 Leon Branch establishes the St. Vrain-Trambly Mill Foundation (8)

July 1976 Frank C. Trambley and Delicia T. Trambley, for consideration paid, grant to St. Vrain-Trambley Mill Historical Foundation, Inc. (the mill) with Covenant: “If at any time the St. Vrain-Trambley Mill Foundation Inc. ceases to operate said Mill as a Historical place, the above described tract of land shall rivert to the original owners or their heirs and assigns, forever.” (8, 9)

March 8, 1976 Foundation receives \$10,000 Federal Bicentennial Foundation Grant (8, 22)

1976 Branch applies to NM State HPD for \$10,000 matching grant. Doesn't get for various reasons. (8)

1976 Branch receives \$1,800 from HPD (8)

Oct 28 1976 Vedeler Engineering contracted to use laser technology. Determined crack remained the same over 6 ½ month period (5, 8, 25)

Oct 30 & 31 1976 work at mill to secure large beams protruding over wheel (25)

November 15 1976 contract w/ Mr. Joseph Perea to "finish the rear door stairs, rebuild the old broken door and install the wrought iron gate and all remaining upstairs windows and guards" and site leveling to effect better drainage and to provide siding for 3<sup>rd</sup> flr north wall and 1000 running feet of sunbleached alamo logs for our display areas and for railings around the back pool (25)

1981 \$50,000 estimate to restore Mill (8)

June 29, 1981 Title reverted to Frank C Trambley (3, 5, 7) L. Branch feels he is making no progress and returns the mill to Decky Trambly (8) Louis L. Branch, Chairman of the St. Vrain-Trambley Mill Historical Foundation, Inc. for consideration paid, grant to Frank C. and Delicia T. Trambley (the mill) on 29, June 1981 with Covenant: "Let it be known and affirmed herewith that all improvements done to said mill for its historical restoration and renovation belong to said historical property as granted to it by the New Mexico Bicentennial Commission and must not be removed. Let it also be affirmed herewith that the St. Vrain-Trambley Mill Historical Foundation has been unable to obtain more funds for its complete renovation, and as per our agreement is now returning said mill and land to its ..." (9)

1990 Mora Historic Preservation Committee begins activities to restore mill (8) Mora Historical Preservation Committee bought mill from Frank C Trambley for \$25,000 with balance of \$5,000 to be paid over 5 years (7)

June 4, 1990 Frank C. Trambley and Delicia T. Trambley (his wife) sold mill to Michael A. Montoya of Mescalero (3, 8, 9) covenant: "Let it be known and affirmed herewith that all improvements done to said mill for its historical restoration and renovation belong to said Michael A. Montoya as granted to him by Frank C. Trambley and Delicia T. Trambley, his wife and must not be removed." (9)

1990 to 1992 another restoration effort was undertaken (28)

2002 New Mexico Historic Preservation Division names the mill one of 10 most endangered buildings in the state (3)

October 27, 2003 Gordon McKeen, McKeen Consulting Engineers / ATR Institute at the UNM, Conditions Report

2013 The Saint Vrain Mill Preservation and Historical Foundation Inc. was founded

2015 Michael Montoya sold mill to the Saint Vrain Mill Preservation and Historical Foundation Inc.

August 12, 2014 Edward Crocker, Crocker Ltd., Cost Estimate to stabilize north wall