

United States Department of the Interior
National Park Service

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National Register of Historic Places Registration Form

NAT. REGISTER OF HISTORIC PLACES
NATIONAL PARK SERVICE

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register of Historic Places Registration Form. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).

1. Name of Property

Historic name Rosberg-Holmgren-Clareen Block (Amended Nomination) (I & AD)

Other names/site number Clareen/Peterson Restaurant Building (original NR-listing name)

KHRI: 113-3550-00043, 113-3550-00045, 113-3550-0046

Name of related Multiple Property Listing N/A

2. Location

Street & number 109-111-113 N. Main Street

not for publication

City or town Lindsborg

vicinity

State Kansas Code KS County McPherson Code 113 Zip code 67546

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

national statewide local Applicable National Register Criteria: A B C D



8-17-16
Date

Signature of certifying official/Title Patrick Zollner, Deputy SHPO

Kansas State Historical Society
State or Federal agency/bureau or Tribal Government

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

Signature of commenting official

Date

Title _____ State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

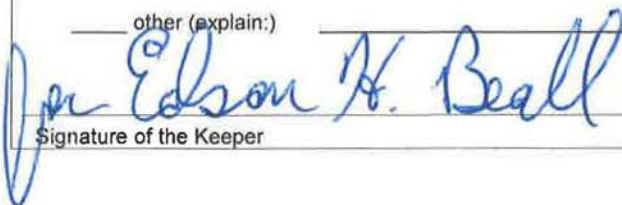
entered in the National Register

determined eligible for the National Register

determined not eligible for the National Register

removed from the National Register

other (explain:)



10.11.16
Date of Action

Signature of the Keeper

Rosberg-Holmgren-Clareen Block
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5. Classification

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

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

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

<input checked="" type="checkbox"/>	private
<input type="checkbox"/>	public - Local
<input type="checkbox"/>	public - State
<input type="checkbox"/>	public - Federal

<input checked="" type="checkbox"/>	building(s)
<input type="checkbox"/>	district
<input type="checkbox"/>	site
<input type="checkbox"/>	structure
<input type="checkbox"/>	object

Contributing	Noncontributing	
2		buildings
		sites
		structures
		objects
2	0	Total

Number of contributing resources previously listed in the National Register

1 (113 N. Main)

6. Function or Use

Historic Functions

(Enter categories from instructions.)

COMMERCE/.TRADE: Specialty Store
Business
Restaurant

Current Functions

(Enter categories from instructions.)

Commerce/Trade: Business
DOMESTIC: Multiple Dwelling
WORK IN PROGRESS

7. Description

Architectural Classification

(Enter categories from instructions.)

LATE 19TH & EARLY 20TH CENTURY AMERICAN
MOVEMENTS: Commercial Style

Materials

(Enter categories from instructions.)

foundation: Stone
walls: Brick
roof: Synthetic and Asphalt
other: Metal detailing

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Narrative Description

Summary

This nomination amends the information for the Clareen/Peterson Restaurant Building (113 N Main St, Lindsborg, McPherson County), listed in the National Register of Historic Places on April 22, 2009. The amendment includes expanding the boundary to include the adjacent buildings at 109 & 111 N Main St. For clarity, the information previously supplied in the nomination for 113 N Main St. has been incorporated into this new nomination.

The Rosberg-Holmgren-Clareen Block is composed of three two-story brick commercial buildings located at 109-111-113 N. Main Street in downtown Lindsborg, McPherson County, Kansas. The "block" shares nearly identical upper facades of red brick with regularly-spaced 1/1 double-hung windows that feature ornate metal window hoods designed to look like stone. Corbelled brickwork at the parapet further distinguishes the facade. The northernmost of the three buildings – 113 N. Main – portrays its original design and construction and is an excellent example of an intact Commercial Style building with Late Victorian/Italianate detailing characterized by the cast-iron storefront columns, stained-glass transoms, and decorative metal window hoods. Each of the three buildings retains the traditional components of a historic commercial building with storefront, upper facade, and cornice, and is classified as a 'Two-Part Commercial Block Building.' The facade of 109 N. Main has formerly been painted, the transom covered with wood, and the original wood storefront has been replaced with an aluminum-framed system and flat metal canopy. The storefront has also formerly been replaced on 111 N. Main with an aluminum-framed contemporary system with brick bulkhead but the original cast-iron columns and wood transom window frames remain. A door at the north end of the 109 storefront provides shared access to the upper floor of 109 & 111, and the entry retains the original wood-framed multi-light transom (matching the original storefront on 113). Historic views confirm that all three buildings shared the same original storefront design with multi-light stained glass transoms.

The Rosberg-Holmgren-Clareen buildings were owned separately but clearly constructed at the same time, likely by the same builder. In addition to the nearly-identical front facades, the three buildings share some extant interior features, namely a scalloped wood ceiling. Although largely covered at 109 and 111, the wood ceiling is exposed in the ground-floor retail space of 113 and visible above suspended ceilings on the first floors of 109 and 111. The buildings at 109 and 111 also retain matching wood trim on the upper floor in the form of window and door casings. The building at 111 N. Main retains a unique feature at the front/east end of the basement where remnants of a finished room (wood ceiling and floor, and plaster walls) suggest a commercial shop at the basement level. Constructed 1899 as indicated by the date stone on 113, the three brick buildings that compose the Rosberg-Holmgren-Clareen Block retain a mid- to high level of historic integrity. The interiors, although 109 and 111 have been formerly remodeled, retain key character-defining finishes and features including a shared interior stair at 109-111, matching wood ceilings and floors, and wood trim throughout. The period of significance for the three buildings spans from their date of construction in 1899 to 1966, the fifty year cutoff. This block of three brick buildings is an excellent example of Lindsborg's permanent commercial buildings built by local Swedish immigrants to house their growing businesses.

Elaboration

Setting

The Rosberg-Holmgren-Clareen Block is located in the center of the 100 block of N. Main Street in downtown Lindsborg. The buildings at 109-111-113 N. Main are located on the west side of the street and face 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. All of the existing buildings are the second buildings on their respective lots. The three buildings were built in 1899 during Lindsborg's late nineteenth century boom period that saw permanent masonry buildings constructed, replacing the former frame buildings along Main Street. The first available Sanborn map following the buildings' construction (1905) reflects the existing buildings. The building at 113 N. Main was constructed with the existing one-story rear bay that housed the kitchen for the restaurant. A small one-story bay on the rear of the existing building at 111 N. Main was present in 1905 but removed sometime between 1912 and 1926 when the building ceased to function as a grocery. Throughout most of the twentieth century, a second free-standing structure was located at the rear of the site behind 111 N. Main, originally housing a kettle (presumably for processing by the grocery/meat market) and later housing dry-cleaning equipment during the building's occupancy by Berggren's Tailor Shop. The rear building has since been removed (date unknown). By 1912, the two-story building at 109 N. Main had been expanded with the addition of a one-story bay at the rear. This brick bay remains in place at the rear of 109.

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The buildings occupy approximately one-third to one-half of their lots with the rear of the site, bordered by an alley on the west, used as private parking. The 1905 through 1926 Sanborn maps illustrating the existing buildings (*Figure 3*) indicate that the wall dividing 111 from 109 (adjacent on the south) was present at the first floor only, supporting the reported original use of the upper floor as a lodge room. The upper-level floor was historically accessed by a shared enclosed interior stair between 109 and 111 accessed from the front sidewalk. The front stair remains in its original configuration. An exterior rear stair is located on the south side of the rear facade of 111 accessing the shared corridor between 109 & 111. A rear stair is also located at the north end of the rear facade of 113 N. Main, first illustrated on the 1912 Sanborn map. The maps provide no indication of front street access to the upper-floor of 113.

Exterior

The three matching buildings that comprise the Rosberg-Holmgren-Clareen Block were owned separately but clearly constructed at the same time, likely by the same builder. The brick facades feature corbelled brick detailing between the storefront and upper facade and on the parapet identical on all three buildings. The front facades of 111 and 113 each have three upper windows while 109 has four; the fourth located above the shared door accessing the second floor of 109 & 111. 113 retains its historic 1/1 double-hung wood windows, and historic views confirm matching windows on all three buildings (*Figures 4 and 5*). The upper windows at 109 and 111 were formerly replaced with the existing units and aluminum storm windows are in place. The windows are distinguished by decorative pressed metal window hoods that are designed to resemble natural-faced stone.

The two-story brick structures have stone foundations and tapered roofs with parapets. The buildings are roofed individually; 109 has a rolled asphalt roof; 111 is a membrane, and 113 is a combination of asphalt and membrane and features a small skylight/penthouse. The skylight is square with a shallow gable roof and a pair of double-hung windows on each side. The windows are visible from the interior but have been boarded on the exterior. The skylight at 113, located on the north half of the roof, near the center, is visible only from the roof, not from street level.

The building at 113 N. Main retains its original wood storefront (*see Figure 9*). Two cast-iron columns (manufactured by the John Seaton foundry in Atchison, Kansas) divide the storefront into three bays. The center entry bay is recessed and features a pair of paneled wood doors that retain historic ornate hardware, including hinges. The storefront features a paneled wood bulkhead with flower boxes. It is distinguished by tall wood-framed glass display windows that feature the original multi-light transom with perimeter stained glass. A canvas awning is in place over the transom.

The storefronts of 109 and 111 N. Main have undergone modifications typical of most historic commercial buildings. Like 113, the storefront at 111 retains two cast-iron columns (manufactured by the John Seaton foundry in Atchison, Kansas) that divide the storefront into three bays. The existing storefront is a contemporary replacement with aluminum-framed windows over a brick bulkhead. The center entry bay retains its historic recessed configuration, now with an aluminum-framed glass door and single light transom. The wood frame of the original transom is in place, currently covered by a canvas awning. The glass has been removed or painted. Historic views clearly show that the original transom matched the existing transom at 113 N. Main with perimeter stained glass (*Figure 9*).

109 N. Main has a replacement aluminum-framed storefront with opaque panels at the bulkhead and a projecting flat metal canopy between the transom and display windows. A wood-framed transom is extant but covered and painted. The storefront has a recessed entry with a single aluminum-framed glass door. The transom frame over the shared door between 109 and 111 (accessing the upper floor) retains the original stained glass frame matching the existing transom at 113; although, the stained glass has been replaced with clear glass and painted. A historic photo confirms that the original storefront on 109 matched the existing original storefront on 113 (*Figure 7*).

The three buildings have varied treatments at the rear facade. 109 N. Main has painted brick at the upper facade with three regularly-spaced windows and the door on the north end accessing the shared corridor with 111. A one-story brick bay was built c.1910 and remains in place today. The rear facade retains its original brick facade on the north and west. A single door opening, now infilled, is in place on the north side of the rear bay. The west/rear facade of the rear bay retains its original center entry flanked by 2/2 double-hung wood windows. The entry is an arched opening with a pair of replacement doors with single-light transom above.

The west/rear facade of 111 N. Main is brick with a cementitious parged coating. There are three masonry openings on the upper facade. Like the windows on the front facade, the upper rear windows are 1/1 vinyl replacement units. A metal stair provides access to the door on the rear of 109 to access the upper floors of 109 and 111. At the first floor of 109, a central door is flanked by windows on each side reflecting the original configuration. The windows are unique with 3/3 double-hung sashes with 3-light transoms above. The original wood windows are extant at the lower level of the rear facade but in poor

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condition. The rear door is a single 1-panel over 1-light over 3-panel wood door with 3-light sidelight presumed to be original. An aluminum storm door has formerly been installed.

The west/rear facade of 113 N. Main is brick on the upper facade with three masonry openings. Two former windows are boarded up and a paneled wood door is located in the southern-most opening. A one-story brick bay dates to the original construction (extant on the 1905 Sanborn map). This bay is connected to the rear of the commercial space on the ground floor and has 2/2 double-hung windows on the south side (at least one window has formerly been replaced). Single doors are located on the west and north sides. The rear bay has a textured stucco parging over most of the brick facades. The upper level is accessed by an exterior metal stairway on the north side of the rear bay. The door to the upper-floor is accessed by walking over the roof of the rear bay.

Interior

The building at 113 N. Main – the Clareen/Peterson Grocery – was constructed as a restaurant with offices above. The building is rectangular in plan form with a one-story rear bay that was originally used as a kitchen. The buildings at 109-111 appear to have been constructed concurrently, shortly after 113. Rosberg Furniture and Undertaking at 109 N. Main was constructed to house the owner's furniture store; a one-story rear bay was added c.1910. 111 N. Main was constructed to house the owner's grocery – Holmgren's Grocery and Meat Market – with a lodge room spanning the upper floors of these two buildings. The interiors of 109 and 111 retain some significant historic finishes; although, both the first and second floors have undergone multiple former remodelings. A printing shop with a retail storefront is located at 109 while 111 houses offices, both with contemporary partitions and finishes. There are two apartments on the upper floor of both 109 and 111 accessed by the original stair and corridor. There is no indication of the original lodge room on the second floor, but the shared street access remains in its original configuration serving the two buildings. The upper levels of 109 and 111 later housed dental offices (1912 into the 1940s) and were then converted to the existing apartments c.1970s-80s. Extant historic interior finishes include the distinguished scalloped tongue-and-groove wood ceiling above suspended ceiling on ground floor and in upper-level corridor, beadboard ceilings on the second floor, some plaster walls, wood floors and wood trim including matching baseboards and door and window casings in both buildings. A historic interior view of the grocery at 111 illustrates the original wood ceiling (*Figure 8*).

The building at 113 N. Main retains the original storefront, including the transom and some original finishes in the commercial space including wood floors, the scalloped wood ceiling, and wood trim. Four individual offices on the upper floor are extant but have not been used for years and are in deteriorated condition (currently under rehabilitation). The upper floor of 113 retains the basic plan configuration, interior finishes and key character-defining features including some paneled wood doors with operable transoms, a skylight, and historic wood trim. The configuration and finishes are summarized below by building.

109 N. Main

The building at 109 N. Main was constructed as a furniture store (and undertaker) and served that function for forty years. It then served as a variety store until the 1980s. Since 1999, it has housed 'ArtShirt' a retail business at the storefront with a printing shop at the rear. The ground floor commercial space retains an open area at the storefront and open print shop at the rear. A narrow stairway in the center of the north wall accesses a small mezzanine that overlooks the front retail space. Perimeter walls are presumably the original plaster; the non-historic partition walls are gypsum board. A suspended ceiling has been installed throughout the ground floor, but the scalloped wood ceiling is in place above the suspended ceiling and exposed at the mezzanine. Floor coverings are contemporary carpet and tile. The original wood windows and entry are in place on the west facade of the rear bay.

The upper floor of 109 shares street-level access at the north end of the storefront leading to a straight-run stairway and corridor that spans to the rear of the building. The upper floor was formerly converted to two apartments with a mechanical room between, all accessed from the corridor along the north side of the floor. The apartments have a living area, small kitchen, one bedroom and bath, with contemporary finishes including gypsum board partition walls, suspended acoustical tile ceilings and carpet and tile floor coverings. The perimeter walls are plaster and retain original window casings. A beadboard ceiling is in place above the suspended ceiling.

111 N. Main

The building at 111 N. Main was constructed as a grocery and meat market and then home to a tailor shop for nearly fifty years. Since that time, it has served a variety of subsequent uses including a beauty shop, CPA offices and now houses school district and NEA offices. The ground floor commercial space retains an open area at the storefront and has two non-historic central offices and an open room at the rear. Perimeter walls are presumably the original plaster with a non-historic applied texture while non-historic partition walls are gypsum board. A suspended ceiling has been installed

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throughout the ground floor but the scalloped wood ceiling is in place above the suspended ceiling. Contemporary carpet and tile have been installed over the historic wood floor. As noted above, the original wood-framed transom is extant and visible above the suspended ceiling at the storefront and the original wood windows and door are present on the rear facade.

The basement spans the entire building, the rear two-thirds is used as storage and mechanical space with a recessed boiler pit in the center. The utilitarian basement space has exposed floor structure at the ceiling, dirt floor, and exposed stone walls. One room at the east end of the basement was clearly finished suggesting its use as a commercial space, likely accessed from a stairwell at the front sidewalk. This room, long abandoned, retains historic finishes including a wood ceiling, plaster walls, wood floors and historic door casings. The front/east wall has a center door with transom flanked by a window on each side; the window openings were formerly blocked in.

The upper-floor apartments are accessed via a corridor along the south serving apartments located in 109 as well as 111. The existing configuration of 111 dates to c.1970s-1980s when the upper floor was converted to two apartments. One room at the front/east end of the second floor – a small bedroom – appears to be original with historic doors, casings and baseboard. Non-historic walls near the center of the floor separated the two apartments and enclosed bathrooms and a mechanical closet; these walls abut the wood ceiling and therefore are clearly later additions. A kitchen was located at the west end of the floor, serving the rear apartment; no historic cabinetry is extant but some shelving remains. The kitchen in the front/east apartment was located on the non-historic partition on the west. The apartments have hardwood floors with remnants of linoleum tile in select rooms. The plaster walls are in place at perimeter walls and the east rooms. Central walls have gypsum board, clearly distinguished from the historic plaster walls. The ceiling is beadboard, differing in style from the scalloped wood ceiling in the corridor. Wood baseboards and casings are also extant; although, they vary in style likely reflecting the multiple former uses/configuration of the second floor.

113 N. Main (previously listed in the National Register)

The building at 113 N. Main was constructed as a restaurant and served that function until the 1940s. It housed a variety of subsequent uses and is now home to a local coffee shop following a historic rehabilitation in recent years. The ground floor commercial space is one large open space with restrooms in the east portion of the rear bay. The main space retains its hardwood floor and scalloped wood ceiling. Walls are plaster with beadboard wainscoting. The rear bay originally functioned as a kitchen and is in poor condition pending rehabilitation. There are remnants of the original wood floor and plaster walls, but both are deteriorated. There is no finished ceiling; the joists are exposed. Some original wood windows are in place in the rear bay and a stairway provides access to an unfinished basement. The basement spans the west third of the building and is used for storage.

The upper-floor is in deteriorated condition having been vacant for many years. Four offices and a small half-bath are located along the north side of the floor, accessed from a corridor along the south side of the floor. The offices are simple open rooms, each with a door off the corridor. Two of the offices shared natural light from a penthouse skylight. The skylight appears to have had traditional double-hung windows, now boarded from the exterior. The upper floor has hardwood floors with remnants of former tile in some rooms. Plaster walls and ceilings are in place but in poor condition. The most prominent character-defining feature extant on the upper floor is the original doors with transoms and ornate wood trim including plinths and corner blocks at door and window casings. All wood trim now has a painted finish; although, it originally had a stained/varnished finish. Some 2/2 paneled wood doors are extant. The primary doors have operable transoms in place. Existing wood trim includes door and window trim and baseboards throughout the upper floor.

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8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

Property is:

- A Owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years old or achieving significance within the past 50 years.

Areas of Significance

COMMERCE

ARCHITECTURE

Period of Significance

1899-1966

Significant Dates

1899

Significant Person

(Complete only if Criterion B is marked above.)

NA

Cultural Affiliation

NA

Architect/Builder

Unknown

Period of Significance (justification)

The period of significance is 1899 to 1966. This period begins with the buildings' date of construction and ends with the fifty-year cutoff for periods of significance where historic functions and characteristics continue to have importance and no specific date exists for ending the building's historic or architectural significance.

Criteria Considerations (justification)

None

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Narrative Statement of Significance

Summary

As previously mentioned, this nomination amends the information for the Clareen/Peterson Restaurant Building (113 N Main St, Lindsborg, McPherson County), listed in the National Register of Historic Places on April 22, 2009 by expanding the boundary to include 109 & 111 N Main St. For clarity, the information previously supplied in the nomination for 113 N Main St. has been incorporated into this new nomination that contains information for all three buildings in the block.

The Rosberg-Holmgren-Clareen Block (formerly the Clareen/Peterson Restaurant Building) is nominated to the National Register as an excellent intact representative of the early permanent commercial structures constructed by Swedish immigrants on Lindsborg's Main Street. The buildings are significant under Criteria A and C in the areas of Commerce and Architecture. This business block is representative of the nature of business in Lindsborg. Between these three buildings were numerous enterprises, most of which represented family businesses that served Lindsborg residents for decades and provided essential goods and services (furniture, hardware, groceries, restaurant, tailor, dry cleaning, and undertaker). The business owners were pillars of the community. Albert Train and C.V. Rosberg were members of the Commercial Club (precursor to the Chamber of Commerce); Train was also a member of the fire company. Rosberg was a city councilman; the Train family helped found the Bethany Church. Rosberg, Train, Runbeck, and Peterson were multi-generation businesses and all were first or second generation immigrants.

The buildings maintain a significant level of historic and architectural integrity clearly portraying their original design and commercial associations. The three like-buildings are excellent examples of a Commercial Style building with Italianate detailing distinguished by their brick corbelling, ornate metal window hoods, cast-iron storefront columns, and wood-framed transoms. 113 N. Main retains its original wood storefront with multi-light stained glass transoms. Despite changes in use and multiple tenants in the three buildings over the past one hundred-plus years, significant interior features remain including distinctive scalloped wood ceilings, hardwood wood floors, plaster walls, and wood trim in all three buildings. The period of significance extends from the buildings' construction in 1899 to the fifty-year age cutoff, 1966.

Elaboration

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

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) accessed 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.

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McPherson County was organized the following year 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 McPherson gained the county seat 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

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 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 resource that remains 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 first two years.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 buildings. 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 2,000 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.

Building and Business Owners

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 Rosberg-Holmgren-Clareen Block is an excellent example of masonry business buildings built by prominent local business owners. The block is composed of three like-buildings whose construction was coordinated among three separate property/business owners in 1899.

Rosberg Furniture and Undertaking at 109 N. Main

The first known business at 109 N. Main was a blacksmith shop built by Mr. Nix in 1873. The 1884 Sanborn Map shows a furniture business with carpenter's shop behind it. The first deed record available shows C.V. Rosberg purchasing the lot in 1888.⁸ According to Alfred Bergin's 1909 local history, Rosberg had opened a furniture store elsewhere on Main Street in 1884 and moved his business to the existing building at 109 N. Main in 1887.⁹ The 1891 and 1896 Sanborn maps continue to list the furniture enterprise; however, in 1897, Rosberg lost the building and all its contents in a fire.¹⁰ He built

⁴ Lindquist, *Smoky Valley People*, 147-152.

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

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

⁷ Lindquist, *Smoky Valley People*, 164.

⁸ McPherson County Register of Deeds, McPherson, KS.

⁹ Bergin, Alfred, "Swedish Settlements in Central Kansas," *Collections of the Kansas State Historical Society 1909-1910*, vol. XI, Topeka, KS: Kansas State Printing Office, 1910, 45.

¹⁰ Bergin, Alfred, "Swedish Settlements in Central Kansas," *Collections of the Kansas State Historical Society 1909-1910*, vol. XI, Topeka, KS: Kansas State Printing Office, 1910, 45.

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the existing brick building in 1899, which is clearly displayed on the 1905 Sanborn map with a new footprint that adjoins 111 N. Main on the north. Rosberg ran his business there until c.1909 when, according to the Lindsborg Business Directory, the Train Brothers took over the business (*Figure 10*).

Carl Victor Rosberg (1848-1914) was born in Kristdala, Kalmar lan, Sweden, and immigrated to the United States in 1859. He was among the town's early leaders acting as a trustee and later city councilman.¹¹ Rosberg was the first licensed embalmer in Lindsborg.¹² The 1900 census lists him as an undertaker, while in 1910 his occupation is listed as a furniture dealer, highlighting the customary combination of the two professions.¹³

According to an advertisement from the era, brothers Albert B. (1876-1955) and Knut E. Train (1878-1943) reportedly operated a business called "Train Bros. & Company" that offered furniture and undertaking from 109 N. Main. The Train family had eight siblings, most of whom were involved in Lindsborg business life. The Train family business also had a location at 102 S. Main and operated with partners C. A. (1875-1924) and J. S. Johnson (1867-1944). The store at 102 S. Main was also called "Train Brothers and Company." Advertisements from the era list the four entrepreneurs and record their wares as "hardware, implements, vehicles, plumbing, tin, well work, garden and field seed."¹⁴ A photo of the building at 109 N. Main shows etched glass stating "furniture" and "undertaker" that may date to the 1899 construction and Rosberg's ownership. The photo also clearly shows painted signs on the large plate glass front windows with the firm name and offering house furnishings, funeral directors, heating, plumbing, paints, oils and glass.¹⁵

While a 1913 advertisement provides evidence of the Train Brother business at 109 N. Main at that time,¹⁶ building ownership remained in the Rosberg family until 1920 when the property was sold to local cattleman Albin Fosberg by Matilda Rosberg, widow of C.V. According to deed records, in 1930 Fosberg sold the lot to Albert and Knut Train.¹⁷ Only five years later the Trains sold the property to the widow of their business partner C. A. Johnson (Anna C.) and to Clara (Emma) Clareen, widow of C. E. and former owner of 113 N. Main. Anna and Clara were sisters, daughters of Lindsborg pioneers Nils and Brita Anderson.¹⁸ In 1940 the Andersons' other daughter, Selma Jacobson, and her husband sold the property to P. Alfred Anderson, the girls' brother.¹⁹ The property remained in the extended Train and Anderson families until it was sold to Henry L. Beismer in 1965, and then to Merlin L. Drake in 1967.²⁰

According to the Lindsborg Business Directory, the Train Brothers & Company was located at 109 until c.1940 when business ownership and the nature of the business changed to a variety store and remained so through the mid-1980s. The variety shop's owners included Ralph Bryan (1940s-1959), Henry Beismer (1959-1964), Bill Lambert (1964-1967), Merlin Drake (1968-1979) and Delmer Thomen (1983-1987).²¹ Merlin Drake, owner of the property sold it to Delmar Thomen in 1982; who sold it to Q. A. Applequist in 1987. Current owner Scott Schafer bought the property in 1999. The current tenant, ArtShirt, has occupied the building since that time. According to the Lindsborg Business Directory the second floor of 109 and 111 was occupied by dentists, including E. E. Ebling (1912-1936), Dr. Holwerda (1932-1934), Dr. Lewis Leteer (1939), and C. L Reed (1945-1958).²²

Holmgren Grocery and Meat Market at 111 N. Main

The existing brick building erected in 1899 is not the first structure at 111 N. Main Street. William Schwensen acquired the property on April 30, 1879.²³ Deed records illustrate that Schwensen took out a mortgage on the property and likely built the former frame building that was listed as a general store on the first Sanborn Map in 1884. By 1891, the Sanborn map

¹¹ *McPherson Republican and Weekly Press*, 9 Feb 1882 and 12 April 1889.

¹² Bergin, Alfred, "Swedish Settlements in Central Kansas," 45.

¹³ Ancestry.com and the Church of Jesus Christ of Latter-day Saints. *1900 and 1910 United States Federal Census* [database online]. Provo, UT, USA: Ancestry.com Operations Inc., 2010.

¹⁴ Advertisement (no date or street address) in the inside cover of Ruth Bergin Billdt and Elizabeth Jaderborg, *Smoky Valley in the After Years*. Lindsborg: Lindsborg News-Record, 1969.

¹⁵ Photo located on Swedish history website at http://www.bygdeband.se/?post_type=attachment&p=718050.

¹⁶ *Ibid.*

¹⁷ McPherson County Register of Deeds, McPherson, KS.

¹⁸ Ruth Billdt, *Pioneer Swedish-American Culture in Central Kansas*. Lindsborg: Lindsborg News-Record, 1965, 59.

¹⁹ *Ibid.*

²⁰ McPherson County Register of Deeds. *Deed Records for 109 N. Main*. McPherson, McPherson County Courthouse.

²¹ *The Lindsborg Business Directory 1884-2005* (Lindsborg, KS: Smoky Valley Historical Assn. 2005, 31.

²² *Ibid.*

²³ According to deed records for Lot 12 Original Townsite, Jacob Christian purchased the lot from Erik Erikson who had acquired the lot from the First Swedish Agricultural Company, Lindsborg's founding organization. McPherson County Register of Deeds, McPherson, KS.

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showed the same building still occupied by a grocery, while the 1896 map illustrated a meat shop with a small out building at the rear of the property.²⁴ Nine years later (1905 and 1912 Sanborn maps) the existing two-story brick building was in place occupied by a meat and grocery merchant; the small building behind the shop housed a kettle, likely used in meat/lard processing. The 1926 Sanborn map illustrates a small dry cleaning shop with electric power behind the main two-story building; the rear building more than doubled in size by 1938 when it was occupied by a dry-cleaning shop.

Deed records indicate that the property was first owned by Erik Erikson 1876, when he sold to Jacob Christian, who sold it to William Schwensen three years later. Schwensen lost the property in 1887 when it was sold at a sheriff's sale. The building may have been leased at least part of the 1890s. Throughout much of 1897 advertisements were placed in the Lindsborg papers for the "Meat Market of L. E. Holmgren" located on west side of Main Street.²⁵

Two years later in August 1899, Lars Erik Holmgren (1855-1920) purchased the lot he had been leasing and began building the existing brick structure. On December 8, 1899 the McPherson newspaper noted that L. E. Holmgren was finishing the second story and basement of "his new brick block."²⁶ The article added that the second floor was to be used as a "lodge room." In May of the following year, Holmgren added a gas engine to run the meat machinery.²⁷ The 1905 Sanborn map illustrates the footprint of the existing two-story building and notes that the wall between the buildings at 109 and 111 was present at the first floor only.²⁸

While Holmgren owned the property and built the new brick structure for his market, he did not stay in the building long. Holmgren sold the property at 111 N. Main to Nathaniel C. Carlson (1873-1905) in March 1901.²⁹ Carlson ran a grocery and meat market at this location until October 1905. As advertisements in the Lindsborg paper illustrate (*Figure 11*) Carlson began his business as a solo enterprise but took at partner, Peter Anderson, c. May 1902.³⁰ However, in October 1905 Carlson became gravely ill with tuberculosis and died only two weeks later. In Carlson's obituary C. A. Nelson (1859-1944) was his partner and had been "for some time."³¹ In Carlson's will the business was valued at over \$7,000 for "the stock of general merchandise" and fixtures in the store including the icehouse, display cases, cash register, scale and cheese cutter.³² Carlson's will indicated the property on which the business sat, the north half of Lot 12, was owned jointly with Peter Anderson; Carlson's half was mortgaged. According to deed records Peter Anderson owned an undivided share of the property until it was sold again in 1906; this time to Carl Victor Rosberg (1848-1914), owner of the furniture store at 109 N. Main. The purchase was likely an investment for Rosberg as Nelson continued to operate the grocery at 111 N. Main.

C. A. Nelson was a seasoned grocer and shrewd marketer. As early as 1904 the business was marketed not only by the owner(s) name, but a new moniker for the enterprise, "Lindsborg Meat and Grocery" (*Figure 12*).³³ Front-page 1906 advertisements promoted a "purveyor of fine foods" that served "Nelson's Afternoon Coffee" as the best 20¢ coffee in Lindsborg and prominently displayed the phone number "42."

At some point between October 1906 and October 1907, Nelson added a partner to his enterprise, Olof B. Runbeck.³⁴ The name of the firm while the two were in business together was advertised as both "Nelson & Runbeck" and "Lindsborg Meat & Grocery."³⁵ On Valentine's Day 1908 a large advertisement announced that "Nelson & Runbeck" was no more (*Figure 13*); O.B. Runbeck had bought out his partner and would run the store from its existing location.³⁶

²⁴ Sanborn Fire Insurance Maps for Lindsborg, McPherson County, Kansas, 1884, 1891, and 1896.

²⁵ *Lindsborg Record*, Jan 3, 1897.

²⁶ *McPherson Weekly Republican*, 8 Dec 1899, 4.

²⁷ *McPherson Weekly Republican*, 25 May 1900, 4.

²⁸ 1905 Sanborn Map.

²⁹ Deed records for Lot 12 Original Townsite Lindsborg, McPherson County Register of Deeds, McPherson, KS.

³⁰ *Lindsborg Record*, 16 May 1902.

³¹ *Lindsborg Record*, 27 October 1905 and "Will and Probate Records of Nathaniel C. Carlson," Ancestry.com, *Kansas Wills and Probate Records, 1803-1987* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2015, 906.

³² "Will and Probate Records of Nathaniel C. Carlson," Ancestry.com, *Kansas Wills and Probate Records, 1803-1987* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2015, 906.

³³ *Lindsborg Record*, Ads from 24 July and 25 November 1904. It is likely that Nelson was partnered during this period, highlighting the fact that the partnership likely began in the year before Carlson's death. Nelson sold his McPherson grocery in April 1904. *The McPherson Daily Republican*, 29 Apr 1904, 1.

³⁴ Notices and advertisements in the *Lindsborg Record* and *McPherson Daily Republican* illustrated Nelson was alone in business, but by 31 October 1907 the county business listing shows "Nelson and Runbeck," *The McPherson Daily Republican*, 31 Oct 1907, 4.

³⁵ *Lindsborg Record*, 14 Feb 1908 and 16 July 1909.

³⁶ *Lindsborg Record*, 7 and 14 February 1908.

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A local butcher and livestock man for almost thirty years previous, O.B. Runbeck was in the grocery business at 111 N. Main from c.1907 through c.1912. Numerous ads were found in the Lindsborg and McPherson papers for his grocery and meat market, even after Runbeck died unexpectedly in December 1911.³⁷ According to deed records Runbeck purchased a nearby property at 115 N. Main on August 15, 1910 from H. H. Berggren; however, the July 1912 Sanborn map shows a meat and grocery store remained at 111 and a restaurant at 115. Thus, Runbeck Grocery/Lindsborg Grocery & Meat Market likely remained at 111 N. Main after Runbeck's death but moved to 115 N. Main once the estate was settled in late 1912.³⁸ The Runbeck family operated a grocery at 115 N. Main into the 1970s; that property remained in the family until the mid-1980s.

C. V. Rosberg owned 111 N. Main throughout the time that Nelson and Runbeck operated their groceries there (1906-1928). After Runbeck Grocery moved to 115 N. Main, the next occupant of 111 was C. A. Berggren's Tailor Shop. Carl A. Berggren (1884-1979) likely moved in December 1912 when advertisements for his shop first appeared in the *Lindsborg Record*. Prior to having his own tailoring shop he had been in a partnership with Carl Lundquist on the east side of Main Street. Berggren's advertisements highlight the Merchant Tailor providing "perfect hand tailoring, individual fit, style and modeling guaranteed" and imploring the good citizens of Lindsborg to support local industry by not buying factory-made clothes (*Figure 14*).³⁹ According to deed records, Berggren purchased the building from C. V. Rosberg's widow in 1928 and retained ownership until 1971. Business was apparently good; Berggren expanded his business to include cleaning and pressing, and then in 1938 he leased a smaller building on the back of property to Leonard Seitz, Cleaners and Furrer through 1958; the following year Berggren took over the dry cleaning business and ran it through his retirement in 1971.⁴⁰

At the time of its original construction, the second floor was open between 109 and 111, reportedly used for lodge meetings.⁴¹ Thereafter, only three businesses are known to have utilized space on the second floor: dentists, Dr. Ebling (1937-1940), Dr. CL Reed (1942-1957), and Dr. Holwerda, addressed at 109 (1932-34).⁴² According to the Lindsborg Business Directory the ground floor later served as home to Taylor's Style Shop (1971-1974), Gibson's Style and Beauty and CPA Offices for twenty years (1977-1997). From 1997 to 2010, 111 N. Main was occupied by assorted shops and thereafter, Lindsborg Steel Works. It is currently home to the school district and NEA offices.

Clareen/Peterson Restaurant Building at 113 N. Main (previously listed in the National Register)

Like 109 and 111, the existing brick building is the second structure to be constructed on this site. A frame building was in place and in use as a harness shop on the first Sanborn Map in 1884. By 1896, the same building was occupied by a music store.⁴³ The earliest available deed records illustrate that the property was owned by C. K. Pendleton in the mid-1880s. Pendleton sold the property to C.E. Clareen in October 1896.⁴⁴ However, a September 6, 1894 local news story indicates Clareen may have been renting the building as the article states that C. E. Clareen, "our new restaurant man is doing a flourishing business."⁴⁵ Deed records document that L. E. Holmgren, owner of the adjacent lot at 111 N. Main, sold an 8" strip to C. A. Clareen in November 1900, likely reflecting the south wall of 113 N. Main which is located on Lot 12. This supports the concurrent construction dates of the three buildings.⁴⁶

Carl E. Clareen (1862-1923) was born in Sweden in November 1861 and immigrated to the United States with his family in 1864. He was listed as a "restaurant keeper" in the 1900 Census.⁴⁷ Clareen owned the property when the building was constructed, evidenced by the date stone on the building documenting its construction in 1899. The 1905 entry in the

³⁷ *Lindsborg Record*, 7 & 14 February 1908, 16 July 1909 & *The McPherson Daily Republican*, Thu, 23 Apr 1908, 3.

³⁸ *The Lindsborg Business Directory 1884-2005* (Lindsborg, KS: Smoky Valley Historical Assn., 2005) lists O.B. Runbeck Meat & Grocery at 111 N. Main from 1891-1912 and at 115 N. Main 1911-1946, thus there may have been some overlap either before or after Runbeck died but Runbeck clearly was not located at 111 N. Main in 1891.

³⁹ *Lindsborg Record*, 20 December 1912 and 1 April 1913.

⁴⁰ According to the Lindsborg Business Directory Berggren's business name was C.A. Berggren: Tailor, Cleaning and Pressing from 1959 to 1971.

⁴¹ *McPherson Weekly Republican*, 8 Dec 1899, 4.

⁴² *The Lindsborg Business Directory 1884-2005* (Lindsborg, KS: Smoky Valley Historical Assn. 2005).

⁴³ Sanborn Maps for Lindsborg, McPherson County, Kansas, 1884, 1891, and 1896.

⁴⁴ Index to Land Transfer Records Lindsborg City/Town Lots, McPherson County Kansas (accessed on microfilm at the Kansas State Historical Society Museum).

⁴⁵ *McPherson Daily Republican* 6 April 1894, 4.

⁴⁶ 11-21-1900 Warranty Deed from L.E. Holmgren to C.A. Clareen for 8" strip on north side of Lot 12, McPherson County Register of Deeds.

⁴⁷ Ancestry.com and the Church of Jesus Christ of Latter-day Saints. *1900, 1910 & 1920 United States Federal Census* [database online]. Provo, UT, USA: Ancestry.com Operations Inc., 2010.

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Lindsborg Business Directory lists his business as “restaurant, coffee and spices.”⁴⁸ By 1909, the restaurant ownership had passed to J. P. Peterson. John P. Peterson (1856-1928) was born in Sweden in September 1856 and immigrated to the United States in 1868.⁴⁹ A listing of businesses on Lindsborg’s Main Street in 1909 includes J. P. Peterson’s Restaurant.⁵⁰ The Lindsborg Business Directory lists Clareen’s Restaurant in 1905 followed by Peterson’s Royal Café in 1911, and Peterson’s Restaurant in the 1940s (*Figures 10 and 15*). An October 13, 1915 notice in the *Salina Evening Journal* states that M. C. Mull has leased the restaurant in the Clareen Building and in a September 1921 article in the *McPherson Daily Republican* noted that the Shaw family has purchased the Royal Café.⁵¹ The directory and local newspapers include numerous names affiliated with the Royal Café, but it is clear that the building continued to function as a restaurant through the 1940s.⁵² In more recent years, the building served as home to Al’s Band Shop, Lindsborg Television, the Kitchen Shop, and Studio Lindsborg. It is currently occupied by The Daily Grind, a coffee shop.

The existing offices on the second floor are original to the building’s construction, but little is known about the office tenants. As previously noted in Section 7, the apartment was accessed from the rear with a corridor along the south side of the floor. The offices have reportedly been unused for more than fifty years, possibly coinciding with closure of the restaurant in the 1940s. Although the upper floor has deteriorated standing vacant for a long period, it retains its original configuration and many original features.

⁴⁸ Lindsborg Business Directory, 33.

⁴⁹ Ancestry.com and the Church of Jesus Christ of Latter-day Saints. *1900, 1910 & 1920 United States Federal Census* [database online]. Provo, UT, USA: Ancestry.com Operations Inc., 2010.

⁵⁰ *The Lindsborg Business Directory 1884-2005* (Lindsborg, KS: Smoky Valley Historical Assn., 2005).

⁵¹ *Salina Evening Journal* 13 Oct 1915, 5 and *McPherson Weekly Republican*, 9 September 1921, 3.

⁵² *The Lindsborg Business Directory 1884-2005* (Lindsborg, KS: Smoky Valley Historical Assn. 2005).

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Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67 has been requested)
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____
- recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other
- Name of repository: Kansas Historical Society

Historic Resources Survey Number (if assigned): _____ N/A

Rosberg-Holmgren-Clareen Block
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10. Geographical Data

Acreeage of Property Less than one

Provide latitude/longitude coordinates OR UTM coordinates.
(Place additional coordinates on a continuation page.)

Latitude/Longitude Coordinates

Datum if other than WGS84: _____
(enter coordinates to 6 decimal places)

109: 38.573914 -97.676200
Latitude: Longitude:

111: 38.573984 -97.676198
Latitude: Longitude:

113: 38.574037 -97.676203
Latitude: Longitude:

Verbal Boundary Description (describe the boundaries of the property)

The nominated property is generally comprised of three buildings located on the South half of Lot 10 and on Lot 12 on North Main Street in Lindsborg, Kansas. The nominated property is composed of three legal parcels reflected by the following legal descriptions.

109 N. Main:

South half of Lot 12, on Main Street, Original Town Site, Lindsborg, McPherson County, Kansas.

111N. Main Street:

Begin at NE Corner Lot 2 Original Town Site, Main Street, then S 300.7' FOR POB TH S24.3' W185' N25' E120' SO.7' E65' TO POB. This tract is located in Lot 12, Block 1 of the Original Town, Lindsborg, McPherson County, Kansas.

113 N. Main Street:

The S20' of Lot 10 and part of Lot 12 described as follows: commencing at the NE COR of said lot 12, thence W 65', thence S 8", thence E 65', thence N 8" to the POB, all on Main Street, Original Town Site, commonly known as 113 N. Main Street Lindsborg, Kansas.

Boundary Justification (explain why the boundaries were selected)

The boundary reflects the site on which the three buildings are located and described by the legal descriptions above.

11. Form Prepared By

name/title Brenda and Michelle Spencer

organization Spencer Preservation

date 17 October 2008, rev. 28 June 2016

street & number 10150 Onaga Road

telephone 785-456-9857

city or town Wamego

state KS

zip code 66547

e-mail Brenda@spencerpreservation.com

Property Owner: (complete this item at the request of the SHPO or FPO)

name On file with SHPO

street & number _____

telephone _____

city or town _____

state _____

zip code _____

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Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

Additional Documentation

Submit the following items with the completed form:

Photographs

Submit clear and descriptive photographs. The size of each digital image must be 1600x1200 pixels (minimum), at 300 ppi (pixels per inch) or larger. Key all photographs to a sketch map or aerial map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Name of Property: **Rosberg-Holmgren-Clareen Block**

City or Vicinity: **Lindsborg**

County: **McPherson** State: **Kansas**

Photographer: **Brenda R. Spencer**

Date

Photographed: **27 June 2016 unless otherwise noted**

Description of Photograph(s) and number, include description of view indicating direction of camera:

<u>Photo #</u>	<u>Camera Direction</u>	<u>Description</u>
1	NW	West side of 100 block N. Main Street from SE
2	W	East/front facade from left: 109-111-113
3	N	Looking N along sidewalk on Main Street in front of 109
4	SW	Detail of upper window and corbelled brick parapet (113)
5	NW	East/front facade of 109 N. Main (Rosberg Furniture)
6	SW	East/front facade of 111 N. Main (Holmgren Grocery)
7	W	East/front facade of 113 N. Main (Clareen/Peterson Restaurant)
8	NW	Original storefront on 113 N. Main
9	SW	Street entry to 2 nd floor between 109 and 111 N. Main
10	E	Rear/west facade of 113-111-109 from rear alley
11	SE	West facade of 111 (L) and 109 (R) from rear
12	NE	West facade of 113 (L) and 111 (R) from rear
13	SE	Original windows in place at first floor of rear/west facade (111)
14	E	Looking E toward storefront in 109
15	W	Looking W in rear bay of 109
16	W	Looking up narrow stair to mezzanine in 109, with scalloped wood ceiling extant
17	E	Looking E toward storefront in 111
18	E	Looking W toward rear of building in 111
19	E	View of scalloped wood ceiling, above suspended ceiling in first floor, 111 04-27-2016
20	E	Looking E down stairway to street entry, from 2 nd floor corridor serving 109 & 111
21	W	Looking W down 2 nd floor corridor serving 109 and 111
22	SE	Living area in existing front apartment at east end of 109, 2 nd floor
23	SW	Living area in existing rear apartment at west end of 109, 2 nd floor
24	E	Front room of former apartment at east end of 111, 2 nd floor

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25	NW	04-27-2016 Rear wall of former kitchen in rear apartment, west end of 111, 2 nd floor 04-27-2016
26	NE	Former finished room with sidewalk access at east end of 111, basement 04-27-2016
27	W	Looking W in 1 st floor commercial space, 113
28	E	Looking E at storefront from 1 st floor commercial space, 113
29	E	Looking E in 2 nd floor corridor, 113 10-15-2008
30	N	Detail of operable transom and historic casing at openings on 2 nd floor, 113 10-15-2008
31	E	Opening of former skylight on 2 nd floor, 113 10-15-2008

Figures

Include GIS maps, figures, and scanned images below.

PHOTO KEY

Rosberg-Holmgren-Clareen Block
109-111-113 N. Main Street, Lindsborg, KS
PHOTO KEY-SITE
Aerial image from Google.com, 2016 used as Site Plan



Rosberg-Holmgren-Clareen Block
Name of Property

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PHOTO KEY *continued*



MAPS

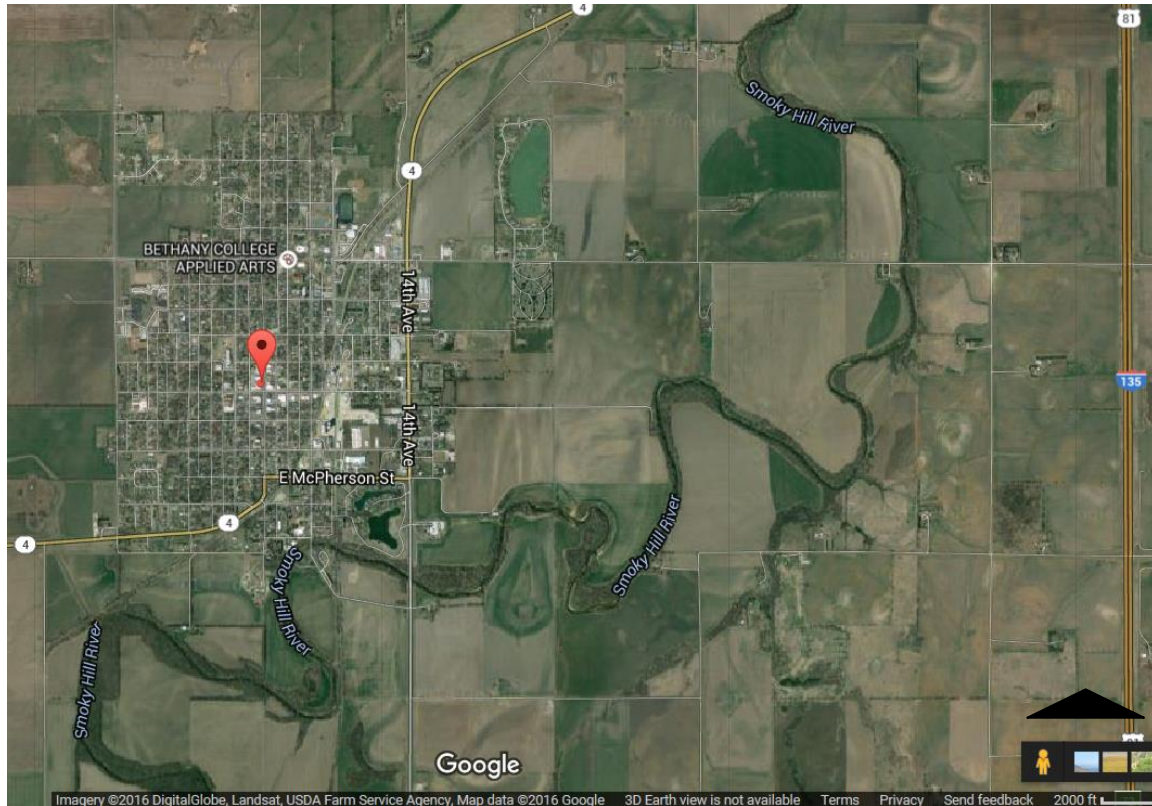


Figure 1 - Aerial View of Context from Google.com 2016
Rosberg-Holmgren-Clareen Block
109-111-113 N. Main Street
Lindsborg, McPherson County, Kansas
Latitude/Longitude: 38.573910, -97.676091 Datum WGS84

Rosberg-Holmgren-Clareen Block
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McPherson County, Kansas
County and State

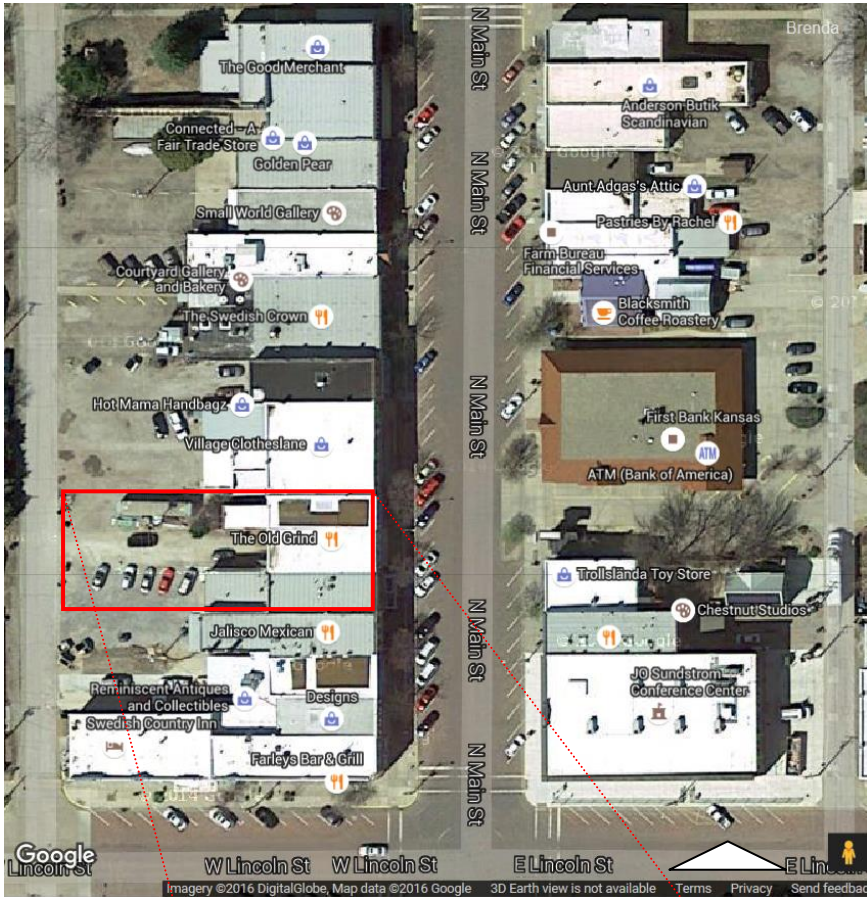


Figure 2 - Aerial View of Site/property from Google.com 2016
Enlarged image of site below
109-111-113 N. Main Street
Lindsborg, McPherson County, Kansas
Latitude/Longitude: 38.573910, -97.676091 Datum WGS84

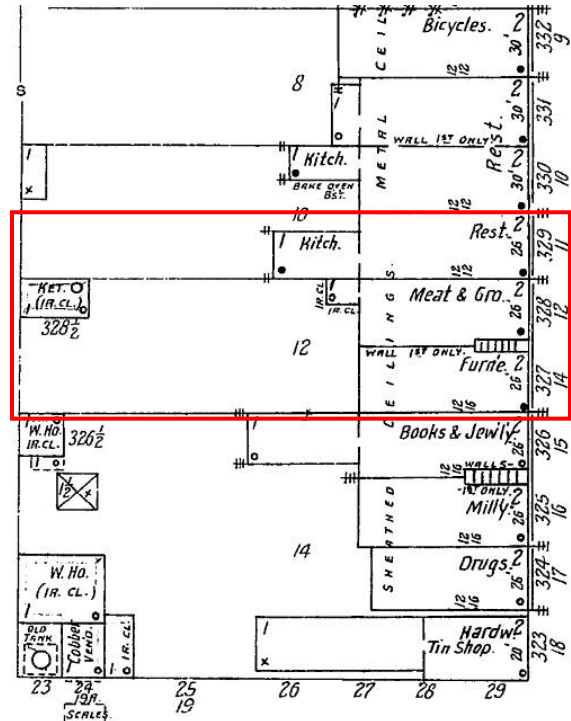
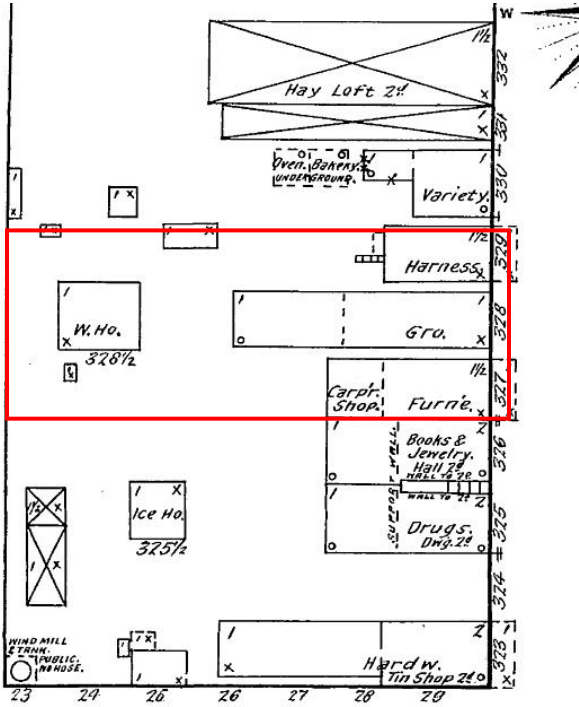


Rosberg-Holmgren-Clareen Block

McPherson County, Kansas

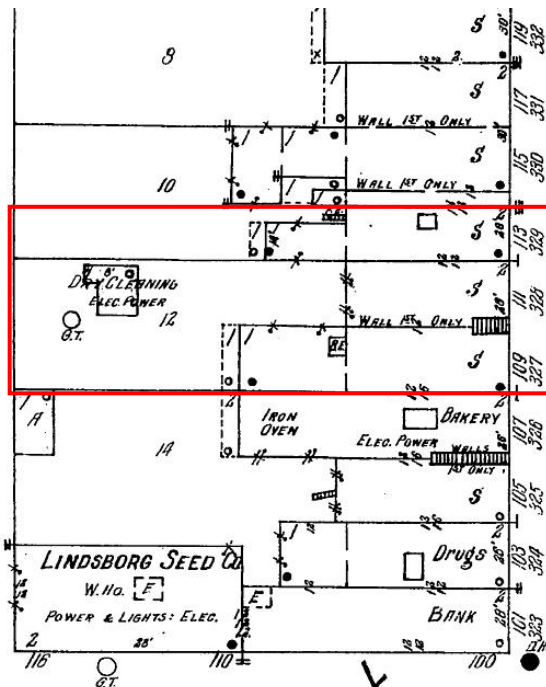
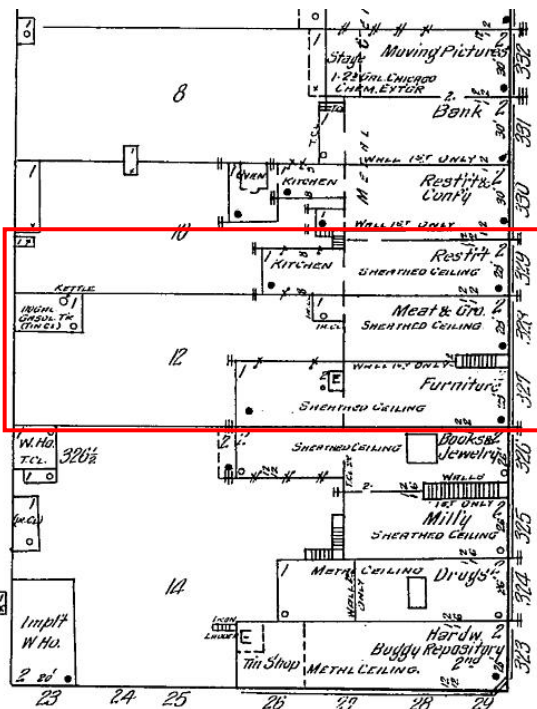
Name of Property

County and State



ABOVE - Left - Sheet 1, June 1891

Right - Sheet 2, August 1905 – Existing buildings extant occupied by “Furniture” (109), “Meat & Grocery” (111), and “Restaurant”(113)
Note indicates that wall between 111 and 109 was present at first floor only (same through 1926 map).



ABOVE - Left - Sheet 2, July 1912 – Existing buildings extant with same functions as 1905; rear bay had been added to 109

Right - Sheet 2, May 1926 – Existing buildings extant and occupied as ‘Stores’ with different building at rear of 111 in use as dry cleaning (front building was in use by Tailor by this time). Rear building is no longer extant, date of removal is unknown.

Figure 3 – Excerpts from Sanborn Fire Insurance Maps showing west side of 100 block of North Main Street, Lindsborg, with the properties at 109-111-113 N. Main designed by red box. The existing buildings are first present on 1905 map; former frame buildings are present on this site on 1891 map. Note – the original address of this property was 327-328-329 N. Main.

Rosberg-Holmgren-Clareen Block
Name of Property

McPherson County, Kansas
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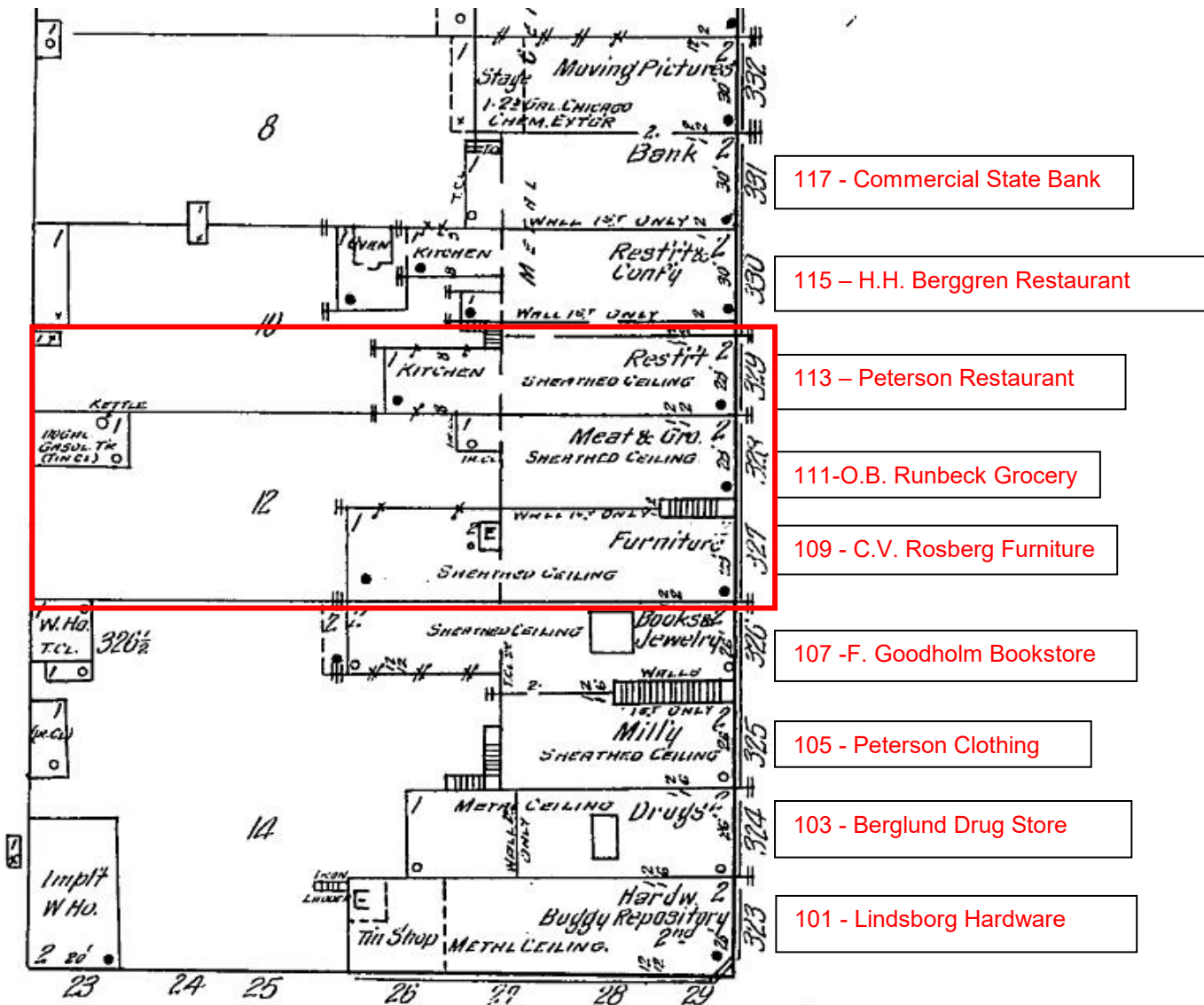


Figure 4 – 1909 Businesses on west side of Main Street (on 1912 Sanborn Map)
Business Names noted in red labels are taken from Ruth Bildt's 1965 book, *Pioneer Swedish-American Culture in Central Kansas* an english translation of the 1909 history of Lindsborg by Alfred Bergin which lists the businesses present (1909) on each side of Main Street (page 154).

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HISTORIC VIEWS



Figure 5 - Postcard of West side of North Main, postmarked 1908;
Source: Photo collection, Old Mill Museum, Lindsborg



Figure 6 - Photograph of West side of North Main, dated 1908;
Source: Photo collection, Old Mill Museum, Lindsborg

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Figure 7 - Photo of Train Bros Furniture at 109 N. Main. Photo is undated. Note –The storefront illustrated in photo of 109 N. Main (formerly replaced) matches the existing storefront at 113 N. Main. Source: Bygdebånd (Swedish local history website) accessed on 1 Jul 2016 at http://www.bygdebånd.se/?post_type=attachment&p=463976



Figure 8 – Interior view of Runbeck Grocery undated. This is thought to illustrate store at 111 N. Main (although photo is labeled 115 – it is clearly not 115 and reflects some existing conditions at 111); c.1910 during Runbeck Grocery's occupancy of 111 N. Main. Source: <http://www.bygdebånd.se/plats/38138/lindsborg-ks-historic-building-117-north-main/> with original source cited as McPherson County Old Mill Museum – listed as "Runbeck Store" and filed under 115 N. Main.

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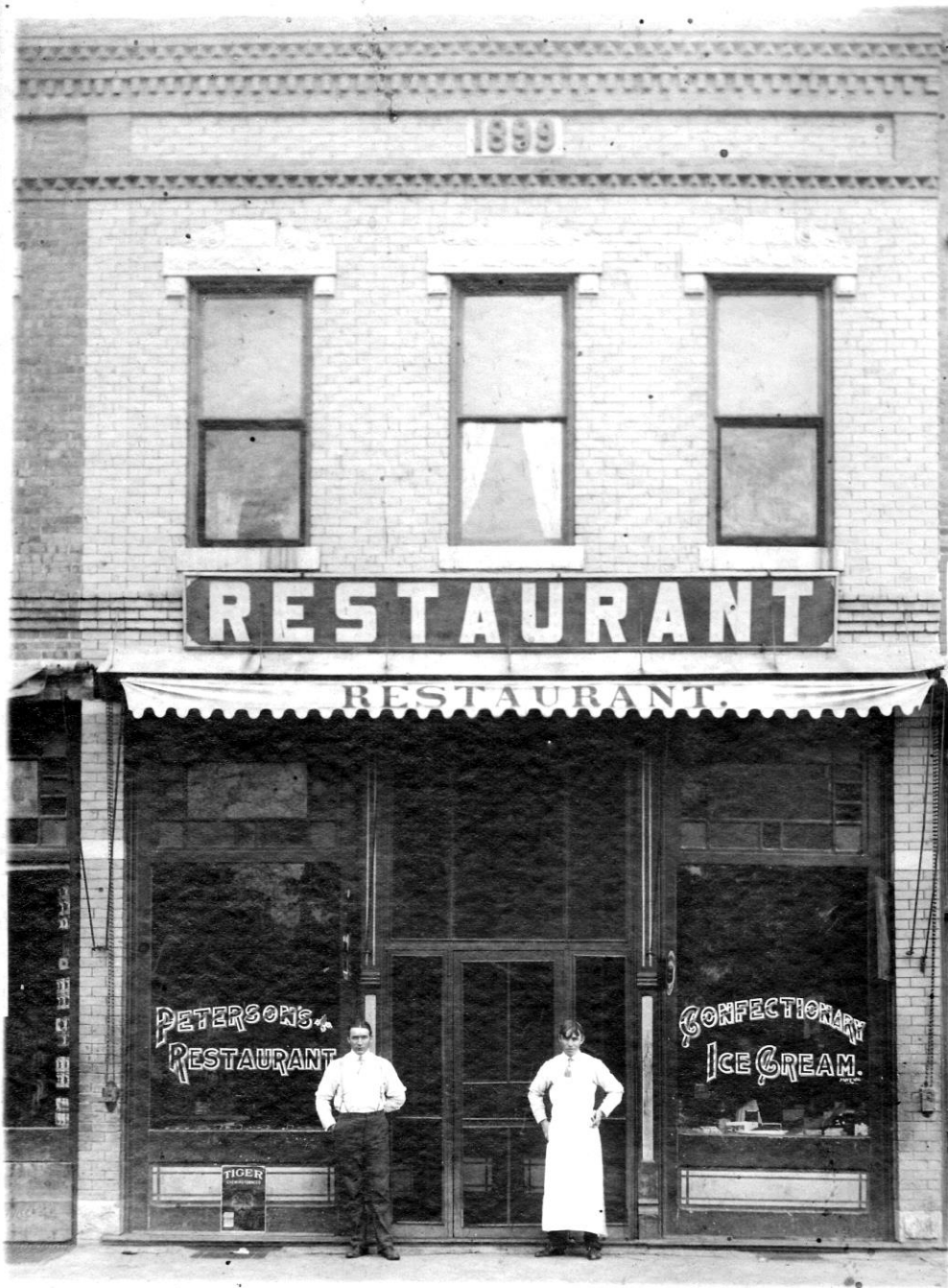


Figure 9 - Photo of Petersons Restaurant at 113 N. Main built 1899.
Source: Photo by B.G. Grondal, c.1940s. Photo collection, Old Mill Museum, Lindsborg. Note -The north corner of building at 111 is visible on left side of this photo illustrating the same stained glass transom and wood storefront.

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HISTORIC ADVERTISEMENTS of businesses at 109-111-113 N. Main

C. V. Rosberg

Furniture

Carpets, Shades,
Picture Frames

Undertaking
a Specialty.

Lindsborg,
Kansas

B. TRAIN K. E. TRAIN C. A. JOHNSON J. S. JOHNSON

Train Bros. & Co.

Lindsborg, Kans.

Hardware, Implements and Vehicles, Plumbing, Tin and
Well Work, Garden and Field Seed

A. B. Train, Res. Phone 99 Phone 91 C. A. Johnson, Phone 207

Figure 10 – C.V. Rosberg Furniture and Train Bros. Co. Advertisements (109 N. Main)
Source: Ruth Bergin Bildt and Elizabeth Jaderborg's book "The Smoky Valley in the After Years," Lindsborg News-Record, 1969.

Meat Market

If you like to patronize a
Neat, Handsome Market
give us a call.

Highest Market Price for
Butcher Stock, Hogs,
Sheep, Hides, Tallow.

Always on hand full stock of
Fresh, Salt and Cured
Meats and Fish.

By courteous and prompt service we hope to merit
your patronage.

NATHANIEL CARLSON.

COMPLIMENTS OF
CARLSON & ANDERSON
Groceries and Meats

Highest Market Price paid for Butter, Eggs, Poultry, Hides, Tallow, Hogs and Cattle.
LINDSBORG, KANSAS.

Figure 11 – Nathaniel Carlson Meat Market Advertisement, *The Lindsborg Record*, 3 May 1901, and Undated Carlson and Anderson Calendar provided by building tenant - 111 N. Main.

Rosberg-Holmgren-Clareen Block
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ARE YOU AWARE THAT

"Nelson's Afternoon Coffee"

is the best 20c coffee in Lindsborg?

We give

Quality instead of Premiums

C. A. NELSON, purveyor of pure foods
Telephone 42

Get Your Harvest
Supplies from us

We make a specialty to keep all kinds of fresh fruits on hand

Fresh and Cured Meats

Groceries of all kinds

We keep the best syrup and molasses on the market.

If You Like a Good Cup of Coffee

try our 20c coffee there is none like it anywhere.

Highest price paid for Butter and Eggs, Cattle and Hogs, and all kinds of produce.

Your patronage is solicited


Lindsborg Meat and Grocery Company

Figure 12 – Advertisements of C.A. Nelson Grocery, *The Lindsborg Record*, 24 July 1904 and C.A. Nelson's Lindsborg Meat and Grocery *The Lindsborg Record*, 23 November 1904, 111 N. Main

IS NO MORE NELSON & RUNBECK

Having Bought the interest of Mr. Nelson in the firm of NELSON & RUNBECK, I hereby announce that I will continue in the business as formerly in the same place. I wish to thank all our patrons for their past favors and solicit your trade in the future.....

O. B. RUNBECK



WE'RE IN A POSITION

to offer you the best the market affords in the way of meats. And our prices, you know, are always the lowest. We handle only prime stock. Quality and quantity guaranteed-

CALL AT THE

Lindsborg Grocery and Meat Market
and be convinced

Phone 42

O. B. RUNBECK, Prop,

Figure 13 – Nelson and Runbeck Advertisement, *The Lindsborg Record*, 14 February, 1908 and Runbeck's Lindsborg Grocery and Meat Market Advertisement, *The Lindsborg Record*, 16 July 1909, 111 N. Main

Rosberg-Holmgren-Clareen Block
Name of Property

McPherson County, Kansas
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EVERY GOOD CITIZEN
Supports Local Industry.

Keep the workman busy at home. His pay is spent with other local merchants. That helps support the local community. Factory-made clothes only support factories

Not alone because local industry demands home patronage, should you buy your clothes here, but also because you are assured honest values. Come in and buy your Suit and Overcoat now and you will be sure to have them by Christmas.

C. A. BERGGREN
Merchant Tailor

Spring Clothes
Merchant Tailored

The young man and business man will find my beautiful line of woolens thoroughly satisfactory in wear and appearance.



Perfect hand tailoring, individual fit,style and modeling guaranteed.....

C. A. BERGGREN
MERCHANT TAILOR

Figure 14 – C.A. Berggren Merchant Tailor (111 N. Main) Advertisements, *The Lindsborg Record*, 20 December 1912 and 1 April 1913

**Royal Cafe &
Restaurant**

J. P. Peterson,
Prop.

Lindsborg Kansas

Figure 15 – Peterson's Royal Café at 113 N. Main
Source: Ruth Bergin Bildt and Elizabeth Jaderborg's book "The Smoky Valley in the After Years," *Lindsborg News-Record*, 1969.

Rosberg-Holmgren-Clareen Block
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Boundary Map. North is up; no scale. (Source: Google)



109: 38.573914 -97.676200
Latitude: Longitude:

111: 38.573984 -97.676198
Latitude: Longitude:

113: 38.574037 -97.676203
Latitude: Longitude:



1874

• Floral • Gifts • Home Decor • **Designs** • Framing • Tuxedo Rentals

Reminiscent

Hardware





1899

ICAN RESTAURANT

ARTSHIRT

UD 114
&
Ark Valley
216500 Districts

KANSAS NEA

The
Old Grind

Awful
Kaffe





ARTSHIRT

UD 114
& Park Valley
Serv Districts

NGS NEA





ARTSHIRT

UD 114
&
Ark Valley
mServ District



UD 114
&
Ark Valley
UniServ Districts

JOIN
US.


KANSAS NEA

Espresso

1899



The
Old Grind
Espresso Gourmet Coffee Chai

Awful
good
Kaffe
Breakfast Lunch Pastries



The Old Grind

Espresso Gourmet Coffee - Tea

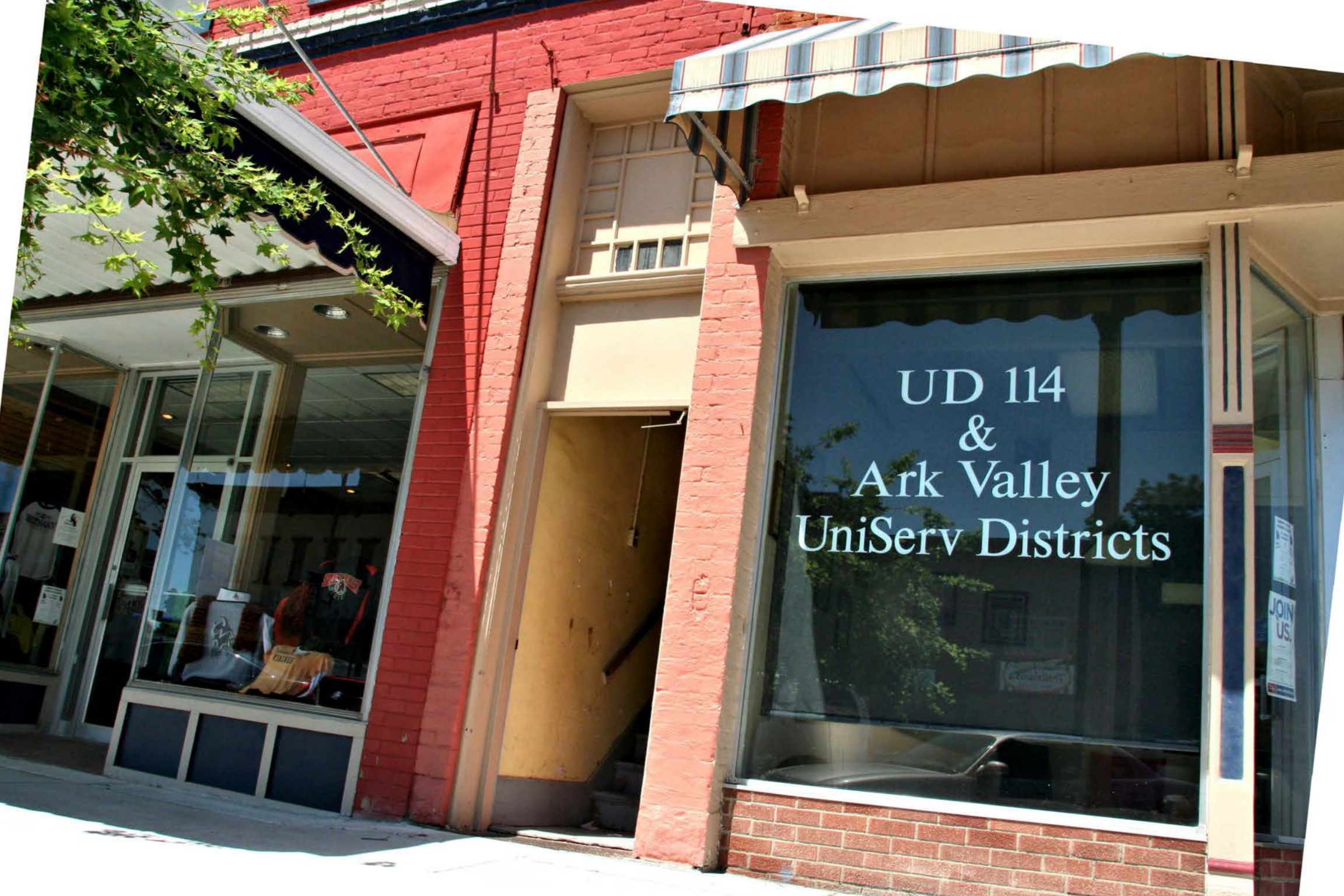
CLARKER & PETERSON
RESTAURANT
BUILT IN 1899
THE FIRST OF THE
RESTAURANT PLACES
AND THE
NATIONAL BROTHERS
OF HISTORIC PLACES
ON MARCH 23, 2009

JOHNNY
BOATING
WITH
MARTINI

WE SUPPORT
THE
MILITARY

Breakfast - Lunch - Pastries

OPEN



UD 114
&
Ark Valley
UniServ Districts

JOIN
US.



46 30.05

0508 0002548



96 30.05



96 30.05

301

ARTSHIRT
PARKING





NO PAIN...NO GAIN.



my favorite
COLORS are
RED
BLACK

WELCOME

BETHANY
COLLEGE
SWEDES
ROCKAR
STOCKAR
IN BC



HOBAS
GRASER









WELCOME

Goal: Build Strong Locals
1. Build membership through
personal mail share
2. ...

LOCAL MEMBER



























UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Rosberg--Holmgren--Clareen Block (Boundary Increase and Addi
NAME: tional Documentation)

MULTIPLE
NAME:

STATE & COUNTY: KANSAS, McPherson

DATE RECEIVED: 8/26/16 DATE OF PENDING LIST: 9/23/16
DATE OF 16TH DAY: 10/11/16 DATE OF 45TH DAY: 10/11/16
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 16000706

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT RETURN REJECT 10.11.16 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in
The National Register
of
Historic Places

Additional Documentation Approved

RECOM./CRITERIA _____

REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.

June 21, 2016

TO: Amanda Loughlin, National Register Coordinator
Kansas State Historic Society

FROM: Scott J. Schafer, Owner
The Grand Buildings, LLC

RE: Nomination to National Register of Historic Places for
109 N. Main St., Lindsborg, Kansas

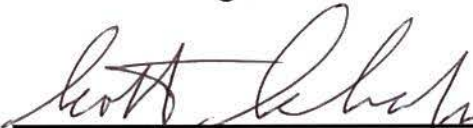
Let it be known that I, Scott J. Schafer, through the single-entity LLC named The Grand Buildings, LLC, own the two-story commercial and residential property located at 109 North Main Street in Lindsborg, Kansas.

I understand that James D. Prugh, through the single-entity LLC named Old Cedar Moon, LLC, owns the two-story commercial and residential property located at 111 North Main Street in Lindsborg, Kansas.

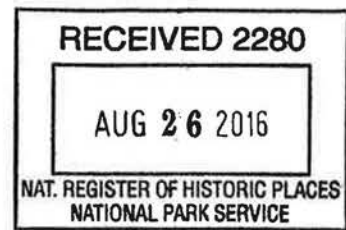
I also understand that Mr. Prugh seeks to apply for a nomination through the Kansas State Historic Society for his property to be listed on the National Register of Historic Places.

I also understand that the Kansas State Historic Society states that my aforementioned property should also be included in this nomination as the buildings' second floors were originally built as one continuous space, so both buildings were built simultaneously.

I hereby agree for the aforementioned property is included in this nomination to the National Register of Historic Places. I further understand that any historic rehabilitation performed under NPS guidelines at 111 North Main Street are his alone under Old Cedar Moon, LLC. Similarly, any historic rehabilitation performed under NPS guidelines at 109 North Main Street belong to me under The Grand Buildings, LLC.



Scott Schafer, Owner, The Grand Buildings, LLC



6425 SW 6th Avenue
Topeka KS 66615

phone: 785-272-8681
fax: 785-272-8682
cultural_resources@kshs.org

Sam Brownback, Governor
Jennie Chinn, Executive Director

August 18, 2016

Paul Loether, National Register Chief
National Register of Historic Places
National Park Service
1201 Eye Street, NW (2280)
Washington, DC 20005

Re: National Register documents

Dear Mr. Loether:

Please find enclosed the following National Register documents:

- **Santa Fe Hospital, Topeka, Shawnee County, Kansas** (new nomination)
 - Physical, signed copy of the nomination's first page;
 - 1 CD (disk #1) with a PDF of the true and correct copy of the nomination, copy of Part 1 approval, copies of letters of support & ownership consent;
 - 1 CD (disk #2) with photographs

- **Knightley's Parking Garage, Wichita, Sedgwick County, Kansas** (new nomination)
 - Physical, signed copy of the nomination's first page;
 - 1 CD (disk #1) with a PDF of the true and correct copy of the nomination, copy of letter of support from CLG;
 - 1 CD (disk #2) with photographs

- ✓ • **Rosberg-Holmgren-Clareen Block, Lindsborg, McPherson County, Kansas** (boundary expansion; amendment)
 - Physical, signed copy of the amendment's first page;
 - 1 CD (disk #1) with a PDF of the true and correct copy of the nomination, copy of ownership consent;
 - 1 CD (disk #2) with photographs;
 - This amendment expands the boundary of the National Register-listed Clareen/Peterson Restaurant Building (listed 04/22/2009)

- **Fourth & Broadway Historic District, Pittsburg, Crawford County, Kansas** (new nomination)
 - Physical, signed copy of the nomination's first page;
 - 1 CD (disk #1) with a PDF of the true and correct copy of the nomination, copies of ownership consent;
 - 1 CD (disk #2) with photographs

- **Donahue's Santa Fe Trail Segment, Durham vicinity, Marion County, Kansas** (new nomination)
 - Physical, signed copy of the nomination's first page;
 - 1 CD (disk #1) with a PDF of the true and correct copy of the nomination, a redacted PDF of the nomination; a .KMZ file with property boundary
 - 1 CD (disk #2) with photographs
 - Please note that this nomination's address is restricted
- **Weigle Barn, Burden vicinity, Cowley County, Kansas** (new nomination)
 - Physical, signed copy of the nomination's first page;
 - 1 CD (disk #1) with a PDF of the true and correct copy of the nomination;
 - 1 CD (disk #2) with photographs
- **Brungardt-Dreiling Farmstead, Victoria vicinity, Ellis County, Kansas** (new nomination)
 - Physical, signed copy of the nomination's first page;
 - 1 CD (disk #1) with a PDF of the true and correct copy of the nomination, a .KMZ file with property boundary;
 - 1 CD (disk #2) with photographs
- **Amelia Earhart Historic District, Atchison, Atchison County, Kansas** (additional documentation)
 - Physical, signed copy of the documentation's first page;
 - 1 CD (disk #1) with a PDF of the true and correct copy of the additional documentation, a .KMZ file with property boundary;



If you have any questions about these enclosed items, please contact me at 785-272-8681 ext. 216 or aloughlin@kshs.org.

Sincerely,

Amanda K. Loughlin
National Register Coordinator

Enclosures