

MINNESOTA HISTORIC PROPERTIES INVENTORY FORM

MAR 2 1982

HISTORIC NAME: Theopold Mercantile Co. Wholesale Grocery Building
 COUNTY: Rice
 CURRENT NAME: Depot Square
 CITY/TWP.: Faribault
 LEGAL DESC.: See continuation sheet
 ADDRESS: 1st Ave. and 3rd St. NE

CLASSIFICATION:	CONDITION:	SIGNIFICANCE:	THEME/S:
Building <u> X </u>	Excellent <u> </u>	Local <u> X </u>	Primary <u> Commerce </u>
Structure <u> </u>	Good <u> X </u>	State <u> </u>	Secondary <u> </u>
Object <u> </u>	Fair <u> </u>	National <u> </u>	Others <u> </u>
District <u> </u>	Deteriorated <u> </u>		

OPEN TO THE PUBLIC: Yes No Restricted X PRESENT USE: Commercial/offices
 VISIBLE FROM THE ROAD: Yes X No
 OCCUPIED: Yes X No

DATE CONSTRUCTED: 1893 ORIGINAL USE: Grocery warehouse
 ORIGINAL OWNER: F.A. & H.C. Theopold ARCHITECT/BUILDER: Unknown

OWNER'S NAME AND ADDRESS: Depot Square Properties; c/o Herbert Cook; P.O. Box 507; Faribault, MN 55021	ACREAGE: Less than one acre <u> X </u>
LOCAL CONTACT/ORG.: Rice County Historical Society, P.O. Box 5, Faribault, MN 55021	UTM REFERENCE: Faribault Quad. 7.5 15 / 478765 / 4904320
FORM PREPARED BY: Britta Bloomberg	
DATE: April 1981	

DESCRIPTION:

The Theopold Mercantile Company Wholesale Grocery Building occupies the northeast corner of First Avenue and Third Street NE., a block east of Faribault's principal business district on the west bank of the Straight River. It is located in the heart of the town's historic industrial and manufacturing district; few of the buildings originally located in this once bustling part of town remain. The Rock Island Railroad Depot is southeast of the building on the tracks.

The Theopold Wholesale Grocery Building is a large three story warehouse constructed in 1893 of buff colored brick. The building is rectangular in plan and measures three bays on First Avenue by nine bays on Third Street with an angled bay at the southwest corner. Each bay is articulated by pilaster strips that run the height of the building and form an arch over the third story windows. Fenestration consists of slightly arched windows with stone sills on the second and third floors and wide, semi-circular arched windows on the first floor. The building sits on a rusticated limestone foundation with a raised stone water table, and is capped by a cornice on the street facades and a flat roof. Entry is near the rear corner (northeast) in an elevator addition.

The building retains good exterior design integrity and has recently been renovated for office use. The renovation included complete interior remodeling, window replacement, and an entry/elevator addition on the north facade.

SIGNIFICANCE:

The Theopold Mercantile Company Wholesale Grocery Building is significant as the best representative of Faribault's role as a major distribution and trade center for the region, and as one of the few surviving warehouse structures in Faribault's "warehouse" district associated with the late nineteenth century development of the city. Warehouses, such as this wholesale grocery building, are generally found only in cities that had achieved a degree of regional importance, as they required access to a necessary transportation network, adequate population, and a developed economic base. By the late 1880s and early 1890s, Faribault had achieved this degree of importance and was able to reach a reasonably large market. F.A. Theopold had started a retail grocery business in early Faribault. In the late 1880s he decided to engage exclusively in the wholesale business and entered a partnership with his son H.C. Theopold. He erected this warehouse, containing 35,000 square feet, for his thriving business in 1893. Within a decade the company had grown substantially. In 1906 the company was incorporated under the name Theopold-Reid Mercantile Company with H.C. Theopold, president and William McC. Reid, treasurer. Now, nearly a century since (see continuation sheet)

Faribault, MN
Rice County

Significance - continued

its construction, the building continues to reflect the beginning of Faribault's heyday as a regionally important trade and manufacturing center.

Legal Description:

Part of Block 46, Original Town of Faribault described as follows. Begin at the southwest corner of Block 46; commence Nly 132 ft.; thence Ely 126 ft.; thence Sly 66 ft.; thence Wly 8 ft.; thence Sly 66 ft.; thence Wly 118 ft. to point of beginning.

Bibliography:

Curtiss-Wedge, Franklyn ed., History of Rice and Steele Counties Minnesota, Chicago: 1910.

R.L. Polk and Co.'s Rice County Directory 1907-08, St. Paul: 1908.

Sanborn Insurance Company Maps, 1905, 1909, 1930.