

Site Inventory Form
State Historical Society of Iowa
 (November 2005)

State Inventory No. 29-00134 New Supplemental
 Part of a district with known boundaries (enter inventory no.) 29-03522
 Relationship: Contributing Noncontributing
 Contributes to a potential district with yet unknown boundaries
 National Register Status:(any that apply) Listed De-listed NHL DOE
 9-Digit SHPO Review & Compliance (R&C) Number _____
 Non-Extant (enter year) _____

1. Name of Property

historic name Iowa Southern Utilities - Sub-Station power plant

other names/site number 2009-10 Survey Field Site #WH-36

2. Location

street & number 115 N. 4th Street

city or town Burlington vicinity, county Des Moines

Legal Description:(If Rural) Township Name _____ Township No. _____ Range No. _____ Section _____ Quarter of Quarter _____

(If Urban) Subdivision Original City Block(s) _____ Lot(s) 526 & 525 N53 E106' & N4'W11'

3. State/Federal Agency Certification [Skip this Section]

4. National Park Service Certification [Skip this Section]

5. Classification

| Category of Property (Check only one box) | Number of Resources within Property | | | |
|---|-------------------------------------|------------|--|-----------------|
| | If Non-Eligible Property | | If Eligible Property, enter number of: | |
| | Enter number of: | | Contributing | Noncontributing |
| <input checked="" type="checkbox"/> building(s) | — | buildings | <u>1</u> | — |
| <input type="checkbox"/> district | — | sites | — | — |
| <input type="checkbox"/> site | — | structures | — | — |
| <input type="checkbox"/> structure | — | objects | — | — |
| <input type="checkbox"/> object | — | Total | <u>1</u> | — |

Name of related project report or multiple property study (Enter "N/A" if the property is not part of a multiple property examination).
 Title Intensive Level Survey of the "warehouse district" in Burlington, Des Moines County, Iowa Historical Architectural Data Base Number 29-029

6. Function or Use

Historic Functions (Enter categories from instructions)

10D02: Energy facility / Power Plant

Current Functions (Enter categories from instructions)

02E05: Commerce/Hardware

"Budget Lighting" Supplier

7. Description

Architectural Classification (Enter categories from instructions)

07C - Chicago (Sullivan-esque Style)

Materials (Enter categories from instructions)

foundation 10 - Concrete

walls (visible material) 03 - Brick

roof 08B: Asphalt / Rolled

other _____

Narrative Description (SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED)

8. Statement of Significance

Applicable National Register Criteria (Mark "x" representing your opinion of eligibility after applying relevant National Register criteria)

- | | | |
|--|---|--|
| <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> More Research Recommended | A | Property is associated with significant events. |
| <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> More Research Recommended | B | Property is associated with the lives of significant persons. |
| <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> More Research Recommended | C | Property has distinctive architectural characteristics. |
| <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> More Research Recommended | D | Property yields significant information in archaeology or history. |

County Des Moines Address 115 North 4th Street Site Number 29-00134
City Burlington District Number 29-03522

Criteria Considerations

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

Areas of Significance (Enter categories from instructions)

05: Commerce
17: Industry

Significant Dates

Construction date 1926 check if circa or estimated date
Other dates, including renovation _____

Significant Person

(Complete if National Register Criterion B is marked above)

Architect/Builder

Architect _____

Builder _____

Narrative Statement of Significance (SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED)

9. Major Bibliographical References

Bibliography See continuation sheet for citations of the books, articles, and other sources used in preparing this form

10. Geographic Data

UTM References (OPTIONAL)

| Zone | Easting | Northing | Zone | Easting | Northing |
|------|---------|----------|------|---------|----------|
| 1 | _____ | _____ | 2 | _____ | _____ |
| 3 | _____ | _____ | 4 | _____ | _____ |

See continuation sheet for additional UTM references or comments

11. Form Prepared By

name/title Inez Metzger, Volunteer Rebecca Lawin McCarley, Consultant, Davenport, IA
organization Burlington Historic Preservation Commission date Feb. 20, 2010
street & number City Hall, 400 Washington Street telephone 319-753-8158
city or town Burlington state Iowa zip code 52601

ADDITIONAL DOCUMENTATION (Submit the following items with the completed form)

FOR ALL PROPERTIES

- Map:** showing the property's location in a town/city or township.
- Site plan:** showing position of buildings and structures on the site in relation to public road(s).
- Photographs:** representative black and white photos. If the photos are taken as part of a survey for which the Society is to be curator of the negatives or color slides, a photo/catalog sheet needs to be included with the negatives/slides and the following needs to be provided below on this particular inventory site:

| | | | | | |
|--------------------|-------|--------------|-------|------------|-------|
| Roll/slide sheet # | _____ | Frame/slot # | _____ | Date Taken | _____ |
| Roll/slide sheet # | _____ | Frame/slot # | _____ | Date Taken | _____ |
| Roll/slide sheet # | _____ | Frame/slot # | _____ | Date Taken | _____ |

See continuation sheet or attached *photo & slide catalog sheet* for list of photo roll or slide entries.

Photos/illustrations without negatives are also in this site inventory file.

FOR CERTAIN KINDS OF PROPERTIES, INCLUDE THE FOLLOWING AS WELL

- Farmstead & District:** (List of structures and buildings, known or estimated year built, and contributing or noncontributing status)
- Barn:**
 - A sketch of the frame/truss configuration in the form of drawing a typical middle bent of the barn.
 - A photograph of the loft showing the frame configuration along one side.
 - A sketch floor plan of the interior space arrangements along with the barn's exterior dimensions in feet.

State Historic Preservation Office (SHPO) Use Only Below This Line

Concur with above survey opinion on National Register eligibility: Yes No More Research Recommended
 This is a locally designated property or part of a locally designated district.

Comments: _____

Evaluated by (name/title): _____ Date: _____

Iowa Site Inventory Form Continuation Sheet

Page 1

Iowa Southern Utilities – sub-station power plant

Des Moines

Name of Property

County

115 N. 4th Street

Burlington

Address

City

7. Narrative Description

This is a three-story brick building constructed in 1926 for Iowa Southern Utilities. The façade (east) is divided into six bays by brick pilasters crowned with geometric Bedford stone detail. The 1976 survey form notes that “this building is a good expression of the Sullivanesque style displaying simply framed windows, a clear expression of vertical and horizontal structural relationships, a veneer of long thin bricks and the vertical pilasters capped by a geometric design” (Landon 1976). A stringcourse divides the first story from the upper stories. Original openings have been bricked-in, with later windows installed. This work was completed prior to 1976, when Iowa Southern Utilities continued to use the building. Likewise, each bay has a semi-circular window on the third story above remodeled second story windows, with additional space between the stories filled in with brick as well prior to 1976. The windows on the second story appear to date to the 1950s or 1960s. This window pattern and pilaster detail continues on the two bays of the north elevation. The south elevation does not have any openings, and a one-story addition was constructed on this side. The rear (west) elevation also has a later one-story addition. It covers the first and most of the second story on this side. The six semi-circular divided light windows are visible across the third story.

8. Narrative Statement of Significance

The Iowa Southern Utilities sub-station power plant appears to be eligible for listing on the National Register of Historic Places as a contributing building in the Manufacturing and Wholesale Historic District centered on 3rd Street from Valley to Elm streets. The location of the power plant in this industrial area near the railroad tracks contributes to the development of this district in the 1920s. The building’s architecture was noted at the time as an asset to the city, and the key features of this original design remain intact. The building contributes historically and architecturally to this potential historic district. The Iowa Southern Utilities sub-station power plant may also be individually eligible for listing on the National Register of Historic Places. The window changes appear to date to the history associated with this company, and the building may be locally significant for its association with Iowa Southern Utilities. With further information on the original windows and date of alterations, the building may also have architectural significance at the local level. Further individual significance at a state level may be assessed with research into other Iowa Southern Utilities buildings from the early 20th century and other power plant buildings.

The 1900 Sanborn map shows that this site was occupied by earlier buildings associated with Burlington Railway and Light Company. The property was purchased in 1912 by Burlington Railway and Light Company. People's Gas and Electric Company are listed as the occupants in the 1918-1919 Burlington City Directory.

On December 30, 1924, Iowa Southern Utilities Company purchased the property as they began provide gas and electricity for the city of Burlington. The building is depicted in the *Burlington Gazette* on October 30, 1926 and noted as having been built this year (see photo at end). The *Burlington Hawk-Eye* edition on October 31, 1926 dedicated a special section for the new Iowa Southern Utilities facilities in Burlington. This building, as well as the office/store at 207-209 N. 3rd Street (State Site #29-

Iowa Site Inventory Form Continuation Sheet

Page 2

| | |
|---|------------|
| Iowa Southern Utilities – sub-station power plant | Des Moines |
| Name of Property | County |
| 115 N. 4 th Street | Burlington |
| Address | City |

00094), is depicted and described. The article notes that the building has three generators with a raised platform to oversee them. Two smaller emergency generators were located at the south end. Additionally it notes: "To people less interested in the mechanical equipment thru which their light and power comes, the exterior of the new building of the Iowa Southern Utilities company is an attraction. Its high walls of dark-colored brick, with trimmings of Bedford stone and its high windows create an appearance which makes the building an asset to the city" ("Power Plant is Most Efficient Electric Unit," *Burlington Hawk-Eye*, October 31, 1926, I.S.U. Edition, 1). This building was the location for the sub-station / power plant for Iowa Southern Utilities Company from 1926 until the 1980s.

Iowa Southern Utilities stated in 1902 as Citizens' Gas and Electric Company in Centerville, Iowa. In 1918, the company had six stockholders. By 1926, the stock holdings expanded significantly, and the company served 120 communities in 25 counties in southeastern Iowa. The officers included George M. Bechtel, president (Davenport); H.R. Bechtel, secretary (Davenport), E.F. Bulmahn, vice president and treasurer (Centerville), J. Ross Lee, vice president (Davenport), and Frank S. Payne, vice president and general counsel (Centerville). J.W. McElroy served as the general superintendent in Burlington. In addition to supplying gas and electricity, Iowa Southern Utilities also operated 17 city buses in Burlington, each with a capacity of 25 passengers (*Burlington Hawk-Eye*, October 31, 1926, I.S.U. Edition). The street car system was completely replaced by buses by 1929, and the company worked with the city to remove the lines.

On March 6, 1987, Iowa Southern Utilities Company sold this property to Econo-Ray Products, Inc. In 1992, ownership was transferred to Econo-Ray Lighting, Inc. (courthouse) In 1999, Budget Lighting, Inc., which is based in Minnetonka, MN, acquired the building. It is currently a wholesale light and sign supplier with a website.

9. Major Bibliographical References

Burlington Hawk-Eye, various articles and dates. On microfilm at the Burlington Public Library.

City Directories, Burlington, Iowa, various dates. On microfiche at the Burlington Public Library

History of Des Moines County Iowa and Its People. Chicago, IL: S.J. Clarke Publishing Company, 1915.

Sanborn Map Company. "Burlington, Iowa," Fire Insurance Maps. New York: Sanborn Map Company, 1900, 1931, 1952.

Transfer books, Des Moines County Auditor's Office, Burlington, Iowa

Vertical files, Burlington Public Library, Burlington, Iowa.

Iowa Department of Cultural Affairs
 State Historical Society of Iowa
Iowa Site Inventory Form
Continuation Sheet

Site Number 29-00134
 Related District Number 29-03522

Page 3

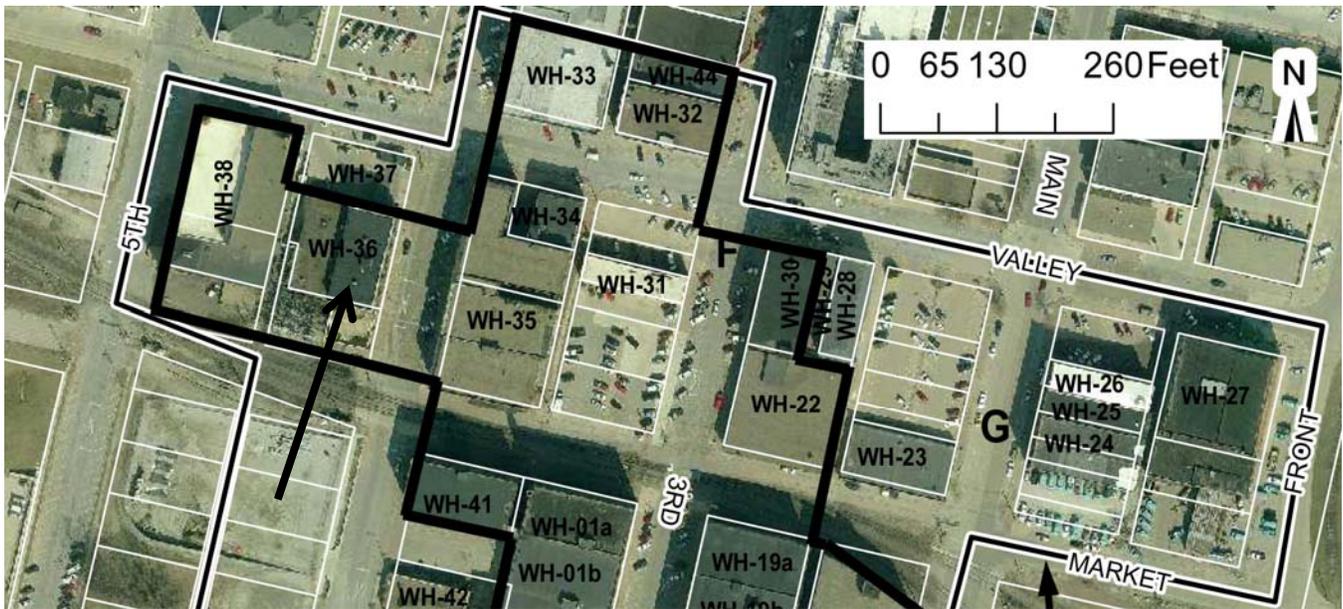
Iowa Southern Utilities – sub-station power plant
 Name of Property

Des Moines
 County

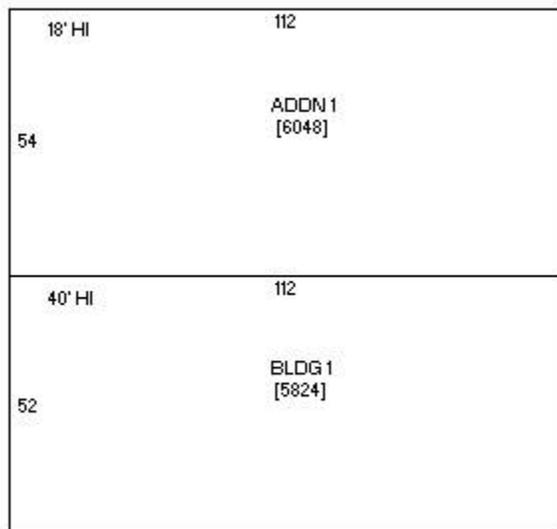
115 N. 4th Street
 Address

Burlington
 City

Location map



Building plan (from assessor's website)



Iowa Site Inventory Form Continuation Sheet

Page 4

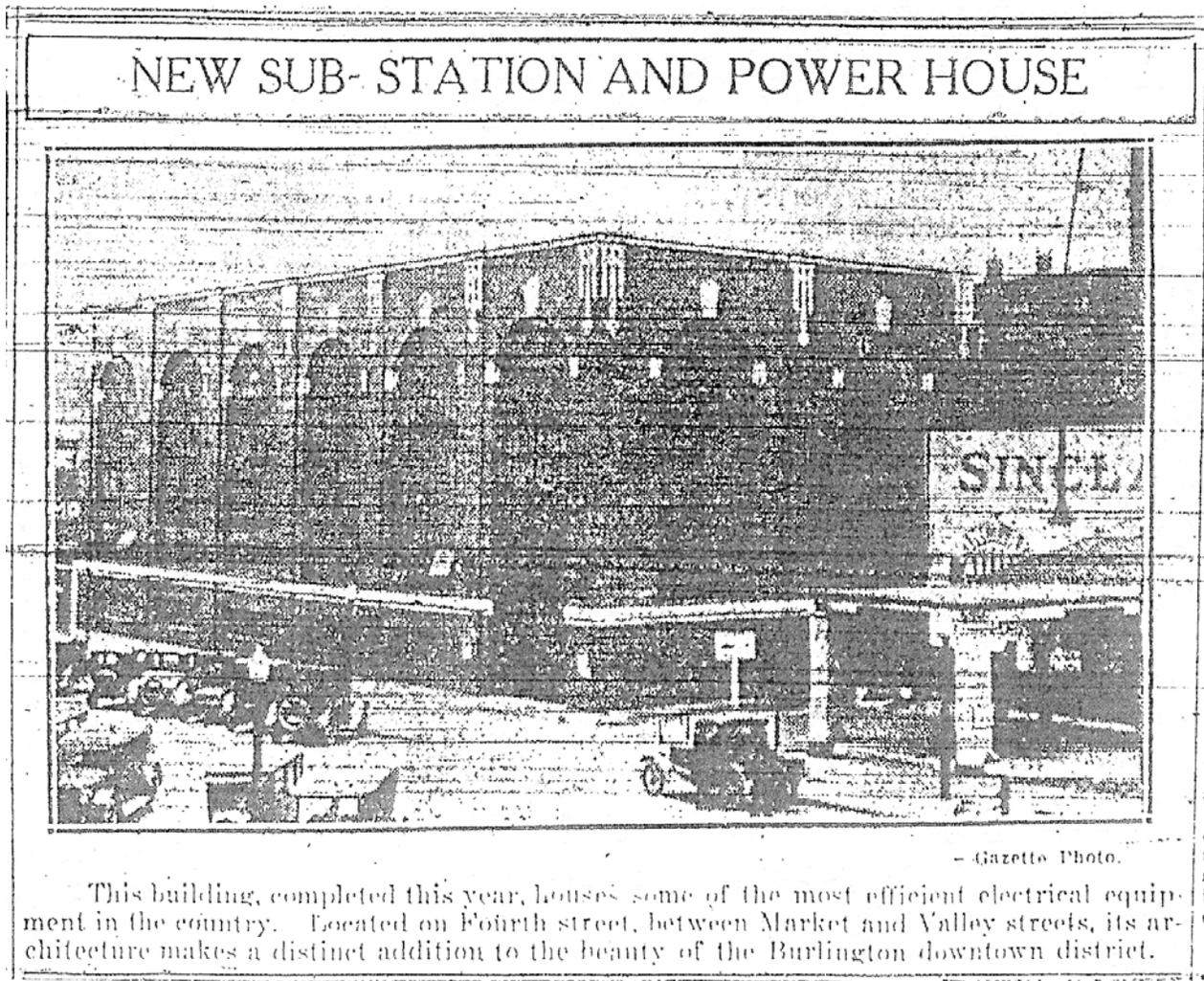
Iowa Southern Utilities – sub-station power plant
Name of Property

Des Moines
County

115 N. 4th Street
Address

Burlington
City

Historic photograph



Iowa Department of Cultural Affairs
State Historical Society of Iowa
**Iowa Site Inventory Form
Continuation Sheet**

Site Number 29-00134
Related District Number 29-03522

Page 5

Iowa Southern Utilities – sub-station power plant
Name of Property

Des Moines
County

115 N. 4th Street
Address

Burlington
City

Photographs (digital images)



**Façade of building, looking southwest
November 2, 2009
R.L. McCarley**

Iowa Department of Cultural Affairs
State Historical Society of Iowa
**Iowa Site Inventory Form
Continuation Sheet**

Site Number 29-00134
Related District Number 29-03522

Page 6

Iowa Southern Utilities – sub-station power plant
Name of Property

Des Moines
County

115 N. 4th Street
Address

Burlington
City



**Façade of building, looking northwest
November 2, 2009
R.L. McCarley**

Iowa Department of Cultural Affairs
State Historical Society of Iowa
**Iowa Site Inventory Form
Continuation Sheet**

Site Number 29-00134
Related District Number 29-03522

Page 7

Iowa Southern Utilities – sub-station power plant
Name of Property

Des Moines
County

115 N. 4th Street
Address

Burlington
City



**Rear of building, looking southeast
January 12, 2010
R.L. McCarley**

Iowa Department of Cultural Affairs
State Historical Society of Iowa
**Iowa Site Inventory Form
Continuation Sheet**

Site Number 29-00134
Related District Number 29-03522

Page 8

Iowa Southern Utilities – sub-station power plant
Name of Property

Des Moines
County

115 N. 4th Street
Address

Burlington
City



**Rear of building behind power lines, looking northeast
January 12, 2010
R.L. McCarley**