NPS Form 10-900
Oct. 1990

OMB No. 10024-0018

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

DRAFT
4-10-10

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A) Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-9000a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

Historic name Hjerpe Grocery
Other name/site number 113-3550-00044

2. Location

Street & number 110 & 112 N. Main ☐ not for publication
City or town Lindsborg ☐ vicinity
State Kansas Code KS County McPherson Code 113 Zip code 67456

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this ☒ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property ☒ meets ☐ does not meet the National Register criteria. I recommend that this property be considered significant ☐ nationally ☐ statewide ☒ locally. (☐ See continuation sheet for additional comments.)

Signature of certifying official/Title Date
Kansas State Historical Society
State or Federal agency and bureau

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

Signature of commenting official /Title Date

State or Federal agency and bureau

4. National Park Service Certification

I herby certify that the property is — Signature of the Keeper — Date of Action

☐ entered in the National Register.
☐ See continuation sheet.
☐ determined eligible for the National Register
☐ See continuation sheet.
☐ determined not eligible for the National Register
☐ removed from the National Register
☐ other, (explain:)

Hjerpe Grocery
Name of Property

McPherson County, Kansas
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

- ☐ private
- ☒ public-local
- ☐ public-State
- ☐ public-Federal

Category of Property
(Check only one box)

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

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

Contributing	Noncontributing	
1		buildings
		sites
		structures
		objects
1		total

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

N/A

Number of contributing resources previously listed in the National Register

N/A

6. Function or Use

Historic Functions
(Enter Categories from instructions)

COMMERCE/TRADE/specialty store
DOMESTIC/multiple dwelling

Current Functions
(Enter categories from instructions)

COMMERCE/TRADE/specialty store
DOMESTIC/multiple dwelling

7. Description

Architectural Classification
(Enter categories from instructions)

LATE 19th and Early 20th Century American Movements/Commercial Style

Materials
(Enter categories from instructions)

Foundation: Stone (Sandstone)
Walls: Brick, Stucco

Roof: Asphalt

Other:

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

Hjerpe Grocery
Name of Property

McPherson County, Kansas
County and State

8. Statement of Significance

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

☒ **A** Property is associated with events that have made a significant contribution to the broad patterns of our history

☐ **B** Property is associated with the lives of persons significant in our past.

☒ **C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

☐ **D** Property has yielded, or likely to yield, information important in prehistory or history.

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

Property is:

☐ **A** owned by a religious institution or used for religious purposes.

☐ **B** removed from it original location.

☐ **C** a birthplace or grave.

☐ **D** a cemetery.

☐ **E** a reconstructed building, object, or structure.

☐ **F** a commemorative property.

☐ **G** less than 50 years of age or achieved significance within the past 50 years

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

Areas of Significance
(Enter categories from instructions)

ARCHITECTURE

COMMERCE

ETHNIC HERITAGE

Period of Significance

ca. 1930-1943

Significant Dates

1930

Significant Person
(Complete if Criterion B is marked above)

Cultural Affiliation

Architect/Builder

Unknown

9. Major Bibliographical References

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

Previous documentation on file (NPS):
- ☐ preliminary determination of individual listing (36 CFR 67) has been requested
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey #
- ☐ recorded by Historic American Engineering Record #

Primary location of additional data:
- ☒ State Historic Preservation Office
- ☐ Other State agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☐ Other

Name of repository:

Hjerpe Grocery
Name of Property

McPherson County, Kansas
County and State

10. Geographical Data

Acreage of Property less than one acre

UTM References
(Place additional UTM references on a continuation sheet.)

	Zone	Easting	Northing
1	14	615366	5729748
2			
3			
4			

☐ See continuation sheet

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

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

11. Form Prepared By

Name/title Christy Davis

Organization Davis Preservation Date 2/20/2010

Street & number 909 1/2 Kansas Ave, Suite 7 Telephone 785-234-5053

City or town Topeka State Kansas Zip code 66612

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items

(Check with SHPO or FPO for any additional items)

Property Owner

Name Cedar Red Rocks, LLC (c/o Jim Prugh)

Street & number 2151 S. Parfet Dr. Telephone 303-988-2151

City or town Lakewood State CO Zip code 80227-1944

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16) U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503

Narrative Description

Setting
The Hjerpe Grocery is located in Lindsborg, McPherson County, Kansas (pop. 3321). The building is located in the middle of the east side of the 100 Block of North Main, north of the corner of Lincoln and Main, the principal intersection in Lindsborg's thriving downtown. To the east is an alley. To the south and west are intact rows of one and two-story historic commercial buildings. To the north, on parcels that were never developed historically with permanent commercial buildings, is a parking lot and bank drive-thru.

Overall
The Hjerpe Grocery is a two-story rough brick building that is 26' wide and approximately 50' long. The front elevation is exposed rough red brick. The first floor is divided into two storefronts, with recessed entrances on the far north and south ends. The second floor houses an apartment. The building retains a high degree of architectural integrity on both its exterior and interior. Among the original features are the original windows throughout.

Exterior
The building faces west toward Main Street. Although the transom has been enclosed and concealed by an aluminum awning, the remainder of the storefront retains its original design and materials. There is a recessed entrance on the north end, stretch of plate glass windows in the center and recessed entrance on the south end. The first floor entrances have hexagonal ceramic tile aprons. The bronze-framed storefront window, which angles back to the entrances on its north and south ends, sits on a brick kickplate. The storefront is framed with brick piers.

The identifying features of the upper façade are two window openings with two 3/1 double-hung wood windows, cast-stone sills, and soldier-coursed brown-brick lintels. These window openings are surrounded by a projecting brown brick band punctuated by square cast-stone elements on all four corners. A cross-shaped cast-stone feature falls at the elevation of the sills. The front elevation is capped with a cast-stone parapet cap.

The north elevation, which is parged with stucco, reflects the building's historic relationship with the properties to the north. When the Hjerpe Grocery was built, there was a one-story wood-framed building to the north. Although the two buildings were not connected, they were immediately adjacent and, therefore, the Hjerpe Grocery was built without window openings on the first floor. Although the building falls in the middle of the commercial block, its north elevation has always been exposed; that is, this side was never a party wall. There are three window openings, two single windows and a double window, on the second floor. On the east end, the north elevation of a recently enclosed porch with single window is visible. This area has been converted to a laundry room.

The east (rear) elevation has exterior doors that open to each of the first-floor store spaces. A wood stair provides access from the ground level to a rear entrance at the enclosed porch area on the second floor.

Interior

The basement, which is used for storage, is divided into two sections, one below each storefront. The basement is unfinished, with exposed floor joists on the ceilings and a concrete floor. There are two stores on the first floor. The northernmost store, which now houses a coffee shop, retains its original open floorplan, original ceiling heights with pressed-metal ceilings, plaster walls, wood floors, and baseboards. The southernmost store, which now houses a clothing store, also retains its open floorplan. However, the ceilings have been lowered with acoustical ceiling tiles installed. At the rear of the space is a restroom, storage room and landing to a basement stair and rear entrance.

The second floor is accessed via an entrance on the second floor of the rear elevation. The door opens to a narrow hall. There is a laundry room on the right and utility closet on the left. Two doors on the left side of the hall open to a restroom and bedroom. A door at the end of the hall on the right opens to a large living room. French doors on the west end of the south wall of the living room open to another bedroom. A door on the north end of the east living room wall opens to a kitchen. Like the first floor, the second floor retains its historic floorplan. Historic features include hardwood floors, wood window and door trim, baseboards, two sets of french doors, and unique casework. The kitchen retains its original cabinets.

Statement of Significance

Summary

The Hjerpe Grocery is being nominated to the National Register of Historic Places under Criterion C in the area of Architecture as an intact example of Commercial Style Architecture and Criterion A in the areas of Commerce and Ethnic Heritage for its association with the early commerce of Lindsborg, Kansas, a Swedish-American community founded in 1869. The period of significance stretches from the time of the building's construction in ca. 1930 until the grocery business closed in 1943.

A Brief History of Lindsborg

Lindsborg is located in McPherson County, Kansas along the valley of the Smoky Hill River, one of the state's major tributaries. When European explorer Francisco Vasquez de Coronado came to the region he called "Quivira" in 1541, the place was settled by Little River Wichita Indians. The Wichitas lived in grass hut villages, supplementing farming with bison hunting. By the eighteenth century, other tribes, including the Comanches, Kiowas and Kiowa Apaches, had pushed the Wichitas south and west.

During the early nineteenth century, the Santa Fe Trail, which bisected what would become McPherson County, became an established trade route between American states and territories and the Spanish Southwest. In McPherson County, the Kansa Indians signed a treaty with the federal government to permit the trails to cross their land.[1]

When the Kansas-Nebraska Act of 1854 opened the Kansas Territory to permanent white settlement, new settlers poured into its eastern reaches. Although McPherson County's first white settler, Isaac Sharp, arrived in 1860, settlement of the state's central and western regions did not begin in earnest in the late 1860s and early 1870s, when railroads began selling trust lands.[2]

Railroad companies broadened the market for land through international promotional schemes. Among the targeted immigrant groups were the Swedes. Both the Santa Fe and Kansas Pacific Railroads circulated Swedish-language pamphlets in Scandinavia and Chicago. A Kansas Pacific pamphlet included the names of nineteen Kansas Swedes who endorsed the state.[3] In the 1860s

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[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). Excerpts online at http://www.lindsborg.org/history.html.
[2] Frank Blackmar, *Kansas: a cyclopedia of state history, embracing events, institutions, industries, counties, cities, towns, prominent persons, etc ... with a supplementary volume devoted to selected personal history and reminiscence* (Chicago: Standards Publishing Company, 1912).
[3] Emory Lindquist, "The Swedish Immigrant and Life in Kansas," *Kansas Historical Quarterly v. XXIX, no 1 (Spring 1963).*

and 1870s, Swedes formed a series of cooperative land companies, which established Swedish colonies in Kansas. Two of these companies, the First Swedish Agricultural Company and Galesburg Land Company, purchased land in McPherson and Saline Counties, forming the communities of New Gottland, Fremont, Marquette, Salemsborg, Assaria, Falun, Smolan, and Lindsborg.[4]

One hundred colonists of the First Swedish Agricultural Company founded Lindsborg in 1869. Although the fledgling city was named county seat in 1870, it lost this title to McPherson in 1873. As suggested by the company name, the new colony's economy was largely dependent upon farming. Among the community's early trials, then, was the grasshopper plague of 1874, which left 10,000 of the county's residents dependent upon government food and clothing rations.[5]

Fortunately the county's economy had recovered by 1885, when its farmers reported 5523 acres of the cash crop broomcorn, most of it raised by Lindsborg colonists.[6] In that year, there were nearly 8000 first and second-generation Swedes in Saline and McPherson Counties.[7] Although Lindsborg lost its county seat status to McPherson in 1873, the town remained a cultural and business center for the area's Swedish immigrants. In 1879, the year of its incorporation, the city welcomed its first railroad, the Salina and McPherson branch of the Union Pacific.[8] By 1883, the city had three grain elevators, a bank, two hotels, three newspapers, a water-powered mill, a steam-powered mill, and Bethany College, which boasted an enrollment of 80 students. By 1885, the city's population had grown to 864, more than twice that of its rival McPherson.[9] The Missouri Pacific Railroad arrived in 1887.[10]

Like that of many western towns, Lindsborg's survival required unremitting self-promotion. During the 1880s, when eastern investors gambled on the prospects of western towns, Lindsborg and many other Kansas cities boomed. During 1887 alone, the year the Missouri Pacific Railroad arrived, speculators platted nine additions to Lindsborg's Original Town Plat. In June 1887, one local paper pronounced that "with eight more two-story brick business houses, a $30,000 hotel and four railroads, we can put on metropolitan airs, not exceeded by any of our neighboring sisters. All this we can truly vouch for."[11] Among Lindsborg's "neighboring sisters" was McPherson, which beat out Lindsborg in a contest over county-seat designation in 1873. Boom-time projects included a $30,000 hotel and a barbed wire factory.[12]

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[4] James Shortridge, *Peopling the Plains: Who Settled Where in Frontier Kansas* (Lawrence: University Press of Kansas, 1995), 105-107, 140, 167, 170-171, 193.
[5] Blackmar.
[6] Shortridge, 193.
[7] Ibid, 106.
[8] Blackmar.
[9] William G. Cutler, *History of the State of Kansas* (Chicago: A. T. Andreas, 1883).
[10] Blackmar.
[11] Elston Flohr, *The Farmers State Bank, Lindsborg, Kansas: The First One Hundred Years, 1886-1986* (Lindsborg, KS: Smoky Valley Historical Publications, 1989), 9-10.
[12] *Smoky Valley News*, 1 Apr 1887.

As a trade center for the surrounding farms, Lindsborg's fate was tied to the successes and failures of area farmers. The good times of the early to mid 1880s were followed by a period of recession. Strapped for cash to pay mortgages and buy necessities – and faced with declining crop prices, farmers fell on hard times. Many Lindsborg businesses struggled to stay open. On the contrary, Lindsborg reaped the rewards of the Golden Age of Agriculture, from 1900 to 1920, when, according to a 1900 article in the *Lindsborg News,* "it [was] no unusual occurrence for a man to buy a farm, walk into the bank and pay for it in hard cash." Between 1907 and 1914, following the Panic of 1907, the assessed property values in Lindsborg doubled.[13]

Plunging crop prices took their toll on the community in the 1920s and early 1930s, when the price of land in Lindsborg depreciated more than 50%.[14] Despite the hard times, however, Lindsborg experienced modest population growth between 1920 and 1930 when the population increased from 1847 to 2016.[15]

Since the 1930s, the population of Lindsborg has grown to over 3000. The community has worked diligently to preserve and promote its Swedish heritage and rich culture. The Bethany Oratorio Society, whose members have performed Handel's Messiah each Easter season since 1882, is the oldest of its kind in the nation. At events like the Messiah Festival of Music and Art and Midsummer's Day Festival, residents and visitors participate in traditional activities and celebrate the city's rich arts and music culture. Among the community's celebrated citizens and institutions are Birger Sandzen (1871-1954), a prolific Swedish-born artist who taught at Bethany College and the Anatoly Karpov International School of Chess, the seven-time world chess champ's first school in the United States.

Alfred Hjerpe

Alfred Hjerpe, the proprietor of the Hjerpe Grocery was born in December 1872, the second child of Swedish immigrants Gustaf and Lina (or Carolina) Hjerpe. Gustaf and Lina married in 1870, one year after Lina's immigration and two years after Gustaf's. In 1875, the young family was farming in Saline County. They were living in McPherson County by 1880. In 1900, all of the Hjerpes' six children, by then ranging in age from 13 to 29, were all still single and living at home. In fact, four of the children were single and living in their father's home in 1910, when they ranged in age from 23 to 39. Among the single children was David Hjerpe, who was, like his brother Alfred, in the grocery business.

Unlike his brother David, Alfred left his father's home and married, although relatively late. By 1900, Gustaf and Lina had moved to Lindsborg and Alfred Hjerpe, then 27, was working as a farmhand for Swedish immigrant August Johnson. Soon, Hjerpe had married Johnson's daughter Johanna (Hannah) Wilhemena Johnson (1880-1926), also a first-generation Swedish-American. By 1905, Alfred and

[13] Flohr, 3.
[14] Ibid.
[15] U. S. Census, 1920 and 1930.

Johanna were living in their own home with their two-year-old daughter Evelen. Their second child Marion, was two in 1910.

It is unclear exactly when Alfred entered the grocery business. However, Hjerpe listed his profession in the 1910 census as "meat market and grocery." In 1918, he and his wife were living at 135 N. Washington. Alfred continued to operate his grocery store after his wife's untimely death in 1926. David Hjerpe, Alfred's brother, was not residing in Kansas in 1915 or 1920, indicating that his affiliation with the grocery business was short-lived. Still, Alfred Hjerpe continued to operate the business as Hjerpe Brothers into the 1940s.[16]

Hjerpe Grocery Building

During the late nineteenth century and early twentieth century, the site of the Hjerpe Grocery was on the fringes of downtown Lindsborg, whose core at Lincoln and Main was punctuated by large grocery and dry goods stores on its northeast and southwest corners. By 1884, there was a two-story wood-framed harness shop on this site. Between 1905 and 1912, the building had been converted from a harness shop to bakery and lunch counter. The wood-framed building remained until the years between 1912 and 1926 when it was replaced by a one-story brick building whose footprint matches the existing building. In 1918, Hjerpe was operating his store in a building at 106 N. Main.17 This suggests that Hjerpe built a one-story building at 110-112 N. Main between 1918 and 1926. Hjerpe expanded the building to two stories in 1930, four years after his wife's death. Historic documentation suggests that Hjerpe built the second story for his residence. His home address in 1940 was also 110 N. Main. Although the building has been occupied by a variety of other businesses since its original construction (see below), it has changed little since its original construction.[18]

Other Occupants

The Hjerpe Grocery building was occupied by a long list of businesses from the 1940s to the present. Among these were a chiropractic office, Chamber of Commerce (1951-1953), jewelry store (late 1950s), jewelry and flower store (1960s), beauty salon (1967-1971), art gallery (early 1970s), and a hair salon (1970s and early 1980s). Today, the north half of the first floor is occupied by a coffee shop called The Old Grind. This business has been open since 2005. The south half of the first floor is occupied by a clothing store called Elizabeth's.[19]

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[16] U. S. Census, 1880, 1900, 1910, 1920, 1930; Kansas Census, 1875, 1885, 1895, 1905, 1915.
[17] Draft Registration Card, September 12, 1918.
[18] Sanborn Fire Insurance Maps.
[19] Lindsborg City Directories, 1884-2008.

Commercial Style
The building is locally significant as an intact example of a Commercial Style building. The Commercial Style was the predominant commercial architectural style in the early twentieth century (1910s to 1930s). Unlike their nineteenth-century predecessors, these buildings featured simple lines, without applied or projecting decorative elements such as elaborate cornices. Their design placed an emphasis on fire-resistance with fire-proof materials such as reinforced concrete, brick and steel. In addition to their clean lines, Commercial-Style buildings are defined by a number of exterior features such as parapets capped with squared-off stone or concrete, rough brick with raked mortar joints, and double-hung windows with square upper and lower sashes – in contrast to the tall, narrow windows seen in late-nineteenth-century commercial buildings. These windows can be 1/1 double-hung sash, or a multiple-pane upper sash over a single-pane lower sash. Stylistic elements were limited to brick corbelling or the incorporation of integrated decorative masonry elements such as geometric stone patterns or applied terra cotta.

The Hjerpe Grocery building retains a high degree of architectural integrity, with intact features including original storefronts, entry doors, tile entry aprons, original 6/6 wood windows, hardwood floors, and pressed-metal ceilings. The building is significant as an intact example of Commercial Style Architecture and for its association with the early commerce of Lindsborg, a Swedish-American community.

Bibliography

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Gates, Paul Wallace. *Fifty Million Acres: Conflicts Over Kansas Land Policy, 1854-1890.* New York: Atherton Press, 1966.

Kansas State Census, 1885, 1895, 1905, 1915, 1925.

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Verbal Boundary Description

The nominated property lies at the following legal description: Commencing at the southwest corner of Lot 13 at the northeast corner of East Lincoln and North Main Street, thence north 100' for point of beginning, thence north 30', east 160', south 30', west 160' to point of beginning.

Boundary Justification

The boundary includes the lot on which the building sits. The legal property stretches north to south to cover the south 30' of Lot 11, east to the north/south alley, south 30' to the boundary between Lots 11 and 13, then west back to North Main Street.

Photo Log

All photos were taken by Christy Davis on 1/8/2010 and 2/24/2010.

1. Exterior, West (Front) Elevation, Looking East.
2. Exterior, West (Front) Elevation, Looking Northeast.
3. Exterior, Close-up of window on West (Front) Elevation.
4. Exterior, Close-up of North Storefront on West (Front) Elevation, Looking Northeast.
5. Exterior, Close-up of South Storefront on West (Front) Elevation, Looking Southeast.
6. Exterior, Overall View of North Elevation, Looking South.
7. Exterior, East (Rear) Elevation, Looking West, Showing Stair to Entrance to Second-Floor Apartment and Enclosed Porch on Second Floor.
8. Interior, Overall View of North Store (Coffee Shop), Looking Southeast.
9. Interior, Close-up of Pressed-Metal Ceiling in North Store.
10. Interior, Overall View of Living Room in Second-Floor Apartment, Looking Northwest.
11. Interior, North Wall of Living Room in Second-Floor Apartment, Showing Fireplace.
12. Interior, French Doors, floors and baseboards on South Wall of Living Room, Looking South.