

## National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

### 1. Name of Property

Historic name Iowa-Nebraska Light and Power Company Plant

Other names/site number K Street Power Plant; LC13:C08-0118

Name of related multiple property listing N/A

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

### 2. Location

Street & Number 440 South 8<sup>th</sup> Street

City or town Lincoln

State Nebraska

County Lancaster

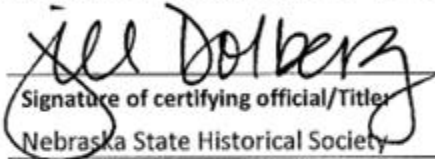
Not for publication ☐ Vicinity ☐

### 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this ☒ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

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

Applicable National Register Criteria: ☒ A ☐ B ☐ C ☐ D

  
Signature of certifying official/Title

Nebraska State Historical Society

SHPO/Director

Date

1/20/23

State or Federal agency/bureau or Tribal Government

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

Signature of Commenting Official

Date

Title

State of Federal agency/bureau or Tribal Government

### 4. National Park Service Certification

I, hereby, certify that this property is:

- ☐ entered in the National Register.
- ☐ determined eligible for the National Register.
- ☐ determined not eligible for the National Register.
- ☐ removed from the National Register.
- ☐ other, (explain): \_\_\_\_\_

Signature of Keeper

Date of Action



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**5. Classification**

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**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

1

## Noncontributing

0

Buildings

Sites

Structures

Objects

Total

10Number of contributing resources previously listed in the National Register N/A

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**6. Function or Use**

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**Historic Functions** (Enter categories from instructions.)

INDUSTRY/PROCESSING/EXTRACTION: energy facility

**Current Functions** (Enter categories from instructions.)

OTHER: storage/office

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**7. Description**

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**Architectural Classification** (Enter categories from instructions.)

MODERN MOVEMENT: Art Deco

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**Materials** (enter categories from instructions.)

Principal exterior materials of the property:

BRICK; STONE; STEEL



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## Description

**Summary Paragraph** (Briefly describe the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

The Iowa-Nebraska Light and Power Company Plant is located in downtown Lincoln at the northwest corner of 9<sup>th</sup> and K Streets. The masonry building was constructed in 1930 to generate power in clearly discernable bays that are illustrated in the stepped appearance of the main façade, which increases from a raised two-story bay at the south, a five-story bay in the center, and a six-story tower to house turbines at the north. This block has been home to Lincoln's power plant since the late 1800s when the Lincoln Traction Company used the site to power their electric rail car line. This building was completed in 1930 for the Iowa Nebraska Light and Power Company. Because the site historically housed Lincoln's power needs, it has been referred to as the K-Street Power Plant by all its owners, regardless of the power company.

**Narrative Description** (Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable.)

### *Site and Context*

The Iowa-Nebraska Light and Power Company Plant consumes one-half block at the northwest corner of 9<sup>th</sup> and K Streets in downtown Lincoln. Ninth Street is a busy one-way, multi-lane street carrying traffic away from the interstate to the north and into neighborhoods continuing south. The complex extends west from the corner to 8<sup>th</sup> Street, which is a commercial and light industrial street. Adjacent to the building is the city bus barn, new apartment construction associated with the University of Nebraska, and light industrial in a neighborhood known as the South Haymarket. Other smaller scale masonry commercial buildings reside on 9<sup>th</sup> Street. Defining the block are elevated roadways at K and L Streets carry automotive traffic over the railroad tracks. The L Street connection was completed in 1991 and the K Street connection completed in 1988.<sup>1</sup> These overpasses are common throughout Lincoln with several others in the downtown area to limit at-grade crossings.

### *Exterior*

#### *East Elevation*

The east wall is the main or formal façade of the building. The vertical plane of the wall retains the tripartite columnal-type plan with a distinct base, middle, and cap. The base is a raised concrete foundation with horizontal brick panels defined by a recessed brick course to create the panels and capped by a stone beltcourse. Rectangular bases for the brick pilasters across the façade extend from the beltcourse. The main entry has paired metal and glass doors with a fixed five light transom above. The doors are flanked by two vertical four pane rectangular windows. This configuration is all within a stone surround which defines the main entry bay of the building. Four decorative tiles above the door are embossed with a botanical curvilinear design.

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<sup>1</sup> RTSD website.



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The six-story east facade has two broad pilasters at the north and south with three narrow pilasters between. These pilasters divide the window bays across the façade. The wide pilasters have angled rectangular stone caps, while the narrow features are capped with a stepped geometric pattern reminiscent of Art Deco styling. Additional detail is provided by a horizontal band between the pilaster caps with a center panel carved with repeated v-shaped design creating a zig-zag panel. A stepped cornice line is capped with stone. Six single rectangular units define the fenestration pattern at each level. All windows have been replaced with modern units. Brick walls are laid in a common bond defined by a Flemish course every sixth course.

The center bay is divided into three distinct vertical sections defined by four brick pilasters. A single window bay flanks three center windows on each of the three upper stories. A crenellated cornice line is punctuated by the projecting pilaster caps, which contribute to the graphic elements associated with 1930s designs. The two-story southernmost bay has the simplest façade with two rectangular windows and a stone beltcourse below the cornice line.

The north wall imitates the design details of the main east facing façade with stone capped pilasters dividing bays of windows. Fenestration is concentrated in the portion of the wall toward the front of the building, however a band of eight windows at the fifth floor have been infilled with brick. The western bay has windows at the top level only. The multiple stories of each bay are visible at the south face of the building. The two-story portion of the building has the same simple details as the east façade while associated details of each bay wrap around the side of the upper stories. The street level here illustrates the grade change between 9<sup>th</sup> and 8<sup>th</sup> Streets and adjacent to the elevated K-Street bridge over the rail tracks. A concrete drive with parking and access to multiple person and delivery/truck doors are located here.

The back or west facing side is a complex mix of bays that represent additions over the years and accommodate the changing elevation of the property. The composition of the back of the building retains the three-story concrete and brick bay that was part of the 1930 construction. It was connected to the east bays during the 1950 construction project when two of the older buildings in the center of the complex were removed and a simple brick bay added connecting the east and west ends of the lot. The raised lower level is visible from both the south drive and the parking area at the west expresses the two-story height. Access to this bay is through a center paired entry door at the north facing wall and a recessed entry is carved out of a bay at the southwest corner which provides a covered area for access. A centrally located, one-story entry addition built of concrete masonry units projects from the center tower and provides a secure entrance to the building. The new entry addition has a center entry door flanked by two truck delivery bays with overhead rolling metal garage doors. A metal pipe rail encloses an outdoor area accessed from the second level, and on the roof of the one-story entry addition.



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Image of west facing elevation showing the additions and distinctive bays

### ***Interior***

The interior spaces are largely open warehouse type spaces with a smaller mix of finished office space. Finished office spaces are primarily on the lower levels. County Records and Information Management is on the first floor, State Records Management Division on the second floor, and Risk Management on the third floor. These finished areas generally have carpeted floors, subdivided offices with associated common areas including break rooms, conference rooms, and finished bathrooms. A central elevator and two stair towers at the east and west ends in the center of the footprint provide vertical circulation throughout the building. Access between bays of the building at the second through fifth floors is through two openings generally at the east and west ends of the common wall. Exposed ductwork, ceiling mounted fans, and exposed brick walls are typical throughout the building. New stair towers are enclosed with concrete masonry unit walls.

### ***First Floor***

The entry corridor from the west or common entrance today has vinyl tile floors with finished walls and lay-in panel ceilings. Storage areas retain concrete floors with lay-in ceiling panels and fluorescent lighting. Police storage consumes approximately 15,000 square feet of the first floor.

### ***Second Floor***

The second level has exposed brick walls with a mix of concrete and quarry tile flooring. Finished square columns extend across the southern portion of the footprint with larger square brick columns toward the southern bay. A dropped lay-in ceiling has been added at two different heights between the



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two bays. The ceilings bisect the top of the windows on the north side of the floorplan. A hollow tile wall encloses a concrete floored room at the west end. The concrete floor has been added to subdivided the vertical spaces where the cooling towers and power equipment was formerly located. Finished office spaces are located at the north side of the footprint with carpeted and vinyl tile floors and finished wall dividers. The columns continue to punctuate the office area, and dropped ceilings bisect windows.

*Third Floor*

The third floor has finished square columns throughout the floorplan with concrete floors, dropped ceilings and exposed ductwork. The ceiling bisects the windows at the north end of the footprint. Finished office spaces are at the east end of the northern most bay. A mechanical unit connects the ductwork at the northwest corner of the center bay.

*Fourth Floor*

The southern bay of the fourth floor is one vast open space punctuated only by the exterior windows. A concrete floor and lay-in ceiling panels with fluorescent lighting finish the space. Exposed brick walls across the area are interrupted by a section of drywall at the west end leading into the northern bay. The northern bay has a concrete floor, square finished columns, and dropped lay-in ceiling panels.

*Fifth Floor*

The fifth floor is segmented by finished walls subdividing the space into a north and south bay. Window placement at the fifth and sixth levels clearly illustrate where the open vertical space was converted to distinct floors. Windows are more than five feet above the concrete floor, are subdivided by the dropped lay-in ceiling, and continue to the sixth floor. A finished wall encloses the stair tower at the southeast corner. Some of the exterior walls at the east end are painted and some small areas of plaster. The north side of the fifth-floor houses storage shelves with boxes for city and county document storage.

*Sixth Floor*

The sixth floor has a concrete floor with finished square columns at the east end. Exposed brick walls, dropped lay-in ceiling panels, and finished walls surround the east stair tower, with exposed concrete masonry unit around the west tower.

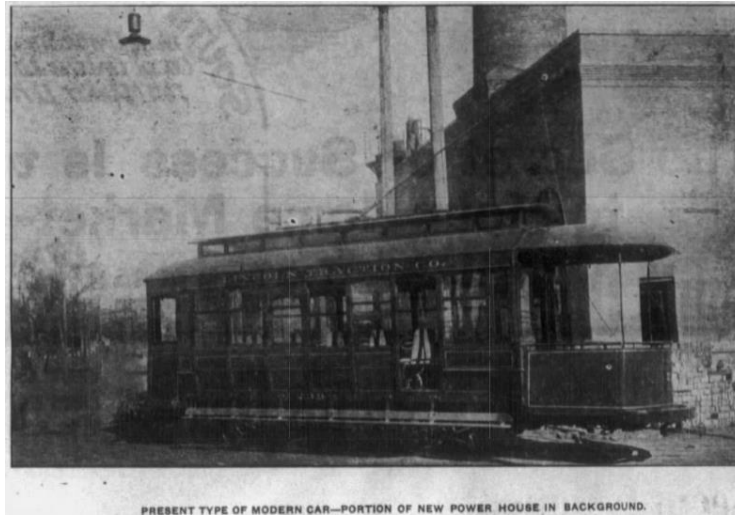
*Summary and Changes Over Time*

The block at the northwest corner of 9<sup>th</sup> and K Streets in Lincoln has been home to city power plants since the late 1880s. Early construction on the site consisted of storage, car barns, and workshops. The first powerplant was built on the block in 1906 and provided electric light, electric power, and street railway power. The multi-level brick building had a masonry smokestack and was adjacent to the streetcar line.



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*Image of streetcar beside powerplant from Lincoln Journal Star, October 30, 1906. A portion of the building in the background was incorporated into the 1930 construction by Iowa Nebraska Light and Power.*

The site continued to grow and when Iowa Nebraska Light and Power built, they completed the stepped building with a six-story tower. The older buildings on the site were incorporated into the design with a three-story building at the west end of the block. This configuration is clear in a 1935 photograph of the site. In 1949/50, the oldest buildings were removed, and new bays connected the entire complex. Floor levels across the complex varied and expansive vertical bays accommodated the power generating equipment.



*1935 image showing the completion of the block with older buildings at the center of the south elevation as indicated by arrow.*



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By 1950 the building was completed as it exists today. As it transitioned from Nebraska Public Power District to the Lincoln Electric Company in the 1974, its use and contribution to Lincoln's power grid diminished. In the 1980's much of the equipment was sold out of the building, and in the 1990s renovations to add concrete floors in the former open spaces where equipment was located, new HVAC systems, and remodeling for city/county offices along with storage space for public records were completed.

***Summary***

The Iowa-Nebraska Light and Power Company Plant retains its physical appearance from the 1930 construction across most of the exterior. The main, or 9<sup>th</sup> Street façade, has changed very little over time with the exception of the addition of new windows. At the time of its construction, the power plant incorporated two existing buildings at the south side of the block. These buildings were removed in 1950 and a brick addition connected the west building with the main tower. The interior space has been altered from its original construction. Designed as a building to house power generating and distributing equipment, which included generators and steam producers with boilers, much of the vertical space in the original construction was open to accommodate towered mechanical equipment. The northern most tower housed the boiler room, with turbines in the center bay, and administrative switchboards in the south bay thus achieving the stepped appearance of the east façade. These open vertical spaces no longer exist. Equipment was sold throughout the 1970s and 1980s and when all equipment was removed, the interior was converted to office/storage space, and concrete floors added to subdivide the vertical space into more usable levels. The sense of the previous vertical space is felt on the upper levels of the six-story tower where the floors that horizontally subdivide the space retain window placement more indicative of the open tower. Fifth-level windows are raised in the wall and sixth-level windows extend to the floor.

Designed by mechanical engineer G.T. Shoemaker, the mechanical system and stepped configuration required to accommodate mechanical equipment drove the design. Today, integrity aspects of design, materials, and workmanship are largely retained in the exterior materials and configuration of the property. Interior changes have subdivided the towers into defined vertical spaces with concrete floors infilling where equipment was once located. The building has been used for records storage and offices since the 1990s and contributes to the built environment of downtown Lincoln. Its integrity of setting, location, feeling, and association are intact.



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## 8. Statement of Significance

### Applicable National Register Criteria

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

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

### Criteria Considerations

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

Property is:

- ☐ **A** Owned by a religious institution or used for religious purposes.
- ☐ **B** Removed from its original location.
- ☐ **C** A birthplace or a grave.
- ☐ **D** A cemetery.  
A reconstructed building, object, or structure.
- ☐ **E** 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.)

INDUSTRY: energy facility

### Period of Significance

1930-1971

### Significant Dates

1936-Shift from private to public power  
1950-older buildings removed and center bay constructed

### Significant Person

(Complete if Criterion B is marked above.)

N/A

### Cultural Affiliation

N/A

### Architect/Builder

G.T. Shoemaker



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

***Significance Summary***

The Iowa-Nebraska Light and Power Company Plant was built by the Iowa Nebraska Light and Power Company in 1930. The complex provided power for both the city of Lincoln and surrounding rural areas. It represents the advancements of rural electrification and soon thereafter, public power in Lincoln. The site was home to power equipment from the earliest days of electrification in Lincoln, and in 1930 this building was constructed to house advanced equipment to generate power. Electric company management shifted from private power producers to public power companies including the Loup River Public Power District, Consumers Public Power, and the Nebraska Public Power District before the city of Lincoln purchased the building in the 1970s. Even with the multiple owners over time, the site has always been known as the K-Street Power Plant. It is locally significant under Criterion A as a power plant, and the period of significance begins in 1930 when the building was constructed and extends through 1971, when the city purchased the building and the slow shut down began.

**Narrative Statement of Significance** (Provide at least **one** paragraph for each area of significance.)

***Site History***

Lincoln's first street railway system was established in 1883 for the Capital City Street Railway Company that laid track through downtown to serve the commercial district. The Lincoln Traction Company soon followed and was incorporated to create an electric street railway system across the city. By 1906, the company grew to include electric lighting and steam heat with their property and power sources centered at the block between 8<sup>th</sup> and 9<sup>th</sup> Streets at K Street. They constructed the first power plant on the site in 1906. It was a one-story masonry building with smokestacks. Eventually, the Lincoln Traction Company would be purchased and absorbed by the Iowa Nebraska Light and Power Company who built the existing building on the site in 1930, and their building incorporated into the new construction.<sup>2</sup>

***K Street Power Plant***

There was a strong movement in Nebraska toward public power in the 1920s and 1930s. Despite this, many privately held companies, including Iowa Nebraska Light and Power Company, organized to gain the market on electric power. The company responsible for the construction of this building had a long history in Iowa as part of the Boston-backed Iowa Light, Heat and Power Company. They spent much of the 1920s building and buying utility companies across Iowa to sell power to the state's smaller communities. By 1925, Iowa Light, Heat and Power became a subsidiary of Sioux City Gas and Electricity. After this purchase, they began expanding into neighboring states including South Dakota

<sup>2</sup> "Splendid Transportation System of Lincoln Now Carries Thousands Daily." Lincoln Journal Star (Lincoln, NE) Octo 30, 1906, 27.



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and Nebraska. Their affiliation in Nebraska was lost when the above-mentioned movement to public power was codified in 1936 and the company was forced to divest itself of its electric properties located in the state. However, the company continued to grow in South Dakota and across Iowa.<sup>3</sup>

In Nebraska, the Iowa Nebraska Light and Power Company was formed as a conglomeration of Iowa companies that purchased Lincoln Gas and Electric and Lincoln Traction Company. Combined, these companies, formed the stock for the new Iowa Nebraska Light and Power and financed themselves through the sale of bonds as an investment.<sup>4</sup> To secure their market, the company confirmed that they would set aside \$100,000 for work in developing rural business and that they would partner with the state agricultural college to implement a plan. They intended to use model farms to demonstrate and fix electrical problems, which included providing current to farmers at an affordable cost.<sup>5</sup> Lincoln was their headquarters and the new company promised to promote rural electrification and to supply electric light, heat, power, and gas service to 300 communities in Nebraska, Iowa, and Missouri. The Lincoln Traction Company continued to operate the system of railcars in the city.<sup>6</sup>

With their investments and bond purchases in hand, Iowa Nebraska Light and Power built the plant in 1930, and it was considered a power giant that produced 20,000 horsepower with an output nearly five million kilowatt hours of electrical energy. The building and equipment systems were designed by G. T. Shoemaker of Chicago, an electrical and mechanical engineer employed by the company. At a time when the country was on the precipice of the Great Depression the company had a total payroll of \$1,000,000 and served 31,500 square miles in addition to the city of Lincoln. During the dedication ceremony for the new building, the construction of the plant was described as “an epochal event for Lincoln and the middle west, and a striking testimonial of faith on the part of investors.”<sup>7</sup> The plant was open for public tours as a modern and unique resource for the city. By the early 1930s, Nebraska had hundreds of municipal utility companies and 42 shareholder-owned electric companies serving the state.

***Rural Electrification in Nebraska***

The National Electric Light Association (NELA) was the leading agency that recognized the need to provide electricity to the nation’s rural communities. Despite the need, rural electrification was largely unavailable because of the cost to provide affordable rates outside urban areas. A few miles of line could serve hundreds of private residences and commercial users in cities and towns, while the same length of line in rural areas would serve only a few customers. As a result, rural communities and farmers were largely ignored by power companies in the first decades of the twentieth century. In 1923, a NELA survey identified that only 2.8 percent of the nation’s farms had electricity provided by central power stations. However, in Nebraska a study completed by the Agricultural Experiment Station in Lincoln

<sup>3</sup> *A Century of Service: Iowa Power and Light Company*, Des Moines, IA Iowa Power and Light Company, 1984.

<sup>4</sup> “New Bonds to be Offered: Iowa and Nebraska Light and Power Security Issue.” *Lincoln Journal Star* (Lincoln, NE) August 5, 1927, 13.

<sup>5</sup> “To Develop Rural Lines: Iowa-Nebraska Electric Company Has \$100,000 to Spend on that Work.” *Lincoln Journal Star*,

<sup>6</sup> “To Issue Bonds for 12 Million.” *Lincoln Journal Star* (Lincoln, NE) August 6, 1927, 6.

<sup>7</sup> “New Electric Plant Formally Presented” *Lincoln Journal Star* (Lincoln, NE), December 9, 1931, 11.



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identified that 8.1 percent of the state's farms had electricity, largely provided from home generating plants.<sup>8</sup>

Home generating plants were expensive, had a limited lifespan, and could be unreliable, though they remained the most popular method of rural electrification in Nebraska through the first three decades of the twentieth century. The ability to connect to overhead lines was ideal and several groups of farmers in Nebraska chose to construct their own short lines. Demand for electricity spurred the Nebraska State Legislature to pass a bill in 1919 that allowed residents to form a public power district supported by taxes or bonds. However, private power companies in Nebraska and across the country opposed these smaller cooperative type ventures made possible by this legislation.<sup>9</sup>

Nebraska Senator George W. Norris of McCook dug beneath the corporate trusts controlled by large power companies for a solution. He supported public power at the taxpayer expense rather than profiteering of big business. Though his vision of a national public power system did not manifest, it was fully implemented in Nebraska. During the 1920s and early 1930s, Nebraska had a mix of public and private power companies, with a considerable number of municipally owned facilities. Profits generated by private companies, such as the Iowa Nebraska Light and Power Company supported improved power grids and physical plants, and the expense of such was directly correlated to the increased demand for power. One important and contentious issue allowed municipalities to increase customer loads by extending capacity beyond city limits to neighboring rural communities and farmsteads. Legislative backing for this was required, as it was illegal for municipalities to extend power beyond city limits. Private power interests staunchly opposed this, because it would begin to directly impact their profits if they were unable to provide service at a competitive rate. In Lincoln, the K Street Power Plant owned and built by Iowa Nebraska Light and Power Company was a prime example of the investment that was threatened if Norris' rural electrification laws passed. The tide was with Norris, and in 1936 his Rural Electrification Act was passed, and publicly owned power systems were created. Soon thereafter the Iowa Nebraska Light and Power Company was in negotiations with Consumers Public Power to purchase all their properties south of the Platte River in Nebraska, including Lincoln's power plant on K Street. Today, Nebraska remains the only state where power is wholly consumer-owned. These actions played a critical role in the ownership and management of the K Street Power Plant.<sup>10</sup>

As Senator Norris campaigned for public power and the Rural Electrification Act was passed in 1936, the Iowa Nebraska Light and Power company underwent a lengthy process with the city to secure a sale of its assets and services. Lincoln was well positioned for a positive sale because of the larger market, their modern generating plant at K Street, and an established distribution system. During the sale and

<sup>8</sup> C.A. Sorensen, "Rural Electrification: A Story of Social Pioneering," *Nebraska History* 25 (1994): 257-270; Roberta K. Barndt, "Nebraska and Rural Electrification through 1940" (1976) *Student Work*. 1160.  
<https://digitalcommons.unomhaha.edu/studentwork/1160>.

<sup>9</sup> Ibid, 22-28

<sup>10</sup> Ibid. *Lincoln Journal Star* (Lincoln, NE) 10 November 1938, 20.



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management transition, the plant was managed by Consumers Public Power. The purchase debate was a long and arduous process until 1941 when engineers recommended the city buy the company and the K Street power plant for \$8,600,000. Between 1934 and 1946, investor-owned utilities were completely absorbed by public power districts across the state.<sup>11</sup>

Nebraska Public Power continued to modernize and added to the power plant with the 1949-1950 addition that removed two of the oldest buildings at the site and connected the complex from east to west with a new addition. Part of that modernization included the installation of new 120-foot steel stacks, construction of which became a public spectacle, with skilled workers apparently dangling precariously from above while riveting sections together.<sup>12</sup> The organization and the K-Street power plant continued to provide service to Lincoln until the mid-1970s when a major shift from steam heat was underway.

The Lincoln Electric System (LES) purchased the power plant from Nebraska Public Power District (NPPD) in 1971. By the late 1960s and early 1970s, the K Street power plant was deemed no longer capable of economic operations and was considered antiquated. City council voted to close the K Street Power Plant where much of the steam heat for the downtown was generated. Downtown steam heating was planned to be obsolete by the spring of 1976.<sup>13</sup> Contributing to issues of the plants' viability, were new federal environmental requirements for clean air that required installation of anti-pollution equipment at K Street. This expense within the outdated property was not priority, and the plant was officially retired in 1984.<sup>14</sup> The city continued their partnership with NPPD, as they were the distributors of NPPD generated power. That same year the city began seeking potential developers for the property. Equipment was eventually sold or removed from the building and concrete floors added where generators and other equipment were located. Today, the city retains ownership of the building and continues to use it for some offices and storage. Most of the square footage is vacant.

<sup>11</sup> "Engineers recommend City buy Iowa-Nebraska" *Lincoln Journal Star* (Lincoln, NE) March 27, 1941, 1; "History" Nebraska Public Power website at [www.nepowerorg/public-power/history.html](http://www.nepowerorg/public-power/history.html).

<sup>12</sup> "Takes Nerve and Know How on Smokestacks." *Lincoln Journal Star* (Lincoln, NE) July 16, 1950, 16.

<sup>13</sup> "Steam Heat Hearing Scheduled Oct 21" *Lincoln Journal Star* (Lincoln, NE) Sept 24, 1974, 9.

<sup>14</sup> "KStreet Plant closed" *Lincoln Journal Star* (Lincoln, NE) January 21, 1984.



Iowa-Nebraska Light and Power Company PlantLancaster County, NE**Name of Property****County and State****Timeline**

- 1927-Iowa Nebraska Light and Power Company formed
- 1930-Power plant on 9<sup>th</sup> and K Streets built around two older buildings already on the block
- 1936-Rural Electrification Act passed allowing publicly owned and managed power in Nebraska
- 1941-Plant purchased by Consumers Public Power/Nebraska Public Power
- 1940s-Investory-owned utilities across Nebraska completely absorbed by public power districts
- 1950-Site modernized when two oldest buildings removed, and matching brick connector built.
- 1971-Lincoln Electric System purchased the power plant from Nebraska Public Power District
- 1984-Plant officially retired
- 1990s-2000s-Equipment sold and removed, new windows added, floor levels added

***Conclusion***

The K Street Power Plant is significant under Criterion A as the major generator, then distributor of steam and electric power for the city. It is an example of the shift of private power to public power districts under the 1936 Rural Electrification Act led by Senator George Norris. It distributed power to the city until 1984 when it was decommissioned and is now used for storage. The period of significance begins in 1930, the year the building was constructed and ends in 1971 when it was purchased by Lincoln Electric System. Today the building is largely vacant, with some spaces used for records storage and offices on the first and second floors. The city plans to market the building to private investors for future development.



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## 9. Major Bibliographic References

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**Bibliography** (Insert bibliography here – cite the books, articles and other sources used in preparing this form.)

*A Century of Service: Iowa Power and Light Company*, Des Moines, IA. Iowa Power and Light Company, 1984.

Barndt, Roberta K., "Nebraska and Rural Electrification through 1940" (1976) *Student Work*. 1160.  
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"Engineers recommend City buy Iowa-Nebraska." *Lincoln Journal Star* (Lincoln, NE). March 27, 1941.

Nebraska Power Association. "History: Public Power." Nebraska Public Power Association website at  
<https://www.nepowerorg/public-power/history.html>.

"KStreet Plant Closed" *Lincoln Journal Star* (Lincoln, NE). January 21, 1984.

*Lincoln Journal Star* (Lincoln, NE). 10 November 1938, 20.

"New Bonds to be Offered: Iowa and Nebraska Light and Power Security Issue." *Lincoln Journal Star* (Lincoln, NE) August 5, 1927.

"New Electric Plant Formally Presented." *Lincoln Journal Star* (Lincoln, NE), December 9, 1931.

Sorensen, C.A. "Rural Electrification: A Story of Social Pioneering," *Nebraska History* 25 (1994).

"Splendid Transportation System of Lincoln Now Carries Thousands Daily." *Lincoln Journal Star* (Lincoln, NE) October 30, 1906.

"Steam Heat Hearing Scheduled Oct 21." *Lincoln Journal Star* (Lincoln, NE). Sept 24, 1974.

"Takes Nerve and Know How on Smokestacks." *Lincoln Journal Star* (Lincoln, NE). July 16, 1950.

"To Develop Rural Lines: Iowa-Nebraska Electric Company Has \$100,000 to Spend on that Work".  
*Lincoln Journal Star*, 1927.

"To Issue Bonds for 12 Million". *Lincoln Journal Star* (Lincoln, NE) August 6, 1927.



Iowa-Nebraska Light and Power Company Plant  
**Name of Property**

Lancaster County, NE  
**County and State**

**Previous documentation on file (NPS):**

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

**Primary location of additional data:**

☐ State Historic Preservation Office  
☐ Other State agency  
☐ Federal agency  
☐ Local government  
☐ University  
☐ Other (Name of repository)

Historic Resources Survey Number (if assigned): LC13:C08-0118

**10. Geographical Data**

Acreage of property Less than 1 USGS Quadrangle Lincoln, NE

(Use either the UTM system or latitude/longitude coordinates. Delete the other.)

**Latitude/Longitude Coordinates**

Datum if other than WGS84:

|    |          |           |           |            |
|----|----------|-----------|-----------|------------|
| 1. | Latitude | 40.809509 | Longitude | -96.709059 |
| 2. | Latitude |           | Longitude |            |
| 3. | Latitude |           | Longitude |            |
| 4. | Latitude |           | Longitude |            |

**Verbal Boundary Description** (Describe the boundaries of the property.)

Lincoln Original, Block 102, Lot 7, S10.55' & All Lots 8 Through 13 & Lots 16 Through 18 & Lincoln Land Company's Sub (Of Lots 14 & 15) Lots 1 Through 7.

**Boundary Justification** (Explain why the boundaries were selected.)

The boundary selected for this property include the lots and lands historically associated with the building.

**11. Form Prepared By**

name/title Melissa Dirr Gengler

organization Historic Resources Group, Inc.

date November 2022

street & number 2840 Calvert Street

telephone 402-770-5877

city or town Lincoln

state NE

zip code 68510

email melissa@hrgn-nebraska.com

**Additional Documentation**

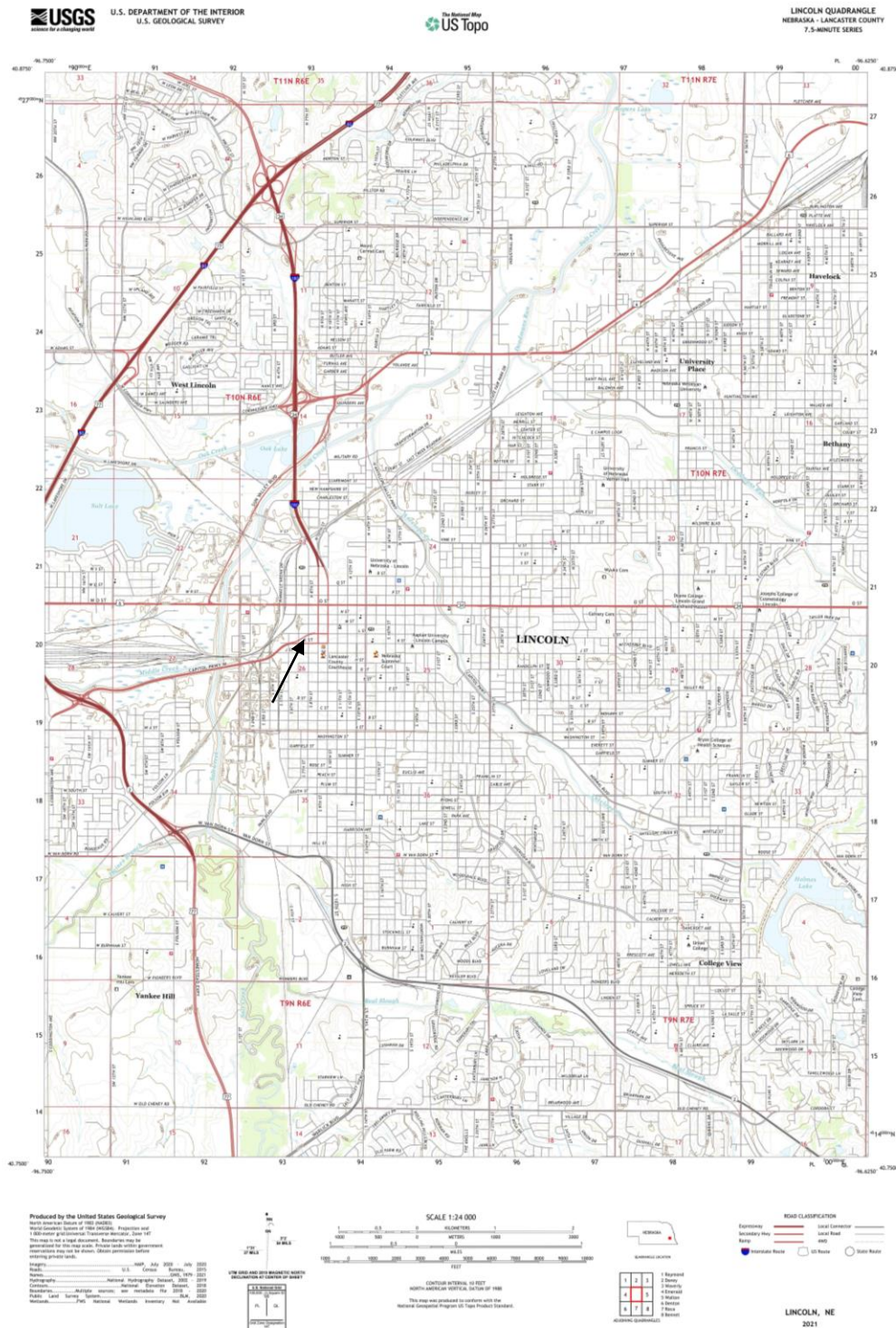
Submit the following items with the completed form:

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



Iowa-Nebraska Light and Power Company Plant  
Name of Property

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- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to map.



Iowa-Nebraska Light and Power Company Plant

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- **Additional items:** (Check with the SHPO for any additional items.)

**Photographs**

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

**Photo Log**

Name of Property K Street Power Plant

City or Vicinity Lincoln

County Lancaster

State Nebraska

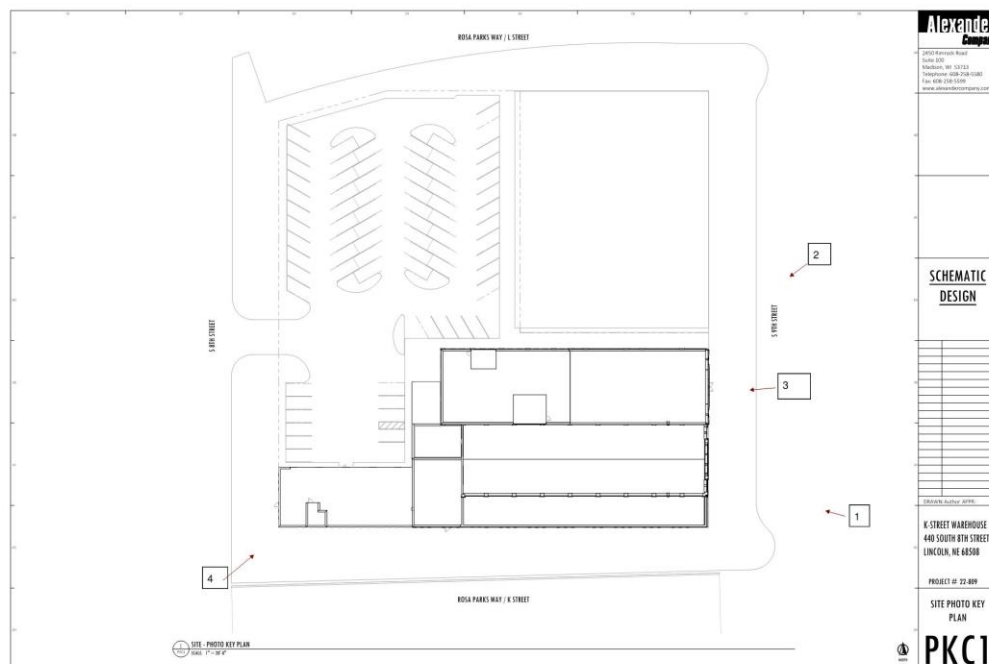
Photographer Melissa Dirr Gengler

Date Photographed September 2022

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

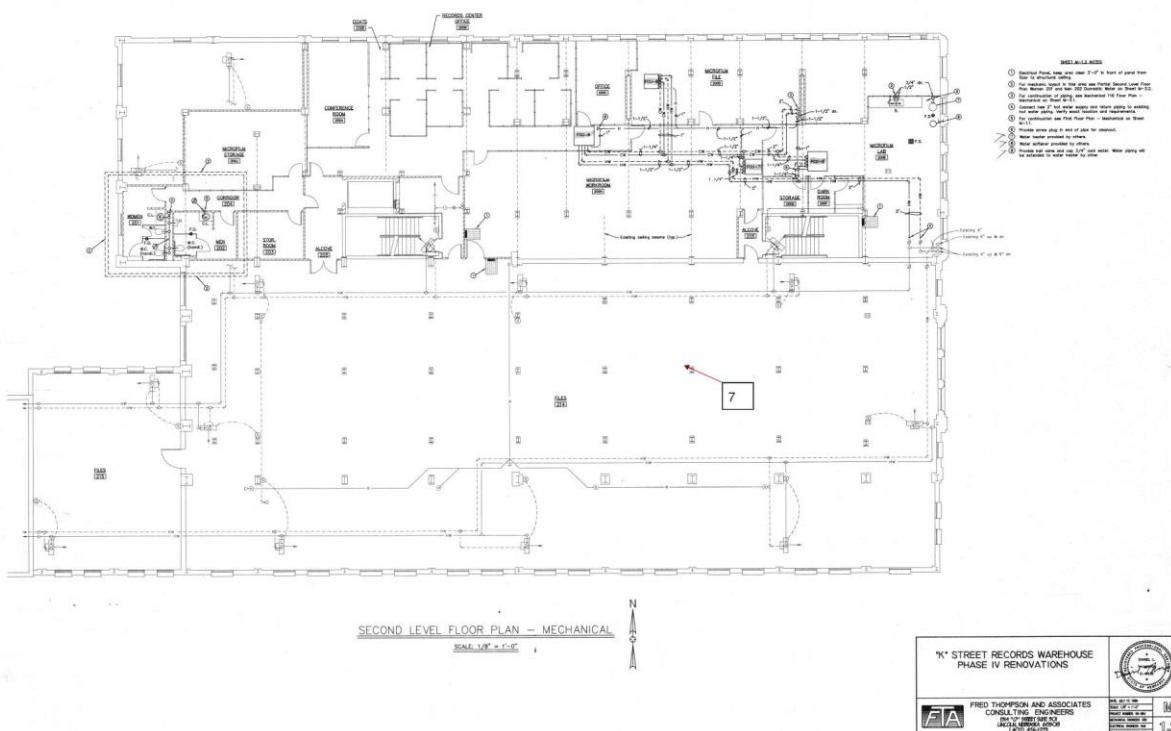
1. East facing main façade, looking northwest
2. North and east elevations looking southwest
3. Detail of main entry, stone surround, looking northwest
4. West and south elevations looking northeast
5. First floor office space at north side looking northwest
6. First floor storage space looking north
7. Second floor looking northwest
8. Third floor looking east
9. Third floor office space at north side, east room, looking northeast
10. Fourth floor north side looking northeast
11. Fourth floor south side looking southeast
12. Fifth floor south side looking southeast
13. Sixth floor looking northeast

Photo Site Key



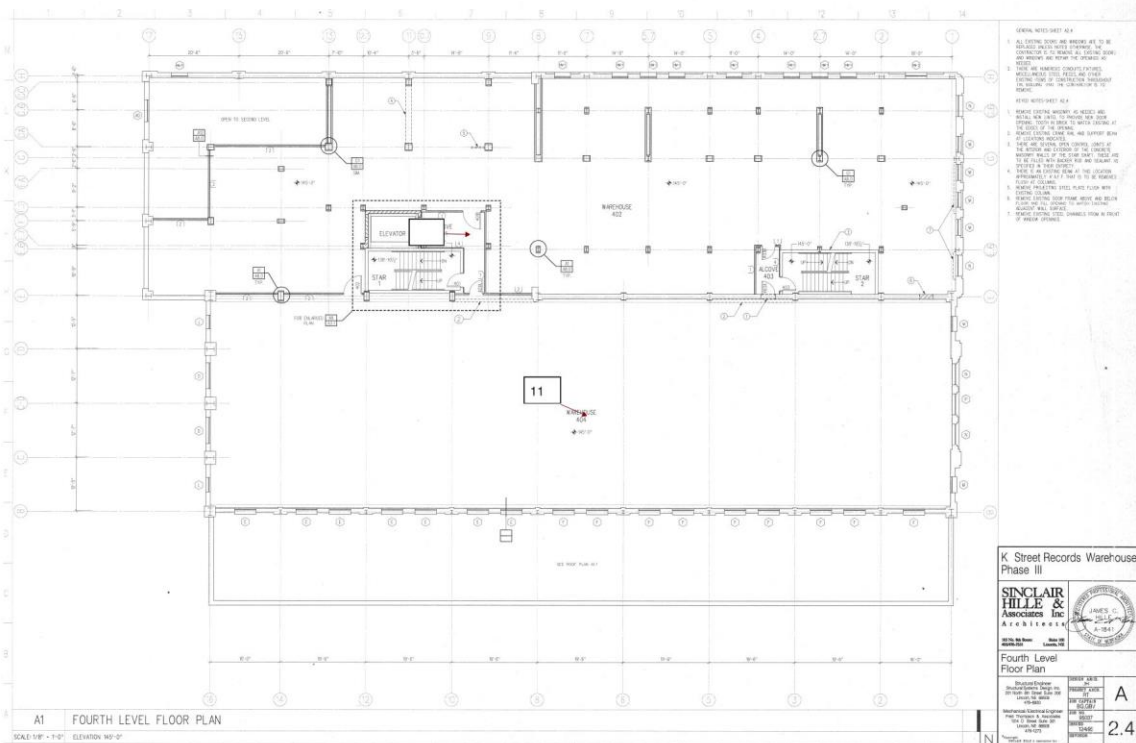


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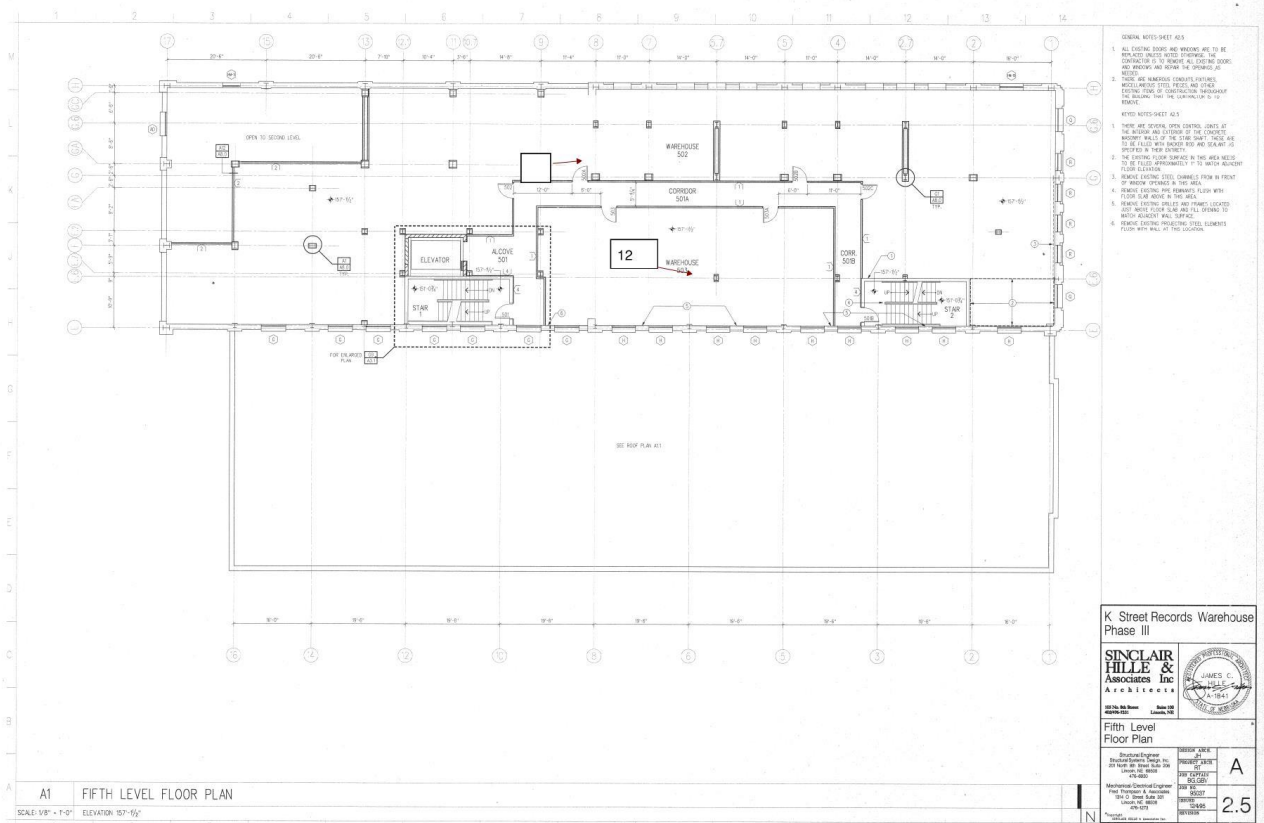


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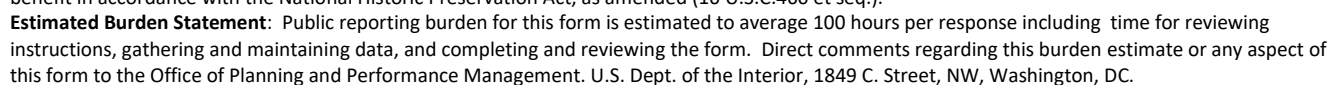
Lancaster County, NE  
**County and State**





Name of Property

County and State











OFFICE SPACE  
FOR LEASE

HERITAGE SQUARE

















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Canon Product



























