

DATA SHEET

Form 10-300
(Rev. 6-72)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY - NOMINATION FORM

(Type all entries - complete applicable sections)

| |
|----------------------------------|
| STATE: Minnesota |
| COUNTY: Hennepin |
| FOR NPS USE ONLY |
| ENTRY DATE FEB 20 1975 |

1. NAME

COMMON:
F. C. Hayer Company Building

AND/OR HISTORIC:
National Biscuit Building/Moline, Milburn and Stoddard Company

2. LOCATION

STREET AND NUMBER:
256 North Third Avenue

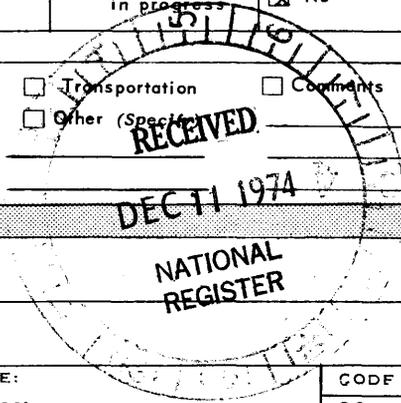
CITY OR TOWN:
Minneapolis

CONGRESSIONAL DISTRICT:
5th

STATE: **Minnesota** CODE: **22** COUNTY: **Hennepin** CODE: **053**

3. CLASSIFICATION

| CATEGORY (Check One) | OWNERSHIP | STATUS | ACCESSIBLE TO THE PUBLIC |
|---|--|--|--|
| <input type="checkbox"/> District <input type="checkbox"/> Site <input type="checkbox"/> Object <input checked="" type="checkbox"/> Building <input type="checkbox"/> Structure | <input type="checkbox"/> Public <input checked="" type="checkbox"/> Private <input type="checkbox"/> Both | <input checked="" type="checkbox"/> Occupied <input type="checkbox"/> Unoccupied <input type="checkbox"/> Preservation work in progress | Yes: <input type="checkbox"/> Restricted <input type="checkbox"/> Unrestricted <input checked="" type="checkbox"/> No |
| PRESENT USE (Check One or More as Appropriate) | | | |
| <input type="checkbox"/> Agricultural <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Educational <input type="checkbox"/> Entertainment | <input type="checkbox"/> Government <input type="checkbox"/> Industrial <input type="checkbox"/> Military <input type="checkbox"/> Museum | <input type="checkbox"/> Park <input type="checkbox"/> Private Residence <input type="checkbox"/> Religious <input type="checkbox"/> Scientific | <input type="checkbox"/> Transportation <input type="checkbox"/> Other (Specify) |



4. OWNER OF PROPERTY

OWNER'S NAME:
Martin Fredrick

STREET AND NUMBER:
2604 - 27th Avenue Northeast

CITY OR TOWN:
Minneapolis

STATE:
Minnesota

CODE:
22

5. LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC:
Hennepin County Courthouse - Registry of Deeds

STREET AND NUMBER:
3rd Avenue and 3rd Street

CITY OR TOWN:
Minneapolis

STATE:
Minnesota

CODE:
22

6. REPRESENTATION IN EXISTING SURVEYS

TITLE OF SURVEY:
Significant Architecture in the History of Minneapolis

DATE OF SURVEY: **1969** Federal State County Local

DEPOSITORY FOR SURVEY RECORDS:
Minneapolis Department of Planning and Development

STREET AND NUMBER:
850 Pillsbury Building

CITY OR TOWN:
Minneapolis

STATE:
Minnesota

CODE:
22

SEE INSTRUCTIONS

| |
|-------------------------------------|
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| COUNTY: Hennepin |
| ENTRY NUMBER: FEB 20 1975 |
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7. DESCRIPTION

CONDITION

(Check One)

Excellent Good Fair Deteriorated Ruins Unexposed

(Check One)

Altered Unaltered

(Check One)

Moved Original Site

DESCRIBE THE PRESENT AND ORIGINAL (if known) PHYSICAL APPEARANCE

The F. C. Hayer Company at 256 Third Avenue North in Minneapolis is a six storey rock-faced limestone structure. It was constructed in 1886 in a vernacular of the "Chicago Commercial" style. Located on its original corner site, the structure is in an area of north downtown Minneapolis which is known as the "warehouse district".

Over the years of its existence, minor changes have somewhat altered the appearance of the building. In 1925 a three storey addition was added to the northern portion of the Third Avenue facade. However, this addition is faithful to the original design and material and is un-obvious to all but the trained eye. This addition changed the emphasis of line from vertical to horizontal. The original building was simple in design, six storeys in height and capped by a simple squat parapet. The addition enabled the extension of striated bands of limestone and a metal canopy of the lower levels. This extension allowed the Third Avenue facade to become the principal whereas in the original emphasis was placed on the corner. In addition, a wooden cornice was added in 1925, which further reduced emphasis on the stone parapet on which the date 1886 is found.

The primary design feature of this building is the rhythmic placement of the simple, un-ornamented windows in both Third Avenue and Third Street facades. This treatment is uncharacteristic when compared to the in-vogue flamboyant buildings of this period. Dr. Donald Torbert, in his study of significant Minneapolis buildings, writes, "the effect of the building derives almost entirely from the size, placement, and arrangement of the multi-panel windows, which are unusually simple of form and rhythmically varied in size for that period of building."

The interior of the building has been changed on the first floor in order to adapt it to the demands of the businesses which occupied the building. These demands necessitated replacing paned windows and narrow spaced limestone piers with plate glass and widely spaced brick piers. Above the first storey, however, the structural system remains as original on the interior as well as exterior. Mill construction is used throughout, the floors and roof supported by wooden joists on wood piers.

The F. C. Hayer Company Building remains in a good state of preservation through efforts of its present owner. Only the lower two storeys are presently used. The Fifth and Sixth floors contain brick ovens installed during the period in which the building was occupied by the National Biscuit Company.

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5. SIGNIFICANCE

PERIOD (Check One or More as Appropriate)

| | | | |
|--|---------------------------------------|--|---------------------------------------|
| <input type="checkbox"/> Pre-Columbian | <input type="checkbox"/> 16th Century | <input type="checkbox"/> 18th Century | <input type="checkbox"/> 20th Century |
| <input type="checkbox"/> 15th Century | <input type="checkbox"/> 17th Century | <input checked="" type="checkbox"/> 19th Century | |

SPECIFIC DATE(S) (If Applicable and Known)

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

| | | | |
|--|---------------------------------------|--|--|
| <input type="checkbox"/> Aboriginal | <input type="checkbox"/> Education | <input type="checkbox"/> Political | <input type="checkbox"/> Urban Planning |
| <input type="checkbox"/> Prehistoric | <input type="checkbox"/> Engineering | <input type="checkbox"/> Religion/Philosophy | <input type="checkbox"/> Other (Specify) |
| <input type="checkbox"/> Historic | <input type="checkbox"/> Industry | | _____ |
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Invention | <input type="checkbox"/> Science | _____ |
| <input checked="" type="checkbox"/> Architecture | <input type="checkbox"/> Landscape | <input type="checkbox"/> Sculpture | _____ |
| <input type="checkbox"/> Art | <input type="checkbox"/> Architecture | <input type="checkbox"/> Social/Humanitarian | _____ |
| <input type="checkbox"/> Commerce | <input type="checkbox"/> Literature | <input type="checkbox"/> Theater | _____ |
| <input type="checkbox"/> Communications | <input type="checkbox"/> Military | <input type="checkbox"/> Transportation | _____ |
| <input type="checkbox"/> Conservation | <input type="checkbox"/> Music | | _____ |

STATEMENT OF SIGNIFICANCE

This building was designed by the Minneapolis architect, Joseph Haley, in 1886. This date may be found on the right-hand parapet of the Third Avenue facade. On the left-hand parapet had formerly been the letters "M., M & S., Co." which signified the first owners, the Moline, Milburn and Stoddard Company. M., M & S., Co. were leading manufacturers of farm machinery, wagons and carriages. Near a railroad spur, the building served as factory, warehouse and salesroom.

Later the National Biscuit Company occupied the building and used it primarily as a bakery and warehouse. During this period, the brick bake ovens were constructed on the fifth and sixth storeys. Later the building served as a wholesale warehouse for the F. C. Hayer Company.

Haley's work survives today as one of the most significant "Commercial style" buildings of the 1880's extant in Minneapolis. It is noted for its simplicity in design which has contributed to its strong architectural character. In a period of ornamentation and flamboyancy, the M., M & S., Co. Building derived inspiration from the contemporary "Chicago Commercial" buildings which were for the most part resultant from functional demands and executed in the most efficient and economical way.

This building has been noted for its significant in Minneapolis architectural history and has been designated for preservation by the Minneapolis Heritage Preservation Commission in August of 1974.



SEE INSTRUCTIONS

9. MAJOR BIBLIOGRAPHICAL REFERENCES

Torbert, Donald R., Significant Architecture in the History of Minneapolis, Minneapolis, 1969.

Minneapolis Illustrated, Minneapolis Board of Trade, Blakely Publishing Company, Chicago, 1890.

10. GEOGRAPHICAL DATA

| LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY | | | O R | LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES | | |
|--|-------------------------|-------------------------|--------|---|-------------------------|--|
| CORNER | LATITUDE | LONGITUDE | | LATITUDE | LONGITUDE | |
| | Degrees Minutes Seconds | Degrees Minutes Seconds | | Degrees Minutes Seconds | Degrees Minutes Seconds | |
| NW | ° ' " | ° ' " | | 44° 59' 00" | 93° 16' 27" | |
| NE | ° ' " | ° ' " | | | | |
| SE | ° ' " | ° ' " | | | | |
| SW | ° ' " | ° ' " | | | | |

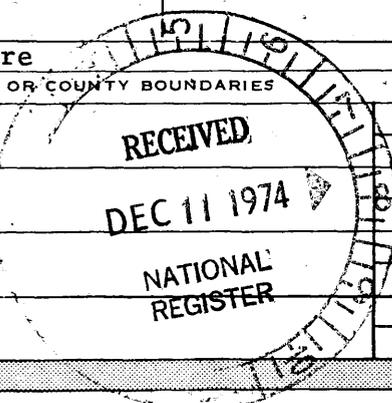
APPROXIMATE ACREAGE OF NOMINATED PROPERTY: **approx. 1 acre**

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

| STATE: | CODE | COUNTY | CODE |
|--------|------|---------|------|
| STATE: | CODE | COUNTY: | CODE |
| STATE: | CODE | COUNTY: | CODE |
| STATE: | CODE | COUNTY: | CODE |

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4980930
CD

SEE INSTRUCTIONS



11. FORM PREPARED BY

NAME AND TITLE:
Charles W. Nelson - Historic Sites Survey and Planning

ORGANIZATION: **Minnesota Historical Society** DATE: **28 October 1974**

STREET AND NUMBER:
Building 25, Fort Snelling

CITY OR TOWN: **St. Paul** STATE: **Minnesota** CODE: **22**

12. STATE LIAISON OFFICER CERTIFICATION

As the designated State Liaison Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service. The recommended level of significance of this nomination is:

National State Local

Name Russell W. Fridley
Russell W. Fridley, Director
Title Minnesota Historical Society
Date December 7, 1974

NATIONAL REGISTER VERIFICATION

I hereby certify that this property is included in the National Register.

A. R. Mortensen
Director, Office of Archeology and Historic Preservation

Date 2/20/75

ATTEST:
George F. Emery
Keeper of the National Register

Date Feb 20, 1975