United States Department of the Interior
National Park Service

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NAT. REGISTER OF HISTORIC PLACES
NATIONAL PARK SERVICE

1065

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 National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form.* If any 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 certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

1. Name of Property

historic name Buchanan Cellers Mill

other names/site number Barnekoff and Allyn's Flouring Mill, McMinnville Flouring Mill, Atlas Milling Co., Houck Milling Co., Buchanan-Cellers Grain Co., Valley Feed & Supply, Buchanan Cellers

2. Location

street & number 855 NE 5th Street ☐ not for publication

city or town McMinnville ☐ vicinity

state Oregon code OR county Yamhill code 071 zip code 97128

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this _X_ 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 _X_ meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

___ national ___ statewide _X_ local

Signature of certifying official/Title — Date 12.6.11

Oregon SHPO
State or Federal agency/bureau or Tribal Government

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official — Date

Title — State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

✓ entered in the National Register

___ determined eligible for the National Register

___ determined not eligible for the National Register

___ removed from the National Register

___ other (explain:) _____

Signature of the Keeper — Date of Action 1.27.12

Buchanan Cellers Mill
Name of Property

Yamhill Co., Oregon
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	
1		buildings
		district
		site
		structure
		object
1	0	**Total**

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

N/A

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions
(Enter categories from instructions.)

AGRICULTURE: storage
COMMERCE: specialty store
INDUSTRY: manufacturing facility

Current Functions
(Enter categories from instructions.)

COMMERCE: specialty store

7. Description

Architectural Classification
(Enter categories from instructions.)

NO STYLE

Materials
(Enter categories from instructions.)

foundation: CONCRETE
walls: METAL
roof: ASPHALT; METAL
other:

Narrative Description

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with **a summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

Summary Paragraph

The Buchanan Cellers Mill is located at 855 NE 5th Street, in McMinnville, Yamhill County, Oregon. Fredrick C. Barnekoff constructed the heavy timber-framed structure as a flouring mill in 1888 and it was known as Barnekoff and Allyn's Flouring Mill. The original mill building was four stories tall with a low gable roof, fir shiplap siding and double-hung 4-over-4 windows evenly spaced on the south, east, and west sides. An addition to the north side housed the wood-fired steam engine that powered the mill, but was removed in 1945. The changing nature of the flour-and-feed business, fires, and the Columbus Day Storm of 1962 drove additions, improvements, and needed repairs to the original building. An office and storage area was added to the west side in 1908 and removed in 1945. In 1937, a two-story warehouse addition sided with re-used corrugated metal was added to the east side, and the exterior wood siding of the mill was covered with grey composition exterior shingles. The Depression years left a surplus of roofing shingles in the marketplace making them an economical solution for exterior siding. The Buchanan Cellers Mill has been owned by a series of businesses that sold flour, grain, seed, feed and other farm commodities. The building has been in continuous use from 1889 to the present day. The mill operated until 1980.

Narrative Description

SETTING

The Buchanan Cellers Mill is located on an approximately 13,000 square-foot property at 855 NE 5th Street in McMinnville, Oregon, in Township 4 South, Range 4 West, Willamette, Meridian, Section 21. The property is zoned M-2 (General Industrial), and is located within what was once McMinnville's original working industrial area. Over the years, as the industrial zone has migrated to the northeast end of the city and the commercial core has expanded beyond the boundaries of the downtown and toward the general area where the Buchanan Cellers Mill is located, the subject site is consequently surrounded mostly by properties that are now zoned for commercial and light industrial use. The building faces south and occupies the majority of the 0.27 acre lot located two blocks north of McMinnville's historic downtown district, and sandwiched between (and within striking distance of) the Willamette and Pacific Railroad, and Lafayette Avenue (an arterial street).

The mill is shown on McMinnville's earliest Sanborn Maps, of January 1889, as Barnekoff and Allyn's Flouring Mill. At this point in McMinnville's history, Fifth Street was known as First Street, and the arterial street now known as Lafayette Avenue was simply referred to as a "country road." From these early Sanborn Maps it is clear that the building was constructed at a location that was, at the time, on the very edge of the town. The extension of the railroad line through McMinnville in 1880 (constructed south to the city of Corvallis) meant that the mill's close proximity to the railroad was visionary, as the timely delivery of product via rail (as opposed to the Yamhill River) ensured the success and longevity of a flour mill at this location.

The building's location, as it relates to current surrounding development continues to be important. As a reflection of redevelopment within the once predominantly industrial area, the property to the east houses a commercial business, and, of the two buildings on the south side of Fifth Street facing Buchanan Cellers Mill, one is a historic brick building constructed in 1924 for use as the city power plant that now houses a winery, and the other is a new commercial warehouse recently built as part of the Buchanan Cellers retail store expansion. The property immediately adjacent to the west and north is a mixed-use development area known as the Granary District (Exhibit A) which is fast becoming a social and commercial hub for residents and visitors through attractions such as festivals, wineries, a year-round farmers market, and the various locally owned businesses that occupy this unique district.

Additionally, the Buchanan Cellers Mill is located at the southern edge of the area known as the Northeast Gateway District. Recognizing the recent successes within the Granary District, the City of McMinnville is currently working on the development of a master plan for the Northeast Gateway District (Exhibit A) as it transitions from an area of heavy industrial use to one of mixed-use development (residential, commercial and light-industrial).

Given the location of the Buchanan Cellers Mill at the edge of the Granary District which in turn is contained within the Northeast Gateway District, the building not only remains as a physical symbol of the once-thriving agriculture industry in this region but also as a remnant of McMinnville's original industrial area. In this sense, the building serves as an important link between the industrial past and future.

EXTERIOR

The Buchanan Cellers Mill is comprised of three sections:

The first is the mill section, which is five and one-half stories, constructed of wood beams with wood floors and siding which has been covered with horizontal galvanized corrugated metal. The upper story is covered by a low gable roof with plain projection verges and exposed beams. There is a second low gable roof, above the fourth story, which is part of the original roof structure of 1888. This roof has wide projecting verges on all sides except the west. There is a shed roof on the west end of the building above the third story, also extending the length of the building. There is also a shed roof covering the 6 wooden cribbed feed bins that were built in 1945. These were built onto the north exterior wall of the original 1888 mill. The original double-hung 4x4 windows still exist. However, the corrugated-metal siding installed in 1962 covers each of the top windows. From the outside, it gives the illusion that the windows are only half their true dimension.

The second section is a two-story warehouse attached to the east side of the mill. The exterior is comprised of light frame construction and covered with re-used corrugated metal siding painted grey. It has a medium gable roof with a shed roof protrusion on the north side. There is a large "It Pays to Feed Beaver Feed" sign on the south exterior wall. This sign was originally created in 1949 and repainted in 2007.

The third section contains six "load out" bins constructed of horizontal 2x6 dimensional lumber with shiplap sheathing and galvanized metal siding. There is a truck loading ramp that extends under the bins and the entire structure is attached to the north side of the 1945 addition to the Mill. The structure has a low gable roof.

South Elevation

The south elevation has a 99'-long x 4'-high concrete dock that sits on the street. There are three steps to access the east end and two steps to access the main entrance. The main entrance to the building is a 1945 wood door with one-light glass with brass push bars. On either side of the front door is a plate-glass window. To the east is a sectional roll up door that is sited where the 1888 mill entrance existed. Towards the east are an additional three paned fixed horizontal window, a metal clad sliding door, and two roll up garage doors that access a concrete floored loading area. The first floor is sided with tongue and grove wood siding and is painted grey. There is a wood awning built in 1945 beneath the second floor which covers the main entrance and concrete dock. The awning is lighted with green metal-shaded fixtures. On the second, third and fourth floors, there are original equidistant four-paned windows. The fifth floor has one central four-paned window and a vent at the eve. The windows and doors are framed in simple wood molding. There is a three platform fire escape with connecting ladders from the fifth floor to the awning. There is also a new Buchanan Cellers sign hanging under the roof above the fourth floor.

West Elevation

The west side has a concrete dock along the entire side. It is paved with asphalt and was used as an unloading area for rail cars. The rail spur is no longer present. There is a concrete boiler room built on the north end of the dock. The four-paned windows are evenly spaced on the first, second, and third floors. There is also a metal half-light exit door and an eight-paned fixed window on the first floor. Along the top of the fourth floor is a row of horizontal windows. The fifth floor on both the west and the east side has a row of eight fixed horizontal windows with eight panes. There are two, four-paned windows evenly placed under the eaves.

North Elevation

The Northwest side has one eight-paned window on both the second and third floors. The truck load-out bins and six large cribbed bins are on the north side of the building. There is a metal half-light exit door on the first floor and two double-hung 4x4 windows on the second floor of the warehouse section.

East Elevation

The east end of the warehouse has the 1949 black Buchanan Cellers words painted on the building. There is also a new Buchanan Cellers sign under the eaves. On the fourth floor of the mill, two of the original four-paned windows exist.

INTERIOR

The Buchanan Cellers Mill has 23,831 square feet of interior space in the five and one-half story mill and two-story warehouse. The partial basement has an additional 1,058 square feet. The mill section is heavy-timber framed. The 1888 original hewn-and-sawed posts and girders measure 10"x12" and 12"x12" respectively. The floor joists are full dimensional at 2"x12". In some sections, the joists are sistered, depending on the load that the milling equipment required. The floors are composed of 2"x6" tongue-and-groove decking. The exterior walls are platform construction. The first three floors are twelve feet in height. The fourth floor is 13' high and the fifth floor is 20' high. The basement is eight feet in height. Portions of the original 1888 east and west exterior walls are now interior walls on the third and fourth floors. There is a series of trap doors from the floor of the first story to the floor of the fifth story. These trap doors allowed equipment to be moved by pulleys to the various floors. On the second, third, fourth, and fifth floors, the majority of the feed milling equipment still exists. There are also elevator legs that go from the basement to the fifth floor.

The warehouse section is also post-and-beam construction. The posts are 12"x12" and the beams are 20"x36." The floor joists are 11"x4" on 15" centers. They are strung with structural steel and steel plates tie the post and beams together. In 1948 it was determined that more storage was needed on the second floor. The second floor was jacked up and the old growth beams were installed. The roof above the second floor was also raised 16 feet. The hand-built truss roof has a 48' span. There are 2"x10" purlins on top of the trusses. There are also vertical metal rods and wood horizontal bracing to maintain the spread. The exterior walls are light-frame wood platform construction.

Basement

The basement has several unique features. There is a boiler room with concrete floor, walls, and ceiling. It is accessed by a sliding metal fire door. There is also a storage room with cabinets containing invoices dating back to the 1950s and a tunnel with a feed auger that once connected to a feed-truck dump pit in a building to the west. The base of the four-story wooden cribbed feed-storage bins and various elevator legs and pipes are also located in the basement. The basement is constructed of concrete and brick walls and a concrete floor. It is accessed by a steep flight of stairs found under a trap door on the first floor. There is an empty concrete 20,000-gallon molasses pit located west of the partial basement. The metal covering access to this concrete pit is located on the deck of the western dock.

First & Second Floors

The front door on the first floor opens into the main retail and warehouse space from 1945. There are stairs in the northwest corner to the second floor, and there are also stairs in the warehouse section that access the second floor. The original hollow pipe with a megaphone end intercom system still exists and provides communication from the first to the second floor. There are two feed slides that still exist on this floor. One allows feed to slide down to the first floor from the second and the other allows the feed to slide from the second floor to the dock outside the entrance of the store. There is also a feed-mixing chart and manual mill controls on the first floor. The second floor houses an office and lunchroom, the electrical room, and additional open warehouse space.

Third & Fourth Floors

The third floor has a pellet mill, a wooden grain cleaner, elevator legs, bins and open spaces. The fourth floor has a wooden corn cracker and various metal bins. On the northeast corner of the fourth floor are stairs leading to the top of the wooden cribbed feed bins. There are trap doors that access each of these bins.

Fifth Floor

A ribbon feed mixer, a pellet crumbler, and various motors, pipes, and elevator legs are located on this floor. The fifth floor has a metal catwalk that spans the majority of the room. It is accessed by a twelve-foot metal ladder. There is also a ladder that leads to a trap door that accesses the roof.

ALTERATIONS AND ADDITIONS

From 1944 to 1946 significant construction to the building included the following: a partial basement, a concrete-wall foundation, a one-and-a-half-story fifth-floor penthouse, a 21-foot addition to the west end of the first three floors, a concrete dock and boiler room on the exterior of the west side, a new entrance and concrete dock along the front, a new wood awning covering the front, and six cribbed grain bins extending from the basement to the fourth floor of the north side. Except for the south side of the first floor, the mill portion of the building was sided with the same grey composition exterior shingles used in the 1937 project. The original 1888 double-hung windows were repositioned in the new exterior walls.

In 1949 there were two major construction projects. On the north a 38-foot tall addition containing six cribbed bins and a drive-through truck-loading ramp was constructed. The warehouse was expanded to the east and the roof was raised 16 feet. The new 20 inch x 3 feet support beams for the second floor were milled from "old yellow fir" (old-growth Douglas-fir) salvaged from the "Tillamook Burn" (a series of forest fires from 1933 to 1951 that burned 355,000 acres on the Oregon Coast).[1] The warehouse was sided in more re-used corrugated metal. The metal was painted grey and the existing large Beaver Feed sign was painted on the south side. The final change to the building occurred after the Columbus Day Storm of 1962. The wind blew the majority of the composition shingles off the exterior and it was decided to cover the mill portion in new galvanized/corrugated-metal siding. The metal siding was hung over the top window of each of the original double hung windows on the mill.[2]

[1] Bill Hurl (long-time Buchanan Cellers customer and logging and milling amateur historian), in discussion with the author, 2005.
[2] Chuck Kadell (Former McMinnville Water & Light employee), in discussion with the author, 2010.

Buchanan Cellers Mill
Name of Property

Yamhill Co., Oregon
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 listing.)

- [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 is 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 its 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 old or achieving significance within the past 50 years.

Areas of Significance
(Enter categories from instructions.)

INDUSTRY

Period of Significance

1888-1962

Significant Dates

1888, construction date; 1905, Houck Milling Co. expansion; 1937, mill upgraded to feed mill; 1945, formulated feed dev.; 1962, last major alteration

Significant Person
(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

N/A

Period of Significance (justification)

The period of significance begins in 1888 with the construction of the original mill building and ends in 1962, when the last major alterations to the building were completed.

Criteria Considerations (explanation, if necessary)

N/A

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance and applicable criteria.)

Outside of the historic downtown district, the Buchanan Cellers Mill, constructed in 1888, is one of McMinnville's oldest industrial/commercial buildings and one of only a handful of tangible reminders of the City's agricultural beginnings, specifically that a flour-milling business once flourished in McMinnville. Indeed the building is the last remaining, intact flour-mill building within the city limits. The building's status as an anchor of McMinnville's original industrial district has persisted as it now anchors the area (the Granary District) currently recognized for its commitment to locally owned and operated commercial, industrial, and agricultural businesses. As the city's sole remaining flour mill building, the continued presence of this building solidifies a piece of McMinnville's past amidst a changing economy and streetscape.

The importance of the flour mill cannot be underestimated when considering the success and growth of a community like McMinnville. Since its beginnings as the Barnekoff and Allyn Flouring Mill, the Buchanan Cellers Mill has continued to operate in an agriculturally related industrial and/or commercial capacity while adapting to the needs of a growing and changing community. Although exterior additions and alterations were prompted by factors such as the natural change and growth related to the business (in reaction to the change and growth in McMinnville), or extreme weather, such as the Columbus Day Storm of 1962, the historic Barnekoff and Allyn's Flouring Mill structure exists today almost in its entirety in the Buchanan Cellers Mill.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

The Buchanan Cellers Mill meets Criterion A given the significance of a flour mill when considering the agricultural beginnings of McMinnville and the development patterns and exponential growth that allowed the young city to reach the position of county seat within a few short years following its incorporation. The processing of wheat was an integral component of McMinnville's settlement history and consequently the city's ability to become a major area for trade and commerce in Oregon's Willamette Valley. The period of significance is from 1888, the date of construction, until 1962 when the Columbus Day storm occurred and the last major alterations to the building were made due to damage caused by the storm. These 74 years capture a remarkable period of development for McMinnville, during which the wheat industry and Buchanan Cellers Mill played a significant role.

Developmental history/additional historic context information (if appropriate)

INTRODUCTION

The Buchanan Cellers Mill is eligible for listing in the National Register of Historic Places under Criterion A for industry. The building distinguishes itself on many levels, especially considering its contribution to the local agri-industrial economy from 1888-1962. From its start as a flour mill to diversifying and expanding to serve the needs of farmers and residents, the Buchanan Cellers Mill represents an important piece of McMinnville's history. Looking back on the path of how events progressed from agricultural heritage to industrial and economic development and now planning for McMinnville's future, it is very apparent how the building embodies tenacity of the past and present, and growth and hope for tomorrow.

McMinnville's agricultural beginnings laid the foundation for what would become a thriving and successful small city in the Willamette Valley. When the first settlers came to McMinnville, large productions of wheat became the staple of agricultural production.

McMinnville is located in Yamhill County in the northwest region of the Willamette Valley, 36 miles southwest of Portland and 26 miles northwest of Salem, and is an old community by Oregon standards. It is set on the banks of Cozine Creek, which flows eastward through McMinnville before emptying into the South Yamhill River in the southeast quarter of the city. The South Yamhill River joins with the North Yamhill River approximately 2.7 miles northeast of the center of downtown McMinnville. The Yamhill River (which begins at the confluence of its two main sources, North and South Yamhill rivers) flows eastward into the Willamette River.

THE BIRTH OF MCMINNVILLE - 1800s

In the early 1840s and 1850s, the largely plow-ready plains of the Willamette Valley were the first to be settled in the Oregon Country. The valley had been inhabited by Native Americans for 10,000 years before the first Euro-American settlers arrived. Centuries of seasonal burns by the resident native populations meant that the land was already clear of

large stands of trees. Tree falling and clearing land were laborious and time-consuming tasks that might have dissuaded the earliest of settlers. The Organic Acts, passed by the Provisional Government in 1843, provided for up to 640 acres of free land if the claimant would settle and improve the land.[3] Naturally this act attracted settlers and among the first settlers in the area was William T. Newby. He had traveled west over the Oregon Trail in the Great Migration of 1843, and took up a claim in McMinnville on which (like fellow early emigrants) he established a farm primarily producing wheat. In the early years, for wheat to be processed, it travelled a long, arduous journey to Oregon City, beginning the journey in Lafayette. Lafayette is located approximately 4 miles northeast of McMinnville, favorably situated on the north bank of the Yamhill River, which provided a transportation link to the Willamette River and beyond. Lafayette, founded in 1847, was the primary center of commerce for the surrounding area at the time.[4]

In 1850, the U.S. Congress passed the Oregon Donation Land Act in an effort to further stimulate development of the Oregon Territory. This act included land provisions similar to those of the previous Organic Act and dramatically increased the population of the Willamette Valley. By 1853, Newby erected the area's first gristmill to meet the needs of the growing community. The gristmill was located at the west end of the path that would eventually become downtown Third Street, near the present day location of City Park (approximately one-half mile west of Buchanan Cellers.) It was also conveniently situated next to the Cozine Creek, thus providing power to the Mill.

Construction of the mill, which became the hub of activity for the area, was the biggest factor in the establishment of a town at this location. In 1856, with the assistance of Sebastian Adams, a surveyor and teacher, the original town site was platted on a portion of Newby's land, although the plat was not officially recorded until 1865. Shortly afterward, Newby applied the appellation of McMinnville to the town, naming it after his birthplace in Tennessee.

McMinnville was a thriving agricultural center in the early days, and by 1866, it was described as:

> "The most flourishing village in the county." It had 300 inhabitants and according to The Register, "five stores, three blacksmith shops, two wagon shops, one photographic artist, one silversmith, one shoe shop, two doctors, two churches, one flour mill...and no licensed beer or grog salons."[5]

Baptist College at McMinnville was established in 1858 (later renamed McMinnville College, and in 1927 renamed again Linfield College). Steady growth continued over the next two decades as downtown McMinnville prospered and the Western Oregon Railroad Company expanded its line through McMinnville. With the new rail connection, the river landings at the nearby town of Lafayette became obsolete, and McMinnville's position as the anchor of Yamhill County was sealed. In 1882, with steady growth and development continuing, McMinnville incorporated as a city. As noted by T.B. Handley in 1871 in response to an inquiry from an East Coast resident regarding settling in McMinnville:

> "McMinnville is geographically the center of the county; surrounded by grain growing country accessible by water and prospectively on the line of the Willamette Valley Railway, with a fine water power to use and still larger one in the process of construction, it claims to be the future commercial center of the West side...."[6]

McMINNVILLE'S TECHNICAL INNOVATIONS

Hence McMinnville was often referred to as the "Mill Town." By 1884, the First National Bank of McMinnville was established, an important development as political bickering had kept the bank from locating in Lafayette which held the title of County seat at this time.[7] With a growing population, the presence of the bank, college, and railroad, and the thriving business culture that came with it, McMinnville's dominance in Yamhill County was complete with the removal of the County seat from Lafayette in 1887. With the accumulation of development and events leading up to the acquisition of the County seat title, McMinnville's population had grown 400 percent between 1880 and 1887 to reach 1,500 residents.[8]

By 1888 McMinnville became the first city in the Pacific Northwest to supply electricity to every building when it created a combined municipal electricity and water/sewer system. Prior to this, McMinnville's city streets were lit by dim coal oil lamps, and the poorly drained streets were a constant source of complaint. The proposed system would establish a pumping station on the banks of the river, fed with floating pumps that would provide water to the installation. The water

[3] Corning, Howard McKinley. Dictionary of Oregon History. Binfords and Mort, Portland, Oregon, 1956, p. 206.
[4] Bryan, Elizabeth M. Lafayette. Old Yamhill. Yamhill County Historical Society, editors and publishers. Lafayette, Oregon 1976, p .40.
[5] "The McMinnville Story", The First National Bank of Oregon, December 1973, p.4
[6] Binford & Mort. Old Yamhill, The Early History of its Towns and Cities, 1976, p.50
[7] League of Women Voters, 1971, pp.7-8
[8] Northwest Heritage Property Associates. McMinnville Downtown Historic District. National Register of Historic Places Nomination, on file at State Historic Preservation Office, Salem. 1986. p.8-3.

would then be channeled into the electrical system, which fed the water through a turbine to generate power, and through a separate system that provided piped water throughout the community. Drains in the street removed excess water, and sewage was pumped along the same lines as the runoff.

The city employed a novel approach to recouping the cost of the system, by renting light bulbs to residents and businesses for $1 per month per 16-candle light bulb. This arrangement allowed for use of the light bulb up to 10 p.m., with extra payment plans available for longer hours of operation.

The water system had a distinctive flaw, however, in that there was initially no filtering system for the intakes, so weeds, bugs, and bits of debris would routinely come out of faucets. A tavern fire, in which suppression of the fire was hampered by the plugging of the nozzle by an unfortunate crawfish that had been sucked into the intake, caused the city to install intake filters on the system.

Introduction of indoor plumbing had a notable effect on the layout and use of existing residences, as well as the design and layout of new residences. Lockett notes that many homeowners chose to wall in portions of the rear porches of their homes for the purpose of creating indoor bathrooms. [9] Although the origin of McMinnville was later than that of the nearby towns of Lafayette or Dayton, by 1888, it managed to surpass both these towns in terms of land expansion, population growth, and innovative technology.

INDUSTRIAL PROPERTY ACQUISITION

The Buchanan Cellers Mill saw its conception when Frederick C. Barnekoff purchased the lot in 1888. Following the 1887 decision to move the seat of Yamhill County to McMinnville, many new plats were filed as the town rapidly grew in population. One such plat (not only the largest plat at this time, but the largest in McMinnville's history) was the Oak Park Addition, which was platted in 1889 and embraced a large swath of land west and north of Lafayette Avenue. It was also located just blocks away from the original town. However, it was the presence of the flouring mill property that led to the purchase and platting of Oak Park Addition. [10] Barnekoff, wishing to expand his mill property through the acquisition of additional adjacent land, had the opportunity to purchase some 92 acres when the landowner declined to divide the large acreage and sell a smaller portion to Barnekoff. The smaller acreage would have provided ample land for the expansion of the business.[11] The Barnekoff and Allyn spacious campus eventually consisted of a flour mill and two separate grain warehouses, neither of which remains today.

While the Oak Park Addition consisted mostly of residential lots, the area was bisected by the railroad track which naturally dictated the development of an industrial core comprised of the lots closest to the railroad tracks. With railroad being the dominant form of transportation at this time, industries next to the railroad track greatly increased their ability to move goods efficiently across the country when there was access to a railroad spur. Given the mixture of residential and industrial use within the new addition, McMinnville's first industrial zone would eventually be comprised of several businesses that could adequately serve the needs of a rapidly growing town. Barnekoff and Allyn's Flouring Mill was the original anchor business within this industrial area.

RISE OF MILLING IN MCMINNVILLE

Although not McMinnville's first flour mill, the new mill was a response to the high level of wheat production in the area and thus the need for an additional flour mill beyond the two that were operating prior to the Barnekoff and Allyn's Flouring Mill. By 1881, the Star Mill (the city's original mill) was closed for repair but soon reopened.[12] The steam flour mill on the Yamhill River that existed in 1871 had dissipated by 1884. Indeed, the mills in existence in early McMinnville (prior to Barnekoff and Allyn's Flouring Mill) reflected the typical North American flour mill situation of this time. Up until that point, the characteristic American flour mill operated as a small structure on a stream or pond. Each mill housed stone buhrs that were powered by running water. It generally served the population in the immediate vicinity since an individual's own wheat was ground to flour for consumption by that individual's family.[13] However, as mill locations moved away from rivers and ponds, by 1889 (as noted on the 1889 Sanborn map) the only flour mill operating in McMinnville was Barnekoff's modern roller mill.

[9] Lockett (2005), pp. 233–236.
[10] Telephone Register published March 27 1890
[11] Supreme Court of Oregon vol. 20 Flowers v F. Barnekoff Vs.
[12] Rohse, Elaine. The News Register First, Once There was a Mill November 18, 2009
[13] Steen, Herman Flour Milling in America T.S. Denison and Co. Inc 1963, Minneapolis p. 14-15

Unlike the other mills, the Barnekoff and Allyn's Flouring Mill building had the advantage of being located on the edge of a vibrant town and close to the railroad track. The 1892 Sanborn maps indicate the presence of the railroad and the railroad spur directly west of the mill. From the mill, grain was weighed and shipped to various parts of the state and country, thus establishing the mill as an important local commodity and a major center for trade and commerce. By the end of 1889, Barnekoff and Allyn's Flouring Mill was "running day and night and producing 100 barrels of fine quality flour." [14]
By the late 1880s there were two kinds of flour-milling businesses in existence; the custom grist mill where a farmer brought in his own wheat and waited for it to be processed into flour, and a merchant mill which operated on a larger scale with a focus on mass production for export and distribution across the country. Barnekoff and Allyn's Flouring Mill was built using the new roller-mill technology. It was a merchant mill and *a custom* mill. The nature of the business required more capital than Barnekoff had, so early on he sold shares of the business and ended up with 15 percent by 1890. [15] The crux of the business was grain was purchased from the farmers, milled into flour, and then sold locally as well as in Portland. Wheat was also shipped to ports in the Puget Sound for export.

The day-to-day operations of the Barnekoff and Allyn's Flouring Mill were similar to the daily operations of other roller mills across the state and country that were operating at maximum commercial capacity by the end of the 19th Century. For such large scale flour milling, "millstones, which had served the human race so long and well" were considered "crude and primitive." [16] With the rolling mill, which made its debut in Minnesota in the late 1870s and early 1880s, wheat could be processed completely with machinery so that the product was rarely touched by human hands. The new roller system was better adapted to the gradual reduction milling techniques; it eliminated the high cost of stone dressing, it turned out a more uniform and appealing product; and it produced more flour from the same amount of wheat.[17]

The 1892 Sanborm map shows the following equipment in the Barnekoff and Allyn's Flouring Mill:

1st Floor:	main shafting
	1 smutter
	1 wheat cleaner
2nd Floor:	1 single set of rolls
	6 double set of rolls
	1 triple set of rolls
3rd Floor:	2 purifiers
	2 bolting chassis
4th Floor:	Bolting

The New York Times noted in 1901 how the number of flour mills around the country was decreasing toward the end of that century, while the amount of wheat being processed was increasing. This was due to the vast improvements to the machinery used to grind the wheat. It was the rapid rise of flour milling in the West, coupled with a new approach to the milling process that led to the streamlining of the flour mill industry.

> "The building of the new flour mills in the West marked the new industrial era of the last quarter of this century, and since 1875 the number of flour mills has been steadily decreasing, and the capacity increasing. Over 24,000 flour mills were officially numerated in 1880, which in twenty years had decreased to less than 16,000."[18]

However, the flour-milling industry within the Pacific Northwest had hit its heyday by the end of the 19th Century. [19] Although the world of agriculture was changing amidst the industrial revolution sweeping across the country, and the ricochet of wars occurring on the other side of the world could be felt as far away as Oregon, the processing of wheat continued to play an important role in agricultural production in Yamhill County.

TRANSITIONING TO THE 20TH CENTURY

During the 1910s, agricultural exports continued to drive the local economy. McMinnville was not untouched by events happening in Europe. During World War I (1914–1918) and the years immediately afterward, excess produce could be profitably shipped to Europe, where farmland went unsown or was devastated by shelling. During the 1920s, however, European agricultural production began to recover, and markets for American agricultural exports declined dramatically,

[14] The Telephone Register, January, 1890
[15] Yamhill County-Deeds
[16] Storck & Teague Flour and Man's Bread Minnesota Press, 1952p.242
[17] Steen, Herman Flour Milling in America T.S. Denison and Co. Inc 1963, Minneapolis p.47
[18] Steen, Herman Flour Milling in America T.S. Denison and Co. Inc 1963, Minneapolis p.47
[19] The New York Times Our Great Milling Industry September 1901

leaving farmers with more crops to sell and fewer markets to sell them in, further depressing prices.[20] Simultaneously, Yamhill County lost its second-most profitable agricultural product, hops, when Prohibition went into effect in 1919. This virtually destroyed the hops industry, and it did not make any substantial recovery in Yamhill County even after repeal of prohibition laws in 1933. This setback was compounded by McMinnville's small population decrease between 1920 and 1923, although the population rate did recover and continued to increase before 1930.

Despite the loss of the hops industry to Prohibition in 1919, the agricultural production of the area substantially diversified to include various types of legumes, clover, and animal products, especially dairy products, and by the mid-1920s, had recovered from the agricultural depression of the early 1920s. The progress was supported by the extension of the West Side Pacific Highway (Highway 99W) through McMinnville in 1923, providing better access to markets just as truck shipping began to challenge the dominance of rail shipping. Also, the construction of a cannery in 1927, and the influx of new population bolstered these developments. The year 1928 was notable in McMinnville as a construction boom, with nearly $464,000 in building permits issued, far surpassing any previous year. [21]

ONE MILL: MANY NAMES, MANY PRODUCTS

While the city's original flour mill (Star Mill) had ceased to operate by 1921, the Barnekoff and Allyn Flouring Mill enjoyed continued success over the decades following its origin. However, as noted from the recording of deeds in the Yamhill County Clerk's Office, Barnekoff's ownership of the mill was short lived and the business had a succession of new owners within a short period of time. In 1892 it became the McMinnville Flouring Mill; in 1898, the Atlas Milling Company, and in 1904, the Houck Milling Co. Also noted on the 1912 Sanborn maps is the extent to which the industrial character evolved in the area. The Houck Milling Co. Flour Mill had industrial neighbors including the Willamette Valley Condensed Milk Cannery, a lumber company, and the Golden Crown Creamery.

The invention of the roller mill that contributed to the success of the flouring industry in McMinnville was also a factor in its decline. In the early 1900's, many of the flour mills in the United States were rebuilt with increased capacity to produce 500 to 1000 cwt (hundred weight) in 24 hours. By 1916, new mills were built to produce 6000 to 60,000 cwt in 24 hours. [22] The country's railroad transportation system also continued to make great improvements. These changes put pressure on the successive owners of the Barnekoff and Allyn's Flouring Mill to either expand production or diversify their business to include specialty flour, flour by-products, and other agricultural products and grains. The Atlas Milling Co dealt heavily in flour, bran shorts, wheat, oats, etc.[23] The Houck Milling Co. had a commission business in hay, grain, potatoes, clover seed, wool and mohair. They also owned and sold flour products under the brands "Pride of the Valley," "White Sponge," and "Sweet Cream."[24] The Houck Milling Co. continued to market both flour and feed as shown in various advertisements of the time.[25]

A picture of the 1908 Houck Milling Co. in the publication *Pictorial Oregon* [26]and the 1912 Sanborn Map show the following additions and changes to the Houck Milling Co.'s Flour Mill. The addition to the West side of the mill added storage and office space. The following lists all of the mill's equipment, floor by floor:

1st Floor	2 packers
	1 scourer
2nd Floor	6 sets of double rollers
	1 separator
	1 burr mill
	scourer
	flour packer
	chopper
3rd Floor	2 purifiers
	1 reel
4th Floor	10 reels
	1 separator

[20] Faulkner, Harold Underwood. American Political and Social History. F.S. Crofts & Co., New York, 1940. pp. 678–681.
[21] Northwest Heritage Property Associates (1986), p. 8-6.
[22] Steen, Herman Flour Milling in America T.S. Denison and Co. Inc. 1963, Minneapolis p.49, 54
[23] Yamhill County Reporter July 8,1898
[24] Yamhill County Deeds
[25] The Houck Milling Co. had an ad for mill feed in the Telephone Register in September 1905, and an ad that stated "shorts and bran while feed is plentiful and the mills are running to their fullest capacity" in The News Reporter September 29, 1905.
[26] Pictorial Oregon published by the Portland Press Club Portland, Oregon 1915

1purifier
2 bratters
3 smith dust collectors

BUCHANAN CELLERS: POST-DEPRESSION ADAPTATIONS AND INNOVATIONS

As the agriculture-related industries grew from the 1930s to the 1960s, the Buchanan Cellers Mill and its equipment adapted to the changing needs in the industry. During the 1920s and the 1930s, flour-and-feed-mixing operations were often within the same building. The manufacture of feeds for animals and poultry gave flour mills a good profitable outlet for their by-products.[27] C.B. Buchanan had bought the Houck Milling Co. in 1918 and it was incorporated as Buchanan-Cellers Grain Co. in 1924. The articles of incorporation include the following:

> "To engage in the business of buying, selling and manufacturing grain, hay, feed, flour, grain, food, and feed products of every kind and nature and to own, conduct and operate mills, warehouses, factories, stores and plants and to do all and everything necessary and convenient for the purpose of carrying on said business."[28]

Buchanan-Cellers Grain Co. began making their own formulated feed. As flour milling began playing a less significant role in the business, they stopped milling flour during the early 1930s (Neuschwanger). [29] In response to the growing feed business, Buchanan-Cellers Grain Co. purchased additional land adjoining the east side of the mill, constructed a warehouse and upgraded the milling equipment. An ad in the Newberg Graphic 1939 Anniversary Edition stated that "Buchanan Cellers was a modern Feed Plant using Yamhill County Products employing Yamhill County labor and was a complete mill." That same edition had an article stating "the equipment of the feed mill is the latest type, thus permitting Buchanan-Cellers Company to compete in every particular with larger terminal plants. One of the features is a pellet machine, the only one in Yamhill County, and with this machine the company is able to make a popular type of feed just as it comes from the mixers and all of the vitamins being retained."

ACCOMMODATING THE POULTRY INDUSTRY

The commercial turkey industry commenced in Yamhill County in 1930 and, by the end of that decade, Oregon was the fourth largest producer in the United States. In 1941, Harold Davis bought an interest in Buchanan-Cellers Grain Co. Subsequently, Mr. Davis also became one of the owners of a turkey operation. He improved feed for high-production turkey breeders and for fast weight gaining market birds. He and co-worker Dan Smith began raising and developing a strain of white turkeys. By 1950, Yamhill County produced the most market turkeys in the state of Oregon. [30]

Buchanan-Cellers Grain Co. also developed high-energy chicken feed for all stages of a chicken's development. They manufactured horse feed, dairy feed, and cattle feed. Their business continued to grow and in 1945 the company made a significant expansion to the Buchanan Cellers Grain Co. feed mill building and equipment. Continued growth required further upgrades of the mill in 1946 and in 1948. The need for more sack storage necessitated the expansion of the warehouse.

The load to accommodate the additional sack storage on the second floor required the addition of 20"x36" beams that would support the second floor. It took months for the Haynes-Link mill in Carlton to find the 12' diameter logs to mill the required beams. They were milled from salvaged old growth from the Tillamook Burn fires in the Oregon Coast Range. However, by the time the warehouse expansion was almost complete in 1949, yet another change in the industry made parts of his expansion unnecessary. The dairy, hog, chicken, and turkey industry began receiving their feed in bulk. The necessity to store sack feed was reduced. Buchanan Cellers Grain Co. built six truck load-out cribbed storage bins on the North Side of the mill and began delivering feed in bulk trucks as well as sack trucks (Sargeant).[31]

AGRICULTURAL ASSETS: INCOME AND LAND

"The agriculture industry was still important at the end of the 1950s. There were 2,473 farms in Yamhill County. According to county records, farm marketing data for 1956 showed: Beef and veal, $1,334,400; sheep and wool, $362,820 hogs; $200,000; dairy, $2,445,000; chickens and broilers, $1,867,500; turkeys, eggs, and poults, $2,600,000; miscellaneous

[27] Friedrich, Alvin. Bits and Pieces of the Feed-Flour and Poultry Industry 1970
[28] Articles of Incorporation of Buchanan-Cellers Grain Co., Article III (b), May 2, 1924
[29] Interview
[30] Doyle, Barbara The Yamhill County Turkey Story, 2004 p.2-5
[31] Interview

livestock, $50,000 . . . Acreage in grain production was as follows: Wheat,15,000 acres; barley, 26,000 acres; oats, 22,000 acres." [32] The Buchanan Cellers Mill continued to be actively engaged in buying, manufacturing, and selling products in response to the role agriculture played in the local economy.

The Buchanan Cellers Mill produced enough feed to meet their customers' needs during the 1950s and early 1960s. By 1960, the population of McMinnville, Oregon was 7,656 and business and industry had expanded around the Buchanan Cellers Mill. Buchanan Cellers Grain Co. possessed separate buildings for their seed business, warehouse, and office. In addition, there was the McDaniel Grain and Feed, McDaniel Fertilizer Company, and Kizer Sheet Metal (McDonald). [33] The high winds of the Columbus Day Storm on October 12, 1962 blew away the majority of the asphalt-shingle siding. Metal siding was used to repair the damage from the Columbus Day Storm. The original industrial area was thriving and a stable employer of McMinnville residents. The city's last remaining flour mill had survived decades of change and severe weather and in 1962 was still a flourishing business.

CONCLUSION

Listing in the National Register of Historic Places would bestow proper recognition on the Buchanan Cellers Mill, considering its significant role in McMinnville's early industrial development. In regard to its roots as a prominent flour mill and its evolution and expansions over the course of over eighty years, the Buchanan Cellers Mill represents a symbolic connection to McMinnville's agri-industrial heritage. The building contributed to advancing the local economy and improving residents' livelihood at a critical time in McMinnville's history. It has also demonstrated its viability by adapting to changes and growing pains that have confronted many American towns. The physical presence of this building unites the events of the past, the buzz of the present, and the untold stories of the future.

Today, McMinnville's original industrial district has adjusted to the needs and changes within the community and beyond. Branded as The Granary District, it is currently flourishing where mixed use involves heavy industrial businesses, wine production, a farmers market, community events, and other services. The old flour-mill building looms tall in northeast McMinnville, its presence a comfort and constant. While change is imminent and guaranteed, the preservation of McMinnville's only remaining flour mill building is an essential link between the agricultural past and the emerging future.

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

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[32] Yamhill County Agricultural Planning Council, Report of Agriculture Planning Conference 2-28-1957 p.4, pp 18-19
[33] Interview

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2011 Yamhill County Deeds accessed at the Yamhill County Clerk's Office, MCMinnville, Oregon
Vol 22-96 & 97, .15 Barnekoff to Hindman, Vol 23-297 .15 Barnekoff to Warren,
Vol.Z-201 .50 Barnekoff to Allyn, Vol 23-628 .05 Barnekoff to Knight
Deed Vol 174 p437,438,439
2011 Yamhill County Reporter July 8,1898

Interviews

Hurl, Bill. Oral interview 2005 (mill) Mr. Hurl was a long time Buchanan Cellers customer and a logging and milling history buff. He was one of the owners of The Hurl Bros. Logging, Oregon Alder and Maple, West Oregon Veneer and NW Pole and Piling in Willamina and Sheridan from 1950 to 1976).

Kadell, Chuck. Oral interview 2010. (Mr. Kadell worked for the McMinnville Water & Light plant across the street from Buchanan Cellers and observed the damage from the storm).

McDonald, Kelly. Oral Interview 2011 (current owner of the Granary District)

Neuschwanger, Orville. Oral interview 2011 (Mr. Neuschwanger ran the mill from 1937 to 1948)

Sargeant, Russell. Oral interview March 10, 2011 (Russell's father Charles Sargeant was the contractor for the 1949 expansion. Russell worked on the construction).

Other

Articles of Incorporation of Buchanan-Cellers Grain Co., Article III (b), May 2, 1924.
Taken from the Buchanan Cellers Grain Co. corporate books (1924-1980)

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 #
- recorded by Historic American Landscape Survey #

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- X Local government
- University
- X Other

Name of repository: Buchanan Cellers Mill archives

Historic Resources Survey Number (if assigned): N/A

10. Geographical Data

Acreage of Property approx. 0.27
(Do not include previously listed resource acreage.)

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

	Zone	Easting	Northing		Zone	Easting	Northing
1	10N	485214	5006271	3			
2				4			

Verbal Boundary Description (Describe the boundaries of the property.)

The boundary of the Buchanan Cellers Mill consists of tax lot 4701 in the NE ¼ NW ¼ of Section 21 in Township 4 South, Range 4 West of the Willamette Meridian defined by the following legal description:

Parcel I: Beginning at a stone in the center of the County Road leading from McMinnville to Lafayette in Yamhill County, Oregon, said beginning point being 3.55 chains West of the Southeast corner of land formerly owned by Hiram Tucker in McMinnville, Oregon; thence East along the center line of County Road 81 feet; thence North 100 feet to the Northeast corner of that tract of land conveyed to Buchanan-Cellers Grain Co. by Deed recorded March 9, 1926 in Book 93, Page 609, Deed Records, and the TRUE place of beginning; thence West along the said North line extended Westerly to a point that is 30 includes West of the center of the West rail of the Southern Pacific Railroad Spur; thence Southerly parallel with and 30 inches distant from the center of the West rail to a point of intersection with the center line of said County Road (no Fifth Street); thence East along the center of the County Road to the Southeast corner of the said Buchanan-Cellers Grain Co. Tract; thence North along the East line of the Buchanan-Cellers Grain Co. tract to the TRUE place of beginning.

Pracel II: Beginning at a point on the South line of Lot No. 1 in Block 1 in Oak Park Addition to the City of McMinnville, Yamhill County, Oregon, said place of beginning begin 55.50 feet West of the Southeast corner of said Lot 1; thence North 63.5 feet; then North 45° 30' West 18.3 feet to the East line of Lot 3 in Block 1 in said Addition, and a point which is 67-1/2 feet from the Northeast corner of said Lot 3; thence continuing North 45° 30' West, 50.2 feet to the West Line of said Lot 3 in said Block 1 in said Addition; thence South 37° West along the West line of said Lot 3, a distance of 39 feet to the Southwest corner of said Lot 3; thence West 3 feet to the Northeast corner of Mill Lot; thence South along the East line of

said Mill Lot, 80 feet to the South line of Lot 8 in said Block, and the North line of Fifth Street in said City; thence East along the North line of Fifth Street, 75 feet to the place of beginning, being part of Lot 8 and a portion of Lots 1 and 3 in Block 1 in said Addition to the City of McMinnville, Yamhill County, State of Oregon.

Boundary Justification (Explain why the boundaries were selected.)

The boundary includes the resource that has historically been the Buchanan Cellers Mill and that maintains historic integrity.

11. Form Prepared By

name/title Margaret Legard

organization Buchanan Cellers Mill date June 23, 2011

street & number 855 NE 5th Street telephone (503) 472-2610

city or town McMinnville state Oregon zip code 97128

e-mail m.legard@buchanancellers.com

Additional Documentation

Submit the following items with the completed form:

- **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. Key all photographs to this map.

- **Continuation Sheets**

- **Additional items:** (Check with the SHPO or FPO for any additional items.)

Photographs:

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

Name of Property: Buchanan Cellers Mill

City or Vicinity: McMinnville

County: Yamhill **State:** Oregon

Photographer: Margaret Legard, nomination preparer, and Bill Miller, Allegory Photography, as noted

Date Photographed: As noted

Description of Photograph(s) and number:

1 of 26. (OR_YamhillCounty_BuchananCellersMill_0001.tif)
South (front) facade taken from the SE and looking NW. Photo by Margaret Legard, September 2010.

2 of 26. (OR_YamhillCounty_BuchananCellersMill_0002.tif)
West facade taken from the NW looking SE. Photo by Bill Miller, Allegory Photography, January 2011.

3 of 26. (OR_YamhillCounty_BuchananCellersMill_0003.tif)
North facade taken from the NW looking toward the SE. Photo by Margaret Legard, April 2011.

4 of 26. (OR_YamhillCounty_BuchananCellersMill_0004.tif)
Looking west at the east and south facade. Photo by Margaret Legard, September 2010.

5 of 26. (OR_YamhillCounty_BuchananCellersMill_0005.tif)
Interior south view of the 1st floor showing the main front door on the south. The post and beam on the east (left) are from the original 1888 mill construction. The joist, front window, and the post and beam on the west(right) are from the 1945 construction. View of north looking south. Photo by Bill Miller, Allegory Photography, January 2011.

6 of 26. (OR_YamhillCounty_BuchananCellersMill_0006.tif)
Interior west view of the 1st floor. The post and beams of the 1888 mill are the foreground and the fir tongue-and-grove flooring and floor scales are from the 1949 construction. View of east looking west. Photo by Bill Miller, Allegory Photography, January 2011.

7 of 26. (OR_YamhillCounty_BuchananCellersMill_0007.tif)
Interior east view of 1st floor of the Buchanan Cellers Mill Building. The original 1888 post and beams are in foreground. View of west looking east. Photo by Bill Miller, Allegory Photography, January 2011.

8 of 26. (OR_YamhillCounty_BuchananCellersMill_0008.tif)
Interior north view of the 1st floor warehouse section. The beams were milled from 12' diameter old growth Douglas-fir (yellow fir) salvaged from the Tillamook Burn. The joists are hung with steel hangers and are close together because the load on the upper floor was great. This potion was rebuilt in 1949. View of south looking north. Photo by Bill Miller, Allegory Photography, January 2011.

9 of 26. (OR_YamhillCounty_BuchananCellersMill_0009.tif)
Interior view of the 2nd floor of the warehouse section from the NE and looking towards the SW. The picture shows the wood framed south walls with metal siding. The wood fir floors are presently protected by steel plates. The outside 1888 east mill wall is seen in the rear of the photograph. The railing of the eastern stairs is seen next to the old feed stacker. The truss system is also shown. Photo by Bill Miller, Allegory Photography, January 2011.

10 of 26. (OR_YamhillCounty_BuchananCellersMill_0010.tif)
Interior view of the 2nd floor of the 1949 rebuilt warehouse addition. The east outside wall of the 1888 mill is seen in the upper portion of the picture. The 1888 window opening are also present. View from east looking west. Photo by Bill Miller, Allegory Photography, January 2011.

11 of 26. (OR_YamhillCounty_BuchananCellersMill_0011.tif)
View of 1888 double-hung window located on the south wall of the 2nd floor of the mill section. View from the north and looking south. Photo by Bill Miller, Allegory Photography, January 2011.

12 of 26. (OR_YamhillCounty_BuchananCellersMill_0012.tif)
Interior view of the 3rd floor 1945 addition to the west side of the mill. The1888 outside west wall is shown in the upper right. The stairs to the top of the North load out bins constructed in 1949 are seen on the far left. Various bins and equipment from 1949 are also shown. Photo by Bill Miller, Allegory Photography, January 2011.

13 of 26. (OR_YamhillCounty_BuchananCellersMill_0013.tif)
View of SE interior view of the third floor 1945 west addition of the mill section. In this picture the west outside wall of original 1888 mill, a pellet mill and various bins and pipes are seen. Photo by Bill Miller, Allegory Photography, January 2011.

14 of 26. (OR_YamhillCounty_BuchananCellersMill_0014.tif)
View of north stairs leading from the 4th floor to the 5th floor. A portion of one of the trap doors (they extend from the 5th floor to the basement) is seen in the upper left of the photograph. Photo by Bill Miller, Allegory Photography, January 2011.

15 of 26. (OR_YamhillCounty_BuchananCellersMill_0015.tif)
Interior view looking north from the east corner of the 4th floor and is a photograph of the top of the 6 crib grain bins added to the north side of the mill in 1945. Photo by Bill Miller, Allegory Photography, January 2011.

16 of 26. (OR_YamhillCounty_BuchananCellersMill_0016.tif)
View looking south at the stairs connection the NE 4th floor to the top of the 6 crib grain bins built in 1945 adjacent to the North wall of the mill. The outside of the north wall of the 1888 flouring mill is seen next to the stairs. Photo by Bill Miller, Allegory Photography, April 2011.

17 of 26. (OR_YamhillCounty_BuchananCellersMill_0017.tif)
Interior view of north and west walls of the 4th floor. Part of one of the east horizontal windows is also in view. Photo by Bill Miller, Allegory Photography, April 2011.

18 of 26. (OR_YamhillCounty_BuchananCellersMill_0018.tif)
East view of the interior north wall on the 5th floor. The ladder leading to the trapdoor to the roof is seen. The opening to the north stairway is in view. One of the east horizontal windows is pictured. The north end of the catwalk is seen in the upper right. Photo by Bill Miller, Allegory Photography, January 2011.

19 of 26. (OR_YamhillCounty_BuchananCellersMill_0019.tif)
Interior view of the 5th floor looking SW. The catwalk and truss system is pictured. Photo by Bill Miller, Allegory Photography, January 2011.

20 of 26. (OR_YamhillCounty_BuchananCellersMill_0020.tif)
View looking south at the west horizontal windows locate on the 5th Floor. Photo by Bill Miller, Allegory Photography, January 2011.

21 of 26. (OR_YamhillCounty_BuchananCellersMill_0021.tif)
Looking south midway at east side of the basement. The fire door and entrance to the storage room located in the SE section of the basement is pictured. Photo by Bill Miller, Allegory Photography, April 2011.

22 of 26. (OR_YamhillCounty_BuchananCellersMill_0022.tif)
Interior view of the west wall of the south basement storage room. Bookkeeping records were kept in this room. Photo by Bill Miller, Allegory Photography, April 2011.

23 of 26. (OR_YamhillCounty_BuchananCellersMill_0023.tif)
Interior view taken from the east showing the work bench located on the south wall of the basement. Photo by Bill Miller, Allegory Photography, April 2011.

24 of 26. (OR_YamhillCounty_BuchananCellersMill_0024.tif)
View of 1945 boiler room located in the SW corner of the basement. The fire door is located on the left side. Photo by Bill Miller, Allegory Photography, April 2011.

25 of 26. (OR_YamhillCounty_BuchananCellersMill_0025.tif)
View looking north at the enclosed auger that connects the bottom of the 6 cribbed feed bins to the elevator legs that would take the grain to the 5th floor. Photo by Bill Miller, Allegory Photography, April 2011.

26 of 26. (OR_YamhillCounty_BuchananCellersMill_0026.tif)
View looking west into the tunnel holding the feed auger that brought feed to the mill from a dump pit located in a warehouse that once was located to the west of the Buchanan Cellers Mill. Photo by Bill Miller, Allegory Photography, April 2011.

Buchanan Cellers Mill
Name of Property

Yamhill Co., Oregon
County and State

Property Owner: (Complete this item at the request of the SHPO or FPO.)

name Margaret and Gerald Legard

street & number 855 NE Fifth Street telephone (503) 472-8995

city or town McMinnville state Oregon zip code 97128

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.460 et seq.).
Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 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 Office of Planning and Performance Management. U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Buchanan Cellers Mill
Name of Property
Yamhill Co., Oregon
County and State
N/A
Name of multiple listing (if applicable)

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25. View of the Buchanan Cellers Mill prior to construction of an addition in 1945. Courtesy of private collection of Stan and Marie Cellers.
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29. View of construction of six cribbed grain bins in 1945 to north wall of original 1888 portion of the Buchanan Cellers Mill. Courtesy of private collection of Stan and Marie Cellers.
30. View of the Buchanan Cellers Mill between 1946 and 1948, after the completion of repairs after a November 1945 damaged the building. Courtesy of private collection of Stan and Marie Cellers.
31. View of the Buchanan Cellers Mill in 1954 after the warehouse addition was enlarged in 1948-49, from 1954 Chamber of Commerce brochure for McMinnville and Yamhill County.
32. View of the Buchanan Cellers Mill in 1979, after the addition of metal siding to repair damage to the building from the Columbus Day Storm in 1962.

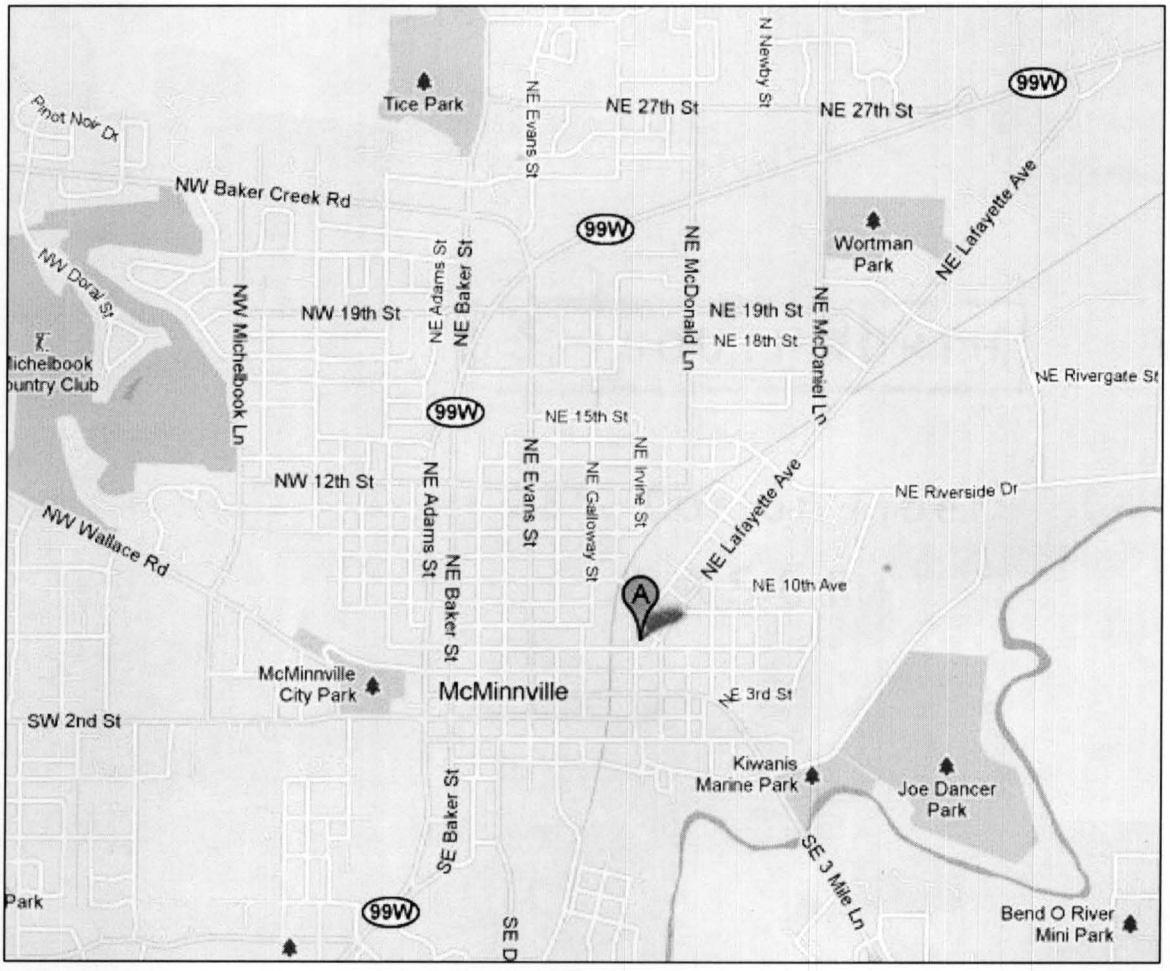

Figure 1. General map showing location of the Buchanan Cellers Mill. Courtesy of Google Maps.

United States Department of the Interior
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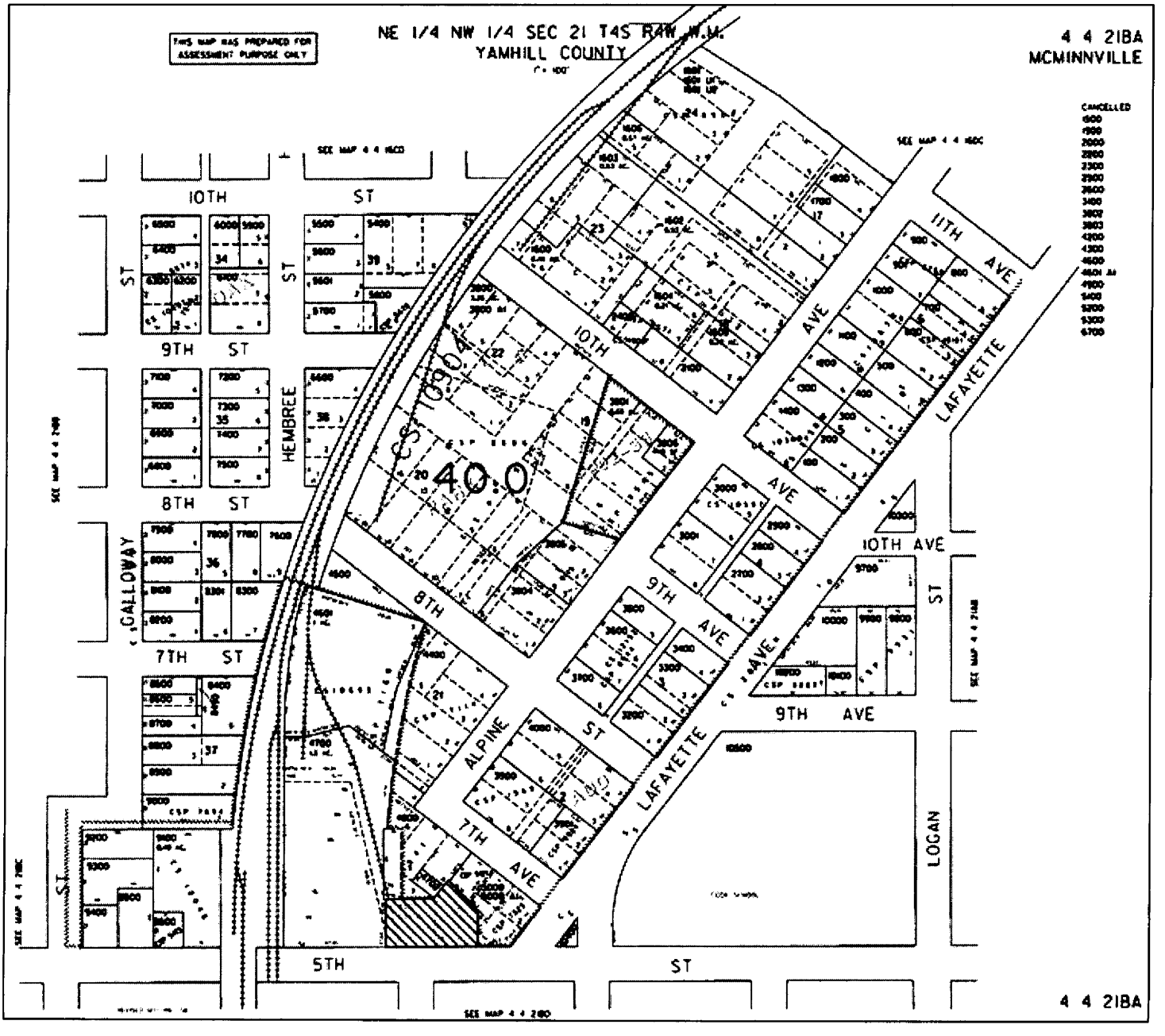
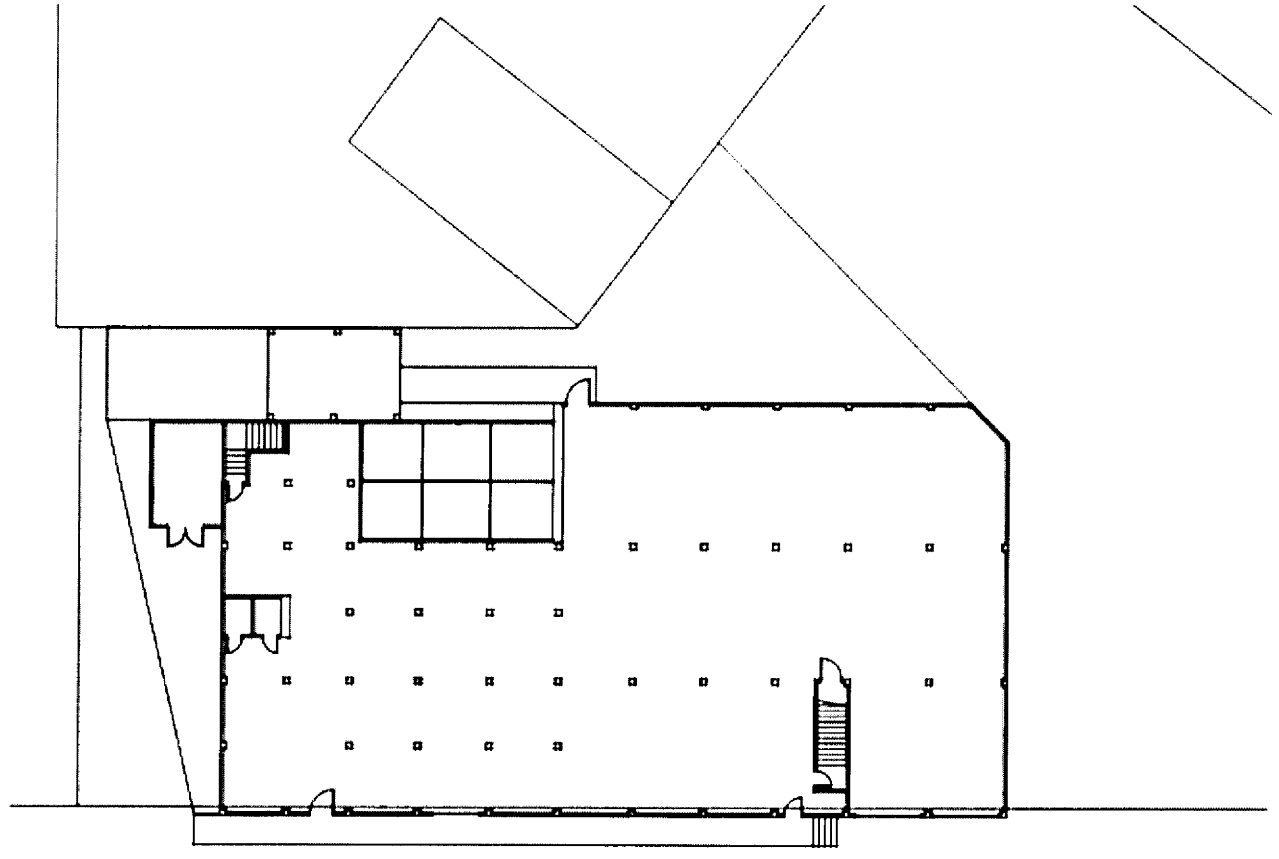


Figure 2. Assessor map showing tax lot location of the Buchanan Cellers Mill.



SITE PLAN : 1949 - EXISTING : 1/32" = 1'-0"

Figure 3. Current site plan for the Buchanan Cellers Mill.

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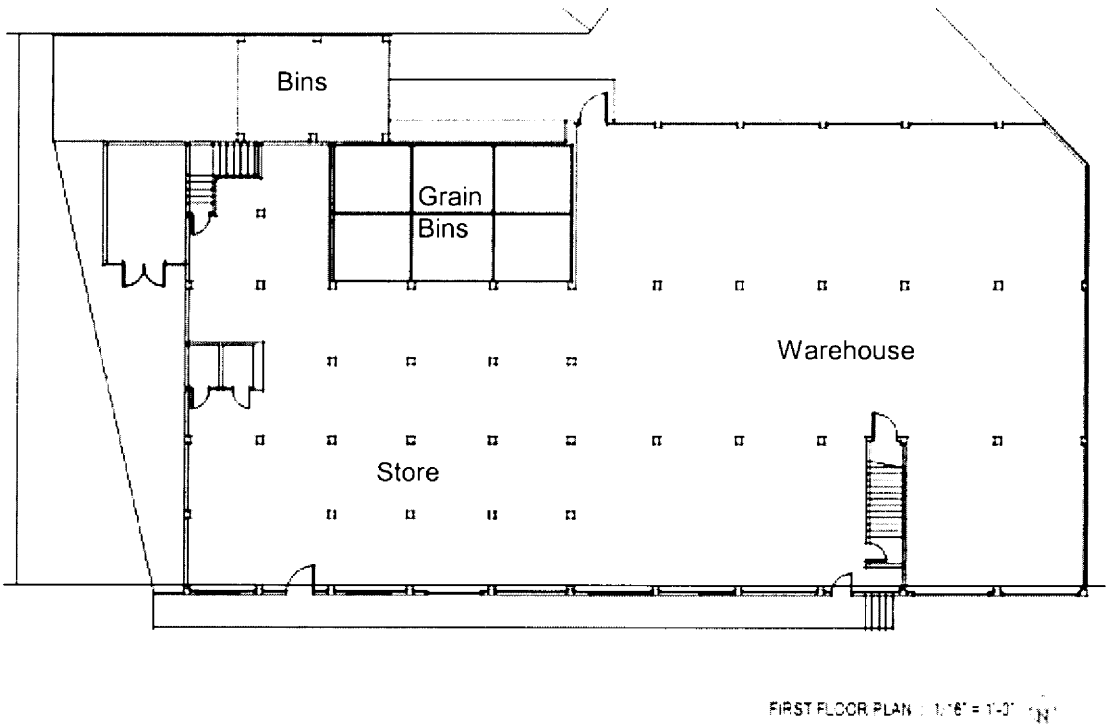


Figure 4. Current first floor plan for the Buchanan Cellers Mill. (Not to scale as shown)

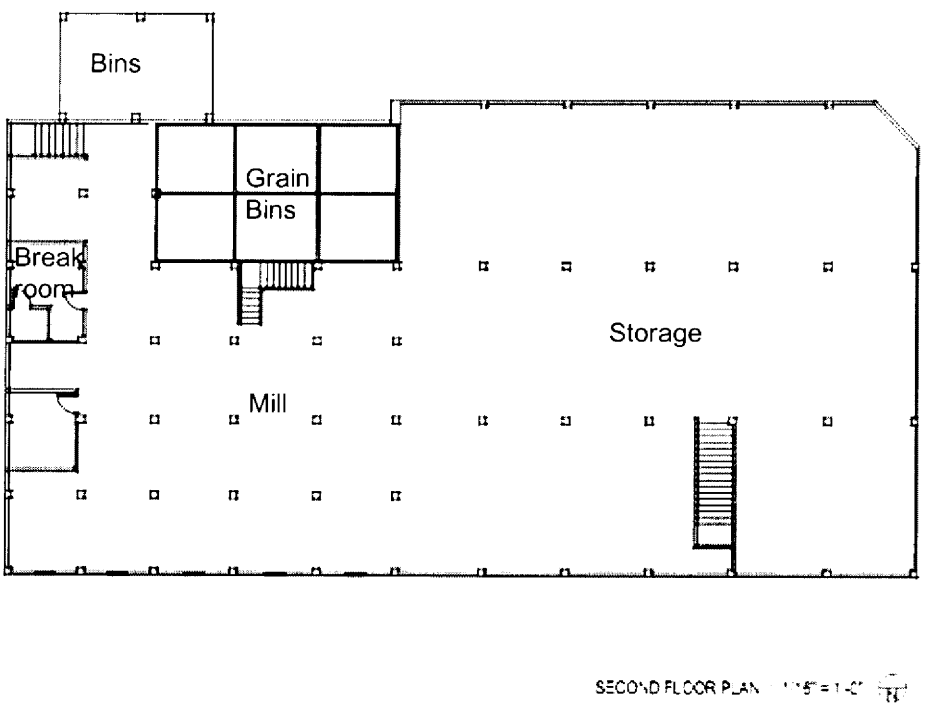
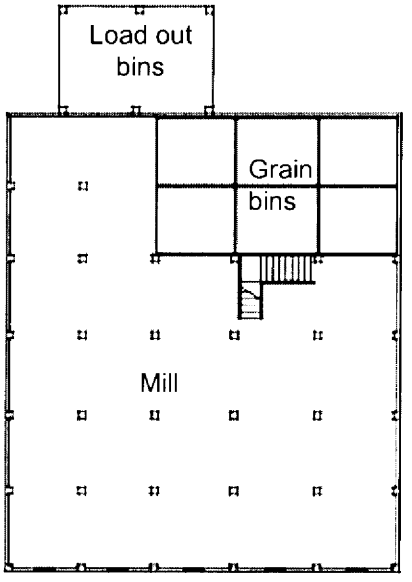
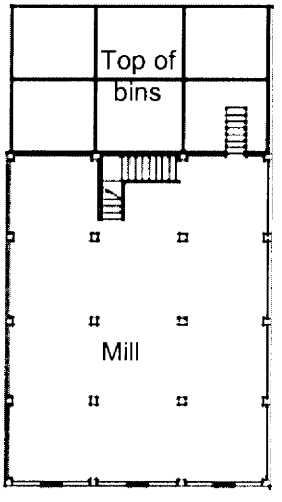


Figure 5. Current second floor plan for the Buchanan Cellers Mill. (Not to scale as shown)



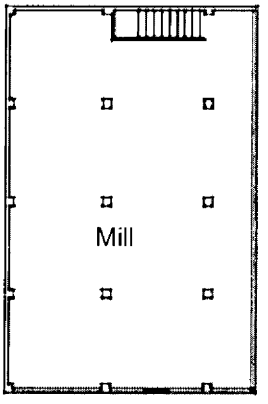
THIRD FLOOR PLAN

Figure 6. Current third floor plan for the Buchanan Cellers Mill. (Not to scale as shown)



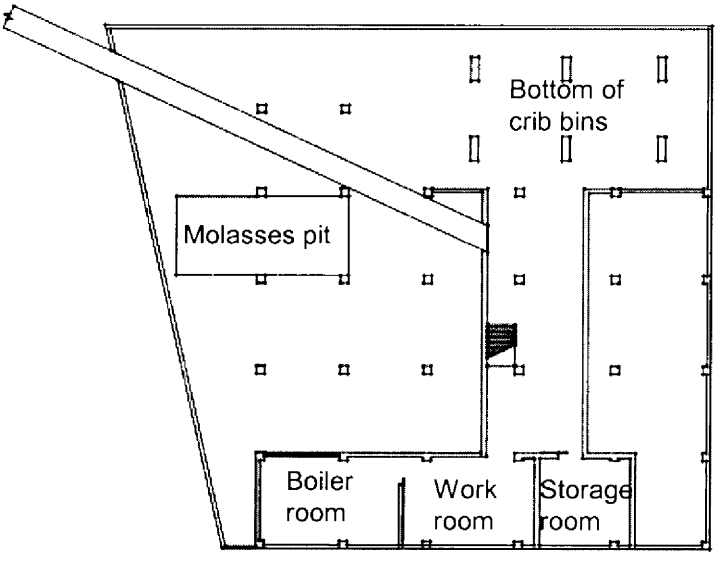
FOURTH FLOOR PLAN

Figure 7. Current fourth floor plan for the Buchanan Cellers Mill. (Not to scale as shown)



FIFTH FLOOR PLAN 1/16" = 1'-0"

Figure 8. Current fifth floor plan for the Buchanan Cellers Mill. (Not to scale as shown)



BASEMENT FLOOR PLAN 1/16" = 1'-0"

Figure 9. Current basement floor plan for the Buchanan Cellers Mill. (Not to scale as shown)

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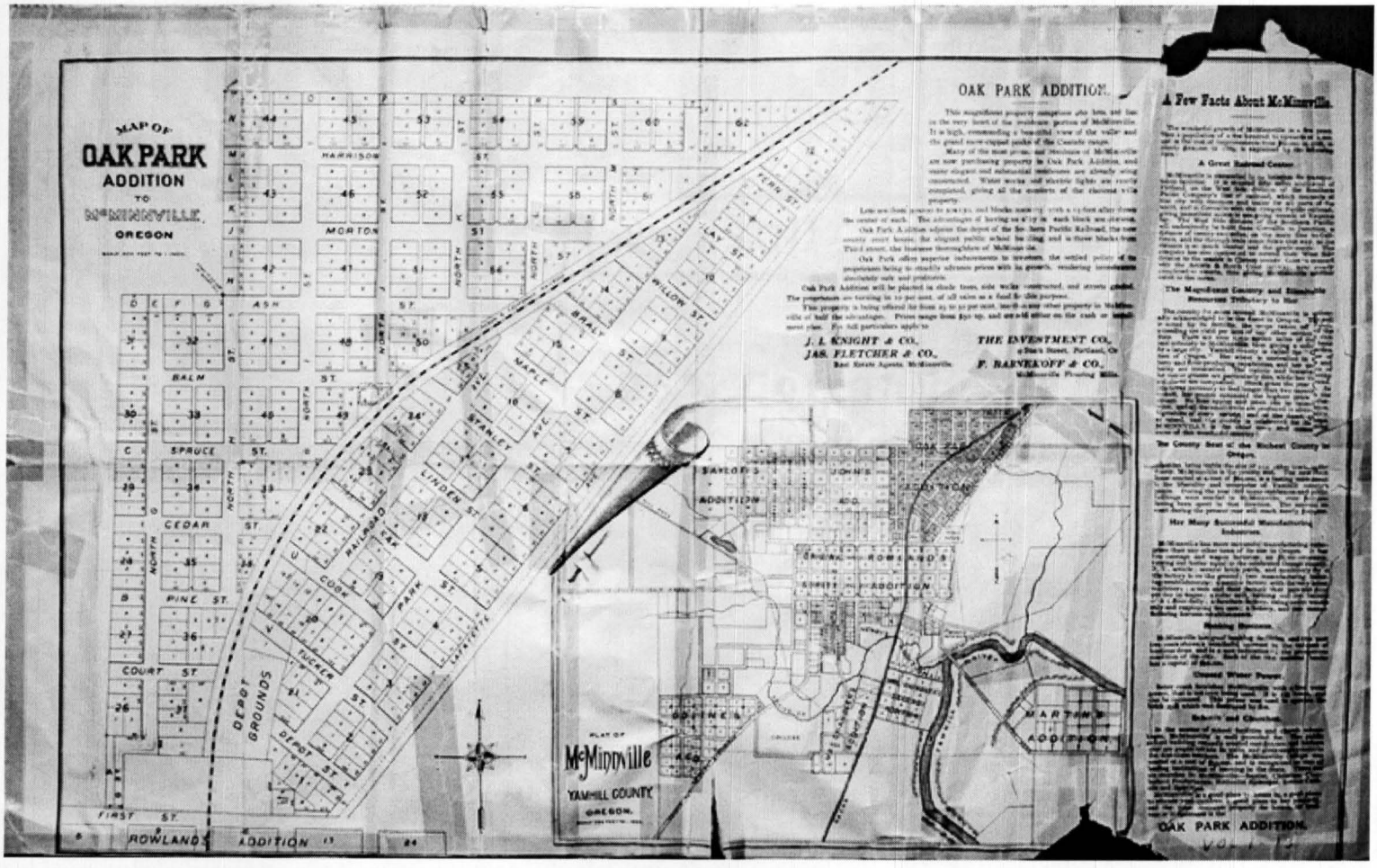


Figure 10. 1889 Map of Oak Park Addition to McMinnville.

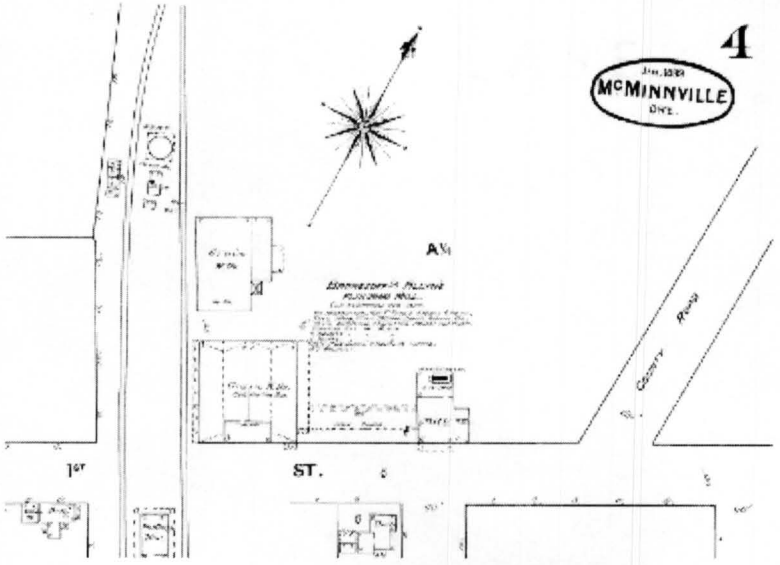


Figure 11. 1889 Sanborn Map showing location of Buchanan Cellers Mill.

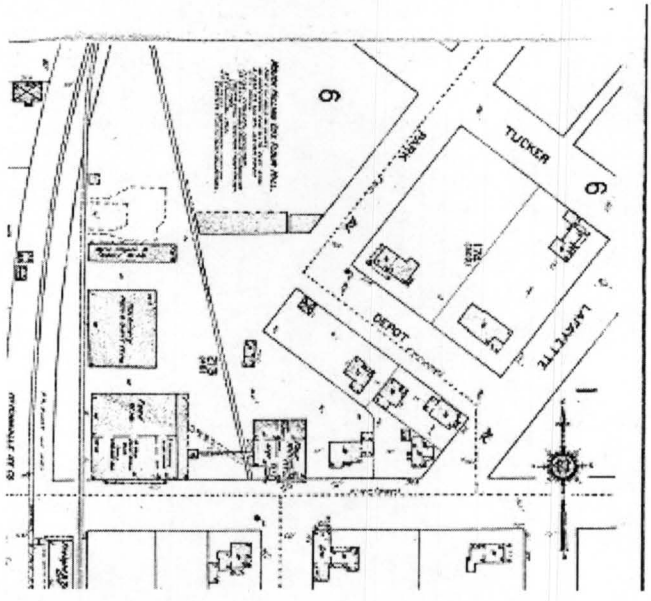
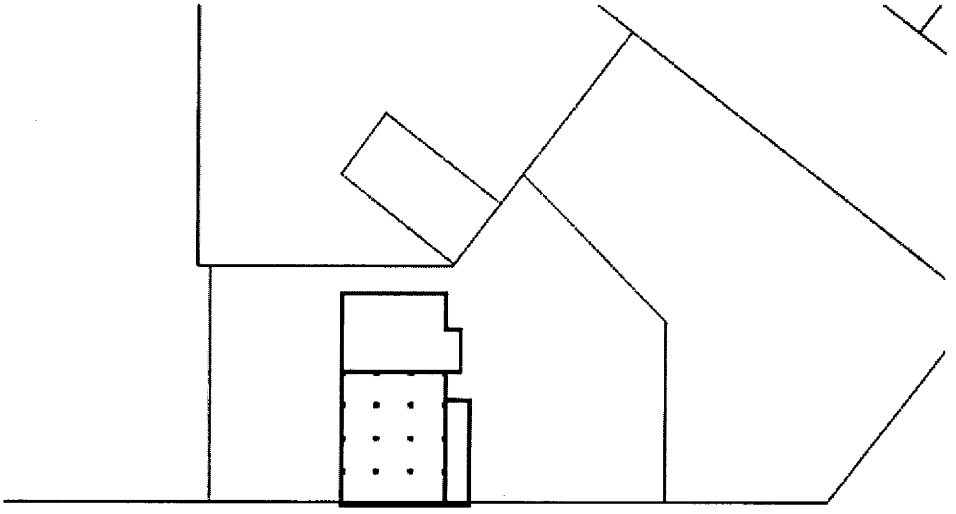
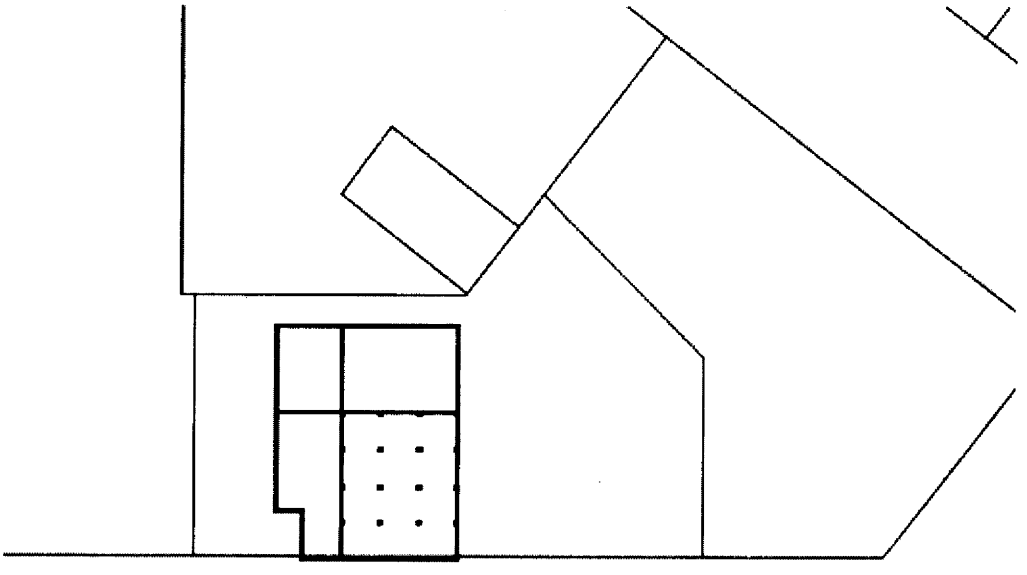


Figure 12. 1912 Sanborn Map showing location of Buchanan Cellers Mill.



SITE PLAN : 1888 : 1/32" = 1'-0"

Figure 13. Site plan for the Buchanan Cellers Mill as appeared in 1888. (Not to scale as shown)



SITE PLAN : 1908 : 1/32" = 1'-0"

Figure 14. Site plan for the Buchanan Cellers Mill as appeared in 1908. (Not to scale as shown)

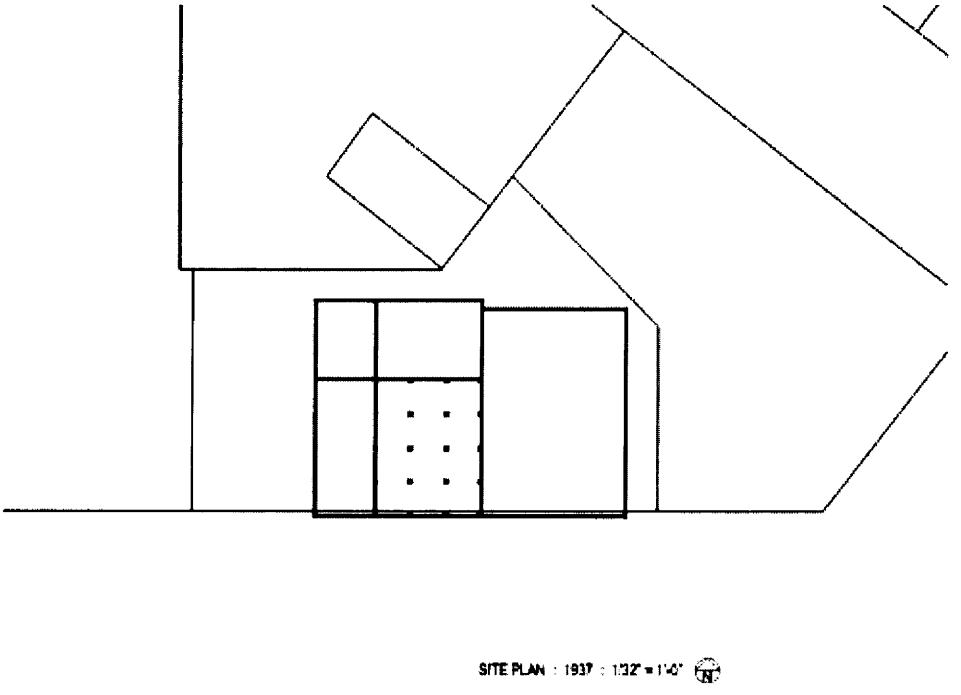


Figure 15. Site plan for the Buchanan Cellers Mill as appeared in 1937. (Not to scale as shown)

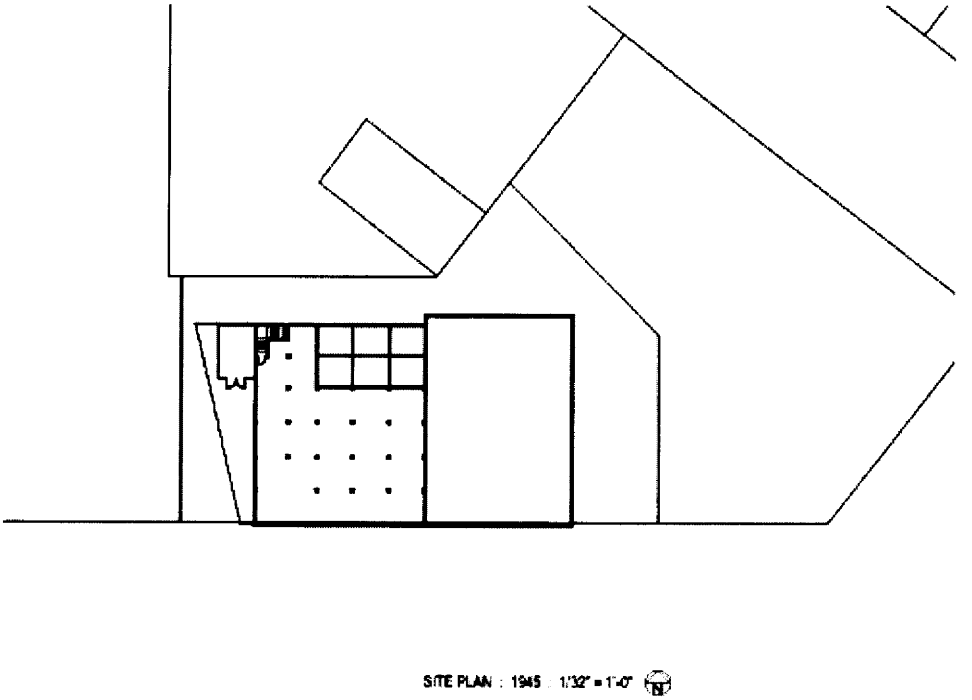
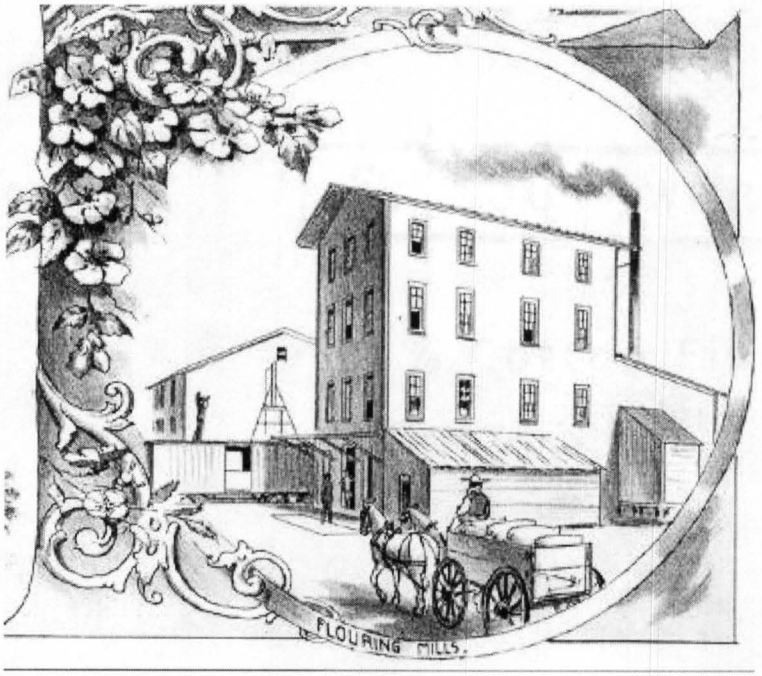


Figure 16. Site plan for the Buchanan Cellers Mill as appeared in 1945. (Not to scale as shown)



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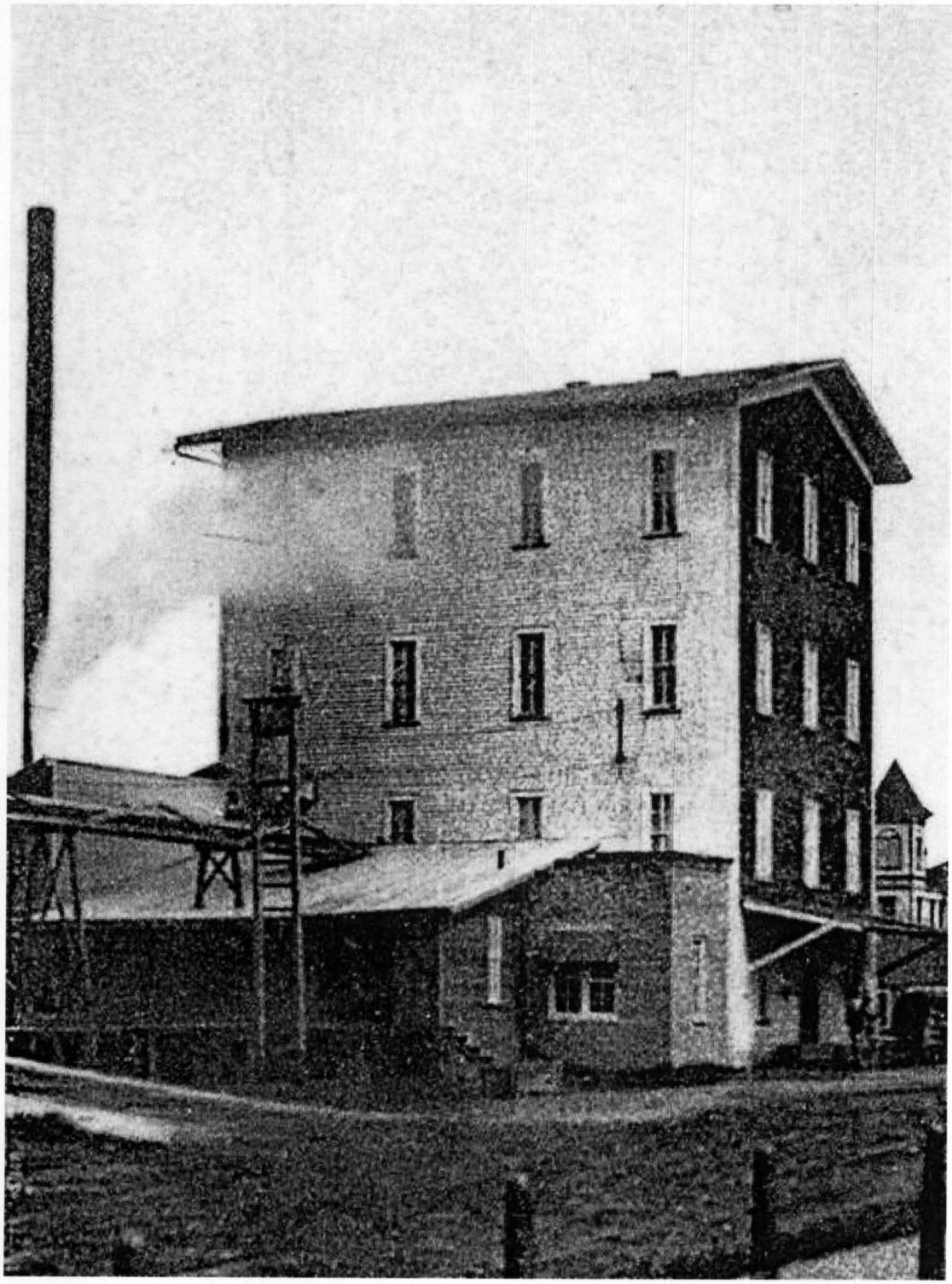

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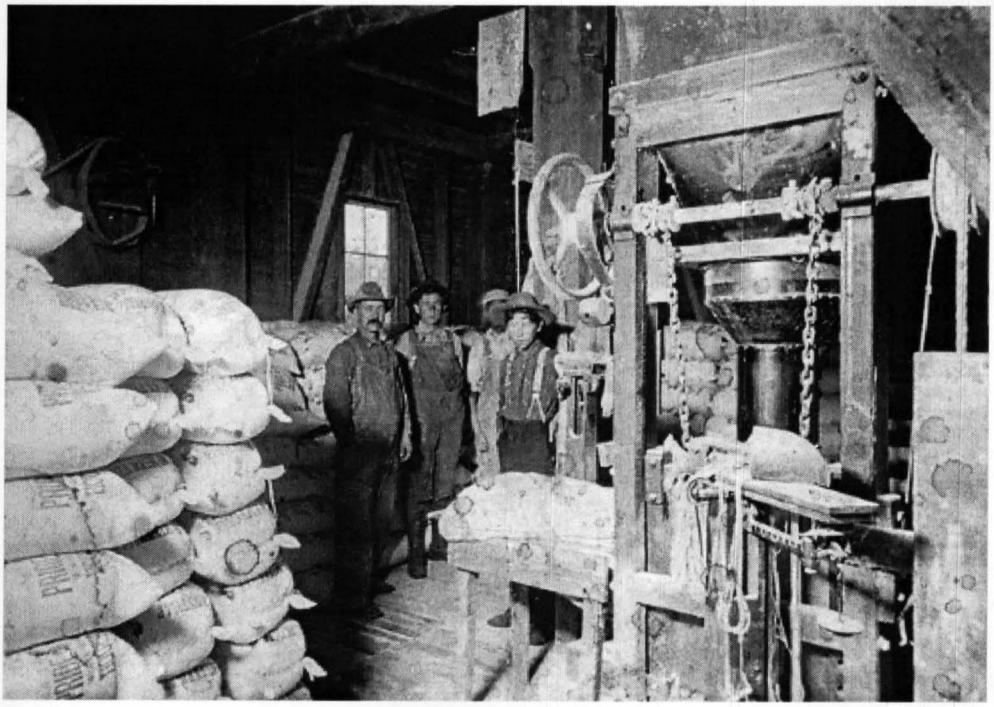

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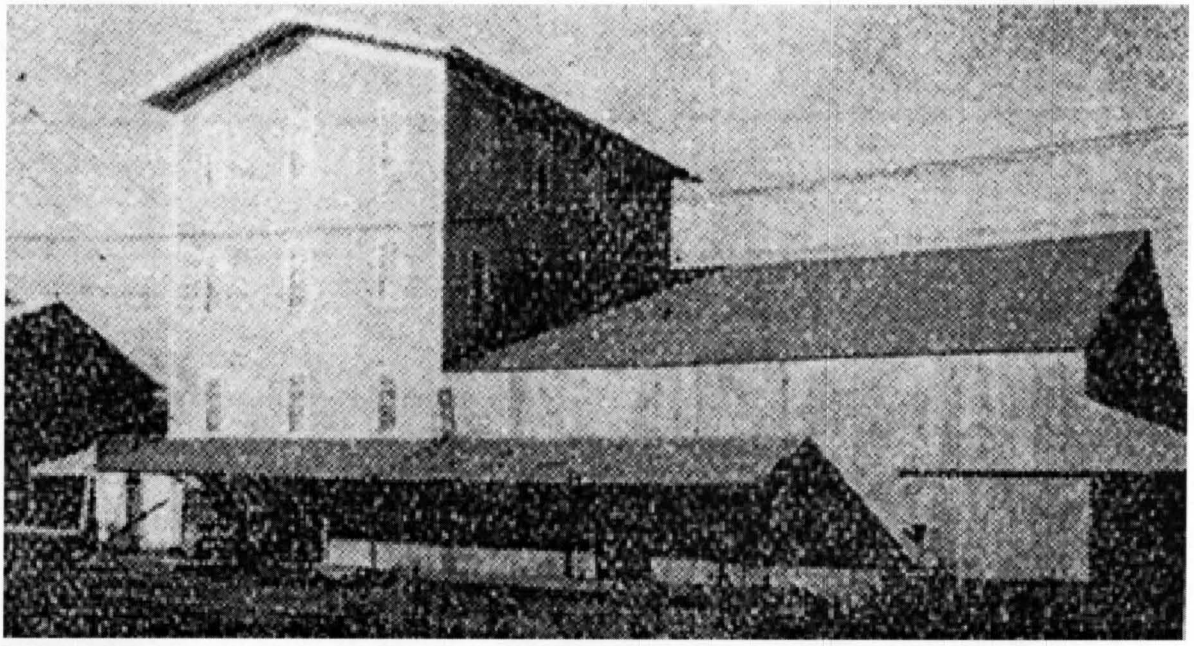

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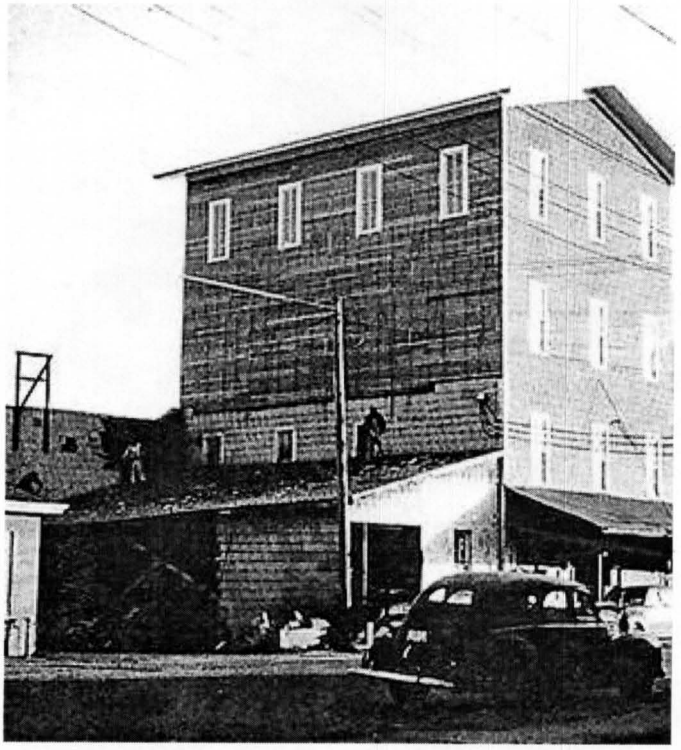

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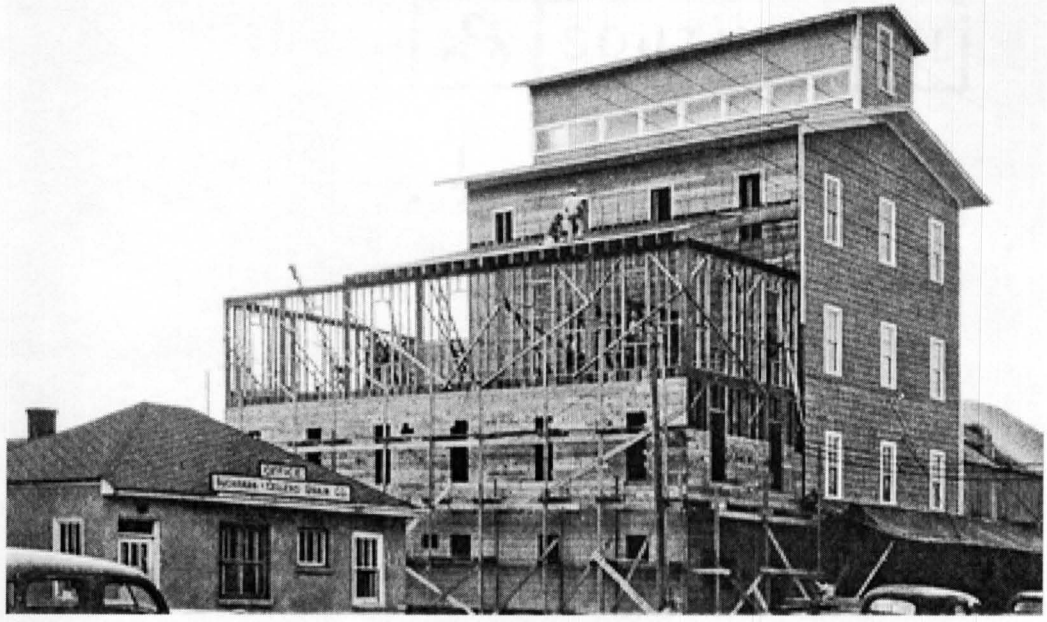

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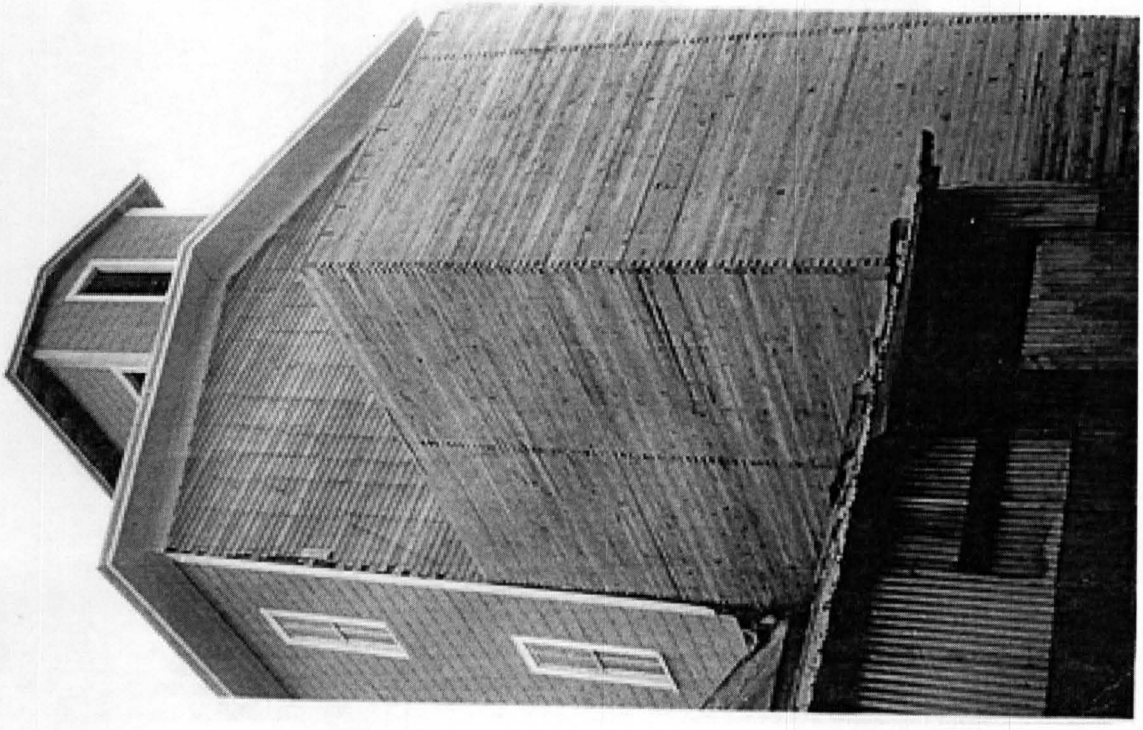

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It PAYS to Feed...
Beaver
BRAND
FEEDS
BUCHANAN CELLERS
FOOD & FARE
SINCE 1924
BUCHANAN CELLERS
PETS LIVESTOCK
WILD BIRDS
BUCHANAN-CELLERS
R
R

FOOD & FARE
SINCE 1924
BUCHANAN CELLERS
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BUCHANAN-CELLERS
It PAYS to Feed...
Beaver
FEEDS
BUCHANAN CELLERS
SPEED
25
R
R

Squirrelog
BIRDS
SOLD HERE
BIRD BATH

TOLEDO
NO SPRINGS · HONEST WEIGHT
Wild Bird Seed & Suet
PLANT
WILDFLOWERS
PICKSEED
Nature's Natural Beauty

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Dogs
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