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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 Batchelder's Block  
other names/site number N/A

2. Location

street & number 120 Central Avenue North N/A  not for publication  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	Category of Property	Number of Resources within Property	
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	Contributing	Noncontributing
<input type="checkbox"/> public-local	<input type="checkbox"/> district	<u>1</u>	<u>0</u> buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	<u>0</u>	<u>0</u> sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	<u>0</u>	<u>0</u> structures
	<input type="checkbox"/> object	<u>0</u>	<u>0</u> objects
		<u>1</u>	<u>0</u> Total

Name of related multiple property listing: N/A  
Number of contributing resources previously listed in the National Register 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this  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  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:

entered in the National Register. 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] Signature of the Keeper 7/12/90 Date of Action

**6. Function or Use**

Historic Functions (enter categories from instructions)

Commerce/specialty store

Current Functions (enter categories from instructions)

Health care/medical business

Industrial/cabinet manufacturing

**7. Description**

Architectural Classification

(enter categories from instructions)

Italianate

Materials (enter categories from instructions)

foundation limestone

walls limestone

roof composition

other

Describe present and historic physical appearance.

See continuation sheet

# National Register of Historic Places Continuation Sheet

Batchelder's Block

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The structure known as the Batchelder's Block is a limestone commercial building situated on the main street of Faribault in a commercial row with more recent construction to the north and south. A simple rectangle in plan, the building measures approximately twenty-eight feet north to south and eighty feet east to west on the exterior. It has three stories on the front (east) facade which is divided into three major bays with one lesser bay on the storefront level and four equally spaced bays on the upper two stories. The building is constructed of locally quarried limestone rendered in the Italianate style by local architect C.N. Daniels. The Italianate features include a vertical emphasis in massing and detail, round arched storefront windows and entrance, and segmental arched windows with decorative stone crowns. The exterior walls are load bearing, and the flat roof which slopes to the west is concealed with a parapet capped with heavy, flat, cut limestone.

The front elevation has a main central door bay with recessed door, and a raised stone threshold, flanked by two window bays and a lesser bay to the north which provides access to the door to the upper floors. The storefront bays are defined by rock-faced columns supporting rounded arches of heavy stone voussoirs with dropped keystones. The central door is recessed three feet and has side lights and arched panels of glass above which repeat the design of the windows in the bays to either side. The arched windows are composed of a large arch made-up of two lesser arched panels supporting a round panel and triangular infill panel of glass.

There are four equally spaced two over two double hung windows with segmental arches on both the second and the third story levels. The windows display heavy Italianate stone hoods with keystones and stone sills. The building originally was capped with a limestone cornice which showed signs of disintegration and was replaced, in 1878, with a galvanized iron cornice. The metal cornice was removed prior to 1945 and was never replaced.

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The north elevation has no window or door openings, but clearly displays the original chimney placement and the joist pockets of the once adjoining building. The back, west, elevation appears to have its original fenestration with three windows on the third story, two windows and very tall window-door combination on the second story, and the tops of first story windows that have been partially covered with a change in grade behind the building. The windows have stone lintels and sills. The tall door-window combination has a wood timber lintel.

On the south elevation there is a metal fire stair that accesses a door at the second story level; the door is covered with plywood and not original to the building.

**C. 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

Commerce

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Period of Significance

1868 -1939

\_\_\_\_\_

\_\_\_\_\_

Significant Dates

1868

\_\_\_\_\_

\_\_\_\_\_

Cultural Affiliation

N/A

\_\_\_\_\_

\_\_\_\_\_

Significant Person

N/A

Architect/Builder

Daniels, C.N., architect

Rice and Daniels, Builders

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

See continuation sheet

See continuation sheet

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The Batchelder's Block is significant within the context of the development of Faribault's commercial economy, and the city's role as an early center of commerce in southeastern Minnesota. It is also an unusually well preserved example of early commercial architecture in Faribault.

The context of commercial development in Faribault, which also spans the Minnesota Historical Society's contexts of *Early Agriculture and River Settlement*, and *Agricultural Development and Railroad Construction*, encompasses a wide range of businesses which distributed goods shipped into the city and provided a variety of necessary services to the residents of the community. A large number of small commercial establishments in early Faribault attracted customers from a wide geographic area, and the city became a trade and service center catering to an extensive rural farm population as well as its own residents. After railroads linked Faribault with the rest of the state, the city became a wholesale and distribution center of regional importance. The time span of the context begins in 1855, the year Faribault was platted, and continues until the end of the Second World War and the beginning of the post war economic boom.

Small retail and service businesses were established in Faribault almost as soon as whites moved to the area. Beginning with the first crude log hotel and the early Barron House, which opened in 1856, hotels have been among the first and most important businesses in the town. Saloons and restaurants were soon opened, and general stores began selling commercial goods hauled from Hastings and St. Paul. By 1857, only two years after the city was platted, the following small businesses were operating, according to Neill's History of Rice County (1882):

Retail

- 8 general stores (dry goods, groceries, hardware, farm tools, etc.)  
with an annual trade of over \$200,000
- 4 hardware stores
- 3 clothing stores

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3 meat and food markets  
2 boot and shoe stores  
2 drug stores  
2 furniture stores and cabinet shops

## Service

5 banking and land agent firms  
3 livery stables  
2 bowling alleys  
2 restaurants  
1 billiard saloon

## Professional

8 law firms  
6 physicians  
4 architectural and building firms  
2 dentists

Early businesses provided the new community with the lumber and hardware to construct buildings, and served farmers in the area with implements, supplies, and food staples. Furniture, dry goods, hardware and general stores furnished early residents with the newest manufactured items from larger cities. Service industries including livery stables, funeral parlors, laundries, photographers' studios, and, later, automobile repair shops and gas stations were established. Entertainment businesses brought saloons, billiard halls, bowling alleys, dance halls, vaudeville shows, and movie theaters to Faribault. Doctors, lawyers, and other professionals offered their services. Local architects such as Olof Hanson and contracting firms such as P.J. Gallagher and Sons and Paul M. Schroeder won commissions to design and build houses, commercial buildings, churches, and public structures all over the city.

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The completion of the first railroad line to Faribault in 1865 increased the number and variety of small businesses by providing an efficient transportation system for shipping and receiving goods. The development of rail networks brought wholesale and distributing firms to Faribault including one of the largest, the Theopold Mercantile Wholesale Grocery Company, established in the 1880s.

As early as 1868 a Board of Trade was organized to promote commerce in Faribault. The financial transactions of the large array of businesses were handled first by private individuals and small loan companies, and in the early twentieth century by three major banks: the Security State Bank (established in 1894), the Chase State Bank (established in 1905), and the Citizens National Bank. Faribault became known as a regional insurance center because of the large number of early insurance firms in the city. Because it was the county seat, it supported a large number of law firms.

Like their counterparts in local industry, several of Faribault's commercial businesses remained open for decades, many operated by several generations of family members. Some firms like Bachrach Clothing Company, established in 1877, and Ochs Department Store, established in 1886, have served the Faribault area for over a century.

The Batchelder's Block was built in 1868 for George F. Batchelder who sold dry goods from the street level and carpets from the second floor. Faribault's first labor union, the CIO, had its headquarters and meeting hall on the third floor. (The topic of union organizations in Faribault needs additional research.) The building has been continuously occupied since that time. The building's mixed-use history is typical of commercial buildings in Faribault. This pattern of use served the consumer demands of Faribault's citizens and the surrounding farm community as well as the social organization needs of the local populations.

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The Batchelder's Block is the second oldest surviving commercial structure in Faribault and it retains a very high degree of stylistic and material integrity. The only older commercial building documented in the *Faribault Historic Sites Survey* was the Heinrick Building, built in 1865. The latter stone structure, however, has been moderately altered through time whereas the Batchelder's Block is basically intact and has been restored for adaptive reuse.

The commercial block is also significant as one of Faribault's finest early commercial designs. It was the first three-story structure in Faribault and contained one of the first elevators in Faribault run by counterweight and pull rope. Built of native limestone, this commercial structure is among the best works of local architect C.N. Daniels and reflects the importance of commerce in the early development of Faribault. In a city possessing one of Minnesota's most elegant turn-of-the-century commercial National Register Districts, the Batchelder's Block stands out as one of the community's oldest, best designed, and best preserved Italianate storefronts.

Little is known about the architect C.N. Daniels with the exception of an incomplete record of his accomplishments in Faribault. He supervised the construction of the exterior of the stone Cathedral of Our Merciful Saviour (1862), designed the old Rice County Courthouse (1873), and the First National Bank and Masonic Hall (1876). Of these known designs, neither the Courthouse and Bank/Masonic Hall are extant, and the original design of the St. Lawrence Church design is no longer recognizable under a 1934 renovation. The Cathedral and the Batchelder's Block are the only known well-preserved examples of his work.

**9. Major Bibliographical References**

See continuation sheet

- Previous documentation on file (NPS): N/A
- 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 # \_\_\_\_\_

See continuation sheet

- Primary location of additional data:
- State historic preservation office
  - Other State agency
  - Federal agency
  - Local government
  - University
  - Other

Specify repository:  
Minnesota Historical Society  
Fort Snelling History Center

**10. Geographical Data**

Acreage of property Less than one acre

UTM References

A 15 478580 4904080  
 Zone Easting Northing

C \_\_\_\_\_

B \_\_\_\_\_  
 Zone Easting Northing

D \_\_\_\_\_

N/A  See continuation sheet

Verbal Boundary Description

The nominated property occupies the North 4.8 feet of Lot #3 and South 1/3 Lot #4, Block 68, Original Town.

N/A  See continuation sheet

Boundary Justification

The boundary includes the city lots, and portion of city lots, that have historically been associated with the property.

N/A  See continuation sheet

**11. Form Prepared By**

name/title Thomas R. Zahn

organization Thomas R. Zahn & Associates, Inc. date December 7, 1988

street & number 807 Holly Avenue telephone (612) 227-9989

city or town Saint Paul state Minnesota zip code 55104

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"Bicentennial Tour of Faribault's Old Town." 1976.

Central Republican, Faribault, Minnesota. 8/26/1868, 3:2.

Ibid. 10/27/1869, 3:3,4.

Faribault Republican, Faribault, Minnesota. 10/4/1882, 3:1.

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

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

Mott, Louise. "Faribault Architecture," Rice County Historical Society, ca. 1945.

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

"109 Structures," Heritage Preservation Commission, Faribault, Minnesota. 1982.