
Application for Landmark/Landmark Site

**Buffalo Preservation Board
901 City Hall
Buffalo, New York 14202
Telephone: (716) 851-5029
Fax: (716) 851-4388**

Instructions to Applicant:

The following information is required, at a minimum, prior to the Buffalo Preservation Board considering an application complete:

- a) Three (3) copies of this application;
- b) One complete set of quality photographs, (Preferably 8" x 10"), of all exterior elevations of the building. Interior photographs may also be submitted;
- c) A site plan, map or survey that indicates in sufficient details what building/properties are being proposed for designation;
- d) Any additional information you can furnish that substantiates that the property is deemed to be of architectural, historical, geographical, cultural or aesthetic significance.

Failure to submit the required information may result in an incomplete application and delay the review process:

****** check in the amount of \$500.00 made out to the City of Buffalo Preservation Board must be submitted at time of application for non-owner occupied structures/sites.**

Please provide the following on the property for which landmark consideration is requested.

- 1. Address of Site 1 Buffalo River Place & 11 Bolton Place
- 2. Name of Property (if any) Allied Mills Complex

3. Name of Present Owner Lumen Power Technologies
Address 1 Buffalo River Place
City Buffalo, NY Zip 14210 Phone _____
Contact person _____ Phone _____

Note: If property is in multiple ownership, list the names/addresses of other persons having legal or equitable interest in property:

4. Has the owner, if other than applicant, been contacted?

Yes X No _____

If yes, is owner in favor of landmark designation?

Yes _____ No _____

If yes, submit a signed statement/affidavit by owner supporting Designation.

5. Present use of property
Vacant

6. Year of Construction
1928-1929, 1948

Information Source State Historic Preservation Office

7. Architect James Stewart and Company

Information Source State Historic Preservation Office

8. Is property endangered? Yes X No _____

If yes, explain: Demolition permit filed

9. On separate pages, please describe the architectural, historical, geographical and cultural significance of this landmark and/or landmark site. Please indicate the sources of information.

10. Please attach any additional material which might be useful in considering the site for landmark designation, i.e.; newspaper clippings, magazine articles, photographs, etc. Please list below, which of these materials you would like returned. If you would like to present additional materials at a meeting of the Preservation Board, please indicate nature of such materials.

11. Name of Applicant Buffalo Preservation Board

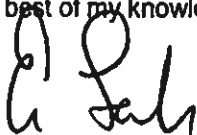
Organization, (if any)

Address 920 City Hall

City Buffalo, NY Zip 14202

Phone 716-851-9675

I hereby certify that the information contained herein is true and correct to the best of my knowledge.



Signature of Applicant

7/18/2023

Date

Allied Mills Complex
1 Buffalo River Place
Buffalo NY 14210

Description

The Allied Mills Complex is an historic feed mill production facility consisting of three main historically and functionally related buildings: a main warehouse building with interconnected grain elevators, an office building, and a coal storage house. The complex is located at 1 Buffalo River Place, to the northeast of a bend in the Buffalo River and Red Jacket Park, at the south end of Bolton Place in South Buffalo. The building is located in close proximity to the CSX railroad tracks to the north and south with frame dwellings to the north across Buffalo River Place. Buffalo's central business district is located approximately 3 miles to the northwest.

The complex was originally constructed as a feed mill for Wayne Feed, a division of Allied Mills, by James Stewart and Company in 1928-1929, with another major stage of construction in 1948. The main warehouse building forms the core of the complex, where all stages of the production process took place. This is a steel-framed brick building with five main interconnected parts, each integral to different stages of the animal feed production process: the two-story loading shed to the north, the main two-story warehouse with narrower corrugated metal-clad head house rising above, the concrete grain elevator tower with workhouse to the east, and the concrete soft feed storage tower interconnected by an elevated walkway to the east. All of these portions are visually distinct and identifiable from the north, when facing the primary, north elevation. Despite these varying heights, materials, and functions, the building is internally connected as well as externally unified through shared elements such as industrial sash windows with metal casement pivots. The building features no major ornamental elements, typical of an industrial building from the early-to-mid twentieth century. Faded paint identifies the building as 'Wayne Feeds' on the north elevation.

The interior retains much of its original form and material finishes, as well as some equipment indicating its history as a feed mill. The open floor plan with concrete floors is interrupted only by square concrete columns. A single row of steel hoppers lines the ceiling of the first floor. In the loading shed to the north, rail tracks enter the building below grade, running east-west, with concrete and wood loading docks at floor height. Pre-cast concrete scissor stairs with metal handrails access the floors in places where building portions connect. Original metal industrial sash windows with eight light casement pivots are still intact in many locations. Elsewhere, non-historic glass block has replaced the original sash, but enough original windows remain intact to convey an understanding of the original condition. Original equipment such as hoppers, conveyors, pneumatic tubes, and an original iron scale are present in some locations in the building. There are very few ornamental details in the building, typical of industrial construction from this time period. The building still maintains a significant portion of its original exterior massing, form and rhythm and interior plan with some equipment intact,

conveying architectural integrity and a historic understanding of how it functioned as a feed mill.

A freestanding coal storage house, which is a tower approximately sixty feet tall, is located to the south east of the warehouse building. Sanborn Maps indicate this was once interconnected to other coal storage located to the west, which is no longer intact today. This square concrete tower is currently empty, with a single volumetric space rising to the top and a small set of stairs located to the southeast.

A two-story brick office building is located to the northeast of the warehouse building, which served as an administrative center. This building has a flat roof with tile coping and gabled parapet and primary entrance facing west to Bolton Place. While the office building was functionally related to the complex during the period of significance, it is part of a separate tax parcel with separate ownership today. There are also two small secondary one-story brick buildings, a former switch house and garage, that were historically and functionally related to the complex, on this parcel today as well. The office building is currently missing large portions of the roof and is boarded up in most places. No access has yet been granted to this now separate property.

The building still maintains a more-than-sufficient portion of its original exterior massing, form, materials, rhythm, and interior plan to convey a high degree of architectural integrity and a historic understanding of the original function as an industrial feed mill production facility.

Statement of Significance

The Allied Mills Inc. Complex at 1 Buffalo River Place is significant as one of Buffalo's largest feed mill operations, which played an important role in the city's expanding grain industries during the twentieth century. Constructed by James Stewart and Company for the Wayne Feed/Allied Mills Inc. in 1928-1929, the complex served as a mill that stored, processed, and shipped animal feed across the nation. The complex consists of three main buildings that were historically and functionally related: the main warehouse with interconnected silos (1928-29; 1948), an office building (1929), and a freestanding coal storage house (1948). There are also two secondary buildings: a small former switch house and a small former garage, on the office building parcel today. The complex is significant under Criterion A for Industry and Criterion C for Architecture, as it provides an excellent example of the type of architecture that characterizes a twentieth-century feed mill facility, a sub-typology that was once a major part of Buffalo's booming grain industry.

The complex meets Criterion A for Industry, as a major feed mill associated with the Allied Mills Inc. corporation from 1928-1973. Located to the northeast of a bend in the Buffalo River, north of Red Jacket Park at the south end of Bolton Place, the complex was constructed at this site to take advantage of adjacent rail lines and water shipping networks. The main warehouse and silos formed the heart of the complex, representing its functional core operations and fundamental architectural characteristics. Grain was

loaded directly into the building by rail tracks, processed in the warehouse on the upper floors, and stored in the silos until it would be shipped out again via rail. Rail tracks entered the building on its north and south ends, where grain was accessed by loading docks and moved pneumatically through the building. Today, the rail tracks, grain silos, and some pneumatic devices are still intact in the warehouse, with sufficient integrity to convey an understanding of the historic industrial processes used to manufacture animal feed.

Significant under Criterion C for Architecture, the complex is a good surviving example of a large feed mill facility dating to the early-mid twentieth century in Buffalo. The complex's main building, the warehouse, architecturally conveys the industrial processes used to manufacture animal feed by receiving grain and corn via rail, transform it into animal feed, and then store and ship the product via rail. The building consists of several components that represent distinct, interconnected stages of the production process. All are of steel-framed construction with brick exterior walls, aside from the reinforced concrete grain elevators and soft feed storage portions, reflecting the era of their construction in relation to their functions. The warehouse building consists of the two-story loading shed where supplies were received, the main three-story warehouse and head house where the feed was made, and the concrete grain elevator and soft feed storage unit where the product was stored before shipping back out on the railroad. Each of these components were specifically designed to contain particular stages of the process and were interconnected to organize the production and shipment of animal feed. Today, the building contains a substantial amount of the original materials, equipment, and interior plan that clearly convey a historic understanding of the building's original functions and its significant role in the history of the feed mills in Buffalo.

The period of significance begins with the construction of the oldest part of the complex in 1928 and ends in 1973 when the complex was closed, as Allied Mills relocated to a new complex in Genesee County at that time. After 1973, the complex was no longer used according to its original function and affiliations with the grain industry. All major additions and alterations had been completed by that time as well.

Site Map 1

Allied Mills Complex outlined in yellow



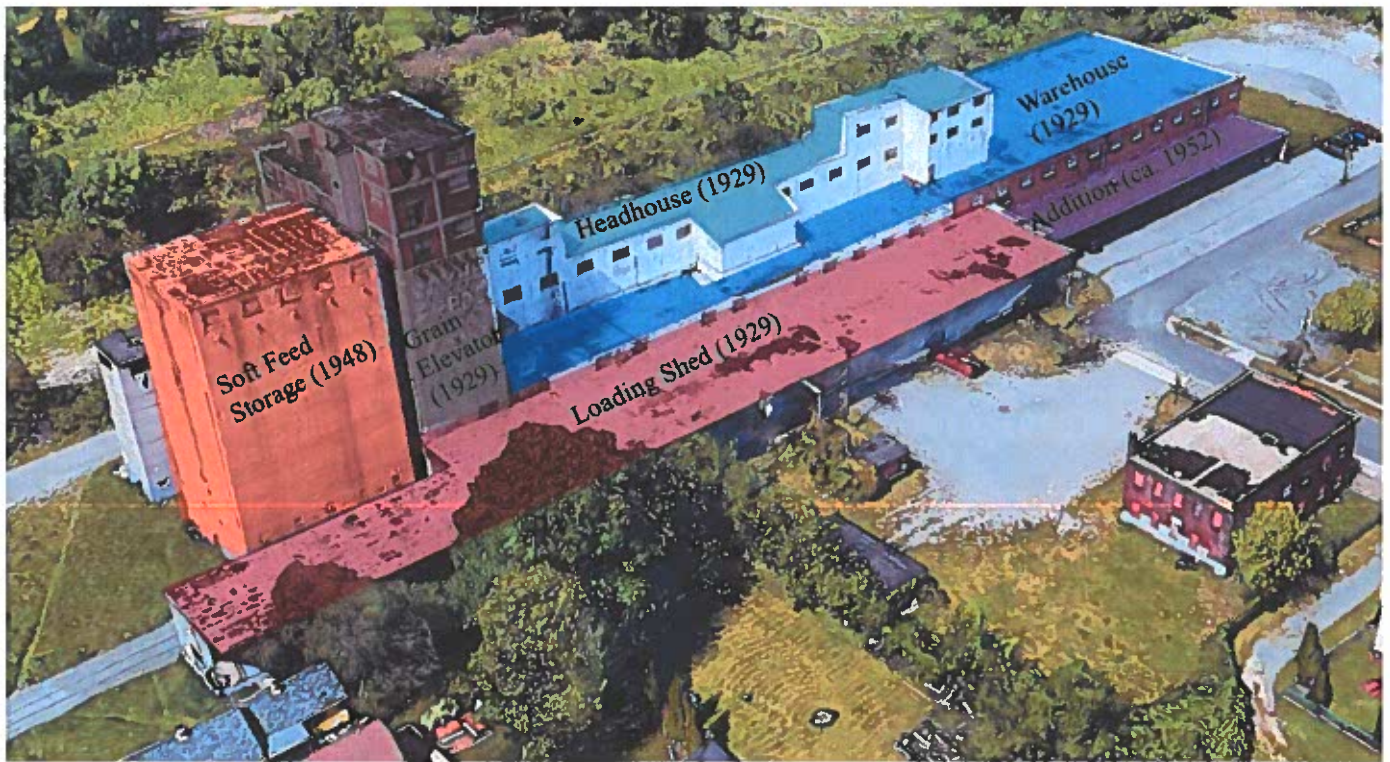
Site Map 2: Periods of Construction

Blue = 1928-29
Orange = 1948
Purple = ca. 1952



Site Map 3: Warehouse Building Components

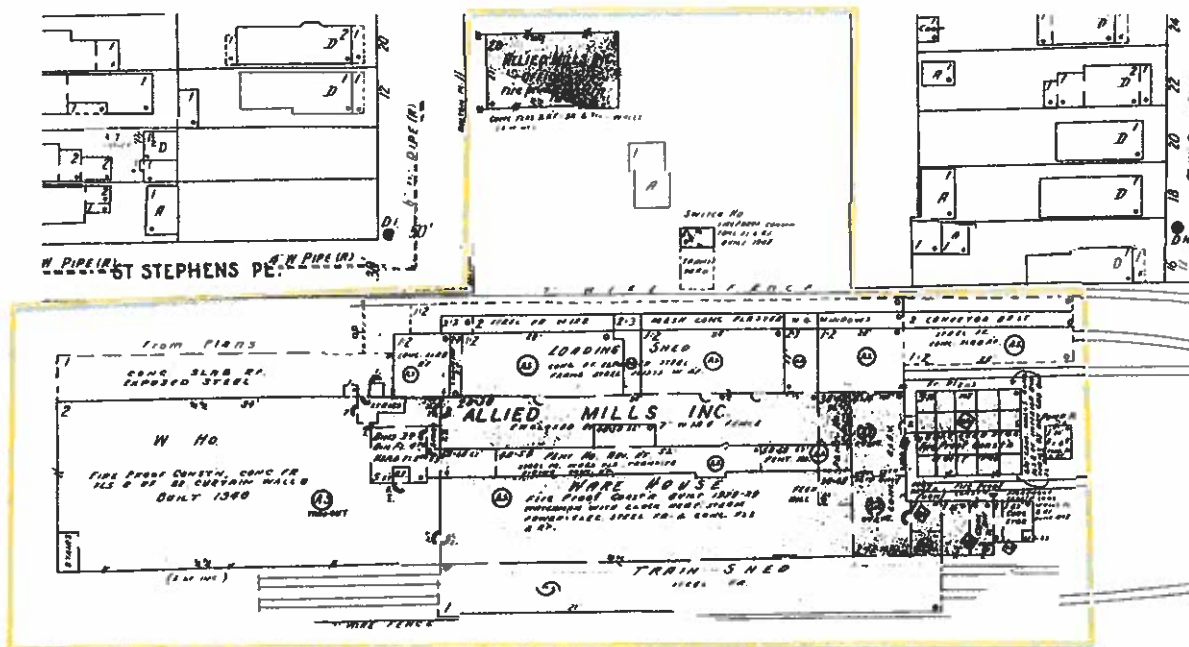
Note the office building, former switch house, and former garage are also visible on the lower right, and the coal house is partially visible on the upper left.



Historic Maps

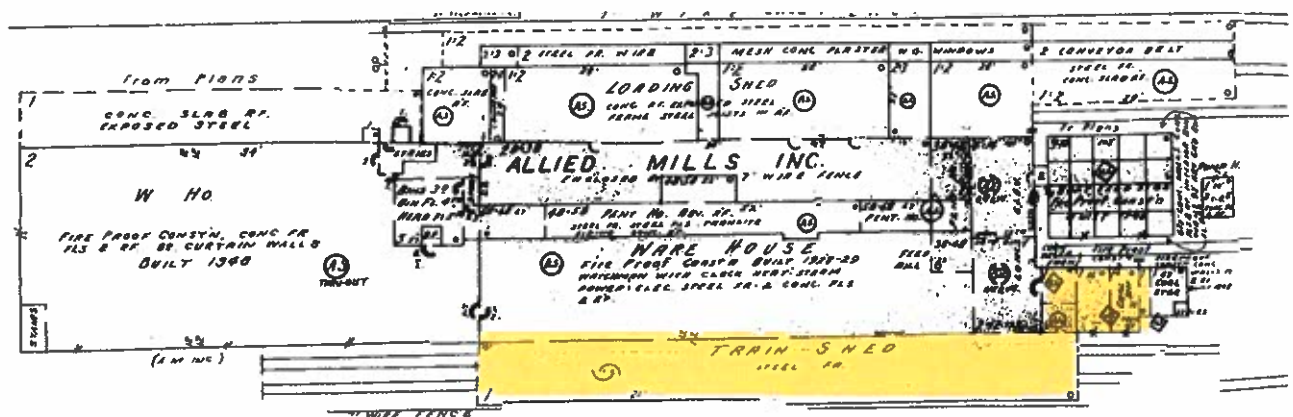
Sanborn Fire Insurance Map, 1951

Complex View



Warehouse Building View

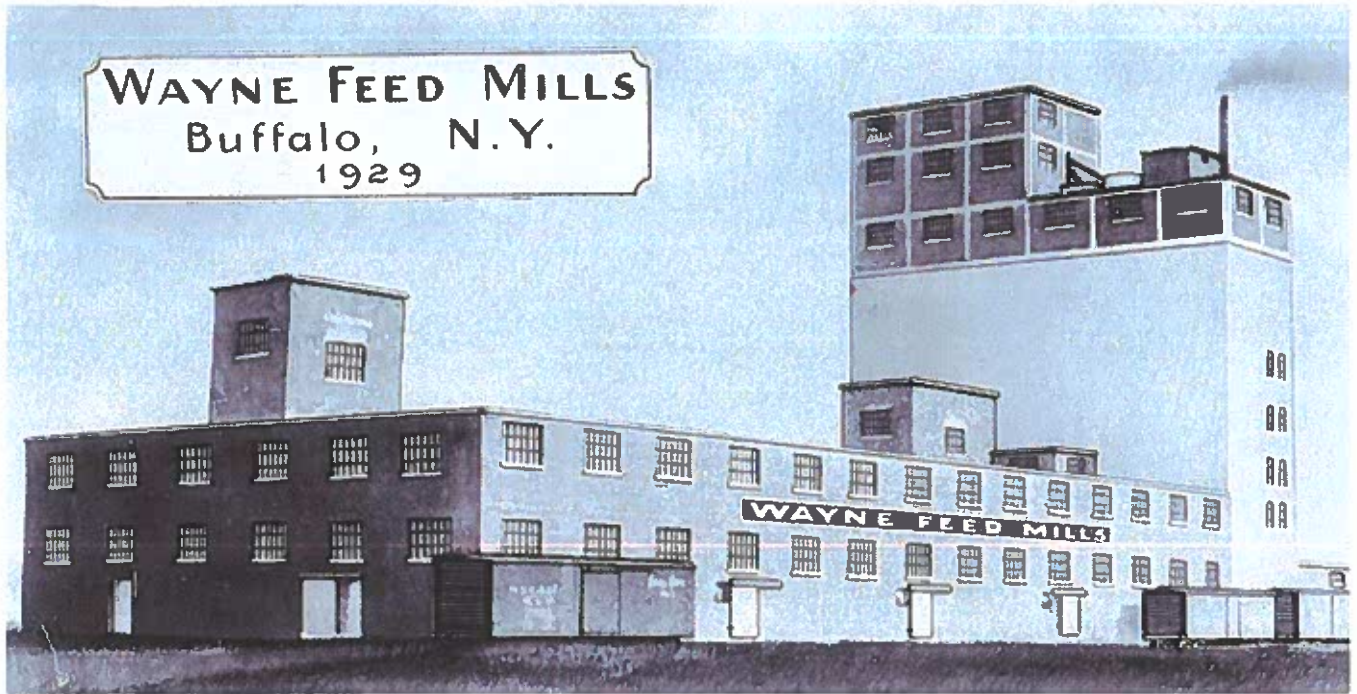
All of these portions are intact today, EXCEPT the portions highlighted, leaving the coal house a freestanding contributing building to the complex today. According to the historic image included in this document, the train shed was not an original portion of the complex, and was later demolished after the period of significance as well.



Historic Image

Historic Illustration of the Allied Mills Warehouse Building, 1929.

View looking northeast. Note the warehouse, headhouse, grain elevator are all visible. The soft feet storage was not constructed until 1948. Note there is no train shed in this image.



Allied Mills Complex

1 Buffalo River Place & 11 Bolton Place

The Allied Mills Complex is a feed mill, grain elevator, and office built from 1928 to 1929, with additions from 1948, that historically made up one of the Buffalo area's largest feed mill operations. The complex was the Buffalo plant of Allied Mills Inc., makers of Wayne Feeds animal feed. The property is located alongside the former Nickel Plate and DL&W rail lines at the end of Bolton Place in the Valley neighborhood.

Designed and constructed by James Stewart & Company of Chicago, the complex served as a mill that stored, processed, and shipped animal feed by rail across the nation. The 105,799 square foot complex consists of interrelated contributing components: the main warehouse with interconnected silos (1928-29; 1948), an office building (1929), a freestanding coal storage house (1948), a small former switch house, and a small former garage located on the office building parcel.

Like other grain elevators and mills in Buffalo, the Allied Mills Complex is a template for modernism, with an absence of ornamental details and a focus purely on function. As with other Allied Mills facilities across the United States, the Buffalo plant possesses a giant Wayne Feeds sign, now a ghost sign, on the north-facing facade of the grain elevator that is a striking if faded visual landmark of the Valley neighborhood.

Wayne Feed Mills of Buffalo, Inc., a subsidiary of the McMillen Company of Fort Wayne, IN, initiated construction on the mill and elevator complex in 1928. In 1929 the McMillen Company was absorbed by Allied Mills Inc., which continued the Wayne Feeds brand. As of 1936, the Buffalo location was one of six Allied Mills feed plants across the U.S., the others being in Peoria, IL; Omaha, NE; Fort Wayne, IN; East St. Louis, MO; and Portsmouth, VA. Allied Mills also ran three soybean plants, a seed plant, and a distillery.

Per a 3/19/1929 *Buffalo Evening News* account, the feed mill possessed a grain storage capacity of 100,000 bushels and was equipped with machines for manufacturing 28 different poultry, dairy, calf, stock, horse, and hog feeds. The mill had a capacity of mixing and loading 40 cars of feed per day, with on-site rail capacity for about 80 cars.

In 1948, the mill workers of the Buffalo plant voted 112-0 to organize as a union shop under Local 19184, Flour, Feed, and Cereal Workers Union of the American Federation of Labor. Strikes and negotiations before and after the union shop election secured significant concessions from management. As late as 1972, Allied Mills employed between 90 and 95 workers, many of whom lived within walking distance in the Old First Ward and the Valley.

James Stewart & Company was a national company of contractors and engineers specializing in office buildings, hotels, public buildings, industrial works, power plants, wharves and docks, and grain elevators. *Some Stewart Structures*, an illustrated book on the firm's work, was published in 1909 and contains a list of over 400 buildings erected by the company in the United States, Canada, England, Australia, and elsewhere. James Stewart & Company designed and built Buffalo's American Elevator in 1906, Perot Malting Elevator A in 1907, Washburn-Crosby Elevators B and C in 1909, Marine A Elevator in 1925, and Cargill Superior Elevator C in 1925, for instance.

Allied Mills began phasing out the Buffalo plant in 1972, and by 1973 relocated entirely to a facility in Alexander, NY, built by the Genesee County Industrial Development Corporation. The company leased the feed mill from the development agency. Allied Mills shuttered the Buffalo plant on December 31, 1973.

The Allied Mills Complex is a bookend to the Kreiner Malt House and Grain Elevator located at the other end of the Valley neighborhood at 50 Elk Street. The Kreiner Malt House and Grain Elevator was added to the National Register of Historic Places in 2017, and thanks to the historic tax credit program has since been subject to a spectacular adaptive reuse and is now known as the Silos at Elk Street. The Allied Mills Complex is similar in nature to the Kreiner Malt House and Grain Elevator, both about the same size, having been vacant for decades, and having had the same economic development potential.

The period of significance for the Allied Mills Complex begins in 1928 with the initial construction on the property and ends in 1973, when Allied Mills closed the Buffalo plant. After 1973, the complex was no longer used according to its original function and affiliations with the grain industry. All major additions and alterations had been completed by that time. The complex is currently vacant.

Please see attached, Allied Mills Complex architectural description by KTA Preservation Specialists and NYSHPO Resource Evaluation. The Allied Mills Complex was determined eligible for the National Register of Historic Places in 2021.

Timeline

1916: Dale W. McMillen purchases a small grain elevator in Ft. Wayne, IN, and begins manufacturing Wayne Feeds, a livestock feed named for Gen. Anthony Wayne, a United States founding father

1928: Wayne Feeds commences construction on the Buffalo branch plant in the Valley neighborhood

1929: Allied Mills Inc. organizes under the laws of the State of Indiana and soon acquires the Ft. Wayne-based feed businesses previously operated by the American Milling Company and McMillen Company

1948: The Buffalo plant of Allied Mills Inc. becomes a union shop

1965: Continental Grain Company of New York acquires 51% of the common capital stock of Allied Mills Inc. through a tender offer made to Allied shareholders

1972: Allied Mills Inc. begins operations at a new mill at Alexander, NY; Buffalo plant manager John M. Williams, in response to concerns regarding the fate of some 90 to 95 workers at Buffalo, states that the Alexander plant “would mean nothing to the Buffalo plant—not for some time anyway”

December 31, 1973: Allied Mills Inc. closes the Buffalo plant

1974: Allied Mills Inc. sells its closed Buffalo feed mill to investor Harold Schectman

1981: Allied Mills Inc. merges into the Continental Grain Company

Criteria for Designation

The Allied Mills Complex, 1 Buffalo River Place and 11 Bolton Place, meets the following criteria for local landmark status, per Chapter 337, Preservation Standards, of the City Code:

1. It has character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state, or nation. The Allied Mills Complex, the Buffalo plant of Allied Mills Inc. that produced the iconic Wayne Feeds line of animal feed, played an important role in the Buffalo grain industry from 1928 to 1973.

3. It exemplifies the historic, aesthetic, architectural, archaeological, educational, economic, or cultural heritage of the city, state, or nation. The Allied Mills Complex is an excellent example of a twentieth century feed mill and grain elevator facility. The complex architecturally conveys the industrial processes used to manufacture animal feed by receiving grain and corn via rail, transforming it into feed, and storing and shipping the product via rail.

4. It is identified with a person or persons who significantly contributed to the development of the city, state, or nation. The Allied Mills Complex is associated with Allied Mills Inc., and the mill workers who in 1948 successfully organized the Buffalo plant as a union shop under Local 19184 of the Flour, Feed, and Cereal Workers Union (AFL), before and after gaining significant concessions improving pay, benefits, and working conditions.

6. It is the work of a master builder, engineer, designer, architect, or landscape architect whose individual work has influenced the development of the city, state, or nation. The Allied Mills Complex is an example of the engineering and construction mastery of the John Stewart & Company, a prolific national firm that in 1909 credibly described itself as “the head of the profession in the erection of grain handling equipments and buildings for the storage of grain.” The company “erected grain elevators throughout the United States from Atlantic coast to the mountains and from the Gulf to the Great Lakes, among which are many of the largest and most modern grain elevators in the world.”

9. It is a unique location or contains singular physical characteristics that make it an established or familiar visual feature within the city. The Allied Mills Complex is a prominent skyline feature of the Valley neighborhood, and integral part of the unrivaled collection of grain elevators and mills that make up the established and familiar visual character of the Buffalo waterfront.

The Allied Mills Complex retains sufficient integrity of location, design, materials, and workmanship to make it worthy of preservation and restoration.

Bibliography

“6 union shop votes are announced.” *Buffalo Evening News*, April 16, 1948.

“Abandoned feed mill revitalized to manufacture building coatings.” *Buffalo Evening News*, August 12, 1975.

"Allied's feed plant closing Dec. 31, to be put up for sale." *Buffalo Evening News*, December 27, 1973.

Allied Mills, Inc., Chicago, Illinois: Annual Report for the Year Ending June 30, 1936.

"Allied Mills operates feed plant in Buffalo." *Buffalo Evening News*, June 16, 1972.

"Allied Mills plant here will undergo big modernization." *Buffalo Evening News*, May 17, 1947.

"Allied Mills signs for wage increase." *Buffalo Evening News*, August 18, 1949.

"Building permits." *Buffalo Evening News*, June 3, 1929.

"Cereal union wins pay raises for 700 at 7 plants here: A.F.L. official says some of contracts are based on cost of living." *Buffalo Evening News*, February 21, 1942.

"Feed mill men here strike for more pay: 1000 workers in all firms but one affected." *Buffalo Evening News*, July 1, 1941.

"Feed mill strike enters 2d week; 1000 workers out: Prospects of settlement are remote, statements of both sides indicate." *Buffalo Evening News*, July 7, 1941.

"Idle feed plant and store are sold." *Buffalo Evening News*, June 28, 1974.

"New owner to revive idle Allied feed mill as paint factory." *Buffalo Evening News*, October 29, 1974.

O'Hara, Don. "New owner to revive idle Allied feed mill as a paint factory." *Buffalo Evening News*, October 29, 1974.

***Some Stewart Structures*. New York: W.M. Probasco, 1909.**

"Wayne feed mills start production: Plant has capacity of 40 cars of products a day." *Buffalo Evening News*, March 19, 1929.

"Wayne Feed Mills planning merger: Negotiations underway to unite with milling firm." *Buffalo Evening News*, July 5, 1929.



Parks, Recreation, and Historic Preservation

Resource Evaluation

Date: 03/26/2021

Staff: Jennifer Walkowski

USN Number: 02940.028671

Name: Allied Mills Complex

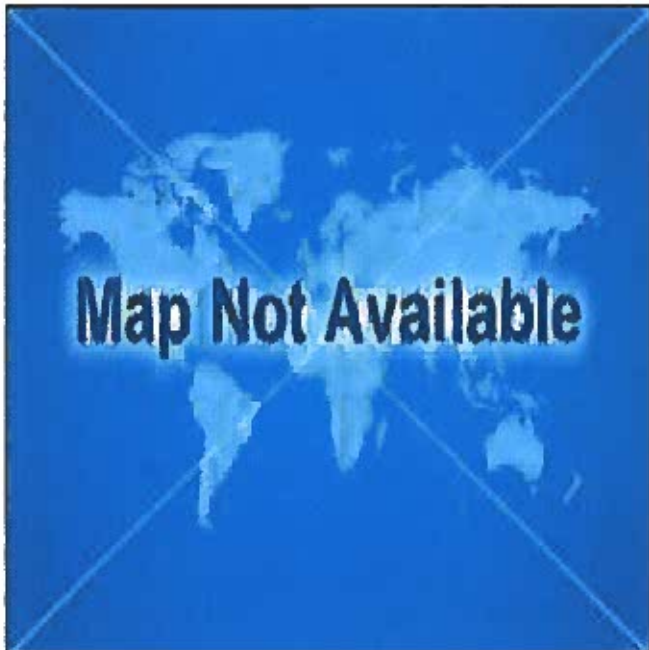
Location:

Resource Status:

1. **Determination:** Determined SR/NR eligible by the Commissioner of the Office of Parks, Recreation and Historic Preservation on the date noted above.
2. **Contributing:**

Criteria for Inclusion in the National Register:

- A. ☒ Associated with events that have made a significant contribution to the broad patterns in our history.
- B. ☐ Associated with the lives of persons significant in our past.
- C. ☒ 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 may lack individual distinction.
- D. ☐ Have yielded, or may be likely to yield information important in prehistory or history.



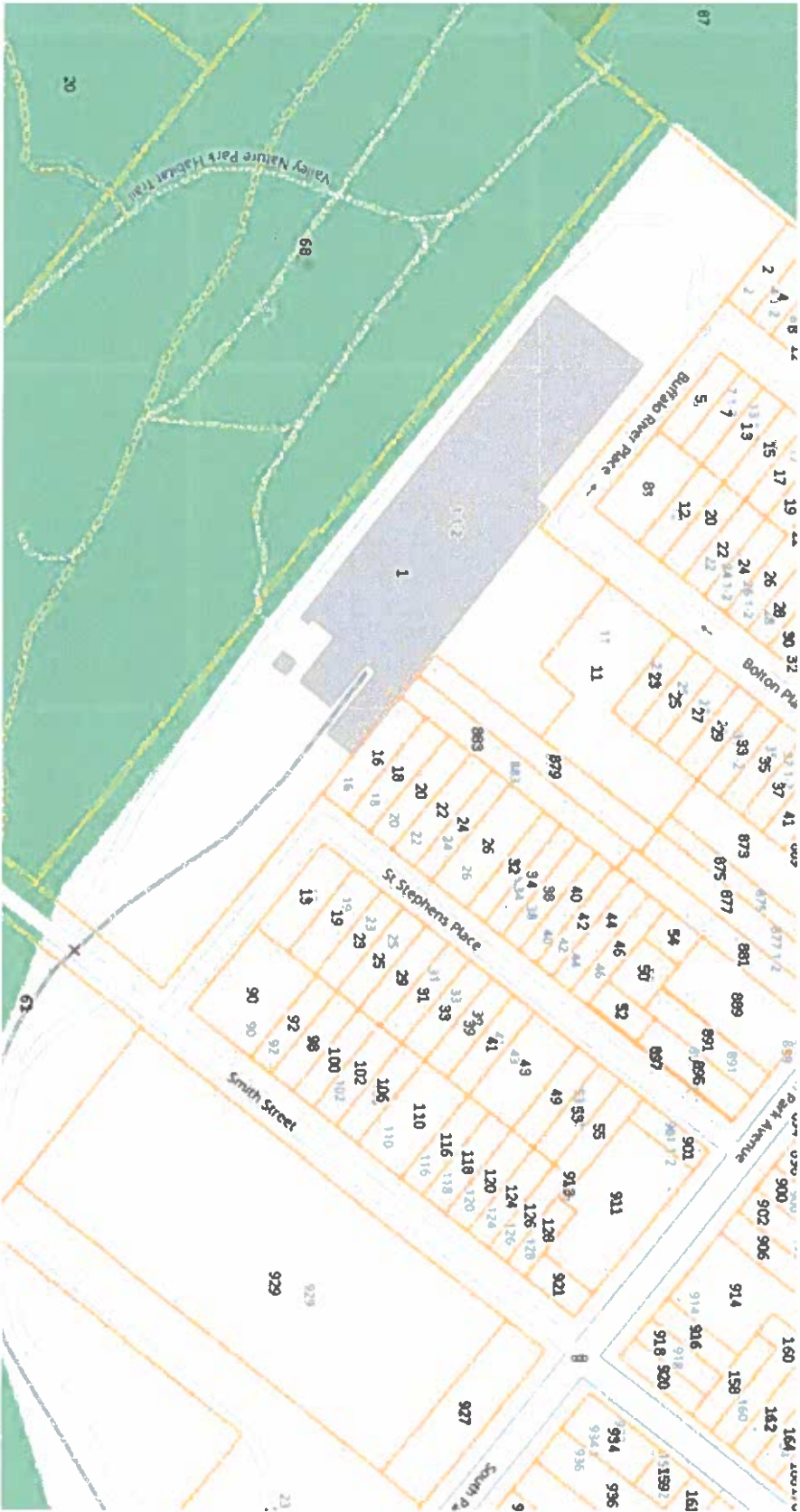
Summary Statement:



Parks, Recreation, and Historic Preservation

Resource Evaluation

Based on the provided information, the former Allied Mills Complex, located at 1 Buffalo River Place and 11 Bolton Street in Buffalo, Erie County, New York, appears eligible for the State and National Registers. Constructed by James Stewart and Company for the Wayne Feed/Allied Mills Inc. in 1928-1929, the complex served as a mill that stored, processed, and shipped animal feed by rail across the nation. The Allied Mills Complex appears eligible under criterion C in the area of Architecture as a representative example of an early twentieth century feed mill complex. The complex also appears eligible under criterion A in the area of Industry for its association with the Allied Mills company, a nationally prominent feed company. The complex consists of five contributing buildings: the main warehouse with interconnected silos (1928-29; 1948), an office building (1929), a freestanding coal storage house (1948), a small former switch house and a small former garage located on the office building parcel. The period of significance for the Allied Mills Complex appears to begin in 1928 with the initial construction on the property and close in 1973 when Allied Mills relocated to a new facility in Genesee County. After 1973, the complex was no longer used according to its original function and affiliations with the grain industry. All major additions and alterations had been completed by that time as well.



1 Buffalo River Place and 11 Bolton Place















