

JUN 08 2015

National Register of Historic Places Registration Form

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

1. Name of Property

Historic name P.J. Lindquist Building
Other names/site number Peter Lindquist Tailor Shop; Malm Brothers Stenciling; & Tea Cup Inn; KHRI 113-3550-0007
Name of related Multiple Property Listing NA

2. Location


Street & number 118 S. Main Street not for publication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 x 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 x local Applicable National Register Criteria: x A B x C D


Signature of certifying official/Title Patrick Zollner, Deputy SHPO Date 4-16-15

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:) _____

Signature of the Keeper Date of Action

P.J. Lindquist Building
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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	
1		buildings
		sites
		structures
		objects
1		Total

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

WORK IN PROGRESS

DOMESTIC: Single Dwelling

COMMERCE/TRADE: Specialty Store

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

LATE VICTORIAN: Italianate

roof: Asphalt

other: _____

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Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources, if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary

The P.J. Lindquist Building is a two-story brick commercial building located in the 100 block of S. Main Street in downtown Lindsborg, Kansas. Constructed in 1901 as a single commercial space on the ground floor with an apartment above, the building is rectangular in plan form with a flat/tapered roof obscured by a parapet. The building retains the traditional components of a historic commercial building with its storefront, upper facade, and cornice. It is a good example of a Commercial Style building with Italianate detailing characterized by the cast-iron storefront columns, tall display windows with transoms, ornate window hoods, and corbelled parapet. The interior retains components of the original storefront including the transom and original finishes in the commercial space including wood floors, fluted wood ceiling, and plaster walls with some historic stenciling extant (Malm Bros. Pattern No. 22C - Viola). Accessed by a street entrance at the north end of the storefront, the apartment on the upper floor is extant with few alterations to the original plan configuration. The apartment retains most historic finishes including plaster walls and ceilings and wood floors. Character-defining features, including the interior wood stairway, paneled wood doors and historic wood trim with its original stained and varnished finish, are in place clearly portraying the apartment's original design and character.

Elaboration

Setting

The P.J. Lindquist Building is located in the 100 block of South Main Street in downtown Lindsborg. The building at 118 S. Main, is located 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. One-story buildings abut 118 on the north and south. Although the street facades are flush, the Senior Center, a contemporary one-story building is located on the lot north of 118 S. Main and does not share a party wall. Approximately two feet separate the two buildings. Constructed in 1901, the existing building at 118 is the second building on this site. It replaced the Metropolitan Hotel, a former frame structure. The first available Sanborn Map following the building's construction (1905) matches the existing building footprint except the rear deck and patio which was one-story at the time of construction. The building occupies approximately one-third of the lot with the rear of the site, bordered by an alley on the west, used as private parking for the building occupants. A deck/fire escape is on the rear of the building, providing a second means of access to the upper-floor apartment. An eight-foot brick wall has been constructed on the north, south and west enclosing a bricked patio at the rear of the building. A few mature trees are in place on the west end of the site and in the rear patio.

Exterior

The two-story brick building has a stone foundation and a flat/tapered asphalt roof with parapet. A small square brick chimney rises above the parapet on the south side of the building near the east end. The brick facade features a band of sawtooth brick detailing at the parapet with a stone cap. The brick facade has remnants of a former paint coating but the original brick is clearly visible. Four windows are evenly spaced on the upper facade. The window openings are distinguished by ornate metal window hoods and have simple stone sills. The historic windows are 1/1 double-hung wood windows and non-historic storm windows have previously been installed.

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Three cast-iron columns (manufactured by the John Seaton foundry in Atchison, Kansas) divide the storefront into four bays. The commercial space was originally designed to accommodate a single business, but was later divided into two commercial spaces. The center entry bay is recessed and features paneled wood side lights. The entry was formerly modified to accommodate separate entry into the two commercial spaces, but the original configuration was evident in voids and shadows at the ceiling of the recessed entrance. A paneled wood door with glass lights was recently installed at the original recessed central entry with transom above. The north display window appears original; the formerly modified south window was replaced to match the north. The storefront is a tall wood-framed glass display window with the transom above and wood bulkhead with vertical butt-siding and a cast-iron sill plate. A tall narrow four-panel wood door is located at the north end of the storefront, providing street access to an interior stair leading to the upper-floor apartment.

A rear two-story fire escape/wood deck with wood stairs provides access to the second-floor apartment at the rear facade. The west/rear facade is brick with three openings on the lower facade. Two 2/2 double-hung wood windows flank a central oversized door opening. All openings have two-tier header-course arched brick lintels and the windows have stone sills. The doors are a pair of narrow four-light paneled wood doors with a two-light transom above. The lower-level openings, doors and windows, all appear original where upper-level openings on the rear facade have been altered.

There are four original masonry openings on the upper rear facade. It appears that the original configuration was, from the north, a door, a pair of windows, a single window, and a single window on the south end. The former door opening on the north end of the upper facade was formerly converted to a small 1/1 double-hung window; the portion of the door opening below the window is infilled with brick. The paired windows are a set of 8/8 wood double-hung units with vertical wood siding above. The single window is a simple 1/1 double-hung unit. A contemporary slab door with aluminum storm door is in place at the opening on the south end of the upper facade and serves as the primary entrance to the apartment. It appears that this door was converted from an original window opening. There is a tall step up to the door and it has an arched brick lintel like the adjacent openings. The presence of the original door opening at the north end of the upper facade indicates original access, likely via a rear stair or fire escape, to the second-floor apartment.

The north and south side facades are generally simple brick walls with a stepped parapet. A small single window is located on the ground floor of the north side toward the east end and two single windows are located on the upper level of the south facade toward the west end. The upper windows are 1/1 double-hung wood units with arched brick lintels and stone sills. The ground-floor window is a 6/6 double-hung wood window.

Interior

The building was constructed to house the owner's tailor shop on the ground floor and was then occupied by a restaurant and later a bakery in its early years. The stairway to the upper floor (accessed from the street) is enclosed on the north wall of the commercial space. The balance of the ground floor is open to the storefront on the east. By mid-century, the ground floor was divided into two small commercial spaces. The only modifications appear to have been the construction of an east-west wall dividing the space and alteration of the recessed entry to accommodate separate doors into each commercial space. These modifications have been reversed, restoring the ground floor to one large open space with a small restroom/mechanical room located in the southwest corner. A historic photo provides an interior view of the space when it was occupied by the Tea Cup Inn (c.1919-1922). It appears a wall enclosed a small kitchen at the rear but was generally a large open dining room. The space retains its hardwood floor and fluted wood ceiling. Walls are plaster and historic stenciling, a common feature in historic Lindsborg spaces, has been discovered on the south wall. The pattern is by the Malm Brothers, published in one of their stencil catalogs (Design No. 22-C Viola). As noted above, the original wood windows and doors are in place at the rear of the ground floor.

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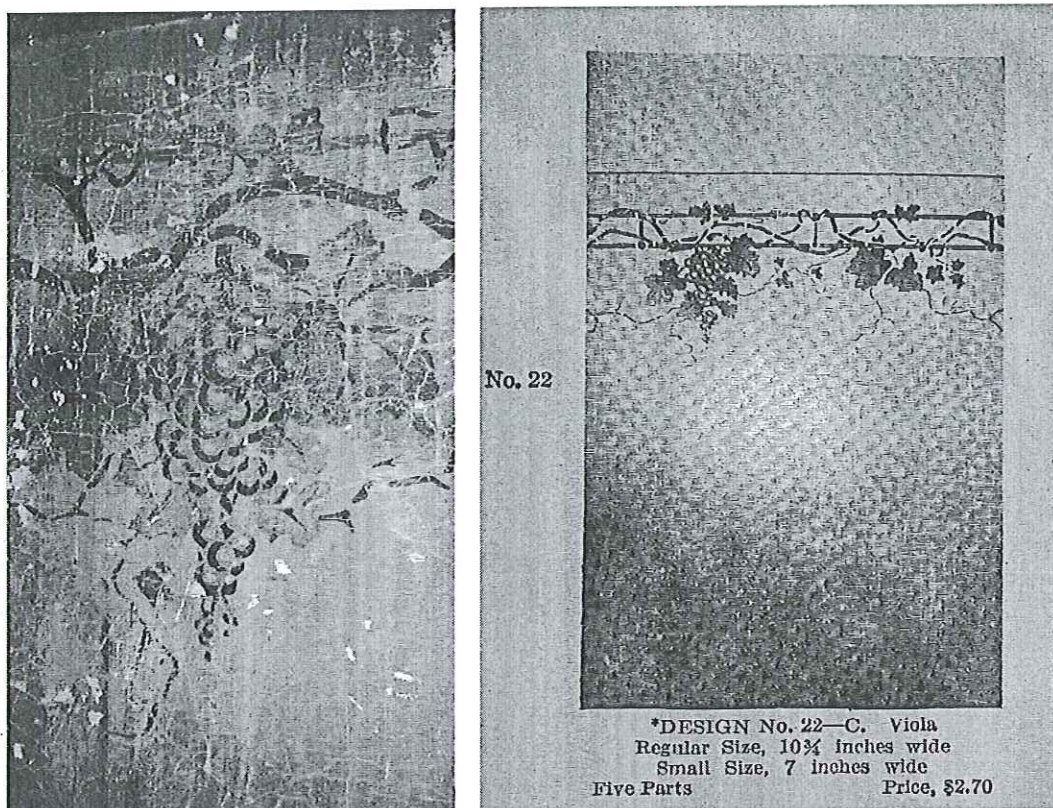


Figure 1 – Left: Stenciling discovered on south wall of commercial space; Right: Matching stencil design in Malm Brothers Catalog

There is a partial basement, accessed only from the exterior through a cellar-type door on the west end of the south facade. Basement walls are limestone and the floor is generally dirt with areas of brick pavers.

The upper-floor apartment is in fair to good condition with significant historic features and finishes intact. It was originally constructed as a single apartment and retains that configuration. The apartment is arranged in three general bays with the stairs from the front/street entrance located at the northeast corner of the center bay and the rear entry located at the southwest corner of the rear/west bay. The west/rear bay serves as the kitchen and has some minor contemporary construction. A long narrow bathroom is located on the south wall. The center bay is the primary living space, generally one open room with a closet in the northwest corner. The east bay is comprised of a large central room flanked by long narrow rooms on each side. The south room appears to be a small bedroom, the north room formerly used as a large closet or library with non-historic shelving. Circulation through the apartment is from one room to another with no corridors. A pair of original paneled wood doors separate the center and east rooms and a single paneled door is located between the kitchen on the west end and the center living room. Wood floors are in place throughout as is historic trim with its original stained finish in most locations. Historic trim includes tall baseboards and door and window casings, in addition to the four-panel wood doors. Door and window casings feature ornate rosette corners. Plaster walls and ceilings are in place in most rooms with few modifications. Historic light fixtures are in place in select rooms.

Summary

Constructed in 1901, the P.J. Lindquist Building retains a high degree of historic integrity. The street facade is in near-original condition clearly portraying its original design and character. The facade is distinguished by its Italianate detailing including the cast-iron storefront columns and ornate metal window hoods. The interior retains key character-defining finishes and features including plaster walls, wood floors, original paneled doors, and historic wood trim throughout. It is an excellent example of the permanent commercial buildings built by Swedish immigrants during the 1901 building boom in downtown Lindsborg.

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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

1901-1946

Significant Dates

1901

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Unknown

Period of Significance (justification)

The period of significance for the Lindquist Building is 1901 to 1946. This period begins with the building's date of construction and ends with the sale of the property by Anna Lindquist, Peter's widow. Although the building continues to serve as a commercial building and has throughout its history, the period of significance corresponds to the ownership by Swedish immigrant Peter Lindquist who built the building in 1901 to house his tailor shop and after retiring, rented the commercial space while living in the second-floor apartment. The role of Swedish immigrants in Lindsborg's business community is an important part of the town's history and a primary factor in the building's Criterion A significance.

Criteria Considerations (justification)

NA

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Narrative Statement of Significance

(Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

Summary

The P.J. Lindquist Building is nominated to the National Register for its local significance under Criteria A and C in the areas of Commerce and Architecture. The building is significant as a representative of early commercial businesses constructed by Swedish immigrants who founded the town of Lindsborg. Swedish immigrant Peter J. Lindquist commissioned the construction of this building in 1901 to house his tailor shop and an upper-floor living space, and his family owned the property for 39 years. Though the tailor shop was short-lived, other businesses – namely the Malm Bothers' Stenciling Business and the Tea Cup Inn restaurant – would subsequently occupy the commercial space. The building is significant as a representative of Lindsborg's 1901 building boom and for its long contribution to the small community's early 20th century commercial history.

The property, which has excellent integrity, is also significant as an early 20th century commercial building with Italianate detailing. Though the building has housed multiple tenants on both floors over the years, it retains a high degree of integrity – both on the interior and exterior. The street facade is in near-original condition clearly portraying its original design and character. The facade is distinguished by its Italianate detailing including the cast-iron storefront columns and ornate metal window hoods. The 2nd floor apartment generally retains its original configuration and key character-defining finishes and features. On the ground floor, one interior wall provides a vibrant stencil sample portraying one of the Malm stencil patterns. Oscar Gunnarson, who was a partner in the renown Malm Brothers Painting Company, coordinated the local stencil business for Malms, packing and shipping stencils from this building (c.1913-1917). Malm Brothers and Company brought recognition to Lindsborg in the early twentieth century when their decorating system (stenciling process) was purchased and marketed by the Acme Company of Detroit. By 1915 the new national stenciling business had expanded into two additional buildings, including 122 S. Main.

Elaboration

Lindsborg

Centrally located in the state, the town of Lindsborg is in northern McPherson County in the Smoky Hill River valley. Swedish immigrant settlers founded Lindsborg in 1869. An advance party arrived in 1868 and constructed a small building near what is now Coronado Heights. The First Swedish Agricultural Company (SAC) of Chicago purchased 13,160 acres of railroad land for the Swedish immigrant group from the Värmland Province of Sweden.¹

Swedes with the SAC arrived in the valley from Chicago eager to found a new town. The name Lindsborg was derived from the first syllable of the last names of several officers of the SAC including Lindgren, Lindale, Linde and Lindh. Ultimately deciding on the present town site in Section 17, Lindsborg was laid out in November 1869 using a tape measure and square. A post office was established in December of the same year. The SAC formed the Swedish Trading Company and built a company store. They sold shares to local Swedes, making goods readily available in the area.²

McPherson County was organized in March 1870, and named for James B. McPherson. In May 1870, Lindsborg won the county seat in an election; however, it was moved to McPherson only three years later. Lindsborg was re-platted and recorded in 1876 as the first city in McPherson County.³

¹ William C. Culter, *History of the State of Kansas- McPherson County, Lindsborg*, (Chicago: Andreas Publishing Co., 1883).

² Emory K. Lindquist, *Smoky Valley People: A History of Lindsborg, Kansas* (Lindsborg: Bethany College, 1953) 147-152.

³ *Ibid.*

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Most of the early immigrants 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 most pioneer settlers, including 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 the same year. The first complete listing of Lindsborg businesses dates to 1878 and illustrates a comprehensive offering of goods and services. In 1881, Dr. Carl Swenson came to Lindsborg and founded Bethany College, an enduring institution inextricably tied to the community's development.

By 1883, Lindsborg had grown to a population of 600 and boasted three elevators and two mills, exemplifying the agrarian roots and importance of the local grain market. The town was served by three newspapers, including the *Kansas Posten*, the only Swedish paper published in the state. The first local bank was established and the town gained a reputation for its educational offerings. In addition to its public school housed in a new brick structure (1882), Bethany College had an enrollment of 80 students in its short two-year history.⁴ A brick yard was established south of town in 1879 by A. J. Swenson (later moved) accounting for the prominence of brick commercial structures.

A number of Lindsborg's existing downtown commercial buildings date to the town's early days from the 1870s into the 1890s. The one hundred block of North Main Street was the primary block of Lindsborg's downtown business district. Early commercial development also included the north end of the one hundred block of South Main Street with prominent commercial buildings including the Sundstrom Dry Goods Building at the southwest corner of Main and Lincoln (demolished) and three two-story Italianate buildings housing Swenson's Hardware, Erikson's Furniture and Undertaking, and Sternberg Harness Shop all located north of the future site of the Lindquist Building at 188 S. Main. The east side of the 100 block of South Main was home to a livery stable, blacksmith shop and agricultural implements business. The southern portion of the block developed with more permanent commercial buildings in the early twentieth century including drug stores, restaurants, offices, and auto-related businesses such as garages, auto repair and tire shops.

In 1901 Lindsborg led other towns in McPherson County in investment in new commercial and residential building.⁵ Investment that year totaled nearly \$840,000, a significant building boom for the town of Lindsborg. In addition to construction of numerous new homes, commercial development included expansions at both local mills, new plate glass storefronts at Johnson's Department Store, Lander & Nelson's Hardware, and the post office and new business buildings by C.R. Carlson, Bethany Book Concern, Nels Batelson, A Beckstrom, and the nominated building at 118 S. Main by Lindquist and Swenson.⁶ 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.⁷

Declining crop prices stifled growth in the 1920s, but the town persevered and exceeded the 3,000 mark in population in the 1930s. Growth stabilized in the following decades, and today Lindsborg maintains a population of approximately 3,300. The local business offerings have shifted from basic goods and services toward visitor-oriented commerce. Bethany College remains an anchor in the community and an attraction for visitors, especially 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.

⁴ William C. Culter, *History of the State of Kansas- McPherson County, Lindsborg*, (Chicago: Andreas Publishing Co., 1883).

⁵ "Lindsborg Grows," *McPherson Republican*, 23 August 1901.

⁶ *Ibid.*

⁷ Ruth Bildt, *Pioneer Swedish-American Culture in Central Kansas* (Lindsborg: Lindsborg News-Record, 1965), 148-155.

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Many buildings that served as the center of Lindsborg's growing commerce in the late-nineteenth and early-twentieth centuries including the P.J. Lindquist Building, remain today, reflecting the town's Swedish-American origins and early development. The Lindquist Building at 118 S. Main is an excellent representative of the town's 1901 building boom which like the early development, was driven by the investment of Swedish immigrants in permanent buildings to house their businesses.

Lindquist Building

The nominated building was constructed in 1901 at 122 S. Main⁸, part of the originally platted town. The initial land transfer of the lot in 1877 was from the First Swedish Agricultural Company to Eva Kristian Agrelius, who later married George Watson. In 1879, the Watson family sold the property to Sven and Martha Lindgren, who built and operated the Metropolitan Hotel on the site until 1893.

On April 12, 1901, the property was purchased by Peter J. Lindquist with the support of his father-in-law Gustaf Swenson. The Lindsborg newspaper reported that Lindquist, a tailor, had purchased the lot – the former site of the Lindgren [Metropolitan] Hotel - for \$350. Only two weeks later it was reported that the two men were erecting a "modern 2-story brick building" on the old hotel site.⁹ The 1905 Sanborn Fire Insurance Map confirms the existence of the masonry building; See Figure 8 at the end of the nomination.¹⁰

Peter J. Lindquist was born August 8, 1872, to Per Jon and Marne Lindquist in Skona, Sweden.¹¹ He immigrated to the United States in 1892 and married Lindsborg native Anna Josephine Swenson in 1895.¹² Together they had one son, Clarence Lindquist, born in 1904, who lived in Lindsborg until his early 20s when he moved to Arizona.¹³

Peter J. Lindquist became a naturalized American citizen in 1908.¹⁴ Both he and his wife considered English their primary language, according to census records.¹⁵ The 1905 Sanborn map and 1910 census confirm Lindquist was a tailor and had his shop on the premises.¹⁶ The building's commercial space was listed as vacant on the 1912 Sanborn map, but the property remained in the family for 39 years, from 1901 until Anna sold it in 1946, six years after Peter's death. The family lived in the second-floor apartment for many years, apparently after closing the tailor shop on the ground floor.¹⁷ The 1930 census shows the Lindquist family residing at 122 S. Main Street and value of the property at \$3,000.¹⁸ Mr. Lindquist listed his occupation as a

⁸ The address for the site has changed over the years, formerly 122 (with the 2nd floor apartment being 122-1/2) and currently 118 & 120 S. Main Street (since the 1960s).

⁹ *The Lindsborg News Record*, 12 and 26 April 1901.

¹⁰ 1905 Sanborn Map for Lindsborg, McPherson County, Kansas.

¹¹ There are several variations of Mr. Lindquist's name. In records on Ancestry.com his name varies from Peter John, Peter J., Per Jon (his father's name) and Per Jonsson Lindquist. FindaGrave.com also lists him but does not have a photo of his grave. For clarity in this report we will use Peter J. Lindquist or P.J. Lindquist.

¹² Ancestry.com. Year: 1900; Census Place: *Lindsborg, McPherson, Kansas*; Roll: 488; Page: 6B; Enumeration District: 0149; FHL microfilm: 1240488 accessed on 10 November 2014.

¹³ Ancestry.com. 1910, 1925 & 1930 records for Lindsborg, KS [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc., 2009; accessed on 10 November 2014.

¹⁴ Ancestry.com. *Kansas State Census Collection, 1855-1925* [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc., 2009; accessed on 10 November 2014.

¹⁵ The 1900 and 1925 census records reflect that Peter and Anna could read and write English and both listed it as their primary language. Ancestry.com. *Kansas State Census Collection, 1855-1925* [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc., 2009; and Year: 1900; Census Place: *Lindsborg, McPherson, Kansas*; Roll: 488; Page: 6B; Enumeration District: 0149; FHL microfilm: 1240488 accessed on 10 November 2014.

¹⁶ 1912 Sanborn Map for Lindsborg, McPherson County, Kansas and Ancestry.com. Year: 1910; Census Place: *Lindsborg Ward 3, McPherson, Kansas*; Roll: T624_446; Page: 12B; Enumeration District: 0063; FHL microfilm: 1374459 accessed on 10 November 2014.

¹⁷ The precise dates of Lindquist's residence in the 2nd floor apartment are unknown as directories and census records are not available for every year. There is no record of Lindquist living at the building while his tailor shop occupied the ground floor. It is possible that their move to the building was brought about by tough financial times during the Depression.

¹⁸ Ancestry.com. Year: 1930; Census Place: *Lindsborg, McPherson, Kansas*; Roll: 709; Page: 13B; Enumeration District: 0016; Image: 797.0; FHL microfilm: 2340444 accessed on 25 October 2014.

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clerk in a grocery store in 1930, suggesting he had retired and closed his tailor shop.¹⁹ A 1936 city directory also shows the building as the Lindquist family's residence and notes that Mr. Lindquist was retired.²⁰ When the 1940 census was taken in April, Anna Lindquist is listed as a resident of 122 ½ S. Main Street. Peter had died only one month before. Anna's brother, 69-year-old Carl Gustaf "Charley" Swenson was living with her.²¹ Anna was still living in the building in 1945, one year before she sold the property.²²

Although originally built to house his tailor shop, the Lindquists rented the first-floor commercial space throughout much of their ownership. One of the building's most-significant tenants was the Malm Brothers' Stenciling Business. The discovery of the stenciling on an interior wall of the building (after seeing a photo of the interior of the Tea Cup Inn that shows stenciling on the south wall in the ground-floor commercial space)²³ led to discovery of historic documentation that the building was occupied by the Malm Brothers Stenciling Business during its heyday c.1913 – 1917.

An early shipment of cabinets, containing panels with samples of the decorative system, is stacked in front of the Malm Brothers store at 122 North Main Street in Lindsborg, Kansas.

The Lindsborg Business Directory notes that Oscar Gunnarson "cut and packed stencils" at 118 S. Main Street (no dates given).²⁴ The book *G.N. Malm* by Emory Lindquist details the work of G.N. Malm and his paint and stenciling business in Lindsborg and includes photographs of 122 S. Main in use by the Malm's Stenciling business.²⁵

Figure 2 – Photograph from Emory Lindquist's book on G.N. Malm incorrectly identifies the building as 122 N. Main; the building shown is 122 S. Main stacked with stencil "cabinets" at the storefront.



¹⁹ Ibid.

²⁰ Ancestry.com. 1936 McPherson County, Kansas Yearbook-Directory accessed on 14 November 2014.

²¹ Ancestry.com. Year: 1940; Census Place: Lindsborg, McPherson, Kansas; Roll: T627_1243; Page: 1A; Enumeration District: 57-16C accessed on Ancestry.com on 10 November 2014.

²² United Telephone Company Directory for Lindsborg, Kansas, 1945.

²³ Ironically, the discovered stencil does not match that seen in the photo taken while the Tea Cup Inn was in business, sometime during the 1919-1922 timeframe. The extant stenciling does however match a stencil pattern in Malms' stenciling catalog – See Figure 1.

²⁴ *Lindsborg Business Directory*, (Lindsborg: Smoky Valley Historical Assn., 2007). This building currently addressed at 118 S. Main was formerly addressed at 122 S. Main.

²⁵ Emory Lindquist, *G.N. Malm – A Swedish Immigrant's Varied Career* (Lindsborg, KS: Smoky Valley Historical Association, 1989) 20, 37.

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When the Malm Brothers' stenciling system was purchased by the Acme White Lead and Color Works Company in Detroit in 1912, Malm's Painting Business expanded to accommodate the growing stenciling trade and its nationwide marketing. The stated goal of Malm's stenciling system was to bring decorating to every man, making it available to the masses (not requiring a painting professional). In preparation for the marketing, the company made samples of various types and uses of the decorative system. These were produced in a variety of color schemes and placed in a cabinet each containing twenty designs.²⁶ By 1915, the Lindsborg newspaper reported that Malm Brothers had shipped \$5,500 worth of materials and cabinets (the decorating "system") to be used in various parts of the nation. Twenty-five persons, including part-time employees were on the payroll cutting stencils and doing other things in the production process. Space in two new locations was used in addition to the Malm Brothers Store (located at 128 North Main).²⁷ Although the building at 122 S. Main was not specifically identified in the book, two photographs in the book confirm that the stenciling business occupied this building.

Oscar Gunnarson, or Gunny as he was known, was at the center of the new developments in the Malm Brothers Company. He became the resident manager of Malm Brothers, and as the decorative and stencil system developed, his role became increasingly important. Gunnarson was in charge of the organization and production of the extensive stencil operation.²⁸

Oscar William Gunnarson was born June 17, 1884, in Kansas to John and Maria Gunnarson who emigrated from Sweden in 1880. It is unclear precisely when Gunnarson began his association with the Malm Brothers Company,²⁹ Lindsborg's well-known paint and stenciling business. In the 1910 federal census, Gunnarson's occupation is listed as painter.³⁰ A notation in a 1901 local newspaper stated that Gunnarson and G.N. Malm had returned from working at the John Anderson residence in Salina. By at least 1912, Gunnarson was a partner in the firm.³¹ The 1920 and 1930 census records list his occupation as manager of a paint store.³²

Figure 3 – Photograph from Emory Lindquist's book on G.N. Malm illustrates members of Malm Brothers Company in front of the building at 122 S. Main holding stencil "cabinets."

Nine members of the Malm Brothers organization in front of 122 Main Street, Lindsborg, left to right: Alfred Swenson, unidentified, Victor Holm, Knut Holm, Violet Polson Swanson, Edith Polson Lyssell, G. N. Malm, unidentified, and Eph Malm.



²⁶ Ibid, 21.

²⁷ Ibid, 16.

²⁸ Ibid, 23.

²⁹ A detailed history of the Malm Brothers Paint and Stenciling business is documented in the National Register Nomination for the Holmberg and Johnson Blacksmith Shop in Lindsborg, Spencer, 2006.

³⁰ Ancestry.com, Year: 1910; Census Place: Lindsborg Ward 3, McPherson, Kansas; Roll: T624_446; Page: 15A; Enumeration District: 0063; FHL microfilm: 1374459 accessed on 15 November 2014.

³¹ Malm Brothers Advertisements in the local newspaper in 1912 and 1913 list Gunnarson as a partner in the company. Gunnarson's September 1918 WWI draft card describes him as a 34-year-old resident of Lindsborg living at 514 N. Chestnut Street. His employment is listed as "partner in Malm Brother's Co.," a paint and wallpaper merchant located at 128 N. Main Street, Lindsborg. Ancestry.com. U.S., World War I Draft Registration Cards, 1917-1918 [database on-line]. Registration State: Kansas; Registration County: McPherson; Roll: 1643590, Provo, UT, USA: Ancestry.com Operations Inc., 2005, accessed on 15 November 2014.

³² Ancestry.com. 1920 & 1930 United States Federal Census [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc., 2002, accessed on 14 November 2014.

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The death of Nat Malm in 1928, followed by the onset of the Great Depression, saw the demise of the stenciling trade. The last catalogue was published by Gunnarson in 1936 featuring stencils by both Malm and Gunnarson. When the Malm Brothers store was sold in 1948, Gunnarson continued at a new location until his death in 1962. Despite its relatively short life-span, the Malm Brother's decorative system brought recognition and notoriety to Lindsborg, a community that is still known today for its artists.

By mid-1917, another business occupied the building at 122 S. Main. Lindsborg Tea and Coffee Co. is listed at this address in 1917 and 1918 telephone directories but little is known about the business.

By 1919, the Tea Cup Inn Restaurant, occupied the first floor of the building (c.1919-1922).³³ The Tea Cup Inn was owned and operated by Mary Linderholm, the daughter of Lindsborg pioneer John Train.³⁴ She was born March 11, 1874, married Emil Linderholm in April 1896, and had six daughters.³⁵ After Emil's death Mary moved to town in 1917 and later opened the Tea Cup Inn joining her brothers as local entrepreneurs. The Train brothers owned

and operated several businesses in downtown Lindsborg including a large implement shop. Mary's six daughters worked as waitresses in the new restaurant. According to recent recollections of the second oldest child's (Verlie) daughter Kathryn Franz, the girls would kill and dress chickens behind the building every Saturday night in preparation for fried chicken dinner on Sunday.³⁶ The Inn always served fresh bread and was known for their pastries. A "candy man" sold chocolates on the premises. Professors from Bethany College and local businessmen, including the owner of Leaf Motors, came in each morning for fresh, hot baked goods.³⁷



Figure 4 – Top: Emil and Mary Linderholm with five of their daughters.
Lower: Photograph of the interior of the Tea Cup Inn, located in the Lindquist Building c.1919-1922.
(Photos Courtesy of: Charlotte Ternstrom and Kathryn Frantz)

³³Lindsborg Business Directory, (Lindsborg: Smoky Valley Historical Assn., 2007) 18-21.

³⁴ Mary Linderholm Obit, *The Lindsborg News Record*, 11 October 1951.

³⁵ Ibid.

³⁶ Kathryn Franz, Personal interview with author on 22 October 2014 in Lindsborg, KS.

³⁷ Ibid.

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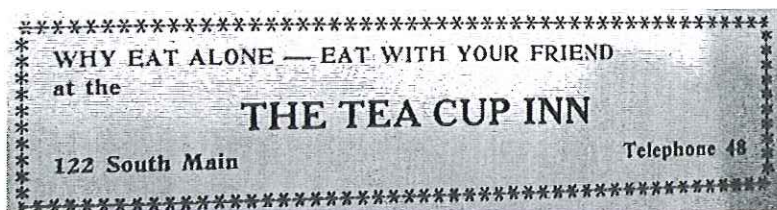


Figure 5 - Tea Cup Inn Advertisements in 1921 & 1922 Lindsborg Phone Directories.

The Inn had advertisements in the local phone directory touting value and quality, as well as little luxuries worth sharing with slogans such as, “get a square meal for a square deal,” “Why eat alone – Eat with your friend” and “we have a complete line of box and bulk chocolates.”³⁸ The Tea Cup Inn operated in the building from around 1919 until 1922.³⁹ By the early 1920s, Mary’s daughters were young adults and leaving to start their own lives. Mary was losing her best waitresses and decided to close the Tea Cup Inn. After a short time assisting her daughters as they started their own families, ever the entrepreneur, Mary established another successful business in Lindsborg.⁴⁰ The 1930 census lists Mrs. Linderholm, residing at 231 Main Street and her occupation as “manufacturer of food stuffs.”⁴¹ Mary converted the first floor of her home on North Main Street to a bakery and capitalized on her established reputation as a good cook and baker. She baked cookies and cakes and sold them to area grocery stores. One of her best-known items was “Aunt Mary’s Salad Dressing,” also sold to local grocers. Soon her youngest daughter Georgia returned to Lindsborg from Kansas City to help her mother in the business. They had an established route of clients in nearby communities including Salina, Gypsum, and Marquette who purchased the fresh baked goods and dressing each week.⁴²

Back at the Lindquist Building, the first floor was leased to Will Lundstrom and Ernst Holms in 1924.⁴³ Holms was a baker and likely operated a bakery in the space. In the 1930s, Paul A. Gustafson ran a hatchery in the building.⁴⁴ By the 1940s, the building was split into two commercial spaces with one-half of the ground floor occupied by a restaurant.⁴⁵ In 1947, Myrtle’s Café is listed in the Lindsborg business directory at 118 S. Main, operated by proprietor Todd Myrtle.⁴⁶ A restaurant remained in the building for the next two decades under two additional family proprietorships: Albin & Amy Anderson had a restaurant in the building followed by the new building owners, Francis & Harriet Lundquist.

³⁸ United Phone Company, Directory for Lindsborg, Kansas, April and October 1921 and 1922.

³⁹The *Lindsborg Business Directory* published by the Smoky Valley Historical Association in 2007 lists the Tea Cup Inn at this building from 1913 to 1922, dates generally confirmed by Linderholm ancestors however the directory provides no references for this information and the specific dates have not been confirmed by other means.

⁴⁰ Katheryn Frantz, personal interview with author 9 December, 2014.

⁴¹ Ancestry.com. 1930 United States Federal Census: Lindsborg, McPherson, KS; Roll: 709; page 8b; Enumeration District: 0016 (database on-line). Provo UT, USA: Ancestry.com, 2002.

⁴²Katheryn Frantz, personal interview with author 9 December, 2014.

⁴³ Lease recorded in McPherson County Register of Deed records.

⁴⁴ *Lindsborg Business Directory*. The information in the directory should be closely scrutinized. Due to the known changes in addresses, it is difficult to determine which listings pertain specifically to the Lindquist Building (the hatchery is listed at both 118 and 122 S. Main). Paul Gustafson ran the local newspaper, The Lindsborg News Record located in the building south of the Lindquist property.

⁴⁵ Kathryn Franz, personal interview with author.

⁴⁶*Lindsborg Business Directory*.

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Peter Lindquist's widow, Anna J. Lindquist, sold the property to Frances & Harriet Lundquist in 1946.⁴⁷ Frances L. Lundquist, born in 1910 in nearby Gypsum in Saline County, moved to Lindsborg in the late 1920s.⁴⁸ In the 1940s, Frances operated an electrical repair shop and served in World War II.⁴⁹ After they purchased the nominated building, Frances and Harriet lived in the 2nd floor apartment and operated Harriet's Café on the ground floor in the 1950s.⁵⁰ Frances died in 1968. Harriet Lundquist sold the building to Mark O.J. Esping and his wife in 1974. Around this time, the address of the building changed from 122 to 118 S. Main.

Under Esping's ownership, local business directories show building tenants included antique shops, galleries, an upholstery shop and offices until 2006 when it was listed as vacant. Esping sold the property to the current owner, Jim Prugh of Riverbank Cedar LLC in 2013.

⁴⁷ Deed records show Anna J. *Lundquest* transferring the property to Frances & Harriet *Lundquest*. Given the abundance of evidence it is likely the last names on this legal transaction were misspelled for both parties. Census, city directories, burial records & deed research data show that despite the similarities in their names, the families were not related and both families spelled their names with an "i" in "quist." The Lindquist family owned the property from 1901 until Anna Lindquist sold it to the Lundquists in 1946.

⁴⁸ Ancestry.com. Year: 1930; Census Place: *Lindsborg, McPherson, Kansas*; Roll: 709; Page: 15B; Enumeration District: 0016; Image: 801.0; FHL microfilm: 2340444, accessed on 14 November 2014.

⁴⁹ Ancestry.com. Year: 1940; Census Place: *Lindsborg, McPherson, Kansas*; Roll: T627_1243; Page: 3B; Enumeration District: 57-16C, and FindAGrave.com accessed on 14 November 2014.

⁵⁰ United Telephone Company Phone Directories for Lindsborg, Kansas 1950, 1955, and 1960; Lindsborg Business Directory.

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Name of Property

McPherson County, Kansas
County and State

9. Major Bibliographical References

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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: Old Mill Museum, Lindsborg, KS

Historic Resources Survey Number (if assigned): _____

P.J. Lindquist Building
Name of Property

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10. Geographical Data

Acreege 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)

1	<u>38.572621</u>	<u>-97.676135</u>	3	_____	_____
	Latitude:	Longitude:		Latitude:	Longitude:
2	_____	_____	4	_____	_____
	Latitude:	Longitude:		Latitude:	Longitude:

Verbal Boundary Description (describe the boundaries of the property)

LINDSBORG O.T.S. , CA SW/C LT 75 OTS MAIN FOR POB TH N 25', E 125', N1.75' E 60 ' , S26.7', W185' TO POB

Boundary Justification (explain why the boundaries were selected)

Legal description above reflects plat on which building is and was historically, located.

11. Form Prepared By

name/title Brenda R. Spencer, with Michelle L. Spencer

organization Spencer Preservation date 17 Nov. 2014 revised 9 April 2014

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 Riverbank Cedar, LLC co Jim Prugh

street & number 2151 S. Parfet Dr. telephone 303-988-4521

city or town Lakewood state CO Zip 80227

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.

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Name of Property

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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.

Photograph Log

Name of Property: P.J. Lindquist Building

City or Vicinity: Lindsborg

County: McPherson State: Kansas

Photographer: Brenda Spencer

Date Photographed: 3 April 2015

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

<u>Number</u>	<u>View</u>	<u>Description</u>
1 of 20	SW	West side of 100 block S. Main Street w/ Lindquist Building (2-story building)
2 of 20	NW	West side of 100 block S. Main Street w/ Lindquist Building (2-story building)
3 of 20	N	Street/East facade from sidewalk south of building
4 of 20	NW	Storefront on East facade
5 of 20	E	Detail of cast-iron columns and transom at storefront on East facade
6 of 20	SW	Front/East facade
7 of 20	SW	Detail of windows with cast hoods and corbelled parapet on upper East/front facade
8 of 20	E	Rear/west facade with rear porch/fire escape
9 of 20	E	Lower Level of West/rear facade
10 of 20	NE	Upper Level of Rear/west facade
11 of 20	E	Ground-floor retail space, looking east toward storefront
12 of 20	SE	Detail of recessed central entry at storefront, from interior
13 of 20	W	Looking West toward rear wall of ground-floor commercial space
14 of 20	E	Stairway accessing apartment from streetfront door, along S wall of center bay in 2 nd floor apartment
15 of 20	SW	Living room in center bay of 2 nd floor apartment
16 of 20	W	Looking west toward rear entrance in kitchen of 2 nd floor apartment
17 of 20	E	Looking E toward front wall at east end of 2 nd floor apartment in Master Bedroom
18 of 20	NW	Bedroom at SE corner of 2 nd floor apartment
19 of 20	W	Looking W toward center Living Room, in East Master Bedroom, 2 nd floor apartment
20 of 20	NE	Pair of paneled wood doors between center and east bay, 2 nd floor apartment

Figures

Include GIS maps, figures, scanned images below.

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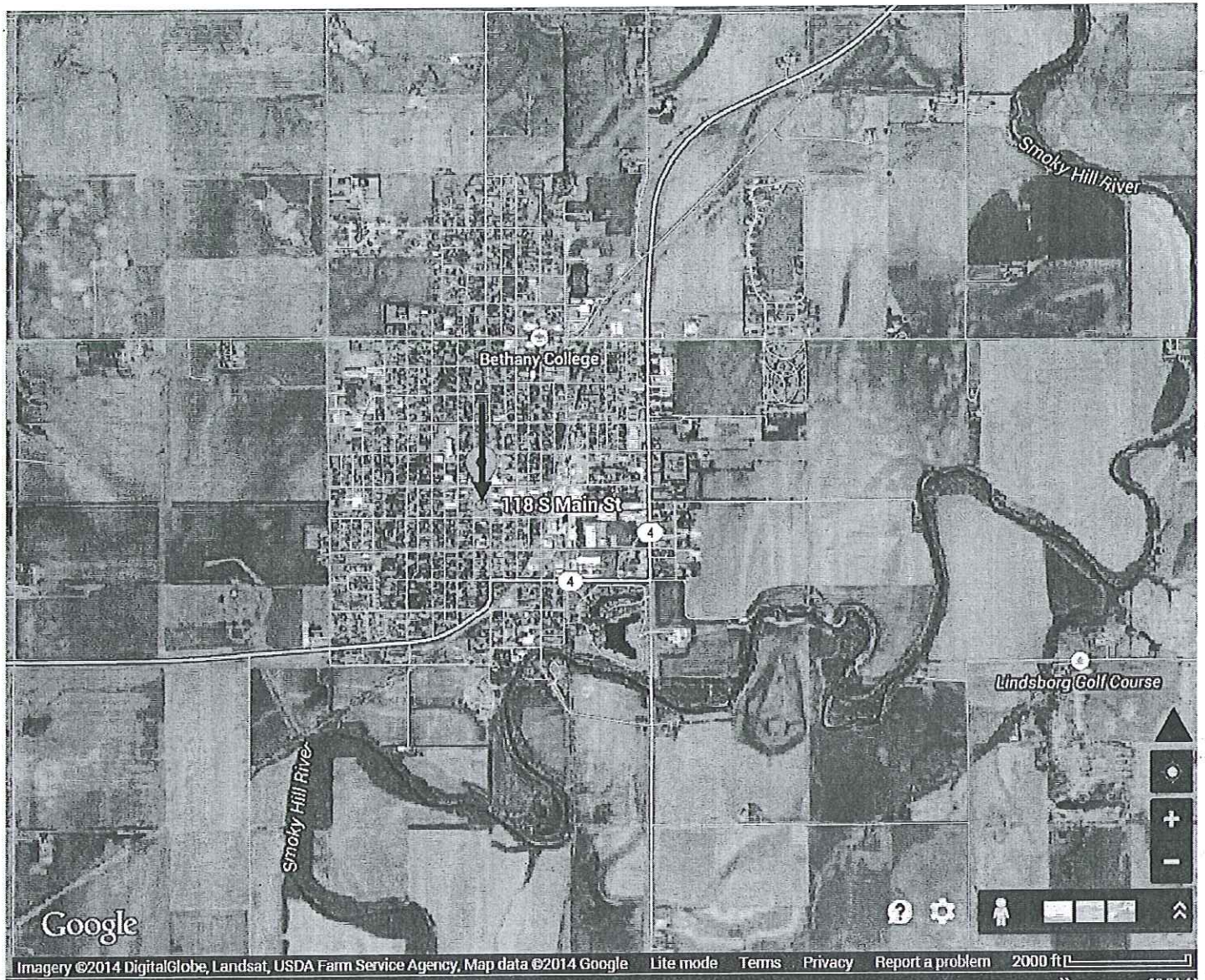


Figure 6 - Aerial View of Context from Google.com 2014

P.J. Lindquist Building
Lindsborg, McPherson County, Kansas
Latitude/Longitude: 38.572621 -97.676135
Datum WGS84

P.J. Lindquist Building
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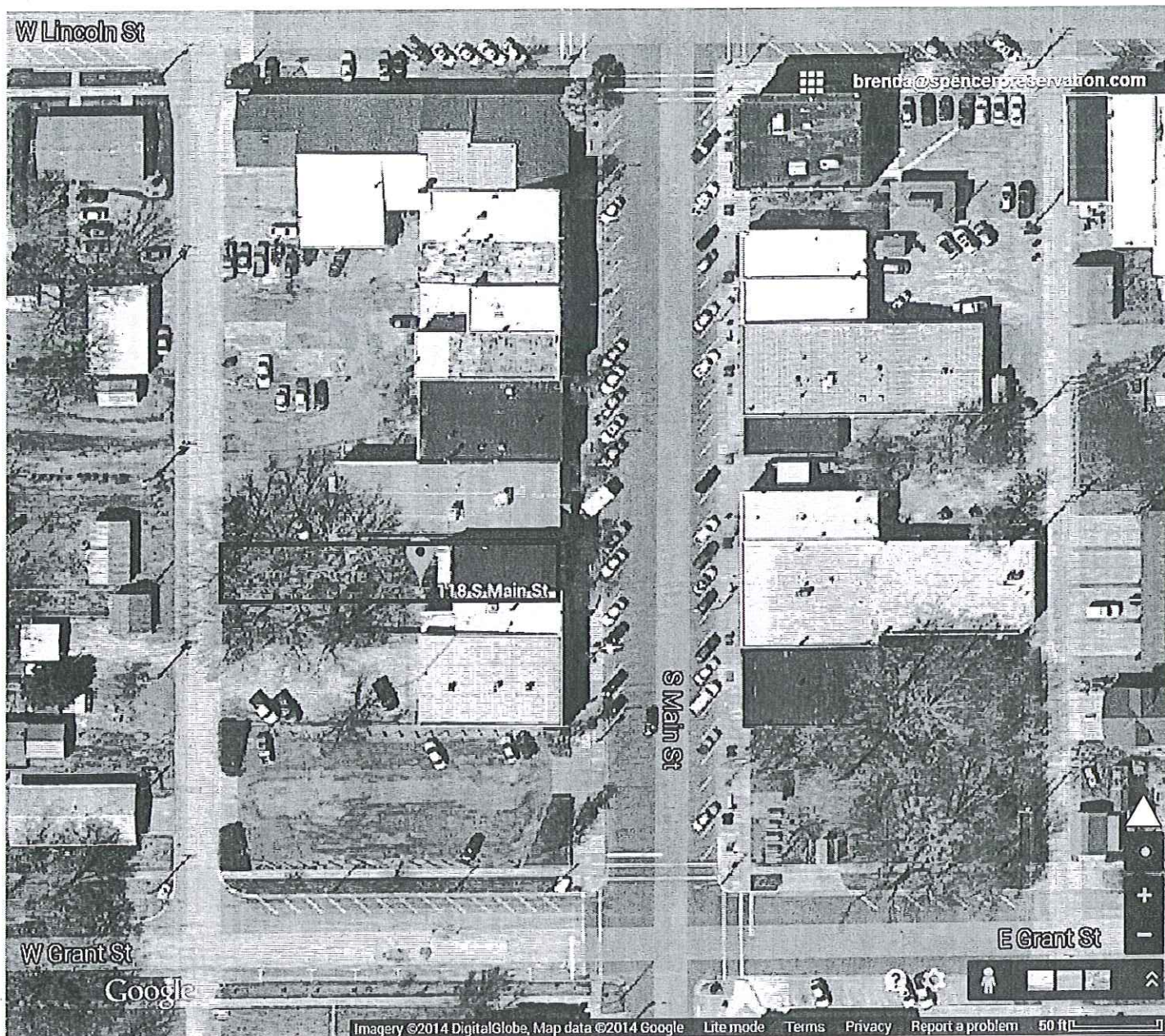


Figure 7 - Aerial View of Site from Google.com 2014

P.J Lindquist Building
118 S. Main Street, Lindsborg
McPherson County, Kansas
Latitude/Longitude: 38.572621 -97.676135
Datum WGS84

P.J. Lindquist Building
Name of Property

McPherson County, Kansas
County and State

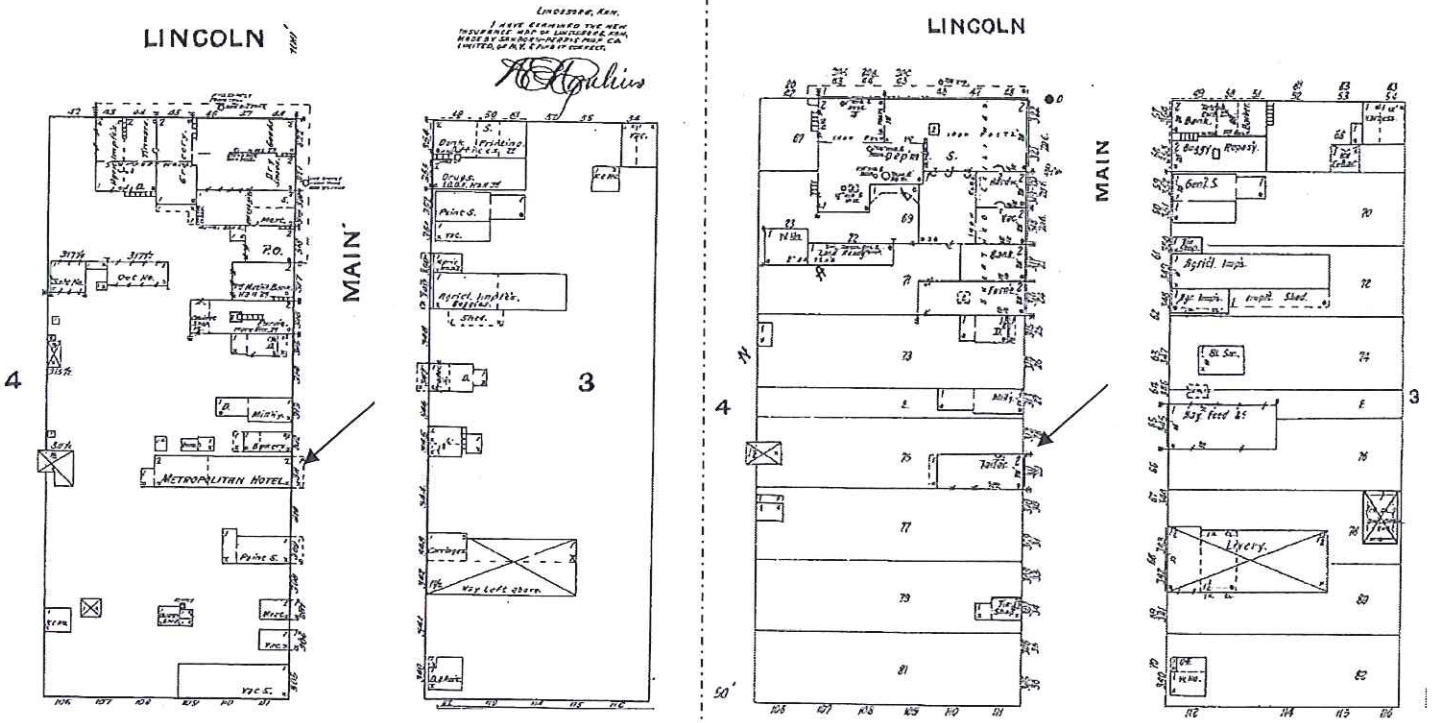


Figure 8 – Sanborn Fire Insurance Maps showing 100 block of South Main Street including site of P.J. Lindquist Building at 118 S. Main Street

Upper Left: 1891 Map, Sheet 1 – showing former frame building – The Metropolitan Hotel on this site

Upper Right: 1905 Map, Sheet 2 – showing existing building occupied by "Tailor" shop

Lower: 1926 Map, Sheet 2 – showing existing building addressed at 122 S. Main (changed to 118 S. Main Street c.1960s)