NPS Form 10-900
Oct. 1990

OMB No. 10024-0018

United States Department of the Interior
National Park Service

NATIONAL REGISTER
LISTED

APR 16 2008

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A) Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-9000a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

Historic name Kelly Mills

Other name/site number 155-2660-00184

2. Location

Street & number 400-414 S. Main ☐ not for publication

City or town Hutchinson ☐ vicinity

State Kansas Code KS County Reno Code 155 Zip code 67505

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this ☒ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property ☒ meets ☐ does not meet the National Register criteria. I recommend that this property be considered significant ☐ nationally ☐ statewide ☒ locally. (☐ See continuation sheet for additional comments.)

Patrick Zollner DSHPO 2/29/08

Signature of certifying official/Title Date

Kansas State Historical Society

State or Federal agency and bureau

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. (☐ See continuation sheet for additional Comments.)

Signature of commenting official /Title Date

State or Federal agency and bureau

4. National Park Service Certification

I herby certify that the property is — Signature of the Keeper — Date of Action

☐ entered in the National Register.
☐ See continuation sheet.
☐ determined eligible for the National Register
☐ See continuation sheet.
☐ determined not eligible for the National Register
☐ removed from the National Register
☐ other, (explain:)

Kelly Mills
Name of Property

Reno County, Kansas
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

- [x] private
- [ ] public-local
- [ ] public-State
- [ ] public-Federal

Category of Property
(Check only one box)

- [x] building(s)
- [ ] district
- [ ] site
- [ ] structure
- [ ] object

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
4		buildings
		sites
		structures
		objects
4		total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing.)

Commercial & Industrial Resources of Hutchinson

Number of contributing resources previously listed in the National Register

N/A

6. Function or Use

Historic Functions
(Enter Categories from instructions)

AGRICULTURE/SUBSISTENCE: processing
AGRICULTURE/SUBSISTENCE: storage
INDUSTRY/PROCESSING EXTRACTION: manufacturing facility
INDUSTRY/PROCESSING EXTRACTION: industrial storage

Current Functions
(Enter categories from instructions)

WORK IN PROGRESS

7. Description

Architectural Classification
(Enter categories from instructions)

LATE 19TH & 20TH CENTURY REVIVALS: Beaux Arts
LATE 19TH & 20TH CENTURY REVIVALS: Italian Renaissance

Materials
(Enter categories from instructions)

Foundation: CONCRETE/STONE: Concrete
Walls: BRICK, CAST STONE
Roof: ASPHALT
Other:

Narrative Description
(Describe the historic and current condition of the property on one or more continuation sheets.)

Kelly Mills
Name of Property

Reno County, Kansas
County and State

8. Statement of Significance

Applicable National Register Criteria
(Mark "X" in one or more boxes for the criteria qualifying the property for National Register

- [x] **A** Property is associated with events that have made a significant contribution to the broad patterns of our history
- [ ] **B** Property is associated with the lives of persons significant in our past.
- [ ] **C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- [ ] **D** Property has yielded, or likely to yield, information important in prehistory or history.

Criteria Considerations
(Mark "x" in all the boxes that apply.)

Property is:

- [ ] **A** owned by a religious institution or used for religious purposes.
- [ ] **B** removed from it original location.
- [ ] **C** a birthplace or grave.
- [ ] **D** a cemetery.
- [ ] **E** a reconstructed building, object, or structure.
- [ ] **F** a commemorative property.
- [ ] **G** less than 50 years of age or achieved significance within the past 50 years

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

Areas of Significance
(Enter categories from instructions)

AGRICULTURE
INDUSTRY

Period of Significance

1906-1957

Significant Dates

1906, ca. 1920

Significant Person
(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Unknown

9. Major Bibliographical References

Bibliography
(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):
- [ ] preliminary determination of individual listing (36 CFR 67) has been requested
- [ ] previously listed in the National Register
- [ ] previously determined eligible by the National Register
- [ ] designated a National Historic Landmark
- [ ] recorded by Historic American Buildings Survey #
- [ ] recorded by Historic American Engineering Record #

Primary location of additional data:
- [x] State Historic Preservation Office
- [ ] Other State agency
- [ ] Federal agency
- [ ] Local government
- [ ] University
- [ ] Other

Name of repository:

Kelly Mills
Name of Property

Reno County, KS
County and State

10. Geographical Data

Acreage of Property less than 1 acre

UTM References
(Place additional UTM references on a continuation sheet.)

	Zone	Easting	Northing
1	14	593716	4211567
2	14	593836	4211567
3	14	593716	4211506
4	14	593836	4211506

☐ See continuation sheet

Verbal Boundary Description
(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification
(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

Name/title Christy Davis

Organization Davis Preservation Date 9/21/2007

Street & number 909 1/2 Kansas Ave, Suite 7 Telephone 785-234-5053

City or town Topeka State KS Zip code 66612

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items

(Check with SHPO or FPO for any additional items)

Property Owner

Name New Hope Counseling Services PA

Street & number 421 W. 1st Ave Telephone 620-663-5488

City or town Hutchinson State KS Zip code 67501

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16) U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503

Narrative Description

Introduction

The Kelly Milling Company buildings are being nominated to the National Register of Historic Places under Criterion A as examples of the "Warehouse/Light Manufacturing Facility" Property Type under the *Commercial and Industrial Resources of Hutchinson* Multiple Property Nomination. The property is tied to the Kansas Wheat Milling Industry. There are four buildings within the boundaries of the nominated property. These include a 1-story blond brick office building (ca. 1920/1936) on the southwest corner of the parcel; a 1-story red brick garage (ca. 1920) on the southeast corner of the parcel, a 1-story flour and feed warehouse (ca. 1910) on the northeast corner of the parcel; and a 1-story power station (1906) on the north-central part of the parcel. Other buildings were destroyed since the mill stopped operation in 1967 – some condemned for neglect and others damaged in 1981 fire.

Setting

The Kelly Milling Company is located on the southeast corner of South Main and East Avenue D in Hutchinson, Kansas (pop. 40,787). The complex lies on the south end of Hutchinson's downtown, just south of the intersection of South Main and the east-west running Chicago, Rock Island and Pacific (CRIP) Railroad tracks. At the time of the mill's construction, the CRIP passenger depot was located just across the tracks. This part of the city has long been occupied by industrial interests. In 1905, the Shady Grove Creamery, Hutchinson Rug Factory, and Truesdell Boiler Works were all located across the street from the Kelly Mill site. The block to the southwest housed the Swift and Company produce, a butter and egg company, the GS Winchester Beef and Pork Packing Plant, and a wholesale grocer. To the northwest was an International Harvester Machine Warehouse; to the south was the Thompson Carriage House. Immediately prior to the construction of the Kelly Mills, its site was occupied by the Central Coal Company, which had two coal sheds and an office. In addition, there was a single dwelling to the east. The single dwelling was removed between 1909 and 1915 for the construction of the flour and feed warehouse.

Today, the area retains its industrial character. Many of the historic industrial buildings are extant. However, a number of them are vacant or no longer occupied by industrial enterprises.

Office Building (ca. 1920/1936)

Exterior

Overall - The one-story Renaissance Revival/Beaux Arts Style office building, constructed between 1919 and 1922, replaced an earlier office building located on the same site. The building is

composed of three masses: the ca. 1920 office building, a 1936 addition to the south, and a small east-extending addition on the back of the ca. 1920 building. The original building, which faces west, has a shallow hipped roof with prominent parapets on the north and west elevations. A stone and brick entablature caps the pilasters on the north and west bays of the original building. The entablature is topped by a brick parapet, which is capped with cast stone. The additions have flat roofs with parapets. The principal exterior material is blond brick, contrasted with cast stone details. The brick on the original building is a tan shade. The brick on the 1936 addition has a yellow shade. The original building is covered with tab shingles. The flat roofs on the additions are covered with membrane roofs. Although they have been covered over with plywood, the original wood windows and doors are intact. The building has been vacant since 1967 and is in deteriorated condition.

West (Front) Elevation – The front elevation of the original building is divided into three bays – a center entrance bay flanked on each side by a window bay. The bays are delineated by arched openings flanked by brick pilasters which have cast stone bases and capitals. The centered arched opening houses an original multi-paned glazed door topped by a fan light. A cantilevered bronze awning protrudes from between the door and fanlight. The window openings house original double-hung multi-pane wood windows. The front elevation of the 1936 addition is one bay wide. There is a centered framed window with cast stone sill and dentiled lintel, an abbreviated cast stone entablature, and cast-stone capped stepped parapet. In the center of the parapet, there is a decorative piece of cast stone with the company logo on it.

North Elevation - There are five bays on the north elevation, each with an arched opening. Bays 1, 2, 3 and 5 house windows. The fourth bay houses a door. The bays are divided by single pilasters. There are pairs of pilasters on the outer bay. The arched window opening in the first bay is filled in. The extant original windows in the three remaining window bays are covered with plywood. The north elevation of the small brick rear addition has no openings or decoration.

South Elevation – The south elevation abuts the adjacent building, which historically housed an auto body repair shop. Originally, the office building was free-standing, with arched window openings on the south elevation. The building has abutted the adjacent building since the construction of the 1936 addition. At that time, the arched window openings were opened into doors to provide access between the original building and the addition.

East (Rear) Elevation – The building's rear elevation is very simple. In contrast to the decorative north and west bays, the principal material is red brick. The window and door openings are simple and utilitarian in nature, in contrast to the rhythmic arched openings on the principal facades. There is a window and door on the rear elevation of the small addition.

Interior

The interior of the office building is separated into one large open space, smaller offices, a restroom, and a mechanical room. The original hardwood floors are extant but in severely deteriorated condition. Other extant original materials include baseboards, some wood and door trim, plaster walls, and coffered pressed-metal ceilings. In many areas, roof leaks have caused significant deterioration to the wood roof trusses and metal ceilings. In places, stud walls have been installed to support the sagging roof, which is scheduled for replacement. Along the south wall, originally an exterior wall, there are a series of arched openings that open to the 1936 addition. In 1936, these archways were plastered and wood paneled doors installed at original window locations. This space was used for offices.

Garage (ca. 1920)

Like the office building, the one-story garage was built between 1919 and 1922. The brick on the garage and remaining buildings on the site, matches the brick on the rear elevation of the office building. The garage is rectangular in massing with a flat parapeted roof. The front elevation, which faces north, is divided into three bays, delineated by brick corbelling. The first bay houses a pedestrian door and overhead/garage door opening. There are garage door opening in each of the two remaining bays. The west elevation has a wood paneled door and two rectangular windows with wood lintels. The south elevation abuts the adjacent property. The east elevation has three arched window openings, with brick sills and lintels and 4/4 double-hung wood windows, which are in severely deteriorated condition. The interior is divided into two spaces divided by a solid interior brick wall. The first space encloses the first bay on the east. The second encloses the other two bays on the west. The interior is exposed brick.

Flour and Feed Warehouse (ca. 1910)

Exterior

The Flour and Feed Warehouse stretches north to south from the rail right of way to an abandoned east/west alley. It is one-story in height, rectangular in massing, with a flat roof with stepped parapet. The exterior is red brick, which matches the brick on the garage and power house. Brick corbelling delineates the bays. The east and west elevations are thirteen bays wide. The north and south elevations are five bays wide. The building faces north toward the railroad. The center bay houses a centered entrance, marked by the stepped parapet, metal double doors, and an industrial steel transom window. The flanking bays are sheltered by cantilevered standing seam and corrugated metal awnings. A reinforced concrete dock stretches between the east end of the warehouse across the power house to the west. The south (rear) elevation mirrors the north

elevation – but it has no openings, with the exception of one small six-pane industrial steel sash. The east elevation has two double door openings, in the fifth and ninth bays, and window openings with multi-pane industrial steel windows in the third, fifth, seventh, ninth and eleventh bays. The doors sit higher than ground level. These may have provided access to trucks from the alley. There is no evidence that they accessed a dock. The west elevation mirrors the east elevation. Unlike the other buildings, which have been vacant since 1967, this building has remained in use through the years. Most recently, it was a storage facility for Dillon's grocery chain, which was based in Hutchinson.

Interior

The interior of the Flour and Feed Warehouse is one large open space. The exposed wood roof structure is supported by wood beams. The interior walls are exposed brick. There is no interior trim. The floor is concrete.

Power Station (1906)

Exterior

The Power Station, which like the Flour and Feed Warehouse faces north toward the railroad, is cubed in massing, three bays wide on each elevation. The building is connected to the adjacent building with a reinforced concrete dock. The building has two doors, in the first and third bays. There are two six-pane wood clerestory windows in each of the first two bays above the corrugated metal awnings. Like the bays on the warehouse, the bays on the power station are delineated with brick corbelling and stepped parapets. The west elevation has an enclosed arched window opening in each of its three bays. Some of these enclosed windows still have intact sash inside. The south elevation has ached window and door openings of various sizes, including an overhead door in the center bay. This elevation is partially obscured by brush. A small square tower protrudes from the middle of the east elevation.

Interior

The interior is divided into three spaces – the first two bays in one space, the third bay in the other. Based upon the construction techniques, the westernmost bay, structurally brick, appears to predate the eastern two bays, which are constructed with a combination of hollow clay tile and brick. The floor levels of both spaces are three steps below the dock level, creating an open two-story interior space. Most walls are painted brick, with some walls in the eastern space brick and hollow clay tile. The two spaces are divided by a solid brick wall and connected by a historic wood pedestrian door at floor level. Whereas the westernmost space is filled with machinery, the easternmost space is open.

Statement of Significance

Introduction

The Kelly Milling Company buildings are being nominated to the National Register of Historic Places under Criterion A as examples of the "Warehouse/Light Manufacturing Facility" Property Type under the *Commercial and Industrial Resources of Hutchinson* Multiple Property Nomination. The property, built by milling mogul William Kelly, operated from 1906 to 1967, during a time of transition in the milling industry, when milling evolved from simple stone grinding by local millers to mass-production of flour by milling conglomerates for an international market.

The Kansas Wheat and Milling Industries

For over a century, Kansas has been the largest wheat-producing state in the US, today producing nearly one-fifth of the nation's wheat.[1] The state's dominance in wheat production and the related milling industry have earned it the title "Breadbasket of the World."

Milling has been a part of the Kansas economy for nearly two centuries. The state's first mills were built by the federal government under the conditions of pre-territorial Indian treaties. The first of these water-powered mills, located on Mill Creek south of the Kaw River, was built in 1831 for the Shawnee Tribe. Immigrant Indian Mathias Splitlog built the first privately funded mill at Wyandotte in 1852. During the territorial period, from 1854 to 1861, the New England Emigrant Aid Company constructed mills at its free-state outposts. Like many early mills, the territory's first steam-powered mill, built in Wyandotte County in 1858, milled both lumber and flour.[2]

In the years before the railroad, the market for Kansas grain was localized. Early settlers, who produced grain for personal and community use, traveled an average of 50-75 miles to have their grain milled.[3] It was not until the railroad and settlers reached southcentral Kansas that wheat became a cash crop.

Kansas first rose to wheat dominance during the 1870s when environmental conditions, market access, and agricultural technology aligned to create the ideal climate for wheat's ascendancy. Kansas farmers saw winter wheat as a safe bet after the wheat crop survived the drought and grasshopper plagues that destroyed all other crops in 1874. Between 1870 and 1885, the number of Kansas acres planted in wheat swelled from 156,200 to 2,290,549.[4] Between 1868 and 1878,

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[1] Kansas Association of Wheatgrowers.
[2] U. S. National Youth Administration, Kansas, *Study of the Milling Industry in Kansas* (Topeka, 1938-39). Kansas State University Special Collections.
[3] Ibid.
[4] James C. Malin, *Winter Wheat in the Golden Belt of* Kansas: *A Study in Adaptation to Subhumid Geographical Environment* (Lawrence: University Press Kansas, 1944).

the state climbed from 24th to 1st in wheat production as Kansas farmers shifted from subsistence farming to cash-crop production.[5]

As the Atchison, Topeka and Santa Fe Railroad stretched west during the 1870s, it attracted farmers to the Hutchinson area. The railroad brought settlers and agricultural implements west and shipped grain east for milling. Until the waning years of the nineteenth century, railroad freight guidelines, which made grain cheaper to ship than flour, made local milling cost prohibitive. In 1874, there were only 80 water-powered mills and 59 steam-powered mills in the state.[6] By the time new freight regulations boosted the state's milling industry in the 1890s, most of the state's mills were equipped with new steel rollers which were proficient in grinding hard winter wheat. Soon, Kansas wheat was being milled at home, sometimes in mills near grain elevators, which first came on to the scene in the 1890s. By 1900, there were 533 mills in the state.[7]

Wheat production and milling activities continued to evolve in the early twentieth century. Between 1900 and 1919, the state's annual wheat production averaged more than 89 million bushels. The Great War created a worldwide demand for American wheat, driving up wheat prices for Kansas farmers. The United States produced for Europe, where the majority of farmers were engaged in the war. Demand was high and supply was relatively low. Kansas farmers answered the call to supply more wheat for war-torn Europe, producing more than 100 million bushels more than any other state during the war years and, one year, one-fifth of the nation's wheat crop.[8] During the war years, as farmers adopted labor-saving practices, including the use of tractors and new implements, the number of man-hours it took to produce 100 bushels of wheat was halved.[9]

As production expanded, Kansas cities escalated wheat trading and milling activities. In 1892, Topeka was the nation's second-largest milling center.[10] Between 1890 and 1895, Wichita was the "greatest wagon wheat market in the United States." Fourteen Wichitans founded the Wichita Board of Trade, the state's first grain exchange in 1903. Hutchinson organized its own Board of Trade in 1910. Between 1910 and 1916, the receipts from the Wichita Board of Trade members had ballooned from 6,874 to 19,783 car lots. By 1928, Wichita and Kansas City were among the nation's top-five milling markets (the others were Minneapolis, Buffalo, and Portland, Oregon), Kansas ranked 3rd among the states in milling - and grain executives amassed small fortunes.[11]

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[5] O. Gene Clanton, "Kansas Populism," *Kansas Revisited: Historical Images and Perspectives* (Lawrence: Division of Continuing Education, University of Kansas, 1990): 202.
[6] *Study of the Milling Industry*, 24.
[7] Ibid, 31-32.
[8] LE Call, *Agricultural History of Kansas* (Bellows Reeves Company, 1921), 13. Kansas State University Special Collections. Kansas State Historical Society.
[9] Kansas State Historical Society Historic Preservation Department, *A Time of Contrasts: Progress, Prosperity, and the Great Depression, 1900-1940* (Kansas State Historical Society, 1990), 33.
[10] Miner, *Kansas*, 340.
[11] A. E. Janzen, "The Wichita Grain Market," *Kansas Studies in Business*, (Lawrence, Kansas: School of Business, no. 8, June 1928).

Although increased production drove down crop prices in the postwar years, farmers continued to invest in labor-saving devices and production continued to increase. Tractors could pull increasingly sophisticated implements, including combines, which combined the process of harvesting and threshing wheat. Between 1919 and 1920 alone, Kansas farmers bought 1500 combines. By 1930, 27,000 of the nation's 75,000 combines were in Kansas. Custom cutters purchased the first combine models in the late nineteenth and early twentieth centuries. In 1926, however, when more affordable combines were introduced, many farmers purchased them to harvest wheat, sorghum and milo.[12] The Hutchinson area took the lead in the use of gasoline-powered combines, which could harvest wheat four times faster than earlier models. The first self-propelled combine was used near Hutchinson in 1923.13 The state's enthusiastic acceptance of new agricultural technology resulted in its production of 25% of the nation's wheat in 1930.[14]

The state's milling industry followed suit. During the 1930s, Kansas was home to three of the nation's five largest milling centers (Buffalo, Minneapolis, Kansas City, Wichita, and Salina), producing 10-15% of the nation's supply of flour.[15] And Hutchinson was one of the state's five largest milling centers, along with Wichita, Salina, Topeka and Kansas City.[16] By that time, 75% of Kansas flour was sold to large commercial bakers who had cornered the bread market following the 1928 invention of sliced bread.[17]

Production ramped up again during World War II when nearly 50% of the nation's custom cutting crews were based in Kansas.[18] During the war, the annual net income of southern plains wheat growers exploded by 2000%.[19] In the postwar years millers competed in the new international market, shipping increasingly larger units of flour to chain stores and industrial bakers for worldwide distribution. Most locally owned mills could not compete. In the new postwar economy, many sold out to corporate conglomerates like Cargill and ADM.

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[12] Thomas Isern, *Custom Combining on the Great Plains* (Norman: University of Oklahoma Press, 1981), 13-15.
[13] "Topics in Kansas History: Agriculture," Kansas State Historical Society, http://www.kshs.org/research/topics/agriculture/index.htm.
[14] Craig Miner, *Kansas: The History of the Sunflower State, 1854-2000* (Lawrence: University Press of Kansas, 2002), 286.
[15] *Study of the Milling Industry, 44-46.*
[16] Ibid, 34.
[17] Paul Wenske, "History of sliced bread little known on 75th anniversary," *Kansas City Star*, 29 July 2003.
[18] Isern, 31-38.
[19] Michael Grant, "Food Will Win the War and Write the Peace: The Federal Government and Kansas Farmers During World War II," *Kansas History* vol. 20, no. 4 (winter 1997-98): 243-257.

Kelly Mills (1906-1967)

At the time Kelly Mills opened, Kansas milling operations were experiencing a period of transition. In 1900, there were 522 mills in Kansas. By 1920, there were only 385.[20] As milling required more capital investment, for instance to purchase steel rollers to mill hard winter wheat, smaller mills dropped out and the state's wheat was milled by fewer larger mills. With $100,000 in capital in part from the sale of his interest in Monarch Mills, Kelly organized the Kelly Milling Company in 1906. In the first year, Kelly constructed a metal-clad wood elevator, built to store 60,000 bushels of wheat, and a 4 ½ story wood mill structure with brick exterior, which had a production capacity of 500 barrels per day.

Kelly purchased its milling equipment from Indianapolis-based Nordyke Marmon and Company. Founded in 1851, Nordyke Marmon gained prominence in the 1870s wheat boom. By the time Kelly Mills was built, Nordyke Marmon was the nation's top mill builder and was trading its equipment internationally.[21]

In the first years of operations, the Kelly Milling Company employed twelve employees who worked twelve-hour shifts. Among the company's first employees was WH Light, a miller from Great Bend whom Kelly hired as his head miller at a salary of $15.00 per week.[22] Twelve men who started with the company during the mill's construction stayed on. Among these was Joe Wilson, who continued with the company for more than 50 years. In 1907, the year the business was incorporated, Kelly hired bookkeeper Paul Baum, who would devote his 50-year career to the company.[23]

The company grew rapidly in its first years. By 1909, the Kelly Mill complex included the grain elevator, mill, a 2-story Flour and Feed Warehouse, a 1-story office building with scales. By 1910, the company employed 15-18 men and took on management of the grain elevators at Darlow and Sherman. The firm enlarged the mill and flour storage buildings in 1911-12. At the same time, Kelly began constructing two reinforced concrete grain tanks "to take care of the big wheat crop ..." Contractors pushed work "day and night" to finish before the start of the wheat harvest.[24]

During World War I, farmers ramped up wheat production to supply grain to war-torn Europe. At the start of the war, Kelly Mills was already supplying flour to the international market. In fact,

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[20] *Study of the Milling Industry*, 31-32.
[21] "The William Kelly Milling Company," *Hutchinson, The Salt City*, June 1910. Reno County Historical Society, 978.1831. Hugh Hopkins, "A Short History of the Nordyke and Marmon Company," *Gas Engine Magazine*, see http://www.gasenginemagazine.com/complete-archive/1459/.
[22] Connie VanCampen, "Remember the Name Kelly: It's Hard to Forget," *Legacy: The Journal of the Reno County Historical Society* V. 6, No. 3 (Summer 1994), 3.
[23] Ibid, 3, 9.
[24] "View of Work Going on at the Kelly Mills," *Hutchinson News*, 16 May 1912.

according to one source, Kelly flour was on a ship to Amsterdam when the war broke out. When the British detained the ship and the flour failed to reach its intended destination, Britain reimbursed Kelly for the flour. To accommodate for increased wartime wheat production, the Kelly Milling Company constructed a new 7-story grain elevator east of the concrete bins in 1916. Like many mills constructed in the 1910s, the new mill had a reinforced concrete structure with brick and industrial steel sash curtain walls. The structure was very similar to one constructed on the east end of town in 1918 by the Reno Flour Mills, which Kelly purchased in 1920.[25]

In the years following the war, farmers continued to produce at wartime levels and prices fell. Still, Kelly Mills seems to have faired well in the slumped postwar farm economy. The company continued to invest in both its original location and at the former Reno Flour Mills, which came to be called the "B" Plant. Between 1919 and 1922, the company constructed a new blond brick office building at the original site. When the main mill was damaged in a 1927 tornado, the company repaired it.

The company continued to make capital improvements during the depression, constructing a $6000 addition to the south side of its blond brick office building in 1936. As other businesses cut salaries, Kelly refused, insisting that his employees deserved to make a "living wage." According to one source, the City and Chamber of Commerce approached Kelly in the early 1930s and urged him to reduce his workers' pay – he insisted on paying them a living wage.[26] When William Kelly died on April 28, 1936, his sons assumed the operation of the mill, with Charles Clifton Kelly, known as Mr. Cliff, acting as president, a position he held until 1961.[27] Willis Kelly, who had become head miller in 1912, continued to manage the mill's operations. He was elected Hutchinson mayor in 1939. CC Kelly's son-in-law, Joe Steele moved to Hutchinson in 1938 to work for the company. Despite his familial ties, Steele started as a sweeper.[28]

During the 1940s, milling became increasingly sophisticated. Likely with the help of William G. Kelly, Kelly's grandson who held a degree in Flour Mill Administration, Kelly Mills invested in new labs, testing and sanitation. As grain production increased, the company engaged in war production, using distilled products to manufacture munitions and rubber.

The milling industry became increasingly sophisticated and competitive in the postwar years. During the 1950s and 1960s, Kelly Mills was supplying chain stores with its Top Hat and Red Label brands and producing Kelly's Famous flour for general sale. By 1958, however, 90% of the plant's flour was being shipped east for export. To keep up with production, the plant had 70 employees who staggered their time among three 8-hour shifts. In 1967, the company shifted its production to Plant B, closing its original plant and cutting its full-time workforce to 39. In 1969, Kelly Mills sold to

[25] VanCampen, 9.
[26] Ibid, 6.
[27] VanCampen, 9.
[28] Ibid.

Ross Industries, who sold it in 1971 to Cargill, a food-production conglomerate that expanded into flour milling in the final decades of the twentieth century.[29]

The original Kelly Milling complex has been vacant since 1967. Despite efforts to save the original mill building, it was demolished in 1980. In 1981, a fire destroyed the concrete elevator and adjacent brick building. Since then, various investors have sought ways to redevelop the property. The current owners hope to rehabilitate the property into an office and conference center.

William Kelly (1858-1936)

William Kelly, founder of Kelly Milling Company, was born to Irish immigrants in Warsaw, Illinois on June 8, 1858. According to one source, Kelly's father drowned in the Mississippi River "Before William was two." Kelly began his milling career at Warsaw's Grace Mills, where he began an apprenticeship at the age of 16.

Kelly moved west to Kansas in 1879, taking a position at Wichita's Routh and Routh water mill, then moving to the Great Bend area by 1880. In 1880, Kelly was boarding at a Great Bend hotel operated by Irish immigrant AH Murphy. In 1881, Kelly married Ella Tucker, a 21-year-old Great Bend resident who, like Kelly, was an Illinois native.[30] Tragically, Ella died a year later.

Kelly continued his early milling career in Great Bend. In 1883, he was named head miller at the Great Bend Flour Mill, then owned by WP Clement and GH Hulme. In fact, when Kelly became a partner in the mill in 1883, the company began producing a flour called "Kelly's Pride." In 1884, Kelly married Blanche Norton, a 22-year old school teacher whose father was a Barton County farmer. (1880 census) The couple had three children, one of whom died in infancy.

In 1898, Kelly and Hulme bought Clements' share of the Great Bend Flour Mill. Soon after, Kelly sold his half to GH Hulme and moved his family to Hutchinson. In 1902, Kelly partnered with WE Carr to build the Monarch Flour Mills, located at Walnut and Avenue C. In Hutchinson, Kelly had raised his then-teenaged boys and built another thriving business. By the time Kelly's second wife Blanche died in 1904, Kelly was in his mid-40s. In 1905, he sold his interest in the Monarch Mills to Nathan Sawyer, and had remarried Mary Dade by 1906.

With his grown sons and his new wife Mary Kelly by his side, William Kelly set out to build his own milling empire, founding Kelly Mills in 1906. In what could be interpreted as a symbolic act, Kelly

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[29] Ibid, 10-12.
[30] According to one source, Kelly's first wife was named "Ellen." However, there was no Ellen Tucker listed in the 1880 census. There was an Ella Tucker, also born in Illinois, who lived with her parents Rufus and Lucinda and her brother in Great Bend in 1880.

bought the mansion of Kansas Grain Company Secretary WK McMillan in 1912 for $12,000.[31] Throughout his long career, Kelly worked closely with his family to manage the business, a fact that sometimes frustrated unrelated managers. Still, he endeared himself to his employees, who came to call him "Uncle Bill" and "Pappy." Despite rapid technological, Kelly maintained one focus – a good loaf of bread:

> I have lived longer than most of you; can remember back when milling was not the technical and complicated science it is today and when flour was just flour and bakers just bakers. But that was a long time ago. Still, a good loaf of bread made from good wheat flour fit for human consumption is just as important today as it was since bread making began.[32]

After William Kelly died on April 28, 1936, his sons and grandsons carried on his tradition of using the best grain to make the best flour for the best bread. In 1942, Kelly's namesake, grandson William G. Kelly, completed a degree in Flour Mill Administration at Kansas State University.[33]

Kelly's Hutchinson

Hutchinson was founded by Indian Agent CC Hutchinson in 1871. Hutchinson located the town near the proposed site of the Atchison, Topeka, and Santa Fe's (ATSF) bridge over the Little Arkansas River. From the beginning, the city was a trading center for the surrounding agricultural counties which in the 1870s were populated by farmers who purchased rich farmland from the railroad. By 1880, the city's population had grown to 1540.[34] Agriculture remained the area's principal industry until the discovery of salt in 1887.

When William Kelly moved his family from Great Bend to Hutchinson, the community was experiencing a period of rapid growth. By then, there were three main railroads, the ATSF, Chicago, Rock Island and Pacific, and Missouri Pacific. In 1890, the city's population stood at 8682. By 1910, it had exploded to 16,364. In the first decade of the twentieth century, the city built a library, courthouse, streetcar system, and paved streets.

In the early twentieth century, grain was big business in Hutchinson. Among the many grain-related interests in downtown were the Kansas Grain Company, founded 1883, and the Hutchinson Board of Trade, founded in 1910. Among the grain magnates who lived in town were George Gano, who owned a good number of grain elevators throughout Kansas and eastern Colorado.[35] Other

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[31] Deon Wolfenbarger, Commercial and Industrial Resources of Hutchinson MPS, 2001.
[32] VanCampen.
[33] VanCampen, 9.
[34] 1880 US Census.
[35] Wolfenbarger.

industries included meat packing, poultry and eggs, creamery, foundries, canning factory, paint factory, furniture factory, and boiler works. Among the nationally known companies founded in Hutchinson were Carey Salt Company, founded 1900, and the JS Dillon and Sons Stores, incorporated in 1921 (now a subsidiary of Kroger Foods).

Although no longer operated by local companies, Hutchinson's grain and milling industry continues to thrive. Today, Hutchinson boasts the world's largest grain elevator, built 1961.[36]

[36] Lisa Mahar-Keplinger, *Grain Elevators* (Princeton Architectural Press, 1993), 76-77.

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Verbal Boundary Description

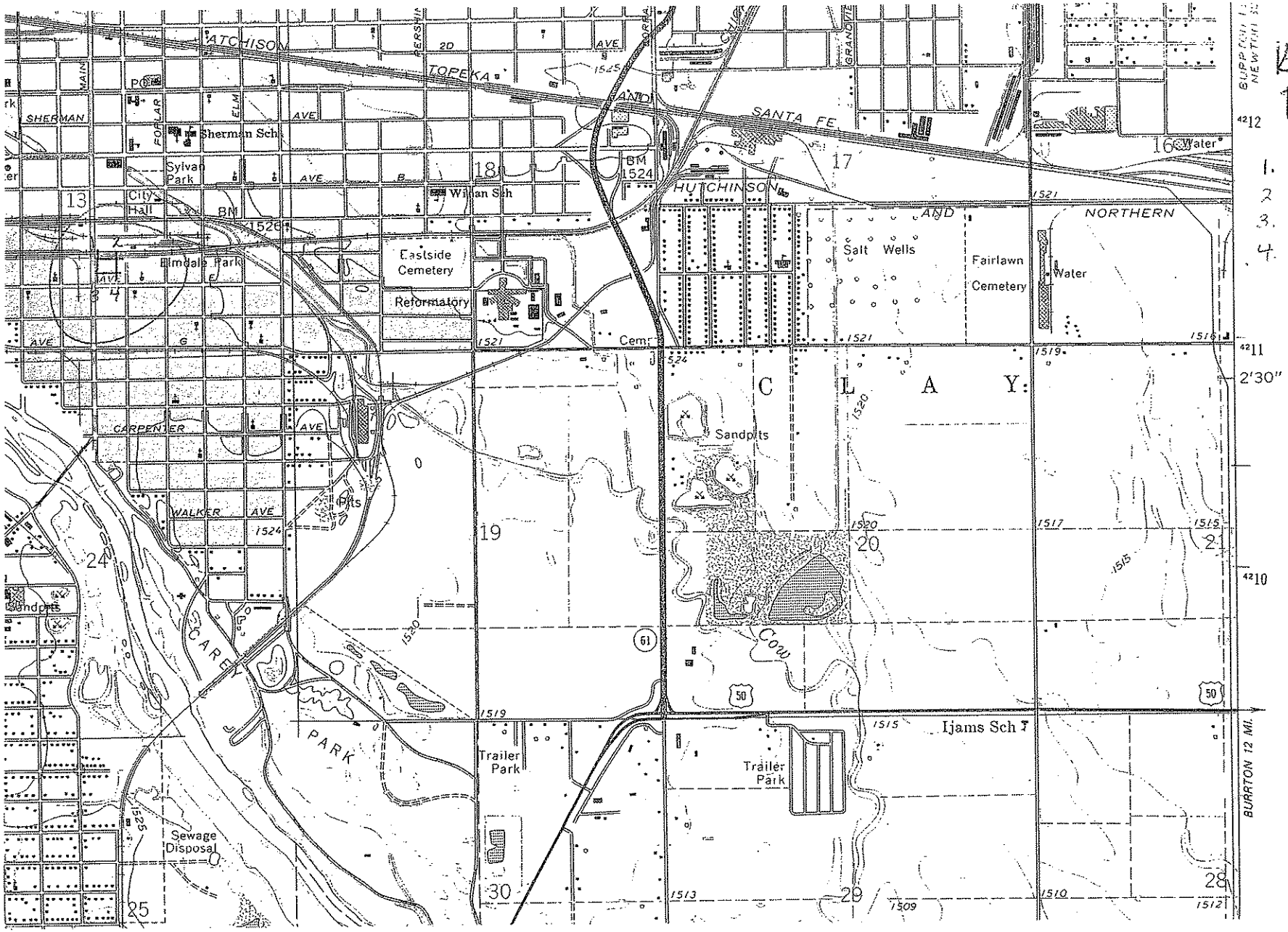
The nominated property includes the parcel whose legal description is as follows: ALL OF LOTS 1 THRU 11 ODD OF D EAST AND ALL OF LOTS 114 THRU 128 EVEN OF S MAIN AND THE VAC ALLEY BETWEEN THESE 2 PARCELS.

Boundary Justification

The nominated property lies on a rectangular parcel bounded by South Main Street on the west, the railroad right of way on the north, the adjacent property to the south, and inclusive of an abandoned alley on the east. The verbal boundary description is the legal description of the property on which the Kelly Mills complex was built and owned by current property owners.

Photo Log

1. Office Building, Exterior, Front (West) Elevation, Looking Northeast.
2. Office Building, Exterior, Close-up of cast-stone logo on 1936 Addition.
3. Office Building, Exterior, North Elevation, Looking West.
4. Office Building, Exterior, Rear Elevation, Looking West.
5. Garage, Exterior, North Elevation, Looking Southwest.
6. Garage, Exterior, East Elevation, Looking West.
7. Office Building, Interior, Main Space, Looking West.
8. Office Building, Interior, Close-up of Pressed-Metal Ceiling.
9. Office Building, Interior, Vault Door.
10. Power Station, Exterior, West and South Elevations, Looking Northeast.
11. Flour and Feed Warehouse and Power Station, Exteriors, North Elevations, Looking Southwest.
12. Flour and Feed Warehouse, Exterior, South Elevation, Looking Northwest.
13. Flour and Feed Warehouse, Exterior, South and East Elevations, Looking Northwest.
14. Flour and Feed Warehouse, Exterior, East Elevation, Looking Northwest.
15. Flour and Feed Warehouse, Interior, Looking North.
16. Power Station, Exterior, North Elevation, Looking Southwest.
17. Power Station, Interior, Looking East.



Kelly Mills
Reno County

1. 14 5937 [illegible] 421[illegible]
2. 14 [illegible]
3. 14 5[illegible]
4. 14 5933 [illegible] 421[illegible]