

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. **Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

1. Name of Property

historic name Faribault Woolen Mill Company

other names/site number _____

2. Location

street & number 1500 Second Avenue NW

N/A	not for publication
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city or town Faribault

N/A	vicinity
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state Minnesota code MN county Rice code 131 zip code 55021

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, 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. I recommend that this property be considered significant at the following level(s) of significance:

___ national ___ statewide ___ local

Signature of certifying official/Title _____ Date _____

State or Federal agency/bureau or Tribal Government _____

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official _____ Date _____

Title _____ State or Federal agency/bureau or Tribal Government _____

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 _____

Faribault Woolen Mill Company
Name of Property

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County and State

5. Classification

Ownership of Property
(Check as many boxes as apply.)

Category of Property
(Check only **one** box.)

Number of Resources within Property
(Do not include previously listed resources in the count.)

- private
- public - Local
- public - State
- public - Federal

- building(s)
- district
- site
- structure
- object

Contributing	Noncontributing	
1		buildings
		sites
		structures
		objects
1		Total

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

Number of contributing resources previously listed in the National Register

N/A

N/A

6. Function or Use

Historic Functions
(Enter categories from instructions.)

Current Functions
(Enter categories from instructions.)

INDUSTRY/PROCESSING/EXTRACTION/
manufacturing facility

INDUSTRY/PROCESSING/EXTRACTION/
manufacturing facility

7. Description

Architectural Classification
(Enter categories from instructions.)

Materials
(Enter categories from instructions.)

NO STYLE

foundation: STONE/Limestone; CONCRETE

walls: BRICK; CONCRETE; METAL/Aluminum

roof: ASPHALT

other: _____

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Narrative Description

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

Summary Paragraph

See continuation sheet.

Narrative Description

See continuation sheet.

DRAFT

Faribault Woolen Mill Company
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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.

Areas of Significance

(Enter categories from instructions.)

INDUSTRY

Period of Significance

1892-1972

Significant Dates

1892-1893, 1914, 1922-1923, 1945-1960,
1971-1972

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- 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.

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

Architect/Builder

N/A

Period of Significance (justification)

The period of significance begins in 1892, when the first part of the mill was constructed and operations began at the site, and ends in 1971 when the company was at the height of its most successful period and the final large addition was built.

Criteria Considerations (explanation, if necessary)

The property has achieved significance within the last fifty years and meets Criteria Consideration G for its exceptional importance to the history of the Minnesota textile industry as the longest-running, fully integrated woolen mill in the state.

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Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance and applicable criteria.)

See continuation sheet.

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

See continuation sheet.

DRAFT

Developmental history/additional historic context information (if appropriate)

See continuation sheet.

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9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

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 # _____
- recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- State Historic Preservation Office
 - Other State agency
 - Federal agency
 - Local government
 - University
 - Other
- Name of repository: Faribault Woolen Mill Company, Faribault, MN

Historic Resources Survey Number (if assigned): RC-FAC-101

10. Geographical Data

Acreage of Property 3 acres
(Do not include previously listed resource acreage.)

UTM References (NAD 83)

(Place additional UTM references on a continuation sheet.)

1	<u>15</u>	<u>478261</u>	<u>4905994</u>	3	<u> </u>	<u> </u>	<u> </u>
	Zone	Easting	Northing		Zone	Easting	Northing
2	<u> </u>	<u> </u>	<u> </u>	4	<u> </u>	<u> </u>	<u> </u>
	Zone	Easting	Northing		Zone	Easting	Northing

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

The boundary begins on the northeast corner of the property at the corner of the Cannon River and Second Avenue NW and extends southerly along the west edge of Second Avenue to railroad right-of-way; then southeasterly along the railroad right-of-way to Fourteenth Street NW; then westerly approximately 382 feet along the north edge of the Fourteenth Street; then northerly to the south bank of the Cannon River; then easterly along the riverbank to the starting point.

Boundary Justification (Explain why the boundaries were selected.)

The boundary contains the property associated with the mill during its period of significance.

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11. Form Prepared By

name/title Elizabeth Gales
organization Hess, Roise and Company date December 30, 2011
street & number 100 North First Street telephone 612-338-1987
city or town Minneapolis state MN zip code 55401
e-mail gales@hessroise.com

Additional Documentation

Submit the following items with the completed form:

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

Photographs:

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

See continuation sheet.

Property Owner:

(Complete this item at the request of the SHPO or FPO.)

name Paul Mooty, Adrian Mill Holdings LLC
street & number 1500 Second Avenue NW telephone 507-412-5510
city or town Faribault state MN zip code 55021

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 18 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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Faribault Woolen Mill Company

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Section number 7 Page 1 **DESCRIPTION****Summary Paragraph**

The Faribault Woolen Mill Company is located at 1500 Second Avenue Northwest in Faribault, Minnesota. The property was one of the last fully integrated woolen mills in the United States at the time of its closing in 2009. It has since reopened and continued blanket manufacturing. Like other industrial properties, the use in this building—the processing of wool and the manufacturing of wool products—dictated how it evolved. The building is utilitarian with rectangular massing and sections ranging in height from one to three stories. Wall materials, including brick, concrete block, and corrugated metal, and exposed timber and steel framing are in keeping with the property's industrial character.

Narrative Description

The Cannon River is immediately north of the mill. Second Avenue is on the east side, and Fourteenth Street is on the south. A residential neighborhood extends to the south and west of the building. The building originally faced Maple Street (now Third Avenue), but the street was vacated by 1905 and the property has been oriented to Second Avenue since then. A small surface parking lot is situated on the northeast corner of the property. A large surface parking lot extends from the east side of the building around to the south and west sides of the building. The mill is part of an industrial area, which includes a cannery, on the edge of the city's residential core.

The mill began with a two-story brick structure in 1892 that was added onto even before operations began. Several rectangular additions made over the next eighty years created the building's current appearance. The building history is included in Section 8. A basement runs under most of the mill and is partially exposed on the river (north) side (Photograph 1). Wall materials include brick, concrete block, and corrugated metal. All sections have flat roofs.

Window openings are located on all facades; the south and west elevations have very few openings (Photographs 5, 6, 7). Original openings on the north and east walls have been filled in with wood, concrete block, and newer windows (Photographs 1, 2, 3, 4). A proposed rehabilitation will restore some of these openings. Most of the doorways on the exterior of the building hold hollow-core metal doors or garage doors, and enter various parts of the manufacturing space. A plate-glass and aluminum-frame public entrance is located on the north facade on a one-story office addition (Photograph 2). The entrance was built in the 1950s and later modified for accessibility. A plate-glass door serves as an employee entrance on the south side of the same addition (Photograph 4).

The exterior of the building is very simple with no decoration. The company invested most of the profits in the interior to improve efficiency in the manufacturing process. The current layout dates from 1971 when the company built its last major addition and reorganized the machinery. Some things have always been consistent, like the location of the dyeing and fulling machines on the north side of the building closest to the river, which is used as the water supply. Spinning machines and the looms have also been in close vicinity with each other. Currently, raw wool is brought into the basement and cleaned through a line of scouring machines that run most of the length of the north side of the basement. Dye kettles for loose wool are located at the end of the scouring line, near the northwest corner of the building. The boiler, water softeners, and other large mechanical equipment are also located nearby. The loose wool is dried in another part of the basement to the south and then carried

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up to the first floor via a ramp to the picking house (Photograph 10). This area is in the middle of the building and is where the wool is picked and carded before going to the production floor in the 1971 addition, which is south of the picking house. On the production floor, the wool is spun into weft and warp threads, which are then threaded onto looms and woven into long lengths of fabric (Photograph 11). The fabric is carted north on the first floor to an area where it is inspected for flaws and mended if needed (Photograph 9). It is then fulled in large washing machines on the north end of the first floor and can also be died in large vats (Photograph 8). The wet fabric is dried in a large, two-story machine on the west side of the building. The fabric goes by elevator to the third floor where it is cut into blankets, and finished edges and labels are sewn on (Photograph 13). Finished blankets are stored in part of the third floor and also on the second floor where they are packaged for retail and boxed for shipping (Photograph 12). The boxes are moved by a conveyor ramp down to the first floor where they are stored next to the loading docks. Offices for foremen and supervisors, break rooms, and bathrooms are interspersed throughout the processing areas. The executive offices are in a wing on the north side near the road.

The building's interior reflects its evolution, and with the exception of the executive offices, is industrial in character. The older sections are timber-framed with exposed brick walls (Photographs 9, 12, 13). Sections from the early and mid-twentieth century have steel framing and exposed brick, concrete-block, or corrugated-metal walls (Photographs 8, 10, 11). The floors in the basement level and most of the first story are concrete. The remaining floors on the first story and all floors on the second and third stories are wood. Exposed floor joists form most of the ceilings, although bead-board ceilings are extant in some of the upper-story areas. Offices are located in the northeast corner of the first story. The carpet, gypsum-board walls, and suspended acoustic-tile ceilings in the offices date from the 1980s through the 1990s.

Two dams impound the Cannon River north of the building (Photograph 1). A timber dam, erected for a flour mill previously on the site, was in place when the woolen mill was developed in 1892. The company built new dams in 1894 and modified them around 1905. The dams and tailrace were donated to the city in 1938 and became part of a park north of the river. Although the dams were historically part of the mill property, significant changes were made in the 1940s and 1980s that altered the original structures and affected their historic integrity. Neither dam is included in the property boundaries for this nomination.

The mill retains good historic integrity and all seven aspects of integrity are present. The mill has integrity of location and setting. The company milled and produced woolen goods here since 1892. The area surrounding the mill remains much as it has been with the Cannon River and dams to the west and north; Second Avenue NW, a railroad spur, and a cannery, to the east; and a residential neighborhood to the south and southwest. The building also has integrity of design, with its particular spatial arrangement dictated by the requirements of wool processing. Equipment was updated as technology changed and as the company's business grew. This led to a series of utilitarian additions, which are physical representations of the history of the company. The materials—brick, concrete block, and corrugated metal on the exterior and timber and steel framing on the interior—are typical of the eras that produced them and retain good integrity. The building materials are placed as they originally were showing integrity of workmanship in the construction. Together, these physical features, along with the building's continued use as a woolen mill, contribute to the property's integrity of feeling and association.

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SIGNIFICANCE

Statement of Significance Summary

The Faribault Woolen Mill Company has statewide significance as one of the largest and oldest fully integrated woolen mills in Minnesota. It is eligible for the National Register under Criterion A in the area of Industry. The mill started as a small family owned business in the nineteenth century and grew to become the largest and longest-surviving woolen mill in the state. The company's most profitable period was after World War II, when it dominated the American woolen industry. The property's period of significance extends from 1892, when the first part of the building was constructed and operations began, through 1971 when the last large addition was built and the company was the most successful. The mill meets Criterion Consideration G for its exceptional importance to the history of the Minnesota textile industry as the longest-running, fully integrated woolen mill in the state.

Narrative Statement of Significance

Beginnings

Faribault was a burgeoning community in 1865 with roots going back several decades when Carl Henry Klemer, a German immigrant who had recently moved to the village, began a wool carding business. The community was founded in 1835 by Alexander Faribault, a successful fur trader, who had traveled through the area since the 1820s. He encouraged the Wapacuta band of the Dakota to move to the area in 1834 to bolster trading. The next year, Faribault constructed log buildings in the vicinity and used them seasonally, along with other traders and travelers. The cluster of log cabins developed into a settlement, and in 1853, Faribault built a permanent wood-frame house and moved his family to the community. Along with three associates, he platted the village of Faribault in 1855. That same year, it became the seat of Rice County. The village grew quickly as settlers moved into the territory, which had been opened for permanent white settlement a few years earlier. By 1856, the population was 1,500 and the number of buildings had grown from 20 to almost 250. Alexander Faribault was a central figure in the community. He helped establish businesses in the village and welcomed missionaries who set up missions, churches, and schools. As the community developed, fur trading in the area declined. Lumber and flour mills became the dominant industries using waterpower on the Cannon and Straight Rivers.¹

By the 1860s, the rural area around Faribault held an estimated 1,200 farms. The agricultural community supported not only the flour mills but also other industries and commercial enterprises in the village including a brewery, a farm implement factory, seed and nursery companies, and the Klemer wool carding mill. C. H. Klemer was a cabinetmaker by trade and had lived in Wisconsin and started a family there. The Klemers moved to Minnesota in 1857 and initially farmed, but in 1864, Klemer sold the farm and moved into Faribault. He worked for a few months as a cabinetmaker before buying a carding machine and starting a wool carding business in 1865 under the name C. H. Klemer Company. The building housing the machine was located on a lot near downtown and the Klemers lived in a cottage on the property. Klemer's grandson, Frank H. Klemer, wrote in a company history that his grandfather may have been inspired to start the business after reading an editorial in the Faribault Republican that claimed

¹ Susan Granger, "Faribault's Historic Contexts: Final Report of a Historic Preservation Planning Project," 1986, for the Faribault Heritage Preservation Commission, Faribault, Minnesota, 8-10, 33.

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“the town needs a woolen mill, that enough wool is grown in this and adjoining counties to supply a good mill.”²

The time was right for starting a woolen mill. Before the Civil War, most woolen goods were imported from Great Britain, but after the war, domestic wool manufacturing increased as the country became more industrialized. The growth of wool production and woolen mills “was considerably helped by the Tariff Acts of 1867 and the years following,” which “provided protection for the domestic wool grower and for the wool fabric manufacturer as well, and made it possible for the American woolen mills to compete successfully with the much longer established mills in England and on the Continent.” Domestic production was able to supply more than 90 percent of the demand for woolen goods by the turn of the twentieth century.³

In Minnesota, the 1860s saw the beginning of many woolen manufacturing companies, starting in 1861 with a carding mill in Saint Anthony founded by David Lewis, a transplant from Massachusetts. Farmers brought wool to the mill for carding, which blended, cleaned, and joined the fibers, then took the carded wool home for their wives and daughters to spin and weave. Lewis used a double carding machine that was destroyed in a fire in 1862, but he rebuilt and continued his small business well into the 1860s. The first woolen mill in the state to produce a woven product was built in Cannon Falls in 1862 by a man named Hilliard who brought the machinery with him from Vermont. The mill produced fabric for clothing and blankets as well as stocking yarn and other miscellaneous products. Hilliard sold part of the interest in the Cannon Falls mill around 1864 and moved to Minneapolis to start a carding mill that would serve the Minneapolis Woolen Mill, one of two woolen mills in the city. The Minneapolis Woolen Mill was founded in 1865, and by 1868 the company had ten looms and 720 spindles and employed thirty people in its four-story building. It produced 300 yards of woolen fabric per day, which was sold locally. The Minneapolis Woolen Mill’s competitor was the North Star Woolen Mill, which was started in 1864 and soon boasted sixty employees, forty looms, 1,050 spindles, and a daily production of 500 to 1,600 yards of fabric.⁴

The two Minneapolis woolen mills were each funded by groups of investors and had large markets to supply because of Minneapolis’s rise as a regional manufacturing and transportation center. Despite this, both mills had difficulty and by 1875 the Minneapolis Woolen Mill had closed. The North Star Woolen Mill went bankrupt in 1876 and was reorganized by local flour millers, who controlled the mill’s finances until it closed in the 1940s. Carl Klemer, in Faribault, chose a more conservative approach for his business by keeping the financing and operation in the family. Klemer’s business grew at a slower pace—in the early 1870s, he added the first spinning machine, nearly a decade after the Minneapolis mills—but he ably served the local market in Faribault and built a solid financial base. Klemer expanded the mill with looms in 1877 to weave cloth, flannel, and blankets. With an expanded product line, the company began advertising as the “Faribault Woolen Mill” a year later.⁵

² Granger, “Faribault’s Historic Contexts: Final Report of a Historic Preservation Planning Project,” 22-23; Frank H. Klemer, “History of the Faribault Woolen Mills, 1865-1940,” manuscript, 1-2, Faribault Woolen Mill Company collection, located at the company headquarters, Faribault, Minnesota.

³ L. E. Parsons and John K. Stearns, *Textile Fibers* (Scranton, Ohio: International Textbook Company, 1951), 7.

⁴ “Minneapolis: The Head of Mississippi Navigation and the Manufacturing and Railroad Centre of the North West,” *Minneapolis Tribune*, January 7, 1868.

⁵ Klemer, “History of the Faribault Woolen Mills, 1865-1940,” 2-5; Lucile M. Kane, *The Falls of St. Anthony* (Saint Paul: Minnesota Historical Society Press, 1966, 1987), 110-111.

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The expansion into weaving paid off for the company and in 1882 it moved into a new stone mill building on the Straight River to take advantage of waterpower for production. Klemmer brought his two sons, Henry and Ferdinand, into the business in the 1880s. The company was set back by three fires in the new mill building over a period of ten years. The last fire in 1892 destroyed the mill and all the equipment in it. Although they were insured, the damage surpassed the insurance coverage and the Klemers finally looked for outside investment from the city's board of trade to help rebuild. The board did not show an interest in the business so the Klemers regrouped alone. They sold the Third Street property and by October 1892 bought a new site on the Cannon River near Second Avenue Northwest. A small wood-frame flour mill was on the property and the previous owner, H. M. Mateson, had built a wood dam on the river to provide waterpower.⁶

Slightly Bigger and Better

The Klemers wasted no time at their new property (see appended illustrations showing the building's evolution). They tore down the wood mill building and began erecting a fireproof brick building by the end of October 1892. The new building was two stories with a narrow two-story wing to house the picker house and storage. A one-story dye house wing was located on the northeast corner of the building, near the river, and a 48"-diameter waterwheel on the bank of the river was connected to the main building by a shaft. The building was tempered by a boiler and blown-air heating system. To the southwest was a separate iron-clad, timber-frame wool warehouse (Figure 1). The new mill building was larger than the company's previous mill and the Klemers installed a new production line with eight broad looms, four spinning mules, two sets of cards, and equipment to prepare and finish the wool products. In 1894, the timber dam was replaced with a "12 foot stone dam." The company also added a small gristmill east of the woolen mill to take advantage of the waterpower during the off seasons for wool milling. By 1899, the one-story free-standing wool warehouse to the southwest had been expanded lengthwise. Open space between the picking house and dye house wings was filled in with a one-story engine room. The dye house was also expanded with a one-story addition between the main building and the river (Figure 2).⁷

Compared to the North Star Woolen Mill in Minneapolis, the Faribault mill was modest in size. By 1890, the North Star mill produced only wool blankets and had a national reputation for their quality. The company employed almost three hundred people in its large building on the Minneapolis riverfront. In Faribault, the Klemers still produced for a local market that demanded a variety of products from fabric to blankets. The plant expansions in the 1890s were modest in scale because the business was struggling with its small market and the transition from piece goods to ready-made clothing. The Klemers diversified their sales by starting a small clothing factory in 1901 at a new store building on Fourth Street Northwest that sewed men's wool shirts and trousers. A power line was run from the mill to the store to provide electricity for the sewing machines.⁸

Faribault's growth kept pace with the woolen mill. Private schools founded by the Episcopalian diocese and state schools for the blind, deaf, and disabled were all located in the city by the turn of the

⁶ Ibid., 2-5.

⁷ Ibid., 5-6; Sanborn-Perris Map Company, *Faribault, Rice County, Minnesota* (New York: Sanborn-Perris Map Company, 1893), Sheet 11; Sanborn-Perris Map Company, *Insurance Maps of Faribault, Rice County, Minnesota* (New York: Sanborn-Perris Map Company, 1899), Sheet 11; Sanborn Map Publishing Company, *Faribault, Rice County, Minnesota* (New York: Sanborn Map Publishing Company, 1889), Sheet 2.

⁸ Klemmer, "History of the Faribault Woolen Mills, 1865-1940," 6-7; "Over \$80,000,000: The Great Record of Minneapolis Manufactures for the Year," *Minneapolis Tribune*, January 1, 1889.

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twentieth century. The city also had a substantial public school system, a public library, and an opera house. A diversified economy included flour and woolen mills, seed and nursery companies, a cooperative creamery, the Faribault Canning Company, a meatpacking plant, several machine shops and foundries, a piano company, and a shoe manufacturer. An extensive rail network served the community beginning in 1865 when a line of the Minnesota Railway Company (later the Chicago, Milwaukee, and Saint Paul) reached Faribault. The Chicago and Great Western Railway entered the city in 1882 and the Burlington, Cedar Rapids and Northern (later the Chicago, Rock Island, and Pacific) followed in 1901. The city's size and diverse population supported both freight and passenger services from all three lines. The Chicago and Great Western line ran southeast of the Faribault Woolen Mill Company, which had become the main textile business in the city. Historian Susan Granger states in a historic context study for the city, "the city's woolen industry developed around" the woolen mill.⁹

War and Blankets

Although it was the center of the woolen industry in Faribault, the company was still operating with a nineteenth-century business plan. The lack of financial growth was reflected in the small additions made to the mill in the early twentieth century: a half story was added to the dye house addition close to the river and a new waterwheel with a larger house was added by 1904. The dam was also modified and the south shore of the Cannon River was excavated, bringing it much closer to the mill building, probably to accommodate the tail race on the new waterwheel. A small bleach house and a waste house were located west of the mill near the river (Figure 3).¹⁰

The company began to make a transition in leadership in 1904 when founder Carl Klemer died and his oldest grandson, Frank Klemer, joined the family business. In 1905, the company formally adopted the name it had been known by since the 1880s, officially incorporating as the Faribault Woolen Mill Company. Ferdinand and Henry Klemer held the positions of president and vice president, respectively. Frank Klemer, who was Henry's son, served as secretary. By 1909, only a small one-story addition to house coal had been made to the east side of the mill, near the engine room, and the wheelhouse was slightly enlarged on the west side. The grist mill, which had become a storage shed, was removed from the east side of the property to make room for the coal addition (Figure 4).¹¹

The transition period was completed when Walter F. Klemer, one of Ferdinand's sons, joined the company in 1912 to work alongside his cousin, Frank. Walter had studied at the Philadelphia Textile School and worked for several years at other mills, including the North Star Woolen Mill in Minneapolis. He recruited Edward A. Johnson, factory superintendent at the North Star mill, to Faribault. Walter and Edward were instrumental in convincing the elder Klemers to increase blanket production at the mill and move away from wool cloth for apparel. Ferdinand and Henry handed daily operation of the company over to their sons and Johnson in 1913. The business had lagged through the 1900s and into the 1910s and at the start of World War I in 1914 there was a further drop. Things began to turn around in 1915, when the company hired "an old, experienced blanket salesman" named M. J. Whitfield, who had been working for a mill in Cedar Rapids, Iowa. Whitfield's skill and knowledge produced an immediate increase in sales, including an important contract with the U.S. Army in 1917 to

⁹ Granger, "Faribault's Historic Contexts: Final Report of a Historic Preservation Planning Project," 23-25.

¹⁰ Sanborn Map Company, *Insurance Maps of Faribault, Rice County, Minnesota* (New York: Sanborn Map Company, 1905), Sheet 14; Sanborn Map Company, *Insurance Maps of Faribault, Rice County, Minnesota* (New York: Sanborn Map Company, 1909), Sheet 20.

¹¹ Klemer, "History of the Faribault Woolen Mills, 1865-1940," 6-7.

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manufacture wool blankets. New equipment was purchased to complete the army contract and by the close of the war, almost 100,000 blankets had been manufactured in Faribault. The company's management was beginning to display more business initiative than it had shown in years. The younger generation completely bought out the elder Klemers' shares in the business in 1918 on the success of the army contract, and new officers were elected in the company. Frank Klemer became president, Walter Klemer was vice president, and Edward Johnson was secretary and treasurer.¹²

Before the war, the younger Klemers began to alter the property for blanket manufacturing. The company bought six lots that adjoined the mill for future expansion. The main building was extended several feet to the south with a two-story addition by 1914. A two-story addition was also made to the dye house on the north side of the mill. The addition was built out into the river, expanding the wheel house, and the older section of the dye house was increased to two stories in height. A one-story free-standing timber-frame warehouse clad in iron was built next to the existing wool warehouse near the southwest corner of the mill. The two warehouses were connected by a narrow addition. A new bleach house was built west of the building and a small one-story room was added on the east wall of the wool dyeing and scouring area (Figure 5).¹³

After the war, changes continued. The new officers built a one-story addition on the east side of the dye house for more space for dyeing, storage, and inspection by 1921. The coal house was also extended to the east. A small wood-frame bleach house was connected to the main building on the west side, as part of the wheelhouse (Figure 6). Flush with the army blanket success, in 1922-1923, the company built their most substantial addition since moving to the site. All of the additions, except for the warehouses and bleach house, had been built of brick with timber or steel framing and were one to two stories in height. The new construction was also brick but was a three-story, steel-framed modern facility with large steel industrial-sash windows for natural light and ventilation. The addition projected off of the southeast corner of the building towards Second Avenue. The northeast corner of the dye house was also expanded out into the river (Figure 7). The company bought additional looms, spinning machines, and carding machines. Carding, spinning, and weaving were conducted in both the original building and the new addition. Picking and wool storage were moved into the third floor of the new section. The dyeing was located in the expanded dye house, and the section to the west, on the river, was used for washing, spinning, and drying. An additional boiler was also added to the central engine room.¹⁴

The new officers were savvy in the expansion and maintained a conservative financing structure. As Frank Klemer later explained, "no outside capital was used to finance these additions to building and equipment as the profits of the business were used for this purpose and stock issued in the form of stock dividends to the stockholders. In addition to \$100,000 of common stock originally authorized, a similar amount of preferred stock was issued during the 1920s to take care of these expansions."¹⁵

¹² Klemer, "History of the Faribault Woolen Mills, 1865-1940," 7-9; Harper and Wise, "Faribault Woolen Mill Company, Faribault, Minnesota, Amortization of War Facilities," 4, 11-12, located in folder 7, "Report to Commission of Internal Revenue, 1922," box 11, Faribault Woolen Mill Company collection, Southern Minnesota Historical Center, Minnesota State University, Mankato, Minnesota, hereafter noted as SMHC.

¹³ Sanborn Map Company, *Insurance Maps of Faribault, Rice County, Minnesota* (New York: Sanborn Map Company, 1914), Sheet 21.

¹⁴ Sanborn Map Company, *Insurance Maps of Faribault, Minnesota* (New York: Sanborn Map Company, 1921), Sheet 2; Western Sprinkled Risk Association, "Faribault Woolen Mill Co.," site plan, 1923, located in folder 1, "Appraisal of Replacement Values, 1917," box 11, Faribault Woolen Mill Company collection, SMHC; Klemer, "History of the Faribault Woolen Mills, 1865-1940," 9.

¹⁵ Klemer, "History of the Faribault Woolen Mills, 1865-1940," 9.

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The company focused exclusively on manufacturing blankets after the war. They started out with one type of blanket and gradually increased the variety of the mill's offerings. By specializing in wool blankets, they were able to expand their sales region to other markets than only Faribault. During this period, they began to build a national reputation for their products. Sales accounts in the 1920s and 1930s included the military academy at West Point, "hotels, hospitals, sanatoriums, and state institutions," and major department stores across the country. Operations for the company were consolidated in the mill building by 1927. A new two-story, brick addition on the east side of the dyeing and inspecting section housed the company offices and store, which were moved from a building on Fourth Street Northwest. The free-standing warehouses southwest of the woolen mill were also added onto with steel framing and linked to the southwest corner of the main building. The shipping department was moved into these expanded warehouses. A free-standing, wood-frame bleach house was still located on the northwest side (Figure 8).¹⁶

In 1932, the next generation of Klemers and Johnsons joined the company when Frank Klemer's son, Robert W., and Edward Johnson's son, Robert E., began to work at the mill. Robert Johnson had an education in finance from the University of Pennsylvania and Robert Klemer had attended the University of Minnesota and the Philadelphia Textile School. The younger Johnson became secretary of the company and Robert Klemer served as the assistant superintendent of manufacturing. New, or newer, equipment was continually added to the mill, including automatic looms in 1937, a more efficient engine-generator in 1938, and stainless-steel dye vats in 1939. Second and third stories were added to the building to accommodate the new equipment and continuous efforts to improve efficiency (Figure 9).¹⁷

As the facility grew and began using electricity from the local electrical utility, the dams that had once drawn the company to the site became a liability. The company was freed from their ongoing maintenance in 1938 when it gave the dams and mill pond to the city for inclusion in a new public park. In return, the city forgave the previous year's property taxes. The mill retained the right to use power generated from the dam, but had already discontinued use of any water wheels or turbines. The north dam was rebuilt in the 1940s as part of the Works Progress Administration. The abutments on the south dam were rebuilt in the 1988 after they failed, and a new concrete apron was poured over the entire dam at that time.¹⁸

The company's incremental approach served it well during the ups and downs that America's economy experienced during the first decades of the twentieth century. On the eve of World War II, a company history acknowledged that "the record of the business has not been a brilliant one of phenomenal growth, but on the contrary one of plodding along conservatively, feeling its way, letting others experiment with new ideas or machinery before they were adopted by us. This method was not one to produce large profits, but it did prevent large losses and enabled the business to remain in solvent condition and always able to pay its obligations promptly. The mill has tried to make good merchandise and treat its employees and customers in a fair and just manner. It has never, in its long existence, had

¹⁶ Ibid.; General Inspection Bureau, "Faribault Woolen Mills," site plan, 1927, located in in folder 1, "Appraisal of Replacement Values, 1917," box 11, Faribault Woolen Mill Company collection, SMHC.

¹⁷ Klemer, "History of the Faribault Woolen Mills, 1865-1940," 9-10.

¹⁸ Ibid.; Dennis Melchert, Faribault Woolen Mill Company, interview with Elizabeth Gales, October 19, 2011; Walter Olson, Division of Drainage and Waters, letter to F. W. McKellip, City Engineer, Faribault, November 23, 1944, available in the file for Faribault Woolen Mill Dam at the Minnesota Department of Natural Resources; Pauline Schreiber, "City Receives Dam-Repair Grant," *Faribault Daily News*, December 10, 1987.

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any labor trouble with its own employees.” The company would continue to profit from “plodding along” as the American textile industry went through a period of upheaval in the mid-twentieth century.¹⁹

First, though, there were the challenges—and opportunities—of another war. As it had in World War I, the mill produced army blankets during World War II. It also manufactured blanket material for sleeping bags. The company also continued to weave blankets for civilian use but, for the first time in company history, used a man-made fiber, rayon, in combination with wool because of rationing for civilian products. During the war, more automatic looms replaced older models and spinning frames began to replace mule spinners, which were gone by 1950.²⁰

Innovation and Growth

As they had in the past, the younger generation, Robert Klemer, Robert Johnson, and Boyd Sartell (a Klemer son-in-law), took over management of the company after the war and their fathers retired. Like the pre-war business practice, most of the profit was reinvested “back into the business to purchase efficient modern machinery and equipment and to enlarge the buildings.” The company was doing well—in 1948, it made a profit of almost \$2 million and supplied over 200,000 blankets to 1,500 different accounts. Between 1945 and 1960, eight building additions doubled the mill’s square footage and new machinery was installed in most departments to improve efficiency and productivity. One of the first additions was a three-story concrete-block and brick structure on the south side of the mill, next to the shipping addition on the southwest corner. Two stories were also added to the one-story shipping addition (Figure 10). Other additions include the filling in of an outdoor area between two of the 1920s and 1930s additions on the east side of the mill; a one-story concrete-block warehouse space on the southwest corner of the 1920s factory addition; a third-story addition to the dyeing and inspection section; a one-story office addition to the east side of the dyeing and inspection section; and a one-story masonry addition to the northwest corner of the mill to house soap and bleach (Figure 11).²¹

In the post-war period, the Faribault Woolen Mill Company began to step out of its conservative zone and experiment with new fibers and treatments while still maintaining its niche in blanket production. The company began to import wool from Australia and New Zealand because it was considered superior to the wool it had previously bought from Minnesotan and Iowan producers. In the 1950s, the company also expanded its use of synthetic fibers in combination with wool. The use of synthetic fibers was a national trend in blankets and apparel that boomed after the war. By using the fibers, the company sought to compete with other blanket manufacturers. It balanced the use of the new fibers by using the highest quality wool available, which allowed it to maintain its reputation for quality blankets. The mill was the first in the country to successfully use permanent mothproofing compounds and the first to experiment with shrink resistant methods for treating the wool. In 1960, the company introduced “Carefree” wool blankets that could be washed in an automatic washing machine “without special precautions and extra care in washing.” New products included throw robes and Pak-A-Robes,

¹⁹ Ibid., 10.

²⁰ Robert Klemer, “Addendum I to History of the Faribault Woolen Mill Company for the Years 1940 to 1960,” manuscript, 1-2, Faribault Woolen Mill Company collection, located at the company headquarters, Faribault, Minnesota.

²¹ Ibid.; Sanborn Map Company, *Insurance Maps of Faribault, Minnesota* (New York: Sanborn Map Company, 1930, 1950, Sheet 6; Lloyd-Thomas Co., “Plat Plan,” in “Appraisal Faribault Woolen Mill Company, Buildings, Machinery, and Equipment, Faribault, Minnesota,” 1951, Faribault Woolen Mill Company collection, located at the company headquarters; Newell H. Barnard, “2-Million-Dollar Concern Founded in 1865—Faribault Blanket Makers Have Thriving Business,” *Saint Paul Pioneer Press*, October 17, 1948.

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blankets designed to be used at outdoor sporting events. In the 1960s, a line of wool apparel fabrics was created and marketed throughout the country.²²

The company further diversified its marketing in the 1950s as it realized that department store sales were decreasing. It increased sales to hotels, motels, hospitals, and private and governmental institutions. It also began to contract with chain stores, mail-order houses, catalog houses, jobbers, advertising specialty dealers, and premium distributors. Twelve salesmen handled national sales and the company maintained offices at the Merchandise Mart in Chicago, the Merchandise Building in Minneapolis, and in New York City. The brand name "Faribo" had been adopted before the war and the brand was promoted in national advertising campaigns during the 1950s. The diversification paid off in the 1960s when the company saw rapidly rising sales and profits that it reinvested back into equipment. The mill celebrated its centennial in 1965 with a city-wide celebration and banquet at the high school with Governor Karl Rolvaag as the keynote speaker. It was "the largest mill of its type west of the Alleghenies" and had an impressive record for stability in operations. The mill ran two full shifts throughout the year and had never been forced to temporarily shut down for lack of orders. More than 40 percent of the employees had worked at the mill for over ten years and 20 percent had been with the company for more than twenty years. It started a profit-sharing plan with "key personnel," including executives, foremen, assistant foremen, and office staff. The pension plan for all workers, which had been in existence since the 1930s, was also updated in the late 1960s.²³

The next few years brought greater profitability to the Faribault Woolen Mill Company than it had ever seen before. By 1970, the company had an estimated \$3 million in sales, up 50 percent from 1965, and projections showed an increase to over \$5 million by 1975. The company used the opportunity to reevaluate physical operations in 1969 with the help of Nannery Associates, consulting textile engineers. The consultant's report listed ways that production could be increased, including construction of a new addition to hold looms, spinning machines, and carding machines. At the culmination of this most profitable period in 1970-1971, the company built a one-story, 37,500 square-foot addition along the south side of the building. The walls were concrete block with textured block panels on the exterior for simple ornamentation. The parking lot, which had been located around the mill's perimeter, was expanded to Fourteenth Street. All of the looms, spinning machines, and carding machines were moved into the new addition. The areas where the machines had been located in the older part of the building were used for storage, shipping, or finishing. The offices were also expanded into the second story of the mill along the river. This addition was followed by a modest one-story addition to the office wing in 1976 that was nearly identical in appearance to the 1950s office area. The company's first computer was installed in the new office. In 1979, a third story was added to the wool warehouse on the east side of the mill. The addition had corrugated metal walls and was used for cold storage (Figure 12).²⁴

²² Klemer, "Addendum I to History of the Faribault Woolen Mill Company for the Years 1940 to 1960," manuscript, 2-4; "Large Midwestern Woolen Mill Founded by German Cabinetmaker," *America's Textile Reporter* 75 (June 8, 1961): 47-48.

²³ *Ibid.*, 4-5; Robert Klemer, "Addendum II, History of Faribault Woolen Mill Company 1960-1980," manuscript, 1-3, Faribault Woolen Mill Company collection, located at the company headquarters, Faribault, Minnesota; "Large Midwestern Woolen Mill Founded by German Cabinetmaker," 48, 58; "Faribault Salutes Faribo Woolen Mill's Centennial," clipping with no newspaper or date, Faribault Woolen Mill Company collection, located at the company headquarters, Faribault, Minnesota.

²⁴ Klemer, "Addendum II, History of Faribault Woolen Mill Company 1960-1980," 3-5; Nannery Associates, Inc., "Proposed Modernization Program Based on 5 Year Project Budget," prepared for Faribault Woolen Mills, September 1969, Faribault Woolen Mill Company collection, located at the company headquarters, Faribault, Minnesota.

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The Faribault Woolen Mill Company's growth in the mid-twentieth century occurred during a time when many American woolen mills were consolidating in the South or closing completely because the market was dominated by lower-priced foreign imports. Nationally, as early as 1952, the president of the American Woolen Company noted that "foreign competition" was "becoming more deadly" to the domestic market, which included apparel, blankets, and other wool products. By the 1970s, textiles manufactured in Asia, particularly in China, were putting mills across the United States out of business.²⁵

While Faribault's main competitor in Minnesota, the North Star Woolen Mill, was the largest wool blanket manufacturer in the country by 1925, it ceased operations in Minnesota in 1949 and moved to a smaller plant in Lima, Ohio, where lower taxes and cheaper labor beckoned. Its Minneapolis mill became a warehouse. With North Star gone from the state, the operations in Faribault became the largest in Minnesota. The Faribault Woolen Mill Company recognized that its "best market" was in northern states, and executives believed that "the high productivity of local labor helps offset advantages of lower wage rates and tax inducements offered by the South."²⁶

Contraction of the Market

During the 1980s, the company made one small addition to the physical plant, a two-story section on the west side clad in corrugated metal. This housed a two-story piece dryer and also had storage room for partially finished goods. The shuttle looms were replaced with shuttle-less, high-speed, computer-controlled looms made in Switzerland.²⁷

The mill was one of the last remaining, fully integrated woolen mills in the country. In the Midwest, there had been forty-four mills in 1945. Most of these were weaving plants, but some also specialized in only yarn spinning and felt making. The felt and yarn mills had better longevity because they served a smaller, specialty market. The Midwestern cohort had narrowed even further by 1987, when there were only two weaving plants left in the region. Both were in Minnesota. The management at Faribault, apparently feeling confident because of the company's survival, took the opportunity to expand in the following year, buying another mill company, The Three Weavers, in Houston, Texas. Around the same time, Robert Klemer retired as Faribault's president and that role was assumed by his brother Richard. Thomas Klemer, Richard's son, moved to Houston to oversee The Three Weavers, the first company Faribault had acquired in its long history. It proved to be the first in a series of unfortunate decisions.²⁸

The Faribault Woolen Mill Company began to struggle in the 1990s as the market for wool blankets weakened. In 1998, a majority of the stock of the closely held company was acquired by Peter Lytle, a Twin Cities businessman. While the Klemers and Johnsons continued to manage the business, it became a subsidiary of a new entity, North American Heritage Brands, which also bought a cotton mill

²⁵ John H. Fenton, "Textile Industry Warned by Leader," *New York Times*, November 16, 1952; Clyde H. Farnsworth, "Controlling Imports of Textiles," *New York Times*, February 13, 1979.

²⁶ Camille Kudzia, "Minnesota Historic Properties Inventory Form – North Star Woolen Mill," completed in October 1988, available in the Saint Anthony Falls files, Hess, Roise and Company, Minneapolis; Harvey Ingham, "Firm Plans to Quit City," *Minneapolis Tribune*, April, 27, 1949; Randall Hobart, "105 Years on Banks of Cannon River, Faribo Woolen Mill Expanding Its Plant," *Minneapolis Star*, July 16, 1970. The North Star Woolen Mill building is now residential condominiums.

²⁷ Unnamed manuscript with mill information, 1987, Faribault Woolen Mill Company collection, located at the company headquarters, Faribault, Minnesota.

²⁸ Pauline Schreiber, "Faribo Woolens: A Quality-Built Reputation," *Faribault Daily News*, clipping from 1989, Faribault Woolen Mill Company collection, located at the company headquarters, Faribault, Minnesota; unnamed manuscript with mill information, 1987, Faribault Woolen Mill Company collection, located at the company headquarters, Faribault, Minnesota.

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in Maine, Bates of Maine. Through mismanagement, North American Heritage Brands went bankrupt, taking Faribault and Bates of Maine with it. In 2009, the Faribault plant was shut down abruptly and almost all of the equipment, from office supplies to looms and spinning machines, was left behind. Some of that equipment was damaged in the summer of 2010 when the Cannon River flooded and filled the basement level of the building.²⁹

In 2011, the equipment was scheduled to be auctioned off, which would have made it unlikely that the mill would have resumed operation. Only weeks before the sale, cousins Chuck and Paul Mooty decided to purchase the assets of the Faribault Woolen Mill Company, including the name, brand, equipment, and Faribault plant. They reopened the mill in the autumn of 2011.³⁰

Analysis of Historic Significance

The Faribault Woolen Mill Company had a 144-year history before its closure in 2009. Founded in 1865, the company's conservative business practices helped to see it through the contraction of the American textile industry during the twentieth century. The mill was the focus of the textile industry in Faribault, a city with a diverse industrial and commercial history. When it closed, it was the only fully integrated woolen weaving mill left in Minnesota and the Midwest, and one of the few left in the country.³¹

The company is most closely associated with the mill building at 1500 Second Avenue Northwest. Although it had two previous mill buildings, neither is extant. The company store building on Fourth Street and Second Avenue still stands but has been significantly altered. The store was used for a relatively short period of the company's history. The mill on the Cannon River has had the longest association of any property with the company, including its most profitable period beginning after World War II and going through 1971. The property has good historic integrity as discussed in Section 7.

The property may have the potential for historic archeological sites based on the knowledge that other industrial buildings occupied the site. Future work on the property will not disturb the ground or any potential archeological sites.

As an example of a fully integrated woolen mill, active from the nineteenth century and throughout the twentieth century, the Faribault Woolen Mill Company is eligible for the National Register under Criterion A in the area of Industry. The mill is also important in the Industrial historic context adopted by the Faribault Heritage Preservation Commission. The mill has statewide significance. Although the North Star Woolen Mill in Minneapolis was a larger company, its activity ended in 1949 when its operations left the state. The Faribault Woolen Mill Company has a longer period of activity and was the dominant woolen mill in Minnesota after the North Star left. The period of significance for the property extends from 1892, when the first part of the mill was constructed, to 1971, when it received a final large addition at the height of the company's most profitable period. Although the period is not within the National Register's fifty-year guideline, the Faribault Woolen Mill Company meets Criterion

²⁹ Jill Johnson, "A Wealth of Experience," *Faribault Daily News*, clipping from 1999, Faribault Woolen Mill Company collection, located at the company headquarters, Faribault, Minnesota; Susan Feyder, "Weaving a New Business Plan," *Minneapolis Star Tribune*, July 25, 2011.

³⁰ *Ibid.*

³¹ The Litchfield Woolen Mill closed around 2003. The historic building had been demolished and a late-twentieth century factory building built. Faribault Woolen Mill Company acquired the Litchfield mill's equipment. Dennis Melchert, Faribault Woolen Mill Company, interview with Elizabeth Gales, September 14, 2011.

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Consideration G for its exceptional importance to the history of the Minnesota textile industry as the longest-running, fully integrated woolen mill in the state.

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State: Minnesota
Name of Photographer: Elizabeth A. Gales
Date of Photograph: June 2011

MN_RiceCounty_FaribaultWoolenMillCo_0001
North facade. View to south.

Name of Property: Faribault Woolen Mill Company
City or Vicinity: Faribault
County: Rice County
State: Minnesota
Name of Photographer: Charlene K. Roise
Date of Photograph: June 2011

MN_RiceCounty_FaribaultWoolenMillCo_0002
North and east facades. View to southwest.

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County: Rice County
State: Minnesota
Name of Photographer: Charlene K. Roise
Date of Photograph: June 2011

MN_RiceCounty_FaribaultWoolenMillCo_0003
North and east facades. View to south-southwest.

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County: Rice County
State: Minnesota
Name of Photographer: Elizabeth A. Gales
Date of Photograph: June 2011

MN_RiceCounty_FaribaultWoolenMillCo_0004
East facade. View to west.

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MN_RiceCounty_FaribaultWoolenMillCo_0005
East and south facades. View to northwest.

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State: Minnesota
Name of Photographer: Elizabeth A. Gales
Date of Photograph: June 2011

MN_RiceCounty_FaribaultWoolenMillCo_0006
South and west facades. View to north.

Name of Property: Faribault Woolen Mill Company
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Name of Photographer: Elizabeth A. Gales
Date of Photograph: June 2011

MN_RiceCounty_FaribaultWoolenMillCo_0007
North and west facades with Cannon River in the foreground. View to southeast.

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Name of Photographer: Elizabeth A. Gales
Date of Photograph: June 2011

MN_RiceCounty_FaribaultWoolenMillCo_0008
Dyeing and washing area, first floor. View to west.

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Name of Photographer: Elizabeth A. Gales
Date of Photograph: June 2011

MN_RiceCounty_FaribaultWoolenMillCo_0009
Burling and surface texture area, first floor. View to south-southeast.

Name of Property: Faribault Woolen Mill Company
City or Vicinity: Faribault
County: Rice County
State: Minnesota
Name of Photographer: Elizabeth A. Gales
Date of Photograph: June 2011

MN_RiceCounty_FaribaultWoolenMillCo_0010
Picking and blending area, first floor. View to east.

Name of Property: Faribault Woolen Mill Company
City or Vicinity: Faribault
County: Rice County
State: Minnesota
Name of Photographer: Elizabeth A. Gales
Date of Photograph: June 2011

MN_RiceCounty_FaribaultWoolenMillCo_0011
Spinning frame and roving areas, first floor. View to northeast.

Name of Property: Faribault Woolen Mill Company
City or Vicinity: Faribault
County: Rice County
State: Minnesota
Name of Photographer: Elizabeth A. Gales
Date of Photograph: June 2011

MN_RiceCounty_FaribaultWoolenMillCo_0012
Storage area, second floor. View to north.

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City or Vicinity: Faribault
County: Rice County
State: Minnesota
Name of Photographer: Elizabeth A. Gales
Date of Photograph: June 2011

MN_RiceCounty_FaribaultWoolenMillCo_0013
Blanket cutting and sewing area, third floor. View to southeast.

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INDEX OF FIGURES

Figure 1. Sanborn Insurance Map, 1893. The original two-story brick building is shown with the two-story picker and one-story dye house wings on the east side. A small, one-story storehouse is southwest of the plant.

Figure 2. Sanborn Insurance Map, 1899. Additions that increased the footprint of the building are highlighted in green. These include a one-story wool dye house on the north wall, which also helped connect the wheelhouse to the main building. On the east side, the open space between the wool drying and the picking room was filled in with an engine room. The wood storehouse southwest of the building was greatly expanded but remained one story in height. A free-standing one-story wool house, later called a waste house, was built on the shore of the mill pond. A free-standing feed mill was built on the east side of the property to add revenue during slow periods in the wool mill.

Figure 3. Sanborn Insurance Map, 1905. Additional floors are highlighted in blue. The wheelhouse was expanded to hold a new waterwheel. The dam was also significantly altered and the south bank of the river modified with a retaining wall. A half story was added on top of the cloth dyeing area. Free-standing waste and bleach houses are located southwest of the building. The waste house may have been there in 1899 but the building was labeled differently on the earlier map. The grist mill, east of the mill, was used for storage.

Figure 4. Sanborn Insurance Map, 1909. A coal storage room was expanded with a one-story addition and the wheelhouse was expanded with a small addition on the west. The grist mill/storage house east of the building was removed.

Figure 5. Sanborn Insurance Map, 1914. A two-story addition made to the north side of the mill and a second floor was added to the dye house. A small one-story addition was built on the east corner of the building. A one-story, free-standing bleach house was added on the west side of the property. A two-story addition was built on the south end of the original main building. A one-story wood-frame warehouse with iron cladding was built next to the other one-story warehouse southwest of the main building. The two warehouses were connected by a narrow enclosed passage way.

Figure 6. Sanborn Insurance Map, 1921. A one-story addition was built on the east side of the dye house for additional dyeing space, storage, and inspection. The coal house was also extended to the east. A new wood-frame bleach house was built and connected to the main building at the wheelhouse.

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Figure 7. Insurance Appraisal Map, 1923. A large, three-story, steel-frame factory addition was built on the southeast corner of the main building. The northeast corner of the dye house was expanded to the north.

Figure 8. Insurance Appraisal Map, 1927. A two-story addition was built on the east side of the dyeing and inspection sections. The company offices were moved from a separate store building in downtown Faribault to the mill. A third story was added on the south section of the main building. The free-standing wood-frame warehouses southwest of the mill were enclosed with steel framing and connected to the main building. That section was then used as the shipping department. Part of the wheelhouse appears to have been removed and another bleach house constructed west of the building.

Figure 9. Insurance Appraisal Map, 1935. Stories were added to large sections of the mill to increase the height from two to three stories or from one to two stories.

Figure 10. Sanborn Insurance Map, 1950. A one-story addition that held water heaters for the washing area was built on the northwest corner and connected a bleach house to the main building. Two stories were added on top of the shipping department (old warehouses) on the southwest corner of the building. A three-story steel and concrete frame, concrete-block addition was constructed on the south side of the building next to the shipping department.

Figure 11. Insurance Appraisal Plan, 1963. A one-story, brick veneer office addition (13) was made to the northeast corner of the main building. A tunnel connected the basement of the new office addition to the basement of a one-story, concrete-block wool storage addition (12) on the southeast corner of the mill. Narrow sections between building sections were also filled in with new construction ranging from a one-story, concrete-block workshop (7A) to a three-story, concrete-block storage area (3A) next to the production section of the building.

Figure 12. Insurance Appraisal Plan, 1972. A one-story, concrete-block addition (14) was made to the south side. The looms, spinning machines, and carding machines were moved into the new addition. A one-story, brick-veneer office addition was built on the east end of the 1950s office (13). This held the company's first computer. A third story was added to the wool warehouse (12). A two-story addition clad in corrugated metal was built on the west side of the mill (15) in the 1980s to house a two-story piece dryer.

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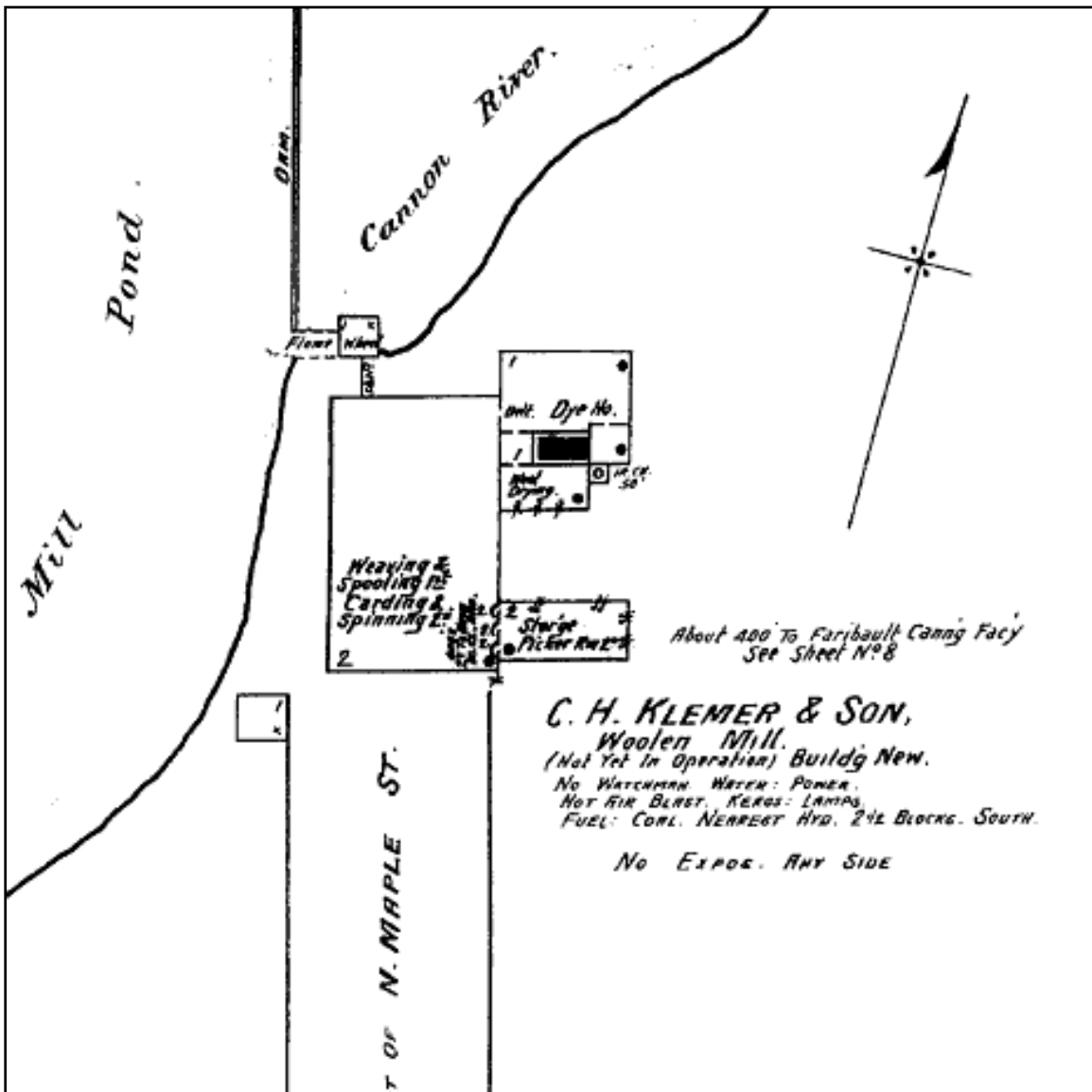


Figure 1.

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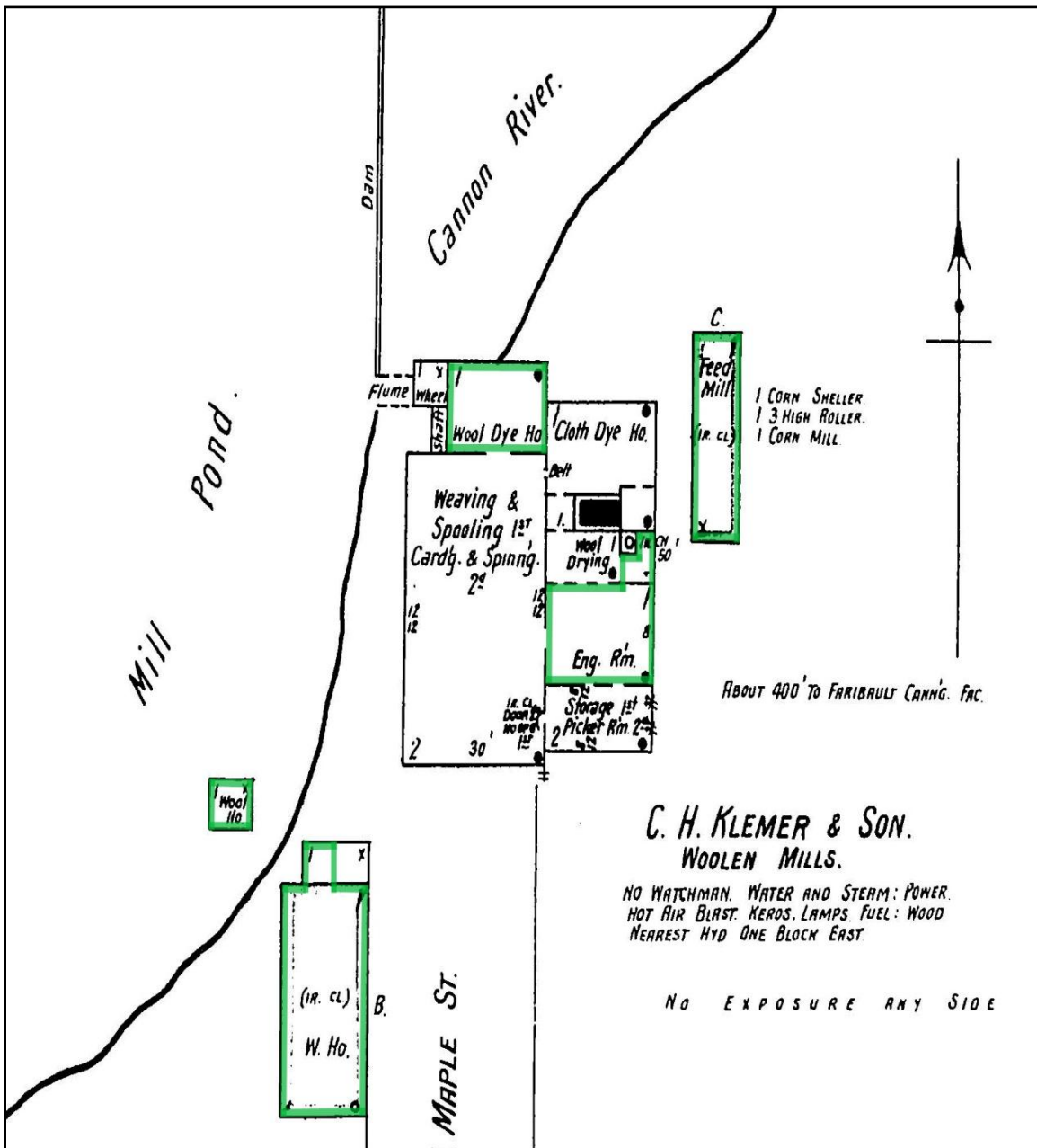


Figure 2.

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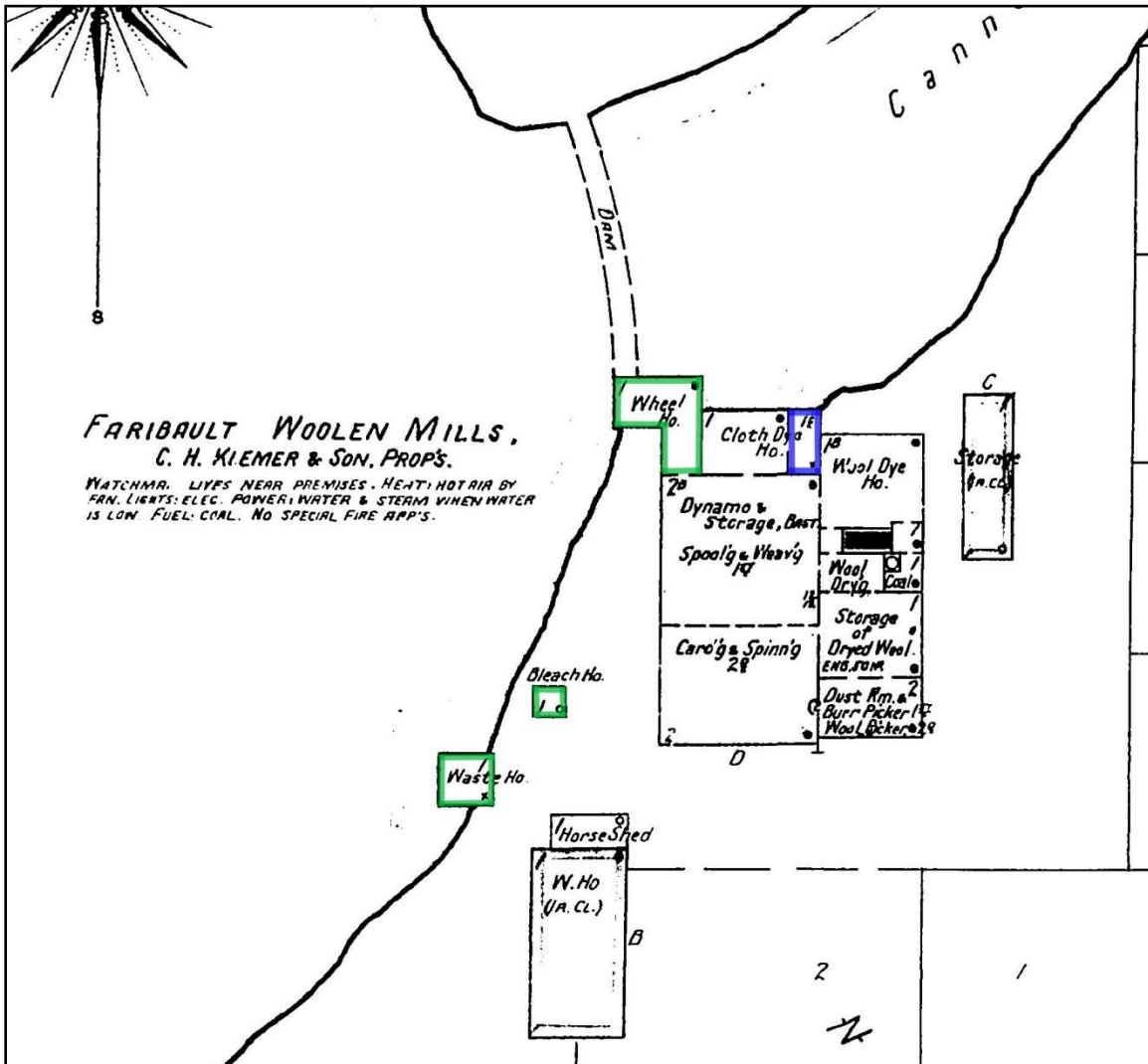


Figure 3.

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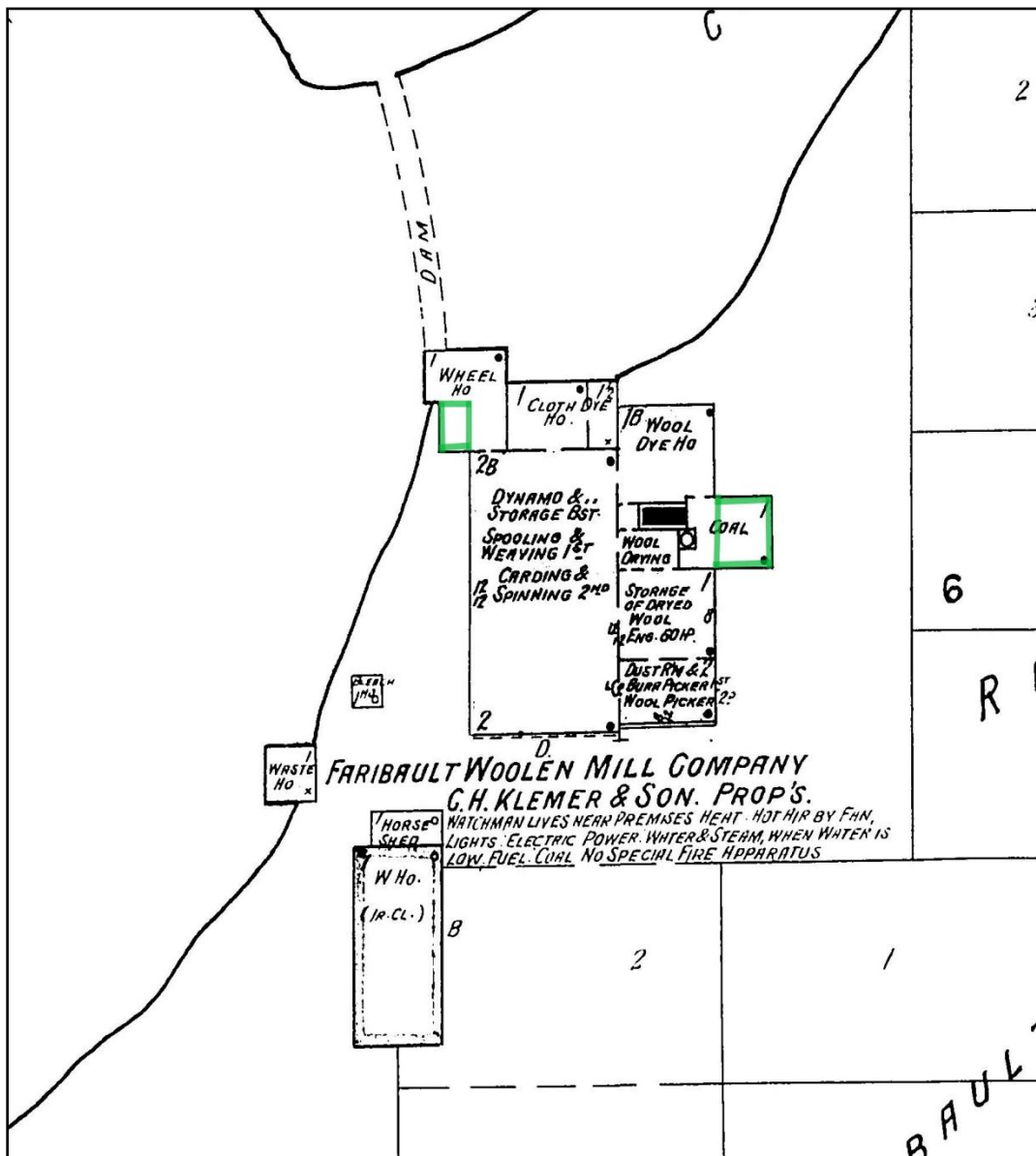


Figure 4.

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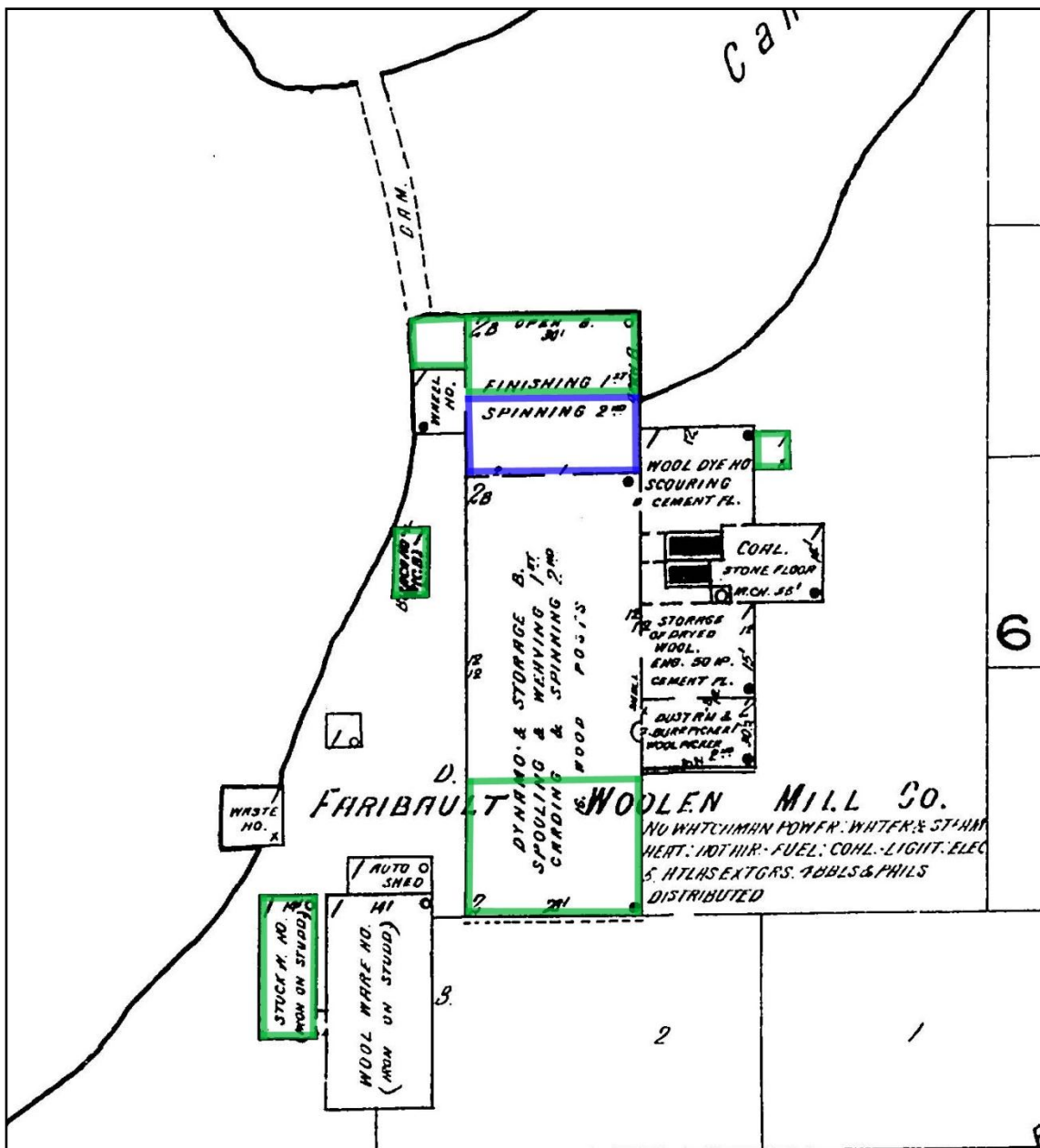


Figure 5.

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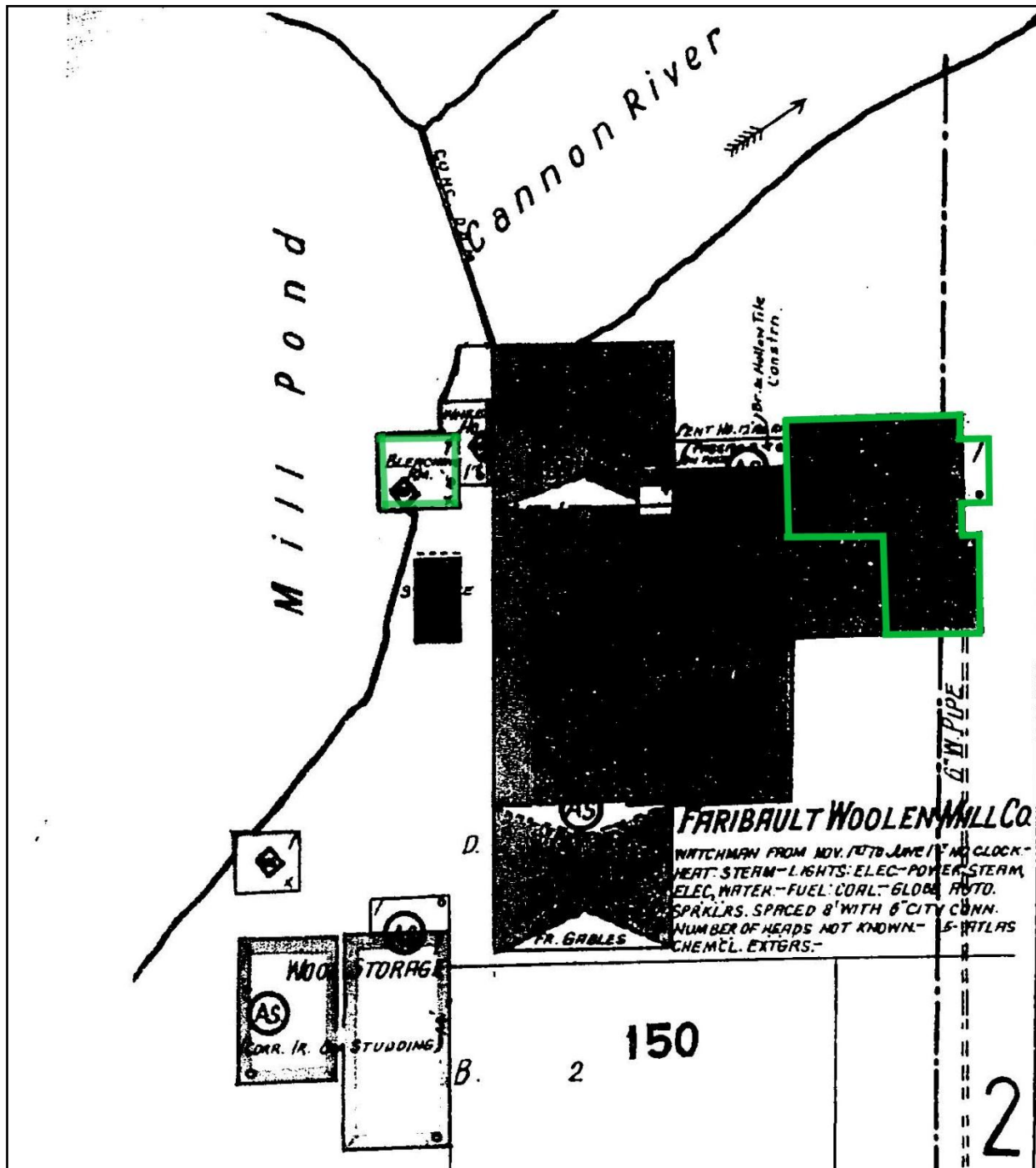


Figure 6.

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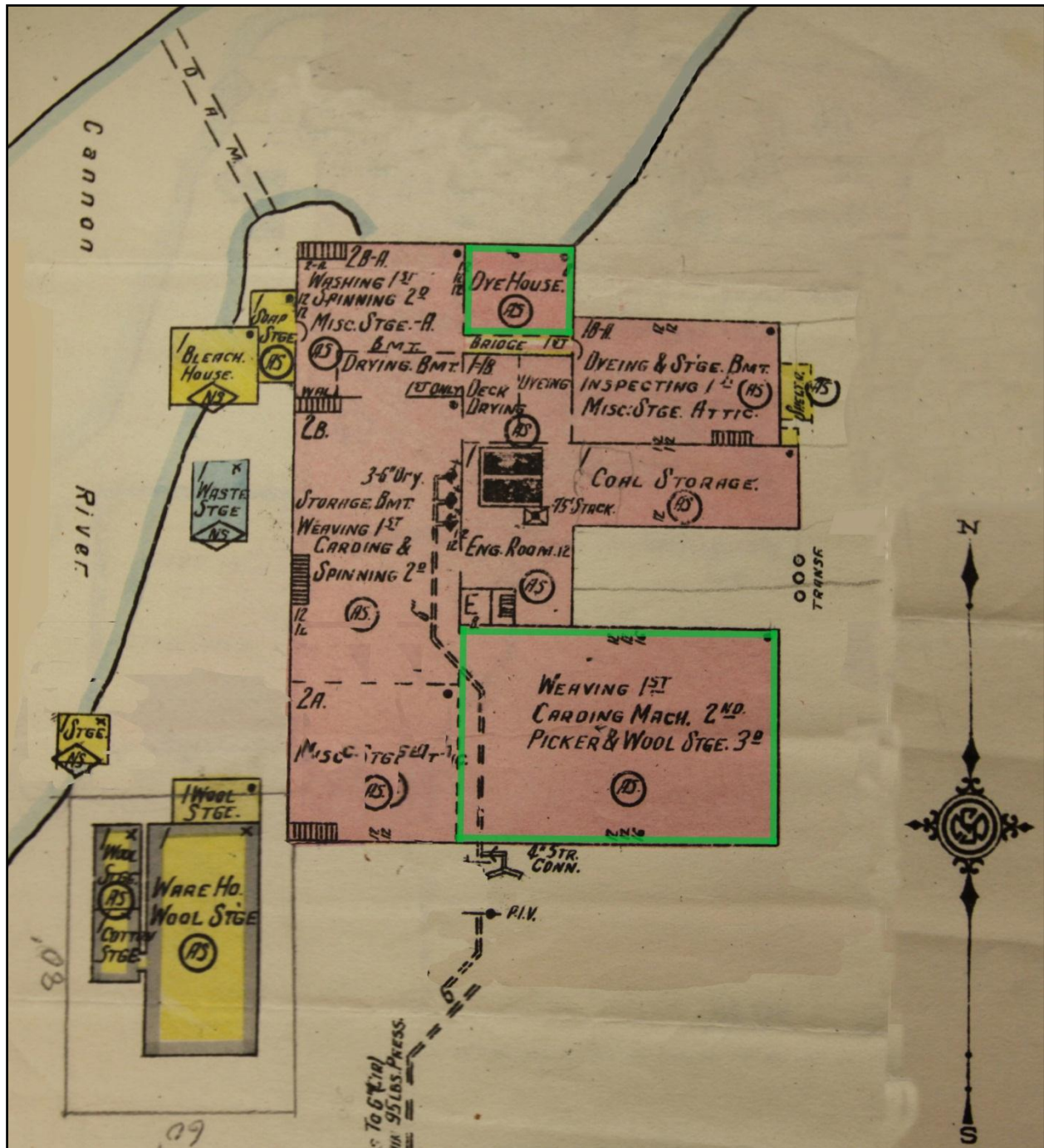


Figure 7.

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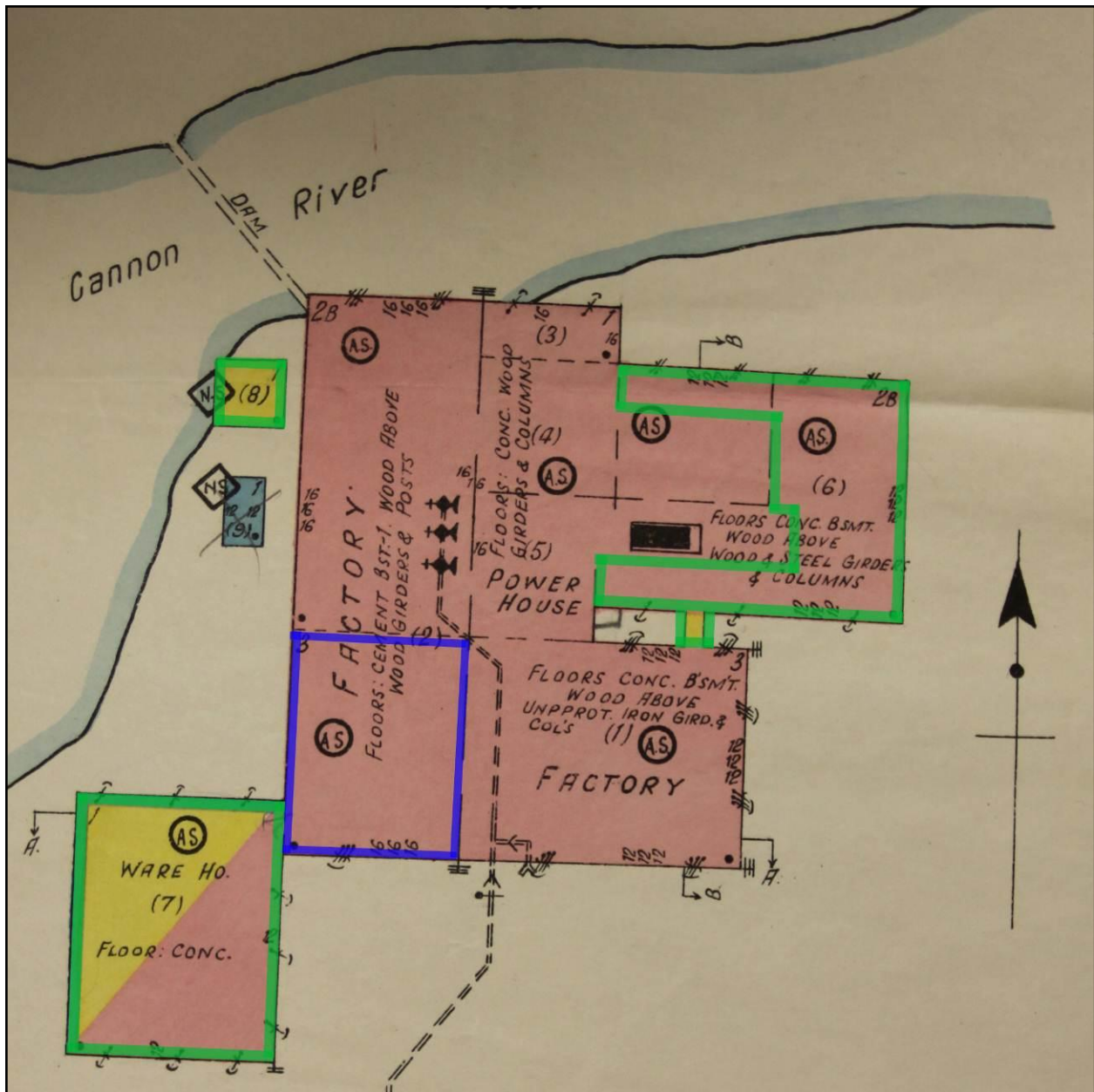


Figure 8.

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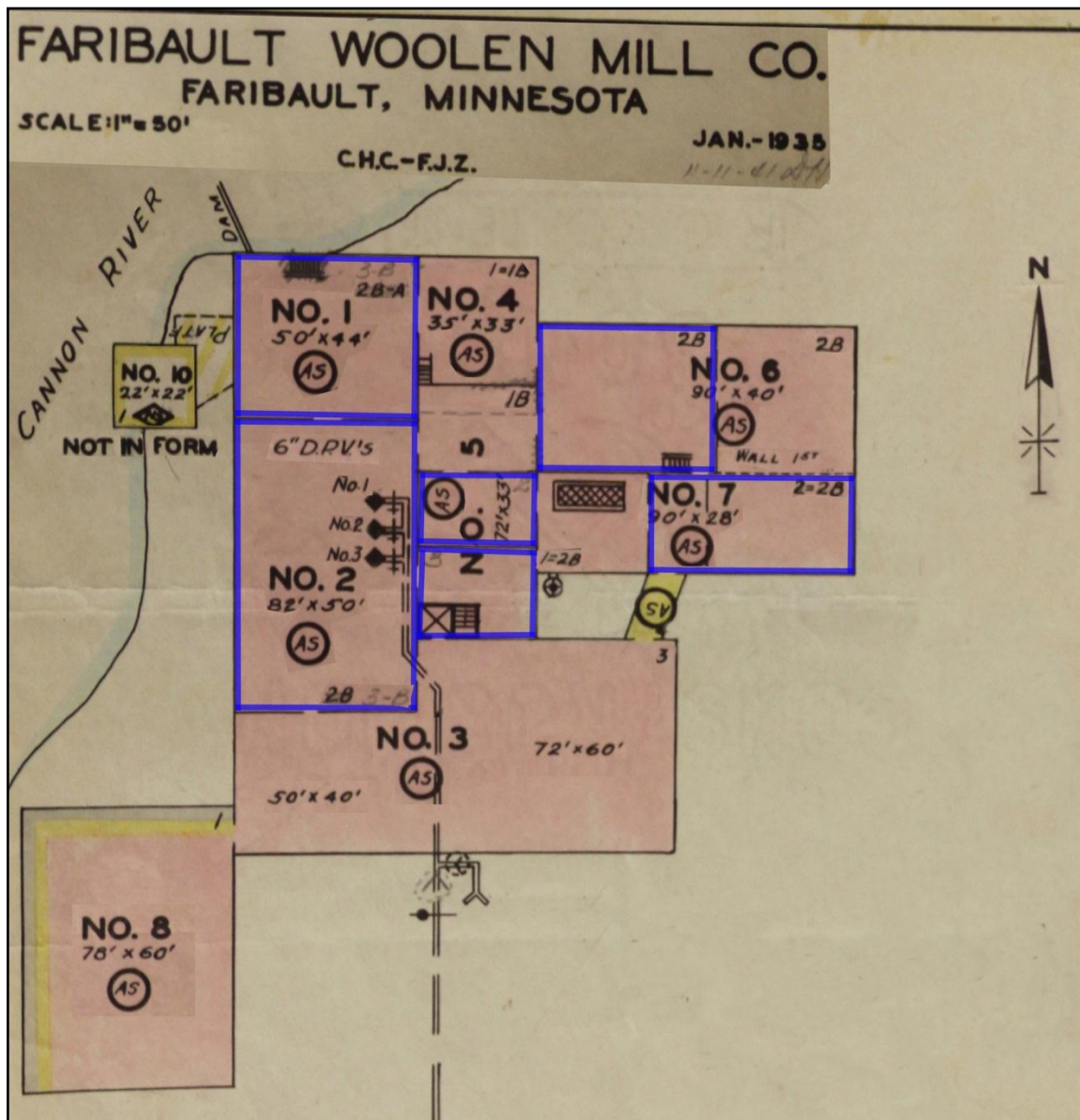


Figure 9.

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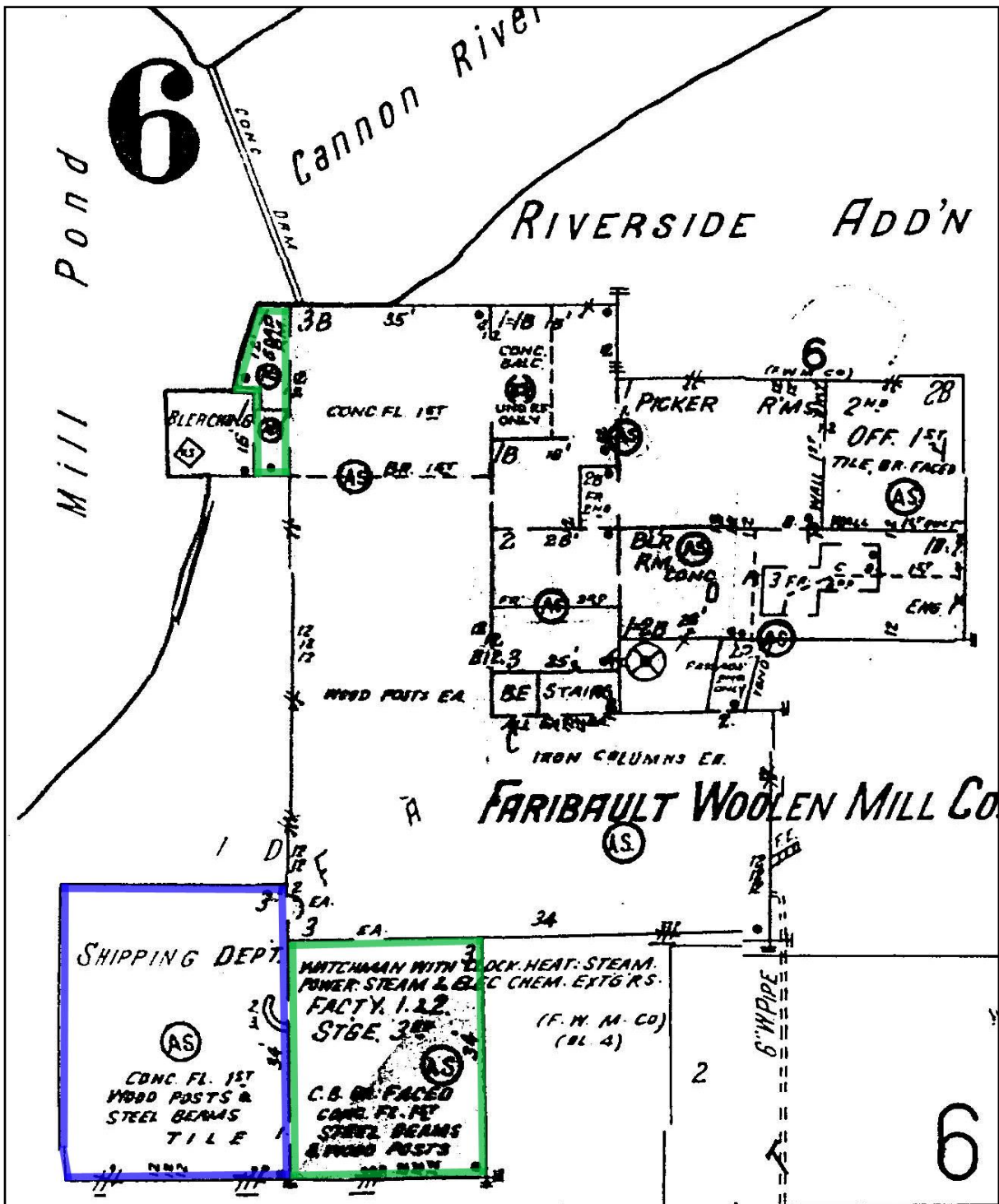


Figure 10.

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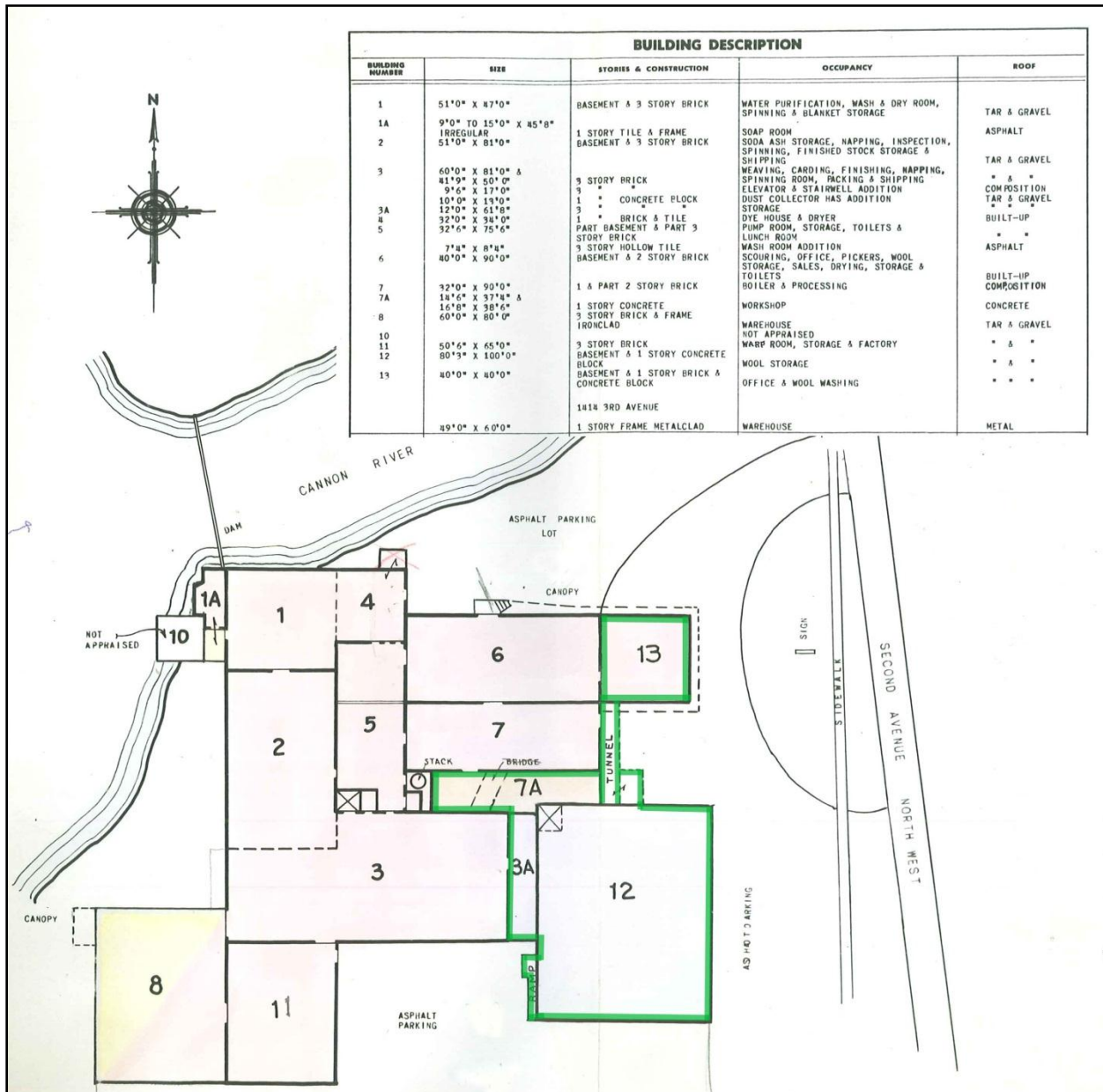


Figure 11.

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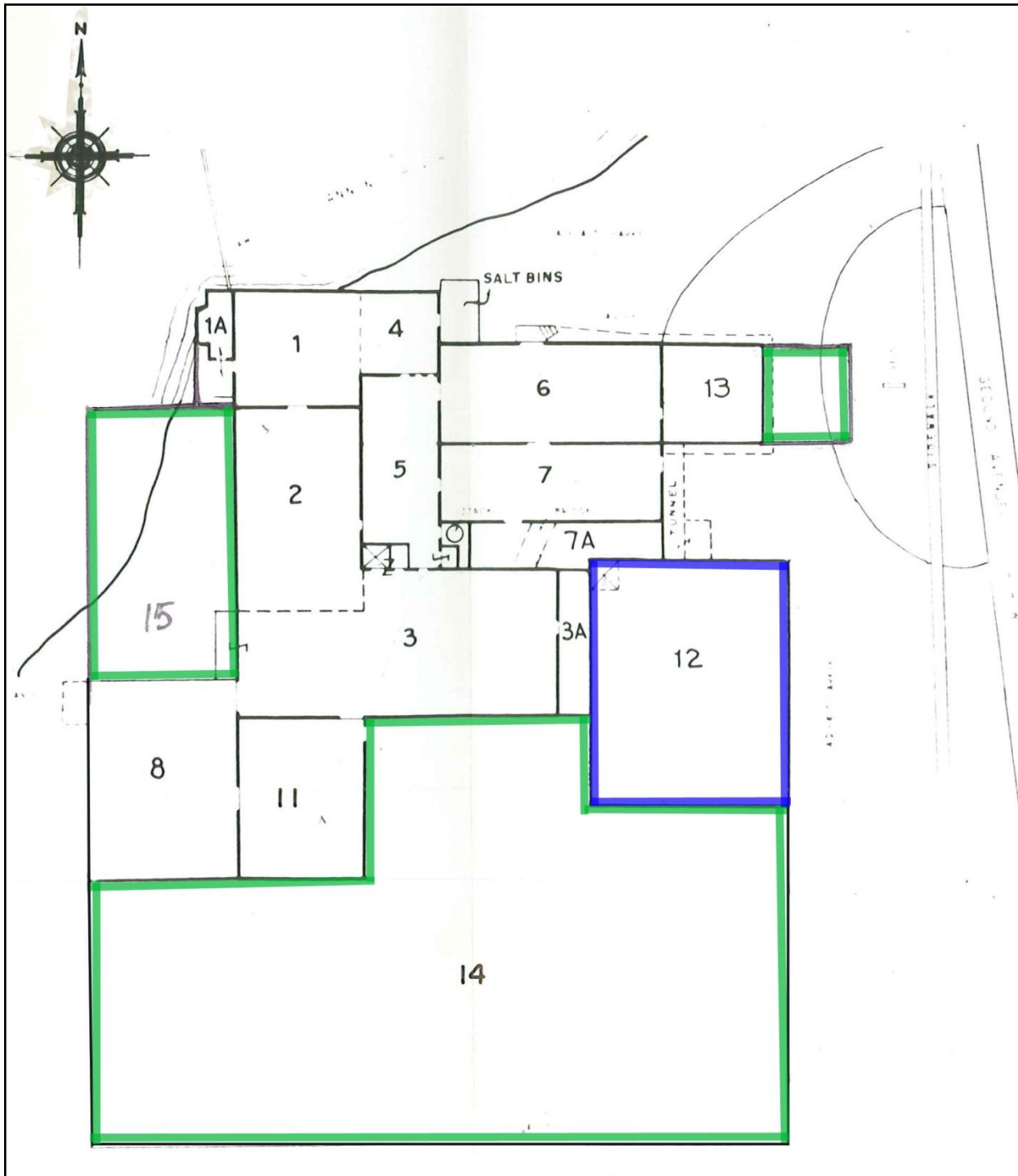


Figure 12.

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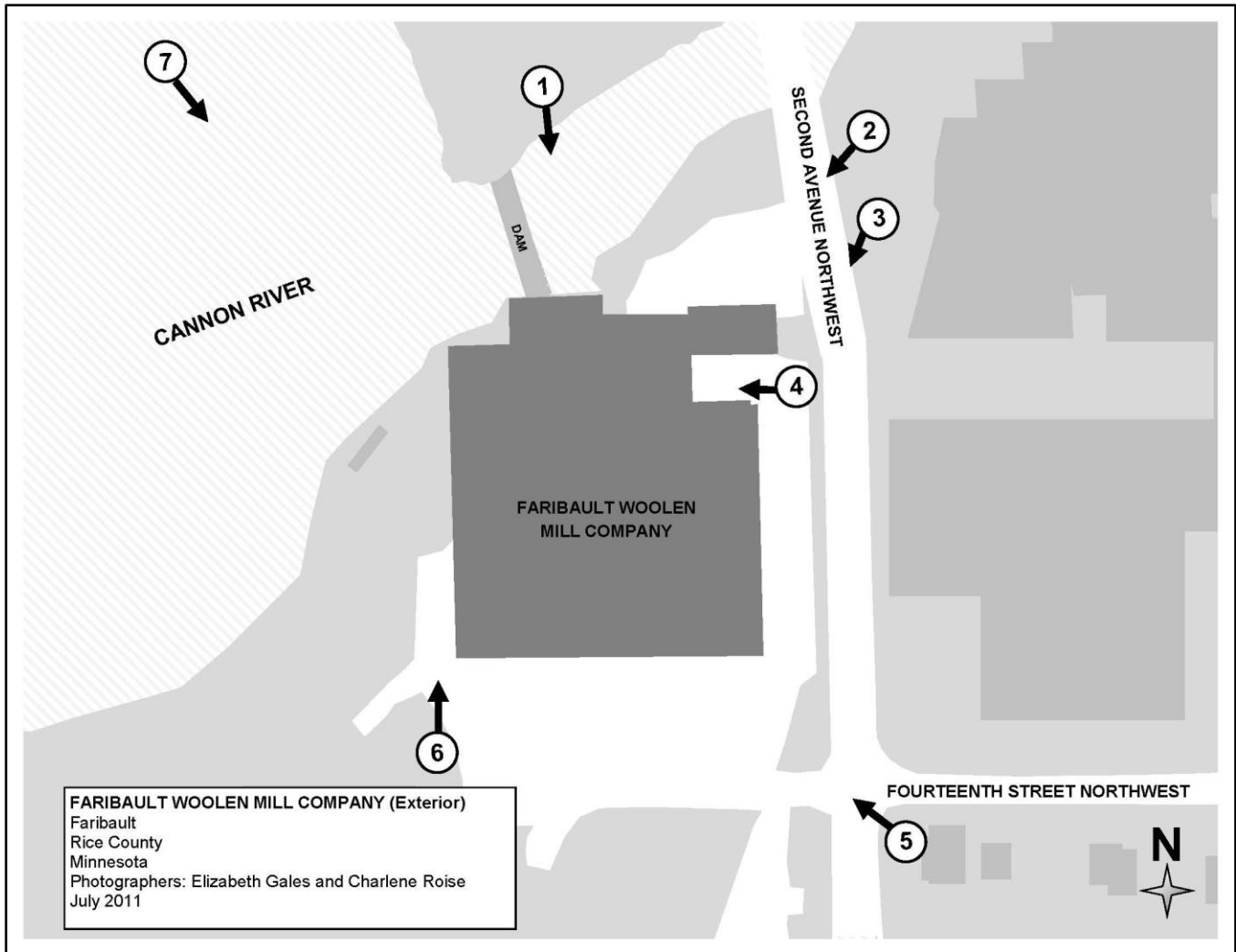
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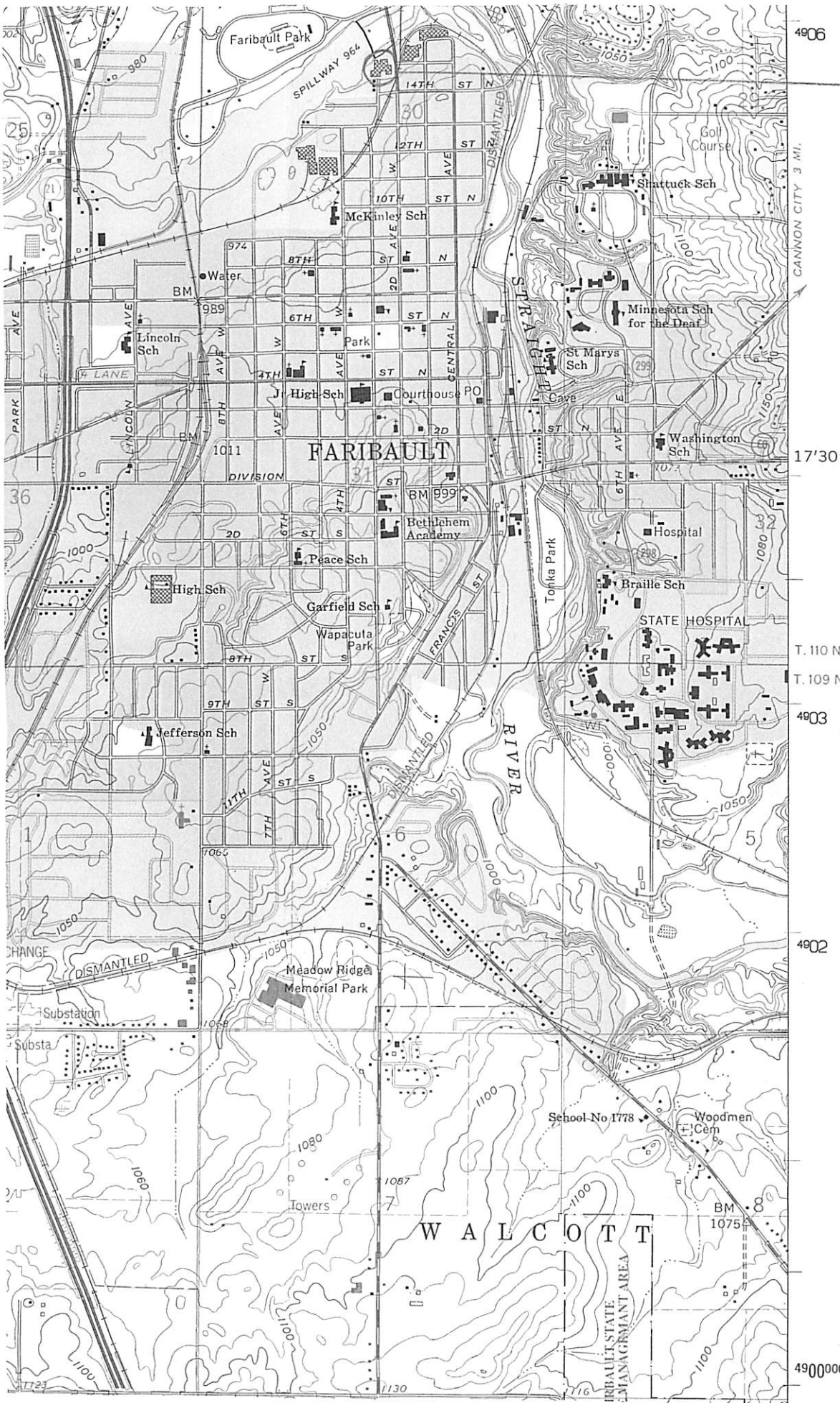


FARIBAULT WOOLEN MILL
COMPANY

FARIBAULT, RICE CO.,
MINNESOTA

UTM REFERENCE:

15/478261/4905994



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