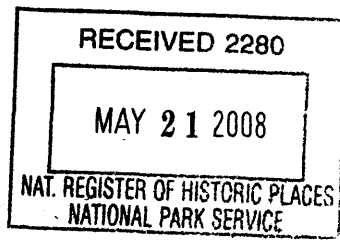


**United States Department of the Interior
National Park Service**



**National Register of Historic Places
Registration Form**

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Interstate Power Company Building

other names/site number Masonic Hall, Dubuque Electric Company

2. Location

street & number 1000 Main/131 West 10th Street [N/A] not for publication

city or town Dubuque [N/A] vicinity

state Iowa code IA county Dubuque code 061 zip code 52004

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).

Barbara Mitchell DSHPO May 20 2008
Signature of certifying official/Title Date

STATE HISTORICAL SOCIETY OF IOWA

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 certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

hereby certify that the property is:

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

Signature of the Keeper

Date of Action

Anna McCulland 6/26/08

Interstate Power Company Building
Name of Property

Dubuque County, Iowa
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	
2	0	buildings
		sites
		structures
		objects
2	0	Total

Name of related multiple property listing

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

The Arch. & Historical Resources of Dubuque, Iowa, 1837-1955

Number of contributing resources previously listed in the National Register

1

6. Function or Use

Historic Functions

(Enter categories from instructions)

Commerce/Trade/Specialty Store _____

Social/Meeting Hall _____

Commerce/Trade/Office Building _____

Current Functions

(Enter categories from instructions)

Commerce/Trade/Office Building _____

Vacant/Not in use _____

7. Description

Architectural Classification

(Enter categories from instructions)

Late Victorian/Queen Anne _____

Modern Movement _____

Materials

(Enter categories from instructions)

foundation stone

walls brick

roof asphalt

other _____

Narrative Description

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

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 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.)

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 #

Areas of Significance

(Enter categories from instructions)

Commerce

Period of Significance

1924-1962

Significant Dates

1894

1956

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

Architect/Builder

Carkeek, Thomas

Durrant-Berquist

Primary location of additional data:

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

Name of repository: #

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**National Register of Historic Places
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Interstate Power Company Office Building

Dubuque County, Iowa

7. Description/Materials, Continued:

concrete

7. Narrative Description:

This nomination includes two buildings, each having an addition (see Figure #39) that was built to the north of each building. The earliest building, 1000 Main, was constructed in 1894 and gained a two-story corporate offices wing in 1989. It is included in the Upper Main Historic District due to its architecture and its role in commerce. A separate three-story building was built in 1956, gained a fourth floor in 1962 along with a two-level enclosed catwalk link to the 1894 building to the west (an alleyway separates the buildings) in 1962, and gained a single-story north/rear addition in 1981.

1000 Main, 1030 Main, Physical Descriptions:

The buildings are located in the northern part of Dubuque's downtown. They occupy the northeast corner of the intersection of Main and Tenth streets. Figure 1 depicts the several National Register-listed historic districts that are located in this part of Dubuque. The subject building is located within the Upper Main Historic District (listed April 11, 2005). The grayed area approximates the extent of the commercial downtown area. The Mississippi River is located half a mile to the east of this map. High bluffs separate the West 11th and Langworthy districts from the downtown area, which occupies a raised and level river terrace.

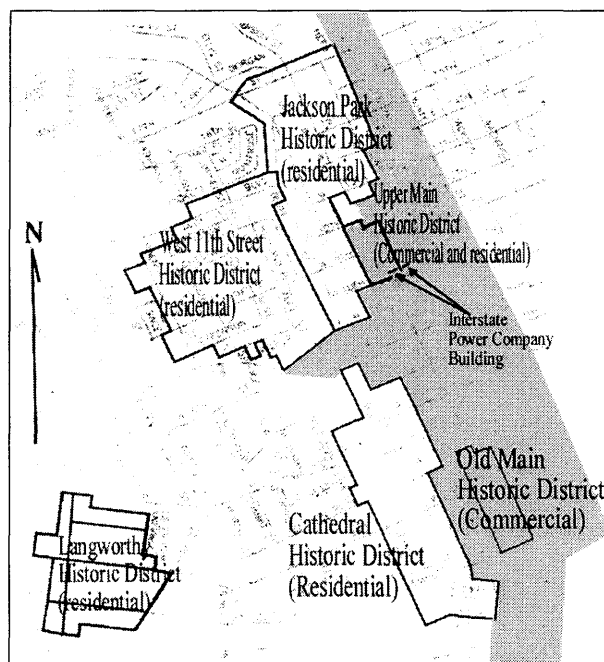


Figure 1: Location and setting for the nominated building (City of Dubuque, 2003, updated by Jacobsen)
The black dashes locate the subject buildings in the southeast corner of the Upper Main District, the gray area is the downtown commercial area

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Interstate Power Company Office Building

Dubuque County, Iowa

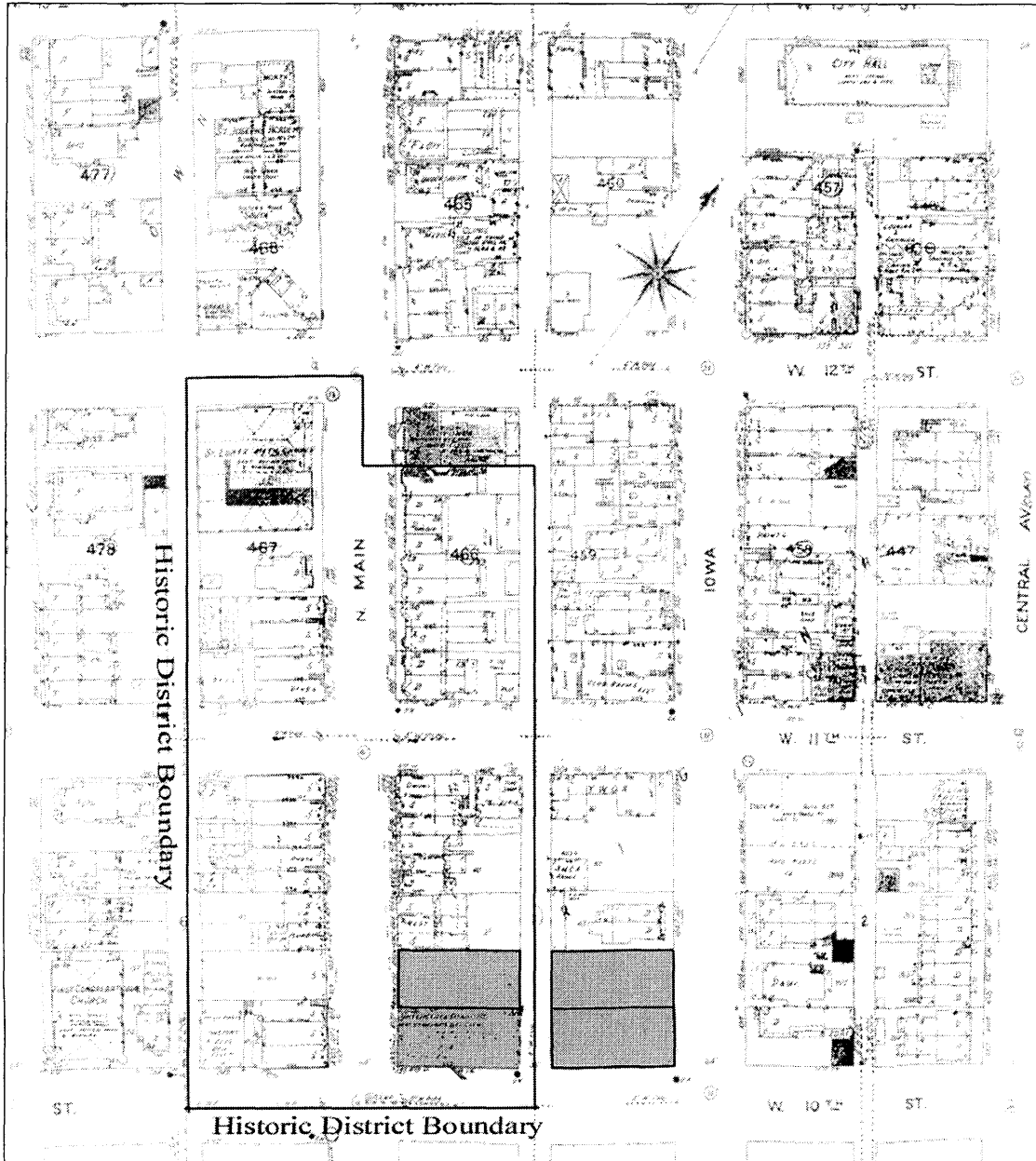


Figure 1a: Immediate vicinity of the nominated buildings (shaded, see Figure 39)
(1950 Sanborn Fire Insurance Map as template, adapted by J. Jacobsen, 2008)

The original and consequently older three-story brick building at 1000 Main is designed in the Queen Anne style by Dubuque architect Thomas T. Carkeek. There is a hint of the Romanesque in its third-story semi-circular window arches (Figure 2). It is a commercial design with a prominent raised parapet front. A rectangular stone panel, centered on the parapet front, bears Masonic symbols that evoke the building's secondary role, that of the Masonic Hall (*The Key City*, p. 87).

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Interstate Power Company Office Building

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Figure 2: Original appearance, 1000 Main, view northeast
(note hall entry alongside storefront to north, date stone on pediment)
(Souvenir Gems, 1897)

The building dimensions are 50 by 114 feet. The principal façade fronts west onto Main Street. The façade, on its upper two stories, is divided into three uneven bays, the center one containing a faux pavilion effect that is defined by pairs of flat pilasters. Within the center bay on the third story, a broader central window opening, with semi-circular relieving arch, is flanked by narrower window openings, with corresponding and matching arches. The brickwork within the arches is laid in voussoir fashion using rubbed brick. The brick courses are continued outwards without a defined arch so as to completely infill the wall areas between the pilasters. Two full-height flat pilasters create a pavilion effect although there is a uniform façade wall plane across the entire front. On the third floor front two more pilasters, narrower and with carved stone bases, project out midway at the springer level. Above this point, four similar pilasters are projected from the base of the parapet. These pilasters define and frame a central pediment. Elongated and closely-spaced corbelled brick columns support the parapet base. The parapet front itself consists of three paneled sections, the central one being the longest. It contains a carved stone Masonic panel, while the flanking panels have recessed brick panels. Sets of three square recesses are stacked on either side of each of the three panels. Originally a triangular pediment, bearing the year of construction, surmounted the parapet front (removed c.2005). A metal cornice separates the parapet and parapet base on the parapet front. This cornice is set between paired cornice

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levels that define the outermost bays on the façade. Matching corbelled brick columns support these side parapet sections. These are capped with decorative brick sills, a plain metal cornice, the same recessed brick panel pattern, in elongated form, and then by a more formal classical metal cornice. Six square brick corner finials with stone caps separate the parapet front sections.

Ornamental stone was used at seven levels across the façade. A belt course traces the top of the former transom level on the ground-floor and stone inserts anchor the two principal pilaster bases and the base of a corner pilaster (southwest corner). A stone sill course is continuous on the second floor and is interrupted only by the two pilasters on the third. Flat stone lintels are set flush above the second floor window arches openings. A broad plain stone belt course, set at the spring stone level of the third floor windows is continuous, continuing even through the pilasters. The final decorative stone element on the façade is the support bases of the inner set of short pilasters, placed at the base of the parapet wall.



Figure 3: Current storefront, view southeast (photo by J. Jacobsen, August 9, 2007)

No vestige of the original storefront survives (Figure 3) and the entrance is now located in the south end of the storefront area. The present storefront and fixed overhang date to 1956. The 1989 north three-story addition has a lighter colored brick front, but is vertically aligned with the floor levels of the original building. The shorter third floor contrasts distinctly. The recessed panel spandrel treatment, used on the upper two floors and parapet front, emulate a similar design element employed between the upper two floors and on the pavilion front of the earlier building. There is no functioning storefront on the addition. Its ground-level window openings are deeply recessed

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Interstate Power Company Office Building

Dubuque County, Iowa

between broad brick piers. Stone capitals and a continuous stone lintel, and stone lintels (both upper floors) and a stone sill course (second floor), further echo the original façade design.

The exterior design of 1000 Main Street reflects the provision of a taller third floor level (16 feet in height) for the fraternal hall and the windows on both facades at that level are considerably elongated using enlarged transoms. The corner location also allowed for a wrap-around storefront, with a one-bay-wide storefront extension on the south sidewall. This wrap-around effect is continued across the entire west bay of the south sidewall. The wrapping around of the façade detailing on the west end of the south wall might account for the adjustment in window height on the third floor previously discussed.

The south sidewall presents a secondary façade to West 10th Street. The stone foundation with finished water table is exposed fully at the east end of the plan due to the lower ground-level. Sidewall fenestration consists of three rows of paired rectangular lights. Those on the first floor (enlarged from the original half-window size) having stone sills and straight lintels, those on the second floor have the same lintels (separate above each window) but a stone belt course forms a continuous sill. The third floor windows have paired and intersecting broad brick arches, each of which is unusually bordered with a carved dripstone cap. This cap continues downward to intersect with a spring stone level stone band below. The easternmost five pairs of window sills on this level were slightly raised, due to the interior third-floor hall. These are elevated by two or three brick courses and the spring stone level stone band similarly adjusts abruptly upwards.



Figure 4: Truss that supported original hall ceiling and roof, view southeast
(the apparent rafters are actually diagonal braces)
(photo by J. Jacobsen, August 2007)

The building interior has been completely remodeled so as to exhibit virtually no original 1894 interior surfaces. The building originally had open plans on each floor level, the clear span resulting from a centered row of five round cast iron columns in the basement and lower two floors. On the third floor a Masonic Hall clearspan

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resulted from a combination of a few columns and an attic truss system that was centered on the plan running east-west. Offices and two stairwells were located along the north wall of the first floor. The current interior has boxed-in the columns and dropped ceilings, and new wall surfaces prevent inspection of surviving historic fabric. The exceptions are found in one corner of the basement and in the two attic levels, where original plaster walls and ceilings are exposed. The interstitial space resulted from the construction of a dropped ceiling, some six feet below the original hall ceiling.

One exception to the loss of interior historic fabric is the survival of a most substantial three-story brick vault. The vault, built in 1924, is located along the north wall in the second bay from the east end. It is used for storage purposes on the basement, first and second floors. It is specifically mentioned as a change made when the power company first remodeled the building for its uses. The building was substantially remodeled in 1989 when the three-story addition was constructed to house the executive offices of the company. The building interior was then largely reconfigured into open spaces (first floor) and conference rooms (basement). The roof is reached via a roof hatch on the 1989 addition. A ladder and door provide access to the second or lower attic and a ladder then reaches the attic proper and a second hatch exits onto the roof. The flat roof drains to the east. A high parapet wall retains a number of in-wall chimneys.

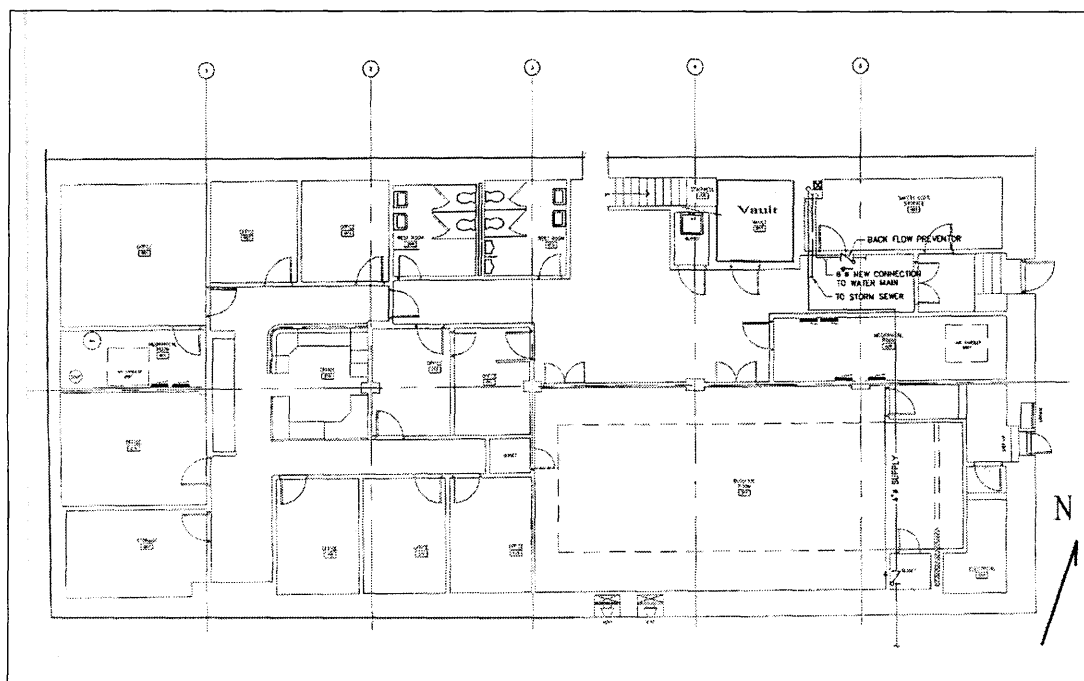


Figure 5: 1000 Main, basement plan
(map template by Shive-Hattery, Inc., 2000, courtesy of owner)

The basement is infilled with small offices, systems rooms (geo-thermal in the northeast corner, just east of the vault), and a large conference room area. One passenger elevator is immediately west of the vault and a single stair

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system also connects the basement and upper floors (the stair is actually located in the addition). The basement is sufficiently above ground at its east end so as to allow an alleyway door.

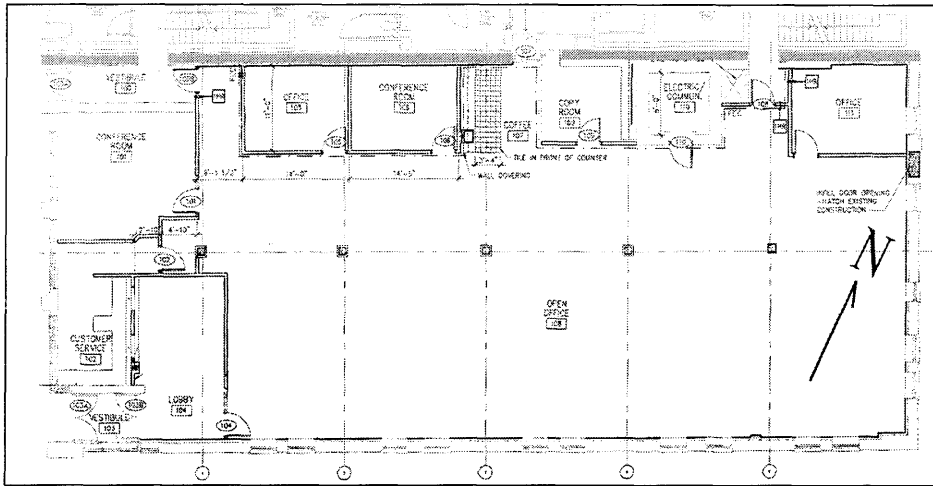


Figure 6: 1000 Main, first floor plan
(the gray line separates the original building and the 1989 addition)
(map template by Shive-Hattery, Inc., 2000, courtesy of owner)

For many years the former storefront area was reconfigured for and used to process customer utility bills. Recent changes have redeveloped this end of the first floor as larger meeting rooms. The first floor is largely open (occupied by moveable cubicles) with offices along the north wall. The vault and elevator are both located along that same wall, near the northeast corner of the plan. The structural column layout is particularly clear in Figure 6.

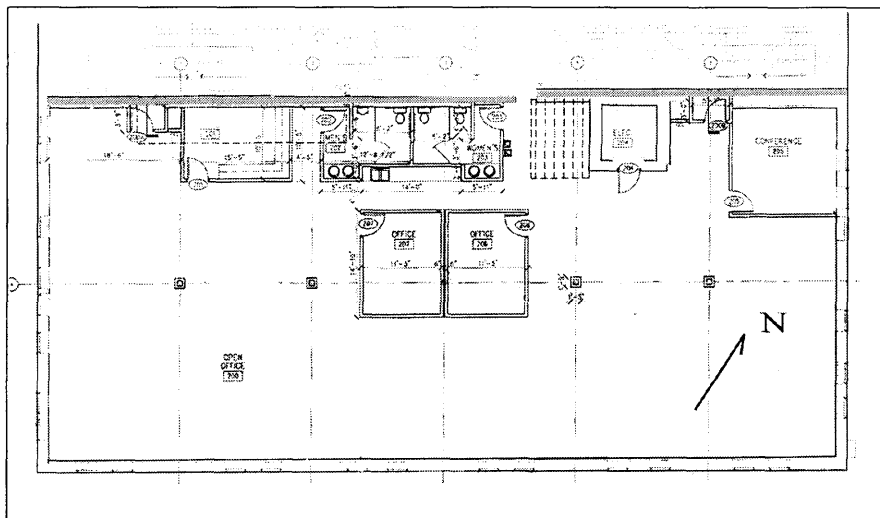


Figure 7: 1000 Main, second floor plan
(the gray line separates the original building and the 1989 addition)
(map template by Shive-Hattery, Inc., 2000, courtesy of owner)

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The second floor remains mostly open as far as fixed partition walls are concerned. These cluster along the north wall.

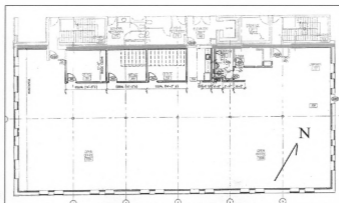


Figure 8: 1000 Main, third floor plan
(the gray line separates the original building and the 1989 addition)
(map template by Shive-Hattery, Inc.2000, courtesy of owner)

The third floor is the former Masonic Hall space and it too remains structurally open, with a few offices clustering along the north wall. The vault doesn't extend to this level.



Figure 9: Parapet and cornice detail, southeast corner, view south
(photo by J. Jacobsen, August 2007)

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Alterations, 1000-1030 Main:

1894: Original construction of 1000 Main.

Pre-1909: There was a flush-mounted ladder fire escape with landings on each of the upper floors (1000 Main Street, East end wall) and a connection to the roof as early as 1909 (Sanborn Map) and it was still present as late as 1962 (1962 Sanborn Map). It has been removed.

1924: The building is converted to house Dubuque Electric Company. This included the construction of a three-story brick vault and the installation of a 40-foot high vertical electrical sign with 725 light bulbs. The interior was completely remodeled with new tile floors and walnut trim work. The third floor hall was converted into an employee's meeting and recreation room, with a kitchen and dance floor. The substantially lowered ceiling certainly dates to this remodeling. The building ground-floor was kept open to display appliances and light fixtures and the front storefront was particularly re-designed for these displays. Executive offices, bookkeeping and the treasury department occupied offices on the second floor. With the closing off of the hall the storefront was likely extended north, eliminating the separate stairway and access to the third floor.



Figure 10: Building remodeled to house Dubuque Electric Company, 1924
(*Telegraph-Herald*, September 26, 1924)

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1956: A new storefront with a porcelain enamel surface, was installed by the end of the year. The same storefront with a fixed canopy, remains in place today. The remodeling marked the establishment of a district office in the building and the completion of the building addition to the east. The probable architect was the same one who designed the new building, Durrant-Berquist. A one-story enclosed catwalk (linking the second floor of the west building and the third floor of the new one) was constructed as a link to the newly built 131 West 10th building to the east. Two east windows were enlarged as single doors. The rear fire escape was removed to make way for this change.

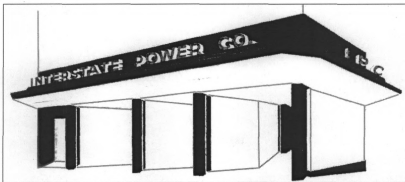


Figure 11: Architect's sketch for new entrance/storefront, view northeast
(*Interstate Power News*, Summer Issue 1956)



Figure 12: 1966 photo of storefront, view southeast
(note original windows, additional signage with "Ready Kilowatt")

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(Dubuque Iowa, 1966)

1962: Construction of a third floor enclosed catwalk link to the new fourth floor on 131 West 10th building to the east. An additional east window was enlarged as a single door. South ground-floor window sills on the 1894 building were lowered at some point after 1962, probably when the retail display function of the ground-floor was discontinued.

1989: Construction of the three-story north addition, relocating executive offices and stairways, elevator to that location, and reconfiguring the building interior.

1997: Alliant Energy changes exterior signage following corporate acquisition (Nester Signs and Advertising, building permit issued March 3, 1998).

2001: Additional internal remodelings, design work by Shive-Hattery, Inc., Cedar Rapids (plans dated May 2, 2001). These changes reflected the post-Alliant Energy purchase and the internal reorganization of these offices. The current dropped ceiling systems and floor layout date from this work.

2005: Removal of the triangular pediment on the 1894 building façade.

2006: Removal of a two-story catwalk (third and fourth floors) link to 131 West 10th upon end of lease.

Integrity Evaluation, 1000 Main Street:

Apart from the provision of an exterior fire escape, all of the enumerated changes in this document are due to the purchase and occupancy of the 1894 building by Dubuque Electric Company and then Interstate Power Company. Thus the building and its various additions collectively and directly reflect the evolving and growing use of the building(s) as a central administrative facility for those power companies over time. The two additions both postdate 1962 as do the more recent storefront changes, the replacement of windows (1894 building) and the addition of a fourth floor on the 1955 building. The other substantive change was the lengthening of ground-level south side windows.

The exterior maintains a sufficient degree of all seven aspects of integrity: location, design, setting, materials, workmanship, feeling, and association. The integrity of the immediate commercial setting of the original building is attested by its role as a contributing building within the Upper Main commercial historic district. The commercial setting and streetscape contribute to the building's ability to maintain integrity of feeling and association. Materials and workmanship, particularly the exterior brickwork and stone decorative work, remain intact. The window replacements, with a choice of reflective dark glass and inappropriate designs, and the loss of the historic storefront are both detrimental changes relative to materials, design and workmanship. The ceramic storefront and canopy (1956), while intrusive to the original design, represents the historical evolution of the building as it relates to the historical theme, and the alteration is in excess of 50 years of age. The overall form of the building has remained unchanged; its roofline is retained apart from the loss of a small triangular pediment and some finial/chimney extensions. The 1989 three-story addition mimics the original building design but not to the extent that it can be

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confused as being historical. Inside, the original fraternal hall ceiling survives above a hung second attic level and a three-story brick vault remains in place (safe doors removed) and the floors retain their original open scale and the support columns are either visible or survive within boxed frames. In summary, the building's integrity has the best of both worlds: it was sufficiently representative of its late 19th century origins to contribute to its associated historic district, yet it has evolved to be individually significant so as to represent a considerably later historical theme, that of the successful growth of a municipal power company into a regional power consortium.



Figure 13: Supplemental photo, detail, south parapet and cornice
(photo by James Jacobsen, August 9, 2007)



Figure 14: Supplemental photo, detail, sealed basement windows, southeast corner, view northwest
(photo by James Jacobsen, August 9, 2007)

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Figure 15: Supplemental photo, north sidewall, 1030 Main, view southwest
(photo by James Jacobsen, August 9, 2007)

131 West 10th Street, Physical Description:

The free-standing east building, considered an “addition” to the 1894 building when it was built, was originally a three-story (with basement) rectangular commercial office plan that measured 50 feet by 112 feet (with 5,600 square feet of workspace per floor). The structural/construction system is steel frame with concrete bearing walls with brick veneer. The building’s principal façade fronts south on West 10th Street. The secondary or east façade, fronts onto Iowa Avenue. The building is located immediately east of 1000-1030 Main, the two buildings being separated by a north/south-running alleyway. The building gained a fourth floor in 1962 and a two-story north addition in 1981. The building was designed by the Durrant-Berquist architectural firm.

The design is a mix of the International Style (horizontal window bands, boxy yet low-profile massing) and the Moderne (the use of glass block in a curved wall on the recessed entrance). The architect used visually unbroken window bands on each floor to contrast with the uninterrupted bands of brick that separated them. The storefront level utilized the same single-light rectangular windows in combination with a row of aluminum base plates. Only the structural columns, six along West 10th and three (double-counting the southeast corner column) on Iowa Avenue, were allowed to break the banding pattern. The columns divide the bands into bays. The same banding pattern continued around the secondary façade on Iowa Avenue. The ground-level drops away to the east and the building foundation was increasingly exposed as one continued eastward. A single corner door was located in the north corner along Iowa Avenue. Triple-light window bands are also located in the north bay of the west sidewall. There are two small shipping doors on the west/alley sidewall.

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Figure 16: Fourth floor, overview looking southeast
(photo by James Jacobsen, August 9, 2007)

The only detailing on the brick veneer exterior was a provision for a continuous sill and a matching lower belt course on each of the brick wall bands. A plain coping serves the same function along the uppermost band. Otherwise the buff-colored brickwork was laid with an effort to produce a seamless wall plane. A flagpole was original to the design, and was placed on the penthouse. This element was retained when the additional floor was added. Figure 17 illustrates the cadence of wall plane and window bands and the low profile of the penthouse on the west end of the plan.

The building structural system combines steel I-beams with reinforced concrete floors. The steel skeleton is fireproofed. The roof system consists of a metal under-lyment with concrete cap and composition roof covering. The floors are all largely open plan with concrete block partition walls. The former stair/elevator penthouse was clad in the same exterior brick and survives largely intact on the west end of the third floor. It was simply converted into a stairwell enclosure. A former concrete roof hatch remains in place on the third floor (former roof) and the brick parapet walls, also brick clad on their interior walls, can also be observed.

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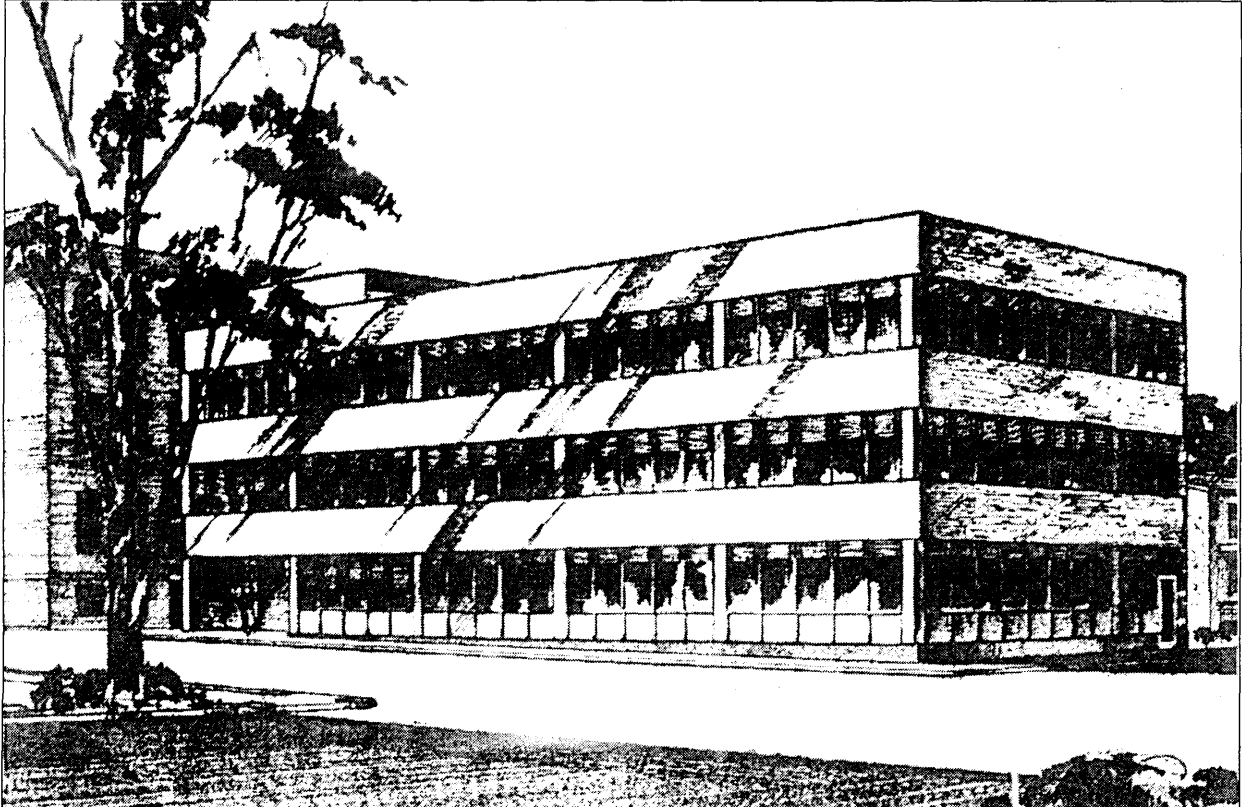


Figure 17: Architect's sketch, view northwest (note penthouse left of center)
(*Telegraph-Herald*, January 30, 1955)

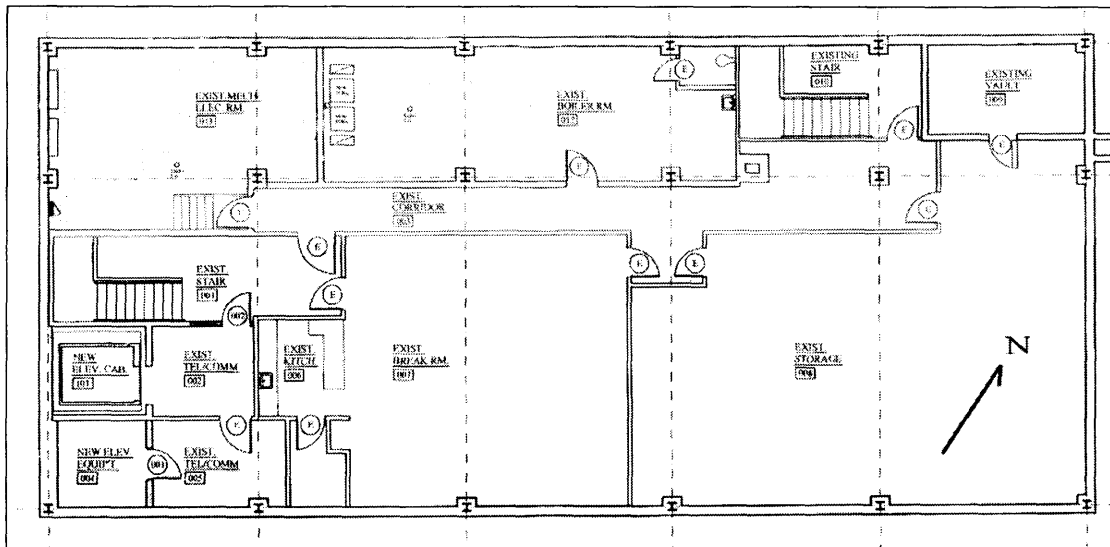


Figure 18: 131 West 10th Street, basement plan
(As built plants, Jeff Morton Architect, 2007)

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The basement plan (Figure 18) locates the primary stairway (west center of plan) and the secondary staircase in the northeast corner. The elevator is to the south of the former.

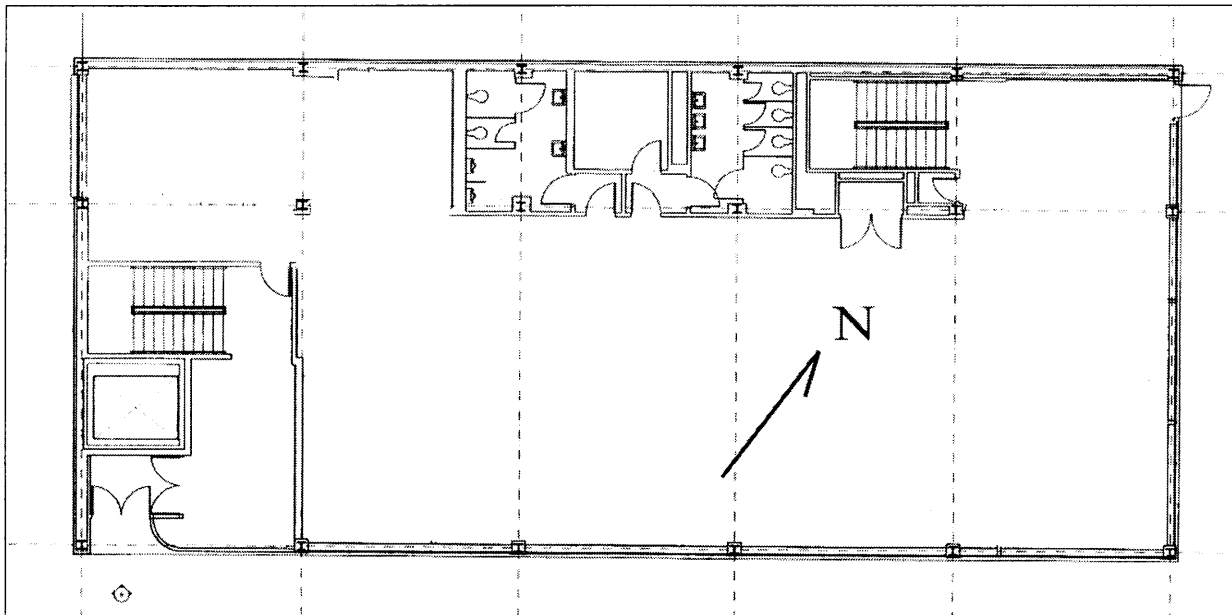


Figure 19: 131 West 10th Street, first floor plan
(As built plants, Jeff Morton Architect, 2007)

Figure 20 well illustrates the original open floor plan that typified this building. Save for the aligned bathrooms and north stairwell on the north wall, there were no other interior partition walls.

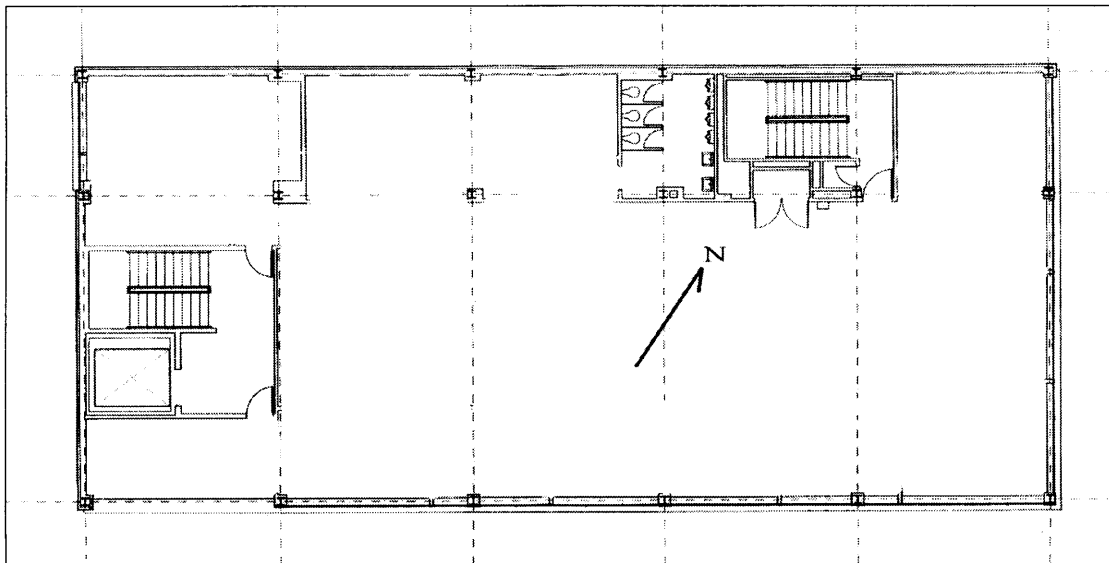


Figure 20: 131 West 10th Street, second floor plan
(As built plants, Jeff Morton Architect, 2007)

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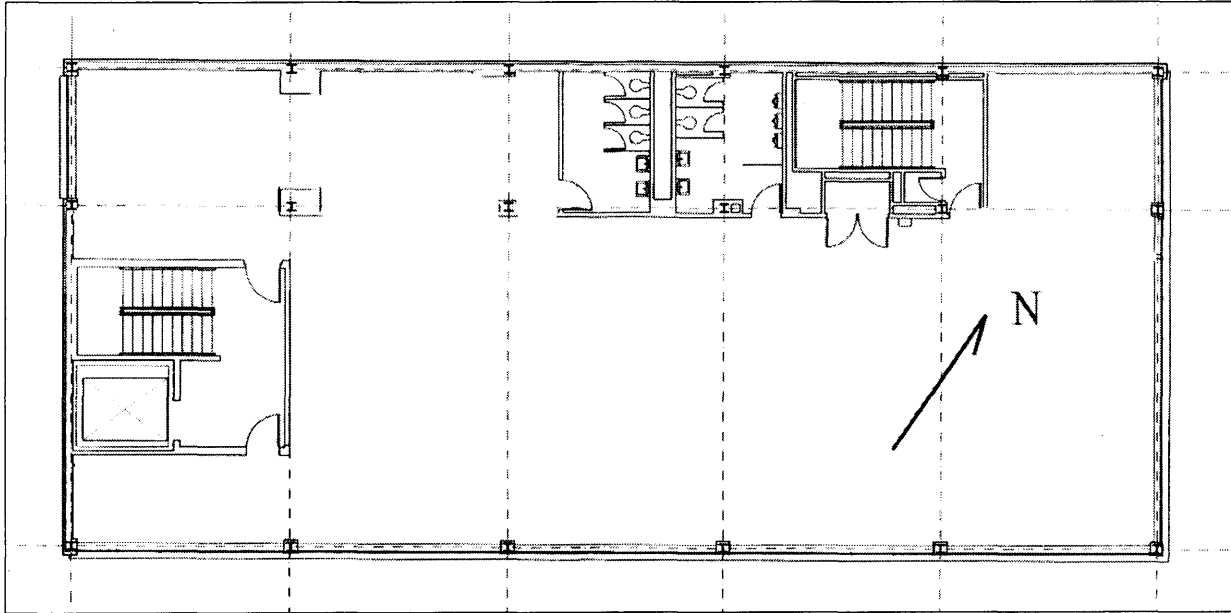


Figure 21: 131 West 10th Street, third floor plan
(As built plants, Jeff Morton Architect, 2007)

Figure 21 shows the original rooftop penthouse configuration, now used as a stairwell. Note that a shared landing with entrance doors serviced both the stairs and the elevator. The former roof hatch is located in the northwest corner of the plan.

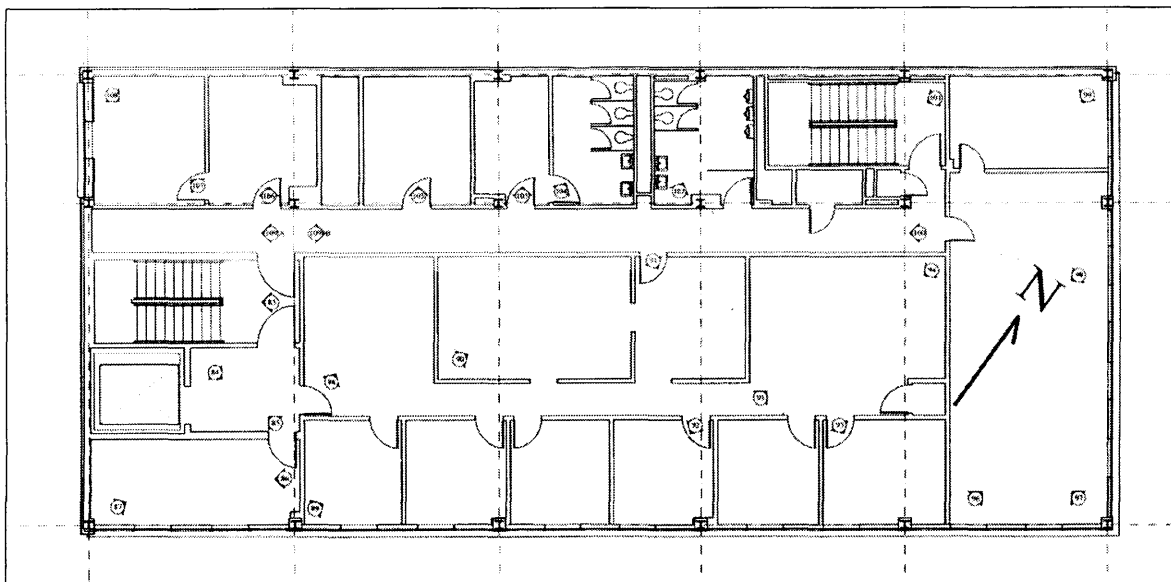


Figure 22: 131 West 10th Street, fourth floor plan
(As built plants, Jeff Morton Architect, 2007)

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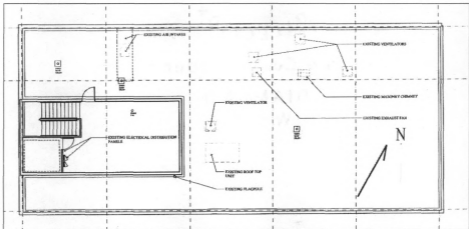


Figure 23: 131 West 10th Street, roof and penthouse floor plans
(As built plants, Jeff Morton Architect, 2007)



Figure 24: Fourth floor, overview looking southeast
(photo by James Jacobsen, August 9, 2007)

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Figure 25: Fourth floor, overview looking southeast
(photo by James Jacobsen, August 9, 2007)

The 1981 two-story addition to the north is an addition only in the sense that it functionally replaced the computer equipment containment function of the 1956 building to the south. It was built and owned by Interstate Power Company, while the 1956 building was always leased by that company. The addition had no internal linkage with the 1956 building. It has concrete load-bearing exterior walls with a matching bluff-colored brick veneer. There is no basement. It is included in this nomination because of its "addition" classification. The building was constructed by the Willy Construction Company at a cost of \$114,918 (building permit issued December 23, 1980).

Alterations, 131 West 10th Street:

1955-56: Original construction (Conlon Construction, building permit issued March 8, 1955, \$250,000, separate elevator permit issued September 22, 1955 to Montgomery Elevator Company, \$17,000). Construction of second and third floor enclosed catwalk between the two buildings.

1962: Addition of a fourth floor and the extension of the penthouse. Construction of a fourth floor catwalk link to 131 West 10th building when the latter building gained a fourth floor.

1981: Construction of two-story addition to the north. Unspecified remodeling was done in the 1956 building at a cost of \$10,500. Conlon Construction Company secured a building permit on November 25, 1980).

1981: The building interior was remodeled at a cost of \$114,918 in conjunction with the construction of the building to the north (Willy Construction, building permit issued December 23, 1980).

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1987: The building interior was remodeled at a cost of \$70,000 (Conlon Construction, building permit issued June 5, 1987).

1996: The building was remodeled for office use at a cost of \$3,750 (Conlon Construction, permit issued March 2 1996).

2006: Removal of a two-story catwalk (third and fourth floors) link to 131 West 10th upon end of Alliant Energy lease.

2007: Building interior partition walls removed as part of building redevelopment project. The building is being redeveloped as an office building. While the interior spaces will be infilled with offices, the building exterior will be restored. The primary staircase is to be retained.

Integrity Evaluation, 131 West 10th Street:

The exterior of this building maintains a sufficient degree of all seven aspects of integrity: location, design, setting, materials, workmanship, feeling, and association. The integrity of the immediate setting of the building, illustrated by its commercial setting and streetscape, contributes to the building's ability to maintain integrity of feeling and association. Workmanship is reflected in the well-preserved brick veneer. Materials, apart from the covering of a portion of the windows with removable panels, remain intact and the present building redevelopment will restore the original window lines and appearance. The overall form of the building has remained unchanged once it assumed its intended scale in 1962. The building retains its original stairwells and elevator shaft. The losses of some minor consequence include the removal of the catwalk connections to the 1894 building to the west, and the removal of the few concrete block interior partition walls. The building had an open plan on each floor and these survive. Demolished areas include the restroom areas along the north wall on each floor and the basement walls as depicted in Figures 18-22. In summary, this building, in its architecture and its enlarged state, should be interpreted as an addition to the 1894 building and a continuation of the associated historical theme, of an enlarged and evolving architecture that was in response to the successful expansion of and the increasingly technical nature of a regional power company.

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Figure 26: Supplemental photo, detail, 131 West 10th entrance, view northeast
(photo by James Jacobsen, August 9, 2007)



Figure 27: Supplemental photo, detail, 131 West 10th west wall, alley
(photo by James Jacobsen, August 9, 2007)

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8. Architect/Builder Continued:Barquist, Ray**8. Significance Statement:**

These buildings are historically significant on the local level for their direct association with the history of electric power service in Dubuque (Criterion A commerce) and the evolution of the municipal power company into regional energy entities. The claimed period of significance is that of 1924-1962, the time period that marks initial association with the Dubuque Electric Company and the last enlargement of the 1956 building addition. Two historical themes make these buildings significant. They are directly associated with the history of the Dubuque Electric Company/Interstate Power Company and they, particularly the 1956 building, represent the onset and maturation of the use of computers in the energy industry. The Dubuque Electric Company, organized in 1916, represented the consolidation of numerous local power and streetcar companies that had served the city from its earliest years with various degrees of success. The Dubuque Electric Company acquired this building in 1924 and this was the first building to have a sustained connection with the energy service business, one that continues to the present day. The company was reorganized as the Interstate Power Company in 1925 and this building was headquarters for the emergence of a regional electrical utility that, at its height, would serve parts of four states. Shaken by the Great Depression and downsized by anti-trust court rulings, the company barely survived into the post-World War II years. A separate three-story adjacent Modern style building was designed and built in 1956 to house the earliest mammoth computers and their associated air conditioned environments. This second building, in fact a free-standing addition, also represented a second phase of extensive company growth and expansion. Subsequent additions to both the 1894 and 1956 buildings in 1962, 1981 and 1989 similarly reflected this exponential regional growth. The building(s) continued to house the corporate headquarters until 1996 when Alliant Energy purchased and absorbed the company.

The design and construction of the building at 131 West 10th Street was directly related to the introduction of the computer to operating a regional energy company. These early computers were massive behemoths that used so many vacuum tubes that air conditioning was mandatory to keep the system from melting itself. Thus air conditioning on a major scale came hand in hand with employing these early large computers. The initial computer system filled the entire ground-floor. In 1962 it was moved to the new fourth floor and then in 1981, it was relocated to the building to the north of 131 West 10th, where it remains today. Consequently, the 131 West 10th Street building played an integral role in the history of the Interstate Power Company.

Criterion Consideration G does not apply in this instance because each of the successive additions, including the ostensibly separate 1956 building, simply enlarged or improved the original 1894 building as the company grew.

Linkage to the Multiple Property Document:

The applicable multiple property documentation form is James E. Jacobsen's, *Dubuque—The Key City: The Architectural And Historical Resources of Dubuque, Iowa, 1837-1955*. This MPDF was first developed in June 2002 and has been sequentially expanded and refined over each of the successive five survey, re-survey and district

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nomination phases through 2004. This document defines a series of chronological historical contexts, establishes registration requirements for commercial and industrial buildings, and contains recommendations for National Register eligibility. The building at 1000 Main Street was listed on the National Register of Historic Places on April 11, 2005 as a contributing building within the Upper Main Historic District.

Power generation per se was not researched or discussed in this document, although it was indirectly treated from the standpoint of the history and improvement of mass transit in Dubuque under the contexts titled "The Key City, 1859-1893;" (p. E-57), "Fitful Growth and Maturation, 1894-1911," (pp. E-88-E-92). Consequently any National Register eligibility recommendations focused on the streetcar and streetcar labor history components of the local energy history. Under architectural recommendations, 1000 Main was recommended as being eligible. The building at 137 West 10th Street was not surveyed at all due to its post-dating the time period covered by the multiple property document.

Power Company History:

The history of electrical power in Dubuque, in the form of a municipal franchise, dates back to early 1883. As early as 1890 the provision of electricity was combined with streetcar service. A rapid succession of acquisitions and failures witnessed the rise and fall of the Dubuque Light and Traction Company (1893), Home Electric Company (1899), Union Electric Company (1900), and finally the Dubuque Electric Company in 1916. By the time that Dubuque Electric was purchased by the Utilities Development Corporation in 1924, it was providing power and streetcar service to all of Dubuque, and East Dubuque, and electricity to Dyersville (Lyon, pp. 137, 220; *Telegraph-Herald*, July 21, 1916).

The Dubuque Electric Company was a Chicago-based corporation and such "outside" ownership reflected the realities of the emergence of the large-scale utility company. On September 26, 1924, the company established its offices in 1000 Main, on the northeast corner of West 10th and Main streets. Just six months later it was purchased by Interstate Power Company, a new utility company that had incorporated under the laws of the State of Delaware, on April 18, 1925. This new utility company had started servicing customers in Iowa and Wisconsin but quickly added Minnesota, Illinois, North and South Dakota, Nebraska, Oklahoma and Manitoba, Canada service areas (*Telegraph-Herald*, April 20, 1925; Interstate Power Company: A History, pp. 1-6).

The company represented the emergence of what was termed the "utility holding company." It started in Chicago as the "Utilities Development Corporation," and was re-titled the "Utilities Power and Light Company" previous to its 1925 reincarnation. It expanded rapidly in the years 1913-1925. The company was first headquartered at McGregor, Iowa, and then at Albert Lea, Minnesota, prior to the acquisition of the Dubuque market. Reflective of its rapid growth was the purchase, in early May 1926, of ten other public utility companies. These new acquisitions serviced 171 towns in the Dakotas, Nebraska, Oklahoma and Canada. This increase alone promised to bring 15-25 new employees to the central offices in Dubuque. At the time of this expansion the company was providing power to Dubuque, Clinton and Albert Lea (Minnesota) and its holdings in those urban areas amounted to \$40 million. But this enlargement substantially increased the territory that the company served. The company built Iowa's first all-steel tower transmission line between Clinton and Dubuque in 1926. Most of its expansion was accomplished by 1927.

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The Great Depression was hard on utility companies because they were overvalued. Federal law changes (the Wheeler-Rayburn Act of 1935) eliminated all holding companies save for those that had single controlling systems within a single service district. A peculiarity of Iowa's utility industry was that it was one of three states (the others being Minnesota and Texas) where there was no state public utility commission. Consequently, local voters determined



Figure 28: 50th Anniversary of Interstate Power Company, 1975
(Interstate Power News, Fall 1975)

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which utility company would serve them and this greatly changed the dynamic of providing utility service. A company could, at least in theory, suddenly lose a community at the drop of a ballot. Post-depression, the company's former eight-state service area was reduced to parts of just three states and it took three reorganizations over 13 years to put the company back onto solid footings. Company President Milton Kapp is credited with changing "a tottering candidate for failure into one of Iowa's healthiest utilities" by 1955. He was brought on as manager in 1939. The company was over-capitalized, losing franchises through local franchise votes, and demoralized. Annual revenue as of 1948 was \$11 million. By 1955, that figure was at \$18 million. By the latter year the company had \$65 million in assets and a thousand employees, distributed over ten service districts. A \$10 million offering of preferred stock in late 1954 sold readily (*Forbes Magazine*, May 1, 1955, p. 40; *Telegraph-Herald*, May 4, 1926; *Telegraph-Herald*, April 20, 1975; A History, pp. 6-12).



Figure 29: c.1940 view, northeast to 1000 Main Street
(Interstate Power Company Photo Collection, Center for Dubuque History, Photo IP-091)

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Figure 30: First floor meeting, 1000 Main, c.1955
(Interstate Power Company Photo Collection, Center for Dubuque History, Photo IP-150)



Figure 31: Machine accounting department, c.1940, third floor, 1000 Main
(Interstate Power Company Photo Collection, Center for Dubuque History, Photo IP-081)

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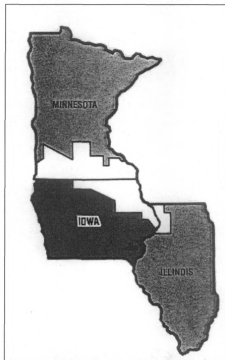


Figure 32: The 1990 company service area (white three-state area) (1990 Annual Report)

Dubuque was the company headquarters as late as the 1980s. Figure 32 shows the 10,000-square mile long-term service area of the utility company. District offices were then located at Fulda and Albert Lea, Minnesota, and Mason City, Decorah, Oelwein, Dubuque and Clinton, and power plants were located at Winnebago, Minnesota, and Decorah, Dubuque and Clinton. Total customers numbered 158,270 located in 234 communities (1990 Annual Report, p. 5).

Curiously, in recent years the company underwent a second exponential growth spurt beginning in 1995 when it merged with two other entities, WPL Holding Company and IES Industries. It was renamed the Interstate Energy Corporation. The consolidation made it one of the 34 largest electric utility companies, with \$2 billion in annual revenues and assets of \$4.5 billion. Within a year it was again re-named, when it was sold, as the Alliant Corporation. This acquisition had a financial impact on Dubuque due to the loss of a great many high salaried managerial and support jobs and the Dubuque buildings lost their corporate headquarter status. The company lease of 131 West 10th Street was terminated or expired as a result of this change (1996 Annual Report, p. 1; Alliant Corporation 1997 Annual Report; interview, Terry Hefel).

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The company also operated bus systems in Dubuque and East Dubuque, a result of the Dubuque acquisition having included both public transportation and utilities. One of the problems in Dubuque was that drivers would pick up friends at bus stops, stealing customers and revenue from the busses. They ran a 30-day radio campaign to discourage the pick-ups, and after that they unsuccessfully tried moving the bus stops to more obscure locations. A local used car dealer then ran spots urging the public to neither walk nor wait at a bus stop for a friend to pick them up. His solution: buy a used car! As revenues declined, the energy company sold off its transportation sector in 1973 (*Forbes Magazine*, May 1, 1955, p. 40).



Figure 33: This promotional bus photo captured the company headquarters in the background, Main Street, view north, January 19, 1968
(Interstate Power Company Photo Collection, Center for Dubuque History, Photo IP-159)

The Building History, 1000 Main Street:

This site was long occupied first by the Baptist Church (1857+) and then by the Universalist Church which used the same brick building. J. V. Rider acquired the church building and, in partnership with George Burden, built this building in 1894-95. Rider and Burden partnered in real estate and speculative building ventures in addition to their other business interests. The building architect was the noted Dubuque designer Thomas T. Carkeek (1843-1927). The Dubuque Cabinet Makers Association was an unusual and longtime cooperative success story, one that existed from 1867 until c.1924, and this building was associated with its most thriving years. By 1906, the Association no longer occupied the storefront level, however. The Masons were the intended tenants for the third floor hall, but they were initially displeased with their leased quarters and threatened to simply sub-lease the third

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floor in 1894. Later historical photographs show Masonic emblems in the third floor side windows, however. City directories only list the Masons as being at this address as of 1906. The Iowa House Furnishing Company (P. A. Leonard, owner) partly replaced the cabinetmakers at this address in early 1902, occupying the lower two floors. This firm could completely furnish a house. A three-room flat could be furnished for \$150, five or six rooms for \$1,500 (*Enterprise*, March 9, 16, 1902). J. R. Herrmann & Son, also furniture dealers, fully occupied the building from 1909 through 1923. A year later the building became associated with the Dubuque Electric Company (*Telegraph*, September 17, 1894; Dubuque city directories; Shank, p. 38; Lyon, p. 53).



Figure 34: Main Street, 1000s block, view northeast from 10th Street, c.1900
(Center For Dubuque History, Loras College)

The building's grand opening took place on September 27, 1924. Prior to the public invitation, the 40-foot high electrical sign (see Figure 29) had "fairly outshone the street" as nearby retailers had hosted their fall openings. Local architect Karl F. Saam designed the remodeled interior. On the first floor, sales and service departments (65 feet by 50 feet) adjoined an extensive series of display windows. Illuminated with concealed overhead lights (with changeable colored screens), these displayed light fixtures and appliances. The second floor offices were occupied by the bookkeeping and treasury departments and the executive offices, with a merchandise storeroom in the back of the plan. The third floor served a purpose "which is decidedly in keeping with the spirit of the times, and which does much toward how large concerns of the modern age of commerce are caring for the welfare of their employees." A employees' meeting and recreation room contained a large dance floor, kitchen, and recreation/meeting room. At this time the company had 225 employees and a major benefit was a group life insurance program (*Telegraph-Herald*, September 26, 1924).

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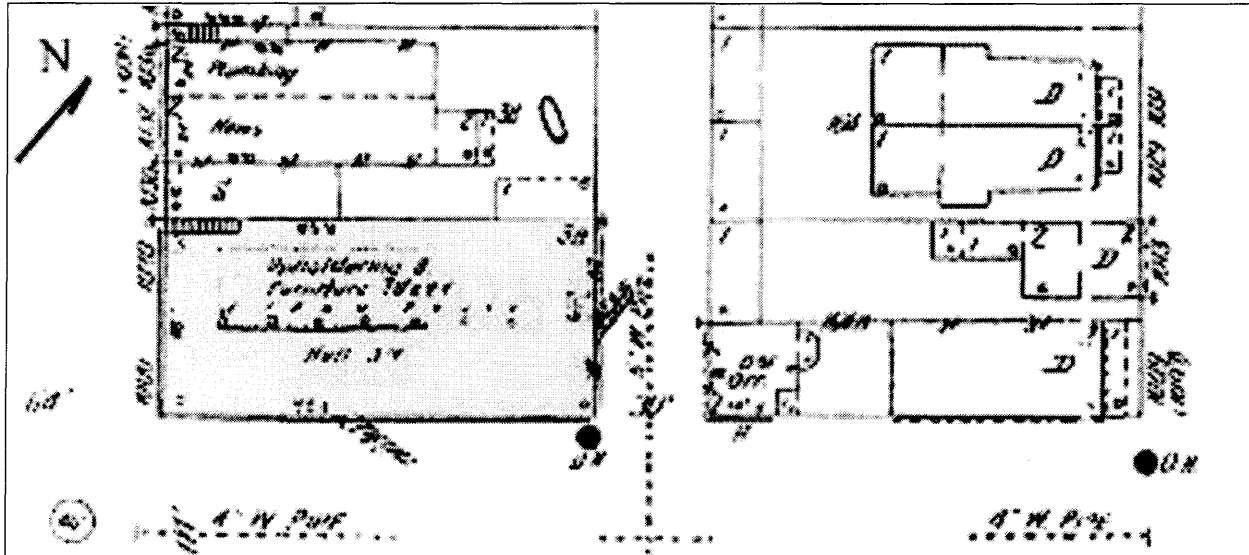


Figure 35: Detail, 1909 Sanborn Map

Figure 35 depicts the building as still housing the furniture store and third floor hall. The stairs leading to the hall occupy the northwest corner of the plan where there is a separate front (west) entrance. Fire escapes are centered on the south and rear (east) walls. Figure 36 depicts the building as of 1950, when it housed the electric company.

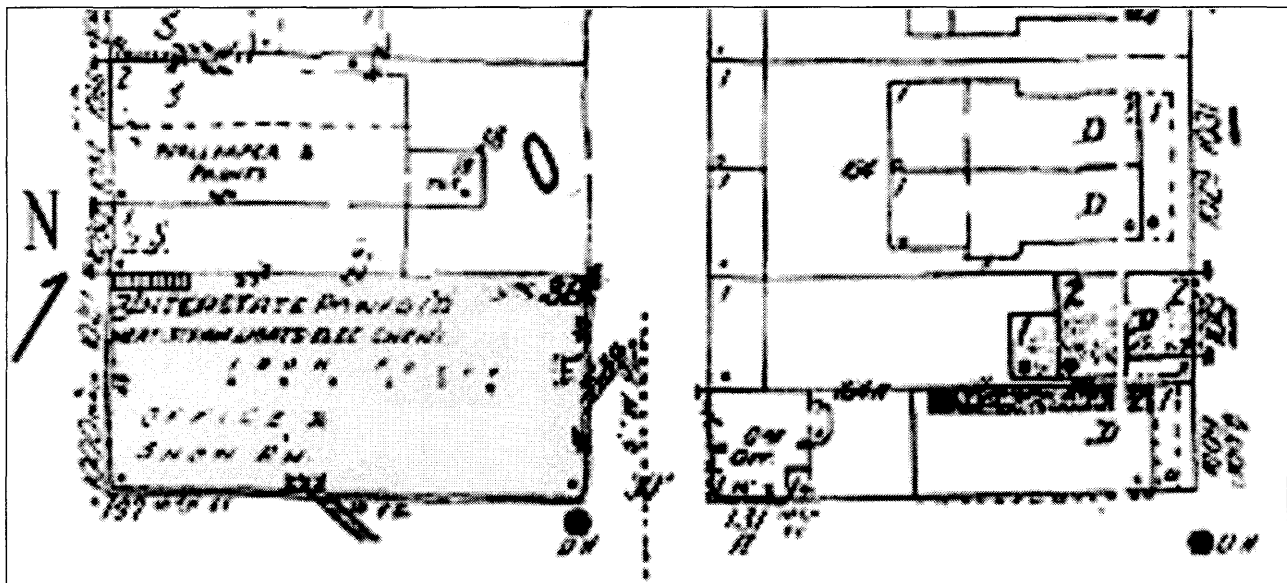


Figure 36: Detail, 1909/1950 Sanborn Map

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Figure 37: 1960 photo, view northeast
(Interstate Power Company Photo Collection, Center for Dubuque History, Photo IP128)

The Building History, 131 West 10th Street:

The building permit for this building, costing \$250,000, was issued to Willy Construction Company on March 8, 1955. Construction work began in late February with a target completion date of February 15, 1956. The Montgomery Elevator Company received a separate permit on September 26, 1955, for the \$17,000 elevator (*Telegraph-Herald*, January 30, 1955; Dubuque building permits).

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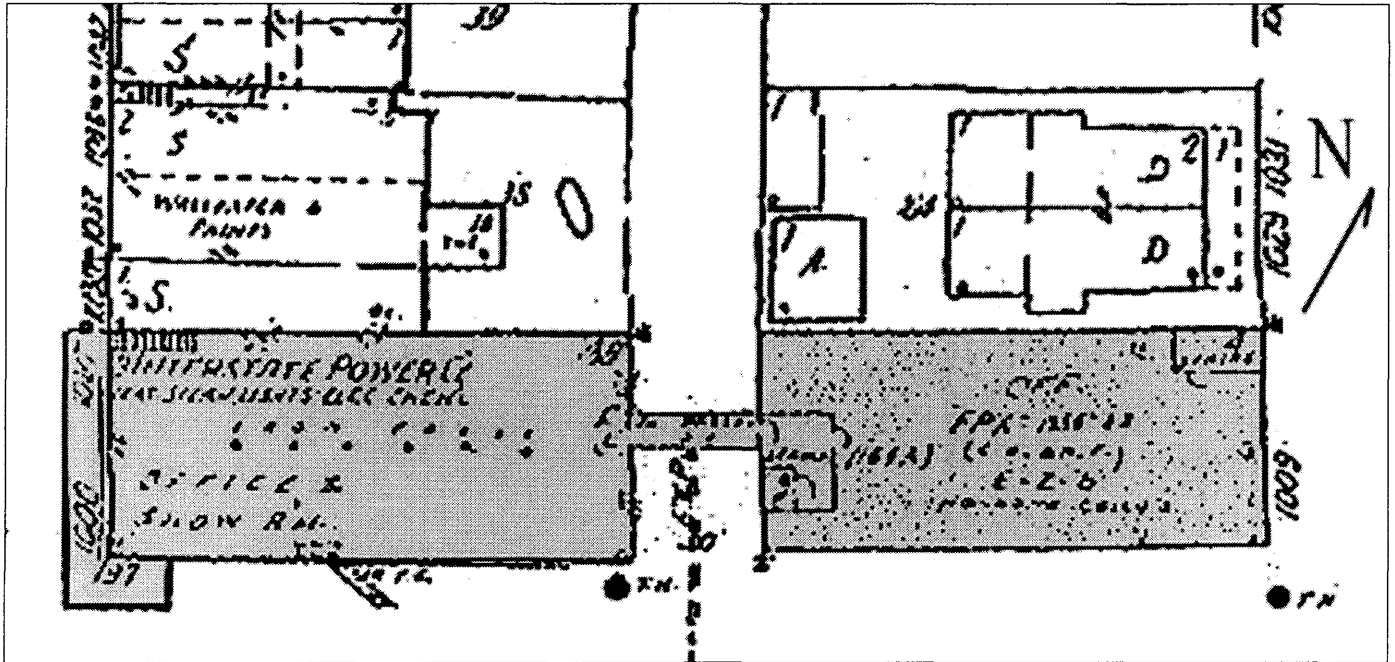


Figure 38: Detail, 1909/1962 Sanborn Map

The public announcement termed the planned building “the most modern in the city.” The entire building was to be air conditioned, largely due to the extensive computers that it would house on the main floor. The basement was to house utilities, the air conditioning equipment, phone equipment and storage space. The first floor was mostly occupied with “machine accounting equipment,” a coffee room, women’s lounge and a first aid room. The second floor housed the general accounting offices and executive department offices, the men’s restroom and a lounge, vault and storage space. Private executive offices occupied the third floor along with a large conference room and telephone switchboard quarters and restrooms. From the beginning, enclosed walkways or catwalks linked the new building on the second and third floors with 1000 Main Street levels to the west. Due to the differing elevations, the floor levels on the west end were one story lower than the east end counterparts. When the building gained a fourth floor in 1962, an additional catwalk level was added. This building housed the company executive offices from its construction until 1989 when the addition at 1030 Main was completed. Figure 38 depicts the initial three-story building at 131 West 10th Street. The catwalks are depicted, as is a stairwell penthouse in the northeast corner. This building is being redeveloped for office use (*Telegraph-Herald*, January 30, 1955).

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9. Major Bibliographic References:

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1997 Annual Report

Dubuque building permits

Dubuque County Assessor

Dubuque Iowa, 1966 [Interstate Power Company brochure]

Forbes Magazine, May 1, 1955

Interstate Power Company (Center For Dubuque History, Loras College):

1990, 1996 Annual Reports

A History of Interstate Power Company: The First Fifty Years, 1925-1975

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Jacobsen, James E. Upper Main Historic District National Register of Historic Places Nomination, Des Moines: History Pays! Historic Preservation Consulting Firm, 2005

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Lyon, Randolph W. Dubuque; The Encyclopedia. Dubuque: First National Bank of Dubuque, 1991

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Souvenir Gems of Dubuque. Dubuque: Harger & Blish, 1897

Telegraph-Herald (as cited in the text)

Interviews:

John Gronen, August 9, 2007

Terry Hefel, August 9, 2007

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10. Geographical Data:

Legal Description:

The north half of City Lot 164 and the south half of City Lot 164A, City Lot 137 (including Lots A, B and C) and City Lot 138 (including Lot A).

Legal and Boundary Justification:

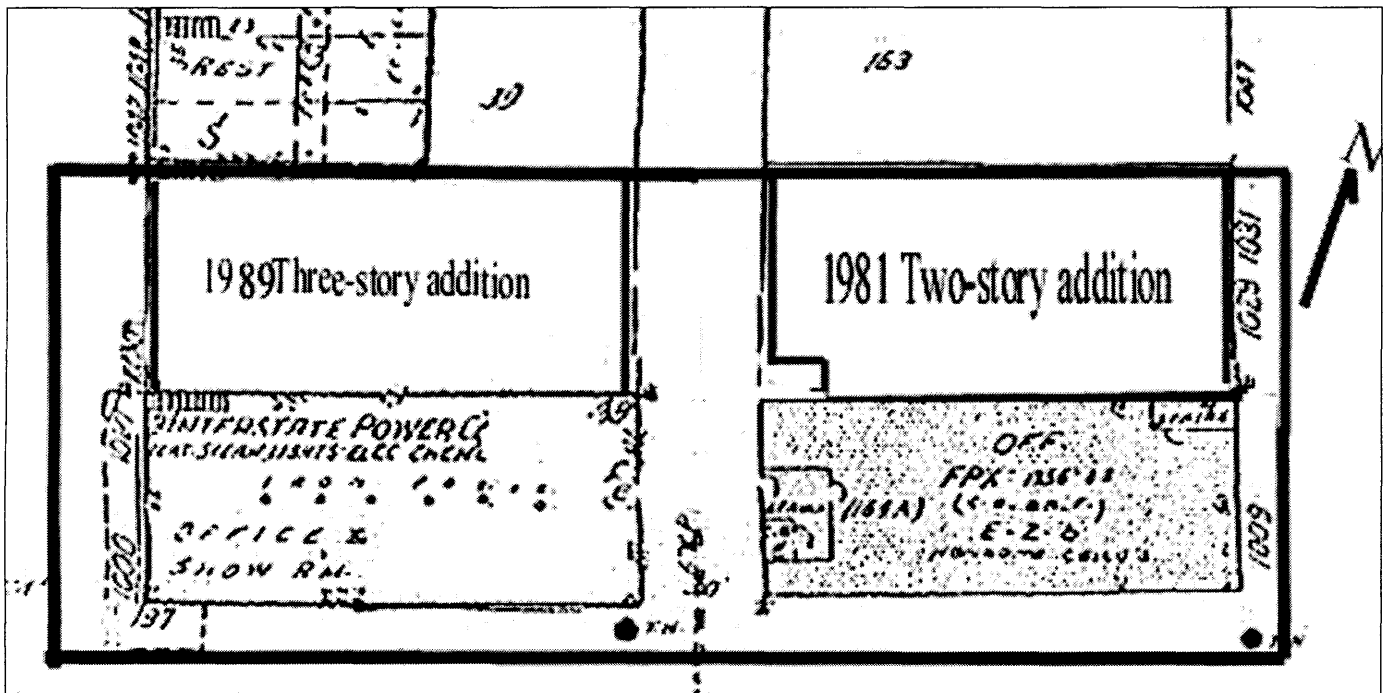


Figure 39: Nomination boundary map (dark border) (1962 Sanborn Map revised by J. Jacobsen, 2007)

Figure 39 depicts the nomination boundaries that include two buildings and their respective additions. The 1981 two-story building (1029 Iowa Avenue) can be considered an addition to 131 West 10th Street or an addition to the whole complex when the catwalks were extant. While always separate in ownership from 131 West 10th, and never linked with that building to the south, and despite its recent construction date, it represents the latest iteration of computer-related expansion of this site so it is treated as an addition to 131 West 10th Street.

The administrative functions of the Dubuque Electric Company/Interstate Power Company have historically been associated with these properties during the period of significance, 1924-1957.

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Locational Map:

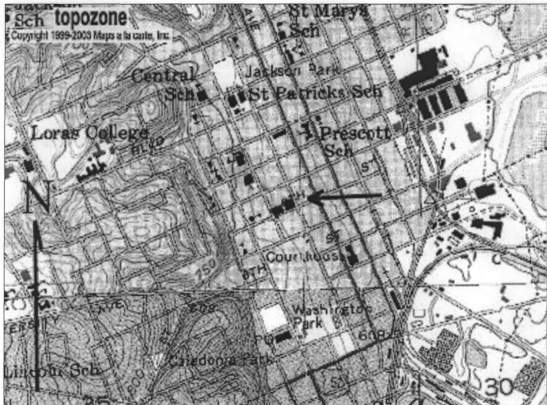


Figure 40: Locational map (arrow points to buildings)
(<http://www.topozone.com/states/Iowa.asp?county=Dubuque>)

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Photographs:

Date of Photographs: August 9, 2007

Type of Photographs: Digital

Name of Photographer: James Jacobsen

<u>Photo:</u>	<u>View</u>	<u>Description:</u>
1	northeast	overview of both facades, 1000-1030 Main
2	southeast	façade, 1000 Main
3	northeast	detail façade, 1000 Main
4	south	east wall, 1000-1030 Main, and alley
5	northwest	131 West 10 th , south and east facades
6	southwest	131 West 10 th , east façade and 1981 building
7	southeast	131 West 10 th 1981 building and west wall

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11. Additional Information:

Additional Property Owner:

There are two different property owners involved in this nomination. Interstate Power Company has long owned its building at 1000-1030 Main (City Lots 137-138) but historically it only leased the building at 131 West 10th Street. The power company also owns the 1981 building at 1029 Iowa Avenue (Figure 31) that is included in this nomination (City Lot 164).

Lot 164A

Gronen Properties, LLC (c/o. John Gronen, 563-213-0013), P. O. Box 1862, Dubuque, IA 52004-1862