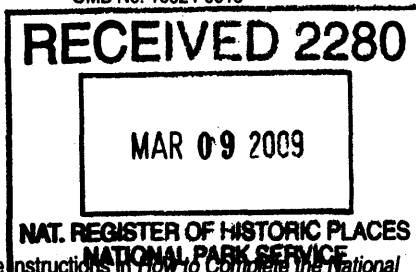


United States Department of the Interior
National Park Service



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National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A) 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 10-9000a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

Historic name Berquist & Nelson Drugstore Building
Other name/site number 113-3550-0040

2. Location

Street & number 105 N. Main Street not for publication
City or town Lindsborg vicinity
State Kansas Code KS County McPherson Code 113 Zip code 67456

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 Johnson DSHPO 2-27-09
Signature of certifying official/Title Date
Kansas State Historical Society

State or 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 commenting 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:)

Edson H. Beall 4-22-09
Signature of the Keeper Date of Action

Berquist & Nelson Drugstore Building
Name of Property

McPherson County, Kansas
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	
1		buildings
		sites
		structures
		objects
1		total

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

Number of contributing resources previously listed in the National Register
0

6. Function or Use

Historic Functions
(Enter Categories from instructions)

Current Functions
(Enter categories from instructions)

COMMERCE/TRADE: Specialty Store and Business

COMMERCE/TRADE: Specialty Store

DOMESTIC: Multiple Dwelling

DOMESTIC: Single Dwelling

7. Description

Architectural Classification
(Enter categories from instructions)

Materials
(Enter categories from instructions)

LATE 19th and EARLY 20th CENTURY AMERICAN
MOVEMENTS: Commercial Style

Foundation - Stone

Walls - Brick

Roof - Asphalt

Other - Metal Detailing

Narrative Description

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

Berquist & Nelson Drugstore Building
Name of Property

McPherson County, Kansas
County and State

8. Statement of Significance

Applicable National Register Criteria

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

- 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 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

Narrative Statement of Significance

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

Areas of Significance

(Enter categories from instructions)

COMMERCE

ARCHITECTURE

Period of Significance

c.1880-1959

Significant Dates

NA

Significant Person

(Complete if Criterion B is marked above)

NA

Cultural Affiliation

NA

Architect/Builder

Unknown

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): Primary location of additional data:

- 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 # _____

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

Name of repository:

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section Number 7 Page 1

**Berquist & Nelson Drugstore Building
Lindsborg, McPherson County, Kansas**

7. Narrative Description

The Berquist and Nelson Drugstore Building is a two-story brick commercial building located in downtown Lindsborg, Kansas. Built c. 1880, the building is distinguished by its corbelled parapet and shaped metal window hoods. Reflecting a common alteration to commercial buildings, the storefront is a former replacement but retains the components of a traditional historic commercial storefront. The aluminum storefront features a glazed tile bulkhead and a wide recessed central bay. Built for commercial use on the ground floor and offices on the upper level, the building has housed a variety of commercial uses and the upper level was formerly converted to apartments. The interior has been remodeled but retains some historic features and finishes.

Setting

The Berquist and Nelson Drugstore Building is located in the 100 block of N. Main Street in downtown Lindsborg. The building at 105 N. Main is on the west side of the street and faces east. It is a traditional commercial setting with the front of the building aligned with the public sidewalk and flush with adjacent buildings on the street. The existing building was in place on the first available Sanborn Map (1884). A rear porch was formerly constructed on the west facade and serves as the primary entrance for the 2nd floor apartment. There have been no other alterations to the plan configuration. The building occupies approximately one-half of the lot with the rear of the site, bordered by an alley on the west, used as private parking.

Exterior

The two-story brick structure has a stone foundation and a flat roof with parapet. The brick facade features a corbelled band beneath the upper windows and corbelling on the parapet. Three windows are evenly spaced on the upper facade. The windows are 2/2 double-hung wood windows with aluminum storms, distinguished by shaped pressed-metal hoods.

The building is a twin to the adjacent building on the north with identical brick corbelling and windows hoods. A single door on the south end of the front facade of the adjacent building to the north provides access to a stairway and shared corridor on the second floor. The corridor is no longer used for the primary access to the upper floor apartment in this building (105 N. Main).

The existing storefront is a c.1940s replacement. A band of vertical brick, painted white, defines the top of the storefront bay. Recent removal of a fixed awning exposed remnants of a former glass block transom. The storefront is aluminum with glazed black tile on the bulkhead. The display windows angle back to a wide, recessed center bay that has two individual doors (although records indicate that the building has historically been occupied by a single, commercial business). Tile flooring and simple paneled wood ceiling are extant in the recessed entry bay.

The west/rear facade is brick with three masonry openings on each floor. Original window and door openings have arched brick lintels and simple stone sills. The window is boarded up on the ground level and a small rectangular window opening has been added over the door providing light on the mezzanine level at the rear of the commercial space. A screened-in porch was built on the upper level of the rear of the building, dating to the c.1980s apartment remodel. The porch functions as the entrance to the upper-floor apartment. The wood porch is accessed by a stairway and features a band of double-hung windows around the perimeter of the porch. The original masonry openings are intact on the upper level. There are two doors flanking a center window. The south door provides access into the apartment; the north door accesses the former central corridor.

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**National Register of Historic Places
Continuation Sheet**

Section Number 7 Page 2

**Berquist & Nelson Drugstore Building
Lindsborg, McPherson County, Kansas**

Interior

The first documented occupant of the building was the Berquist and Nelson Drugstore with offices on the upper floor. The building has housed a variety of commercial businesses since that time and undoubtedly has undergone numerous remodelings to accommodate the needs of its changing occupants. The interior of the ground floor was recently remodeled. The commercial space is one large open room with a small storage/work space in the rear. A mezzanine was formerly added at the rear of the ground floor, commonly seen in mid-century commercial spaces. The mezzanine is extant but now used for mechanical space and storage. The commercial space has exposed brick walls and hardwood flooring. The ceiling was formerly suspended, originally with applied acoustic tile. A new pressed metal roof has been installed on the existing suspended ceiling. The original wood ceiling is visible above the existing suspended ceiling, from the mezzanine in the rear. The commercial space features open displays at the storefront with raised platforms and a transom. Open wood shelving spans the north wall, complete with a ladder and rolling track.

The basement is unfinished with exposed stone walls and a concrete slab floor. It is used for storage.

As noted above, the building retains a shared central corridor that formerly provided access to two upper-floor offices or apartments. This corridor is accessed by a stairwell at ground level of the adjacent building to the north, and from the existing rear porch on this building. The corridor retains original plaster walls, hardwood flooring, and wood trim including baseboards and door and window frames. The existing upper-floor apartment is a modern alteration, combining the two formerly separate spaces and is accessed by the rear porch rather than the central corridor. The apartment retains original features including the hardwood floors and plaster walls, as well as arched door openings and some doors with operable transom panels. Original wood trim includes the baseboards and door and window surrounds. There are some non-historic openings and doors. The walls are plaster and a suspended acoustic tile ceiling is in place throughout the apartment. The original wood floors are exposed in most living spaces and tile has been installed in the bath and utility rooms.

Summary

Built around 1880, the Berquist and Nelson Building retains a high degree of historic integrity on the exterior with the upper facade in near-original condition and the storefront a compatible former replacement. Although the interior has been remodeled on numerous occasions, some historic features and finishes are extant including the hardwood floors upstairs, plaster walls, door openings, and wood trim. The building is a good representative of the early permanent commercial buildings in downtown Lindsborg.

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**National Register of Historic Places
Continuation Sheet**

Section Number 8 Page 3

**Berquist & Nelson Drugstore Building
Lindsborg, McPherson County, Kansas**

8. Statement of Significance

The Berquist & Nelson Drugstore Building is being nominated to the National Register as a representative of the permanent commercial buildings built in downtown Lindsborg, Kansas in the late 19th century. It is significant under Criteria A and C in the areas of Commerce and Architecture. Although named for its first prominent occupant, the Berquist and Nelson Drugstore, the building housed a variety of commercial businesses throughout its history. Significant for its continued use as a commercial building, the period of significance extends from the buildings construction c.1880 to the fifty-year age cutoff, 1959. Distinguished by its ornate window hoods and corbelled parapet, the Drugstore Building is a good example of a Commercial Style architecture with Italianate detailing. The building portrays a high degree of historic integrity on the exterior and retains some historic features and finishes on the building's interior.

Lindsborg

Centrally located in the state, the town of Lindsborg lies in northern McPherson County in the Smoky Hill River Valley. Although Swedes are credited with founding the town of Lindsborg, the Smoky Hill River Valley was home to Native Americans long before any towns were platted. The Indians gave the region the name Smoky Valley. According to records of sixteenth century Spanish explorers including Don Francisco Vázquez de Coronado, the inhabitants of what is now the Lindsborg area were semi-nomadic Native Americans who belonged to the Wichita tribe. Spaniards called these Kansas natives, Quivirans. The Kansas-Nebraska Act opened the area for settlement and westward expansion ultimately pushed Native Americans from the region. Kansas experienced phenomenal growth during the 1860s. By the late 1860s, the availability homestead and railroad land brought European immigrant groups to settle and farm the land in central Kansas.¹

The town of Lindsborg began with pioneer Swedish immigrant settlement in 1869. An advance party arrived in 1868 and constructed a small building near what is now called Coronado Heights. The First Swedish Agricultural Company of Chicago purchased 13,160 acres of railroad land for the Swedish immigrant group from Värmland Province of Sweden.²

Swedes from the First Swedish Agricultural Company arrived in this valley from Chicago in 1869 to locate their new town. The name Lindsborg was derived from the first syllable of the last names of several officers of the Swedish Agricultural Company (SAC)-Lindgren, Lindale, Linde, and Lindh. Ultimately deciding on the present town site in Section 17, Lindsborg was laid out in November of 1869 using a tape measure and square; a post office was established in December the same year. The SAC formed The Swedish Trading Company and built a company store in the new town. They sold shares to area Swedes, making goods available locally.³

McPherson County was organized in March, 1870 and named after James B. McPherson. Lindsborg won the county seat at an election held in May, 1870 but its success was short-lived. Centrally located in the county, the county seat was moved to McPherson in June, 1873. Lindsborg was re-platted and officially recorded in 1876, making Lindsborg the first city in the official records of McPherson County.⁴

¹ *Prelude to the Future: Multiple Faces of the Lindsborg Legacy: A Swedish-American Community in the Heart of Kansas* (Lindsborg: Chamber of Commerce, 1999). On-line at <http://www.lindsborg.org/history.html>

² Ibid.

³ Emory Kempton Lindquist, *Smoky Valley People: A History of Lindsborg, Kansas* (Lindsborg: Bethany College, 1953) 147-152.

⁴ Ibid.

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**National Register of Historic Places
Continuation Sheet**

Section Number 8 Page 4

**Berquist & Nelson Drugstore Building
Lindsborg, McPherson County, Kansas**

Most of the early immigrant settlers were farmers as the organization's name suggests but it was these new Swedish Americans who established businesses along Main Street as well. Early settlers experienced the trials of all pioneers, including Mother Nature's wrath in the form of the grasshopper plague of 1874. However, the town emerged stronger and experienced expansive growth in the 1880s. The McPherson branch of the Union Pacific Railroad from Salina arrived in Lindsborg in 1879 and Lindsborg was incorporated as a city of the third class in that year. The first complete listing of Lindsborg businesses dates to 1878 and illustrates a comprehensive offering of goods and services. Dr. Carl Swenson came to Lindsborg and founded Bethany College in 1881, a remaining resource that is inextricably tied to the community's development.

By 1883, the town had grown to a population of 600 and boasted three elevators and two mills, illustrating its agrarian roots and importance of the local grain market. Lindsborg was also served by three local newspapers, including the *Kansas Posten*, the only Swedish paper published in the state. The first local bank was established and the town was gaining a reputation for its educational offerings. In addition to its public school housed in a new brick structure (1882), Bethany College had grown to an enrollment of 80 students in its short two-year history.⁵

A number of the existing commercial buildings on Main Street date to the 1880s and 1890s, a period of expansive growth. A brick yard was established south of town in 1879 by A.J. Swenson (later moved) accounting for the prominence of brick commercial structures. The community continued to prosper through the agricultural boom years in the first two decades of the twentieth century. By 1909, Lindsborg's population had reached 2000 and the value of local property more than doubled in a twenty-year period.⁶ The Lindsborg Commercial Club was organized in 1903 (precursor to the Chamber of Commerce), street lights were installed in 1915 and Lincoln and Main Streets were paved in 1918.⁷

Declining crop prices stifled growth in the 1920s but the town persevered and passed the 3,000 mark in population in the 1930s. Growth stabilized in the following decades and Lindsborg maintains a population of approximately 3,300 today. The local business offerings have moved away from basic goods and services toward visitor business. Bethany College continues to be an anchor in the community and an attraction for visitors including their annual production of *The Messiah* at Easter. A 1914 article in the *Topeka Daily Capital* labeled Lindsborg "a cultural center" and the community maintains that designation today with a concentration of local artists and an ongoing effort to preserve and promote the town's Swedish heritage and cultural ties.

In the late nineteenth and early twentieth centuries, Swedish-American settlers built permanent buildings to house the businesses that were established to service the growing town. Many of these commercial buildings remain today reflecting the town's origins and its early development.

The Berquist & Nelson Drugstore Building

The origins of the existing building have not been confirmed despite extensive research. The earliest deed record shows that the property was purchased by L.G. Skancke from the Lindsborg Town Company in 1877 (Quick Claim Deed). The first Lindsborg Business directory in 1878 includes a listing for Skancke and Heggelund General Store but no other reference to this early business has been found.⁸ Neither Skancke nor Heggelund were listed in the 1884 directory. Early Road Tax (Property Tax) records show the value of

⁵ William C. Cutler, *History of the State of Kansas- McPherson County, Lindsborg*, 1883.

⁶ Ruth Bildt, *Pioneer Swedish-American Culture in Central Kansas* (Lindsborg: Lindsborg News-Record, 1965) 148-155.

⁷ Smoky Valley People, 164.

⁸ Ibid, 154.

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Continuation Sheet

Section Number 8 Page 5

**Berquist & Nelson Drugstore Building
Lindsborg, McPherson County, Kansas**

property at \$450 in 1879 had risen to \$720 in 1881, likely indicating construction of the building c.1880. No documentation has been found to confirm who constructed the building or the precise date. There were numerous deed transfers on the property in 1883. It appears that the property was sold by L.G. Skancke (Alice C. Skancke) to Peter Felling and Charles Penderholm (Warranty Deed) and then sold by Felling to Nels P. Nelson and Gustav E. Berquist. Berquist still owned the property in 1889 and sold it to Jacob Peterson in 1901.⁹ The earliest available Sanborn Map was published in 1884 and illustrates the existing building in use as a drug store with offices on the 2nd floor. By 1901, the building was in use as a grocery store and as millinery in 1905 and 1912.¹⁰

G.E. Berquist was listed as a physician and surgeon in Cutler's *History of Kansas* published in 1883. He came to Lindsborg in 1882 after emigrating from Sweden in 1868.¹¹ Berquist and Nelson were listed in an 1884 Atlas as "dealers in drugs, paints, and oils."¹² Berquist was listed as a physician in 1903 and 1909 business listings however; it is unclear what became of the partnership with Nelson and their drugstore. The following excerpt, found in a discussion of Lindsborg's Business Life in Ruth Bildt's 1909 book, conflicts with the dates above.

"Andrew Beckstrom bought C. Lundquist's grocery business in 1889. Lundquist had for ten years (since 1879?) carried on his business where Peterson's Clothing Store is now. The business continued here until 1901 when a new building was erected south of Bethany Book and Printing Company...The firm, A. Beckstrom and Company, as it was known, continued until 1901 when it was incorporated under the name "The Lindsborg Mercantile Company."¹³

Lundquist was also listed in the 1884 Atlas, as "Merchant and Tailor – Suits made to order, latest style patterns, and satisfaction guaranteed. Goods always on hand to suit the public."¹⁴ Bildt's book includes J. Peterson Clothing in a listing of current businesses (1909) and a 1914 article in the Topeka Daily Capital notes "J. Peterson conducts the largest millinery establishment" (in Lindsborg).¹⁵ Jacob Peterson is identified as a tailor in census records and the early deed records document transfer of the property from Berquist to Peterson. No additional documentation has been found to confirm the Lindquist/Beckstrom history cited in Bildt's book. Regardless, the Sanborn Maps and Lindsborg Business Directory clearly illustrate that the building housed a variety of commercial businesses throughout its history.

Following Peterson's Clothing Store, the building was home to implement and hardware businesses for over thirty years. The Lindsborg Business Directory includes listings for the Lindsborg Seed and Implement Company 1914-1918, Lindsborg Hardware 1919-1929, Nelson and Markle Hardware 1929-1937 and then Gambles from 1938-1946. The building was then occupied by Sweeney Shoe Store and Al's Band Shop through 1959.¹⁶

In more recent years, the building served as home to a fabric store, antique shop, and Main Street Toys (1990-2007). The building has recently undergone remodeling and is currently available for lease. The upper-floor apartment is occupied.

⁹ McPherson County Register of Deeds and Road Tax Records (accessed on microfilm at the Kansas State Historical Museum).

¹⁰ Sanborn Maps for Lindsborg, McPherson County, Kansas, 1884, 1891, and 1896. 1905, 1912.

¹¹ William C. Cutler, *History of the State of Kansas- Part 5 McPherson County*.

¹² Edward's Atlas, 1884.

¹³ Ruth Bildt, Pioneer Swedish-American Culture in Central Kansas (Lindsborg: News Record, 1909) 154.

¹⁴ Edwards Atlas, 1884.

¹⁵ Bildt, and "Lindsborg- A Cultural Center" *Topeka Daily Capital*, 24, May, 1914.

¹⁶ Smoky Valley Historical Association, *Lindsborg Business Directory 1884-2005*.

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**National Register of Historic Places
Continuation Sheet**

Section Number 8 Page 6

**Berquist & Nelson Drugstore Building
Lindsborg, McPherson County, Kansas**

Summary

The Berquist & Nelson Drugstore Building is a good representative of the early permanent commercial structures constructed by Swedish immigrants on Lindsborg's Main Street. The building was in place in the early 1880s and in use as a drugstore. It served a variety of commercial uses over the years. The upper facade is in near-original condition. The replacement aluminum storefront retains the components of a traditional commercial storefront and clearly dates within the period of significance. Although the ground-floor commercial space and upper-level apartment have undergone numerous former alterations, the spaces retain some historic features and finishes. Overall, the building retains a significant degree of historic integrity. The Berquist & Nelson Drugstore Building at 105 N. Main in Lindsborg, Kansas is nominated to the National Register of Historic Places under Criteria A and C.

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**National Register of Historic Places
Continuation Sheet**

Section Number 9 & 10 Page 7

**Berquist & Nelson Drugstore Building
Lindsborg, McPherson County, Kansas**

9. Bibliography

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10. Geographic Data

Verbal Boundary Description

The nomination is for the property known as 105 N. Main Street in Lindsborg, Kansas defined as
The south half of the north half (S1/2 of the N1/2) of Lot 14, Main Street, Original Town Site, commonly known as 105 Main Street Lindsborg, Kansas.

Boundary Justification

The boundary reflects the site on which the building is located and described by the legal description above.

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**National Register of Historic Places
Continuation Sheet**

Section Number- Additional Documentation Page 8

**Berquist & Nelson Drugstore Building
Lindsborg, McPherson County, Kansas**

Additional Documentation

Photographs

Photographer: Brenda R. Spencer

Date: September 25, 2008

Original Files: Original digital image files provided on disc with nomination.

<u>Photo #</u>	<u>Camera Direction</u>	<u>Description</u>
1	W	East/front facade (105 N. Main in center)
2	SW	East/front facade
3	NW	East/front facade
4	NW	Storefront
5	NW	Detail of typical upper window on front/east facade
6	E	Interior view of ground-floor commercial space, looking toward storefront
7	SE	Detail of storefront transom and new metal ceiling, from interior
8	NE	Detail of built-in shelving and ladder on N wall of retail space
9	NE	Rear/west facade
10	E	Detail of ground level, rear facade with stairway to 2 nd fl. apartment
11	S	Detail of rear porch at apartment entry
12	W	Interior view of living room in 2 nd floor apartment
13	W	Detail of interior doors, front room of 2 nd floor apartment
14	W	Abandoned corridor on N side of apartment showing former access to the 2 nd floor spaces (later converted to a single apartment)

Historic View



Baynes North Main Street, Lindsborg, Kas., West Side.

Postcard of West side of North Main, postmarked 1908;
Source: Photo collection, Old Mill Museum, Lindsborg