

United States Department of the Interior National Park Service

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National Register of Historic Places Registration Form

NATIONAL REGISTER

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in Guidelines for Completing National Register Forms (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Dobbin, Reverend James, House/St. James School for Boys other names/site number N/A

2. Location

street & number 1800 14th Street NE N/A not for publication city, town Faribault N/A vicinity state Minnesota code MN county Rice code 131 zip code 55021

3. Classification

Ownership of Property: [x] private, [] public-local, [] public-State, [] public-Federal. Category of Property: [y] building(s), [] district, [] site, [] structure, [] object. Number of Resources within Property: Contributing 1, Noncontributing 1 buildings, 0 sites, 0 structures, 0 objects, Total 1. Number of contributing resources previously listed in the National Register 0.

Name of related multiple property listing: N/A

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, 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. [] See continuation sheet. Signature of certifying official: [Signature] Date: 6/7/90 State or Federal agency and bureau: Minnesota Historical Society

In my opinion, the property [] meets [] does not meet the National Register criteria. [] See continuation sheet. Signature of commenting or other official: _____ Date: _____ State or Federal agency and bureau: _____

5. National Park Service Certification

I, hereby, certify that this property is: [x] entered in the National Register. [] See continuation sheet. [] determined eligible for the National Register. [] See continuation sheet. [] determined not eligible for the National Register. [] removed from the National Register. [] other, (explain:). Signature of the Keeper: Beth Boland Date of Action: 7/23/90

6. Function or Use

Historic Functions (enter categories from instructions)

Domestic/single dwelling

Education/school

Current Functions (enter categories from instructions)

Education/school

7. Description

Architectural Classification

(enter categories from instructions)

Gothic Revival

Materials (enter categories from instructions)

foundation limestone

walls limestone

roof asphalt

other stone sills

Describe present and historic physical appearance.

See continuation sheet

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Dobbin, Reverend James, House/St. James School for Boys

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The Dobbin House/ St. James School for Boys building is a two and a half story Gothic Revival limestone structure that stands on the wooded Eastern bluffs of the Straight River. It shares a campus operated by the C.B. Wilson Center for adolescents and is used for administrative purposes. Its location at the southern end of an approximately 30 acre campus retains a high degree of site integrity with an expansive lawn that extends southwesterly from the building to the river bluff. The Gothic Revival building is composed of a central 25 by 30 foot rectangular mass flanked by 25 by 35 foot and 25 by 50 foot masses at either end. Each mass is spanned by a gable roof, the two end gables comprising the twin gable peaks of the front facade. The building rests upon a raised limestone foundation and water table. The present configuration of the building represents the combination of a T-shaped 35 by 50 foot 1874 Gothic cottage on the south and the later 25 by 50 foot rectangular 1901 addition to the north. That addition resulted in the creation of a "new" Gothic style east front facade with a central entry. The Gothic Revival building is attached by a single story and basement stone passageway to a non-contributing two and a half story 1909 stone classroom building off the west (rear) elevation.

The steeply pitched and cross-braced twin gable ends of the front facade are the building's focal point. Their verticality is accentuated by steeply pitched gabled dormers on the central roof slope. A central entry on the main facade is classically inspired and is composed of rock-faced concrete sidewalls and front piers that each support a Tuscan wood column. These in turn, support a shed porch roof with gabled pediment. The entry frames a pair of painted metal commercial doors.

Window fenestration on the 1901 addition repeats the general arrangement of the 1874 cottage and is typically Gothic in its variety: pointed Gothic arch windows in the gable peaks and dormers; one-over-one double sash on the second story; and bays on the ground floor.

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The 1901 addition resulted in some necessary alterations to the cottage including the construction of the new east facade entry and changes to window fenestration on the new front elevation. It also included the conversion of the chimney in the rear bay of the cottage into a cupola. An undated historic photograph of the original cottage and a circa 1910 postcard indicate that the replacement of the south elevation Gothic frame porch with the present stone columns and stairs took place before 1910. An early alteration that cannot be dated is the removal of the second story Gothic windows from the south elevation and their replacement with rectangular one-over-one sash. By 1914, a stone and concrete basement refrigeration addition was built on the north elevation. Alterations over the last ten years include the enclosure of the south elevation porch with plywood panels and metal casement windows, and the enclosure of the front entry with rough-faced concrete block sidewalls and commercial doors. Additional recent alterations include the complete replacement of wood sash storms with aluminum combination windows.

Although the building underwent a major change in 1901 with the construction of a north end addition, the design of that addition, styled after the east elevation of the original 1874 cottage, created a second and equally fine example of the Gothic Revival style. Alterations since that time are minor and do not detract from the stylistic vocabulary of the building.

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

nationally statewide locally

Applicable National Register Criteria A B C D

Criteria Considerations (Exceptions) A B C D E F G N/A

Areas of Significance (enter categories from instructions)

Architecture

Period of Significance

1874
1901

Significant Dates

1874, 1901

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

unknown, 1874
Hatch, A.H., Contractor, 1901

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

See continuation sheet

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The Dobbin House/St. James School is significant within a context of Faribault's aesthetic development as represented in the built environment. This context spans both Minnesota Historical Society contexts: *Early agriculture and River Settlement* and *Agricultural Development and Railroad Construction.*) Within that context the Dobbin House/St. James School building is an outstanding example of native limestone construction rendered in the Gothic Revival style in Faribault. It is one of two remaining stone residential buildings constructed in this style in the city. Built of locally quarried stone, this building represents one of Faribault's most outstanding cultural resources; its native stone architecture. Its design contributes to the group of handsome stone buildings that began to assemble along Faribault's eastern bluffs beginning with the construction of the Seabury Divinity Hall in 1863.

There are many factors which contribute to the aesthetic quality of a particular place. Faribault, Minnesota, is a community which, partially through fate and partially through insightful planning, achieved a high standard of civic pride. Early practices of social justice and tolerance did much to affect the enduring social and economic prosperity of the community. Proximity to natural building blocks did much to affect Faribault's architectural prosperity.

Locating on the Straight River the early residents had easy access to high quality limestone deposits within a mile of the Faribault settlement. Faribault's first three quarries were opened in the mid-1850s and owned separately by Alexander Faribault, Charles Wood and M.N. Pond. This indigenous natural resource, combined with the development of major religious and state institutions and their need for facilities, served to draw master craftsmen and designers to Faribault. Stonemasons William E. Jones, Edward Goodman, Thomas and Cormack McCall came to Faribault to work on the large stone contracts being generated by these institutions. Similarly, architects Henry Congdon of New York City, Cass Gilbert of Saint Paul, Willcox and Johnston of Saint Paul, and Thomas F. Ellerbe worked on

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large commissions and have left a legacy of finely designed, native limestone buildings in Faribault.

As the community and its institutions grew, so did civic and personal pride. The fine designs which flourished from the 1860s to the early 1900s were not, however, limited to public or ecclesiastical architecture; the designs of private homes displayed the same pride and sophistication as their more imposing institutional neighbors. The same entrepreneurs who were building elaborate Italianate commercial blocks on Central Avenue (then Main Street) were also building exquisite, highly refined residential styles in Faribault's neighborhoods.

The Dobbin House/St. James School originated as a classic Gothic Revival country cottage and was built in 1874 at a cost of \$3,800.00. It was then known as "Manney Hill" for its owner C.A. Manney and his father, the Reverend S.W. Manney, early Episcopal missionary and theology professor at the Seabury Divinity School. It is believed to have been incomplete until purchased by the Episcopal Reverend James Dobbin in 1880. No records of the renovations that Dobbin made at that time have been found, but historic photographs depict a completed Gothic Revival cottage with steeply pitched and cross-braced gable ends, exposed eave brackets, pointed Gothic arch windows, a single-story front porch, and massive corbelled chimneys. In 1901, the Reverend Dobbin converted this residence into a boys preparatory school for the Shattuck Academy. At that time, a very sympathetic \$6,000.00 Gothic Revival addition was built to the north end of the cottage by a contractor named A.H. Hatch. The addition nearly doubled the size of the structure and relocated the entry to a central position on the new east front facade. The result, although constructed nearly thirty years after the original Gothic cottage, is a fine example of the Gothic Revival spirit and bears all the earmarks of that style: aspiring verticality, visually interesting use of a variety of building materials, and Gothic detail.

9. Major Bibliographical References

See continuation sheet

See continuation sheet

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 # _____

Primary location of additional data:

- State historic preservation office
- Other State agency
- Federal agency
- Local government
- University
- Other

Specify repository:

Fort Snelling History Center
Saint Paul, Minnesota

10. Geographical Data

Acreeage of property Less than one

UTM References

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Zone Easting Northing

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Zone Easting Northing

D

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See continuation sheet

Verbal Boundary Description

See continuation sheet

See continuation sheet

Boundary Justification

The boundry includes the lot that has historically been associated with the property.

See continuation sheet

11. Form Prepared By

name/title Thomas R. Zahn, Jacqueline Sluss

organization Thomas R. Zahn & Associates, Inc. date July 31, 1989

street & number 420 Summit Avenue telephone (612) 221-9765

city or town Saint Paul state Minnesota zip code 55021

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Central Republican. Faribault, Minnesota., January 22, 1868, 3:3

Faribault Republican. Faribault, Minnesota., June 24, 1881, 3:3

ibid., November 25, 1881, 3:3

ibid., June 5, 1901, 3:5.

ibid., July 3, 1901, 3:1

Granger, Susan and Scott Kelly. *The Faribault Historic Sites Survey: Phase I: Identification*. Heritage Preservation Commission, Faribault, Minnesota. September 30, 1987.

Granger, Susan. *Faribault's Historic Contexts: Final Report of a Historic Preservation Planning Project*. Heritage Preservation Commission, Faribault, Minnesota. June 30, 1986.

Historic Photographs, Minnesota Historical Society Collections, St. Paul, and Rice County Historical Society Collections, Faribault.

Ottmer, Ward, ed., "St. James School- An Appreciation", *The Cathedral Chimes*, v.15, n.10, December 1938, p.1.

S.W. Manney, probate file # 199, Rice County Courthouse, Faribault.

Swanberg, L.E. ed., *Then and Now: A History of Rice County, Faribault, and Communities*. Faribault, Minnesota., 1976.

Zahn, Thomas R. *Faribault Heritage Preservation Commission Planning Report*, July, 1988.

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Beginning at the northwest corner of the stone and concrete half-story refrigerator/freezer addition (see National Register Nomination, Section 7) and continuing along the north elevation eastward 65 feet, thence at right angles with the north line, south 130 feet, thence west, parallel with said north line 155 feet, thence parallel with said east line, north 130 feet, thence east at right angles with said west line 90 feet to point of beginning.