

United States Department of the Interior
National Park Service

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.



1. Name of Property

Historic name: Faribault Furniture Company

Other names/site number: Peterson Art Furniture Company

Name of related multiple property listing:

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

2. Location

Street & number: 28 Fourth St. NE

City or town: Faribault State: MN County: Rice

Not For Publication: Vicinity:

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

Applicable National Register Criteria:

X A B C D

	<u>5/21/2019</u>
Signature of certifying official/Title: Amy Spang, MN Deputy SHPO, Dept. of Admin Date	
State or Federal agency/bureau or Tribal Government	
<p>In my opinion, the property <u> </u> meets <u> </u> does not meet the National Register criteria.</p>	
Signature of commenting official:	Date
Title :	State or Federal agency/bureau or Tribal Government

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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

5. Classification

Ownership of Property

(Check as many boxes as apply.)

- Private:
- Public – Local
- Public – State
- Public – Federal

Category of Property

(Check only **one** box.)

- Building(s)
- District
- Site
- Structure
- Object

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Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>1</u>	<u> </u>	buildings
<u> </u>	<u> </u>	sites
<u> </u>	<u> </u>	structures
<u> </u>	<u> </u>	objects
<u>1</u>	<u>0</u>	Total

Number of contributing resources previously listed in the National Register

6. Function or Use

Historic Functions

(Enter categories from instructions.)

INDUSTRY: Manufacturing facility
COMMERCE/ TRADE: warehouse

Current Functions

(Enter categories from instructions.)

COMMERCE/ TRADE: Warehouse
COMMERCE/ TRADE: Specialty store
INDUSTRY: Manufacturing facility

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7. Description

Architectural Classification

(Enter categories from instructions.)

OTHER: Industrial

Materials: (enter categories from instructions.)

Principal exterior materials of the property:

FOUNDATION: Stone, Concrete

WALLS: Brick, Concrete Block

ROOF: Asphalt, Metal

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The Faribault Furniture Company is located in Faribault, Rice County, in east central Minnesota. Faribault is a city of approximately 22,000 persons, located about forty-five miles south of St. Paul. The setting is in a former industrial district on the west bank of the Straight River, which runs roughly north-south through town. There is a slight rise from the river, broadening into a relatively flat plain to the west and north. On the opposite, east, bank, the bluff rises precipitously from the river, creating a natural barrier to commercial expansion. Throughout the nineteenth, and well into the twentieth century, the two block area just west of the river was an industrial district, with flour mills, a brewery, and shoe factories. These have since closed and been replaced by new business and professional buildings. It was also a corridor for the Chicago & Great Western Railroad tracks. Two nearby properties, listed in the National Register of Historic Places, reflect the industrial and transportation heritage of the surrounding blocks: the Theopold Mercantile Co. Wholesale Grocery (1st Ave. and 3rd St. N.E., listed 1982) and the Rock Island Depot (3rd St. and 1st Ave. N.E., listed 1982).

The nomination consists of one contributing resource, the factory/warehouse. The factory is situated on a half city block, between 1st Avenue NE and Central Avenue, with 5th Street on the north and 4th Street on the south. Until the 1930s the factory was connected to a commercial store/office on Central Avenue via an elevated walkway. (Figures 2-5) It is excluded from the nomination boundary due to loss of integrity.

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Narrative Description

Faribault Furniture Factory (1886, 1906, 1913)

28 4th Street NE

Contributing

The factory building is utilitarian with rectangular massing and sections ranging in height from one to four stories. It consists of four major sections: the original factory (1886), a substantial addition (referred to as Warehouse #1) to its south (1906), a lumber room/kiln (1913) off the northeast corner of the original factory, and a four-story warehouse (referred to as Warehouse #2) on the southeast corner of the property (1913). Warehouse #1 is connected to Warehouse #2 via an above ground walkway (1913). On the south side of the property there is a small paved parking lot. On the east a sidewalk separates the building from 1st Avenue NE. On the northwest corner of the property, there is a grassy slope, containing several deciduous trees, that drops from the alley to a paved parking lot. Around 1950 the company built a one-story concrete block loading dock off the south side of Warehouse #1. A one-story concrete block addition, completed in 1954, further linked the 1906 and 1913 warehouses. (Map #3) The wall materials, including brick, concrete block, and corrugated metal, as well as exposed timber and steel framing of the new additions are in keeping with the property's industrial character.

Factory (1886)

The original factory was erected in 1886. (Photo #0001) It is a two-story, rectangular-plan, brick building, roughly 50 x 80 feet, with a stone foundation and basement. The west elevation, which fronts the alley, has seven bays. On the first floor, there are two entrances with diagonal-batten, double-entry doors – one in the center and one in the southernmost bay. Windows are framed with stone sills and segmental arches, capped by two rowlock courses. The second-floor windows are opaque with twelve lights above a glass hopper window. On the first floor, there are four similar windows, but fixed with 16 panes and no hopper. On the second floor, on the north end of this elevation, there is an opening that originally connected to a second story walkway to the office/warehouse. The upper-portion of the north elevation of the original was later replaced with concrete block, now painted. (Photo #0011) The date of this alteration is unknown. There are also basement windows with a triple-rowlock course as lintels and central, industrial door with a steel lintel at this elevation. The east elevation of the 1886 section repeats the west elevation fenestration with the exception of the central bay, where an elevator shaft roughly, twelve by twelve feet, projects from the wall. The visible windows on the upper floors mirror those on the west elevation, with opaque glass and twelve lights over a hopper window. A single entry door is located on the basement level of the center bay. Two of the windows have been filled with concrete block on both the ground and first floors. (Photo #0009)

The interior of the original factory remains largely intact and is currently used for a workshop on the first floor and storage in the basement and on the second floor. (Photo #0012) After construction of the

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1906 addition, it was used for woodworking on the first floor, assembly on the second, with one room set off for varnishing. The first floor is undivided with exposed brick walls, wood posts, exposed joists, and wood floors. On the second floor, there is an enclosed area on the east side.

Warehouse #1 (1906)

There was a substantial four-story addition (50 x 70 feet) of the 1886 factory to the south, completed in 1906. (Photo #0001) It continues the use of brick materials of the older building, but is roughly six feet taller. Here, the window openings are rectangular with narrow stone sills and lintels. The windows repeat the pattern from the older factory, with twelve lights with opaque glass over a hopper window on the second floor, and sixteen pane windows, fixed, on the first. There is a concrete loading dock on the west elevation with a wood garage-type roll-up door. Above the door on the west elevation, there is an outline of a taller entryway with a segmental arch opening and triple rowlock lintel. The wall terminates with a slightly raised brick cornice with metal coping. The basement windows are more fully exposed in Warehouse #1, with a segmentally-arched triple rowlock lintel. The wood-framed windows have a single glass pane. On the east elevation, (#0010) the window fenestration repeats that of the west elevation. The south elevation is symmetrical with a single centered window on the second floor. A remnant of a single, centered window, now partially hidden by the loading dock addition, can be seen on the second floor.

When constructed, the first floor was used for finishing and shipping and the second and third floors for storage of finished furniture. Each floor consists of one room with exposed brick walls, wood posts, exposed joists, and wood floors. There are minimal interior finishes. Its use and look remain the same at present with one substantial alteration. After a change in ownership in the 1990s, the central portion of the second and third floors was removed, creating an interior mezzanine. (Photo #0013)

F-Town Brewing Company moved into the space in 2015, using the basement of Warehouse #1 for its brewing equipment. This interior space, dominated by the large brewing tanks, has been sheathed in stainless steel around its walls and the central posts. (Photo #0017) The floor is concrete. The brewing company uses the basement of the 1886 factory for barrel and grain storage with minimal interior change. (Photo #0016)

Lumber Room/Kiln (1913)

On the north end of the complex, the lumber room/kiln was built in 1913. The lumber room is a one-story, brick building, 42 x 57 feet, with a side gabled roof sheathed in rolled metal. (Photos #0010, 0011) The primary façade, facing north, has a wide central entry, historically used for delivery of lumber, now filled with vertical boards and a single-entry door. There are two segmental arch window openings with a rowlock of brick and brick sills. These window openings currently hold a non-historic window and an air-conditioning unit. The lumber room extended across the front of the kiln when first constructed.

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(Figures 4 and 9). This wing of the factory complex has been altered. When constructed, the roof of the lumber room was flat. In addition, the east half of what was then the lumber room was demolished, leaving traces of the foundation. With the removal, the north elevation of the kiln room was turned into a shipping dock.

The kiln section, 40 x 42 feet, now narrowing attached at the lumber room's southeast corner, is flat-roofed with a concrete foundation. It is constructed of brick, although the south (rear) wall is constructed of concrete block. It is uncertain when this change was made. The north elevation has a rollup garage-type door paired with a single-entry door.

Warehouse #2 (1913)

Completed in 1913, the large warehouse, on the corner of 1st Avenue NW and 4th Street NW, measures 99 x 49 feet. (Photos #005, 006, 007) It is four stories in height with a concrete foundation. The exterior is a pressed brick veneer over clay tile blocks produced by the Barr Clay Products Company. The exterior is relatively plain in ornamentation, except for a corbelled cornice.

The primary entrance is on the southwest corner where the company office was historically located, with a single-entry door opening with transom. Three windows are evenly distributed between the corner of the building and the door. The north and south elevations have a center stack of single windows. The window openings are in their original configuration and size. The office windows are relatively recent replacements within the original openings.

The east elevation features two first floor entries. On the south side, there is a double-entry door with opaque glass panes below a four-pane transom light. It is capped with a shallow segmental arch of brick headers. The other doorway is of the same size and configuration but with a solid wood door. There is a row of single windows in the center on the second, third, and fourth floors. Additional window openings are located near the southern door and on the third floor flanking the stacked windows.

The west elevation shows only two windows, apart from the three corner office windows. On the ground floor, there is a rectangular glass block window. On the second floor, just above the office, there is a rectangular window with opaque glass and a hopper window on the lower third.

The interior of the 1913 warehouse addition has wood posts, exposed floor joists, wood floors, and exposed brick walls. (Photo #014) The third and fourth floors remain relatively unchanged. In 2018 the first two floors were altered to convert the space into a craft distillery. (Photo #015) While retaining the wood posts, exposed joists, and wood floors within the new lounge space, the distillery opened most of the space between the two floors, although retaining the outer edge of the second floor to create a mezzanine. The space was also divided into two rooms, with the north half used for the distilling equipment and the southern half for the lounge.

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Two other changes took place after the period of significance. Around 1950 a one-story concrete block shipping dock, 28 x 30 feet, was erected on the south side of the main factory building. In 2015, it was converted into a tasting room for F-Town Brewing Company. (Photo #003) At that time, the two rollup garage doors were replaced with ones using Plexiglass lights. There is a single-entry glass door on its east elevation. This space is open, with a bar on the north wall and steps down to the brewing room located in Warehouse #1.

In 1954, a one-story concrete block addition, 33 x 73 feet, was built between the Warehouse #1 and Warehouse #2. This is generally obscured from public view. It has a flat composition roof and a concrete slab floor. At its rear, there is a garage door, opening to the east, and a single-entry door. (Photo #008) The interior space is used for shipping and receiving. When this was built, a third-story level was added to the connecting walkway between Warehouse #1 and Warehouse #2. (Photo #004)

Integrity

The Faribault Furniture Company retains good historic integrity. It retains integrity of location, having never been moved. The integrity of setting is diminished some due to the loss of industrial and milling operations that historically surrounded the property. However, on the west and south, Central Avenue remains a commercial district and the Straight River continues to define the view to the east.

The factory retains integrity of design, with its spatial arrangement shaped by the manufacturing process. This led to a series of utilitarian additions, which are physical representations of the history of the company. The materials — brick on the exterior and timber framing on the interior—are typical of the eras that produced them and retain good integrity. While the 1950 and 1954 additions diminish the integrity of design, having been construction after the period of significance, they are industrial in nature and secondary in massing. The building materials are placed as they originally were, showing integrity of workmanship in the construction. Through integrity of location, materials, design, and setting the factory maintains integrity of feeling and association. The Faribault Furniture Company, therefore, retains sufficient integrity to convey its historic significance.

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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.)

- 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.)

- 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

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Areas of Significance

(Enter categories from instructions.)

INDUSTRY

Period of Significance

1886-1936

Significant Dates

1886, 1906, 1913

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Erastus S. Palmer, brickmason, 1886

Charles Peltier, contractor, 1913

Alex Peltier, contractor, 1906

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Faribault Furniture Company is locally significant under Criterion A in the area of industry for its association with one of the earliest and most successful, independently owned and operated, furniture manufacturers in Faribault. Under the management of John Hutchinson, the company was one of the city's anchor businesses throughout the late nineteenth century into the twentieth century. The factory was constructed in 1886 with major additions in 1906 and 1913. Its date of construction, 1886, marks the beginning of the period of significance. It ends in 1936, when the company was fully consolidated into a larger corporation by furniture maker John Peterson and other investors.

Faribault was one of the few furniture manufacturing centers in Minnesota outside of the Twin Cities, taking advantage of the natural resources of the "Big Woods" and an excellent transportation

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network. John Hutchinson, Albert Stockton, and Frank Beach invested in the business as early as 1883, acquiring it outright in 1886. Under their leadership, the company expanded production with new additions to the physical plant and technological upgrades. They built a regional sales network through the hiring of agents who traveled across Minnesota, Iowa, the Dakotas, and the west coast. Hutchinson and Stockton also played a key role in the organization of the Northwestern Furniture Manufacturers' Exposition Association. By 1918 the Faribault Furniture Company was recognized as "one of the most prosperous and substantial of Faribault's many industrial enterprises."¹ The significance of the company, especially to the furniture industry of Faribault, continued until the company fell victim the hard economic times of the Great Depression in 1936.

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

One of the oldest towns in Minnesota, Faribault was among the most important cities located away from the Mississippi, St. Croix, and Minnesota Rivers in the early years of statehood. Located at the confluence of the Straight and Cannon Rivers, it became a significant trading post in 1826, when Alexander Faribault settled here. In 1853, following treaties in which the Dakota ceded much of southern Minnesota, Faribault built a home along the Straight River, laying the foundation for the present city.

Spurred by the completion of the area's first steam-powered sawmill in early 1854, the town transformed itself in rapid fashion. Nineteenth-century historian Edward Neill wrote:

The tidal wave, or avalanche, was in the spring and summer of 1856, for at the beginning of that period there was not a score of buildings in town, while in the fall, there were more than 250, and the population had swelled up to be 1,500 or more. There were in the town early in 1857, twenty-three stores, four good hotels, five wagon shops, with blacksmith and shoemaker shops, two livery stables, two meat markets, and three steam mills, and surrounded by a rich country, fast filling up.²

Three key ingredients, all in place by the end of the Civil War, helped to establish Faribault as a significant commercial and industrial center. First, there were natural resources. Milling industries, powered by the Cannon and Straight Rivers, quickly attracted customers from the surrounding towns and farms, in addition to suppliers of grain and wool, making the city a regional economic center. The town's first important industry, according to Frederick Frink, an early community leader, was the "manufacture of lumber," following construction of a steam saw mill in 1855. The town was located within the "Big Woods," a temperate hardwood ecosystem found in south-central Minnesota. It was a boon to the local economy, as described by the *Faribault Republican*:

When the wheat crop of Minnesota fails, hard times follow in all sections of the state, but happily, our city is more favorably stated to endure such emergencies than the majority of towns in Minnesota. The large body of timber adjacent . . . furnishes an unfailing harvest,

¹ *Faribault Republican*, March 18, 1914; *Furniture Manufacturer and Artisan*, 7 (Jan.-June 1914), 327.

² Edward D. Neill, *History of Rice County* (Faribault: Rice County Historical Society, 1993), 3.

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and gives employment to great numbers of men and teams at the season when the wheat farmer is doing nothing. . . . In furnishing a market for this timber and in drawing money from other points for manufactured goods, our furniture manufactories have been of more importance than our people generally suppose.³

Second, the city's well-connected political leadership brought important state institutions to the city, including the State School for the Deaf (1863) and the State School for the Blind (1866). The State School for the Feeble-Minded would follow in 1881. Those same community leaders drew Episcopal Bishop Henry Whipple (from upstate New York) to establish the city as the location of the Diocesan See. A charismatic leader, Whipple gained a national reputation for his expansion of the church and for his forceful advocacy for American Indians in Minnesota. Soon after his arrival in 1860, the diocese began construction of the Cathedral of Our Merciful Saviour and Seabury Divinity School, as well as the Episcopal educational institutions of Shattuck and St. Mary's Schools.⁴

The "Whipple" schools and the state institutions provided a stable base to the local economy, employing hundreds, hiring local contractors for construction and maintenance, and purchasing supplies and equipment from nearby industries. Reverend James Breck, founder of the Seabury Divinity School, wrote a fundraising letter, explaining the economic benefits of his institution to the whole town:

For the cabinetmaker has lumber which must be paid for, and has in turn his bills with the butcher and teamster, and the day laborer again with the merchant and the landlord. Whilst we shall not be trading with every citizen of Faribault, yet it can hardly be otherwise but that all persons within our influence will be especially benefited by our institution. Now every child is a consumer. The boarder is a consumer.⁵

Finally, the completion of the first railroad line to Faribault in 1865 marked the beginnings of an efficient transportation system for shipping and receiving goods. The city's earliest industries depended on unreliable river use and inadequate roads. Faribault's first railroad began in 1856 when investors formed the company that became the Minnesota Railway Company. Delayed by an economic recession, and then the Civil War, the line, later owned by the Chicago, Milwaukee, and St. Paul (Milwaukee Road), came to Faribault in 1865. A second rail line, the Chicago and Great Western, was built through Faribault in 1882. In 1901 the city's last rail line, the Burlington, Cedar Rapids and Northern (later the Chicago, Rock Island, and Pacific) reached Faribault.

³ F. W. Frink, *A Short History of Faribault and Some of Its People* (Faribault: Faribault Republican, 1901); *Faribault Republican*, March 12, 1884.

⁴ Henry B. Whipple, *Lights and Shadows of a Long Episcopate: Being Reminiscences and Recollections of the Right Reverend Henry Benjamin Whipple, D.D., LL.D., Bishop of Minnesota* (New York: The Macmillan Company, 1899).

⁵ James Lloyd Breck, *The Life of the Reverend James Lloyd Breck, D. D.*, Charles Breck, compiler (New York: E. & J. B. Young, 1883). The local newspapers carried stories about the awarding of contracts for goods and services. See, for example, *Faribault Republican*, August 20, 1873. A. L. Hill Company received the contract for furniture for the Shattuck School.

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The rail lines became anchors for Faribault's industrial districts. The oldest district grew up between Central Avenue (first known as Main Street) on the west and the steep bluffs on the east side of the Straight River. By 1900, the district grew to include the Fleckenstein breweries, two flour mills, a wagon works, the Theobald Mercantile Company warehouse, two furniture manufactories, and, later, after 1910, the Shaft-Pierce Shoe Company. Another industrial center developed a half-mile west next to the Milwaukee Road tracks. This included the Faribault Thresher Company, later home of the Farmer and Seed Company.

While river towns, such as Stillwater, Red Wing, and Winona, were known for their lumber mills and finishing works, in its earliest years, Faribault had only one manufacturer. L. C. Ingram opened a sash, door, and blind factory in 1857, located at 1st Avenue W. and 5th Street NW. Later purchased by his partner, E. M. Leach, it remained a mainstay of the local economy well into the twentieth century. Ansel Hill opened the first major furniture factory. Born in 1829 in Massachusetts, he headed to the west coast in 1853, taken up with Gold Rush fever. Two years later, after he failed to strike it rich, he moved to Faribault, where he began manufacturing furniture. By 1863 Hill employed more than twenty men at his factory, while also serving as the town's only undertaker. After that building was destroyed in a fire in 1872, he erected a new factory, which, in turn, burned down in December 1889. Its replacement, erected in 1890, is still standing at 31 3rd Street Northeast. Following Hill's death in 1897, his furniture company closed its doors.⁶

A competitor, the Faribault Furniture and Chair Factory, opened in 1867, owned by Nathaniel S. Flint. Comparatively, it was much smaller than Hill's enterprise, with around thirty workers as opposed to 100 for Hill. The company proved successful, however, expanding after the installation of a steam engine in 1870. By 1884, it employed from twenty-five to forty workers. The company had a local retail store, but also shipped goods to northern Iowa, southern Minnesota, and the Dakotas. Nathaniel Flint sold out to his brother, Mason M. Flint, in 1878, but remained active in the business.⁷

Five years later, the Flints brought in three new investors: John Hutchinson, Albert Stockton, and Frank Beach.⁸ Beach had worked for the Flints almost from the beginning and was recognized as a master mechanic – the person who made the machinery run. He also designed much of the furniture. Hutchinson, born in Montreal, Canada, in 1840, came to the United States with his parents in 1851. Eight years later the family settled in Rice County. In 1862, Hutchinson enlisted with the 6th Minnesota Volunteer Infantry Regiment, serving first in the U.S.-Dakota War of 1862, and then in the south with the Union army. After mustering out in 1865, he returned to Minnesota to begin a career in the lumber industry. Albert Stockton was more of a passive investor, but he brought capital and political connections to the firm. Also a veteran

⁶ *Minneapolis Tribune*, December 31, 1889. A prominent businessman, Ansel Hill owned two substantial commercial blocks on Central Avenue: the Hill Block, 215 Central Avenue (1874) and the Union Block, 208 Central Avenue (1883). Both are contributing to the NRHP Faribault Commercial Historic District.

⁷ *Faribault Republican*, August 19, September 28, 1870.

⁸ *Faribault Republican*, March 12, 1884.

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of the Civil War, Stockton came to Faribault in 1872 and soon gained the office of deputy county auditor. He later served for more than a decade as state senator.⁹

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In 1886 Hutchinson, Stockton, and Beach bought out Flint, reorganizing as the Faribault Furniture Company. The new owners acquired the east half of block 33 plus lot 7 with frontage on the primary commercial street, then known as Main Street, now Central Avenue. The land was just west of the Straight River and north of the primary commercial district and included the Turner Flour Mill — with a capacity of 100 barrels a day and around fifty employees. Intending to continue operating that business, the three partners organized the Faribault Roller Mill Company, with Hutchinson and Beach playing an active management role.

Concerned about a lack of capacity, amid reports that the furniture company “was unable to fill orders by mail and were obliged to withdraw salesmen from the road,” they began an expansion of their facilities on the southern half of the newly-acquired property even before the deal was signed. A report in November 1885 stated, “The [Faribault] Furniture Company have nearly completed the walls of their new buildings and are in hopes of soon occupying them.”¹⁰ Among the local contractors were Charles O’Brien, stonemason, and Erastus S. Palmer, brickmason and plasterer. The *Faribault Republican* ran a long description of the new building:

The factory is a substantial, well-built structure of brick and stone, whose ground dimensions are 50 x 80 feet, with an elevator shaft 8 x 11 on the east side, running from the ground floor to the third story. The walls and timber throughout are heavy enough for a flouring mill. It has three stories, each twelve feet in height, well lighted, and heated throughout with steam, about 4,000 feet of pipe being used for the purpose. The lower story will be used for the heavy machinery, such as planers, jointers, band saws, tenoning machines, etc. And here lumber will be taken from the dry house, and put through the first processes necessary for the manufacture of furniture. It will then be elevated to the second floor, which will be occupied by the chair and cabinet makers. The manufactured articles, after being put together here, will be sent to the finishing room on the third floor, thence they will be taken by way of an elevated track from the factory to the store room over the sales room in the store building about 75 feet distant.¹¹

That “store building” was erected at the same time. Described as “an elegant, two-story brick structure,” it had a thirty-foot front on Central Avenue (Main Street) with a retail store on

⁹ *Faribault Journal*, May 7, 1902, July 25, 1903. Hutchinson’s home, 305 2nd Street NW, is listed in the National Register of Historic Places, “significant primarily for its association with a prominent business leader who made his fortune in the manufacture of furniture.” Britta Bloomberg, “John Hutchinson House,” 1982, National Register of Historic Places Registration Form, available at Minnesota State Historic Preservation Office (SHPO), St. Paul.

¹⁰ *Faribault Republican*, February 3, 1886; *The St. Paul Weekly Globe*, November 3, 1885.

¹¹ *Faribault Republican*, February 3, 1886.

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the main floor, while the rear of that floor and the upstairs were used for office space, packing, and storage.¹²

In addition, the company erected a sawmill between the flour mill and the furniture factory. After logs were purchased and stored on the lot, it was turned into lumber in the mill, then placed in a dry house to cure the wood before manufacture. The whole process — flour mill, sawmill, furniture factory — was powered by a 125-horse power engine, conveyed from the flour mill to the factory via an eighty-three-foot underground shaft. (Figure 2. Sanborn Insurance Map, 1893. Also see Figure 7.) The proximity of the flour mills also made for convenient trips to town from the surrounding farms. “The same men who brought their grain to the mill of Hutchinson & Stockton to be ground,” pronounced a trade journal, “brought their logs to the sawmill of the same firm to be converted into lumber for the furniture factory.”¹³

The company proved successful, products included chairs, rockers, chamber suites, tables, bureaus, hat racks, side boards, mantles, bank, and office furniture. Only a year after opening the new plant, *Minnesota Farmer* reported:

During our visit at Faribault we called upon Messrs. Hutchinson & Stockton, who are the proprietors of the Faribault Furniture Co., which employs 50 men with a pay roll of \$30,000 annually. They do a business of \$100,000 annually, occupying 20,000 square feet of floor surface and employ three traveling salesmen. . . . Their trade extends over Minnesota, Northern Iowa and Eastern Dakota.¹⁴

Furniture manufacturing underwent significant changes at the end of the nineteenth century. There was a steady transition away from cabinetmaker shops to fully mechanized factories, as technological advances improved production methods. Machines were introduced that could reproduce the workmanship of carvers, increasing production speed while lowering costs. New technology also simplified techniques like veneering and lamination. At Faribault Furniture, in 1889, electric lights were installed so that hours of production could be extended to fill orders. New planing machinery went online in 1891, followed by a new sander and jointer in 1902. After a fire destroyed the engine house in 1895, a new 125-horse-power Corliss engine took its place. The *Faribault Journal* called the upgrade “new evidence[s] of prosperity.” The company also owned property on the opposite side of 1st Ave. N (block

¹² The company office and retail store is not included in the nomination boundary because it has lost integrity of materials and design and would be considered noncontributing. In 1960 new owners “did away with the old-style front” and installed “full-front recessed display windows.” They also installed a three-foot-high sign over the entrance. A photograph from 1982 shows the street façade encased in metal panels, completely obscuring the upper wall. This is a common concern with commercial storefronts, which were often updated. In recent years, the covering has been removed and much of this façade’s brick was repaired, cleaned, or replaced. What remains is a treatment sympathetic to the original but not historic. The relationship between storefront and upper façade remains intact. Fenestration on the second floor has retained the three-part window opening at the center, flanked by single windows. The glass and metal framing, however, are recent replacements. The transom over the storefront is a tinted glass with dark, anodized metal framing. They have also lost their elaborate molded hoods.

¹³ “Written in the Semi-Editorial Vein,” *Furniture Manufacturer and Artisan*, 18 (September 1919), 120-121.

¹⁴ *Minnesota Farmer*, April 1, 1887.

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32) which was used for a warehouse. Close to the railroad tracks, it was covered in corrugated iron “as a protection from sparks of locomotives.”¹⁵

As technology changed, sales also saw a major transformation. On a local level, the outlet on Central Avenue allowed for direct sales to Rice County customers. There were also regular contracts from the Whipple Schools and the state institutions. The company employed three salesmen who had regular routes across Iowa, Minnesota, Missouri, and the Dakotas, and large orders came in from places as far away as San Francisco, Los Angeles, and Denver.¹⁶

In 1894, Faribault Furniture joined other Minnesota companies to form the Northwestern Furniture Manufacturers Exposition Association, with Stockton being elected to its first board of directors – one of the two directors, out of ten, from outside the Twin Cities.¹⁷ Rather than have salespeople transport samples from town to town, manufacturers joined together to show their goods at conveniently located central locations. As the *Minneapolis Journal* observed,

Furniture is different from most every other line in that samples cannot be carried about by traveling men and it is very difficult for retailers to purchase intelligently without visiting the cities where the goods are manufactured. This is, of course, impossible and the semi-annual exposition is intended to serve the same purpose.¹⁸

Faribault Furniture participated in the first exposition, which filled five floors of the Mutual Block in Minneapolis. Modeled after similar shows in Grand Rapids, Michigan, New York, and Cincinnati, it was intended for retailers and not consumers. The event drew thirty-six exhibitors, including nineteen from Minneapolis, a growing hub for furniture manufacturing. Only seven represented outstate Minnesota concerns. Of those, four were companies that specialized in rattan furniture while Faribault Furniture, Red Wing Furniture, and the Rogers Company of Waterville represented hardwood manufacturers.¹⁹ These expositions evolved into permanent marketplaces in major cities. In 1906 the Northwest Retail Furniture Dealers Association opened a three-story Exposition Building at the corner of Raymond and University Avenues in St. Paul. Faribault Furniture exhibited here regularly as well as in Chicago, which became the nation’s center for furniture sales.²⁰

¹⁵ *Faribault Republican*, January 2, December 18, 1889, November 16, 1897, June 25, 1902; *Faribault Journal*, December 13, 1899; *St. Paul Daily Globe*, May 2, 1895.

¹⁶ For an example of these contracts, see “Hutchinson & Stockton factory will supply furniture for the Deaf,” *Faribault Journal*, February 19, 1902. For an example of sales to western states, see *Faribault Journal*, November 16, 1897, noting a shipment of two car loads to Los Angeles. For an overview of industry technology, see Ida Grant, “The Machine Age: The Nineteenth Century,” in *The History of Furniture*, ed. Anne Charlish (London: Orbis Publishing Limited, 1976), 189-191.

¹⁷ *Furniture Trade Review and Interior Decorator*, November 10, 1894: 19. D. M. McNeill, a Red Wing manufacturer, was the other outstate director.

¹⁸ *Minneapolis Journal*, January 28, February 15, 1895.

¹⁹ *Furniture Trade Review and Interior Decorator*, May 10, 1895, 10. *Minneapolis Tribune*, January 28, February 3, 15, 1895;

²⁰ Sharon S. Darling, *Chicago Furniture: Art, Craft, and Industry 1833-1983* (Chicago, Ill.: Chicago Historical Society, 1984), 292-295.

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The firm experienced great success at the end of the nineteenth century, but entering the twentieth century, it faced new challenges. The company lost a principal owner when Senator Stockton died in 1902, after which it reorganized as a corporation with John Hutchinson and Stockton's heirs holding shares. Two years later, Hutchinson bought out all shares. He also continued ownership and management of the Faribault Roller Mill. While its output paled in comparison to the Sheffield-King Mill, with around ten percent of the capacity, it continued to turn a profit, shipping to regional dealers. It was described as "among our most important industries and has a large clientele among our farmers."²¹

Describing changes in the company's business model under Hutchinson's management, the *Faribault Journal* reported,

When the furniture factory was first built and the new firm began business, its proprietors undertook the manufacture of furniture of all kinds but later they found it more advantageous and more profitable to confine themselves to specialties and now make almost exclusively cabinet and library cases, buffets, china closets, etc., of some 75 or more patterns, and are the pioneers in this line of business in this country. At first their goods were shipped in considerable quantities to eastern points, selling as far east as New York, but later eastern factories having come into competition with them, they find a constantly growing market in the west and southwest, shipping many full carloads to California points and correspondingly large consignments to other cities within their territory.²²

The *Journal* further noted, "Already the company find their quarters too cramped for their growing trade and it will be necessary in order to fill the orders crowding in upon them, to enlarge the plant and increase its capacity." A year later, after Hutchinson contracted with sales agents in Illinois and Ohio, the *Journal* reported that the factory "is now running the full time of ten hours a day, and [it] has never been closed down a single day in the past five years on account of supply being in excess of demand."²³

In 1906, after Hutchinson was forced to turn down orders due to lack of space, he proceeded to more than double the size of the furniture factory. Warehouse #1 was erected on the south side of the original building, with Alex Peltier as the primary contractor. On its completion, the *Faribault Journal* noted, "Their factory is modern in every particular, well-lighted and ventilated, and is in every way a model business home for the fifty odd employees." As the local supply of logs from the Big Woods diminished, the company closed its saw mill, and used the unattached building for storage. (Figure 3: Sanborn Insurance Map, 1909)²⁴

Hutchinson made two additional moves. First, he lured Lewis D. Harkins, a former employee, back from Waterville to manage production. Second, he further expanded the business with the introduction of funeral and undertaking services in 1907. A 1910 history stated, "In its sightly store on Central Avenue

²¹ *Faribault Republican*, July 4, 1903, March 2, 1904, January 1, 1906, February 26, 1908.

²² *Faribault Journal*, July 25, 1903.

²³ *Faribault Journal*, July 25, 1903, January 29, 1904.

²⁴ *Faribault Journal*, July 25, 1903, January 22, 1908; *Faribault Republican*, January 24, 1906, March 18, 1913.

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(the company) does a large retail business, and also has an undertaking and funeral directing establishment.” The store sold a wide range of household items, including carpeting, linoleum, rugs, and furniture from other manufacturers.²⁵

In the summer of 1912, a fire broke out in the paint and varnish shop, located in the 1886 section. Although contained to that area, smoke and water damaged much of the furniture stored in the 1906 warehouse addition. Hutchinson undertook one final round of expansion, building a four-story warehouse, 50 x 100 feet, on the southeast corner of the property. (Warehouse #2) It was connected to the main plant only by an enclosed and elevated walkway to ensure that there would be no recurrence of fire-related damage to the inventory. At the same time, Hutchinson tore down the old sawmill and replaced it with a lumber room and a new dry-kiln manufactured by the Grand Rapids (Mich.) Veneer Works. The new warehouse was constructed using brick from the Barr Clay Products Company, which had just begun operations in 1911 in Wanamingo, manufacturing clay building brick, silo blocks, drain tile and other clay articles. The work was supervised by local contractor, Charles Peltier. Widely-respected, Peltier had completed the Rice County Jail and the new U.S. Post Office, among other projects.²⁶

With his health failing, John Hutchinson sold the company to Harkins in 1914, with Frank Beach retaining his position as superintendent and primary designer. Soon after, the company won a major contract to furnish a new dormitory at the nearby Shattuck School. The business that Hutchinson left behind was considered “one of the most prosperous and substantial of Faribault's many industrial enterprises.”²⁷

Peterson Art Furniture Company

Poor health forced Lewis Harkins to sell the Faribault Furniture in November 1918, John Peterson, a previous employee and industry colleague, organized a local group of investors to purchase a controlling share of the company. At this point, Peterson either owned or was the primary investor for six furniture factories — four in Faribault and two in Waterville. All companies produced furniture for the Peterson Art Furniture Company. The principal output was described as “art novelties in the furniture line, especially music cabinets, library tables and pedestals.”

A native of Denmark, Peterson came to the United States in 1874 at the age of thirteen. After learning the furniture trade as a wood carver and cabinetmaker in Massachusetts, he headed west and found work in a Minneapolis. In 1895 he moved Faribault and was employed at the Faribault Furniture Company as a carver and designer. Seeking new opportunities, he left that company in 1901, along with

²⁵ *Faribault Republican*, Franklyn Curtiss-Wedge, ed. *History of Rice and Steele Counties, Minnesota*, I, 387. *The Irish Standard* (Minneapolis, Minn.), September 1, 1915.

²⁶ *Minneapolis Tribune*, June 21, 1912; *Faribault Journal*, December 25, 1912, February 5, 1913; *Faribault Pilot*, July 4, 1912; *Faribault Journal*, March 19, October 15, 1913; *Wanamingo Progress*, February 5, 1913; *Hardwood Record* (Chicago, Ill.), September 25, 1913: 41.

²⁷ *Faribault Republican*, March 18, 1914; *Faribault Journal*, December 16, 1914; *Furniture Manufacturer and Artisan*, 7 (Jan.-June 1914), 327.

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Lewis Harkins, to lease a dormant furniture factory in Waterville, Minnesota. In 1906 Peterson decided to return to Faribault, opening operations in an old piano factory near the Milwaukee Road tracks.

As the hands-on manager, Peterson reorganized the Faribault Furniture Company to conform to his marketing and manufacturing plan, focusing its output on dining room furniture. Despite the change in ownership, Faribault Furniture Company continued to have its own corporate officers until 1936 and continued to pay taxes as a separate entity. In 1927, Faribault Furniture became a defendant in a major antitrust action by the federal government against the National Alliance of Furniture Manufacturers. Charged with price-fixing. While the case was settled with a fine of \$500, the suit indicates the strong position of the company in the industry, apart from the larger parent corporation. A 1934 newspaper account gave a rosy picture of the company's business outlook, stating that production reached \$100,000 for the year. However, two years later, in 1936, the Faribault Furniture Company became a victim of the Great Depression and changes in the furniture trade and declared bankruptcy. Peterson, listed in court records as the receiver in the proceedings, purchased the property while much of its machinery was put up for auction.²⁸

With the older corporation dissolved, all lines were consolidated under the Peterson Art Furniture Company. Peterson also acquired full ownership of the Home Furniture Store on Central Avenue. (Figure #9) Terry Peterson, John's son, became company president at that time, although the founder remained active in the company until his death in 1955.²⁹

Conclusion

For half a century, the Faribault Furniture Company produced well-designed and popular furniture. Sold widely across the upper Midwest, the firm was among the largest in outstate Minnesota. Locally, it was one of Faribault's major industries, typically ranking within the top ten in number of employees through the period of significance. By 1918, the Faribault Furniture Company was recognized as "one of the most prosperous and substantial of Faribault's many industrial enterprises."³⁰ The company continued to prosper until 1936 when it fell victim the hard economic times of the Great Depression in 1936. The Faribault Furniture Company is locally significant under Criterion A in the area of industry for its association with one of the earliest and most successful, independently owned and operated, furniture manufacturers in Faribault.

²⁸ *Faribault Journal*, August 16, 1934; *Minneapolis Star*, January 28, 1936; *Faribault Daily News*, February 3, 1936.

²⁹ "Peterson Art Furniture Firm Fetes Fifty Years in Business," *Faribault Daily News*, February 12, 1955.

³⁰ *Faribault Republican*, March 18, 1914; *Furniture Manufacturer and Artisan*, 7 (Jan.-June 1914), 327.

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"Written in the Semi-Editorial Vein," *Furniture Manufacturer and Artisan*, 18 (September 1919), pp. 120-121.

Newspapers

Faribault Daily News. Faribault, Minnesota.

Faribault Journal. Faribault, Minnesota.

Faribault Pilot. Faribault, Minnesota.

Faribault Republican. Faribault, Minnesota.

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 # _____

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Primary location of additional data:

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

Name of repository: Rice County Historical Society

Historic Resources Survey Number (if assigned): Factory: RC-FAC-375

10. Geographical Data

Acreage of Property 1.18

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

- | | |
|--------------|------------|
| 1. Latitude: | Longitude: |
| 2. Latitude: | Longitude: |
| 3. Latitude: | Longitude: |
| 4. Latitude: | Longitude: |

Or

UTM References

Datum (indicated on USGS map):

NAD 1927 or NAD 1983

- | | | |
|-------------|-----------------|-------------------|
| 1. Zone: 15 | Easting: 478678 | Northing: 4904697 |
| 2. Zone: | Easting: | Northing: |
| 3. Zone: | Easting: | Northing: |
| 4. Zone: | Easting : | Northing: |

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

The boundary includes the eastern half of Block 33, including lots 1-5, identified as Rice County parcel 18.31.1.26.177.

Boundary Justification (Explain why the boundaries were selected.)

The boundary contains the property associated with the furniture company during its period of significance, 1886-1918 that maintains sufficient integrity.

11. Form Prepared By

name/title: Daniel J. Hoisington
organization: Hoisington Preservation Consultants
street & number: P. O. Box 13585
city or town: Roseville state: MN zip code: 55113
e-mail djh@hoisingtonpreservation.com
telephone: 651-415-1034
date: July 18, 2019

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer,

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photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: Faribault Furniture Company

City or Vicinity: Faribault

County: Rice

State: MN

Photographer: Daniel J. Hoisington

Date Photographed: June 2013, October 2017

Description of Photograph(s) and number, include description of view indicating direction of camera:

Photo #1 (MN_Rice County_Faribault Furniture Company_0001), 1886 furniture factory, camera facing northeast.

Photo #2 (MN_Rice County_Faribault Furniture Company_0002), 1886 furniture factory (left) and 1906 addition (right), camera facing northeast.

Photo #3 (MN_Rice County_Faribault Furniture Company_0003), 1906 addition (left), loading dock, and 1913 warehouse (right), camera facing northeast.

Photo #4 (MN_Rice County_Faribault Furniture Company_0004), raised walkway connecting 1906 and 1913 buildings, ground floor was built in 1954, camera facing north.

Photo #5 (MN_Rice County_Faribault Furniture Company_0005), 1913 warehouse, camera facing northeast.

Photo #6 (MN_Rice County_Faribault Furniture Company_0006), 1913 warehouse, east elevation, camera facing northwest.

Photo #7 (MN_Rice County_Faribault Furniture Company_0007), 1913 warehouse, east elevation, camera facing southwest.

Photo #8 (MN_Rice County_Faribault Furniture Company_0008), 1954 annex (buff-colored concrete block building) and kiln (right), camera facing west.

Photo #9 (MN_Rice County_Faribault Furniture Company_0009), foundation and west wall of 1886 factory, rear of lumber room on right) camera facing northeast.

Photo #10 (MN_Rice County_Faribault Furniture Company_0010), view of complex to southeast, kiln (right) and lumber room (left) in foreground, camera facing southeast.

Photo #11 (MN_Rice County_Faribault Furniture Company_0011), view of complex to south from 5th Street NE, camera facing south.

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Photo #12 (MN_Rice County_Faribault Furniture Company_0012), interior, 2nd floor, 1886 factory, camera facing east.

Photo #13 (MN_Rice County_Faribault Furniture Company_0013), interior, 1st floor, 1906 addition, camera facing north.

Photo #14 (MN_Rice County_Faribault Furniture Company_0014), interior, 4th floor, 1913 warehouse, camera facing west.

Photo #15 (MN_Rice County_Faribault Furniture Company_0015), interior, 1st floor, 1913 warehouse, camera facing south. Photograph provided by 10,000 Drops Distillery. Taken December 20, 2017.

Photo #16 (MN_Rice County_Faribault Furniture Company_0016), interior, basement, 1906 warehouse, camera facing west.

Photo #17 (MN_Rice County_Faribault Furniture Company_0017), interior, basement, 1886 factory, camera facing west. Note entrance to F-Town brewing room on left.

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 100 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.

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Map 1.



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Map 2.



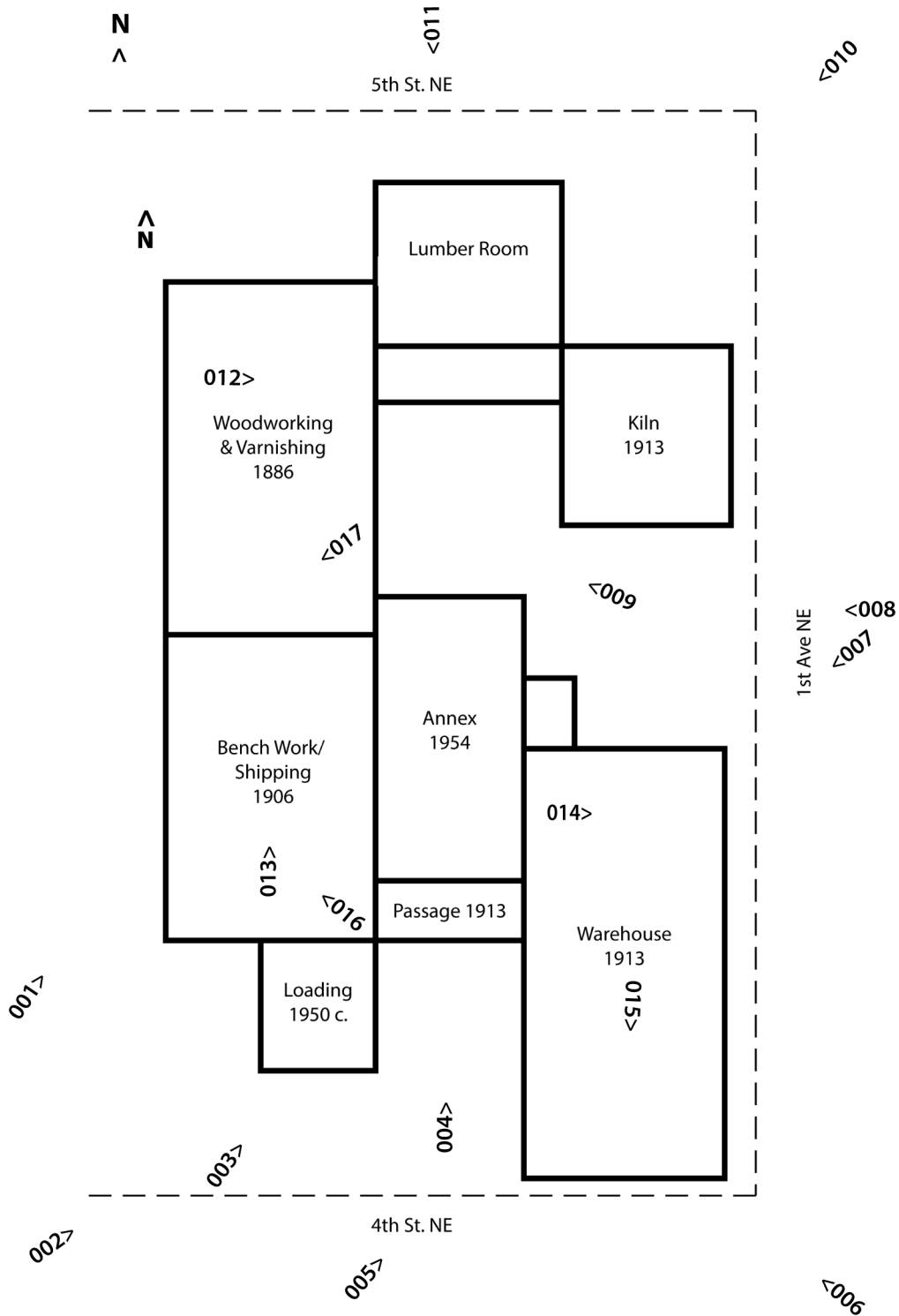
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Map 3. Floor plan and photo guide.



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INDEX OF FIGURES

Figure 1. Sanborn Insurance Map, 1884. This map was drawn just before acquisition of the property by Stockton and Hutchinson, showing the flour mill on the north third of the lot.

Figure 2. Sanborn Insurance Map, 1893. The original two-story brick building is shown with a connecting walkway to the store and offices on Central Avenue (then known as Main Street). In addition, a steam-powered sawmill is built to process logs into lumber, to be stored on the south side of the lot. The northern third of the property is dominated by the Faribault Roller Mill.

Figure 3. Sanborn Insurance Map, 1909. In 1906 the company built a major addition on the south side of the original factory. This provided a larger shipping area and created better space for the finishing/ varnishing department. The saw mill was closed and turned into storage. On the south side of the lot, a stand-alone building was used to store undertaking supplies, reflecting the introduction of undertaker services in 1907.

Figure 4. Sanborn Insurance Map, 1914. The four-story warehouse, located on the southeast corner of the lot, was completed in 1913. L. D. Harkins, the new owner, further improves the manufacturing process by tearing down the old saw mill and adding a lumber room and kiln.

Figure 5. Sanborn Insurance Map, 1930. At this point, the Faribault Roller Mill has closed and is being used for furniture storage. The power plant remains in operation.

Figure 6. Sanborn Insurance Map, 1950. The connecting walkway to the office/ showroom on Central Street was demolished. On the south side, a one-story concrete block loading dock was constructed.

Figure 7. Photograph, 1903. This is view of the Faribault Furniture Company, looking west. The factory is in the center. Note the connecting overhead walkway between the retail store and the factory. From *Faribault: Athens of the West* (Faribault: Faribault Republican, 1930).

Figure 8. Circa 1950. View to northeast. Note the windows. Also note the raised walkway between the 1907 and 1913 buildings. Rice County Historical Society

Figure 9. Circa 1940. This is an aerial view of Peterson Art Furniture. Northfield Historical Society

Figure 10. Home Furniture Store, 416 Central Avenue, Faribault. Circa 1930. Rice County Historical Society

Figure 11. Advertisement. Rice County Historical Society

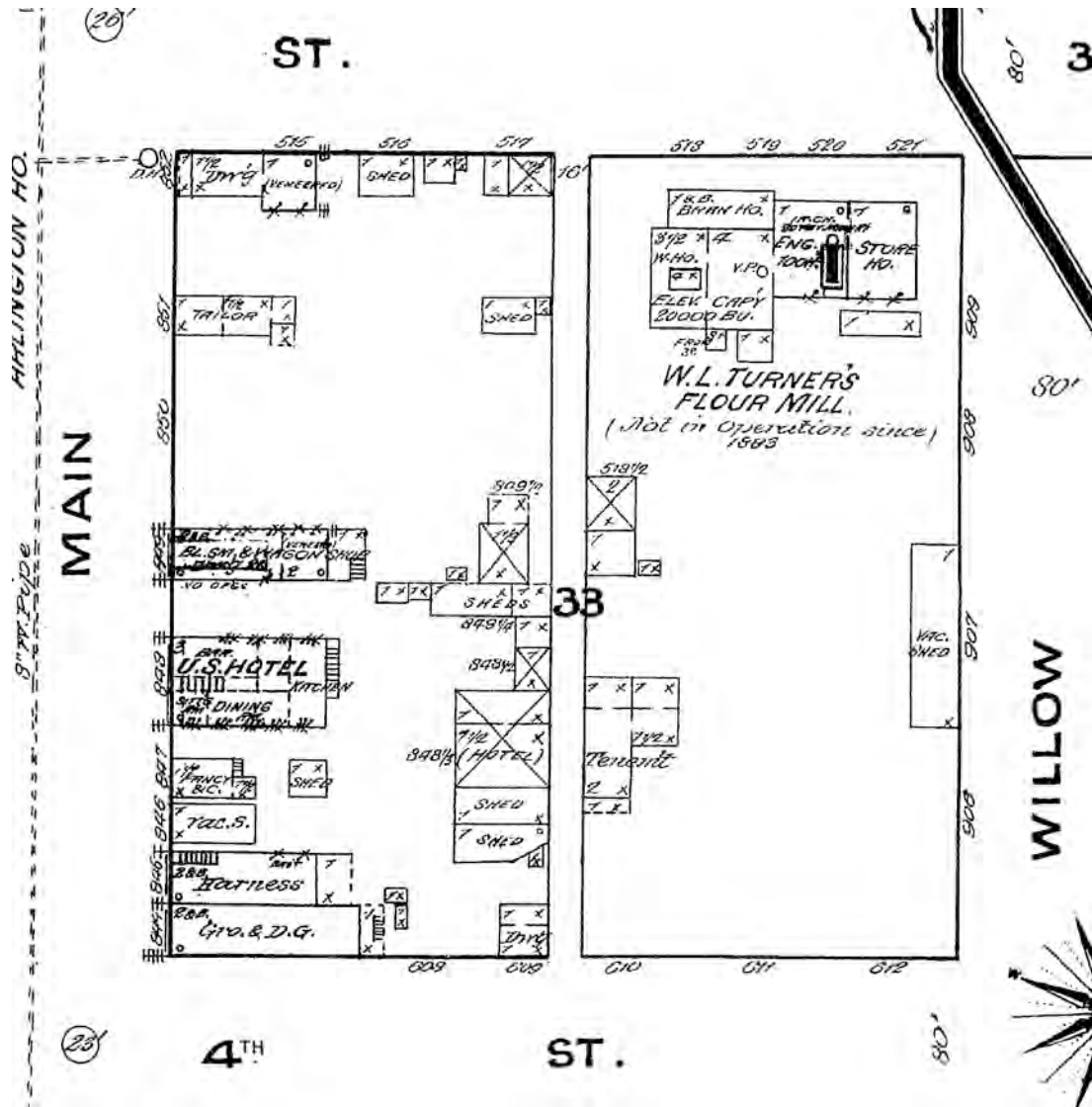
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Figure 1: Sanborn Insurance Map, 1884



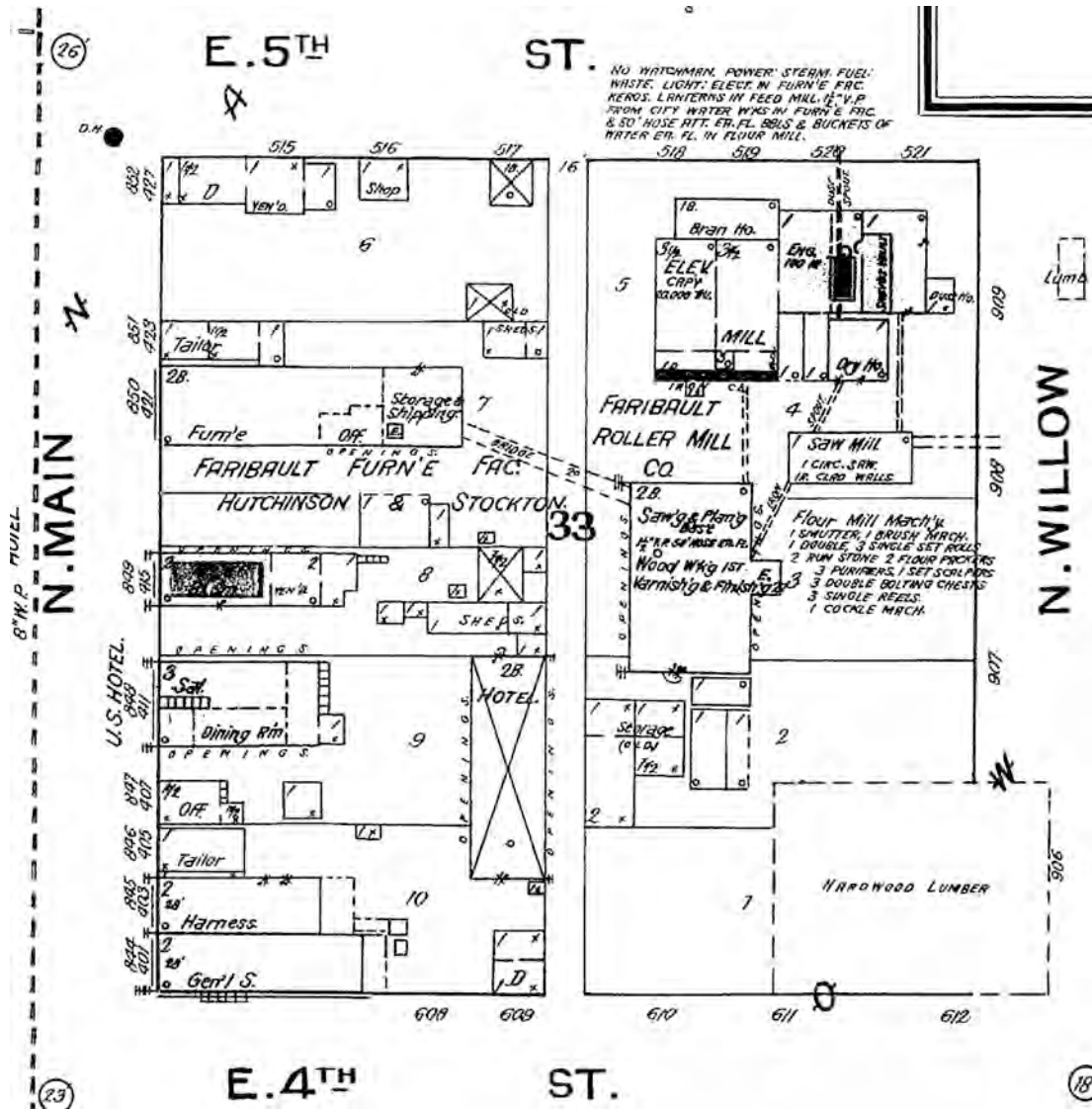
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Figure 2: Sanborn Insurance Map, 1893



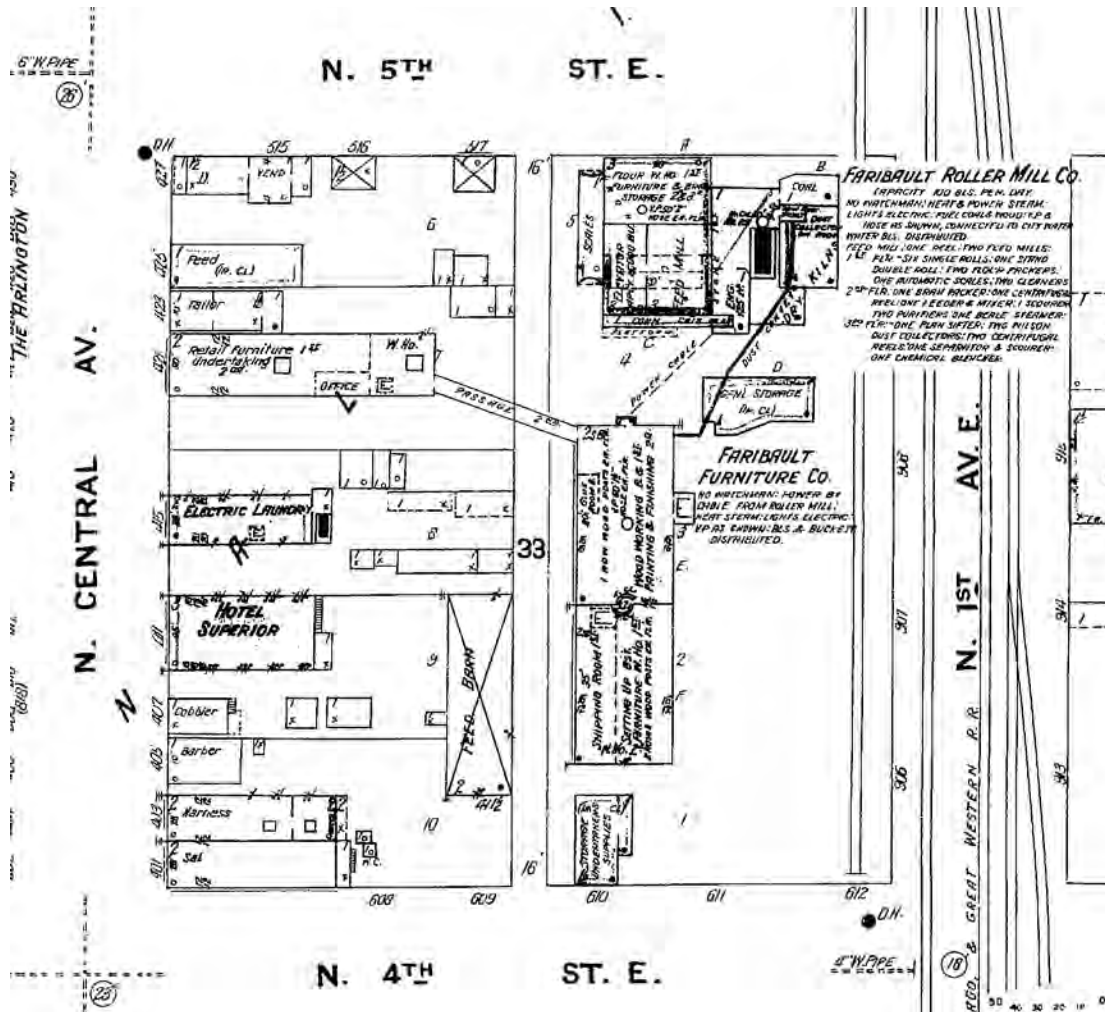
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Figure 3: Sanborn Insurance Map, 1909



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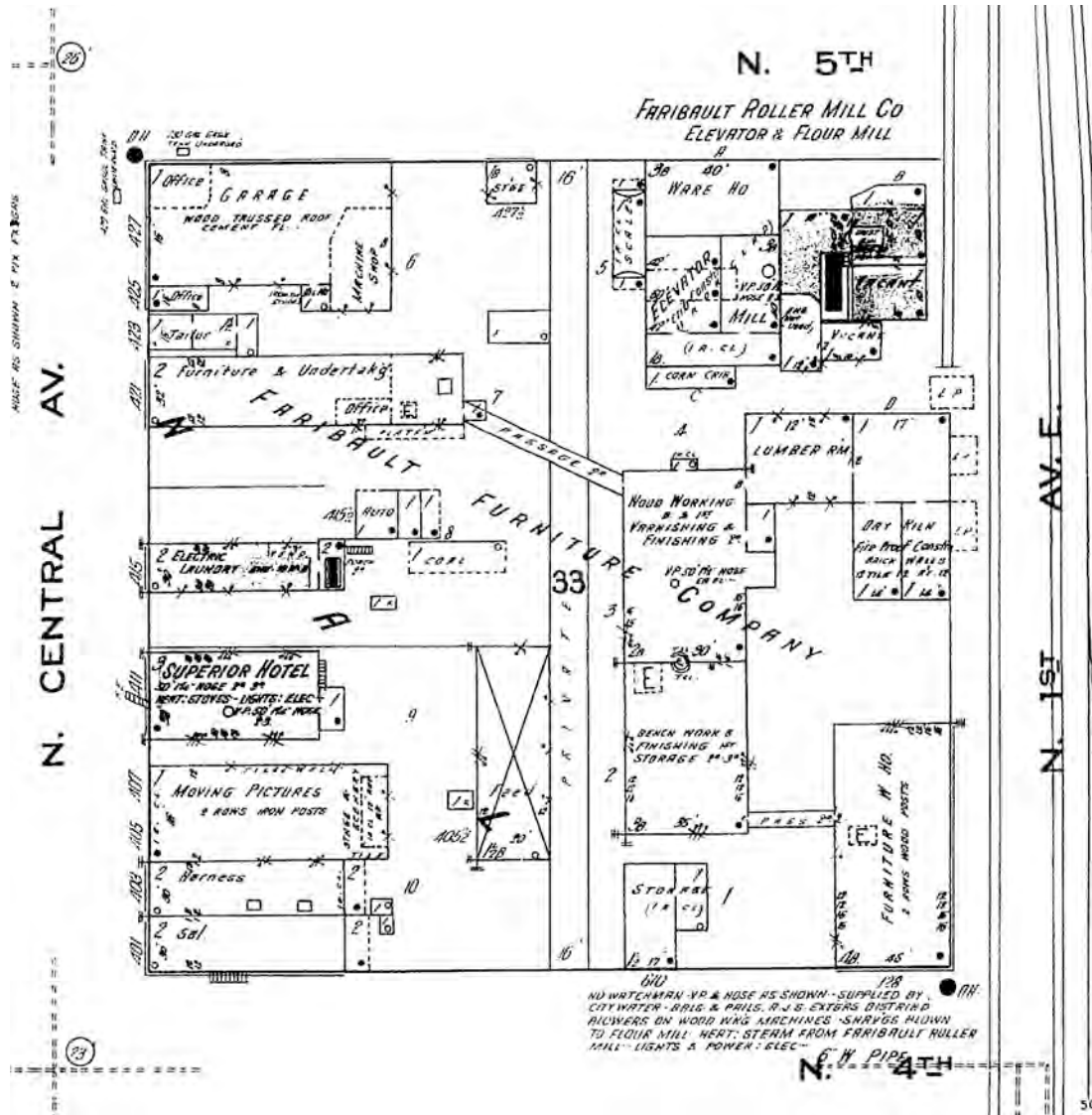
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Figure 4: Sanborn Insurance Map, 1914



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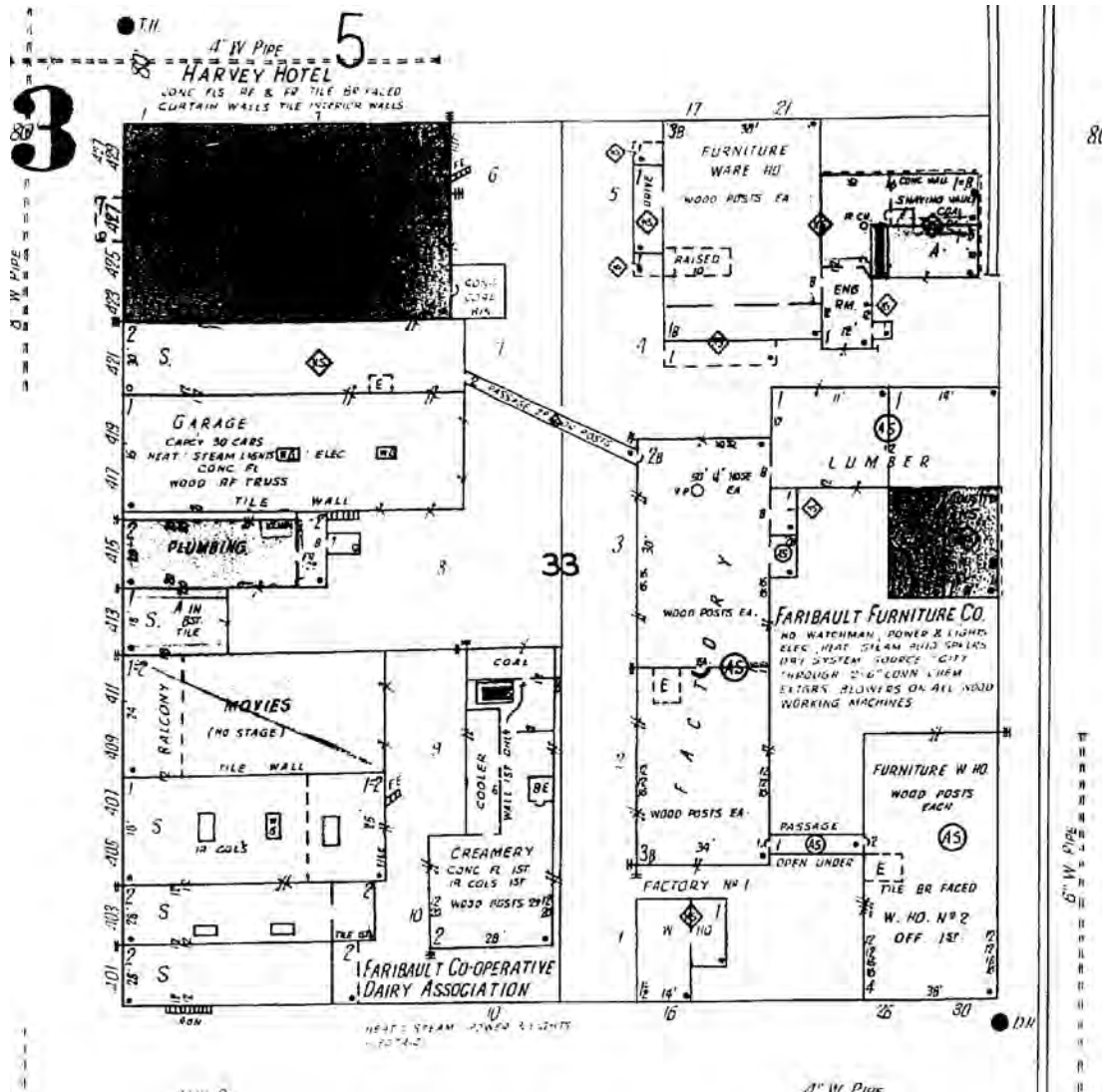
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Section number Additional Documentation

Page 9

Figure 5: Sanborn Insurance Map, 1930



United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Faribault Furniture Company

Name of Property

Rice County, Minnesota

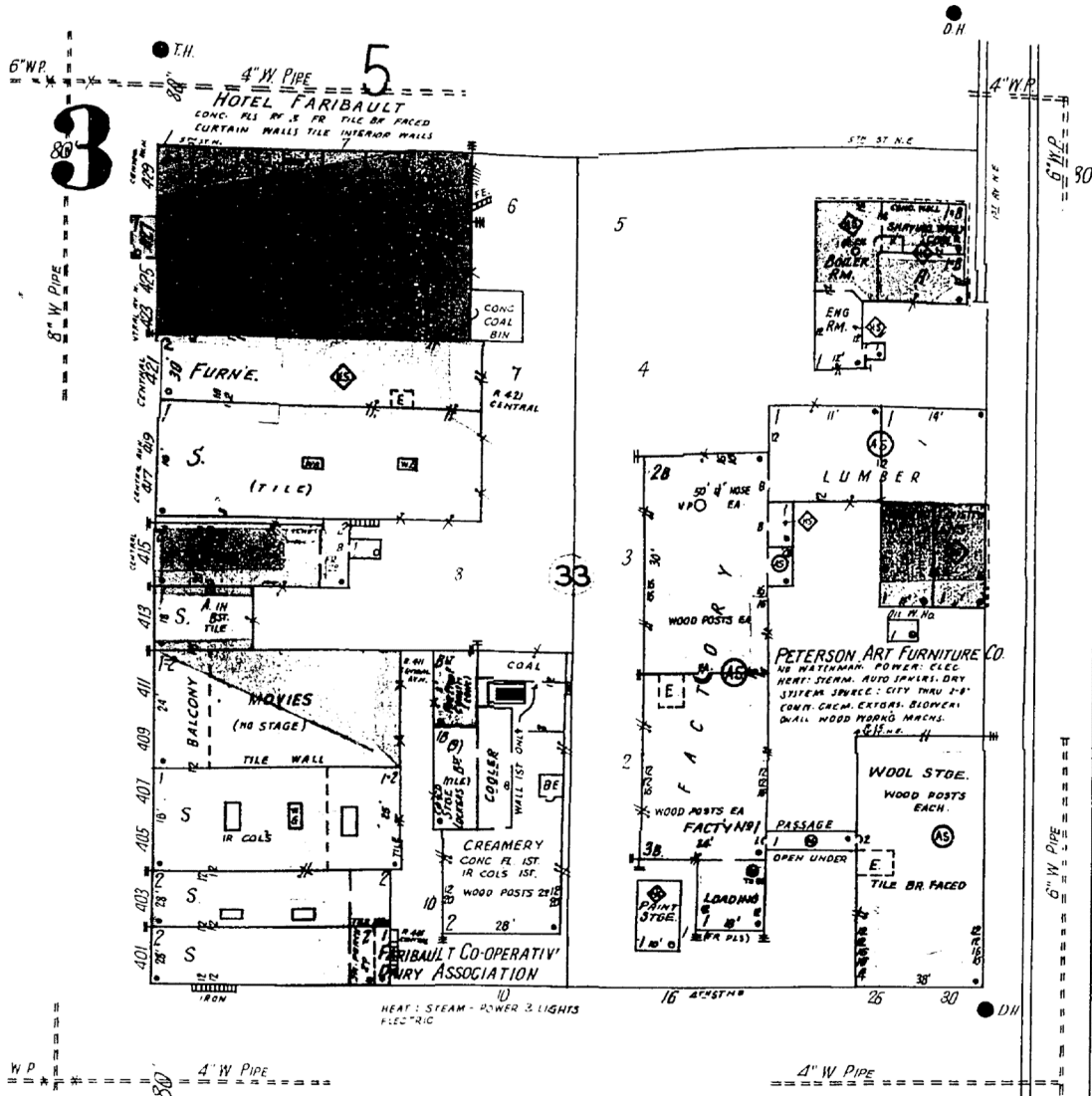
County and State

Name of multiple listing (if applicable)

Section number Additional Documentation

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Figure 6: Sanborn Insurance Map, 1950



United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Faribault Furniture Company

Name of Property
Rice County, Minnesota

County and State

Name of multiple listing (if applicable)

Section number Additional Documentation Page 11

Figure 7: Faribault Furniture Company, 1903



United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Faribault Furniture Company
Name of Property
Rice County, Minnesota
County and State
Name of multiple listing (if applicable)

Section number Additional Documentation Page 12

Figure 8: Peterson Art Furniture Company, ca. 1950



United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Faribault Furniture Company

Name of Property

Rice County, Minnesota

County and State

Name of multiple listing (if applicable)

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Page 13

Figure 9: Peterson Art Furniture, ca. 1940. Northfield Historical Society



United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Faribault Furniture Company
Name of Property
Rice County, Minnesota
County and State
Name of multiple listing (if applicable)

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Figure 10: Home Furniture Store, 421 Central Avenue



United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Faribault Furniture Company

Name of Property
Rice County, Minnesota
County and State

Name of multiple listing (if applicable)

Section number Additional Documentation Page 15

Figure 11: Advertisement, Faribault Furniture Company



GENUINE NO. 1 LEATHER COUCH.
This couch is guaranteed for 5 years by the manufacturer and by our selves against any fault in workmanship or materials. It is 78 in. long and 30 in. wide. Has a wide quartered oak frame. A good comfortable and durable Couch. Our price \$25.00.

A few Xmas suggestions in articles which will be not only useful and durable, but which will help to beautify any home. Buy now while our stock is complete. Your selections can be marked and delivered when desired.



THE KELLY AUTOMATIC MORRIS CHAIR.
This most stylish and comfortable Morris Chair on the market. No unsightly rods used to support the back or cumbersome push buttons to get out of order. A slight backward pressure of the body causes the chair to adjust itself to any desired position. Equipped with a foot rest, as shown which slides back out of the way when not in use.
Golden Oak Stained, Black Velour covering\$11.00
Early English Finish, Boston Spanish leather\$13.00
Genuine No. 1 Leather,\$20.00



MISSION DINING CHAIRS.
This is one of our values to last years diners that is hard to beat. It has a dovetail seat construction which prevents its warping or cracking. Made throughout of best quartered oak. Finished in Golden Oak, Fumed oak or Early English.
Genuine Leather\$1.50
Wood Seat\$2.10



BISSELL'S CARPET SWEEPERS.
A Christmas gift that pleases for 360 days or more. Bissell's Sweepers make sweeping so easy that this task becomes a pleasant recreation instead of a routine drudgery with no scooping, no dust, no noise and no backache or blistered hands. It saves the wear on carpets, curtains, draperies, etc. One Bissell will outwear 25 brooms and sweepers. We have them in all grades and finishes from \$2.00 to \$3.00.



MISSION LADIES' DESK.
This beautiful Arts and Crafts Ladies Desk is 48 in. high and 29 in. wide. Has 4x16 French Bevel Mirror. Strong roomy shelf below. Roomy pigeon hole compartments with stamp drawer. Large stationary drawer below shelf. Oxidized brass trimmings. Finished in Early English or Weathered Oak. Only \$9.00.



GENUINE MAHOGANY PARLOR TABLE.

This colonial table has a 28x28 Top, large massive pedestal. Artistically carved feet. This Table is well constructed and has a polished finish. It will make a gift which will be a pleasant reminder of the giver for practically a lifetime. Call and get our prices.



PEDESTALS.

We have just received for the Xmas trade a large line of pedestals in Mahogany, Golden Oak and Early English. Ranging in price from \$1.00 to \$1.75. Call and make your selection while our stock is complete.



CHILD'S ROCKER.

Golden Oak finished Child's Rocker, with heavy seat well made and finished. A bargain at \$1.25.



THE CARROM ARCHARENA FOLDING TABLE.

The lightest and strongest folding Table made. Weighs only 15 lbs. Top is made of beautifully figured rotary sawed oak. Legs are strongly braced and are easily folded. Legs also also rubber tipped which prevents marring or scratching. The Ideal Table for card or tea parties. White maple top \$3.00. Rotary sawed top \$2.25. Full top \$4.00.



A BARGAIN PARLOR TABLE.

A genuine quartered oak or birch Mahogany parlor table at \$2.00. This is a good heavy table 24x24 top rubbed and polished. Legs neatly turned, with glass ball feet at the ends, if desired.



THE XMAS PRESENT MOTHER WANTS.

There is no possible investment that will give so much genuine long lived and complete satisfaction as a Homey Kitchen Cabinet. With it the kitchen work can be done with the least effort; cleaning up can be done in half the usual time. See our display and get prices.

WE LEAD IN FURNITURE AND UNDERTAKING
FARIBAULT FURNITURE CO.





FARIBAULT
CITY OF FARIBAULT
MINNESOTA

PUBLIC
PARKING



FABRIC AULT





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Bar
Lenses
Red Cable
Night Letter
Keypad
STANDARD TIME



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UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Requested Action:

Property Name:

Multiple Name:

State & County:

Date Received: 5/24/2019 Date of Pending List: 6/11/2019 Date of 16th Day: 6/26/2019 Date of 45th Day: 7/8/2019 Date of Weekly List:

Reference number:

Nominator:

Reason For Review:

- | | | |
|---------------------------------------|--|--|
| <input type="checkbox"/> Appeal | <input type="checkbox"/> PDIL | <input type="checkbox"/> Text/Data Issue |
| <input type="checkbox"/> SHPO Request | <input type="checkbox"/> Landscape | <input type="checkbox"/> Photo |
| <input type="checkbox"/> Waiver | <input type="checkbox"/> National | <input checked="" type="checkbox"/> Map/Boundary |
| <input type="checkbox"/> Resubmission | <input type="checkbox"/> Mobile Resource | <input type="checkbox"/> Period |
| <input type="checkbox"/> Other | <input type="checkbox"/> TCP | <input type="checkbox"/> Less than 50 years |
| | <input checked="" type="checkbox"/> CLG | |

Accept Return Reject Date

Abstract/Summary
Comments:

Recommendation/
Criteria

Reviewer Roger Reed  Discipline Historian

Telephone (202)354-2278 Date 7/8/19

DOCUMENTATION: see attached comments : No see attached SLR : No

If a nomination is returned to the nomination authority, the nomination is no longer under consideration by the National Park Service.



RECEIVED MAY 03 2019

April 15, 2019

ATTN: Amy Sprong
Deputy State Historic Preservation Office
Minnesota State Historical Preservation Office
50 Sherburne Avenue
Building 203
St. Paul, MN 55155

RE: Certified Local Government Comment on the nomination of Faribault Furniture Company, 28 Fourth Street NE, Faribault, Rice County to the National Register of Historic Places

Dear State Review Board:

On Monday, April 15, 2019, the Faribault Heritage Preservation Commission (FHPC) held a public hearing to receive public comment on the proposed nomination of the Faribault Furniture Company building to the National Register of Historic Places. Notice of said hearing was published in the Faribault Daily News on April 8th 2019. No public comments relating to the nomination were received prior to or during the public hearing.

The FHPC has reviewed the proposed nomination against the National Register Criteria for Evaluation. The Faribault Furniture Company was one of the earliest and most successful, independently owned and operated furniture manufacturers in Faribault. It was an anchor business and one of the largest employer of residents from 1886-1961. Their products were utilized in residences and commercially, originally available from door to door sales and later through a retail presence on Central Avenue. It is the opinion of the FHPC that the Faribault Furniture Company, and the building that housed it at 28 Fourth Street Northeast, possess integrity of location, design, setting, feeling, and association, and meet the following National Register Criteria:

- (a) Is associated with events that have made a significant contribution to the broad patterns of our history and the utilization of the abundant raw materials in this region.
- (b) Is associated with the lives of persons significant in our past, John Hutchinson who owned and operated Faribault Furniture Company.

This opinion was developed with the assistance of Lyn Rein, AIA, and Ron Dwyer, who meet the Federal Professional Qualifications Standards for History. Lyn Rein has over twenty years of experience in architecture and historic preservation, including seven years on the Faribault Historic Preservation Committee, serving currently as the chair. Ron Dwyer has been a master carpenter for forty five years and building designer for fifty five years. He has restored several nineteenth century structures in south central Minnesota including a three story stone building that he restored and owns on Central Avenue in Faribault.



The FHPC is proud to support the nomination of the Faribault Furniture Company to the National Register of Historic Places and hopes the State Review Board will concur. If you have questions regarding this opinion, please contact Kim Clausen, Community Development Coordinator for the City of Faribault at 507.333.0375.

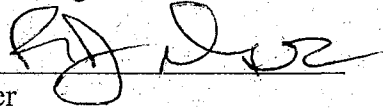
Sincerely,



Lynette Rein, AIA

Chairperson

Faribault Heritage Preservation Commission



Ron Dwyer

Committee Member

Faribault Heritage Preservation Commission

Minnesota State Historic Preservation Office
50 Sherburne Ave., Suite 203, St. Paul, Minnesota 55155
651-201-3293



TO: Joy Beasley, Keeper
National Register of Historic Places

FROM: Ginny Way
NR Architectural Historian
MN SHPO

DATE: May 21, 2019

NAME OF PROPERTY: Faribault Furniture Company

COUNTY AND STATE: Rice County, Minnesota

SUBJECT: National Register:
 Nomination
 Multiple Property Documentation Form
 Request for determination of eligibility
 Request for removal (Reference No.)
 Nomination resubmission
 Boundary increase/decrease (Reference No.)
 Additional documentation (Reference No.)

DOCUMENTATION:

- Original National Register of Historic Places Registration Form
- Multiple Property Documentation Form
- Continuation Sheets
- Removal Documentation
- Photographs
- CD w/ image files
- Digital Map
- Sketch map(s)
- Correspondence
- Owner Objection

The enclosed owner objections
Do Do not constitute a majority of property owners

STAFF COMMENTS: