

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 on How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 68). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an 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 entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Kimballton Commercial District

other names/site number _____

2. Location

street & number Alfred and Main Streets N/A not for publication

city or town Kimballton N/A vicinity

state Iowa code IA county Audubon code 009 zip code 51543

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 nationally statewide locally. (See continuation sheet for additional comments.)

Patricia Orling 7-13-95
Signature of certifying official/Title Date
State Historical Society of Iowa
State of Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

- 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 Cal R. Ferguson Date of Action 9/18/95

Kimballton Commercial District
Name of Property

Audubon County, Iowa
County and State

5. Classification

Ownership of Property

(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property

(Check only one box)

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

Number of Resources within Property

(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
26	8	buildings
		sites
		structures
		objects
26	8	Total

Name of related multiple property listing

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

Ethnic Historic Settlement of
Shelby and Audubon Counties: 1860-1941

**Number of contributing resources previously listed
in the National Register**

1

6. Function or Use

Historic Functions

(Enter categories from instructions)

COMMERCE/TRADE/business
COMMERCE/TRADE/financial institution
COMMERCE/TRADE/specialty store
/department store
/restaurant
/warehouse
GOVERNMENT/city hall
/post office

Current Functions

(Enter categories from instructions)

COMMERCE/TRADE/business
COMMERCE/TRADE/specialty store
/restaurant
/warehouse
GOVERNMENT/city hall
/post office

7. Description

Architectural Classification

(Enter categories from instructions)

LATE VICTORIAN/Italianate
/Romanesque
/Queen Anne

Materials

(Enter categories from instructions)

foundation CONCRETE
walls BRICK
CONCRETE
roof ASPHALT
other STONE

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

10. Geographical Data

Acreage of Property 6 acres

UTM References

(Place additional UTM references on a continuation sheet.)

1	15	327460	4610500
Zone	Easting	Northing	
2	15	327460	4610380

3	15	327320	4610500
Zone	Easting	Northing	
4	15	327320	4610380

See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Leah D. Rogers/Consultant

organization _____ date 3-6-95

street & number 217 NW 5th Street telephone 319-895-8330

city or town Mt. Vernon state IA zip code 52314

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

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.

Photographs

Representative black and white photographs of the property.

Additional items

(Check with the SHPO or FPO for any additional items)

Property Owner

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

name See continuation sheet pages 78-79

street & number _____ telephone _____

city or town _____ state _____ zip code _____

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. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 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 Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

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

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 of age or achieved significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

COMMERCE

ETHNIC HERITAGE

ARCHITECTURE

Period of Significance

c. 1889-1940

Significant Dates

1908

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

T.G. Jensen

Hans P. Boldt (see page 60)

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

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:

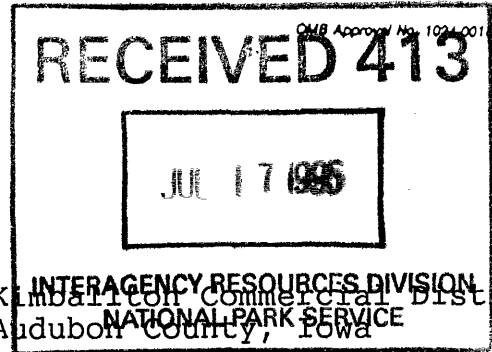
- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository:

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Narrative Description

INTRODUCTION

The Kimballton Commercial District is irregular in plan but roughly cross-shaped and consists of a portion of the four blocks which front Main and Alfred streets in the town of Kimballton, Iowa (see Map 7-1, page 7-33). The remaining portions of these four blocks were not included within the district because of building loss and impacted integrity of the surviving buildings. The district is composed of a total of 34 commercial buildings, 26 of which are contributing. One of the buildings, the Bennedsen, Boldt and Hansen Building (Number 24a-b on Map 7-1), was listed individually in the National Register of Historic Places (NRHP) in 1991 under *The Ethnic Historic Settlement of Shelby and Audubon Counties: 1860-1941* multiple property document form. The buildings of the Kimballton Commercial District are primarily of masonry construction utilizing locally-manufactured brick and concrete block, with 11 buildings of frame construction or a combination of frame and masonry. The buildings are primarily one story in height, with only three buildings being two story. The size of the buildings conforms to the narrow rectangular lots of the original town plat. These lots are generally 25 ft wide by 100 ft long; however, only one of the buildings is 100 ft in length. The remaining buildings vary in length from 40 ft to 75-80 ft. The majority of the buildings are 25 ft in width, with four buildings approaching 50-60 ft in width and nine being less than 25 ft in width. As a result of the varying lengths, most of the buildings have rear lots that were used for storage, parking areas, and recreational areas. Of the 34 buildings, five represent commercial blocks, with one housing two units and one housing three units. There are two vacant lots that once housed a single dwelling (nonextant), while one rear lot once housed a small garage or warehouse that is now nonextant. Brick and concrete are predominant building materials, with both the brick and concrete products produced at local manufactories which were established and operated by Danish immigrants and individuals of Danish descent. Cast iron, pressed tin, and wood were used as architectural details or facing material. The district presents a cohesiveness in the use of locally-manufactured materials, the small scale of the buildings, and the reflection of Danish immigrant-influenced design and building trends. This district also presents a strong sense of time and place, with 18 (53%) of the buildings constructed between 1907-1918 following the arrival of the railroad into this Danish American community. All but one of the main buildings were constructed by the 1930s when the railroad line was discontinued.

The present district nomination resulted from the previous survey/evaluation project conducted in Kimballton in 1992-93 and funded through the Certified Local Government grants program (Rogers 1993). That project recorded a total of 284 architectural properties and one archaeological

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site. The evaluations of these properties indicated the potential for commercial and residential districts in addition to 26 individually eligible properties. The residential district is also being nominated to the National Register at the present time under a separate document. Both the previous and present studies are rooted in the ethnic study conducted in 1990-91 in Shelby and Audubon counties under the State Historical Society of Iowa's Preservation Partnership program (Rogers 1991). That study resulted in a multiple property NRHP cover document, entitled *The Ethnic Historic Settlement of Shelby and Audubon Counties: 1860-1941*, and the listing in the NRHP of 14 properties including two districts and two farmsteads in the Shelby/Audubon area. Of the 14 properties listed, five are located within the corporate boundaries of the town of Kimballton. These include the Hans J. Jorgensen Barn/Silo, the Bennedsen, Boldt and Hansen Building, the Immanuel Danish Lutheran Church, the Jens T. Larsen House, and the Hans Koch House (Rogers and Johnson 1991). The multiple property cover document and associated properties were listed in the NRHP in October 1991. The Kimballton Commercial District is also being nominated under this cover document.

The Kimballton Commercial District is located primarily within that portion of the town plat that was recorded in 1894 and was the second area platted in the community (Map 7-2, page 7-34). The town was reportedly mapped as early as 1883; however, a recorded plat was not filed until 1888. That plat consisted of Lots 1-17 of Block 1 (see Map 7-2) in Section 30, T79N-R36W, Sharon Township, Audubon County, Iowa. The development of the town plat as shown in Map 7-2 reflects the growth of the community and corresponds to several events of importance to this growth. The initial growth of the town centered on the three blocks that were platted in 1888 and 1894, with subsequent additions made in 1903-04, 1907, 1908, and 1917 (see Map 7-2, page 7-34). The 1903-04 addition was made by the Lutheran Church so that a new church building (the Immanuel Danish Lutheran Church) could be constructed. The largest additions were made in 1907-1908 in anticipation of the commercial and residential growth associated with the arrival of the Atlantic Northern Railroad into this community. A more recent addition has been made to the northwest corner of town and reflects "suburban" residential development.

The plat growth is tied to several major events in the history of the Kimballton community. The first of these additions, made in 1894, coincided with the split in the Danish Lutheran Church nationwide, which locally resulted in the establishment of a Grundtvigian church and congregation in Kimballton that same year. The presence of this church served as a draw for Danish immigrants to settle in this Grundtvigian community (Christensen 1943:105-112). Thomas P. Christensen (1952:87) has noted that "the rift in the Lutheran Church in 1894, caused the rapid development" of Kimballton and that this community "became the headquarters of the Grundtvigians after 1894, while the Inner Mission People kept the old center at

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Elk Horn."

The second addition to the town plat in 1903-04 reflects the importance and strength of the Lutheran Church in this community and consists of large block of land donated by Hans J. Jorgensen for the construction of the new church, which was completed in 1904.

The larger additions made in 1907-1908 and the incorporation of the town in 1908 reflect the influx of immigrants into this community in the early 1900s and the boom in population growth and commercial/industrial development associated with the arrival of the Atlantic Northern Railroad, which was completed in 1907-08 between Elk Horn and Kimballton. The continued subdivisions of, and additions to, the plat after 1908 reflect to some extent the attraction of this Danish community for retiring Danish immigrant farmers from the surrounding countryside. Growth in general, however, slowed after the 1930s when the railroad was discontinued due to competition from the rising trucking industry (Bryant 1984; Christensen 1987:8; History Book Committee 1983:II-22; Mackintosh 1988; Petersen 1987:40-50; Webb 1991:12).

The commercial development in Kimballton has always focused on the north-south Main Street of the 1888-1894 town plat; however, subsequent growth expanded along the east-west Alfred and Odense streets and along the north-south West 1st Street, which fronted the railroad tracks (see Map 7-1, page 7-33). The only commercial/industrial enterprises situated elsewhere in Kimballton were the brick factory located at the south edge of the town and two service stations and a fast-food restaurant located along the later Highway 44 which cuts along the north edge of town.

COUNTING SYSTEM FOR BUILDINGS IN DISTRICT

The counting system utilized in the determination of building counts within the district is based on the original construction configuration of the buildings and blocks within the district. Therefore, if a block was originally built to house two separate store units, it counts as two buildings in the district even if the internal divisions were later removed or rearranged. As a result, the 30 resources within the district boundaries comprise a total count of 34 buildings for purposes of tabulating contributing versus noncontributing resources.

GENERAL DESCRIPTION OF DISTRICT

The unifying element of the Kimballton Commercial District is the strong linear emphasis to its development. The first commercial buildings were located along the north-south Main Street, which is situated along the footslope of an upland interfluvial overlooking the Indian Creek Valley. The main portion of the town literally rises to the west, with the commercial

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district below (see Photo 1, attached at end of nomination). The construction of the 1904 church on the summit to the west along West 2nd Street served as a beacon for the surrounding community and reflected the importance of the church to the Danish immigrant population.

The entire building stock of the town of Kimballton was recorded and evaluated as part of the 1992-93 study (Rogers 1993), with the commercial district originally delineated to include that portion to the south of Buildings 10 and 11 (see Map 7-1, page 7-33) and consisting of a dwelling, the original concrete factory, Weddum Motors, and the Landmands Bank. However, since that survey, the dwelling has deteriorated and is slated for demolition, an event that will result in a wide vacant lot further lowering the integrity of any district which included this area. Furthermore, both the concrete factory and the bank building would be considered noncontributing given the complete, modern modifications of these older buildings. As a result, only the Weddum Motors building would be contributing in this corner if it were included within the district.

In addition, the livery building at the southeast corner of the commercial district was included within the original delineated district; however, this building has also greatly deteriorated since the survey and would have detracted from the district. Therefore, while the present boundaries of the district are largely defined by the limits of the historical, commercial development of this area, the district was reduced in size based on integrity considerations.

The first buildings along Main Street were of frame construction and were predominantly one story in height. Gabled rooflines and false front facades dominated the early building designs (Photo 7-1, page 7-35). Following the establishment in 1904 of the concrete block factory and in 1908 of the brickyard, the construction within the commercial district became predominated by the use of these locally-manufactured materials. The original concrete factory was located along Main Street in a building that is outside of the commercial district and has been greatly modified in the twentieth century. The products of this factory included rusticated, smooth/tooled, and floral decorated concrete blocks, porch columns (either rusticated or fluted to resemble Classical columns) and balustrades, decorative cornice moldings, plant urns, retaining walls and sidewalks, grave frames, and bridge culverts (Photo 7-2, page 7-36). The latter came to constitute the largest portion of the factory's business; however, the use of the other products in the construction of the town's commercial and residential buildings is well represented in Kimballton's present building stock. The concrete blocks were used as foundation material for many of the homes and some of the commercial buildings, with the blocks used in the actual wall construction of seven of the buildings within the commercial district (Numbers 1, 2, 4, 18, 20a, 20b, and 28).

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Locally-manufactured brick and clay tile blocks were used in the construction of both foundations and entire buildings within the district. These include Buildings 6, 8, 10, 12, 13, 15, 22, 23, 24, 25, and 27) (see Map 7-1, page 7-33). In some cases, the entire building utilized these local clay products, while others utilized the brick or tile blocks for load-bearing walls, with the vitrified face brick made elsewhere and shipped in over the rail line.

Some of the decorative details and designs of the masonry buildings reflect the Danish craftsmen's skills as well as some of the Danish design influences brought over from their homeland. Examples include the scalloped concrete cornice moldings on Buildings 1, 2, and 20a, and the nonextant Opera House and the swastika that once decorated the corbelled brick parapet of the Landmands Bank (see Map 7-1, page 7-33, and Photo 7-3, page 7-37). The use of scalloped cornice moldings does have a Danish precedent including examples on churches and commercial buildings noted in Lintrup and Ribe (Photo 7-4, page 7-38). The Danish love of decorative elaboration is also reflected in the use of contrasting patterns of brick or concrete blocks on Buildings 1, 2, 20a, 23, 24, 25, and 28 (see Map 7-1 and Photos 7-5 and 7-6, pages 7-39 and 7-40) as well as in the details of the concrete lion's head gracing the parapet of Building 20a (see Photo 7-3) and the Art Deco details on Building 10. It is not known where the lion's head was manufactured. Considering that it is the only known example in Kimballton and the surrounding Danish settlement area, it was likely a catalog item purchased for this building rather than manufactured locally.

Wood constitutes the other major material used in the construction of the district's buildings. Buildings 4, 5, 11, 14, 17, 19 and 26 constitute the main buildings of wood construction, although only the second floor of Building 4 is of frame, with the first floor of concrete block construction (see Map 7-1, page 7-33). Building 26 is the earliest commercial building still extant in Kimballton and is a double store of frame construction. In 1907 it was shifted from its original location on the north side of Lot 3, Block 5, to its nearby present site on the south side of Lot 3. This move was made between 1900-1912 and placed the building on a new rusticated concrete block foundation. The wooden facade was later cut down from its original false front parapets sometime between 1920-1950 but it does retain the original first floor wood fronts. Both storefronts are distinguished by wooden pilasters resembling Classical columns.

Progressive building demolition, replacement, and remodeling had the greatest impact on the present configuration of the commercial district in Kimballton, with fire having had the second greatest impact. The last major fire occurred in 1974 when the three-story brick Commercial Hotel burned to the ground leaving a vacant lot at the southwest corner of the commercial area outside of the District boundaries. Fire also claimed the

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R.P. Larsen general store just north of the hotel and outside of the District; the Faaborg and Terkelsen store in 1910 at the north end of the District and replaced by the construction of the extant Faaborg Department Store (Building 1); and a building on the east side of Main Street where the AmVet building (Building 21) now stands (see Map 7-1, page 7-33). Demolition claimed the opera house where the present town hall (Building 3) was built by the WPA in 1942; one of the two dwellings on the west side of Main Street just south of the District boundary; and Rudolph Andersen's dwelling/paint and wallpaper store on the east side of Main Street just north of the Pedersen and Larsen Hardware Store (Building 15) and within the District boundary. The lots where the two dwellings once stood are now vacant and grass-covered but are maintained.

Progressive remodeling has adversely impacted the historic integrity of Buildings 4, 5, 11, and 14 as well as the integrity of the original concrete factory and the Landmands Bank buildings in the southern portion of Block 1 outside of the District (see Map 7-1, page 7-33). Other remodeling has been less damaging to the historic integrity and consists primarily of storefront updates and repairs involving replacement windows and/or doors, window reduction, cover-up siding, and parapet modifications. Many of the modifications are reversible and are considered compatible modifications on contributing buildings. At least one building (Building 4) could become a contributing building if a faux "half timbered" facade covering is removed and the original siding restored. The parapet modifications have consisted primarily of the removal of stepped coping that had deteriorated from exposure to the elements, although in one case (Building 26), the modification involved the removal of the second floor and parapet on one side and the removal of the matching parapet on the other side in order to achieve a continuous one-story facade. The reason for the removal of the second floor is not known; however, it may have been necessitated by deterioration given the age and wood-frame construction of the building.

Most of the concrete block buildings have been painted through the years, a practice that may have historical roots. Specifically, it has been noted that the concrete block factory of at least one of the Kimballton Construction Company's branches was painted in a two-tone scheme originally. This may have been one way in which this product was marketed, as one that could or should be painted. On the other hand, all of the brick buildings have remained unpainted except for signs on portions of three of the buildings (Buildings 12, 15, and 25)(see Map 7-1, page 7-33).

As noted above, demolition of the Andersen dwelling/store north of Building 15 (see Map 7-1, page 7-33) resulted in the only vacant lot within the district boundaries. Other "vacant" spaces within these boundaries were always vacant (except perhaps for small support structures such as sheds and privies) throughout the commercial district's history. In fact, the rear lots and alleyways were used nearly as much as the frontage areas for

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service, deliveries, storage, and as a "green space" for building residents (Photo 7-7, page 7-41). Other building demolition typically resulted in the construction of a newer building on the same lot. Some buildings, such as Building 27, represent infill on otherwise vacant lots in the later years of this boom period.

EVOLUTION OF THE KIMBALLTON COMMERCIAL DISTRICT

The following subheadings discuss the historic physical appearance and evolution of the Kimballton Commercial District between 1883 and the present.

Early Commercial Development of the Danish Immigrant Community, 1883-1906

The early period of commercial development began with the original survey of the town in 1883 followed by the official recording of a plat in 1888. Both actions represented a commitment on the part of the area's Danish immigrant settlers, including town founder Hans J. Jorgensen, to establish a formal community. Growth was initially slow to stagnant; however, a variety of businesses were established to provide services to the community. One established in 1904, the Hydraulic Stoneworks, was to have a major impact on the construction of the buildings during the boom period that followed the arrival of the railroad.

The early commercial buildings of this period were largely of frame construction, although one exception (the first concrete factory) was built of concrete blocks on the first floor and wood frame on the second. Only a few commercial buildings remain from this period. Map 7-3 (page 7-42) shows the progression of commercial building construction in Kimballton. The earliest extant buildings include Building 5 (a frame furniture store that was greatly modified in modern times), Building 16 (a frame shed or stable that was at the rear of a nonextant dwelling/store), Building 26 (a frame hardware/implement double store that retains its original first floor storefront but had its second floor roofline and false front removed), and the first concrete factory located just south of the district boundary on the west side of Main Street. The concrete factory originally set back from the sidewalk at least ten feet. An addition was made in the mid-twentieth century on the front bringing the facade flush with the sidewalk. As a result, the integrity of the historic building was adversely impacted. The original stylistic elements represented in these early building designs showed some influence from Late Victorian styles in the use of decorative shingle siding and other woodwork, turned spindleposts and balustrades, and bay windows. One of the buildings (Building 26) also exhibited a Classical Revival influence in the use of Classical pilasters flanking the storefronts. Otherwise, the early commercial buildings of Kimballton reflected the vernacular "boom town" or false front type of frame commercial design.

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Railroad Boom, 1907-1918

One of the most important developments in Kimballton's twentieth century development was the construction of the Atlantic Northern Railroad connecting Elk Horn and Kimballton with the market outlet in Atlantic in 1907-08. It was during the period immediately following the railroad's arrival that the greatest expansion in commercial and industrial enterprises occurred in Kimballton. Prominent among the building industries established or expanded in this community were the concrete factory (first established in 1904 but greatly expanded in 1908), the brickyard (established in 1908), and the main lumberyard (which built a new lumber shed [Building 19] near the railroad tracks in 1908).

The peak in commercial building construction in Kimballton came in 1918 and coincided with the end of World War I. In Kimballton, and in Iowa in general, the period following the world war was characterized by decline associated with the farm depression in the 1920s. In the boom period between 1907 and 1918, 18 (53%) of the buildings in the district were constructed (see Map 7-3, page 7-42). These buildings were either of brick (n= 7) or concrete blocks (n= 6). Exceptions included one building that is a combination of concrete block and frame construction (Building 4) and four buildings of frame construction (Buildings 11, 17, and 19). Stylistic influences included Romanesque Revival and Italianate commercial, although some reflected the local styles of concrete block molds available at the local manufactory (see Photos 7-5 and 7-6, pages 7-39 and 7-40). While some of these molds may have been catalog purchases, there is some indication in newspaper accounts that the factory was inventing and patenting molds of their own design (*Audubon County Journal*, March 1, 1906).

Decline of the Railroad, 1919-1930s

The railroad never grew beyond a feeder line, and by the 1930s the demand for its services had greatly declined in the face of competition from the rising trucking industry. Commercial growth in general halted with the railroad's demise.

Only four main buildings in the district were constructed during this period of decline. These included a department store (three units), a real estate office, a drugstore/tailor shop, and a tractor repair shop. Except for the drugstore/tailor shop (Building 24), this new construction was largely devoid of stylistic influence. Building 24 exhibited some Romanesque Revival influence in its round-arched entryway; however, its style largely reflected an attempt to mirror the design of an earlier adjacent building (Building 25). All of the buildings from this period were constructed with locally manufactured clay tile blocks with face brick of a nonlocal origin.

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Post-1940, Modernization and Commercial Decline

The post-1940 era was characterized primarily by the maintenance of previously constructed buildings, with the addition of one new building (the 1942 WPA town hall, Building 3) built to replace the demolished opera house, and two modern buildings (the telephone building [Building 9] and the AmVets building [Building 21]), one of which was built on a vacant rear lot and the other built to replace a burned building (see Map 7-3, page 7-42).

Most of the commercial buildings in Kimballton received some amount of modification from modern updates and repairs. Some, such as the Landmands National Bank, were completely modernized in appearance to reflect a prosperous and progressive business. Others, such as the Kimballton Drugstore (Building 20a) received a new storefront due to repairs, which in this case had been associated with an automobile crashing through the front windows. Still others were updated to repair drafty windows and doors and to modernize their outward appearance. Some of the modifications compromised the historic integrity of the buildings making the properties ineligible and/or noncontributing.

BUILDING TYPOLOGY

Thirty-four buildings are included within the set boundary of the Kimballton Commercial District. Although the interiors and front facades of these buildings have been subjected to repeated renovations, many were found to contain significant original elements either preserved underneath later modifications and cover-ups and/or well preserved on the upper floors and parapets. This district imparts a strong sense of time and place and reflects the look of the commercial area in its heyday during the railroad years from 1907 into the 1930s. The oldest building dates from c.1889 (Building 26) and marks the beginning date for this district. The closing date of 1940, marks the end of the railroad era, with the railroad ceasing its main operations in the late 1930s, and the end of the building boom in the commercial district.

The architectural types defined for this district are based on design, scale, and materials, and are generally determined by their front facades. Materials are an important factor in the type categories because locally-manufactured materials (i.e., brick, clay tile and concrete blocks) and the construction trades responsible for the buildings' construction (i.e., the brickyard, concrete factory, and the lumberyards) are a significant reflection of the influence of the Danish immigrant and Danish American craftsmen and contractor/builders responsible for the design and configuration of the district. This ethnic association is an important element in the district's significance and cohesiveness.

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The typology is based on that formulated by the previous architectural survey of the building stock in Kimballton and conducted under a Certified Local Government grant in 1992-93 (Rogers 1993). All of the buildings then extant in the Kimballton community were recorded and evaluated by that project. The present investigation re-examined all pertinent buildings, structures and objects within the previously defined districts, refined the district boundaries, and updated information on any modifications. The interiors of all significant buildings were also examined to provide additional data concerning building integrity and significance. Construction dates for each building were determined through extensive historic newspaper research, examination of town lot transfer records and mechanic's lien records, fire insurance maps (only two are available from 1912 and 1931), historic photographs, and oral history information. The majority of this building-specific research was conducted during the previous 1992-93 survey project by local volunteers (Rogers 1993).

Architectural styles had only a marginal influence on the design of the commercial buildings within the district. Most of the buildings reflect vernacular commercial building designs common to small-sized communities; however, there are some stylistic details that reflect influence from the Romanesque Revival, Late Victorian Italianate and Queen Anne, and Classical Revival styles of architecture. These details include corbeled dentils, panel insets, decorative shingles and woodwork, cornice moldings, wood pilasters, iron columns, and round-arched entryways. The Modernistic styles of Art Deco and Art Moderne are also reflected in the decorative details on Nordby's Music Store (Building 10) and in the facade modifications on several of the other store buildings (McAlester and McAlester 1984).

The majority of buildings in this district share common building materials (brick and concrete blocks) that were manufactured locally. They also share a common construction history having been built by Danish immigrant and Danish-American craftsmen who settled in this ethnic community. Most influential of these craftsmen were mason, Niels Bennedsen; carpenter, Hans P. Hansen; carpenter and lumberyard manager, Hans P. Boldt; and concrete contractor/builder, Thorvald G. Jensen. Typical of Danish tradition, a number of the buildings constructed in the district were accomplished by building cooperatives, one of which was composed of Bennedsen, Boldt, and Hansen.

The majority of commercial buildings within the district share a basic one-to two-story form that is rectangular in plan with load-bearing masonry walls, brick or concrete block veneer facades, and concrete or brick trim. Facades and side walls are rectangular, and the roofs are generally flat. On the street side, a continuous facade line is created by each building being set back roughly the same distance from the street. The width and maximum depth of the buildings are prescribed by the plat, with most

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conforming to the restrictions of a single lot, although five are larger than a single lot (see Map 7-1, page 7-33). North-south alleyways provide access to the rear lots and service entries to the buildings on each side of the district. These alleyways and rear lot spaces are included within the district boundaries.

The following is a description of the building typology:

Public Buildings

Only one public building is situated within the district boundaries and consists of the Kimballton Town Hall (Building 3) built in 1942 by the Works Progress Administration to replace the demolished opera house. The design of this building reflects the Modernistic stylistic influences of the then-popular Art Moderne and Art Deco styles in its smooth wall surface, horizontal emphasis, asymmetrical fenestration, and decorative elements (McAlester and McAlester 1984:465). It is not, however, a high style example of the Modernistic style. This building has seen some window and door replacement and modification. The building, which occupies two lots, was among the last to be constructed within the district and has a minimal association with the characteristics and building types that are significant to the district. While the building dates from outside the district's period of significance, it is considered a contributing building because of its independent significance as a WPA-constructed town hall (Photo 7-8, page 7-43).

Public Buildings in District:

3	East side of Main Street	Contributing
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Commercial Buildings: Type I

Type I buildings are the earliest known building types in the district. This type is defined by wood frame construction and the presence of a false front or "boom town" type of facade design. One exception to the all-frame construction is Building 4, which has the first floor walls built of concrete blocks with the second floor and false front parapet of wood construction. Type I buildings consist of a gabled building of rectangular shape that has a parapet across the front facade giving the illusion of either an upper floor or a larger upper floor, and thus the illusion of a larger building. The false front was a common early commercial building type in Iowa but because of its frame construction often fell victim to fire and decay. Thus, the survival of this building type is often rare, particularly in towns such as Kimballton which experienced a building boom associated with the railroad. The false front type was most prominent in the 1880s-1890s, although later construction extended into the early 1900s-1910s and includes Buildings 4 (built c.1912), 5 (1901), and 11 (1907).

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Three varieties of false front commercial buildings once existed in Kimballton including a flat false front which obscured the view of the gable roof, a false front which allowed the peak of the gable or gambrel roof to extend and be viewed above the parapet (Photo 7-9, page 7-44), and a false front which has a shaped parapet (Photo 7-10, page 7-45). Of the false front buildings known from historic photographs, six remain standing in varying stages of preservation. Of these six, four are within the district boundaries and include Buildings 4, 5, 11, and 26 (see Map 7-1, page 7-33). Of these four buildings, only two (4 and 11) retain their original false front configuration, while Building 5 has a completely modified facade and is noncontributing and Building 26 has had the upper roofline and parapet removed but retains its original first floor wooden storefront and is considered contributing to the district (Photo 7-11, page 7-46). Building 26 is also the oldest surviving building in the district.

Type I buildings in the District include:

4	West side of Main Street	Noncontributing
5	West side of Main Street	Noncontributing
11	West side of Main Street	Noncontributing
26	East side of Main Street	Contributing

Commercial Buildings: Type II

Type II buildings date from the early 1900s and are characterized by large rectangular buildings which exhibit a monitor roof. Only two known buildings (both within the district) in Kimballton are of this type and include the light plant (Building 18) and the Green Bay Lumber Company shed (Building 19) (Photo 7-12, page 7-47). The light plant was built c.1914, while the lumber shed was built in 1908. This type of building was commonly used for lumber sheds and industrial/manufacturing buildings because of the expansive interior space and the additional lighting provided by clerestory windows in the monitor portion of the roof. This type of building was commonly of frame construction as is the case with the lumber shed; however, the light plant is a combination of concrete block walls and frame construction.

Type II buildings in the District include:

18	North side of Alfred Street	Contributing
19	South side of Alfred Street	Contributing

Commercial Buildings: Type III

The majority of the commercial buildings in the district are of Type III, which is defined by masonry construction of either brick, clay tile blocks, concrete blocks, or some combination thereof. Many of the brick buildings

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are a combination of brick and clay tile block, with the brick used in the facade veneer and the tile block used for the load-bearing wall construction. Type III buildings are generally one-story in height, rectangular in plan with flat, gabled, or gambrel roofs masked by a plain or stepped parapet which extends slightly above the roofline (Photos 7-13 to 7-17, pages 7-48 to 7-52). Two of the buildings are two stories in height. The major stylistic influence on this building type is Romanesque Revival, with its round-arched design elements and the use of differing masonry surface textures. Decorative detailing on the masonry buildings involve the use of differing textures of brick or block, patterned blocks, and corbeling. One building also utilized carved stone medallions and detailings to add decorative accents to a brick and tile building. The brick and stone masonry work is largely attributable to the talents of Danish immigrant, Niels Bennedsen, while the concrete block manufacture and construction is attributable to the workers of the Jensen Construction Company led by company president, Thorvald G. Jensen (of Danish descent) and, for a time his partner, George Henningsen (Danish). The temporal range for the masonry buildings is from 1904 (when the concrete factory was established) into the 1930s.

The brick and clay tile blocks were largely manufactured at the local brickyard known first as the Crystal Springs Clay Products Company and later as the Roxy Clay Works. Some of the later buildings also have face brick that was made elsewhere.

The concrete blocks were manufactured locally at the Hydraulic Stoneworks (later known as the Kimballton-Elk Horn Construction Company and finally as the Jensen Construction Company). A wide variety of different types of blocks were manufactured by this company and are represented in the buildings of the district. These varieties include two sizes of rusticated blocks, smooth/tooled blocks, and scalloped blocks used for decorative cornices (Photos 7-3, 7-4, and 7-6, pages 7-37 to 7-38 and 7-40). The Kimballton Drugstore building (20a) even has a concrete lion's head as the focal point of the parapet (Photo 7-3, page 7-37).

A total of 15 Type III buildings are extant within the district boundaries. Of these, four are of concrete block construction, with the remainder of brick construction.

Type III buildings in the District include:

- | | | |
|----|-----------------------------|--------------|
| 1 | West side of Main Street | Contributing |
| 2 | West side of Main Street | Contributing |
| 6 | North side of Alfred Street | Contributing |
| 8 | South side of Alfred Street | Contributing |
| 10 | West side of Main Street | Contributing |
| 12 | East side of Main Street | Contributing |

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13	East side of Main Street	Contributing
15	East side of Main Street	Contributing
20	East side of Main Street	Contributing
22	East side of Main Street	Contributing
23	East side of Main Street	Contributing
24	East side of Main Street	Contributing
25	East side of Main Street	Contributing
27	East side of Main Street	Contributing
28	East side of Main Street	Contributing

Commercial Buildings: Type IV

Type IV buildings are not conventional commercial properties and therefore have no specific defining characteristics. In the Kimballton Commercial District, Type IV buildings include the livery barn (17) and three garage/storage buildings (7, 16, and 20b). The livery barn was built c.1910 and is a rectangular gable-roofed building that originally conformed to the transverse-frame barn type defined for this area by the *Ethnic Settlement* multiple property cover document (Rogers and Johnson 1991). The transverse-frame barn type has a central opening in each gable end, is longer than it is wide, and has a loft that can be loaded either from the outside or the inside from a vehicle standing in the aisle (Noble 1984:11).

The three garage/storage buildings are located at the rear of the other commercial buildings and may have originally functioned as storage or warehouses for those businesses. All were later used as garages. Two of the buildings are of frame construction, with the third of rusticated concrete block construction (20b). Building 7 was likely built in the 1940s-50s and therefore post-dates the district's period of significance. The other two buildings respectively date from the 1880s-1890s (Building 16) and 1908 (Building 20b).

Type IV buildings in the District include:

7	North side of Alfred Street	Noncontributing
16	North side of Alfred Street	Contributing
17	North side of Alfred Street	Contributing
20b	South side of Alfred Street	Contributing

Commercial Buildings: Modern Buildings and Modern Modifications

This category consists of buildings that are either modern in construction (i.e., built after 1945) or are completely modified from their original state, which is unknown, and as a result cannot be categorized elsewhere within the typology. Four buildings in the District qualify under this category. These include three buildings of modern construction and one building that is a modern modification. The modern buildings include the

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non-local concrete block and tile brick one-story telephone company building (9), the poured concrete and frame one-story AmVets meeting hall (21), and the modern automobile garage (14b) at the rear of Building 14. The telephone building was built on a vacant rear lot, while the AmVets hall was built to replace a burned building. The only modern modification building is the front-gabled, one-story dwelling on the east side of Main Street (Building 14b) that may have been originally built c.1931 but has been completely modified with modern doors and windows and replacement siding and veneer to the point that the original form and configuration is not known.

Modern Buildings and Modern Modifications in the District include:

9	South of Alfred Street	Noncontributing
14a	East side of Main Street	Noncontributing
14b	Rear of 14a	Noncontributing
21	East side of Main Street	Noncontributing

INDIVIDUAL SITE DESCRIPTIONS

The following descriptions discuss each of the buildings in the Kimballton Commercial District where known by site number, address, historic name, date of construction, contractor/builder, type designation, description, alterations, status as either contributing or noncontributing to the district, and historical background. Once again, buildings are counted according to their original, internal main-floor configuration, so that a block built to house three store units is counted as three buildings (see Map 7-4, page 7-52).

The historical data contained in these descriptions are based on the results of the research conducted by local volunteers and project personnel into the region's historic newspapers, courthouse records, historic photographs, fire insurance maps, and oral history concerning the commercial district. The majority of this research was conducted during the previous architectural survey of Kimballton conducted in 1992-93 (Rogers 1993). Based on the results and recommendations of that survey, the Kimballton Historic Preservation Commission applied for a Certified Local Government grant to complete the present nomination and an additional nomination of the West 2nd/West 3rd Street Residential District in Kimballton. As part of the present investigation, additional survey of the commercial buildings was conducted to refine the district boundaries and to update site forms to reflect modifications made since the initial survey was completed. The Iowa Site Inventory forms for all of the buildings surveyed in Kimballton are curated at the State Historical Society of Iowa in Des Moines and at the General Store Museum office in Kimballton.

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The integrity of each building was assessed through visual examination of the exteriors, with some interior examinations. These assessments addressed building materials, surface and design treatment, fenestration, stylistic influence, building type, and alterations/modifications. In general, the condition of the district's buildings is good, with the major intrusions being some unsympathetic renovation treatments of historic buildings, with very little infill of modern buildings. One of the noncontributing buildings could be re-evaluated as contributing to the district with more sympathetic restoration or treatment. Recommendations for such restorations are included in each building description where appropriate. Historic photographic views of the district are presented in Photos 7-18 to 7-23 (pages 7-54 to 7-59).

The following building descriptions are organized from north to south along Main Street and west-east along Alfred Street:

BUILDING
NUMBER

1 209 N. Main Street, **Faaborg Department Store (one unit)**: c.1910; Jensen Construction Company. This one-story **Type III** concrete block building was constructed of blocks manufactured by the local Jensen Construction Company and was built by that company. Architectural details of note include the use of differing varieties of rusticated and smooth concrete blocks to impart a diamond pattern on the parapet and the corbeled dentils on the cornice. Modifications have included: additions to the rear and north sides when the business became a furniture store in the 1940s; the movement of the front entry from the left (south) side of the storefront to the center of the storefront; the Modernistic stylistic treatment of this central entry including a metal awning over the doorway; and the removal of the Luxfer glass transoms and the covering of the transom space with tin sheeting. The interior was also modified in the 1940s and exhibits some Modernistic stylistic elements, particularly in the design of the wood balustrade and rail along the center staircase to the basement level. The main interior consists of a large, open store room, with a rear balcony upper level that contains two rooms and is reached by a curving staircase (enclosed). Other interior additions include a freight elevator and counter/display cases. More modern interior modifications have been confined to the remodeling of the ground floor rear addition into living space for the current owners. These rooms include the former carpet sample showroom and the morgue. The overhead garage door entry at ground level in the rear addition remains in place and provided access for the hearses. The storefront modification is not modern in date and is not considered a detraction from the overall historic integrity and significant elements of the building. This storefront should be maintained as is. The only recommendation

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to enhance the building's historic integrity would be for the removal of the north side addition and for the restoration of the glass transom windows. This is a **contributing** building to the district.

The building was constructed c.1910 for George S. Faaborg to replace a three-story building on this site that burned in 1910 (see Photo 7-18, page 7-54). George Faaborg was a Danish immigrant who operated general stores and, later, clothing stores in Kimballton from the late 1890s into the 1920s. His businesses were housed in a number of different buildings before this building was constructed. From 1911-1916 the building housed the Faaborg Department Store; from 1916-1917 the business was operated by Faaborg and Carlson; from 1917-1941 it was operated by Carlson as "Kimballton's Leading Department Store"; and after 1941 as the Jensen Furniture Store. During the Jensen's tenure, the business also included a morgue and casket salesroom. The Jensens built furniture on the top rear floor. Carpet samples were displayed in the rear addition on the ground floor, with furniture loaded and stored on the second floor of the rear addition. The carpet room was located in the north-side addition.

2 207 N. Main Street, **Kimballton Danish Savings Bank (one unit):** 1907; George Henningsen and T.G. Jensen. This one-story **Type III** concrete block building is one of the smaller scale commercial buildings in the district, occupying less than the full width of the single lot and only one-third of the lot's length. The storefront is distinguished by the use of locally-manufactured rusticated and scalloped concrete blocks and Romanesque Revival-influenced, round-arched door and window surrounds. The building was constructed by the local concrete company which also manufactured the blocks used in its construction. Exterior alterations have been confined to partial infill to reduce the window size and the replacement of the front door. These alterations could be reversed and the historic appearance restored. However, the main, significant elements of the concrete block wall surface, scalloped cornice molding, and round-arched surrounds are intact. Therefore, the building is considered **contributing** to the district.

Historically, the property was built for Peter Lykke, who subsequently organized the Kimballton Danish Savings Bank along with Soren C. Pedersen in this building. The bank failed in the early 1920s, and the building became the property of the Landmands Bank in 1921. The Kelgor and Jensen grocery store was later at this location for a number of years. The building is presently the Kimballton Post Office.

3 205 N. Main Street, **Kimballton Town Hall (one unit):** 1942; Works Progress Administration (WPA). This one-story public building is

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constructed of brick and clay tile blocks with a stuccoed exterior. It exhibits some of the details of the Modernistic style, although it is not considered a high style example. The building occupies two town lots and replaced the opera house, which was demolished. While it does have some of the same elements for which other buildings in the district are considered significant, specifically in the use of masonry construction, the smooth surface of the stucco exterior is a contrast to the adjacent concrete block buildings that have rusticated surface treatments. While the building post-dates the district's period of significance by two years, it is considered to be independently significant and therefore **contributing** to the district because of its association with WPA construction projects in Iowa and because it is a rare survival of WPA buildings in the small towns of the region. The nearest similar building was the WPA-constructed community center in Brayton in Audubon County. That building, however, was recently demolished.

This building was built as the town hall in 1942 and still serves in that capacity. It also functions as a community center. Part of the building's importance is tied to its reflection of the progressive, civic-minded Kimballton businessmen, who "worked hard to get the project under way," including Marius Christensen, Ed T. Esbeck, then-Mayor Henry Hansen, and City Council members Peter Lillehoj, Nels Christoffersen, J.W. Jensen, John I. Petersen, and Andrew Miller (History Book Committee 1983:III-23).

4 203 N. Main Street, **T.G. Muller Grocery Store (one unit)**: c.1912; builders unknown; however, the use of locally-manufactured concrete blocks indicates the involvement of the Jensen Construction Company. This two-story **Type I** building is constructed of rusticated concrete blocks on the first floor and frame with clapboard siding on the second floor. The building has a false front, with the gable roof extending above the parapet. Both the second and first floor store-fronts have been remodeled. On the first floor, the alterations have included replacement plate glass windows which flank the recessed central entry, although the wooden window frames indicate that the remodeling was of some age. The second floor alteration is more dramatic and more recent in age. The clapboard siding was removed and replaced with a plywood faux "half-timbered" slipcover in the 1970s in an attempt to make the building look more "Danish." Fake muntins were also set into the window frames to impart an older 9/9 pane configuration; however, the windows are the original double-hung 1/1 windows. The original facade also had a central doorway with open-out double doors on the second floor. That doorway and the original doors are intact although covered over by the slipcover. Interior details of note include the beaded board ceiling and the original wood flooring on the first floor; and bullseye molding, plastered and papered walls,

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and mopboard in the front room on the second floor; and the decorative rear door that has sawtooth and sunburst wood detailing. In general, however, this vacant building has suffered greatly from lack of maintenance and is in a precarious state. There are serious structural problems that need to be addressed in the near future or the building will be in jeopardy. It is recommended that the building be stabilized and the second floor storefront be restored (i.e., removal of the slipcover and replacement of the clapboard siding). In its present condition, the building is **noncontributing**. It should be re-evaluated if any restoration efforts are undertaken.

Built c.1912, the building was owned by T.G. Muller and a Mr. Petersen from 1912-13. Muller became sole owner by 1914. He operated a grocery store at this location until 1952 when his daughter, Mrs. Hans C. Jorgensen, took over and operated it as the Kimballton Grocery until 1970. At that time, it became known as the Jens Mart. In 1982 it was purchased by Murriel and Pete Petersen and continued to operate as a grocery store called the Dane Mart. The building is currently vacant. Many of the fixtures and appliances from its use as a grocery store are still in the building.

5 201 N. Main Street, **Nielsen Furniture Store (one unit)**: 1901; builders unknown. This two-story building was originally a **Type I** false front commercial building. The false front portion was later removed. At present, the building is a front-gabled structure with a recessed central entry. Other alterations have included the complete remodeling of the storefront involving altered windows and doors and modern siding. The south side wall has also been completely covered with metal siding. At first glance, the building appears modern in construction; however, it is the 1901 historic frame structure with a modern exterior shell. Because of the extensive alterations, the building is considered **noncontributing**. If the siding is ever removed and original elements found to be intact, then the property should be re-evaluated. More compatible siding such as wood or vinyl clapboard is recommended.

This building was constructed in 1901 for the Nielsen Furniture Store. Hans Nielsen was also an undertaker. By 1909 Nielsen was in partnership with Jens Andersen, and the business operated as such until 1919 when Andersen took over the furniture business and the building. This business failed in 1926, and Andersen moved for a time to Cedar Falls. The building presently houses Arnold's Tavern.

6 213 Alfred Street, **Hans Simonsen's Barber Shop (one unit)**: 1909; unknown, but probably Niels Bennedsen. This small, one-story **Type III** brick building is distinguished by the use of an angled soldier course brick cornice and segmental-arched lintels over the windows and one

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door. A slightly projecting door entryway and awning were later added; otherwise, the building is little changed. It appears to have been built originally as a rear addition to the Nielsen and Andersen Furniture Store but was subsequently made into a separate business. It is considered **contributing** to the district because of its construction with locally-manufactured brick and its likely representation of the masonry work and skills of Danish mason, Niels Bennedsen.

Built in 1909 as the rear addition to the adjacent furniture store, the building was subsequently made into a separate business building. It first served as the Hans Simonsen Barber Shop. Later businesses included the Simon Faaborg Restaurant and the Emma Lund Beauty Shop. It currently serves as part of the adjacent Arnold's Tavern.

7 211 Alfred Street, **unnamed warehouse (one unit):** 1940s-50s; builders unknown. This small, one-story gable-roofed **Type IV** building was built originally as a warehouse that was likely associated with the adjacent store buildings including the furniture store (5) and the barber shop/restaurant (6). It also functioned as a garage. The building is devoid of any stylistic details and consists of a frame structure with a low-pitched gable roof, vertical beaded board siding, and a foundation of poured concrete mixed with glacial till pebbles and cobbles. While the building has been little modified, it post-dates the period of significance for the district and is considered to be a **noncontributing** building.

Built in the 1940s-50s, this building historically functioned as a warehouse or storage building for adjacent businesses. It later functioned as a garage and still functions in that capacity.

8 107 Alfred Street, **Kimballton Telephone Exchange (one unit):** 1914; Niels Bennedsen and Hans Peter Hansen. This one-story **Type III** brick building is rectangular in plan and is banked into the hill-slope. Because of the slope, the front entry is reached by a set of stairs. The building is constructed of locally-manufactured brick and features minimal decorative detailing. This detailing is confined to brick corbeling on the parapet. Other details of note include the tile coping, the segmental-arched lintels, and the leaded glass header in the front cottage window. The only modifications have been the addition of storm windows and doors, the covering of two of the basement windows with plywood, and the addition of wood shutters. All of these modifications are either of little adverse impact to the historic integrity or are easily reversible. The brick is in need of tuckpointing and it is recommended that this be done in the near future with a compatible mortar. It is also recommended that the shutters be removed. Because of the good integrity, the construction with local brick, and the construction by Danish immigrant craftsmen,

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this building is considered **contributing** to the district.

This building was constructed in 1914 as the telephone exchange office. It was built by mason Niels Bennedsen and carpenter Hans Peter Hansen. The building represents the civic improvements which followed in the wake of the development associated with the Atlantic Northern Railroad.

9 South of Alfred Street along alley, **Telephone Company Building (one unit)**: modern; builders unknown. This small, one-story modern building is located at the rear lot to the west of Building 11 and just southeast of the old telephone exchange building (8). This modern building is of brick construction with a concrete block addition on the north side. Both the brick and concrete block material are of nonlocal origin. Because of its modern construction, this building is **noncontributing** to the district. It is not considered a major intrusion, however, because its small size and scale do not obscure any historic views of the district. In fact, the building itself is difficult to view from the common vantage points within the district.

10 SW corner of Main and Alfred streets, **Nordby's Music Store (one unit)**: 1917-18; Niels Bennedsen. This one-story **Type III** brick and tile block building has a canted corner entry and is banked into the hillslope. Details of note include the Art Deco stone details that were laid by Danish immigrant mason, Niels Bennedsen. Modifications have included replacement doors and windows, the removal of the transom glass and the covering of the transom space with a wood-shingled awning (small) and a plywood panel, and the removal of the Nordby name plaque from a panel above the entry door. The interior has been completely remodeled. While the building's integrity has been impacted to a certain extent by the modifications, most are considered reversible or restorable, and the main significant elements of the brick construction and stone detailing are intact. As a result, the building is considered **contributing** and an important corner anchor building.

Begun in 1917, this building was completed in 1918. It was built for H.C.M. Nordby as a music store. Nordby was a Danish immigrant who had first operated a jewelry store in the early 1900s (later in partnership with S.H. Sorensen). The jewelry store is adjacent to the south (Building 11). Mr. Nordby was a gifted musician who taught music and directed the town band for a number of years. A band stand once stood in the center of the intersection of Main and Alfred streets near this building. The store was later occupied by a produce store, an insurance office, a grocery store, and a feed store. It presently houses an antique store, H & H Antiques.

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11 115 N. Main Street, Nordby and Sorensen Jewelry Store (one unit): 1907; builders unknown. This one-story Type I false front building has a gambrel roof that extends above the false front parapet. The exterior has been completely remodeled in recent years including replacement siding and asphalt veneer, a metal awning, and reduced and modified windows and replacement doors. The interior has also been completely modified into a private residence. As a result, the building is considered **noncontributing** to the district. The impact of the modifications could be lessened somewhat by more compatible siding and a cloth awning similar to the one that originally graced this building (see Photo 7-10, page 7-45).

Built in 1907 for Hans C. Madsen Nordby as a jewelry store. From c.1911-1918, it was operated in partnership with S.H. Sorensen as the Nordby and Sorensen Jewelry Store and then operated solely by Sorensen from 1918-c.1919. By 1922 the building housed the Jewel Cafe operated by Niels J. Sorensen. At one time, the post office was also housed in the building when the jewelry store was still in operation.

12 208 N. Main Street, Sharon Motor Company (one unit): 1914; Niels Bennedsen and Hans P. Hansen. This one-story Type III brick and tile block building is located at the north end of the district boundaries. It is constructed of load-bearing, locally-manufactured clay tile blocks with a brick veneer (also locally manufactured). An addition to the rear is constructed of smooth concrete blocks. The foundation is made of brick. The building has minimal decorative detailing which is confined to corbeling on the parapet. A folding wooden garage door covers the opening to the left (north) of the storefront and appears to be an original door, while the right (south) side of the storefront has a partially infilled window and a more modern replacement door. The window modification may be reversible and is certainly restorable. The facade has been painted. It is recommended that the facade continue to be painted, perhaps with a more compatible color. The building retains a high degree of integrity and is considered **contributing** to the district for its use of local brick and tile products and for its construction by Danish craftsmen.

Built in 1914 for the Sharon Motor Company and operated by Julius Larsen and Martin P. Henricksen. This was an early Ford dealership and was one of three auto dealerships in Kimballton in the 1910s-1920s. It was later used as a feed and seed store (Madsen Surge), a capacity in which it continues to function to the present day.

13 206 N. Main Street, Hald and Winther Real Estate Office (one unit): c.1929; builders unknown. This small, one-story Type III brick and tile block building lacks decorative or stylistic detailing. Its main feature is the plain parapet with flanking brick pilasters

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and concrete coping. The building was constructed of locally-manufactured clay tile blocks and brick for the load-bearing walls and of nonlocal brick for the facade veneer. Modifications have included the addition of a small bay window and a small wood-shingled awning in the 1970s. The interior has also been modernized. A basement-level beauty salon is reached by a wooden staircase and a side door below grade. While the facade has been modified, the wood awning can be removed. Furthermore, the important element of the clay tile block construction is still intact and visible from the Main Street. For these reasons, the building is considered **contributing** to the district.

Built c.1929 for the Hald and Winther Real Estate business. It is presently used for the Petersen Insurance Agency, with Kathi's Hair Salon in the basement.

14a 204 N. Main Street, **unknown building (one unit)**: c.1931; builders unknown. This one story, gabled-roofed **modern modification** building is banked into the slope and has a basement-level rear entry. The side walls are constructed of smooth concrete block. The facade has a modern brick veneer, with some replacement siding. It has been completely remodeled in recent years to the point that its original exterior configuration and type are unknown. Modifications have included replacement siding and veneer, modern windows and doors, the infill of one window to the right (south) of the door, and metal awnings. The impact of these modifications could be lessened by the application of a more compatible siding and a cloth awning. Because of the extensive modifications, the building is **noncontributing** to the district.

Built c.1931, the original function may have been as a dwelling. It continues to function as a private residence.

14b Rear of 204 N. Main Street, **garage (one unit)**: modern; builders unknown. This one-story, gambrel-roofed **Type IV** garage building has horizontal beaded board siding, two overhead garage doors, and a smooth concrete block foundation. Because of its modern construction it is considered **noncontributing** to the district.

Built after 1945, this building has always functioned as an automobile garage.

15 200 N. Main Street, **Pedersen and Larsen Hardware (one unit)**: 1910; builders unknown, although the masonry work was likely done by Niels Bennedsen. This one-story **Type III** brick building is banked into the hillslope and has a basement-level side entry. It has a poured concrete foundation, load-bearing 6:1 American bond brick

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walls, and concrete coping on the parapet. The stylistic detailing is confined to the corbeled brick dentils on the parapet and the inset panels of roughened brick on the facade. Most of the brick used in the construction was manufactured locally. Original elements of the storefront that remain intact include the metal I-beam with floral medallions, the original recessed central entry with wood-framed plate glass windows, and the original door with brass hardware. The transom windows are intact although covered over. Interior elements of note include the egg-and-dart molding and beaded board ceiling in the storefront showcase area, the pressed tin ceiling, and the original wood flooring in the back room. Modifications have been few and include a wood-shingled awning (removable), covered transom windows (also removable), and the covering and infill of some of the side and rear window and doors. A mural depicting local historic sites was recently painted on the south side of the building. The basement wall on the west side has required bracing because of the stress from the slope. This is not presently a hazard to the building's integrity. None of the modifications have adversely impacted the building's integrity. The building is considered **contributing** to the district for its use of locally manufactured brick, its likely construction by a Danish immigrant mason, and its representation of an important corner anchor building in the commercial district. It is recommended that the awning be removed and replaced with a cloth awning and that the transoms be uncovered. More importantly, however, the building will require some tuckpointing in the near future. This should be done with a compatible mortar.

Built in 1910 for the Pedersen and Larsen Hardware Store. In 1911, George Nielsen bought out A.J. Pedersen's interest in the store, and it subsequently became Nielsen's Hardware Store. In 1913 H.P. Bonnesen purchased the business from Nielsen and operated it as the Bonnesen Hardware Store until c.1919 when Nels Mortensen became owner and operated it as the Square Deal Hardware until 1925 when it was bought by Pete (Jeb) Christoffersen who operated the hardware store with his cousin Nels Christoffersen until 1957. It then became the Gamble Store hardware until the 1970s. It presently houses an antique store. The full basement has served as storage and garage space through the years.

16 At rear of lot just north of Building 15, **warehouse/garage (one unit)**: early 1900s; unknown builders. This one-story, gable-roofed **Type IV** building has a newer overhead garage door in the north gable end, an off-center door flanked by four-pane fixed windows on the east side, board-and-batten siding, and sawtooth overlapping siding in both gable ends. The building is set upon a modern concrete block foundation. While the overhead door and the foundation are modifications, the building does retain its original siding and stylistic details in

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the sawtooth board ends in the gable peaks. As a small support building that likely dates from the early 1900s, this building is considered **contributing** to the district.

Probably built in the early 1900s as a support structure to the Rudolph Andersen dwelling and store building that once occupied the west end of this lot. That building is nonextant.

17 North side of Alfred Street, **A.H. Ahrienkehl Livery and Dray (one unit)**: c.1910; builders unknown. This transverse-frame barn is a **Type IV** building within the district. The barn has horizontal drop siding (covered with asphalt roll siding), a poured concrete foundation, and a wood-shingled roof. Many of the windows have been covered over by the roll siding but are intact. The interior has been modified into an open-span now supported by metal tie rods. Only the north-end original supporting beams are in place. Another modification involved the replacement of the south-end entry with sliding doors. The original open-out central doors remain on the north end. The interior construction shows planks and sawcut beams, with three horse stalls still in place on either side of the central aisle at the north end. The office was in the southwest corner of the interior. At present, the building is deteriorating. Most critical is the rotting roof, which needs to be repaired in the near future. While the building has been modified, enough original elements remain to make this former livery barn **contributing** to the district. This is only one of two surviving blacksmith shops/liveries in Kimballton, although there were once several in operation. This is the older of the two extant buildings and retains a higher degree of integrity.

Built c.1910 as a livery barn for A.H. Ahrienkehl, who was a Danish immigrant blacksmith. By 1911 the business had been sold to Lars Rasmussen, also a Danish blacksmith. The livery business also included a dray service. The building is currently used for vehicle storage.

18 NW corner Alfred and E. 1st Streets, **Kimballton Light Plant (one unit)**: c.1914; builders unknown, but likely involved the Jensen Construction Company. This monitor-roofed building is a **Type II**. The original building has rusticated concrete block walls, with board-and-batten wood siding on the monitor portion. An addition was made to the south side using smooth concrete blocks. Other modifications have included metal sheet roofing on portions of the roof and the infill with wood siding of several of the door openings. These openings have modern replacement doors within the wood infill. While the addition has obscured some of the original south-side facade, that facade is still intact and the more significant elements of the rusticated concrete block construction and the monitor roofline are intact. This

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light plant is considered **contributing** to the district for its use of locally-manufactured concrete blocks (and its likely construction by the Jensen Construction Company) and for its representation of the civic improvements which followed the arrival of the railroad.

This building was constructed by John Nielsen c.1914. It was built as the town light plant and continues to function in that capacity to the present day.

19 SW corner of Alfred and East 1st Streets, **Kimballton-Elk Horn Lumber Company (one unit):** 1908; builders unknown, but it is likely that the lumber company built their own building. This **Type II** monitor-roofed lumber shed is the largest building in the district. It is of frame construction and has a concrete block foundation and horizontal drop siding. Additions to the rear have poured concrete foundations but repeat the wood siding. The only modifications have included the rear additions, the replacement of the siding on the front facade with wide board siding, the modification of the northeast corner office windows and doors, and the replacement of the original central doors with more modern sliding door. A diamond-shaped window on the front facade above the central doorway has been covered over by the replacement siding. The interior is largely intact with a long central aisle flanked by lumber bays, storage areas, a privy, and the office. Additions for later use by a seed and feed company have included a hopper on the west side with an elevator to the outside, the more modern office interior, an inground scale just outside of the building on its northeast corner, and the modification of the rear lumber bays (in the addition) into fertilizer bins. The modifications are considered relatively minor and reversible. The building is considered **contributing** for its use of locally-manufactured concrete block products (the foundation) and its representation of and construction by one of the important and influential construction businesses in this Danish community. It is recommended that the front facade be restored with more compatible siding.

The lumber shed was built in 1908 for the Kimballton-Elk Horn Lumber Company adjacent to the railroad tracks. This was the largest lumber company in Kimballton. In 1921 it was purchased by the Green Bay Lumber Company and functioned as such into the 1940s. It was subsequently used for Steen Feeds and is presently owned by the Pelgas Fertilizer Company of Elk Horn.

20b Rear of 122 N. Main Street, **warehouse (one unit):** 1908; George Henningsen and T.G. Jensen. This one-story **Type IV** concrete block warehouse is located at the rear of the Kimballton Drug Company building (20a) and was built at the same time as that building. The warehouse is built of rusticated concrete blocks manufactured at the

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local concrete factory and was constructed by that company. This construction features beaded mortar joints. The original open-out central entry and side doors are intact. The building has seen few if any modifications through the years. This building is considered **contributing** to the district for its good integrity and its construction with locally-manufactured concrete products and by the local construction company. It is recommended that it be maintained in its present configuration. It is in need of some maintenance.

Built in 1908 as the warehouse/storage building for the Kimballton Drug Company, it is located at the rear lot of that building. It has also functioned as a garage through the years.

20a 122 N. Main Street, **Kimballton Drug Company (one unit)**: 1908; George Henningsen and T.G. Jensen. This two-story **Type III** concrete block building was constructed with the products of the local concrete factory and by that same company. It is notable for the use of a variety of textured, smooth, and molded blocks and features a concrete lion's head on the stepped parapet. The varieties of blocks include two sizes of rusticated blocks alternated with bands of smooth blocks, with scalloped molded blocks across the cornice of the parapet. It is the most elaborate concrete block building in Kimballton and was likely a showpiece for the concrete block factory. The construction also features beaded mortar joints. The original canted corner entry at the storefront level is still intact as is the original wood door with applique details, egg-and-dart molding, and brass hardware. The wood kickplates are also extant. The second floor double-hung sash windows are still in place and have not been covered over. The upper floor is still used for living space. Modifications have included reduction of a portion of the stepped parapet due to deterioration, the removal of the transom window over the entry door, the covering of some of the basement level and two of the second floor windows with plywood (reversible), the infill with concrete blocks of some of the other basement level windows, the enclosure of the metal exterior staircase to the second floor, and the alteration/replacement of the storefront windows. The latter was necessitated by the damage done to this portion of the building by a car crashing through the store window. While the storefront modification is not reversible, it could be lessened by a more sympathetic treatment (i.e., larger plate glass windows). There is a need for tuckpointing, with the recommendation for the reproduction of the original beaded joints with an appropriate mortar, and for the repair of the cracked concrete lintel over the rear basement level door. Both are needed in order to insure that the building will remain in good structural repair. The building does, however, retain most of its original elements and is considered both **contributing** and a pivotal building in the district. It is an important representation of the products and designs of the local

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concrete block factory and of the design influence of the Danish builders in the community. Built in 1908 by the Kimballton-Elk Horn Construction Company of George Henningsen and T.G. Jensen (i.e., the local concrete factory). It was built as a drugstore and was known as the Kimballton Drug Company for a number of years. A restaurant was one of the first businesses housed in the basement level. The building was built for Olaf Hansen and Walt Gregersen, with Alf Hansen buying out Olaf's share in 1909 and Gregersen buying out Alf in 1912. Gregersen then sold the building to Chris Larsen and Thomas Sorensen in 1912. It functioned as a drugstore for most of its history. More recent uses have included a cafe and a crafts store. The second floor has always been used for living space. Other businesses in the basement through the years have included the Simon Faaborg bakery, Chris Rasmussen's pool hall, the AmVets meeting room, and Howard Juel's electric repair shop. Faaborg and Terkelsen also had a clothing store in the basement for a time after their building burned down c.1910. The basement is currently used for storage.

21 120 N. Main Street, **AmVets Meeting Hall (one unit)**: modern; builders unknown. This **modern building** is one story in height and replaced a burned building. The storefront consists of horizontal vinyl siding, with an entry door and square window. The building is also accessed from the rear basement level. This modern building is **noncontributing** to the district because it post-dates the period of significance and does not reflect any local building trends. While it is an intrusion to the district, its small scale does not seriously detract from the adjacent buildings and does not obscure any significant views of these properties.

Built in recent years for the American Veterans meeting hall. This building continues to function in this capacity to the present day. It replaced an older store building that burned down.

22 114-118 N. Main Street, **Nordby Building (three units)**: c.1930; Hans P. Boldt, Hans P. Hansen, Drais and Winther, and Hartvig Jensen. This one-story, **Type III** brick building was built to contain three units and was shown on the 1931 fire insurance map as housing two stores and an office. It is constructed of locally-manufactured clay tile block for the load-bearing walls with a nonlocal brick veneer. The corbeled dentils and pilasters and the soldier course panel pattern on the front facade and parapet mirror the design of the adjacent buildings to the south (Buildings 23 and 24). The buildings to the south were built at an earlier date but were constructed by some of the same craftsmen, specifically Boldt and Hansen. The only modifications to the building have been largely limited to the covering of the transom windows (the original patterned glass transoms are in place and exposed on the interior in two of the units) and the

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replacement of the original roll-up awning with a metal one, although this awning is of some age and compatible with the design of the building. The uncovering of the transom windows is recommended. Otherwise, the exterior remains much as it was when first constructed. Details of note include the copper-framed plate glass windows (with Art Deco decorative details on the copper frames), the original doors and brass hardware, the enameled tiles of the kickplates, and some of the original storefront interior display cases. Tuckpointing is recommended for the front brick veneer. Because of the good integrity of this building, its use of locally-manufactured tile blocks, the compatibility of its design with earlier buildings in the district and its construction by local craftsmen, the building is considered **contributing** to the district.

Built c.1930 for H.C.M. Nordby's son as a department store. The north unit (22a) is presently vacant and only used for town displays. The central unit (22b) is the Kimballton Public Library, and the south unit (22c) is a jewelry/gift store.

23 112 N. Main Street, **drugstore (one unit)**: c.1920-22; Niels Bennedsen and Hans P. Hansen. This one-story **Type III** brick building was constructed by local craftsmen, Bennedsen (a mason) and Hansen (a carpenter). These men were also involved in the construction of the adjacent building to the south (Building 24) in 1913, while Hansen was also involved in the construction of Building 22 to the north. This building has locally-manufactured clay tile blocks (load-bearing walls) and brick (veneer) in its construction. Notable details include the corbeled dentils, inset panels and pilasters of the facade and parapet and the round-arched central entry with colored glass transom. The door with its brass hardware is original as are the wood-framed plate glass windows. Plywood covers the transom windows, which are intact. The remnants of painted signs from the use of this building as a barber shop and sundries store are visible on the pilasters flanking the door and on the kickplates. Of note on the interior are the fixtures from the barber shop on the south wall. Because of the good integrity of this building and because of its use of locally-manufactured tile blocks and its construction by local craftsmen, this building is considered **contributing** to the district. It is also of note for the compatibility of its design with the adjacent building to the south. It is recommended that the transoms be uncovered and the brick veneer be tuckpointed with an appropriate mortar.

Built c.1920-22 by mason Niels Bennedsen and carpenter Hans P. Hansen as a drugstore. It later functioned as the Twenstrup and Lund Barber and Sundries Shop. It presently houses a clothing consignment business.

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24a-b 108-110 N. Main Street, **Bennedsen, Boldt and Hansen Building (two units)**: 1913; Niels Bennedsen, Hans P. Boldt, and Hans P. Hansen. This one-story **Type III** brick building was constructed by a cooperative of the three craftsmen listed above and included a mason, the manager of the Green Bay Lumber Company, and a carpenter, respectively. Notable features of the building are the recessed, round-arched central entry which contains a door into each separate store unit; the corbeled dentils and recessed panels of roughened brick on the parapet; and the use of locally-manufactured clay tile blocks (load-bearing walls) and brick (veneer). Modifications have included partial infill and covering of the front windows and the removal of one pilaster cap on the parapet when the adjacent building was constructed to the north. Interior elements of note include the original doors and brass hardware and the egg-and-dart molding. The building was listed individually in the National Register in 1991 and is considered both **contributing** and **pivotal** to the district.

Built in 1913 by a cooperative of local craftsmen including mason, Niels Bennedsen, carpenter Hans P. Hansen, and carpenter/lumberyard manager Hans P. Boldt. This cooperative leased the building first to J. Emil Twenstrup's Barber Shop (north unit, 24a) and Walter Madsen's Tailor Shop (south unit, 24b). After 1947 the building was variously used as a feed store, temporary post office, grocery, and laundromat. It has been the Kimballton General Store Museum (both units) since 1984.

25 106 N. Main Street, **Kirk's Cafe and Bakery (one unit)**: 1913; Niels Bennedsen and Hans P. Hansen. This two-story **Type III** brick was built the same year as Building 24 but after that building had been completed. Bennedsen (a mason) and Hansen (a carpenter) had also been involved in the construction of the buildings to the north (24 and 23). This building is constructed of locally-manufactured clay tile blocks (load-bearing walls) and brick (veneer). The facade features a corbelled/recessed cornice, flanking pilasters, and a panel of brick stretchers laid in a chevron pattern just below the cornice. A painted sign from an early business is visible just above the storefront. The original recessed store and second floor entry is intact; however, the remainder of the first floor storefront has been completely modified. The second floor facade remains intact, with the original 1/1 double-hung sash windows uncovered on both the front and south sides. A metal sign was later bolted to the second floor and should be removed. It is also recommended that the modified storefront and small metal awning be replaced with a more compatible window and awning. Other details of note include the plastered ceiling of the recessed entryway and the intact interior of the second floor. The second floor was used originally as living space and retains the original egg-and-dart woodwork, doors, and room dividers. It is

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presently unused and in a deteriorated condition but is restorable. The building is considered **contributing** to the district for its relatively good integrity, its use of locally-manufactured brick and tile, and its construction by local craftsmen.

Built in 1913 by mason, Niels Bennedsen, and carpenter, Hans P. Hansen. It was built for Peter Kirk as a cafe and bakery. The Kirk family lived on the second floor. It was later used as a restaurant operated by Kirk's daughter, Maren, and her husband, Simon Hansen followed by his granddaughter, Norma Hansen. It is presently used as a thrift store.

26a-b 102-104 N. Main Street, **Esbeck and Brothers Hardware and Implement Store (two units)**: c.1889; builders unknown. This one-story, two-unit **Type I** building originally had false front portions to the facade that were subsequently removed. The north unit (26a) also had a second floor that was removed in the process. The entire building was moved onto a concrete block and brick foundation in 1907 but was not moved far from its original location. It was basically shifted from the north side of the lot to the south side. The two storefronts are of wood, with wood siding on the parapets, cornice moldings, and paneled pilasters that resemble flanking Classical columns. The north storefront (26a) has a replacement door (c.1930s) and fixed pane windows that may be original. The south storefront (26b) has the original recessed central entry with chamfered wood support columns, wood-framed windows, a painted glass transom, and the original double doors with brass hardware. Interior details of note include the wide plank floors on the north side and the wooden ceiling and floor of the south side. The transom windows on the south storefront are intact but covered with wood siding panels. Metal awnings over the windows were recently removed and the entire building repainted. It is recommended that the building be maintained in its present state. It is the oldest surviving commercial building in Kimballton and is considered a **contributing** component to the district.

The building was constructed in two units c.1889 and was among the first commercial buildings in this Danish immigrant community. It began as the Esbeck and Gray Hardware Store, followed by the Esbeck Brothers Hardware from c.1892-1902 and the Esbeck and Company Hardware and Implements after c.1902. By 1900 the agricultural implement business was in the north unit, with hardware in the south unit. By 1920 the business was known as the Kimballton Hardware and Implement Company and was operated by Hans C. Hansen and Soren Sorensen. It remained a farm implement business into the 1980s. It currently houses antiques.

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27 100 N. Main Street, **tractor repair shop (one unit)**: 1930s; builders unknown. This one-story **Type III** building was constructed as infill on a vacant lot in-between Buildings 26 and 28. It has a poured concrete foundation and textured brick walls (of a nonlocal origin). The building has minimal detailing confined to brick corbeling on the parapet. The storefront consists of a wide garage door opening on the north side and a triple window (original) on the south side. A new overhead garage door recently replaced an infill replacement door (not the original). While the garage door is a modern addition, it is more compatible with the original door that filled this opening than the infill/replacement door that was previously in place. This building is otherwise unmodified and is considered **contributing** to the district because of its compatible size and scale and the use of brick in its construction.

Built in the 1930s as a tractor repair shop. It is currently used for storage.

28 98 Main Street, **Esbeck Garage (one unit)**: 1909; builders unknown but likely the local concrete construction company. This one-story **Type III** concrete block building features locally-manufactured rusticated concrete blocks set in a contrasting decorative pattern by laying the blocks both upright and flat. Also of note are the beaded mortar joints, the smooth concrete blocks used vertically in the kickplate, the original overhead wood door with fixed-light transom windows, and the original fixed-paned, wood-framed storefront windows. The only modifications have been the removal of the stepped parapet and the coping. Otherwise, the building is unchanged. The interior features the original wood plank flooring. Because of its good integrity and representation of local building materials and design trends, this building is considered **contributing** to the district.

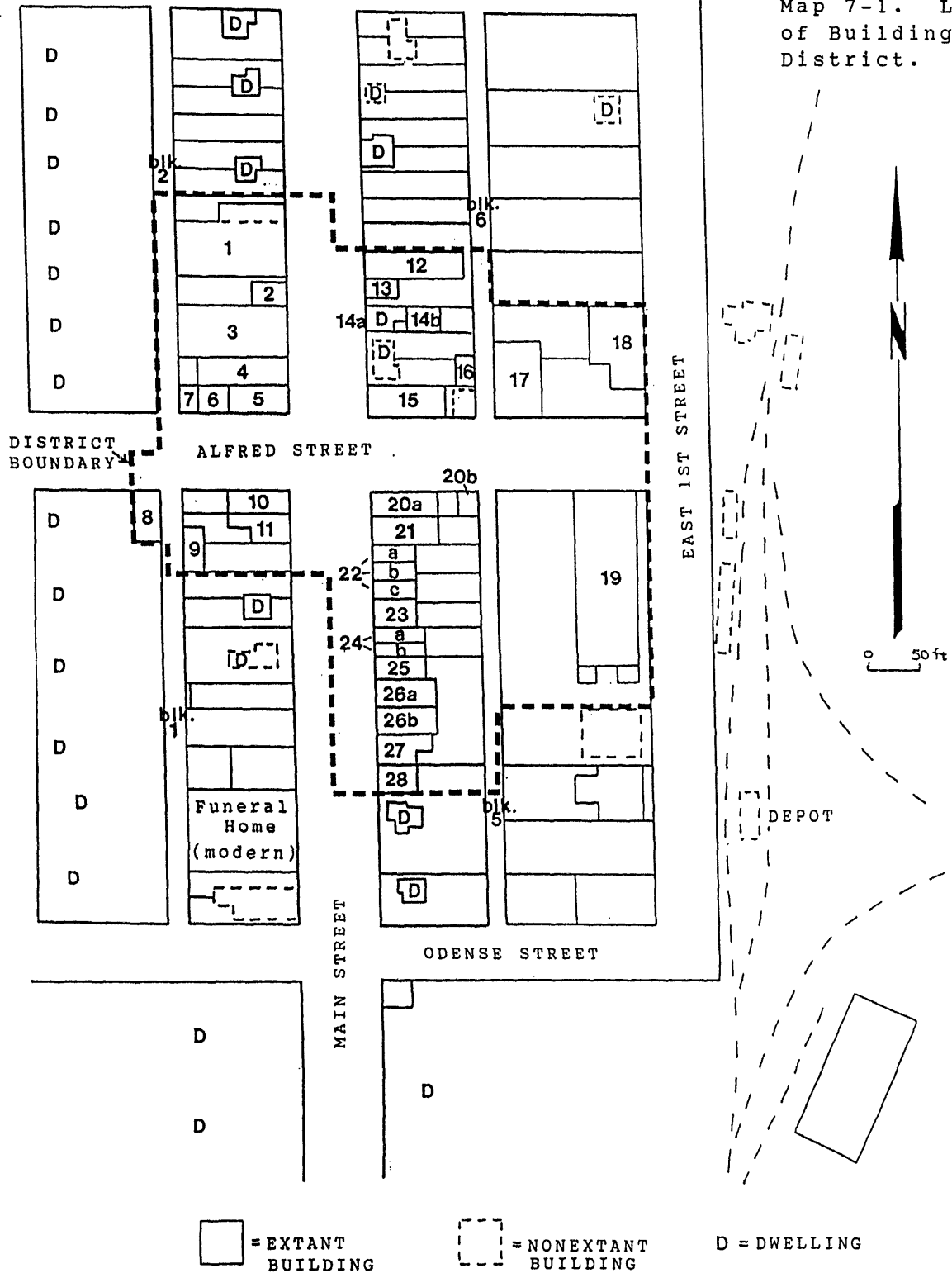
It was built in 1909 as a pioneer Dodge and Reo automobile dealership. The concrete driveway in front of the entry door was inscribed with the car type names. When the concrete was recently replaced, the inscription was reproduced. Portions of the original inscription were retained and are stored in the building. The dealership was the first in the community. It was built for and operated by Martin N. Esbeck, who turned over the operation to his sons in the early 1930s. It is presently used for storage.

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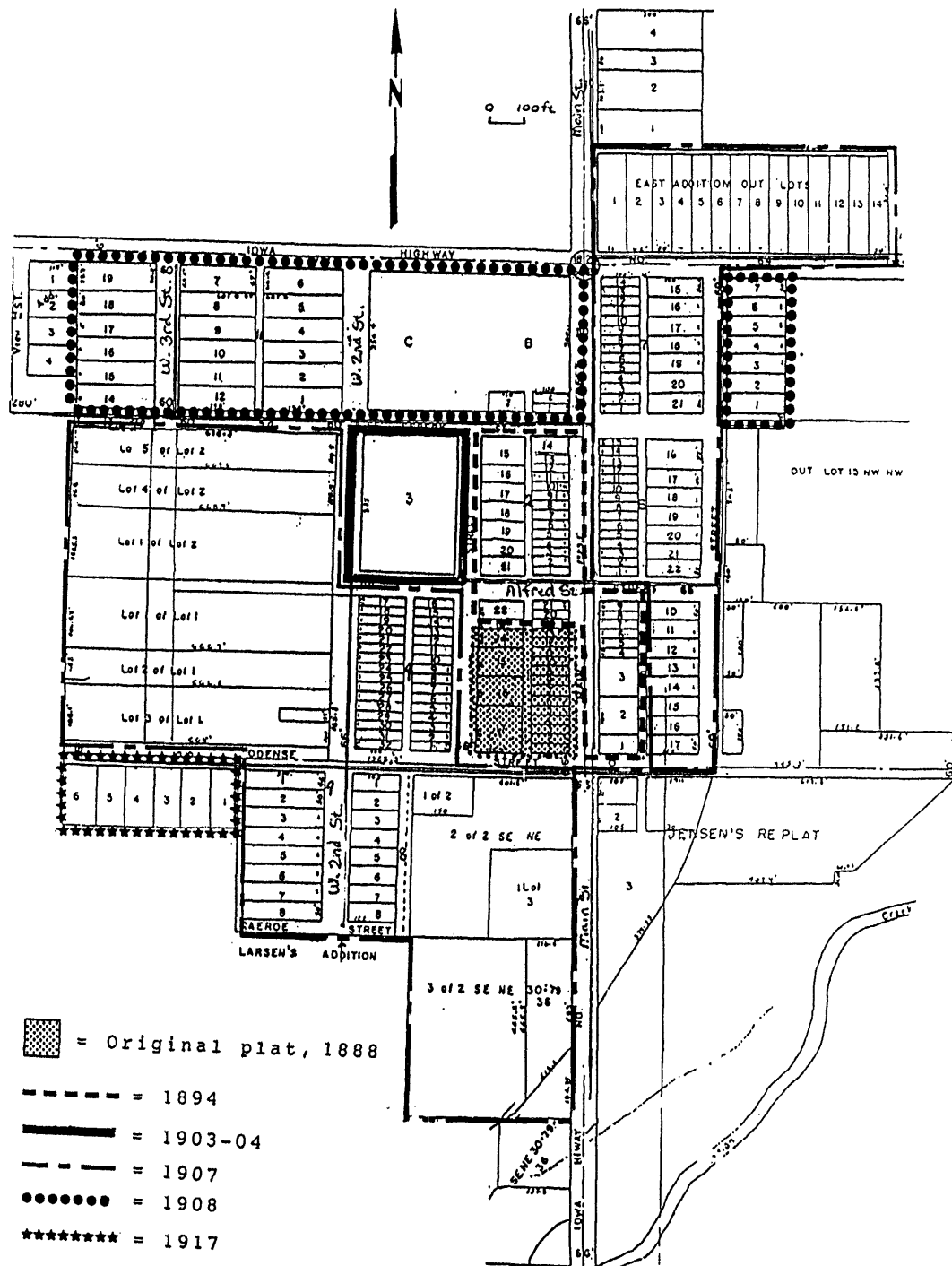
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MAP 7-2
EVOLUTION OF THE KIMBALLTON TOWN PLAT,
1888-1917



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Photo 7-1, View of Town of Kimballton in 1895
Looking to the West, Photo courtesy of
Vita Christensen, Kimballton

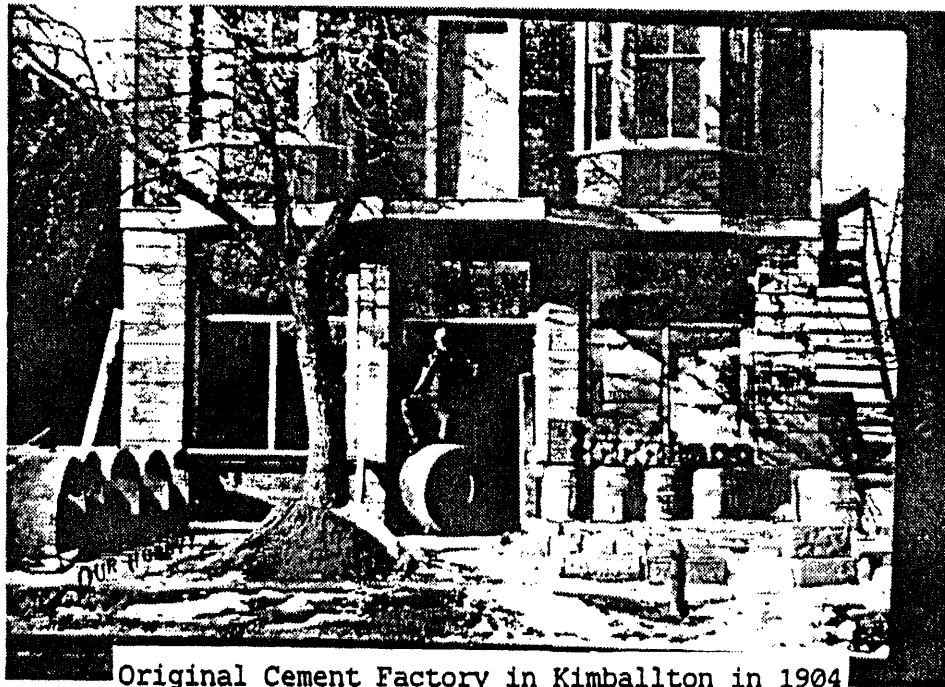
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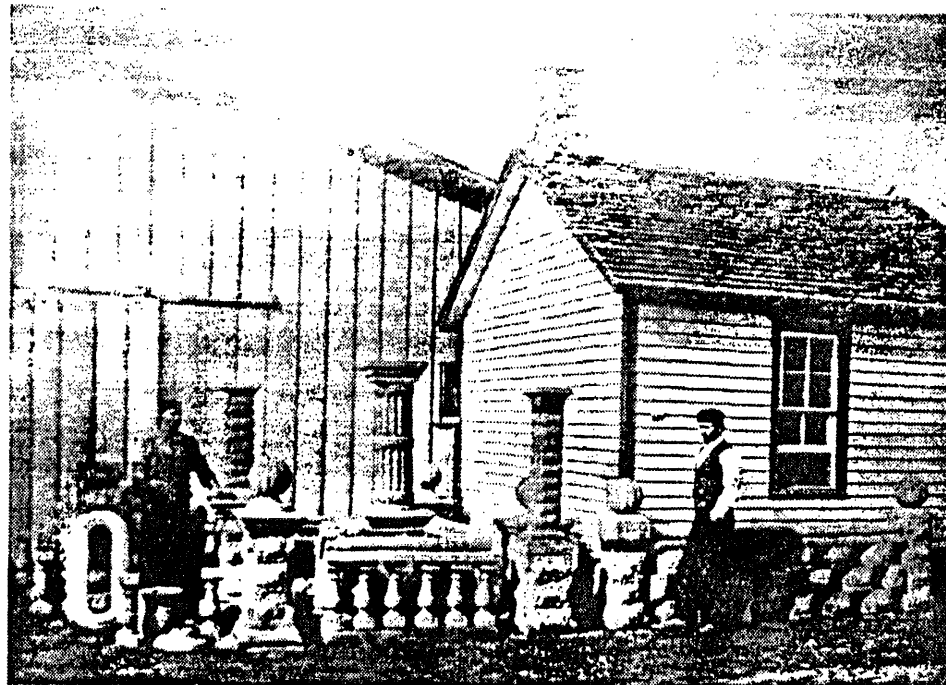
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Photo 7-2. Views of the
Concrete Factories in Kimballton.



Original Cement Factory in Kimballton in 1904



Second Cement Factory in Kimballton After 1907

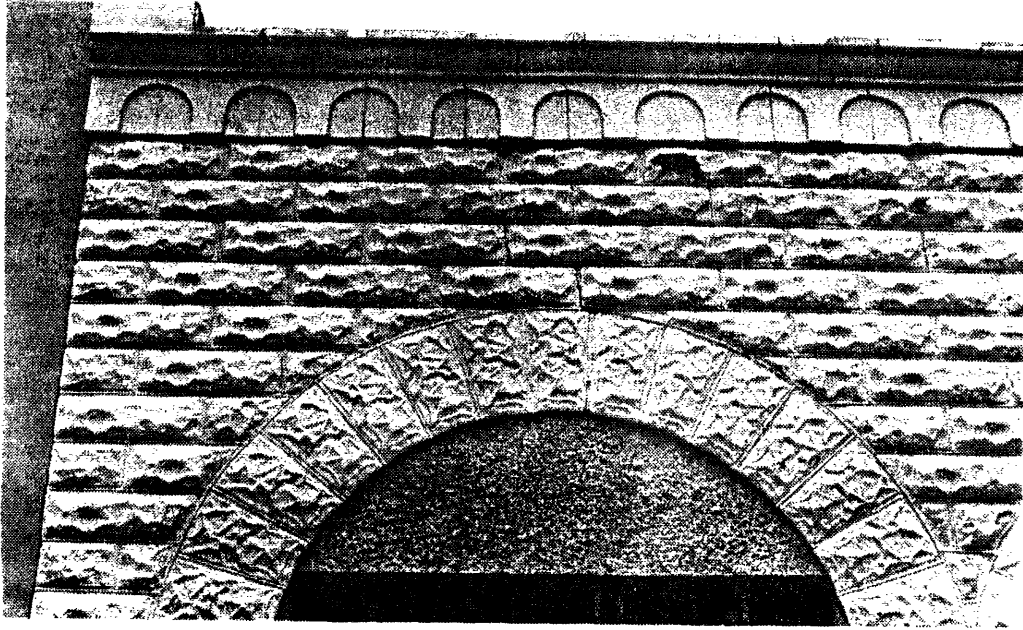
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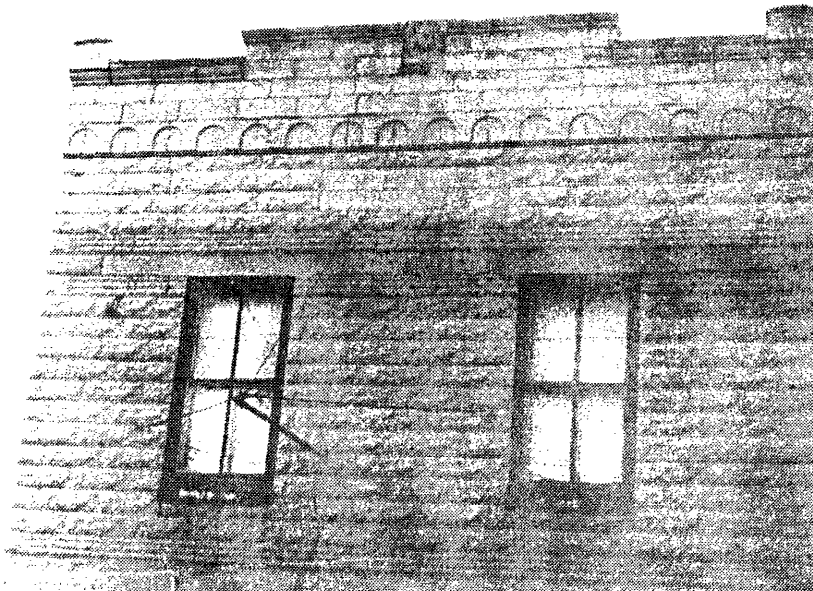
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Photo 7-3. Decorative Concrete Moldings



Building 2



Building 20a

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Photo 7-4. Church (upper) in Lintrup and Commercial Building (lower) in Ribe, Denmark, showing scalloped moldings and corbeling.



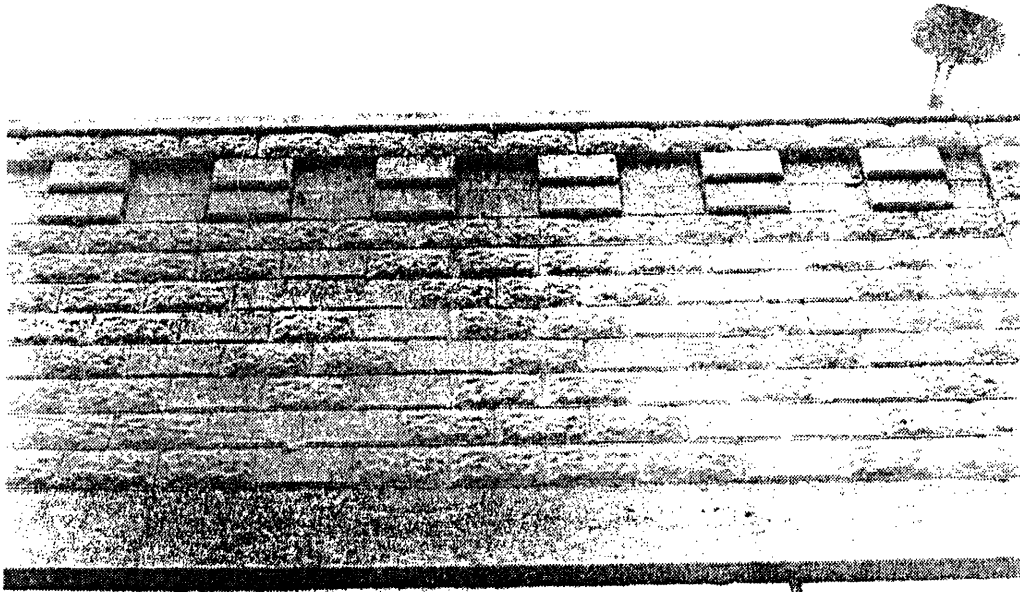
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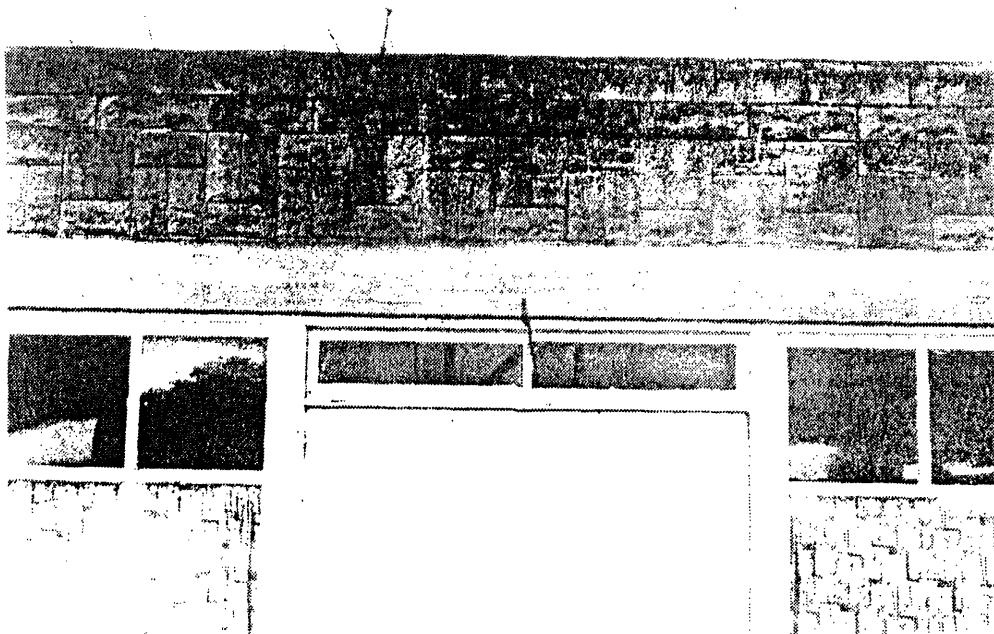
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Kimballton Commercial District
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Photo 7-5. Decorative Concrete Block Patterns



Building 1



Building 28

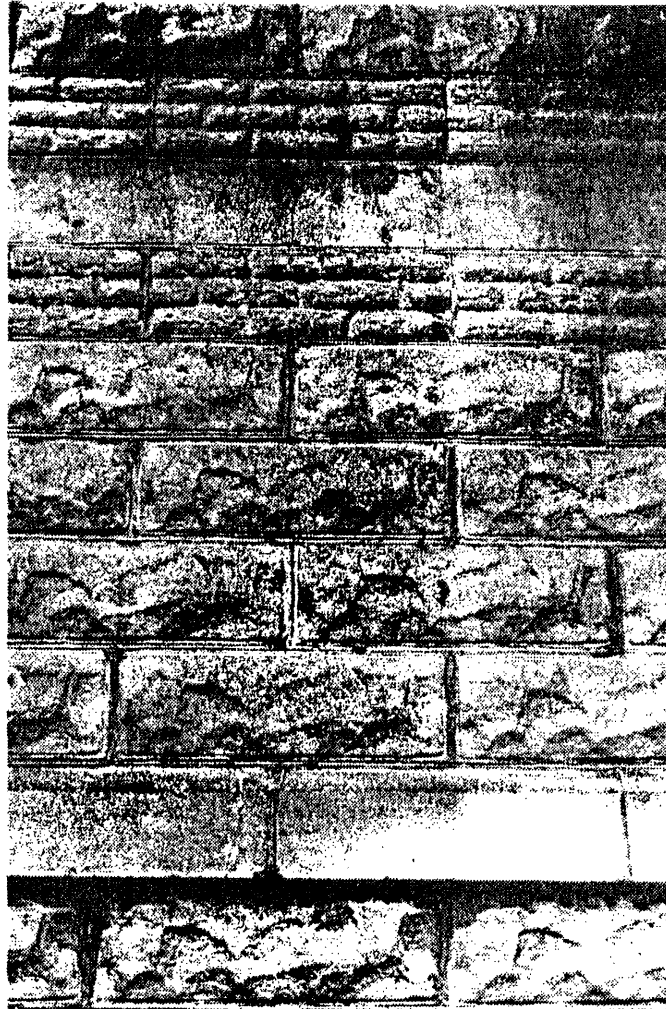
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Photo 7-6. Decorative Concrete
Block Patterns



Building 20a

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Photo 7-7 Rear lots behind Buildings
#20a-28, view to the SSW

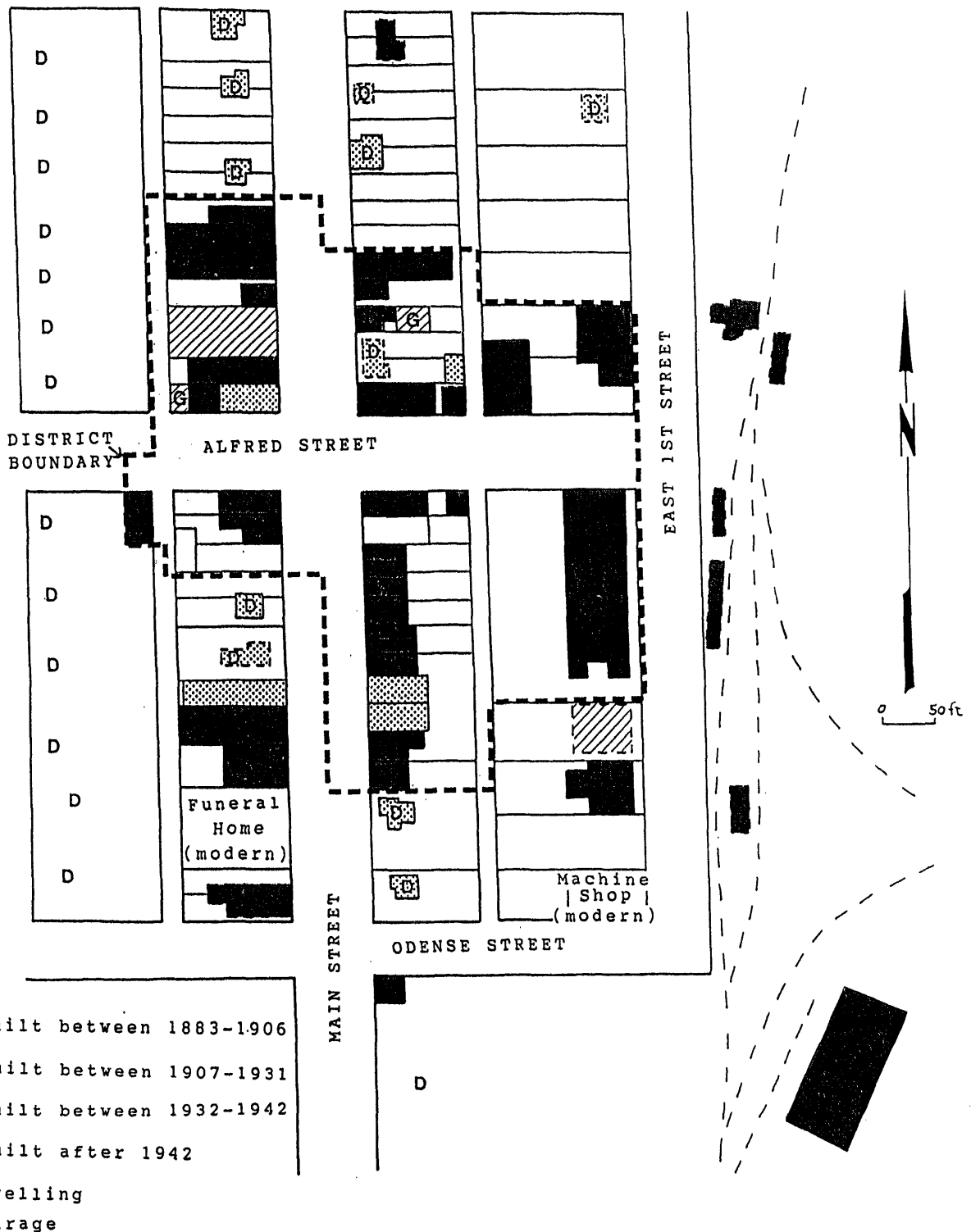
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Map 7-3. Evolution of Building Construction in Commercial District.



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Photo 7-8. WPA Town Hall (Building 3)
View to the WNW

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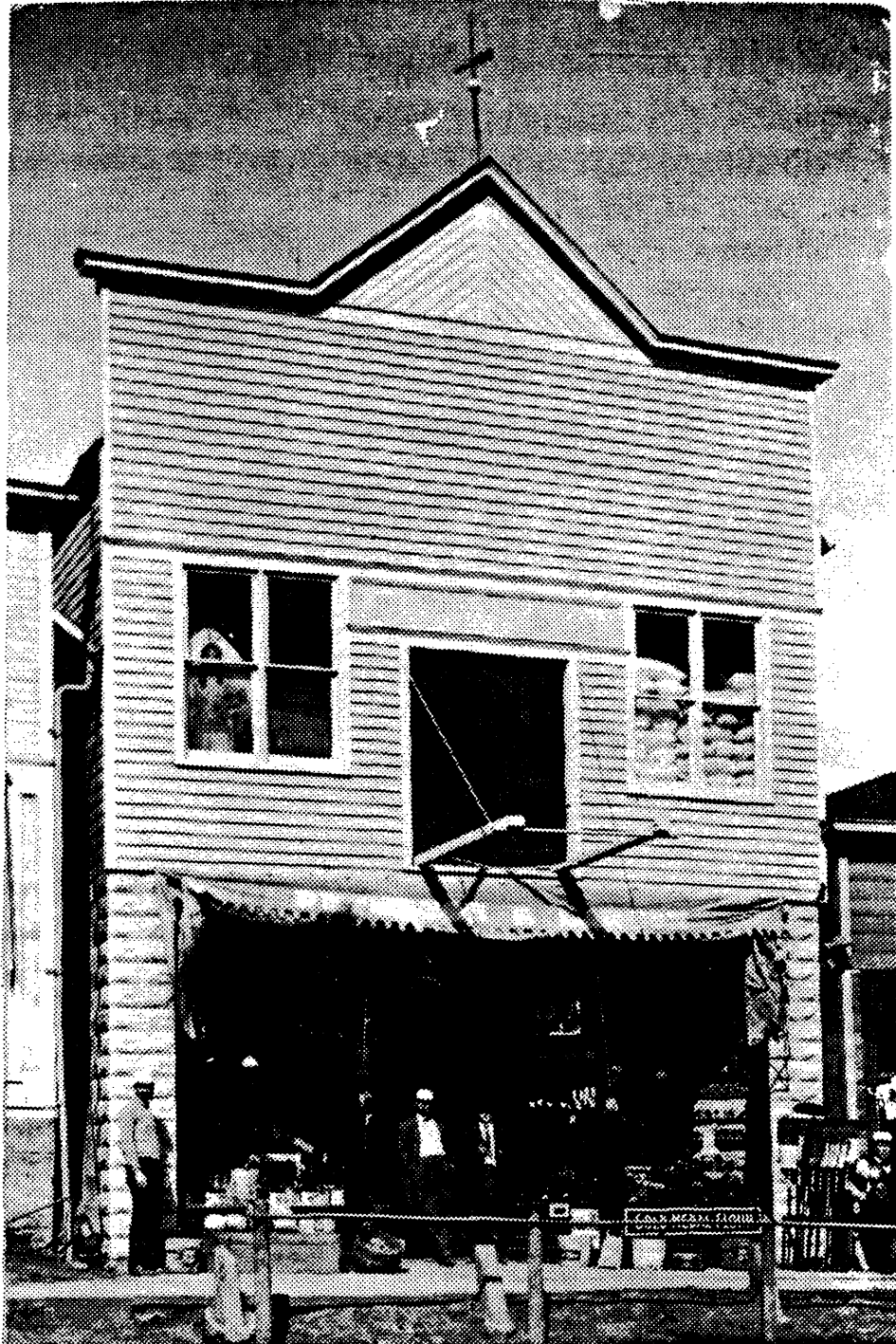


Photo 7-9. Historic View of Building 4, View to the West.

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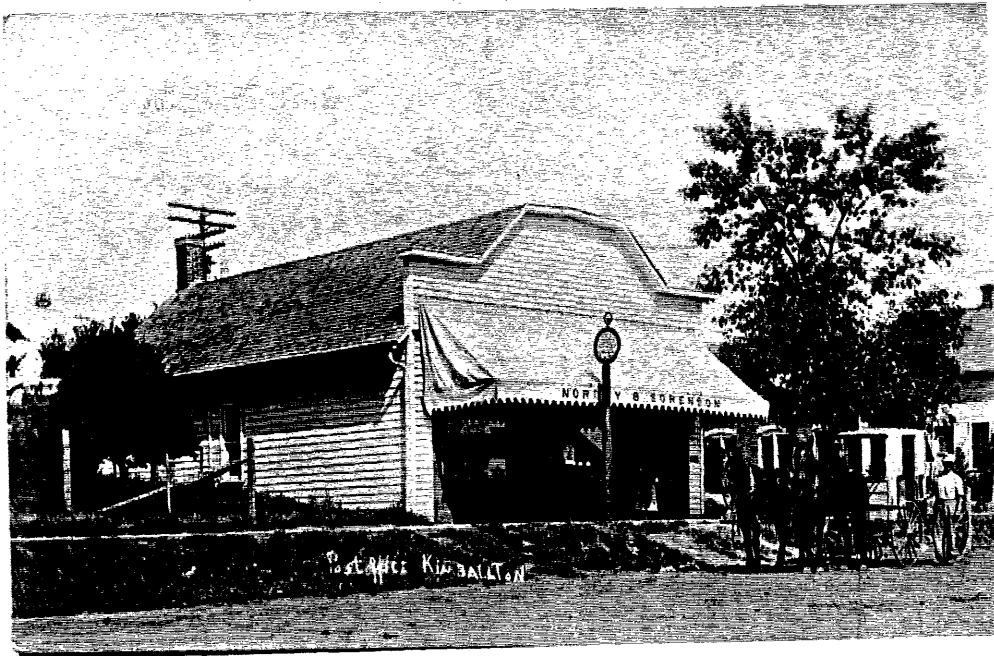


Photo 7-10 Historic Photo of Building #11,
View to the NW

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Kimballton Commercial District
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Photo 7-11.



Type I Building on Left, Historic Photo of Building 26 and 28, View to the NE



Present Configuration of Building 26a-b, View to the East.

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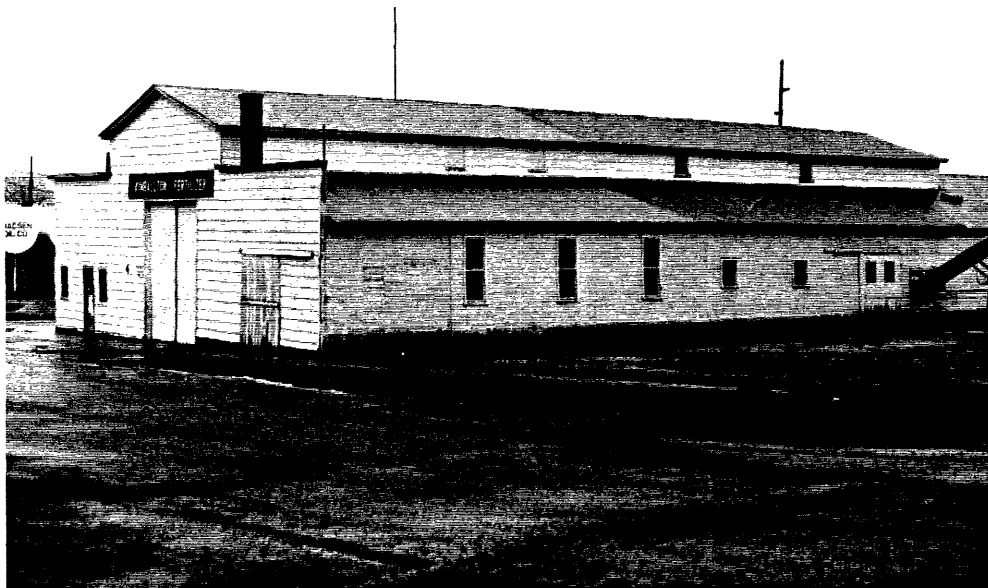
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Photo 7-12



Type II Building (#18), View to the SSW.



Type II Building (#19), View to the SE.

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Kimballton Commercial District
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Photo 7-13



Type III Building (#1), View to the West.



Type III Building (#2), View to the West.

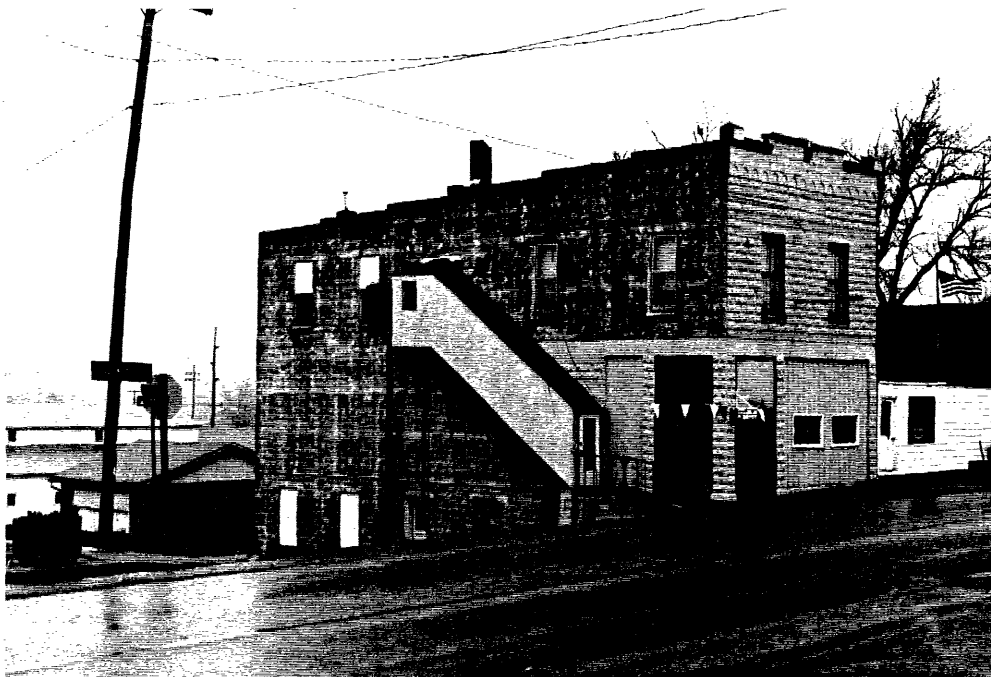
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Photo 7-14.



Type III Building (#20a), View to the SE.



Type III Building (#28), View to the ENE.

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Photo 7-15



Type III Building (#24a-b), View to the East.



Type III Building (#23), View to the East.

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Photo 7-16.



Type III Building (#25), View to the ESE.

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Photo 7-17



Type III Building (#8), View to the SW.



Type III Building (#15), View to the NE.

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Historic View of West Side of Main Street (Buildings 5-1) c.1907-1910,
View to the NW.



Historic View of West Side of Main Street (Buildings #1-11) c.1920,
View to the SW.

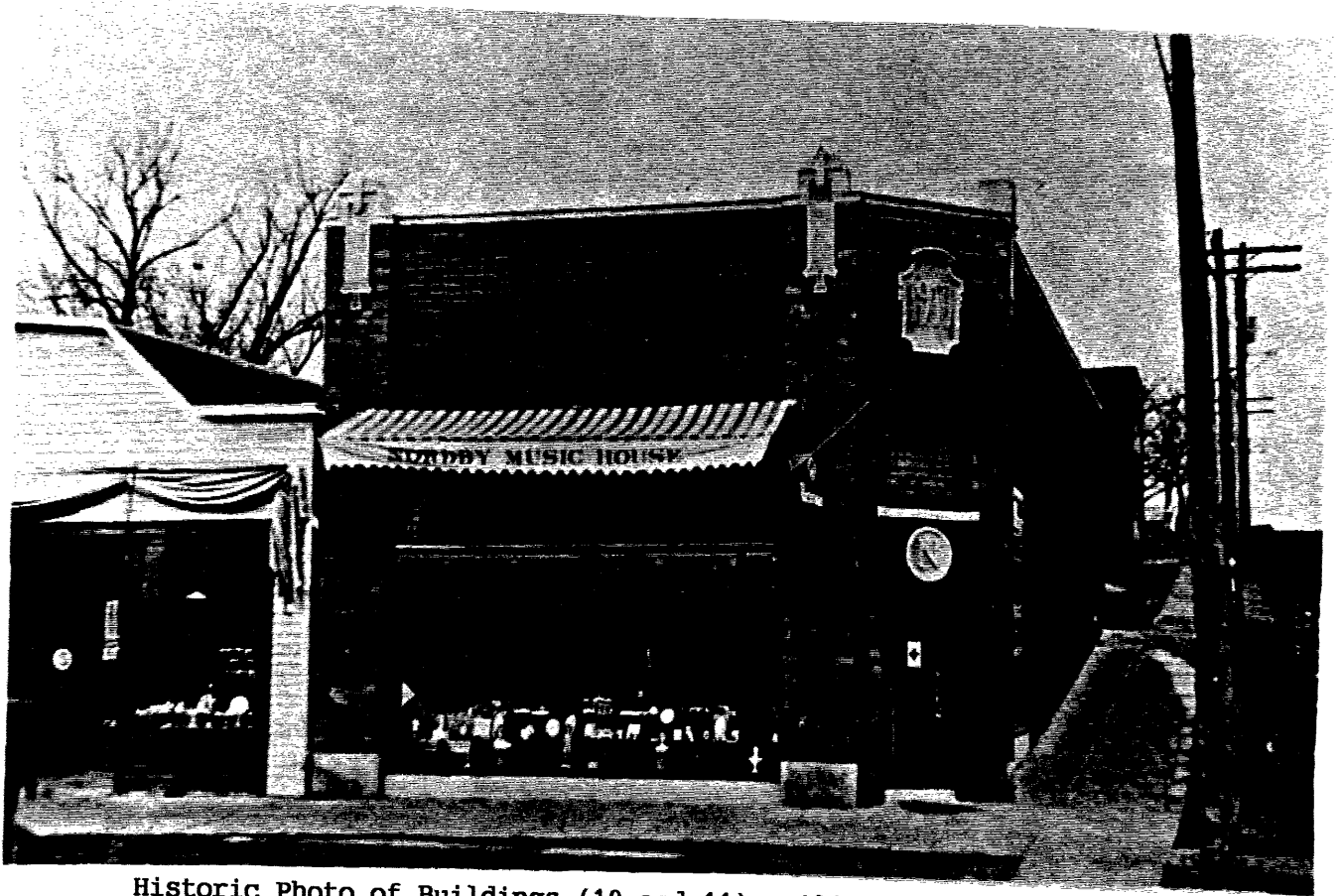
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Kimballton Commercial District
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Photo 7-19



Historic Photo of Buildings (10 and 11) c.1917, View to the West.



Historic View Looking North from Alfred and Main Streets, c.1910

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Kimballton Commercial District
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Photo 7-20



Historic Photo of Building #12, 1920s, View to the ENE.

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Kimballton Commercial District
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Photo 7-21



Historic Photo of East Side of Main Street (Buildings 28-20a) c.1920,
View to the NE.



Historic Photo of East Side of Main Street (Buildings #23-28) c.1950,
View to the SE.

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Photo 7-22



Historic Photo of Buildings 24a-b and 25, c.1913-1920, View to the NE.

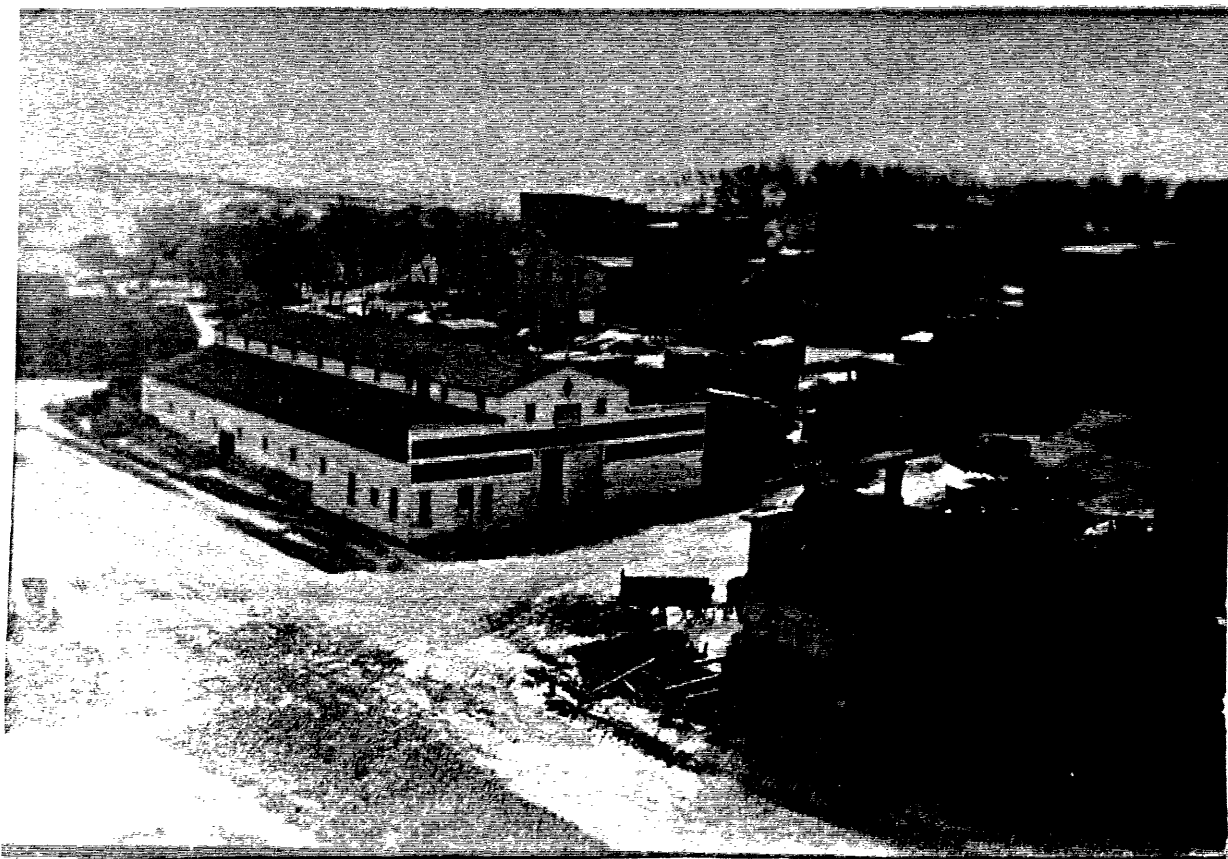
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Kimballton Commercial District
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Photo 7-23.



Historic Photo of Building #19 and Main Street in Background c.1913,
View to the SW.

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Kimballton Commercial District
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Architect/Builder (continued):

Niels Bennedsen
Hans P. Hansen
George Henningsen

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Narrative Statement of Significance

SUMMARY

The Kimballton Commercial District illustrates the growth and evolution of the Danish immigrant community of Kimballton, Iowa. The district is significant under Criterion C because it constitutes a relatively cohesive set of buildings that conveys a strong sense of time and place evocative of the boom period in Kimballton's development following the arrival of the Atlantic Northern Railroad in 1907. The district is also significant for the use of locally-manufactured building materials and for the design and building trends associated with the Danish immigrant and Danish-American construction trades, which left an indelible mark on the building stock of this ethnic community. Therefore, the district achieves significance under Criterion C for embodying distinctive characteristics of type, period, and method of construction. The period of significance begins c.1889 when the oldest extant commercial building within the district was constructed and ends in 1940 with the halting of commercial expansion associated with the cessation of the main operations of the railroad. The completion of the railroad to Kimballton in 1908 is considered a significant date because it signaled the beginning of the town's commercial, industrial, and population boom.

INTRODUCTION

The strength of the Kimballton Commercial District lies in the use of common building materials and building designs as they reflect the Danish immigrant presence in this community. The district's strength also lies in the common period of construction during the railroad boom years between 1907-1918 when 53% (n= 18) of the extant buildings within the district were constructed. Of the 30 actual buildings (count as 34) within the district, 23 (77%) were built between 1907 and 1940, representing the span of railroad service to this community. Of the remaining seven buildings, two were built before 1907 (specifically c.1889 and 1901), two were built in the 1940s, and three are of modern construction. As a result, the district conveys a strong sense of what the Kimballton commercial district looked like in the 1910s-1920s when commercial development reached its peak. Since that time there has been comparatively little impact from modern construction or remodeling.

The imprint of the local contractor/builders and of the local construction industries associated with the Danish ethnicity of this community is also very strong in the appearance of the district and has further added to the district's significance under Criterion C. Particularly influential were the construction cooperatives that built many of the masonry buildings within the district and often included mason, Niels Bennedsen; carpenter, Hans P. Hansen; and carpenter/lumberyard manager, Hans P. Boldt. The local

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building industries of the concrete factory, the brickyard, and the lumber yards supplied the materials and the labor for many of these construction projects.

T.G. Jensen and George Henningsen were associated with the concrete factory and construction company, with Hans Koch and Ole Jacobsen associated with the brickyard, and Hans P. Boldt associated with the Green Bay lumberyard. All of these individuals were either Danish immigrants or first-generation Danish-Americans.

The present and past studies of the architectural resources of the Danish settlement area in Shelby and Audubon counties, and including the town of Kimballton, concluded that there are some discernible ethnic influences manifested in the building stock of the Danish immigrant community (Rogers and Johnson 1991; Rogers 1993). Other studies by Signe Betsinger (1970) and Thomas Carter (1987) also examined the ethnic influences on the architecture of this area. Betsinger (1970:53-54) noted that:

Danish carpenters tended to be highly skilled, most of them having served apprenticeships in Denmark. They were capable of drawing up plans and executing them, producing houses that could withstand the tests of time. Although their training may have included drafting, they were not trained as architects, but they knew their materials and could make them yield to their tools. The work they did was custom made.

The same was true of the Danish masons who settled in this area. Niels Bennedsen worked equally well in brick, concrete block or stone, and was known for his creativity and artistic abilities which were manifested in his retirement years with a number of fieldstone yard ornaments in the Kimballton area.

Examination of the commercial buildings constructed by these Danish craftsmen shows some elements that seem peculiar to the Danish settlement area and did not transfer much beyond this area. These elements include the use of the scalloped concrete cornice blocks and the use of different textures and sizes of concrete blocks and brick to achieve a decorative effect. Locally-manufactured materials predominate within the commercial district, with brick and concrete being the building materials preferred during the boom years. Brick construction, in particular, was a preference brought with the immigrants from their homeland in Denmark (Danish Immigrant Museum n.d.). The natural resources of the Kimballton vicinity facilitated the development and success of the brick and concrete industries.

The historic district includes 34 resources, 26 of which are contributing. The other eight resources are noncontributing because they are either

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greatly altered or because they were constructed after the period of significance for this district and were not independently significant. The period of significance was developed from the historic contexts represented by the district. The evolution of this district was divided into four periods of development:

- Early Commercial Development of the Danish Immigrant Community, 1883-1906
- Railroad Boom, 1907-1918
- Decline of the Railroad, 1919-1930s
- Post-1940, Modernization and Commercial Decline

The first period contributes three building units to the district. The second period is associated with 19 building units, while the third period contributes seven units and the fourth period five units.

EARLY COMMERCIAL DEVELOPMENT OF THE DANISH IMMIGRANT COMMUNITY, 1883-1906

The town was founded by Hans J. Jorgensen, who had emigrated from Lille Rise, Aero, Denmark, and established a farmstead in Sharon Township in the mid-1870s. The town was platted on land donated for that purpose by Jorgensen. He also donated land for the 1904 church and the first school. Among Jorgensen's other accomplishments were the construction of the Commercial Hotel (nonextant) and a role in the establishment of the Landmands National Bank, which remains one of the town's most important institutions to the present day. Several other Aero immigrants who donated land to the platting and growth of Kimballton included Jorgensen's brother, Peter N. Jorgensen, and Jens T. Larsen and Erik P. Simonsen.

Reportedly, a number of the first settlers in Kimballton had emigrated from the island of Aero. Many had also worked in the railroad camp at Marne, Iowa. Jette Mackintosh (1988:59) concluded, in her study of the Danish settlement area, that the nearby town of Elk Horn (another Danish immigrant community) differed from Kimballton in the number of Danish settlers who had emigrated from different places in Denmark and, as a result, were less influenced by the views of one group. Kimballton, on the other hand, had been settled largely by immigrants from Aero and was more homogeneous in its initial Danish settlement. This homogeneity was perpetuated in another sense by the attraction of Grundtvigian Lutherans to this community after the church split in 1894.

The development of the commercial district began in 1883 with the original town survey. While this survey was not officially recorded, it did represent a commitment and desire on the part of the early settlers to establish a town. The first recorded plat was filed in 1888, indicating the presence by that time of a few successful commercial enterprises. These enterprises included a general store, a blacksmith, a hotel, a

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wagonmaker, a carpenter, and a livestock dealer (Rogers 1993:23). Between 1888 and 1906, the commercial enterprises grew to include a hardware and implement store, the Danish Separator Creamery Cooperative, the Hydraulic Stoneworks (the concrete factory later renamed the Kimballton Construction Company), harness and shoe shops, photographers, a drayage, a pump and windmill business, a tinsmith, a milliner, a painter and paper hanger, a lumberyard, a jeweler, a barber, a furniture store, a gristmill (a wind-powered operation), a short-lived saloon, and additional hotels/boarding houses, blacksmith, general and clothing stores, carpenters, and masons (*Ibid.*:23-26). The establishment of the concrete factory in 1904 foreshadowed the boom development in the years to follow. Of these early businesses, only two buildings (one counts as two units) within the district and one outside of the district survive.

Graph 8-1 (page 8-68) shows the population trends in Kimballton's development. During the earliest period between 1883-1906, population growth was slow to stagnant, with a dramatic increase occurring with the arrival of the railroad. Population estimates for the early period include the following: 1884-85= 50; 1889-1898= 100; 1900= 65; 1901-02= 75; 1905-06= 100. It should be noted that these totals are estimates derived from the state directories and gazetteers. Accurate population totals for Kimballton were not available until after the town was incorporated in 1908.

Representative Examples in the District:

- | | |
|-------|--|
| 5 | Nielsen Furniture Store, 1901, noncontributing |
| 26a-b | Esbeck and Brothers Hardware and Implement Store, c.1889, contributing |

RAILROAD BOOM, 1907-1918

One of the most important developments in Kimballton's twentieth century development was the construction of the Atlantic Northern Railroad connecting Elk Horn and Kimballton with the market outlet in Atlantic in 1907-08. The railroad was a joint effort of these two communities with the prime movers having been John Petersen, president of the Elk Horn Bank, and Martin N. Esbeck, a prominent Kimballton businessman who was also instrumental in the establishment of the cooperative creamery in Kimballton. The railroad did much for the commercial and industrial development of Kimballton. At its height, the railroad was running three daily trains on the Kimballton section of this line (Wilson 1928:25).

Commercial building construction boomed following the arrival of the railroad, with the majority of extant buildings constructed between 1907-1931 (see Graph 8-2, page 8-70 and Map 7-3, page 7-42). Most of these buildings were constructed with the products of the two major building industries in

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town, the concrete block factory and the brickyard. The concrete factory greatly expanded its operations after the railroad arrived and moved into a new building near the tracks in 1907 to further this expansion. The brickyard, on the other hand, was established largely because of the railroad and went into production in 1908. The presence of the railroad provided a means to expand the market for these local industries. The lumberyard also thrived during this period, constructing a large lumber shed adjacent to the tracks in 1908.

The number of businesses greatly increased during this boom period, with 23 enterprises represented in the 1922 promotional booklet *Our Town* published by the Landmands National Bank. These businesses included a cooperative shipping company, the brickyard, the concrete factory (by that time known as the Jensen Construction Company), a fuel oil company, two clothing stores, a general store, a furniture store, two meat markets, a grocery store, a barber shop, a hardware/implement store, two motor companies, a drugstore, a doctor, a hardware store, a blacksmith, a department store, the creamery, an elevator, and a cafe.

Civic improvements also followed in the wake of the railroad's arrival. These included the updating of the water works in 1912, establishing a volunteer fire department in 1913, and constructing the light plant in 1913. A telephone exchange was added in 1909, with Thomas Thomsen and T.G. Jensen petitioning for its establishment. A central telephone office building was constructed in 1914.

The town's population also boomed during this period (see Graph 8-1, page 8-69), with totals rising steadily throughout the period and showing a dramatic increase over the earlier period. Specific totals reflected in the available census schedules include the following: 1910= 241; 1915= 350; and 1920= 382.

The ethnic composition of Kimballton's population was always predominantly Danish. Of the 241 persons documented in Kimballton in the 1910 census, 121 were of Danish descent and 114 were Danish born, for a combined total comprising 98% of the total population. The remaining 2%, or six persons, were of non-Danish birth or extraction. While the overall percentage of Danes and Danish-Americans was the same as that found in Elk Horn in 1910, the concentration of Danish-born was 11% higher in Kimballton. Specifically, Danish-born in Elk Horn comprised 36% of the total population, while the same group in Kimballton comprised 47%, reflecting the contention that during the third wave of Danish immigration in the early 1900s, Kimballton received more immigrants than Elk Horn (Christensen 1987:8, 14; Mackintosh 1988:49).

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Audubon County, Iowa*Representative Examples in the District:*

- 1 Faaborg Department Store, c.1910, contributing
- 2 Kimballton Danish Savings Bank, 1907, contributing
- 4 T.G. Muller Grocery Store, c.1912, noncontributing
- 6 Hans Simonsen's Barber Shop, 1909, contributing
- 8 Kimballton Telephone Exchange, 1914, contributing
- 9 Nordby's Music Store, 1917-18, contributing
- 11 Nordby and Sorensen Jewelry Store, 1907, noncontributing
- 12 Sharon Motor Company, 1914, contributing
- 15 Pedersen and Larsen Hardware, 1910, contributing
- 16 Warehouse, 1900s-1910s, contributing
- 17 A.H. Ahrienkehl Livery and Dray, c.1910, contributing
- 18 Kimballton Light Plant, c.1914, contributing
- 19 Kimballton-Elk Horn Lumber Company, 1908, contributing
- 20b Warehouse, 1908, contributing
- 20a Kimballton Drug Company, 1908, contributing
- 24a-b Bennedsen, Boldt and Hansen Building, 1913, contributing
- 25 Kirk's Cafe and Bakery, 1913, contributing
- 28 Esbeck Garage, 1909, contributing

DECLINE OF THE RAILROAD, 1919-1930S

The railroad never grew beyond a feeder line and was plagued by financial difficulties. Faced with the increasing competition from the rising trucking industry, the rail line declined to the point that regular rail service was discontinued in 1936 (Bryant 1984). The last interurban train to run the tracks was a trolley-type car that carried passengers, mail, and parcels. With the decline in the railroad, the commercial development of Kimballton turned to the automobile and trucking industries. While both the concrete block and brick factories continued to operate long after the railroad had ceased operations, commercial growth declined with the railroad's demise.

The nature of the businesses established after 1919 reflect the changing nature of the business climate once the railroad was in decline. Specifically, during this period of decline the emphasis on construction industries gradually shifted to a greater emphasis on agricultural and personal services, a trend which became predominant in the period after 1940.

The population growth during this period reflected the up-and-down nature of the waning years of the railroad boom and the problems associated with the farm depression (see Graph 8-1, page 8-69). In 1920 the total population stood at 382, followed by a decline to 343 in 1925 and then regaining some ground by 1930 with a total of 378. However, by 1940 the total had declined again to 349.

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The ethnic composition of the community remained comparatively consistent, with 93% of the total population in 1920 being Danish-born and of Danish extraction. Specifically, of the total 382 residents, 160 were Danish born and 194 were of Danish descent. Of the remaining 7%, one person was Swedish, while the others were either American-born or had American-born or other foreign-born parents. The persistence of the Danish ethnic community is an important component in the significance of the Kimballton community and its cultural resources as well as in the significance of the Danish settlement area in Shelby and Audubon counties.

Representative Examples in District:

- 13 Hald and Winther Real Estate Office, c.1929, contributing
- 14a Dwelling, c.1931, noncontributing
- 22 Nordby Building, c.1930, contributing
- 23 Drugstore, c.1920-22, contributing
- 27 Tractor Repair Shop, 1930s, contributing

POST-1940, MODERNIZATION AND COMMERCIAL DECLINE

Commercial development in general declined in Kimballton during this era, with the Jensen Construction Company moving its operations to Des Moines and the brickyard, lumberyard, and creamery closing in the mid- to late twentieth century. The construction of State Highway 44 through the north end of Kimballton brought new life to the commercial community and spawned two gas/service stations (Phillips 66 and DX) and aided in the viability of the agricultural service enterprises that now relied on trucking including the Kimballton Auction Sale Barn (established in 1944 in the vacated concrete block factory), the Steen Produce and Feed Company (established in the vacated Green Bay Lumberyard building in 1964), the Highland Seed Corn Company (1944-1960), and the Madsen Surge Company (established in 1967 in the old Sharon Motors building).

Other commercial enterprises in the post-1940 era have included Lund Sundries, Ernie Petersen's food market, the Gamble Store (in the Square Deal Hardware building from 1957-1964), several beauty shops, a laundromat (1980s), a dry cleaners (1962-1980s), the Kaltoft Funeral Home (1941-present), First Line Auto Service (1962-present), Madsen Oil (1965-1980s), and the Kimballton Cafe (1980-1992). The Crystal Springs Cooperative Creamery operated as a bulk milk station in recent years until it closed in 1992. Production at the brickyard had shifted from brick production more to clay tile blocks and drainage pipes after World War I. It ceased operations entirely in 1956.

The current businesses in Kimballton include a machine/welding shop, the livestock sale barn, the Landmands Bank, the funeral home, the First Line Auto Service, Arnold's Tavern, Kimballton Fertilizer, Petersen Real Estate

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and Insurance Agency, Kimballton Farm Equipment, four antique shops, two crafts stores, a gift shop, a clothing consignment store, a machine repair shop, a fast-food restaurant, and the post office. In addition are the General Store Museum established in 1984 in the Bennedsen, Boldt and Hansen Building (24) and the public library in a portion of the Nordby Building (22b).

One significant civic improvement in the post-1940 era involved the construction of the Kimballton Town Hall by the Works Progress Administration in 1942. This building replaced the opera house, which was demolished.

The population in Kimballton stood at 349 in 1940 (a decline from that in 1930); however, by 1950 the total had risen to 428. This rise in population largely reflects the shift in the focus of this community from immigrant settlement to one of a retirement community that was attractive to the aging Danish immigrant farmers in the hinterlands who were now retiring and moving into Kimballton. This trend actually began in the 1910s but was becoming more evident by 1920 when 33 of the 96 heads-of-households were over the age of 50 and listed no occupation. These retirees represented 34% of the total households and all were Danish immigrants. This is a trend which continues to the present day, only now the retirees are of Danish descent.

The persistence of the Danish ethnic community continues to the present day in Kimballton. Of the 137 names listed in the Kimballton directory in 1992, 114 were of Danish ancestry, with only 23 of non-Danish origin. The 114 households represented by Danish ancestry comprise 83% of the total number of listed households (Rogers 1993:19).

A revival in interest in Danish heritage in the Kimballton community in recent years is manifested in the placement of a Little Mermaid statue and a Bondehuset, or peasant house, in the city park during the town's centennial celebration; in the addition of faux half-timbering to imitate traditional Danish architecture on two of the commercial buildings; and in the formation of the Community Heritage Society in 1982.

Representative Examples in the District:

- 3 Kimballton Town Hall, 1942, contributing
- 7 Warehouse, 1940s-50s, noncontributing
- 9 Telephone Company Building, modern, noncontributing
- 14b Garage, modern, noncontributing
- 21 AmVets Hall, modern, noncontributing

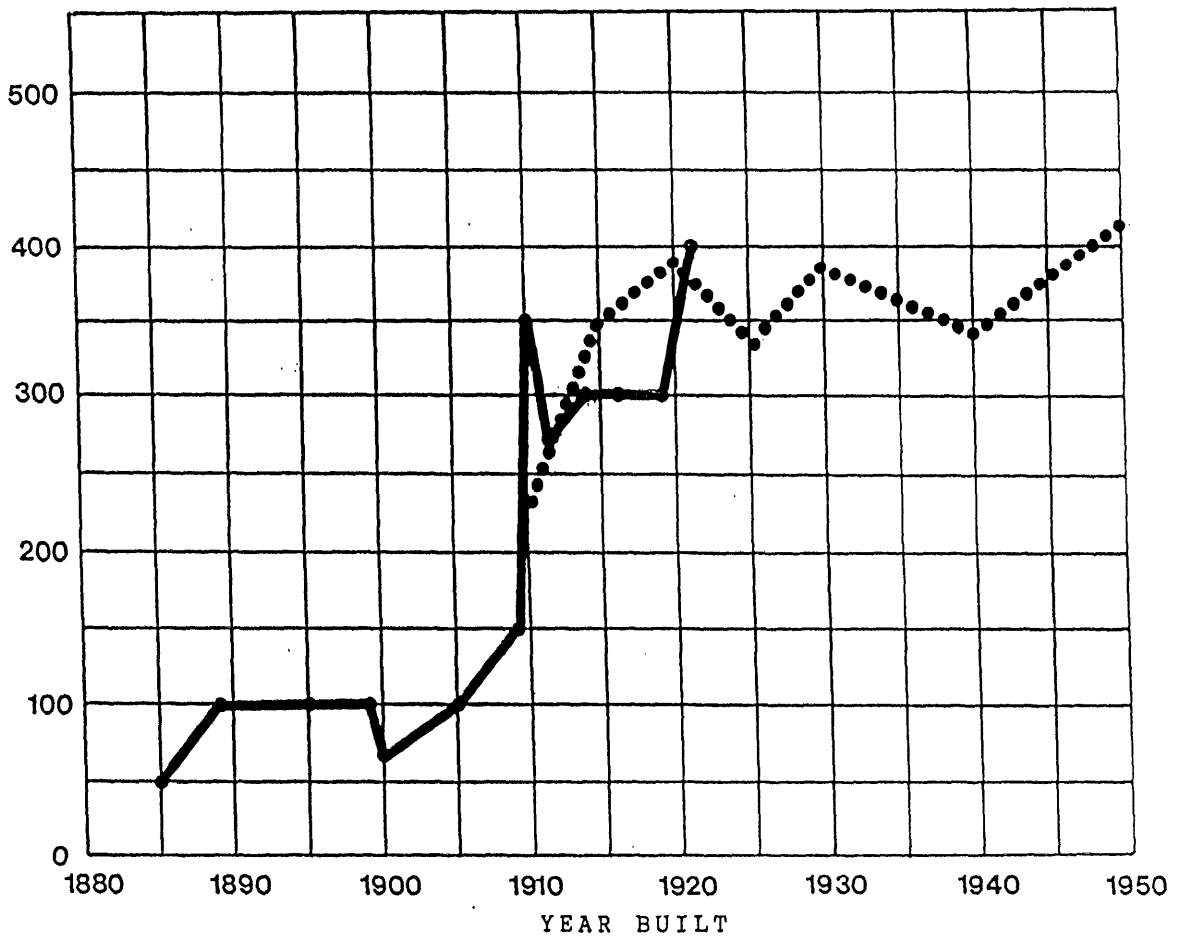
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Graph 8-1. Population Trends in Kimballton.



———— = Census estimates from directories
..... = Census totals from state and federal population census summaries.

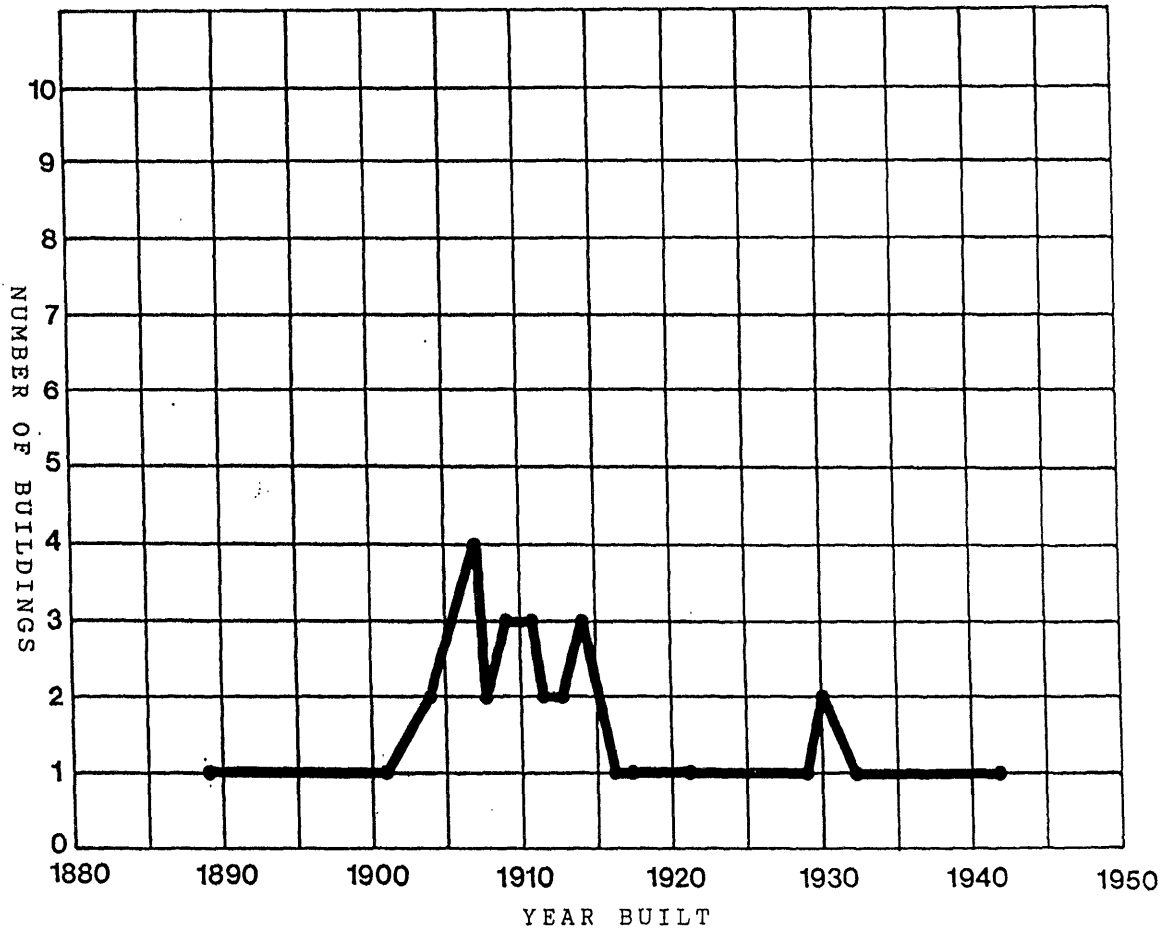
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Kimballton Commercial District
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Graph 8-2. Extant Commercial Building
Construction in Kimballton.



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National Park Service

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Audubon County, Iowa

Noble, Allen G.
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Petersen, Peter L.
1987 *The Danes in America*. Lerner Publication Company, Minneapolis.

Rogers, Leah D.
1991 *Preservation Partnership Phase III: Shelby and Audubon Counties, Iowa*. Final report prepared for the State Historical Society of Iowa, Des Moines.

1993 *Architectural and Historical Survey of the Danish Community of Kimballton, Audubon County, Iowa*. Final report prepared for the State Historical Society of Iowa, Des Moines.

Rogers, Leah D., and Roslea Johnson
1991 *The Ethnic Historic Settlement of Shelby and Audubon Counties: 1860-1941*. National Register of Historic Places multiple property document form.

Webb, Martha Ellen
1991 *A Guide for Docents at Bedstemor's House, Danish Immigrant Museum, Elk Horn, Iowa*. Making History, Omaha.

Wilson, Ben Hur
1928 *Abandoned Railroads of Iowa*. *Iowa Journal of History and Politics* 26 (January 1928):3-64.

NEWSPAPERS EXAMINED:

Audubon County Journal 1897-1915
Audubon Advocate from 1910
Audubon County Republican 1885-1889
Harlan Tribune 1915-1917

OTHER SOURCES:

U.S. Population Census Schedules and Summaries 1900-1950
Iowa State Population Census Schedules 1885, 1895, and 1925
Computerized printouts of census data compiled by Jette Mackintosh for 1895, 1910, and 1925 at the Danish Immigrant Museum, Elk Horn.
Iowa State Gazetteers and Business Directories 1883-1920s
Audubon County Business Directory 1903
Iowa Fire Insurance Maps for Kimballton 1912 and 1931

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Audubon County, Iowa

OTHER SOURCES (Continued):

Town Lot Transfer Records, Audubon County Courthouse
Mechanic's Lien Records, Audubon County Courthouse
Town Plat Records, Audubon County Courthouse
Assessor's Records, Audubon County Courthouse

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Kimballton Commercial District
Audubon County, Iowa

Geographical Data

VERBAL BOUNDARY DESCRIPTION

As Map 7-1 (page 7-33) indicates, the district encompasses Lots 1-6 of Block 6, Lots 1-7 of Block 2, the east 20 ft of Lot 22 of Block 1, Lots 19-21 of Block 1, Lots 3-9 of Block 5, the north 22 ft of Lot 2 of Block 5, and Lots 10-13 of Block 5 in the Town of Kimballton, Audubon County, Iowa.

BOUNDARY JUSTIFICATION

The historic district boundaries comprise the intact portion of the historic commercial area that served as the main commercial hub throughout Kimballton's history.

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Kimballton Commercial District
Audubon County, Iowa

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Photographs:

The following photographs are of the Kimballton Commercial District, Kimballton, Audubon County, Iowa. Negatives are curated at the State Historical Society of Iowa, Des Moines, and at the General Store Museum in Kimballton, Iowa.

Photographs are listed by number, description, date of photo, and view. All photographs were taken by Leah D. Rogers.

Photo #

- 1 Town of Kimballton
February 8, 1995
View to the WSW
- 2 East side of Main Street, Buildings 28-20a
February 26, 1995
View to the NE
- 3 East side of Main Street, Buildings 25-23
February 26, 1995
View to the NE
- 4 East side of Main Street, Buildings 20a-28
February 26, 1995
View to the SE
- 5 NE corner of Alfred and Main Street, Building 15
February 26, 1995
View to the NE
- 6 East side of Main Street, Buildings 15-12
February 26, 1995
View to the NE
- 7 East side of Main Street, Buildings 12-28
February 26, 1995
View to the SE
- 8 West side of Main Street, Buildings 1-11
February 27, 1995
View to the SW
- 9 West side of Main Street, Buildings 5-1
February 8, 1995
View to the NW

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Kimballton Commercial District
Audubon County, Iowa

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Photographs (continued):

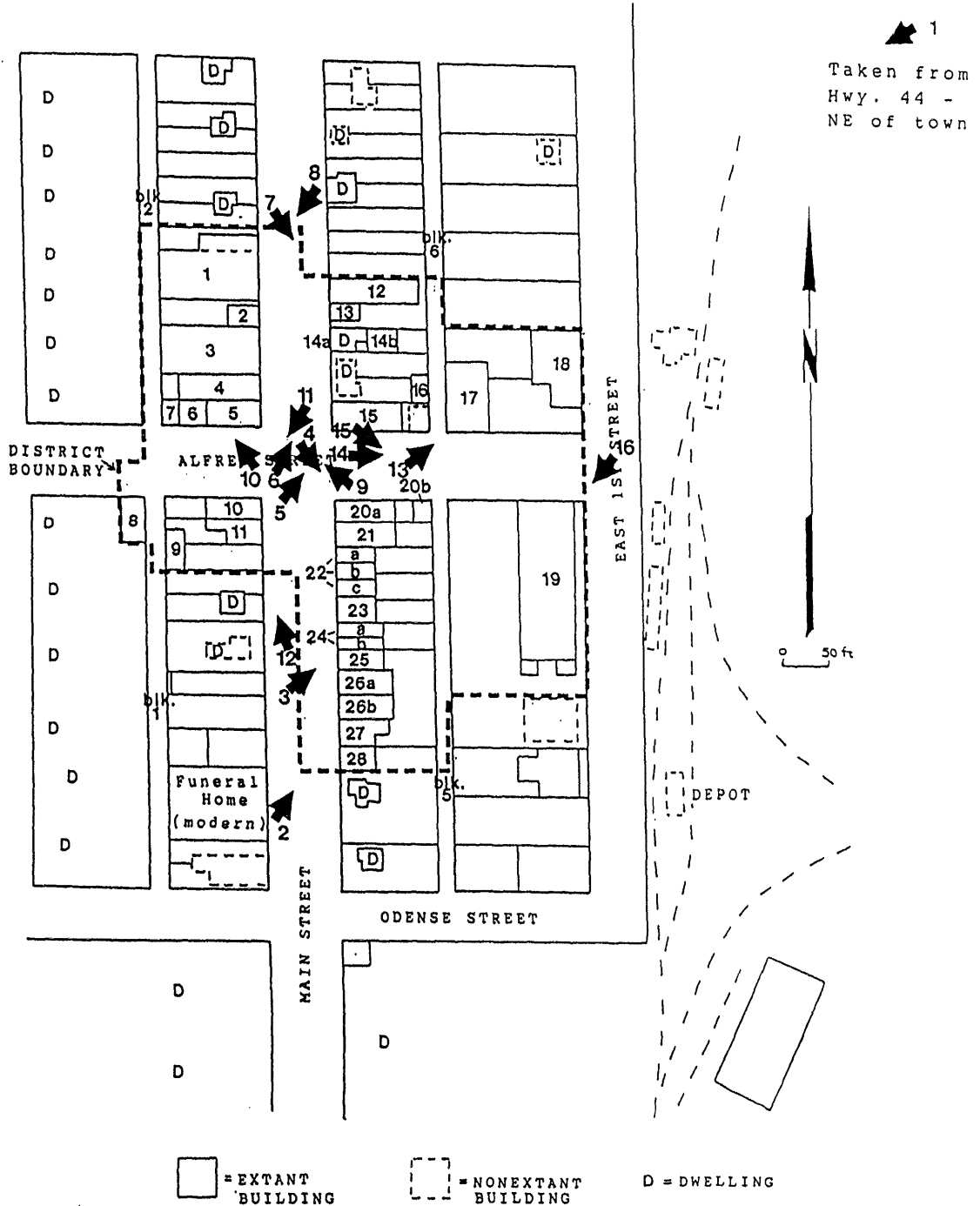
- 10 North side of Alfred Street West of Main, Buildings 5-7
February 8, 1995
View to the WNW
- 11 SW corner of Alfred and Main streets, Buildings 10 and 8
February 8, 1995
View to the SW
- 12 West side of Main Street, Buildings 11-10, 5-1
February 8, 1995
View to the NW
- 13 North side of Alfred Street East of Main, Buildings 15, 17 and
part of 18
February 8, 1995
View to the ENE
- 14 Alfred Street East of Main Street, Buildings 17 and 19
February 8, 1995
View to the E
- 15 South side of Alfred Street, Buildings 20b and 19
February 8, 1995
View to the SE
- 16 SW corner of Alfred and West 1st Street, Building 19
February 8, 1995
View to the SW

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1
Taken from
Hwy. 44 -
NE of town

Map Showing Position and Views of Photographs #1-16

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Property Owners:

<i>Owner</i>	<i>Building Number</i>
Duane and Ramona Johnson 209 N. Main Street Kimballton, IA 51543	1
Leland Kaltoft 107 S. 2nd Street Kimballton, IA 51543	2
City of Kimballton 205 N. Main Street Kimballton, IA 51543	3, 18, 22a-c
Doug Jensen 106 E. Esbeck Kimballton, IA 51543	4, 5, 6, 7
Nancy Farren 320 Lillian Court Whitmore Lake, Michigan 48189	8
Marne-Elk Horn Telephone Company 4242 Main Elk Horn, IA 51531	9
R. Johnson 401 E. 7th Street Atlantic, IA 50022	10
Lee Nissen 115 N. Main Street Kimballton, IA 51543	11
Dan T. Hansen RR2, Box 152 Harlan, IA 51537	Lot 19, Block 1, 26a-b & 27
Otis Madsen 2775 Bluebird Avenue Elk Horn, IA 51531	12
Mark and Shirlyn Petersen 206 N. Main Street Kimballton, IA 51543	13

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Property Owners:

<i>Owner</i>	<i>Building Number</i>
Chris Bladt 3282 Zinnia Road Atlantic, IA 50022	14a, 14b, 16, & Lot 2, Block 6
Byron and Luceo Nielsen 105 S. 2nd Street Kimballton, IA 51543	15
Jerry Jensen 2430 Crane Avenue Kimballton, IA 51543	17
Pelgas Farm Center, Inc. Airport Road Eldora, IA 50627	19
Emma Lund 122 N. Main Street Kimballton, IA 51543	20 b-a, 23
Kimballton AmVets Post #51 120 N. Main Street Kimballton, IA 51543	21
Kimballton Community Heritage Society 108 N. Main Street Kimballton, IA 51543	24a-b
Jeanette and Merlyn Knudsen 2227 Hwy. 44 Harlan, IA 51537	25
Edward Soe Esbeck 7020 18th Avenue SW 6-16 Seattle, Washington 98106	28

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SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 95001016

Date Listed: 8/18/95


Kimballton Commercial District
Property Name

Audubon
County

IA
State

Ethnic Historic Settlement of Shelby & Audubon Counties MPS
Multiple Name

This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.


Signature of the Keeper

8/18/95
Date of Action

=====
Amended Items in Nomination:

Section 8: Significance

Criterion A is added to the criteria for which the property is documented as significant [Commerce, Ethnic Heritage, Community Development].

Beth Foster of the Iowa State Historic Preservation Office was notified of this amendment.

DISTRIBUTION:

- National Register property file
- Nominating Authority (without nomination attachment)