

JUN 18 1985

F  
629  
.D8  
C85  
1985

# **CULTURAL RESOURCES ASSESSMENT**

## **TRACTS 1 AND 1A RELOCATED U.S. 61 DUBUQUE, IOWA**

**January 1985**

**Prepared For:**

Iowa Department of Transportation  
Planning and Research Division  
Office of Project Planning  
Ames, Iowa

**Prepared By:**

Dennett, Muessig, Ryan & Associates, Ltd.  
1807 Stevens Drive  
Iowa City, Iowa

STATE LIBRARY OF IOWA  
Historical Building  
DES MOINES, IOWA 50319



## TABLE OF CONTENTS

	<u>Page</u>
INTRODUCTION.....	i
METHODOLOGY.....	ii
Historical Resource Sites.....	ii
Architecture.....	ii
Significance Rating.....	ii
TRACT 1A	
GENERAL INFORMATION.....	1
Tract Description.....	1
Tract History.....	1
DISTRICT EVALUATION.....	3
History.....	3
Architecture.....	4
Bibliographical Sources for Tract 1A.....	4
RESOURCE SITES INVENTORY.....	5
Summary of Findings.....	5
TRACT 1	
GENERAL INFORMATION.....	55
Tract Description.....	55
Tract History.....	55
DISTRICT EVALUATION.....	57
History.....	57
Architecture.....	57
Bibliographical Sources for Tract 1.....	58
RESOURCE SITES INVENTORY.....	59



## INTRODUCTION

This volume presents an architectural and historical evaluation of some of the structures and sites which may be affected by the construction of Freeway 561 in Dubuque, Iowa. This present survey enlarges on earlier work,<sup>1</sup> and considers 86 resource sites which were not previously evaluated. Since the original survey, the proposed alignment of the highway corridor has been modified, and now extends through areas which were originally well beyond the impact of construction.

A portion of the currently proposed Freeway 561 corridor has been moved toward the river at the south end of the alignment, and an entirely new survey tract (designated Tract 1A) has been established. This tract encompasses commercial structures, and is bounded, in general terms, on the east by Locust Street, the west by the Illinois Central Railroad tracks, the north by the Julien Dubuque Bridge, and the south by Maus Park. The original Tract 1, which included only 15 structures on Southern Avenue near its intersection with Locust, has been extended to the southwest along both sides of Southern Avenue to its intersection with English Lane. This increases the number of structures in Tract 1 to 63.

As did the previous survey, this work provides a basis for evaluating the extent to which the construction of Freeway 561 will affect the city's historical and architectural resources. The findings of both projects will be essential in developing an appropriate program for documentation of these resources, as stipulated in a Memorandum of Agreement signed by the Federal Highway Administration and the State Historic Preservation Officer in 1981.

---

<sup>1</sup>Arterial 561/Couler Valley. Dubuque, Iowa. Draft Environmental Impact Statement. Appendix: Cultural Resources Assessment. January 1979. Prepared by: Iowa Department of Transportation; Planning & Research Division, Office of Project Planning.



## METHODOLOGY

### Historical Resource Sites

Because information from this survey as well as information from the work completed in 1979 will be used together to develop a mitigation program, an effort has been made to assure continuity between this survey and the earlier one. Research methods carry on those established previously. For individual sites the following information is generally included:

- (1) date of construction
- (2) property ownership over time
- (3) occupants over time
- (4) previous land use of the site
- (5) legal description

References most frequently consulted are city directories, Sanborn insurance maps, city assessment records, and land title records.

As before, the sites have been assigned a name based on the present owner. When it was possible to assign a historic name, it has generally not been combined with the present owner's name.

When several resource sites are located within the same original plat, a detailed plat history has been provided with the evaluation of the first structure in a survey that falls within the plat. The information has been condensed for subsequent resource sites. For example, the evaluation for Resource Site 1.22 gives the platting history of the subdivision of Mineral Lot 39 in some detail, while those for Resource Sites 1.23-1.30 do not.

A developmental history tracing the changes in land use has been assembled for both tracts, and is included in the report.

### Architecture

The architectural information has been confined to the description and evaluation of building exteriors and settings. For each structure, a photograph, location map, and rating of architectural significance has been provided. The following information has been noted for the buildings:

- (1) building type
- (2) degree of alteration
- (3) relationship with surroundings
- (4) materials used
- (5) presence of detail

### Significance Rating

The National Register program, which is administered by the National Park Service of the United States Department of the Interior, has established criteria for evaluating the significance of cultural



## METHODOLOGY

### Historical Resource Sites

Because information from this survey as well as information from the work completed in 1979 will be used together to develop a mitigation program, an effort has been made to assure continuity between this survey and the earlier one. Research methods carry on those established previously. For individual sites the following information is generally included:

- (1) date of construction
- (2) property ownership over time
- (3) occupants over time
- (4) previous land use of the site
- (5) legal description

References most frequently consulted are city directories, Sanborn insurance maps, city assessment records, and land title records.

As before, the sites have been assigned a name based on the present owner. When it was possible to assign a historic name, it has generally not been combined with the present owner's name.

When several resource sites are located within the same original plat, a detailed plat history has been provided with the evaluation of the first structure in a survey that falls within the plat. The information has been condensed for subsequent resource sites. For example, the evaluation for Resource Site 1.22 gives the platting history of the subdivision of Mineral Lot 39 in some detail, while those for Resource Sites 1.23-1.30 do not.

A developmental history tracing the changes in land use has been assembled for both tracts, and is included in the report.

### Architecture

The architectural information has been confined to the description and evaluation of building exteriors and settings. For each structure, a photograph, location map, and rating of architectural significance has been provided. The following information has been noted for the buildings:

- (1) building type
- (2) degree of alteration
- (3) relationship with surroundings
- (4) materials used
- (5) presence of detail

### Significance Rating

The National Register program, which is administered by the National Park Service of the United States Department of the Interior, has established criteria for evaluating the significance of cultural



resources. Under these criteria properties are determined eligible for the National Register of Historic Places if they possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

- (1) are associated with events that have made a significant contribution to the broad patterns of our history; or
- (2) are associated with persons significant in our past; or
- (3) embody the distinctive characteristics of a type, period or method of construction, or represent the work of a master, or possess high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction; or
- (4) have yielded, or may be likely to yield, information important in prehistory or history.

The significance rating system employed throughout this study is based substantially on these National Register criteria. For Survey Tracts 1 and 1A each resource site has been rated numerically for both its historical and architectural significance. The evaluation of a resource site's historical significance has been made on the basis of the following three criteria:

- (H1) association with a historically significant person, group or enterprise;
- (H2) association with a historically significant event, trend or era; and
- (H3) historical integrity.

The architectural significance of each resource site has similarly been evaluated on the basis of the three criteria listed below:

- (A1) architectural design quality and aesthetics;
- (A2) historic architectural value; and
- (A3) architectural integrity.

Under each of the above criteria resource sites have been assigned a rating of from 0 (low) to 5 (high) points. In rating both historical and architectural integrity point assignments have been based both on the extent to which each resource site has maintained those qualities for which it was rated significant under the other historical and architectural criteria, and on the extent to which each resource site has been judged to constitute an integral or supporting part of a historical or architectural district.

Individual point totals for historical and architectural significance have been employed to determine the likelihood of each resource site's



eligibility for the National Register of Historic Places. Those resource sites which have received either a historical or an architectural rating of 13 points or more have been judged to qualify for the National Register.

Finally, the point ratings for all six historical and architectural evaluating criteria have been totalled for each resource site as a means of providing a comparative basis for determining the relative cultural importance of all the surveyed sites. In turn these rating totals have been used to divide all of the resource sites into four separate preservation priority groups, which will provide the basis for evaluating the relative impacts that various proposed project alternatives will have upon the cultural environment of the City of Dubuque. Explanation of the four preservation priority groups is provided below:

Group 1 - Properties qualifying for this group have generally been rated as being both historically and architecturally significant. Group 1 properties should definitely be preserved. Rating equals 25 points or above.

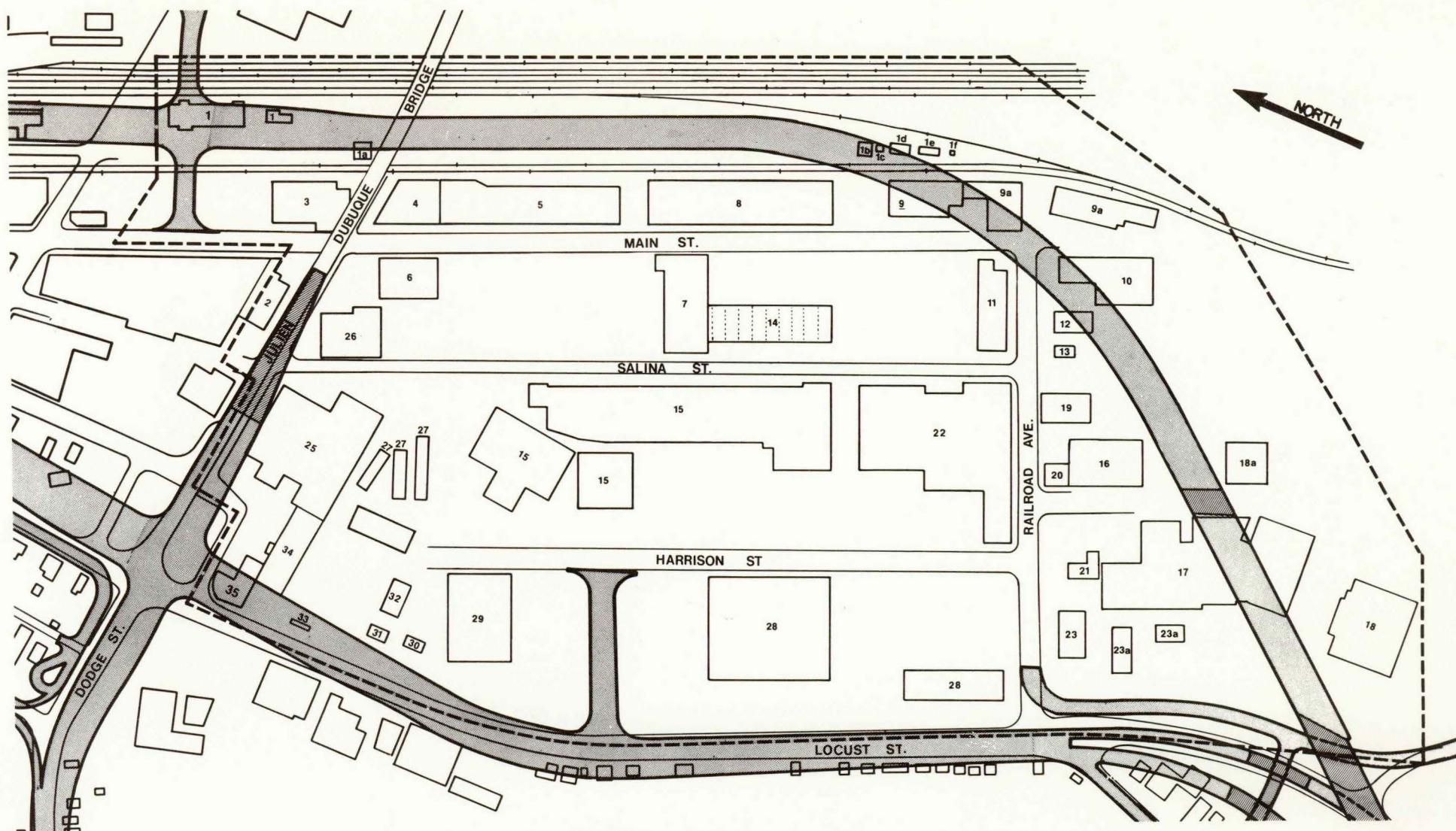
Group 2 - Properties qualifying for this group have generally been rated as either historically or architecturally significant, but not both. Group 2 properties should be preserved whenever feasible. Rating equals from 19 to 24 points.

Group 3 - Properties qualifying for this group have generally been rated as being of only secondary historical and/or architectural significance in their own right, but may be viewed as important in the context of a group or district. If properties qualifying for Group 3 are in good physical condition, they should be preserved whenever it is practical to do so. Rating equals from 13 to 18 points.

Group 4 - Properties which have obtained a rating of 12 points or less qualify for Group 4 and merit no special preservation consideration.

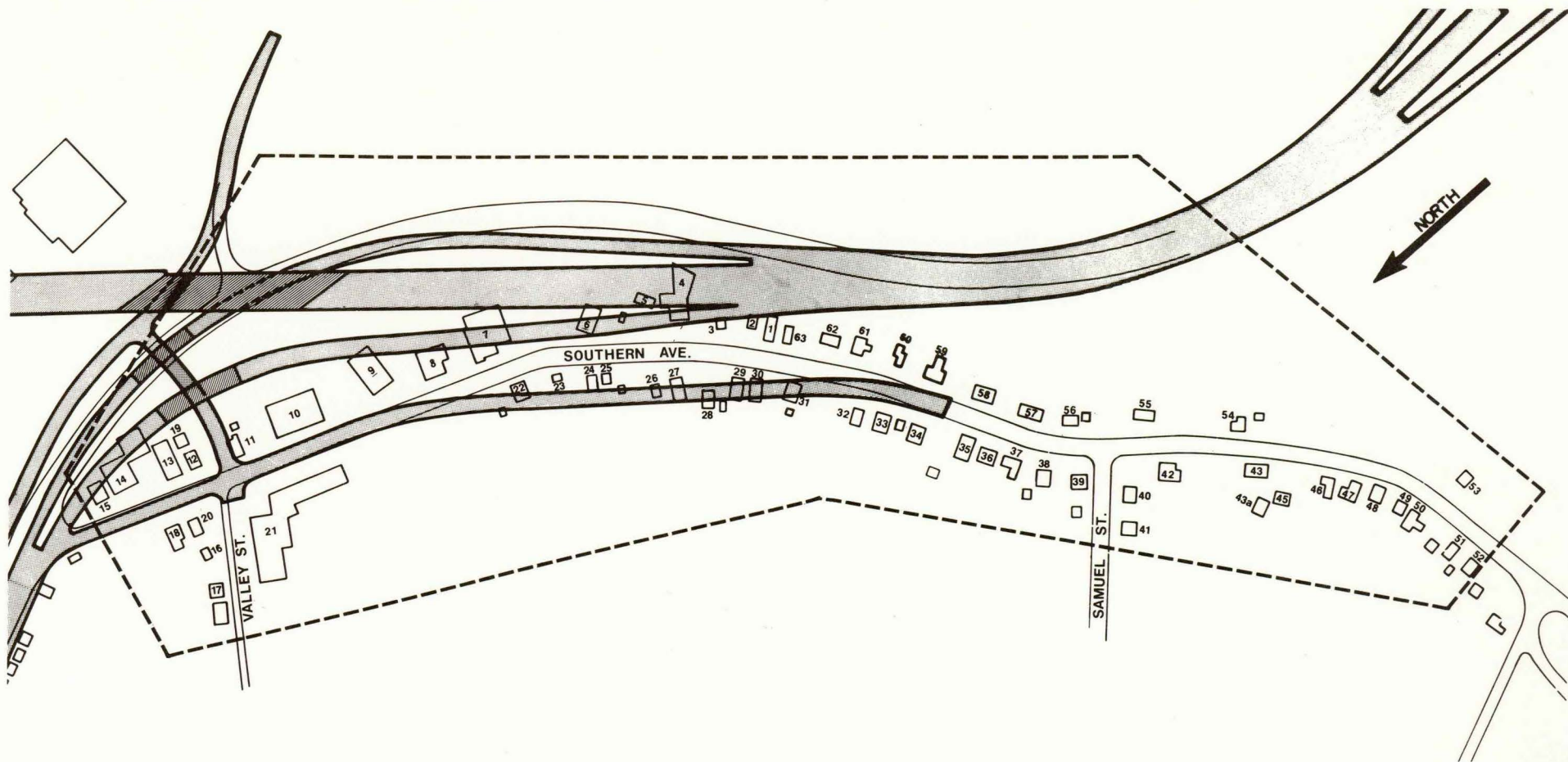
This rating system follows that used for the earlier survey.





HISTORICAL/ARCHITECTURAL SURVEY  
SITE LOCATION MAP FOR TRACT I

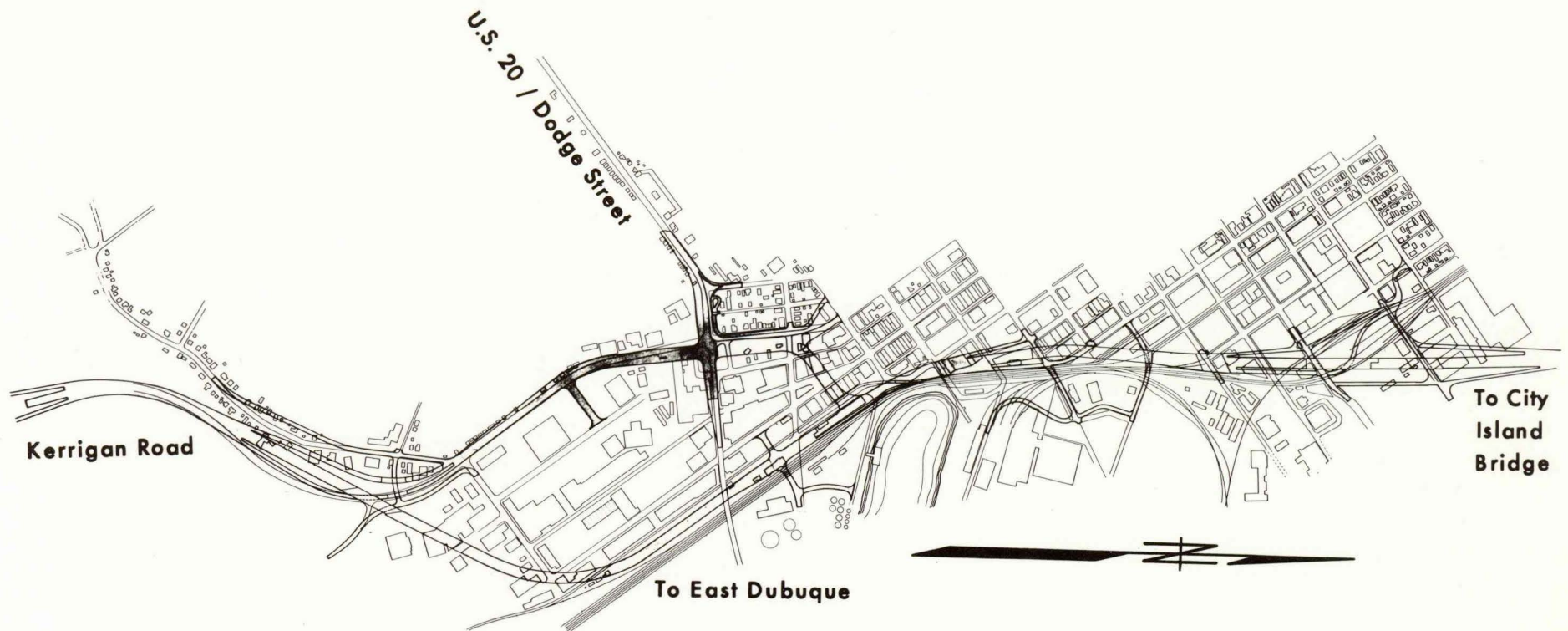




HISTORICAL/ARCHITECTURAL SURVEY  
SITE LOCATION MAP FOR TRACT 1A



**LOCATION OF SELECTED ALTERNATE AS OF JANUARY 1985**  
**DETAIL VIEW OF CENTRAL BUSINESS DISTRICT**





## TRACT 1A - GENERAL INFORMATION

### Tract Description

The tract includes large-scale retail, recreational, light industrial, and wholesale properties. Locust Street forms the western boundary, with Dodge Street to the north (except for two properties at Dodge and Main and the Illinois Central buildings), then along either side of South Main Street for the eastern limits. The area beyond and along Railroad Avenue defines the southern boundary of the tract, which extends to Maus Park along Huff Street.

In sharp contrast with the bluffs that characterize much of Dubuque, the tract is a low, flat expanse. Large-scale objects, the Julien Dubuque Bridge, power line transformers, multiple sets of railroad tracks, the river and the bluffs provide strong visual elements. The constant sounds of traffic lumbering across the bridge and the intermittent couplings of cars in the Illinois Central railyards also serve to segregate the sector.

Ample open space separates most of the sites. The streets are laid out in a grid system with concessions to such geographical obstructions as the bluffs and the Mississippi River. Parts of Charter and Camp Streets have been vacated (September 1984).

There are 38 resource sites in Tract 1A, some of which include more than one structure. Located north of the barrier of the bridge, Resource Sites 1A.1, 1A.1a, 1A.2, and 1A.3 could have been placed in Tract 5, but were added after earlier survey work and so were included in this tract survey.

Structures vary widely in shape and size and are from one to three stories high. Several are long and narrow to take advantage of a trackside location. Two quonset buildings, bowler-shaped roofs and a roof of nine loaf-shaped bays provide variation from the more typical flat-roofed structures. Construction materials also vary and include brick, concrete panels and concrete block, metal (corrugated, smooth and modern vertical strips), asbestos slabs and copper detailing. Structures range in age from the 1920s to a 1981 addition, with construction dates evenly distributed along that time line.

### Tract History

The appearance of Tract 1A, with its expanses of low, level ground, reflects its genesis. Despite being platted in 1878, it remained fingers of soggy soil among the sloughs and backwaters of the Mississippi River. However, railroad tracks did cross the area east of South Main Street. To the west, South Locust Street marked the boundary between dry land and "low swampy ground" as late as 1909 on Sanborn maps.

The Dubuque Harbor Company, a group of local investors, filed a plat for the area including Tract 1A in 1878, presumably to aid in the sale of the land. Four years earlier, the company had filled in sloughs around



Jones and Iowa Streets north of the tract. However, in 1878 they elected to dispose of their holdings and sold 1,678 lots for \$100,000. The sales included 5000 feet of frontage along South Main Street.

The nature of the topography deterred development of the area, despite its nearness to commercially important Main Street. Besides the railroad tracks and Illinois Central depot, outbuildings, and roundhouse (Resource Sites 1A.1, 1A.1a-f), land east of South Main Street was used for bulk oil storage as early as 1891. The Excelsior Oil Company and the Consolidated Tank Line maintained facilities along the railroad tracks. Excelsior's warehouse and separate oil tanks actually seemed to straddle the backwater of the river. By the early twentieth century the Standard Oil Company, which had acquired some Dubuque bulk oil businesses, replaced the earlier facilities. In 1984 the section continued to be used for bulk oil storage (Resource Site 1A.9). The present tire repair business (Resource Site 1A.9a) also carried on previous land use. Part of the present facility was an automobile repair shop in the 1920s.

In the 1910s progressive Dubuque residents embarked upon a number of improvement projects, including city planning and development of a system of parks. In 1911 they established the Dubuque Industrial Corporation to encourage industrial growth. The local board of trade subscribed \$170,000 to the venture. It seems likely the new organization encouraged development in Tract 1A. Resource Site 1A.22 may date from this period, although information about it is contradictory. The site was probably home for Ott Rubber Company, a short-lived local venture that made rubber tires around 1929. Later, a mirror manufacturer was there. The site represents some of the early development of the area.

Development of the tract did not begin in earnest until the 1920s, when significant construction occurred as an extension of the Main Street wholesale district. To take advantage of immediate rail access, International Harvester built a series of structures near Main and Dodge Streets (Resource Sites 1A.3, 1A.4). The company was organized in 1902 in Chicago, and Dubuque became one of the early distribution sites in 1903. The truck service center, office, and warehouse, however, date from the 1920s and 1930s.

The 1924 plat, the Industrial Subdivision, is evidence of development plans for the interior sections of Tract 1A. The area did not become a major industrial zone, but the Maizewood Insulation Company (Resource Site 1A.15) was constructed there in 1928. The plant was built to put into practice a method that an Iowa State professor devised to make insulating board from crushed cornstalks. In the fall, loads of cornstalks were brought to the company and stacked for later use. The first building constructed was a digester, and a dryer, offices, shipping department, and related structures were soon added, many in the 1930s.

Filling-in of the low areas continued, and the presence of major lumber companies in Dubuque contributed to the process. Parts of the area south of and along Railroad Avenue (part of Resource Site 1A.20) are



composed of "sand and mill waste." Sawmills and lumberyards had been in the area since the 1860s, and some clearly contributed their waste materials to filling the lowlands. By 1909 the sprawling Peter J. Seippel Lumber Company centered along Locust Street (Resource Site 1A.34) stored lumber on the filled ground of Railroad Avenue.

Filling of the section south of Railroad Avenue continued, but it was not until 1946 that Henry A. Robinson's Industrial Subdivision signaled development there. Warehouses and offices in this section of the tract are correspondingly recent in construction, dating from the 1950s.

It was not until the late 1940s and 1950s that a cluster of structures was built along South Main Street to complete development of the street. In 1946 Titus B. Schmid moved the general offices of his successful Crescent Electric Company to South Main (Resource Site 1A.8). Schmid was a resourceful seller of electrical supplies and equipment at the wholesale level. He established Crescent Electric in Dubuque in 1919 after partnership in a similar business the previous three years. Besides distributing, Schmid also manufactured electrical supplies, and in 1951 he moved his Blackhawk Industries into a large addition to the general offices. And in the mid-1950s the company constructed a warehouse for the Dubuque wholesaling operations (Resource Site 1A.7) and a bowling alley (Resource Site 1A.14) across from the earlier buildings. It appears that Crescent Electric built the bowling alley to provide convenient recreational facilities for employees.

Once development began, Tract 1A became and remained predominantly a warehouse section with some light industry. However, as late as 1941 there were a few residences, often provided for employees. Two dwellings were located along Railroad Avenue, one of which provided lodging for a driver for the nearby Consumers Coal and Ice Company. Also during this period, there was a small stockyard off Railroad Avenue near the tracks.

## DISTRICT EVALUATION

### History

The appearance of the tract is much as it was following successful filling of the lowlands. Considerable open space surrounds a variety of structures, many of them a combination of office space and warehousing. The buildings are generally the original ones for their sites and illustrate the steady development of the industrial area over sixty years. Construction dates are evenly distributed from the 1920s through the 1970s, although it is possible that part of Resource Site 1A.22 was built in 1912. That date coincides with Dubuque's interest in promoting industry for the city, reflected in the 1911 establishment of the Dubuque Industrial Corporation. The wide range of construction dates produces a district lacking visual integrity. The "Summary of Findings" section of this report mentions sites of individual interest.



## Architecture

When combined with the nineteenth century factories and warehousing in other tracts, the examples in Tract 1A provide a complete picture of industrial building techniques in Dubuque. Contrasts between nineteenth and twentieth century construction methods, styles and materials are in evidence. The "Summary of Findings" section of this report outlines these contrasts.

## Bibliographical Sources for Tract 1A

Chi, Esther C., comp. Another Flavor of Dubuque (Dubuque: n.p., 1893)

Childs, C. C. The History of Dubuque County, Iowa (Chicago: Western Historical Company, 1880)

### City Directories

Dubuque Chamber of Commerce, "Descriptive Survey of Dubuque," 1911

Dubuque City Assessor's Office Records

Dubuque County Recorder's Office Records

The Gilt Edge Collection of Plans, Suggestions and a Guide for the Prospective Builder of a Practical, Convenient and Cheerful Home. (N.P.: Peter J. Seippel Lumber Company, 1918)

Land Title Abstracts (Abeln Abstract Company)

Milversted H. C., "Who's Who in Dubuque. International Harvester Company." The Town Printer 2 (April 1947): 6

Newspapers: Dubuque Times-Herald and Dubuque Telegraph-Herald, various issues

Oldt, Franklin T. and P. J. Quigley, History of Dubuque County, Iowa (Chicago: Goodspeed Historical Association, 1911)

Railway Age, January 5, 1946

Sanborn Fire Insurance Maps. Dubuque: 1891, 1909, 1909-36, 1909-65

Schmid, Titus B., "The History of Crescent Electric Supply. 1919-1964"

## TRACT 1A - RESOURCE SITES INVENTORY

### Summary of Findings

Most structures in the tract are not historically significant, with 31 of the 38 resource sites falling into the lowest category, Group 4.

Resource Sites 1A.15, 1A.4 and 1A.3 call attention to the role of agriculture in the economy of Dubuque and Iowa. The Maizewood Insulation Company (rated Group 2) provides an intriguing look at an imaginative method for recycling cornstalks. Des Moines boosters also established such a factory in that city, one not nearly as extensive and certainly not as well-preserved. The International Harvester Company buildings (rated Groups 2 and 3) reflect Dubuque's standing as a regional wholesale distribution point for agricultural equipment.

The buildings in Tract 1A allow comparison of construction techniques and materials as they changed through time. Of special note is the use of concrete (Resource Sites 1A.8, 1A.7, 1A.14, 1A.11, and 1A.21 in Tract 1) and concrete and asbestos (Resource Sites 1A.15, 1A.4). Asbestos and/or concrete may also have been used for the unusual bowler-shaped roofs for Resource Sites 1A.25, 1A.16, and 1.8. These sites and also the International Harvester Truck Service Center (Resource Site 1A.3) appear to have received no significant alterations.

Imaginative use of concrete for residential use is also in evidence in Tract 4. Further study of the uses of the building material and the contribution of builders such as Chris Voelker and his Peer-Amid Cement Stone Company (Resource Site 4.6 for example) and Conlon Construction Company (Resource Site 1A.20) could be valuable.



RESOURCE SITE NO. 1A.1

Illinois Central-Gulf Station (Iowa and Jones Streets)

Dubuque Harbor Company Addition, E 1/2 of Lot 10



## HISTORY

The Dubuque & Pacific Railroad (later known as the Dubuque & Sioux City Railroad) became part of the Illinois Central Railroad in 1867, and the line has continued to be an important transporter in the city. Illinois Central buildings, depot, freight house, roundhouse and related structures, have long occupied land along the tracks. Sanborn maps published in 1920 show a two-story brick passenger station and offices at this particular location. A 1946 news item mentions that the Dubuque passenger station was "rehabilitated for \$116,420."

## ARCHITECTURE

The building's appearance is consistent with a date of 1946 for its construction or modernization. It has not been determined if this is a completely new structure, although it seems unlikely that the railroad would remove an entire second story from an earlier building. However, there is a precedent: another depot (Resource Site 7.12) has suffered drastic changes.

A far cry from elaborate nineteenth century depots, the structure has smooth red brick walls relieved by simply designed projecting parapets and outlined with contrasting concrete or stone coping and base. The passenger waiting room of the long, narrow building is located at the end with the parapet having "ILLINOIS CENTRAL" incised on it and has larger, though still utilitarian, windows. Bricks laid soldier style form lintels for windows and also a continuous band that unites the openings. Drain pipes serve a decorative as well as functional purpose and emerge from round-arched brick openings in the walls. The composition is not symmetrical but appears balanced. Separate but connected to the station by a long pipe is the freight station, which is similar yet simpler still.

## SIGNIFICANCE RATING

Historical: (H1=5) + (H2=1) + (H3=0) = 6  
Architectural: (A1=1) + (A2=1) + (A3=3) = 5

Combined Rating: (Group 4) = 11

## SOURCES

Childs C. C., The History of Dubuque County, Iowa (Chicago: Western Historical Company, 1880)

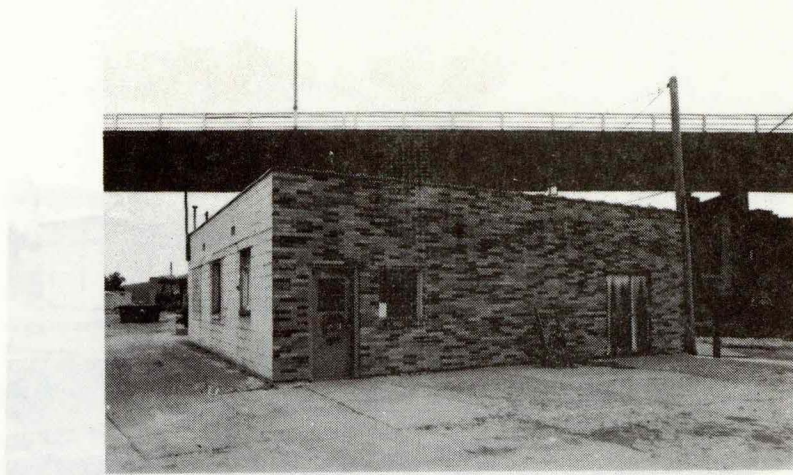
City Assessment Record, 3-16-10-1

Dubuque, Iowa (New York: Sanborn Map Company, 1920)

Railway Age, January 5, 1946, p. 3



RESOURCE SITE NO. 1A.1a  
 Illinois Central Outbuilding (south of passenger depot along tracks just  
 north of the Julien Dubuque Bridge)  
 Dubuque Harbor Company Addition, E 1/2 of Lot 10



## HISTORY

The structure is less than fifty years old and is not historically significant.

## ARCHITECTURE

Original openings, especially on the south end, have been enclosed or re-shaped, while new ones have been made. The building is concrete block with a brick or brick tile facade and tile coping.

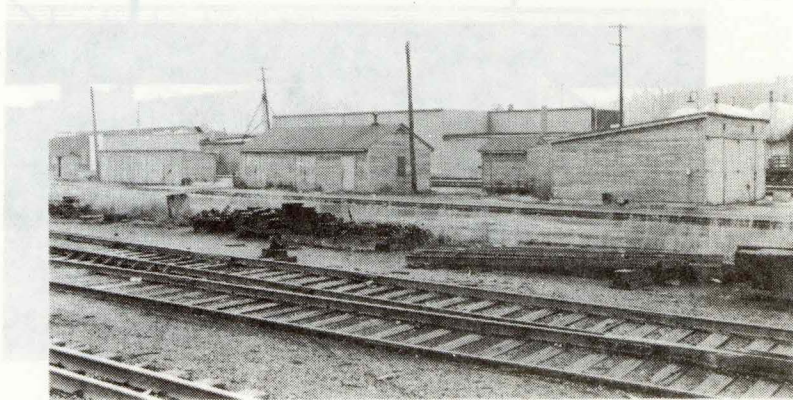
## SIGNIFICANCE RATING

Historical: (H1=0) + (H2=0) + (H3=0) = 0

Architectural: (A1=0) + (A2=0) + (A3=0) = 0

Combined Rating: (Group 4) = 0

RESOURCE SITES 1A.1b, 1A.1c, 1A.1d, 1A.1e, 1A.1f  
Railroad Outbuildings (along tracks east of Main Street and Railroad  
Avenue, and south of the Julien Dubuque Bridge)  
Dubuque Harbor Company Addition, W 1/2 Lots 3 and 4



#### HISTORY

The five structures are located in a row along and between railroad tracks. Beyond them and outside of the tract is the pit of the former roundhouse, but the remains are not that of the original Illinois Central roundhouse. Although the outbuildings seem to be part of the Illinois Central switching yards, they are closer to former Chicago, Milwaukee, St. Paul & Pacific Railroad tracks.

#### ARCHITECTURE

The buildings appear as a unit and are treated together. The first building (Resource Site 1A.1b) has drop siding, a concrete base and a shed roof. Two garage-type doors at the north end have pairs of doors that swing outward.

Also of drop siding, Resource Site 1A.1c has "no.1258" stenciled on it, is small and gabled. A rusted sign announces, "Danger, keep light and fires away."

Building No. 1259 (Resource Site 1A.1d) has a gabled roof and drop siding, but is larger than Site 1A.1c. A set of tracks perpendicular to the main railroad tracks runs from one of the three large garage-type doors along the west end. There are three 6-light rectangular windows in the east end. Windows also occur in each gable end as does a ventilating space at the gable top. Rafter boards are visible on the overhang. Resource Sites 1A.1c, 1A.1d, and 1A.1e have simple molded cornices.

Building No. 1260 (Resource Site 1A.1e) has a shed roof facing east where rafter ends seem almost like decorative brackets. There are five double garage-type doors, each with its own set of tracks running the short distance to the regular tracks. There are no other openings.



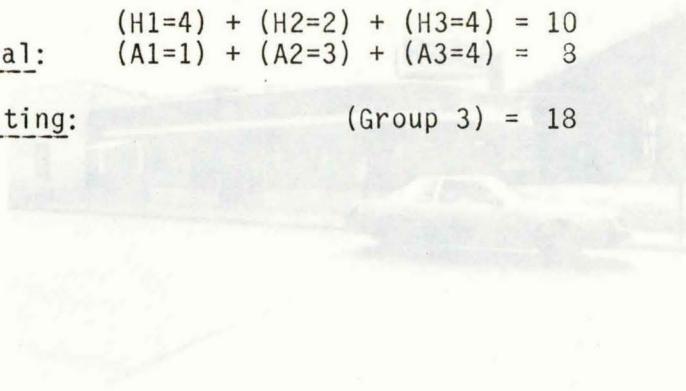
Located a slight distance from the other four structures is a gabled clapboard outhouse facing east to catch the morning sun (Resource Site 1A.1f). A circle cut high in the gable end acts as a ventilating hole. No moldings are used but there are corner boards. The building seats two.

#### SIGNIFICANCE RATING

Historical: (H1=4) + (H2=2) + (H3=4) = 10

Architectural: (A1=1) + (A2=3) + (A3=4) = 3

Combined Rating: (Group 3) = 18



Historical: In 1939 according to the assessor, the former Iowa Produce Company building carried the tradition of wholesale businesses along Main Street. Owned by Clair E. Limbeck, the venture was active in the 1940s and in 1941 began to manufacture egg powder, presumably for the war effort. Limbeck's name is not in the Carnegie-Stout Library's biographical index, and it does not appear that the company was historically significant.

Architecture: Wedged between the pillars of the Julien Dubuque Bridge and the sawy smiles of the Truesch Baking Company, the one-story brick warehouse and showroom is similar in size and materials to surrounding structures. It is clearly a utilitarian twentieth century building. Simplified detail includes a band of headers that form a line when encountered windows. Below the band is a brick pattern of six rows of common bond, then a header and stretcher course. This pattern is seen elsewhere in the tract. Because of the odd-shaped lot, the showroom is added at an unusual angle to the main body of the warehouse. It has a flat roof, including a broad metal cornice.

#### SIGNIFICANCE RATING

Historical: (H1=3) + (H2=1) + (H3=2) = 6

Architectural: (A1=1) + (A2=2) + (A3=2) = 5

Combined Rating: (Group 4) = 11

#### SOURCES

City Assessment Record, 3-16-92

City Directory (1941)

Dubuque, Iowa (New York: Sanborn Map Company, 1909-65).

Dubuque Telegraph-Herald, November 27, 1941



#### HISTORY

A former service center for trucks, the vacant building was part of a group of International Harvester buildings stretching along the Illinois Central tracks in the early twentieth century. Organized and based in Chicago in 1902, the International Harvester Company established a warehouse in Dubuque the following year. By 1947 the company had 113 distribution points in the country, including the office and warehouse (Resource Site 1A.4) and the service center. Assessor records are contradictory regarding construction dates for the International Harvester buildings along Main Street, but the truck service center was built in 1930.

#### ARCHITECTURE

The approximately 172 x 93-foot building shares certain ornamental features with the earlier adjacent IHC office (Resource Site 1A.4), including use of brick with contrasting concrete trim. The trim is used for coping, stylized capitals, water table and entrance. Windows for the service department are large and composed of many metal casement windows. Similar to nearby Resource Site 1A.2 is the brick pattern consisting of five rows of common bond separated by a course of headers. The cornice consists of a row of bricks set soldier style, then some molding and the concrete coping. Simple brick pilasters with stylized concrete capitals divide the service portion from the offices and also anchor the corners. A stepped parapet highlights the pilasters and entablature, whose heavy and strong impression is appropriate to a heavy equipment business. Large metal-framed showroom windows, now boarded up, and the door, with its wide wood-sash side and top lights, are unaltered as are some bi-fold wood garage doors on the backside part of the building. The building appears to be in original condition, which increases its significance.



RESOURCE SITE NO. 1A.3

International Harvester Company Service Department (8 Main Street)  
Dubuque Harbor Company Addition, W 93', Lots 8-11 and W 1/2 Lot 10



### HISTORY

A former service center for trucks, the vacant building was part of a group of International Harvester buildings stretching along the Illinois Central tracks in the early twentieth century. Organized and based in Chicago in 1902, the International Harvester Company established a warehouse in Dubuque the following year. By 1947 the company had 113 distribution points in the country, including the office and warehouse (Resource Site 1A.4) and the service center. Assessor records are contradictory regarding construction dates for the International Harvester buildings along Main Street, but the truck service center was built in 1930.

### ARCHITECTURE

The approximately 172 x 93-foot building shares certain ornamental features with the earlier adjacent IHC office (Resource Site 1A.4), including use of brick with contrasting concrete trim. The trim is used for coping, stylized capitals, water table and entrance. Windows for the service department are large and composed of many metal casement windows. Similar to nearby Resource Site 1A.2 is the brick pattern consisting of five rows of common bond separated by a course of headers. The cornice consists of a row of bricks set soldier style, then some molding and the concrete coping. Simple brick pilasters with stylized concrete capitals divide the service portion from the offices and also anchor the corners. A stepped parapet highlights the pilasters and entablature, whose heavy and strong impression is appropriate to a heavy equipment business. Large metal-framed showroom windows, now boarded up, and the door, with its wide wood-sash side and top lights, are unaltered as are some bi-fold wood garage doors on the trackside part of the building. The building appears to be in original condition, which increases its significance.

## SIGNIFICANCE RATING

Historical: (H1=3) + (H2=2) + (H3=5) = 10

Architectural: (A1=2) + (A2=1) + (H3=5) = 8

Combined Rating: (Group 3) = 18

## SOURCES

City Assessment Record, 3-16-10-11

Dubuque Chamber of Commerce, "Descriptive Survey of Dubuque," 1911.

Dubuque, Iowa (New York: Sanborn Map Company, 1909-36)

Milversted, H.C. "Who's Who in Dubuque. International Harvester Company," The Town Printer 2 (April 1947):6.



#### RESOURCE SITE 1A.4

International Harvester Company Office and Warehouse (10 South Main Street)

Dubuque Harbor Company Addition, W 93' of Lots 1-9, W 1/2 Lot 14,

Dubuque Harbor Company Addition, Lot A W 1/2 of Lot 14



#### HISTORY

The former office and warehouse and nearby truck service center (Resource Site 1A.3) formed a strip of International Harvester Company buildings along the railroad tracks. Organized and based in Chicago in 1902, this outgrowth of Cyrus McCormick's farm machinery inventions established a warehouse on Main Street in Dubuque the following year. By 1947 the company had 113 distribution points in the country, including the office, warehouse and service center in Dubuque. Assessor records are contradictory regarding construction dates for the International Harvester buildings. The office may have been built in the 1920s. The truck service center was built in 1930; and the warehouse was extant by 1936.

#### ARCHITECTURE

The oddly-shaped lot dictated a chamfered entrance for the two-story brick office. Like the service center across the street it has contrasting concrete detail, and there is the same coping and a parapet to highlight the rather heavy, stylized entrance (now altered). Unlike the related service center this building has concrete squares at the showroom window corners and a concrete and brick course that forms sills for the upper story windows and rather awkwardly bisects the design. A molded medallion with the initials for the International Harvester Company superimposed on it identifies the building.

Connected to the approximately 88 x 95-foot brick office is a cavernous warehouse measuring about 80 x 400 feet (33,200 square feet). According to Sanborn map notes, the structural system is composed of steel trusses (which are relatively slender) and a steel frame. Two-inch precast and corrugated plaster and asbestos slabs, which have weathered, are bolted to the steel frame. Corrugated metal pieces have replaced some of the

original slabs. A series of high metal windows generally having eighteen panes provides natural light. The concrete tile roof with its projecting elements provides another texture to the distinctive structure.

#### SIGNIFICANCE RATING

Historical: (H1=3) + (H2=3) + (H3=3) = 9

Architectural: (A1=2) + (A2=4) + (A3=4) = 10

Combined Rating: (Group 2) = 19

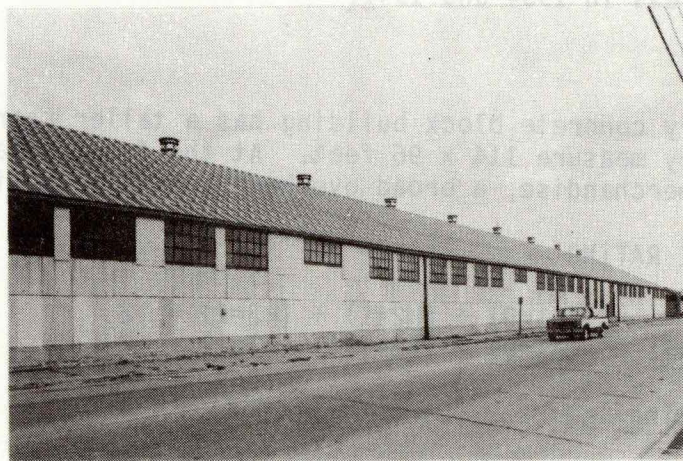
#### SOURCES

City Assessment Record, 3-25-3-4 and 3-25-2-2

Dubuque Chamber of Commerce. "Descriptive Survey of Dubuque," 1911.

Dubuque, Iowa (New York: Sanborn Map Company, (1909-36)

Milversted, H.C. "Who's Who in Dubuque. International Harvester Company." The Town Printer 2 (April 1947):6





RESOURCE SITE NO. 1A.5

Behr Farm and City Distributing Company (15 South Main Street)

Dubuque Harbor Company Addition, Lots 1-4 of Lot 13.



HISTORY

Built in 1947 according to the assessor, the structure apparently replaced the Witmer or Witwer wholesale grocery company that was listed at this address in 1934 and 1941.

ARCHITECTURE

The one-story concrete block building has a taller rear portion; together they measure 114 x 96 feet. At the front is a wall of windows to display merchandise, a broad overhang and a large sign.

SIGNIFICANCE RATING

Historical: (H1=0) + (H2=1) + (H3=1) = 2

Architectural: (A1=0) + (A2=1) + (H3=1) = 2

Combined Rating: (Group 4) = 4

SOURCES

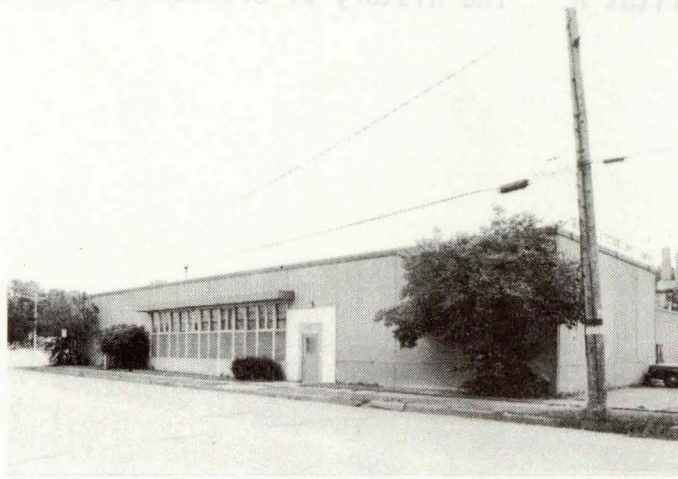
City Assessment Record, 3-25-2-2

City Directories (1934, 1941)

RESOURCE SITE NO. 1A.7

Crescent Electric Supply Company (215 South Main Street)

Dubuque Harbor Company Addition, Lot A of Lot 20 and N 1/2 of vacated  
Camp Street



HISTORY

Titus B. Schmid established the Crescent Electric Supply Company in Dubuque in 1919. The company has grown and prospered with branches throughout Iowa and the Midwest at one time or another. The company sold and in some cases manufactured electrical equipment and parts. This building was constructed in 1957-58 to house the Dubuque wholesale quarters and is probably the first building constructed on the site. The Crescent general offices and Blackhawk Industries, also part of the Crescent business, were situated across the street (Resource Site 1A.8).

ARCHITECTURE

Art glass panels with "Crescent Electric Supply Company" incised above the door emphasize the flat smoothness of the walls. A band of projecting windows provides the sole relief. Built by Conlon Construction Company (Resource Site 1A.20), the 120 x 218-foot wholesale warehouse is constructed using large concrete panels. The same technique is employed on adjacent Resource Site 1A.14 and also Resource Site 1A.11. The related Resource Site 1A.8 across the street also employs concrete panels. They are slightly different, but the presence of similar building materials in this portion of South Main Street provides an interesting picture of postwar construction techniques.

SIGNIFICANCE RATING

Historical: (H1=2) + (H2=1) + (H3=3) = 6

Architectural: (A1=2) + (A2=3) + (A3=2) = 7

Combined Rating: (Group 3) = 13



## SOURCES

City Assessment Record, 3-25-7-1

Schmid, Titus B. "The History of Crescent Electric Supply. 1919-1964."



## HISTORY

Titus B. Schmid established the Crescent Electric Supply Company in Dubuque in 1919. The company has grown and prospered with branches throughout Iowa and the Midwest at one time or another. The company sold and in some cases manufactured electrical equipment and parts. This building was constructed in 1957-58 to house the Dubuque wholesale quarters and is probably the first building constructed on the site. The Crescent general offices and Blackhawk Industries, also part of the Crescent business, were situated across the street (Resource Site 1A.8).

## ARCHITECTURE

Art glass panels with "Crescent Electric Supply Company" incised above the door emphasize the flat smoothness of the walls. A band of projecting windows provides the sole relief. Built by Conlon Construction Company (Resource Site 1A.20), the 150 x 218-foot warehouse is constructed using large concrete panels. The same technique is employed on adjacent Resource Site 1A.14 and also Resource Site 1A.11. The related Resource Site 1A.8 across the street also employs concrete panels. They are slightly different, but the presence of similar building materials in this portion of South Main Street provides an interesting picture of postwar construction techniques.

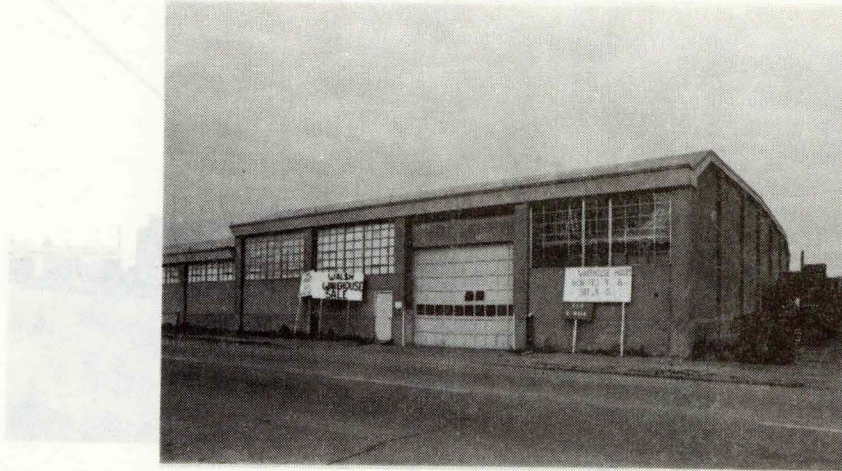
## SIGNIFICANCE RATING

Historical:	(H1=2) + (H2=1) + (H3=3) = 6
Architectural:	(A1=2) + (A2=3) + (A3=2) = 7
Combined Rating:	(Group 3) = 13

RESOURCE SITE NO. 1A.8

Crescent Electric General Office/Blackhawk Industries (200 S. Main Street)

Subdivision 1-8, Dubuque Harbor Company Addition, W 1/2 Lot 1, Lot 19



HISTORY

Titus B. Schmid established the Crescent Electric Supply Company in Dubuque in 1919. The company has grown and prospered with branches throughout Iowa and the Midwest at one time or another. The company sold and in some cases manufactured electrical equipment and parts. The structure was built in two parts: in 1946 to house the general offices of Crescent Electric and in 1951 for the assembly plant of Blackhawk Industries, makers of electrical supplies.

ARCHITECTURE

The north end is probably the general offices built in 1946; a pair of pilasters separates the similar sections. The building walls are concrete panels resting on a slightly projecting base. There are plain pilasters between the bays, which have high metal windows. The broad cornice appears to be weathered asbestos or fiberglass similar to that used on the nearby International Harvester warehouse (Resource Site 1A.4). The roofline is higher at the south or factory end, and the block-long building measures 99 x 400 feet.

SIGNIFICANCE RATING

Historical: (H1=2) + (H2=1) + (H3=3) = 6

Architectural: (A1=3) + (A2=3) + (A3=3) = 9

Combined Rating: (Group 3) = 15

SOURCES

City Assessment Record, 3-25-3-5

Schmid, Titus B. "The History of Crescent Electric Supply. 1919-1964."



RESOURCE SITE NO. 1A.9

Rainbo Oil Company (300 South Main Street)

Dubuque Harbor Company Addition, Lots 1 and A of Lot 25 and Subdivision  
A; Dubuque Harbor Company Addition, Lot 2 and W 1/2 Lot 19



HISTORY

Even when the area was a backwater of the Mississippi River in the 1890s, oil companies used this section. In 1891 both the Excelsior Oil Company and the Consolidated Tank Line had oil tanks, barrel storage and small warehouses between South Main Street and the railroad tracks. By the 1930s oil storage facilities had spread from South Main Street to spots along Railroad Avenue. It is unclear whether the present bulk plant was part of the early oil storage use of the area. City assessor records are contradictory, and the presence of the completely unrelated Rainbo Tire Service (Resource Site 1A.9a) led to errors in their records.

ARCHITECTURE

Seven large petroleum storage tanks rest on concrete holders curved to fit them; a two-foot high retaining wall surrounds and protects them from harm. The 63-foot x 98-foot office is concrete block with a modern brick facade.

SIGNIFICANCE RATING

Historical: (H1=2) + (H2=2) + (H3=0) = 4

Architectural: (A1=0) + (A2=0) + (A3=0) = 0

Combined Rating: (Group 4) = 4

SOURCES

City Assessment Record, 3-25-3-5

Dubuque, Iowa (New York: Sanborn-Perris Map Company, 1891; Sanborn Map Company, 1909-36)

RESOURCE SITE NO. 1A.9A

Rainbo Tire and Auto Service (450 South Main Street)

D & P Railroad Ground, Lot 1, Dubuque Harbor Company Addition, Lot 1 of  
Lot 25



#### HISTORY

In 1891 the barrel repair shop for the Consolidated Tank Line and a small two-story dwelling were at this corner location. As late as 1941, a bulk oil plant had a watchman or driver living on the premises. On this site, however, by 1936 and perhaps by 1925 was an automobile repair shop, now part of the present complex. In 1941 Frank and James Saul stored coal at the site.

#### ARCHITECTURE

The tire and auto service company consists of the main building north of Railroad Avenue and a large modern metal warehouse south of the intersection. The main building has a corbeled brick parapet extending two feet to mask skylights. The skylights, their ventilators and drain pipes all appear to be of copper, an unusual use of the costly material for a rather prosaic building. Windows on the west have been enclosed and new garage doors and corrugated metal covering added on the north end. There is also a substantial addition running from the northeast corner of the main building. Of the two garage doors on the south side, one may be the original opening.

#### SIGNIFICANCE RATING

Historical: (H1=2) + (H2=2) + (H3=1) = 5

Architectural: (A1=0) + (A2=2) + (A3=2) = 4

Combined Rating: (Group 4) = 9

#### SOURCES

City Assessment Record, 3-25-15-3



City Directory (1941)

Dubuque, Iowa (New York: Sanborn-Perris Map Company, 1891; Sanborn Map Company, 1909-36)



# HISTORY

In 1891 the barrel repair shop for the Consolidated Tank Line and a small two-story dwelling were at this corner location. As late as 1941, a bulk oil plant had a watchman or driver living on the premises. On this site, however, by 1936 and perhaps by 1925 was an automobile repair shop, now part of the present complex. In 1941 Frank and James Saul stored coal at the site.

# ARCHITECTURE

The tire and auto service company consists of the main building north of Railroad Avenue and a large modern metal warehouse south of the intersection. The main building has a corrugated brick parapet extending two feet to mask skylights. The skylights, their ventilators and drain pipes all appear to be of copper, an unusual use of the costly material for a rather prosaic building. Windows on the west have been enclosed and new garage doors and corrugated metal covering added on the north end. There is also a substantial addition running from the northeast corner of the main building. Of the two garage doors on the south side, one may be the original opening.

# SIGNIFICANCE RATING

Historical:	(H1=2) + (H2=2) + (H3=1) = 5
Architectural:	(A1=0) + (A2=2) + (A3=2) = 4
Combined Rating:	(Group 4) = 9

# SOURCES

City Assessment Record, 3-25-15-3

RESOURCE SITE NO. 1A.11

G.J. Hohnacker Company (395 South Main Street)  
Dubuque Harbor Company Addition, S 1/2 Lot 24



HISTORY

The structure was built on or near filled land. The wholesale restaurant equipment building was constructed in 1959, the same year as neighboring Creslanes (Resource Site 1A.14) and of similar building materials. It was built by or for the Hohnacker business; Hohnacker sold 178 feet of the large lot to Crescent Electric around this time, which constructed its own buildings of concrete panels during this period. It is unclear whether Crescent's use of concrete influenced Hohnacker or if other factors were involved.

ARCHITECTURE

The 165 x 60-foot combined-use facility has warehouse storage to the rear with two loading doors along the Railroad Avenue side. Storefront windows occur at the front store section and an altered (wood panels, new stone) corner section is apparently the office entrance. The smooth concrete outer wall panels are arrayed two to each base panel. The roof is flat and there is no ornament.

SIGNIFICANCE RATING

Historical: (H1=1) + (H2=3) + (H3=2) = 6

Architectural: (A1=2) + (A2=3) + (A3=2) = 7

Combined Rating: (Group 3) = 13

SOURCES

City Assessment Record, 255-3-25-7-1

Schmid, Titus B. "The History of Crescent Electric Supply. 1919-1964."



RESOURCE SITE NO. 1A.12

Rainbo Oil Company quonset (188 Railroad Avenue)

Dubuque Harbor Company Addition, Lot 2 of Lot 28, that part lying W 20' from alley located in that lot and W 1/2 of alley adjacent



HISTORY

The quonset, which was built around 1940, is located on leased land and is not historically significant. A structure used by contractors is shown at this location on the 1909-36 Sanborn map, and it appears that the quonset replaced it.

ARCHITECTURE

Termed a "workshop" by the assessor, the 42 x 80-foot metal structure has a shed-roofed side entry. There is also an entrance and two high windows on the street side with a centered ventilation panel. Side openings have been enclosed.

SIGNIFICANCE RATING

Historical: (H1=0) + (H2=1) + (H3=0) = 1

Architectural: (A1=0) + (A2=1) + (A3=1) = 2

Combined Rating: (Group 4) = 3

SOURCES

City Assessment Record, 3-25-15-1

Dubuque, Iowa (New York: Sanborn Map Company, 1909-36)

RESOURCE SITE NO. 1A.13

Rainbo Oil Company storage building (190 Railroad Avenue)

Dubuque Harbor Company Addition, Lot 28, Lot 2 that part lying W of 20' wide alley located in Lot 28 and W 1/2 of alley adjacent



HISTORY

Bulk storage facilities for oil were initially located along South Main Street and later spread westward on Railroad Avenue. By 1936 the Palm Oil Company had a small oil warehouse and some tanks at this site along a railroad siding. It seems likely that the present structure dates from that period, and the assessor has assigned a construction date of 1931.

ARCHITECTURE

The 20 x 42-foot storage facility is covered with corrugated metal from top to bottom. Wood purlins project from the gabled end. At the midpoint of the side nearest the tracks the rafters are slightly extended, perhaps to signify a collection point of some sort. Behind the structure is an assortment of oil tanks.

SIGNIFICANCE RATING

Historical: (H1=2) + (H2=2) + (H3=1) = 5

Architectural: (A1=0) + (A2=2) + (A3=1) = 3

Combined Rating: (Group 4) = 8

SOURCES

City Assessment Record, 3-25-15-1

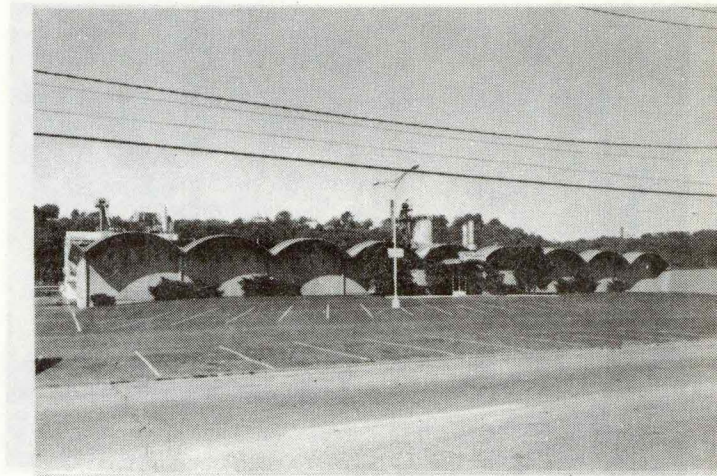
Dubuque, Iowa (New York: Sanborn Map Company, 1909-1936)



RESOURCE SITE NO. 1A.14

Creslanes Bowling (255 South Main Street)

Dubuque Harbor Company Addition, Lot 20



#### HISTORY

The bowling alley was built in 1959, about two years after construction of the connected Crescent Electric warehouse (Resource Site 1A.7). Surrounded by wholesale and light industrial buildings, the site is not an obvious choice for recreational use, and it seems likely that Titus Schmid built the facility for the use of his employees at the warehouse, general offices, and electrical parts factory, all located nearby. If this is the case, it is an unusual example of providing a recreational facility for employee use.

#### ARCHITECTURE

The structure is a distinctive series of nine concrete loaves, each three panels wide with pairs of tiny rectangular slits in them. Concrete arches forming the roofline thicken as they descend to straight smooth columns separating the nine units. The shape is repeated in the slender cantilevered entry canopy that projects from a thicker arch. The projecting entrance is further highlighted with stone and glass.

#### SIGNIFICANCE RATING

Historical: (H1=2) + (H2=3) + (H3=3) = 8

Architectural: (A1=3) + (A2=3) + (A3=3) = 9

Combined Rating: (Group 3) = 17

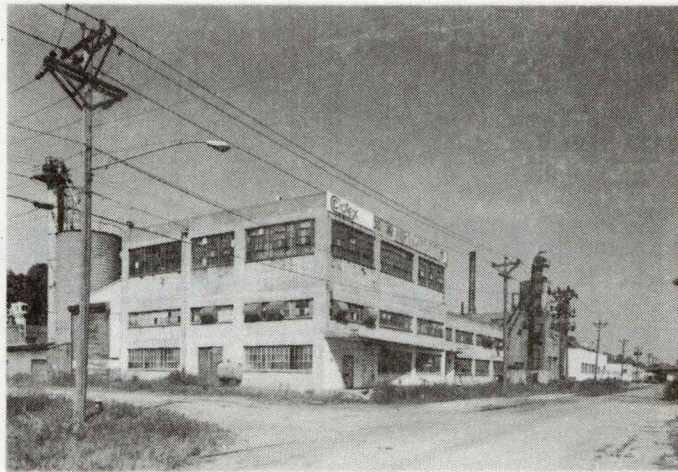
#### SOURCES

City Assessment Record, 3-25-7-1



RESOURCE SITE NO. 1A.15

Maizewood Insulation Company/Celotex Corporation (275 Salina Street)  
Parts of Lots B & C, Industrial Subdivision



### HISTORY

Built in 1928 in the area platted for industrial use in that decade, the complex was constructed to convert cornstalks into insulating wallboard. An Iowa State University professor had devised the concept, and local businessmen in the state sought to put the idea into practice. Plans were announced to build an \$85,000 factory in Dubuque in 1927, and the first building, the digester, was built the following year. Later additions in the 1930s included a dryer control building, offices, shipping department, lab and shops. The venture was in operation in the 1930s, and there was even a Maizewood Building Company, possibly organized to encourage use of the unusual product. Now owned by the Celotex Corporation, the fenced facility appears unused.

### ARCHITECTURE

The rambling complex contains a number of industrial structures, and it is possible that study of the interiors will reveal features peculiar to the processing of cornstalks. The most prominent element is the digester, the first and primary structure built. Additions with ancillary uses surround it and include a laboratory, shop, "chest control," dryer control, and a chipper. The digester's structural system is of reinforced concrete with concrete block infill. Three-story and measuring 94 x 108 feet, the digester has windows of varying height on each of the three floors, perhaps reflecting interior uses. A smooth concrete sill unites the metal windows and the concrete structural members separate them. Sanborn map notes indicate that "all buildings [were] constructed with steel frame [with] asbestos composition slabs bolted to [them]." However, this is not apparent.



## SIGNIFICANCE RATING

Historical: (H1=4) + (H2=2) + (H3=4) = 10

Architectural: (A1=2) + (A2=4) + (A3=4) = 10

Combined Rating: (Group 2) = 20

## SOURCES

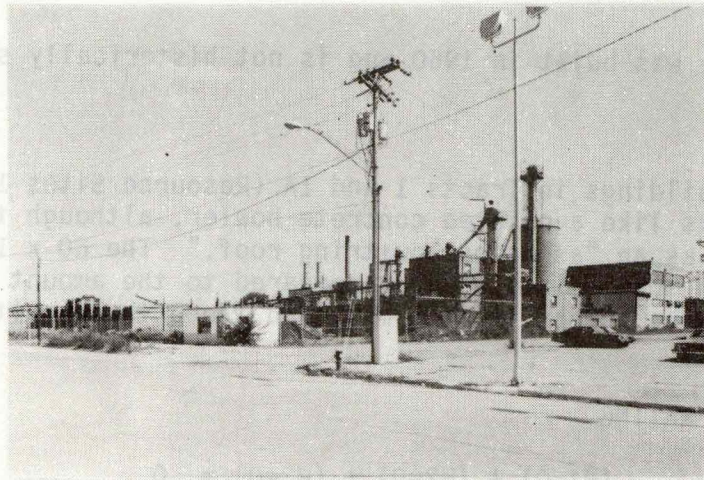
Chi, Esther C., comp. Another Flavor of Dubuque (Dubuque: n.p., 1983), p. 131.

City Assessment Record, 3-25-1-1

City Directory (1934)

Dubuque, Iowa (New York: Sanborn Map Company, 1909-36)

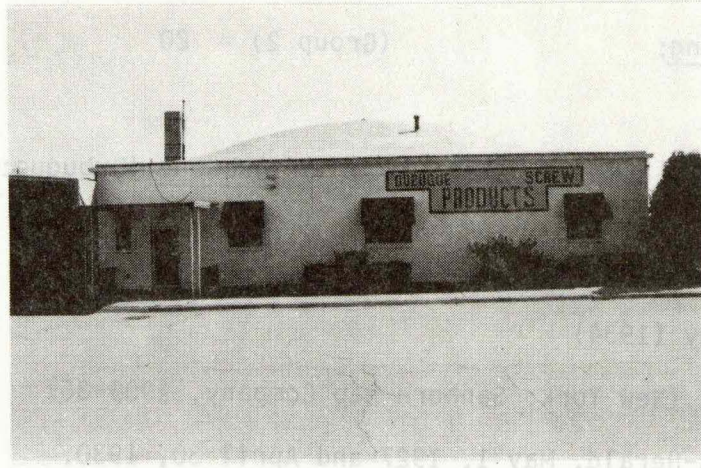
Dubuque Times-Herald, May 1, 1927 and April 30, 1930.



RESOURCE SITE NO. 1A.16

Dubuque Screw Products (450 Huff)

Dubuque Harbor Company 2nd Addition, Lot 1



HISTORY

The structure was built in 1950 and is not historically significant.

ARCHITECTURE

Like other buildings in Tracts 1 and 1A (Resource Sites 1A.25 and 1.8), the roof looks like a painted concrete bowler, although the assessor describes it as an "asbestos bowstring roof." The 60 x 100-foot structure has small-sized windows compared to the amount of wall surface. At one corner is a chimney and the entrance with a flat-roofed metal canopy.

SIGNIFICANCE RATING

Historical: (H1=0) + (H2=0) + (H3=0) = 0

Architectural: (A1=0) + (A2=2) + (A3=3) = 5

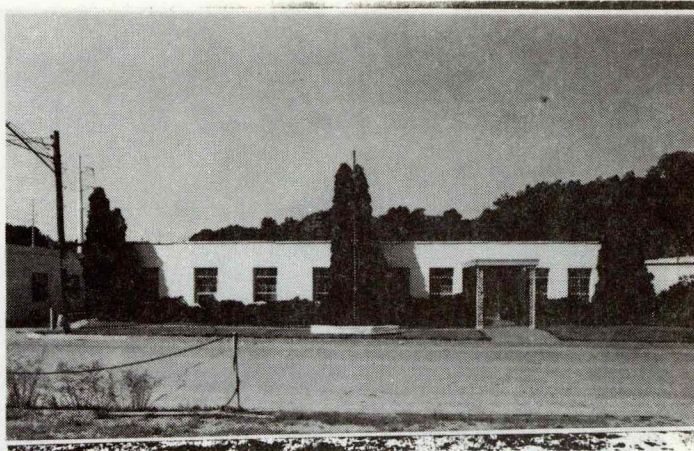
Combined Rating: (Group 4) = 5

SOURCES

City Assessment Record



RESOURCE SITE NO. 1A.17  
Frommelt Industries (465 Huff)  
H.A. Robinson Industrial Subdivision, Lot 2



#### HISTORY

Probably the original buildings on the site, the former Frommelt Industries complex has three connected buildings. The earliest section was constructed in 1952. The company makes dock shelters, marine safety products and doors.

#### ARCHITECTURE

The main structures are of concrete block.

#### SIGNIFICANCE RATING

Historical: (H1=0) + (H2=0) + (H3=0) = 0

Architectural: (A1=0) + (A2=0) + (A3=0) = 0

Combined Rating: (Group 4) = 0

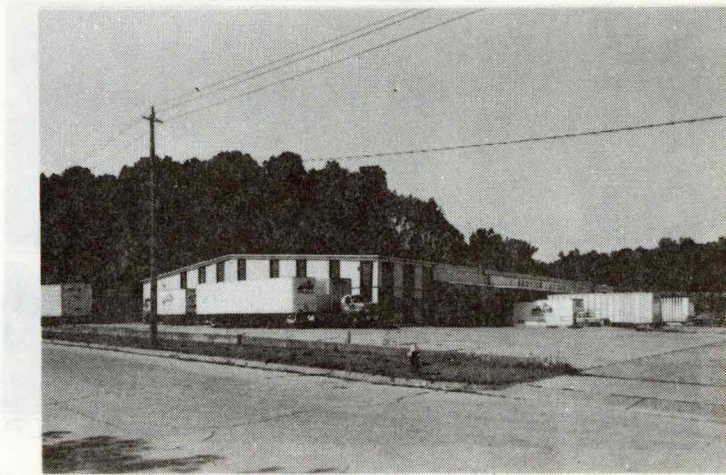
#### SOURCES

City Assessment Record, 3-25-13-1 and -2; 3-34-1-2A and -1A

RESOURCE SITE NO. 1A.18

Zephyr Aluminum Products (555 Huff Street)

Sears-Roebuck & Company, Lot 1 of Lot 1



#### HISTORY

Built in 1963, the structure is not historically significant.

#### ARCHITECTURE

Even seemingly unalterable Butler-type metal structures are not immune to remodeling. New ground-to-roof windows are being installed in the former Sears Service Center.

#### SIGNIFICANCE RATING

Historical: (H1=0) + (H2=0) + (H3=0) = 0

Architectural: (A1=0) + (H2=0) + (H3=0) = 0

Combined Rating: (Group 4) = 0

#### SOURCES

City Assessment Record, 3-34-1-2



RESOURCE SITE NO. 1A.18A

Dubuque Area Steamatic Restoration Center (500 Huff Street)

Dubuque Harbor Company 2nd Addition, Lot 3



HISTORY

The structure was built in 1979 and is not historically significant.

ARCHITECTURE

The carpet cleaning machine building is a modern metal Butler-type measuring 75 x 96 feet and having a "mansard" entry canopy.

SIGNIFICANCE RATING

Historical: (H1=0) + (H2=0) + (H3=0) = 0

Architectural: (A1=0) + (A2=0) + (A3=0) = 0

Combined Rating: (Group 4) = 0

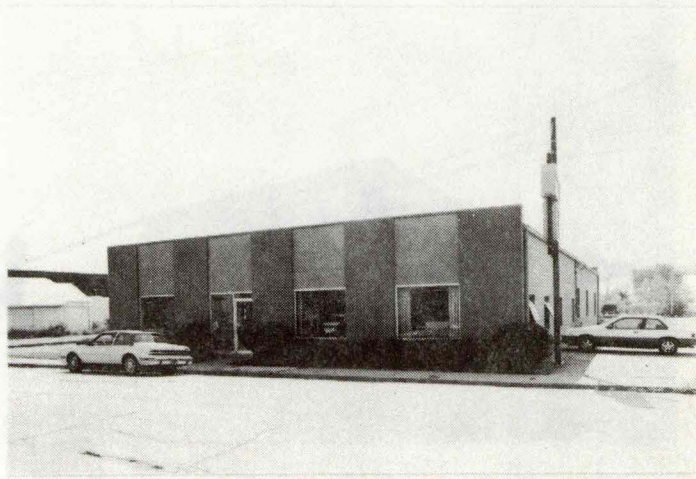
SOURCES

City Assessment Record, 3-25-14-4

RESOURCE SITE NO. 1A.19

Interstate Pipe & Supply Company (200 Railroad Avenue)

Dubuque Harbor Company Addition Sublot 1-E 100' and N 210' Lot 29, Lot 1



#### HISTORY

The building was constructed in 1967 and is not historically significant. It is located on the site of the Consumers Coal & Supply Company.

#### ARCHITECTURE

The 60 x 100-foot concrete block building has industrial metal windows and a facade of red brick panels alternating with smooth concrete above the openings.

#### SIGNIFICANCE RATING

Historical: (H1=0) + (H2=0) + (H3=0) = 0

Architectural: (A1=0) + (A2=0) + (A3=0) = 0

Combined Rating: (Group 4) = 0

#### SOURCES

City Assessment Record, 3-25-14-2



RESOURCE SITE NO. 1A.20

Conlon Construction Company (240 Railroad Avenue)

Dubuque Harbor Company Addition, N 150' of W 100', Lot 29



#### HISTORY

The building is located on part of the site of the Consumers Coal & Supply Company, which maintained a coal yard and also a cold storage and ice machine facility from the 1930s until at least 1941. At that time houses for a driver and an engineer for the company flanked the main office. The Sandry Beverage Company, beer distributors, was also part of Consumers Coal by the 1940s. The assessor gives a construction date of 1940 for the present structure, which is possible if it was built adjacent to the Consumers Coal building. Conlon Construction was responsible for building Crescent Electric's warehouse in 1957-58. It is possible they were involved in the construction of other Crescent buildings in the tract. Their role in building other concrete structures in Dubuque has not been determined.

#### ARCHITECTURE

The concrete block building is flat-roofed, measures 52 x 40 feet, and has two large salmon-colored metal additions totalling nearly 75 x 100 feet. The four-part metal casement windows are irregularly spaced along the front, and there is a small window one-part wide next to the entrance. The windows have copper framing at the base and large concrete sills below.

#### SIGNIFICANCE RATING

Historical: (H1=3) + (H2=1) + (H3=0) = 4

Architectural: (A1=0) + (A2=1) + (A3=0) = 1

Combined Rating: (Group 4) = 5

#### SOURCES

City Assessment Record, 3-25-14-3

City Directory (1934, 1941)

Dubuque, Iowa (New York: Sanborn Map Company, 1909-36)

Schmid, Titus B. "The History of Crescent Electric Supply. 1919-1964."



#### HISTORY

The building is located on part of the site of the Consumers Coal & Supply Company, which maintained a coal yard and also a cold storage and ice machine facility from the 1930s until at least 1941. At that time houses for a driver and an engineer for the company flanked the main office. The Sandry Beverage Company, beer distributors, was also part of Consumers Coal by the 1940s. The assessor gives a construction date of 1940 for the present structure, which is possible if it was built adjacent to the Consumers Coal building. Condon Construction was responsible for building Crescent Electric's warehouse in 1957-58. It is possible they were involved in the construction of other Crescent buildings in the tract. Their role in building other concrete structures in Dubuque has not been determined.

#### ARCHITECTURE

The concrete block building is flat-roofed, measures 52 x 40 feet, and has two large salmon-colored metal additions totaling nearly 75 x 100 feet. The four-part metal casement windows are irregularly spaced along the front, and there is a small window one-part wide next to the entrance. The windows have copper framing at the base and large concrete sills below.

#### SIGNIFICANCE RATING

Historical:	(H1=3) + (H2=1) + (H3=0) = 4
Architectural:	(A1=0) + (A2=1) + (A3=0) = 1
Combined Rating:	(Group 4) = 5

#### SOURCES

City Assessment Record, 3-25-14-3



RESOURCE SITE NO. 1A.21

Wayne Motors (270 Railroad Avenue)

H.A. Robinson's Industrial Subdivision, Lot 1 of Lot 1-1



## HISTORY

The garage and office for the used car lot are not historically significant. The assessor has assigned construction dates of 1955 and 1948, respectively (although it is possible that the dates should be reversed).

## ARCHITECTURE

A true Butler building, with "Butler" stencilled on the gable end, the gunmetal grey garage measures 14 x 32 feet. The abutting office has a hipped roof and is 20 x 16 feet. The garage may be an early example of a Butler building in Dubuque.

## SIGNIFICANCE RATING

Historical: (H1=0) + (H2=0) + (H3=0) = 0

Architectural: (A1=0) + (A2=0) + (A3=0) = 0

Combined Rating: (Group 4) = 0

## SOURCES

City Assessment Record, 3-25-13-3

RESOURCE SITE NO. 1A.22

Anderson Weber Inc./Doe Sales Inc. (245 Railroad Avenue)  
Industrial Subdivision, Lot A



## HISTORY

The assessor has assigned a 1912 construction date, but there was no real estate activity until 1924 when the area was platted and Ott Rubber Company acquired the lot. In 1926 Frank E. Ott took out a \$20,000 mortgage on the site, probably to begin the Ott Rubber Company. By 1929 the Ott Rubber Company was in place, the only tire manufacturer in Dubuque. During this period, the growth years of the automobile industry in America, local establishment of auto-related ventures was not uncommon; businessmen saw no reason why their community could not become a major automobile center.

The Ott family represented that approach. Frank Ott served as secretary-treasurer, Arthur W. Ott was plant superintendent and Joseph J. Ott was president and also Arthur's father. The elder Ott was a prominent Dubuquer, with considerable lumber interests and ownership of or financial interest in such Dubuque concerns as the Dubuque Altar Manufacturing Company and the Dubuque Star Brewing Company. He also ran for mayor in 1908 as candidate for the Citizen's Party.

The fling at tire-making was apparently short-lived, for the site is listed as vacant in 1934. By 1941 the Nurre Company, a mirror manufacturer, was at the address.

## ARCHITECTURE

Subsequent additions have all but obliterated the apparently original portion which is only visible as the tan brick service center. It is located between the Anderson-Weber automobile showroom and the connected Doe Sales beer warehouse. Raised parapets mark two of the three garage bays, which are not placed symmetrically. The showroom features an asphalt mansard above large windows and brick facing. Behind the 60 x 60-foot showroom is the shop, followed by a brick-covered warehouse section that extends the building to Salina Street. Running along



Salina to Camp Street are storage additions that culminate with the 141 x 181-foot Doe Sales warehouse. Built in 1981 according to the assessor, the warehouse is white painted concrete block and is connected to the auto dealership.

#### SIGNIFICANCE RATING

Historical: (H1=4) + (H2=2) + (H3=1) = 7

Architectural: (A1=0) + (A2=1) + (A3=1) = 2

Combined Rating: (Group 4) = 9

#### SOURCES

City Assessment Record, 3-25-11-1

City Directories (1929, 1934, 1941)

Dubuque, Iowa (New York: Sanborn Map Company, 1909-65)

Dubuque Times-Herald, March 2, 1908

Land Title Abstract (Abeln Abstract Company)

Oldt, Franklin T. and P.J. Quigley, eds., History of Dubuque County, Iowa (Chicago: Goodspeed Historical Association, 1911)



RESOURCE SITE NO. 1A.23

Dubuque Truck Repair (280 Railroad Avenue)

H.A. Robinson's Industrial Subdivision, Lot 1 of Lot 1-1



#### HISTORY

The structure dates from 1947 and is not historically significant.

#### ARCHITECTURE

The metal quonset has a shed roof metal addition and measures a total of 64 x 106 feet. Quonset front and back are similar, having windows flanking a large garage opening.

#### SIGNIFICANCE RATING

Historical: (H1=0) + (H2=0) + (H3=0) = 0

Architectural: (A1=0) + (A2=0) + (A3=0) = 0

Combined Rating: (Group 4) = 0

#### SOURCES

City Assessment Record, 3-25-13-3



RESOURCE SITE NO. 1A.23A  
Firestone Truck Tire Center (420 South Locust)  
H.A. Robinson's Industrial Subdivision, Lot 1 of Lot 1-1



#### HISTORY

The two buildings comprising this site were built in 1950 and 1951, according to the assessor.

#### ARCHITECTURE

The structures are metal, have gabled roofs, and are placed at right angles to one another. The site is strewn with tires and related vehicular paraphernalia.

#### SIGNIFICANCE RATING

Historical: (H1=0) + (H2=0) + (H3=0) = 0

Architectural: (A1=0) + (A2=0) + (A3=0) = 0

Combined Rating: (Group 4) = 0

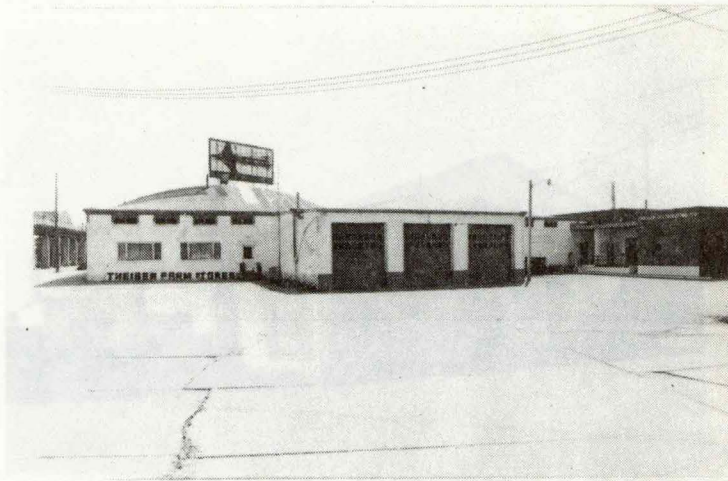
#### SOURCES

City Assessment Record, 1-24-6-5

RESOURCE SITE NO. 1A.25

Theisen Distributing Inc. (260 Dodge Street)

Parts of Industrial Sublot 1, City Lots 552, 549, 552A, 549A



HISTORY

The assessor gives a construction date of 1930, apparently for one portion of the structure. Structures with roof treatment similar to that of the warehouse date from the 1950s, a reasonable date for the large warehouse section. At an earlier time, the millwork business, Carr & Moehl Company, occupied the site.

The Theisen company distributes goods to farm and home stores.

ARCHITECTURE

The complex has six sections of varying sizes, including the 141 x 171-foot concrete block warehouse and truck garage. The warehouse dwarfs the other sections, variously of brick and metal on the east end, and has an unusual three-domed concrete roof. The bowler-shaped construction method is also used on Resource Site 1A.16 in the tract, as well as on Resource Site 1.8 in Tract 1.

SIGNIFICANCE RATING

Historical: (H1=1) + (H2=1) + (H3=0) = 2

Architectural: (A1=0) + (A2=1) + (A3=0) = 1

Combined Rating: (Group 4) = 3

SOURCES

City Assessment Record, 3-25-1-3

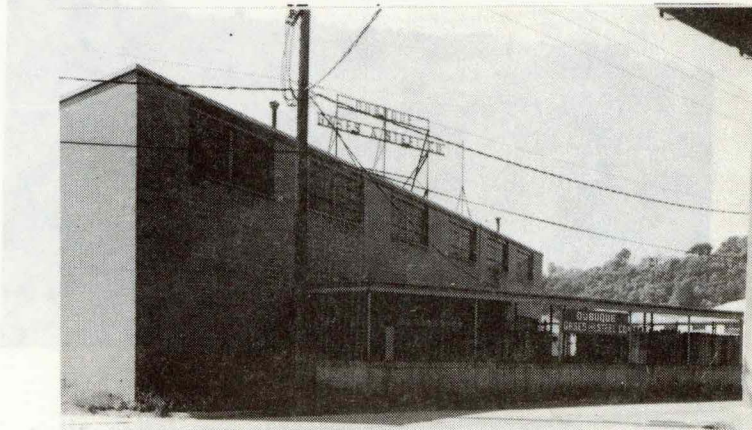
Dubuque, Iowa (New York: Sanborn Map Company, 1909-65)



RESOURCE SITE NO. 1A.26

Dubuque Gases & Steel Company/Steel Warehousing Corporation of Dubuque  
(Southeast Corner of Dodge and Salina Streets)

Sublot 12 Dubuque Harbor Company Addition, Lot 2 of Lot 13 and Sublot 1-  
12 , Lot 1 of Lot 13



#### HISTORY

The warehouse was built in 1960 and is not historically significant.

#### ARCHITECTURE

The 148 x 73-foot building was probably built in two parts. A metal frame and concrete loading dock houses bottled gas. The building displays typical warehouse elements, such as large high windows, concrete block and the loading dock.

#### SIGNIFICANCE RATING

Historical: (H1=0) + (H2=0) + (H3=0) = 0

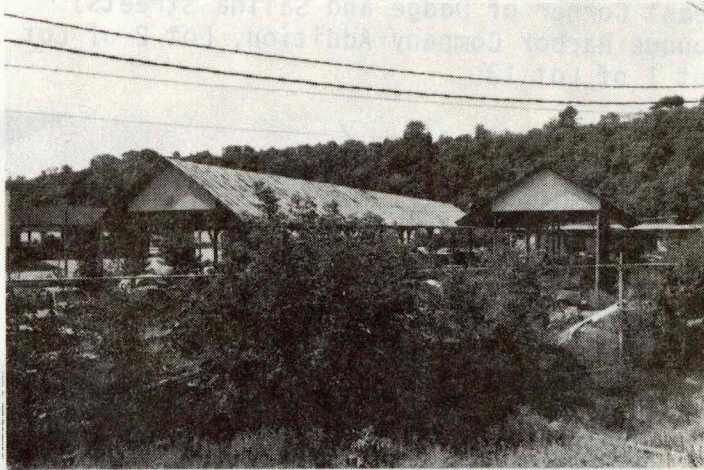
Architectural: (A1=0) + (A2=0) + (A3=0) = 0

Combined Rating: (Group 4) = 0

#### SOURCES

City Assessment Record, 3-25-2-3

RESOURCE SITE NO. 1A.27  
Storage Sheds (behind 260 Dodge Street)



### HISTORY

Located near the former Maizewood Insulation Company plant, the fenced-in storage sheds now shield junked cars from the elements. However, it appears that they were once part of Peter J. Seippel's extensive lumber yards (Resource Site 1A.34).

### ARCHITECTURE

The open sheds are long and gabled and appear to be constructed of wood with metal roofs.

### SIGNIFICANCE RATING

Historical: (H1=3) + (H2=2) + (H3=1) = 6  
Architectural: (A1=0) + (A2=3) + (A3=1) = 4

Combined Rating: (Group 4) = 10

### SOURCES

Dubuque, Iowa (New York: Sanborn Map Company, 1909-65)



RESOURCE SITE NO. 1A.28

Sears Store and Sears Automotive Center (300 South Locust)  
Commercial Subdivision, Lot 1



HISTORY

The two commercial buildings were constructed on filled land in 1963 and are not historically significant.

ARCHITECTURE

The buildings are complementary, having the same light tan brick and a textural pattern made of slightly projecting, regularly spaced bricks. There are also similarities with nearby Resource Site 1A.29. The auto center has a series of garage openings for repair work and a showroom. Five arched projections mark the entries for the main store at two ends and reappear over a side addition. Coping and other trim is painted a contrasting matte dark brown. There is considerable parking space.

SIGNIFICANCE RATING

Historical: (H1=0) + (H2=0) + (H3=0) = 0

Architectural: (A1=0) + (A2=0) + (A3=0) = 0

Combined Rating: (Group 4) = 0

SOURCES

City Assessment Record, 3-25-6-1

RESOURCE SITE NO. 1A.29  
Eagle Discount Supermarket (200 South Locust)  
Parts of Industrial Subdivision



#### HISTORY

Built on filled land in 1971, the structure is not historically significant. A concrete block building preceded the market on the site.

#### ARCHITECTURE

The wall surface is similar to that of the nearby Sears stores (Resource Site 1A.28), having light tan brick and a textural pattern. Also similar is the handling of the side walls.

#### SIGNIFICANCE RATING

Historical: (H1=0) + (H2=0) + (H3=0) = 0

Architectural: (A1=0) + (A2=0) + (A3=0) = 0

Combined Rating: (Group 4) = 0

#### SOURCES

City Assessment Record, 3-25-1-10



RESOURCE SITE 1A.30  
Autoland (90 South Locust)  
Parts of City Lot 551



#### HISTORY

Built in 1956, the former Mobil service station is now a used car lot and is not historically significant.

#### ARCHITECTURE

The structure measures 44 x 28 feet and has been altered with the addition of brick siding.

#### SIGNIFICANCE RATING

Historical: (H1=0) + (H2=0) + (H3=0) = 0

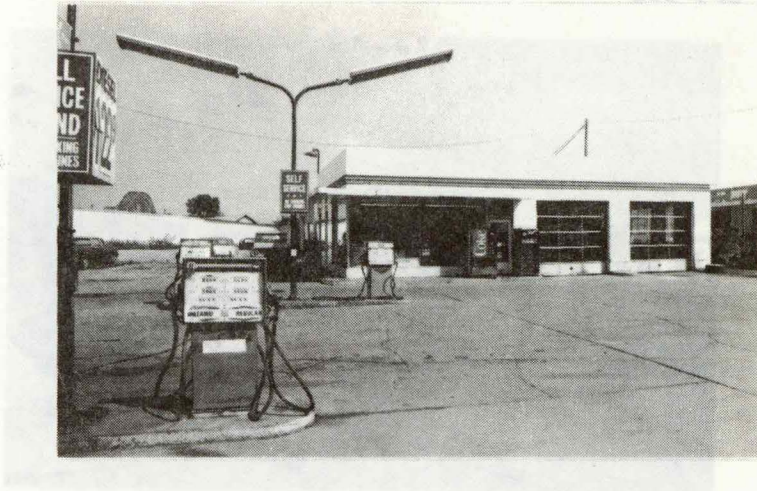
Architectural: (A1=0) + (A2=0) + (A3=0) = 0

Combined Rating: (Group 4) = 0

#### SOURCES

City Assessment Record, 3-25-1-9

RESOURCE SITE NO. 1A.31  
Phillips 66 Service Station (70 South Locust)  
P.J. Seippel Lumber Company Place, Sublot 2-1, Lot 2



#### HISTORY

Built in 1957 next to another gas station, the present Phillips station was originally a Texaco station, according to the assessor.

#### ARCHITECTURE

The station appears to be an unaltered example, having metal panels with a contrasting band and a flat canopy that wraps around one corner of the glassed office area.

#### SIGNIFICANCE RATING

Historical: (H1=0) + (H2=0) + (H3=0) = 0

Architectural: (A1=1) + (A2=1) + (A3=4) = 6

Combined Rating: (Group 4) = 6

#### SOURCES

City Assessment Record, 3-25-1-6



RESOURCE SITE NO. 1A.32

Ward Enterprises (66 South Locust)

Peter J. Seippel Lumber Company Place, Sublot 2-1-1, Lots 1 and 2



#### HISTORY

The building was constructed in 1972 and is not historically significant. The nearby lumber yard once used the land for lumber storage.

#### ARCHITECTURE

The modern metal structure has a flat roof and measures 32 x 62 feet. It is sited behind Resource Site 1A.31.

#### SIGNIFICANCE RATING

Historical: (H1=0) + (H2=0) + (H3=0) = 0

Architectural: (A1=0) + (A2=0) + (A3=0) = 0

Combined Rating: (Group 4) = 0

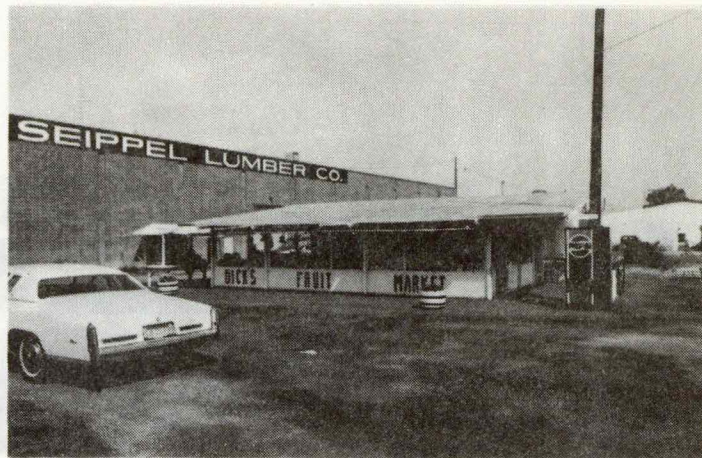
#### SOURCES

City Assessment Record, 3-25-1-8

RESOURCE SITE NO. 1A.33

Dick's Fruit Market (50 South Locust)

Peter J. Seippel Lumber Company Place, Sublot 1-2-1, Lots 1 and 2



#### HISTORY

The fruit stand is evidently considered a temporary structure and has not been evaluated by the assessor. Although the stand offers good quality produce, it is not historically significant.

#### ARCHITECTURE

The wood shed has a corrugated metal roof.

#### SIGNIFICANCE RATING

Historical: (H1=0) + (H2=0) + (H3=0) = 0

Architectural: (A1=0) + (A2=0) + (A3=0) = 0

Combined Rating: (Group 4) = 0



RESOURCE SITE NO. 1A.34

Peter J. Seippel Lumber Company showroom (40 South Locust Street)

Peter J. Seippel Lumber Company Place, Lot 2



## HISTORY

Built in 1962, the showroom and warehouse are on or near the formerly extensive Seippel Lumber Company yards. This area was replatted in 1963, and little of the previous use is apparent. Seippel established his company in 1897 to provide dressed and unfinished lumber at both the wholesale and retail levels. He initially used the site of the former C.W. Robison lumber yard (established 1860) across the street (Tract 2). In 1891 the present location was a backwater of the river, too low for development.

By 1910 Seippel occupied a reported 10 city blocks (not contiguous), including lumber storage near Railroad Avenue and Salina Street. Also by 1910 Seippel had lumber sheds on either side of Locust Street at Dodge. Swift and Company shipped butter, eggs and poultry from a facility at the northeast corner of the intersection (Resource Site 1A.35). During this period, the Seippel business was among the largest in Dubuque and enjoyed an extensive territory in the midwest. Around this time, the end of the wholesale lumber boom in Dubuque, Seippel turned to concentrate solely on retail sales. Evidence of this is publication in 1918 of a book of plans. Home builders could select from numerous plans displayed in its 253 pages. As long as they bought lumber and materials from Seippel, use of plans was free, provided they were returned upon completion of the project.

## ARCHITECTURE

Insets along the long end of the 202 x 48-foot structure divide the concrete block wall surface into bays, and loading docks punctuate the expanse. The showroom at the front has decorative concrete block. Yellow panels mark the entrance and showroom windows, which are shaded by an openwork wood canopy. The structure abuts Resource Site 1A.35.

## SIGNIFICANCE RATING

Historical: (H1=5) + (H2=0) + (H3=0) = 5  
Architectural: (A1=0) + (A2=0) + (A3=0) = 0

Combined Rating: (Group 4) = 5

## SOURCES

City Assessment Record, 3-25-1-5

Dubuque, Iowa (New York: Sanborn-Perris Map Company, 1891; Sanborn Map Company, 1909; 1909-36)

The Gilt Edge Collection of Plans, Suggestions and a Guide for the Prospective Builder of a Practical, Convenient and Cheerful Home.  
(N.P.: Peter J. Seippel Lumber Company, 1918)

Land Title Abstract (Abeln Abstract Company)

Oldt, Franklin T. and P.J. Quigley, eds., History of Dubuque County, Iowa (Chicago: Goodspeed Historical Association, 1911)



RESOURCE SITE NO. 1A.35  
John W. Law Company, PC (30 South Locust Street)  
Parts of City Lot 552



#### HISTORY

Located near low swampy ground, the corner was unoccupied in 1891, but before 1929 Swift & Company operated a facility for shipping eggs, poultry and butter on the site. Besides the warehouse, which was on the corner, there were structures for lumber storage, and for crates and boxes, a small garage and planing mill, and a small hatchery, as well as railroad sidings. Part or all of the structure was rebuilt in 1929, using brick and fireproof construction methods. The assessor has a construction date of around 1900, and it appears that the present structure incorporates a portion of the earlier building.

#### ARCHITECTURE

The later addition, which has floor-to-ceiling windows and curves with the street, dominates the apparently older 41 x 70-foot rear portion. The older brick part has been covered with vertical strips which conceal its age.

#### SIGNIFICANCE RATING

Historical: (H1=2) + (H2=1) + (H3=0) = 3

Architectural: (A1=0) + (A2=0) + (A3=0) = 0

Combined Rating: (Group 4) = 3

#### SOURCES

City Assessment Record, 3-25-1-4

Dubuque, Iowa (New York: Sanborn Map Company, 1909-36)



## TRACT 1 - GENERAL INFORMATION

### Tract Description

The expanded portion of Tract 1 covers both sides of Southern Avenue from Locust Street west to a spot one house east of English Lane. The area is predominantly residential, although there are modern commercial intrusions in the previously surveyed portion of the tract. Of the forty-eight resource sites, by far the most are single-family houses, but there is also an armory, a stone barn, a garage, and a possible double house. Construction dates span nearly one hundred years, from 1879 to the 1960s.

Geological formations dictated the appearance and uses of the place. Bluffs form a hollow that allows a ribbon of space for human habitation, with tree-covered stone walls hard by on both sides. There is a feeling of enclosure or envelopment by vegetation, and residents must wait for the sun to rise high enough in the sky to reach them.

The road curves through the naturally formed way. Setbacks vary widely as do lot configurations in recognition of the bluffs. Most houses were originally clapboard now covered with other siding, although there are two brick dwellings. The majority are one and one-half or two-story. Some houses have no backyards at all and some are sited quite close to the wide street. Stones and stonework are used in abundance, in foundations; as retaining walls between lots, along bluffs and between the street and front yards; and as pitted, smoothed street curbs.

### Tract History

Now known as Southern Avenue, the hollow between two bluffs formed a natural transportation route, while the presence of lead prompted early platting of the area into mineral lots. As early as the 1830s, lead miners may have settled on their claims along the hollow, although this has not been determined. However, the military road between Iowa City and Dubuque which was established in 1839 included Southern Avenue and encouraged settlement there.

The area carried a number of names, including Military Road and Dirty Hollow, the latter evidently a reference to both the miners and the Irish population. At the south end of Southern was Whiskey Hill, another seemingly pejorative term. The steepest part of Southern Avenue, it was site of the productive Whiskey Hill Mine in 1833.

Southern Avenue was the main road leading south out of town until 1922 when the new Rockdale Road was completed to the east. Improvements in 1957 to the renamed Kerrigan Road (also known as Mt. Carmel Avenue, Cascade Road and the new Rockdale Road) ended Southern Avenue's role as a main traveled highway, although it has continued to see heavy local use.

Platting of mineral lots into residential subdivisions began in the 1850s with Breakey's Addition (1855), South Avenue Addition (1857), and Bradley's Subdivision (1858; a plat of lots from Breakey's Addition).



The latter plat, filed July 21, 1858, showed a house located at an alley (now Samuel Street) and Southern Avenue; modern houses now are on the lot, but it is evidence of settlement in the 1850s.

The platters of South Avenue Addition included some of the earliest and most influential Dubuque settlers. French-born Alexander Levi, a foreigner naturalized in Iowa, settled in Dubuque in 1833 and prospered through lead mining, land sales and operation of a dry goods store. Peter A. Lorimier was an early Indian trader who also arrived in Dubuque in 1833 to mine the lead. John Sullivan and John Flynn represented the early and longstanding Irish presence on Southern Avenue.

The next flurry of platting occurred in the 1870s when five subdivisions were filed, several of them quite small. However, these plats filled in Southern Avenue and made the area west of Randall's sawmill available for continued residential settlement. The 1870s plats may well have cleared title problems for some existing home owners, but they also prompted house building all along the street.

Job S. Randall's subdivisions at the turn of the century completed the early developmental history of the street. (O'Connor's subdivision of Mineral Lot 37 in the 1920s included housing dating from the 1870s.) Randall had come to Dubuque in 1861 and, with Mr. Pelan, bought the Gibbs Brothers' sawmill located at Locust Street and Southern Avenue. Established around 1857, it was one of the early sawmills in Dubuque and operated until at least 1884. With its closing, Randall subdivided the property for residential use. He owned considerable property near the mill, which he also platted. The few houses still remaining in this section date from the turn of the century and later.

Although no consistent pattern regarding the role of developers emerges for Southern Avenue, real estate speculators who did not reside on the avenue owned property there. These holdings were disposed of as large units in transactions between developers and as lots sold to individual home owners. There is no evidence that these developers constructed houses on a large scale on Southern Avenue. John Deery, an attorney active from the 1870s to 1916, owned at least six sites at one time or another (Resource Sites 1.22, 1.24, 1.25, 1.26, 1.29). Deery was also known for arranging to have an equestrian statue of Andrew Jackson mounted on Dubuque's Shot Tower in 1874 where it remained until 1881. Upon his death in 1916, he willed 257 Southern Avenue (Resource Site 1.24) to Dubuque College to assist students "preparing for the Priesthood."

Other developers and real estate speculators whose names appeared repeatedly in land transfers on the street were Clifton B. Trewin, Joseph J. Nagle, L.A. Rhomberg, and F.T. Walker. Attorneys Rhomberg and Walker's real estate business failed in 1896, and they were most active in the 1870s and 1880s. Clifton Trewin formed half of the partnership of Leathers and Trewin in the 1890s. The firm offered a wide range of services involving land transfer, including abstracting, buying and selling real estate, and making loans and collections. Trewin later owned the famed Fourth Street Elevator. Nagle was the most active of the speculators in transactions along Southern Avenue, if only because



he sold directly to prospective home owners. He also bought property sold for back taxes. Nagle was active from at least 1902 until the late 1920s.

There is no evidence of their active involvement in developing the area, but the Dubuque Building & Loan Association provided mortgages, sometimes more than once, for nine sites in the tract between 1877 and 1910. The association was organized in 1876 to provide home loans, making it one of the oldest such ventures in Iowa.

From its earliest residential settlements, Southern Avenue has been and remains a working class enclave. In the late nineteenth and early twentieth centuries there was also a significant Irish population. Occupations represented in city directories from 1858 to 1923 reveal three dominant categories. The largest representation was that of laborer, while employment in woodworking (including a moulder and a bridge carpenter) was next. There were enough railroad-related occupations to run a train for the Illinois Central, with an engineer, fireman, brakeman, switchman, machinist and watchman living on Southern Avenue at one time or another. There were also a grocer and a saloonkeeper who both lived and worked on Southern Avenue, and a lone merchant tailor with a shop in town.

Women from Southern Avenue also worked, especially those who were unmarried. Nora Ryan was a teacher before she married. Rosa and Lizzie O'Hare both worked at the Myers, Tice & Company tobacco factory, probably rolling cigars. Miss Effie Burke was a cigar marker at the Jaeger Cigar Company and Miss Mary Burke worked at the garment factory of Jones Brothers. Two others listed their occupations as seamstress and another worked at a candy factory.

## DISTRICT EVALUATION

### History

Southern Avenue has been a factor in Dubuque's physical development almost from the beginning of the city's history. Its earliest and most longstanding use was as the principal transportation route southward out of town. There was mining activity at both ends of the street: the Whiskey Hill Mine in the 1830s and a lead smelter near Locust Street. There is no direct evidence of mining along the street, but the area, like much of the vicinity, was platted into mineral lots.

From at least the 1850s Southern Avenue has been home to numbers of Irish residents. Following the demise of lead mining, the street has retained a consistency as home for the city's working class populace.

### Architecture

The circumstances behind construction of the numerous gabled houses with entries on the long side has not been determined and bears investigation. They dominate in numbers over the gable end entry houses that proliferate around the other edges of the same bluff, along Locust and Dodge Streets.



## Bibliographical Sources for Tract 1

Childs, C. C. History of Dubuque County, Iowa (Chicago: Western Historical Company, 1880)

City Directories, 1858-1923

Dubuque City Assessor's Office Records

Dubuque County Recorder's Office Records

Dubuque Daily Globe-Journal, September 2, 1896

Dubuque, Iowa. (New York: Sanborn Map and Publishing Company, 1884)

Dubuque Times-Herald, January 3, 1940 and November 13, 1833

"Governor's Greys. 100 Years Old. 1859-1959."

Hoffman, Peter B., "Concise History of the City and County of Dubuque from 1833-1934"

Iowa Writers Project W.P.A. "Dubuque County History. Iowa," 1942

Land Title Abstract (Abeln Abstract Company)

Oldt, Franklin T. and P.J. Quigley, History of Dubuque County, Iowa (Chicago: Goodspeed Historical Association, 1911)

## TRACT 1 - RESOURCE SITES INVENTORY

### Summary of Findings

Despite the commercial intrusions and occasional dwellings from the mid-twentieth century, the dominant impression of Southern Avenue is old and residential. Nearly sixty-five percent of the structures surveyed date from the nineteenth century, the majority of them houses. Only nine structures out of a total of 48 are less than fifty years of age.

Although most houses have received some alterations, the shapes, dimensions and plans, their location on bluff-filled lots and along an old winding road, offer some intriguing questions about the circumstances behind their construction. Of special interest are the thirteen gabled houses with entries on the long end. (Resource Sites 1.20, 1.25, 1.31, 1.33, 1.34, 1.40, 1.43, 1.45, 1.54, 1.55, 1.59, 1.62.) Within the group are one and two-story versions an apparent double house, and houses with double and triple tiers of porches. Of special interest are Resource Site 1.31 because of the triple tier of porches and room arrangement, and Resource 1.33 because of its relatively unaltered appearance.

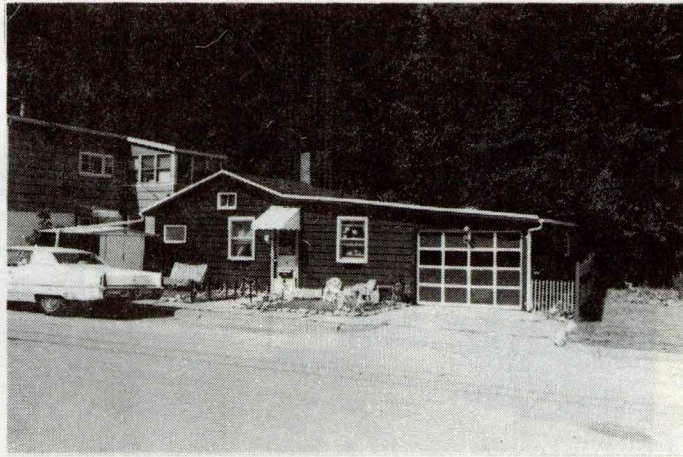
Resource Site 1.42 is the best unaltered example of the five T-shape houses on the street. In addition, it calls attention to the large numbers of residents with Irish surnames and may illustrate a relationship between the Irish, county politics, and subdivision development.

Resource Site 1.27 is among the least altered houses on the street and is a good example of the gable end entry house. However, a more representative (since it is two-story) unaltered gable end entry house is Resource Site 1.1.

The unused stone agricultural building (Resource Site 1.43A) is relatively unaltered despite its deteriorated condition. Extant stone farm buildings in city limits are not a commonplace, and it is the only such structure within the surveyed tracts.



RESOURCE SITE NO. 1.16  
Ruth Ann Frazier House (61 Valley Street)  
Randall's Subdivision, Lot 10 of Lot 1



#### HISTORY

It seems likely that the house was built as a rental property or for other speculative purposes in the early 1900s. The area was subdivided in 1901. In 1902 real estate dealer Joseph J. Nagle purchased this lot as part of a large transaction from Emerette Randall, wife of the original subdivider of Randall's Subdivision. Two years later Nagle sold Lot 10 to Emil J. Schilling, a contractor. He apparently did not live in the tract and resold the lot in 1926. The transactions are consistent with the assessor's construction date of 1910.

#### ARCHITECTURE

The large 11 x 22-foot garage addition and the application of siding have altered the house's appearance. The modest one-story gabled dwelling measures 20 x 28 feet, has a rear chimney and a stone foundation.

#### SIGNIFICANCE RATING

Historical:  $(H1=1) + (H2=0) + (H3=0) = 1$

Architectural:  $(A1=0) + (A2=0) + (A3=0) = 0$

Combined Rating: (Group 4) = 1

#### SOURCES

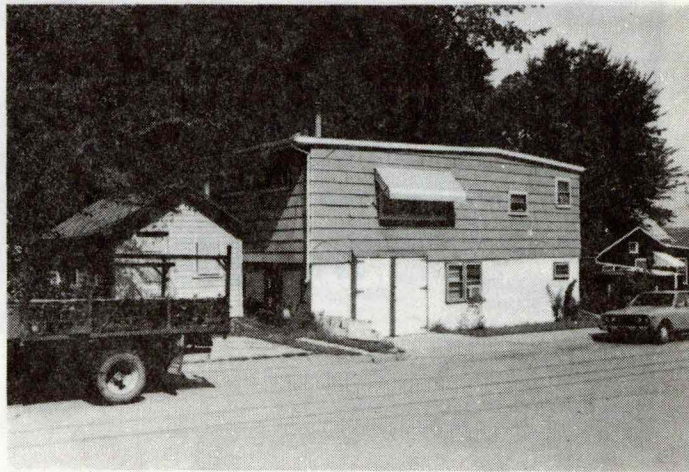
City Assessment Record, 3-24-2-7

City Directory (1904)

Land Title Abstract (Abeln Abstract Company)

RESOURCE SITE NO. 1.17

Kathryn D. Cable House (65 Valley Street)  
Randall's Subdivision, Lot 11 of Lot 1



#### HISTORY

The lot was part of a larger transaction including Lots 1 and 2 of the 1901 Randall's Subdivision that Joseph J. Nagle bought from Emerette Randall in 1902 for \$400. The assessor has assigned a construction date of 1890, but the houses's present appearance gives no indication of nineteenth century form or style.

#### ARCHITECTURE

The 33 x 18-foot dwelling has a peculiarly pitched gable and unusual alterations including three small rear additions. Windows vary in shape and placement. The house is sited quite close to the street, and it is possible that a nineteenth century house lurks beneath the subsequent changes.

#### SIGNIFICANCE RATING

Historical: (H1=1) + (H2=0) + (H3=0) = 1

Architectural: (A1=0) + (A2=1) + (A3=0) = 1

Combined Rating: (Group 4) = 2

#### SOURCES

City Assessment Record, 3-24-2-6

Land Title Abstract (Abeln Abstract Company)



RESOURCE SITE NO. 1.18

John Sparks House (89 Southern Avenue)

Randall's Subdivision, Parts of Lots 7-9 of Lot 1



HISTORY

The lot was part of a larger transaction including Lots 1 and 2 of the 1901 Randall's Subdivision that J.J. Nagle bought in 1902. That same year Nagle sold all of Lots 7 through 9 to George W. and Andrew B. Brown. Both Browns lived on Mt. Pleasant Avenue in 1904, and it appears they bought the lots for speculation. In 1908 Juler Russell and his wife Josephine acquired the lots for \$1300, around the time that the house and adjacent Resource Site 1.20 were constructed. Both sites appear on a 1909 Sanborn map. In 1913 John Sparks bought the parts of Lots 7-9 that comprise this site for \$600, and he is shown at this address in 1921.

ARCHITECTURE

The house is similar in size and shape to the adjacent house, Resource Site 1.20. There is an enclosed 22 x 7-foot porch at the gable end entrance of the 26 x 24-foot house. Some windows are 2/2. According to assessor's records, there is no heating system but there are two gas wall furnaces, a possible indication that the house was indeed a speculative rental venture.

SIGNIFICANCE RATING

Historical: (H1=1) + (H2=0) + (H3=0) = 1

Architectural: (A1=1) + (A2=1) + (A3=1) = 3

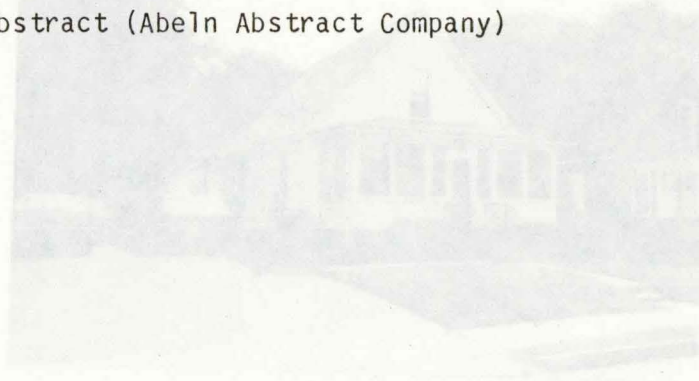
Combined Rating: (Group 4) = 4

## SOURCES

City Assessment Record, 3-24-2-10

City Directories (1904, 1921)

Land Title Abstract (Abeln Abstract Company)



## HISTORY

The lot was part of a larger transaction including Lots 1 and 2 of the 1901 Randall's Subdivision that J. J. Nagle bought in 1902. That same year Nagle sold all of Lots 1 through 9 to George W. and Andrew B. Brown. Both Browns lived on Mt. Pleasant Avenue in 1904, and it appears they bought the lots for speculation. In 1908 Julef Russell and his wife Josephine acquired the lots for \$1300, around the time that the house and adjacent Resource Site 1.20 were constructed. Both sites appear on a 1908 Sanborn map. In 1913 John Sparks bought the parts of Lots 1-9 that comprise this site for \$800, and he is shown at this address in 1921.

## ARCHITECTURE

The house is similar in size and shape to the adjacent house, Resource Site 1.20. There is an enclosed 22 x 7-foot porch at the gable end entrance of the 26 x 24-foot house. Some windows are 2x2. According to assessor's records, there is no heating system but there are two gas wall furnaces, a possible indication that the house was indeed a speculative rental venture.

## SIGNIFICANCE RATING

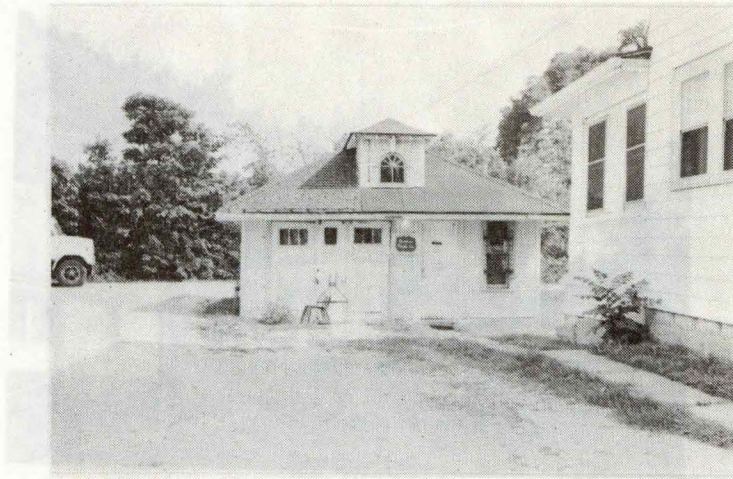
Historical:	(H1=1) + (H2=0) + (H3=0) = 1
Architectural:	(A1=1) + (A2=1) + (A3=1) = 3
Combined Rating:	(Group 4) = 4



RESOURCE SITE NO. 1.19

Garage (behind 89 Southern Avenue)

Randall's Subdivision, Lot 5, N 25' Lot 6 and S 40' Lot 4 of Lot 2



HISTORY

The lot is on land that was part of J.S. Randall's sawmill and lumber business by 1884. In the early 1900s the land was subdivided and various lots developed, generally by speculators.

ARCHITECTURE

A distinctive dormer tops the boxy 20 x 20-foot garage. Like the house on the lot (Resource Site 1.12), the roofs of this building and its dormer are hipped. While the garage dormer has exposed rafter ends, a fine rounded-arch window with fan-shaped mullions and a wood keystone, the house dormer has merely a plain three-part rectangular window. The garage, which is low to the ground, has a broad overhang and simple molded lintels. The wood garage door has an additional pedestrian door within it and there is also a conventional door on the main facade. This puzzling configuration as well as the surprisingly elaborate dormer window suggest that the structure may have been more than a residential garage.

SIGNIFICANCE RATING

Historical:  $(H1=1) + (H2=1) + (H3=3) = 5$

Architectural:  $(A1=1) + (A2=3) + (A3=4) = 8$

Combined Rating: (Group 3) = 13

SOURCES

City Assessment Record, 3-32-3-3

Dubuque, Iowa (New York: Sanborn Map and Publishing Company, 1884)

RESOURCE SITE NO. 1.20

Mary J. Kehneker House (95 Southern Avenue)

Randall's Subdivision, S 67', Lots 7 and 8 of Lot 1



#### HISTORY

The lot was part of J.J. Nagle's transactions in 1902 and continued to be part of speculative development with the transferral of ownership to George W. and Andrew B. Brown the same year. Juler and Josephine Russell bought Lots 7-9 in 1908 for \$1300 and appear to have held this portion of Lots 7 and 8 into at least the 1920s. Howard D. Brownell lived here in 1921.

#### ARCHITECTURE

Like its neighbor, Resource Site 1.18, the house has a fairly broad roof pitch, a gable end entrance, 2/2 windows and an enclosed porch. However, the house is slightly smaller (26 x 22 feet with a 19 x 7-foot porch) and the side walls are brick. A double row of headers forms the window arches. The hipped roof garage appears to date from the same period and is shown on the 1909 Sanborn map with the two houses.

#### SIGNIFICANCE RATING

Historical: (H1=1) + (H2=0) + (H3=0) = 1

Architectural: (A1=1) + (A2=2) + (A3=1) = 4

Combined Rating: (Group 4) = 5

#### SOURCES

City Assessment Record, 3-24-2-9

City Directories (1904, 1921)

Land Title Abstract (Abel'n Abstract Company)



RESOURCE SITE NO. 1.21

Iowa National Guard Armory (111 Southern Avenue)  
Randall's Subdivision, Lot 2-3, Lot 1



HISTORY

The present company is heir to Company A, known as the Governor's Greys and organized in 1859. The company was reportedly the first in the nation to offer its services for the impending War between the States. The company saw duty in all the major conflicts and was reorganized in 1946. In 1950 they moved from the older armory at 9th and Iowa, which had been in use since 1893, to the present facility.

ARCHITECTURE

There are two buildings forming the armory, both constructed of the concrete slabs so popular in Dubuque. The gabled section has a metal cornice and windows, which are set high in each of the seven concrete slabs. The flat-roofed building has an entrance with concrete incised to simulate blocks. There are seven bays, each with two paired windows, also set high in the wall.

SIGNIFICANCE RATING

Historical: (H1=3) + (H2=0) + (H3=3) = 6

Architectural: (A1=1) + (A2=2) + (A3=3) = 6

Combined Rating: (Group 4) = 12

SOURCES

City Assessment Record, 3-24-1-3

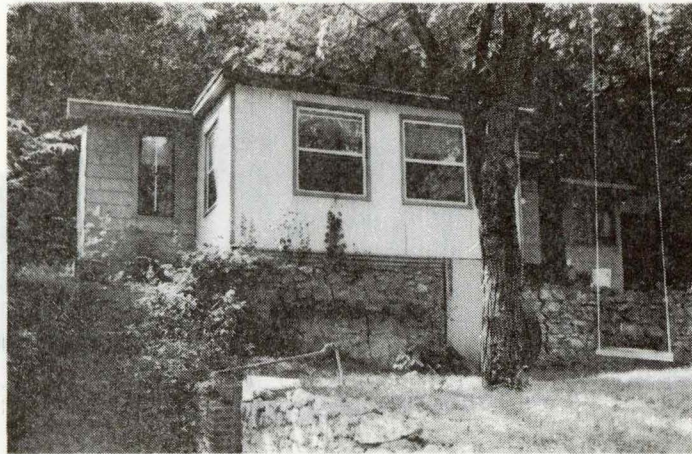
"Governor's Greys. 100 Years Old. 1859-1959."



RESOURCE SITE NO. 1.22

McGee House (251 Southern Avenue)

Subdivision of Mineral Lot 39, Lots 38 and 39



HISTORY

Lots 38 and 39 were part of Mineral Lot 39, which was owned by a number of families, including Job and Emerette Randall, Margaret and Isaac Laboyteaux and Sarah Disney, in the 1860s and 1870s. David Disney was among the owners in 1847. In 1875 the previously undivided interests were separated, with Margaret and Isaac Laboyteaux receiving this portion, among others. In 1884 they mortgaged a total of nine lots from Mineral Lot 39 and in 1887 sold Lot 38 to John McGee and Lot 39 to Thomas McGee. Thomas McGee, who was single and a laborer, sold his lot in 1892 to attorney John Deery while John and Eliza McGee sold theirs to Deery in 1900. Thomas McGee was a moulder and in 1890 Cornelius McGee, a Carr, Ryder & Engler Company employee, and Rosa, a dressmaker, also lived in the Thomas McGee household on Southern Avenue. It is unclear, which McGee, if any, lived in the present dwelling, since both lots are now described together. John McGee also owned Lots 35 and 37 of Mineral Lot 39. The assessor dates the house as from the 1880s, the time of McGee family ownership.

ARCHITECTURE

The house is perched precariously on the lower part of the bluff and is reached by a series of steps. What appears to be a stone foundation is more accurately described as a retaining wall similar to others on the site. The front porch has been enclosed with wood paneling while the main part of the house has asbestos or composition siding with scalloped ends. Some 2/2 windows are visible on the 30 x 16-foot gabled house.

SIGNIFICANCE RATING

Historical: (H1=2) + (H2=2) + (H3=0) = 4

Architectural: (A1=0) + (A2=1) + (A3=0) = 1

Combined Rating: (Group 4) = 5

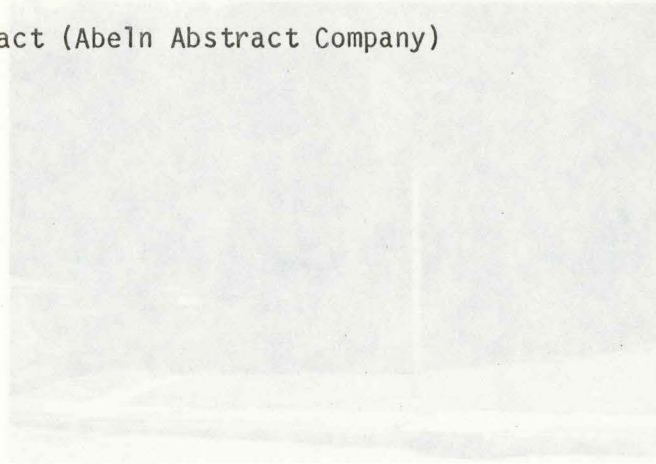


## SOURCES

City Assessment Record, 3-32-2-38

City Directory (1890)

Land Title Abstract (Abeln Abstract Company)



## HISTORY

The office was built in 1957 and is not historically significant.

## ARCHITECTURE

The 20 x 34-foot office is small and unassuming and therefore similar in size to many other dwellings. It is covered with wood paneling, including the cornice and broad overhang, and rests on a concrete block foundation.

## SIGNIFICANCE RATING

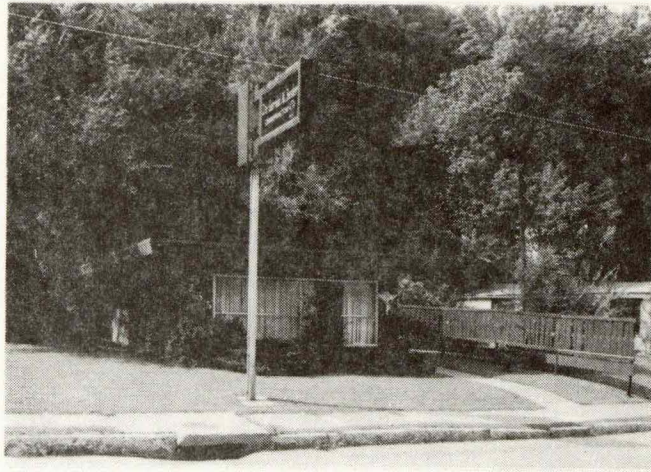
Historical: (H1=0) + (H2=0) + (H3=0) = 0  
Architectural: (A1=0) + (A2=0) + (A3=0) = 0  
Combined Rating: (Group 4) = 0

## SOURCES

City Assessment Record, 3-32-2-37A

RESOURCE SITE NO. 1.23

Dr. Gerald M. Besler, Chiropractor, Office (255 Southern Avenue)  
Subdivision of Mineral Lot 39, Lot 37



HISTORY

The office was built in 1957 and is not historically significant.

ARCHITECTURE

The 20 x 34-foot office is small and unassuming and therefore similar in size to nearby older dwellings. It is covered with wood paneling, including the cornice and broad overhang, and rests on a concrete block foundation.

SIGNIFICANCE RATING

Historical: (H1=0) + (H2=0) + (H3=0) = 0

Architectural: (A1=0) + (A2=0) + (A3=0) = 0

Combined Rating: (Group 4) = 0

SOURCES

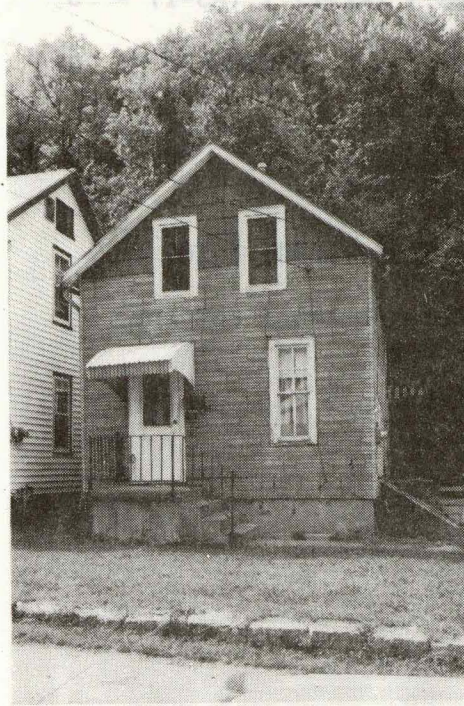
City Assessment Record, 3-32-2-37A



RESOURCE SITE NO. 1.24

Sydney and Elizabeth Miller House (257 Southern Avenue)

Subdivision of Mineral Lot 39, Lot 36



#### HISTORY

The previously undivided Mineral Lot was subdivided in 1875, at which time Sarah C. Disney owned this and other lots. The property passed through several owners in the 1880s, including teamster Michael Bogue, until Margaret Condon acquired it in 1894. She died four years later and her heirs held the property until 1916 when attorney John Deery purchased it for \$600. Deery died that same year and willed the property to Dubuque College "for the education and support of students of said college preparing for the Priesthood."

It is not clear who actually lived in the house. Edward Condon, employed at C.W. Robison, a millworks, and Thomas J. Condon, bridge carpenter, lived on the north side of the street in 1890. But in 1894 Edward Condon had a saloon at 500 Southern Avenue, and Edward and Thomas J., clerk, lived at 521 Southern Avenue. Several street renumberings make comparisons difficult, but both addresses are in the vicinity of the site.

#### ARCHITECTURE

Built around 1900 according to the assessor, the long and narrow house has an off-center gable end entry. First and second story openings are not aligned, and some windows are 4/4. A concrete block chimney is placed on the roof ridgeline about one-third of the way back, and the foundation is pargeted. The house has virtually no backyard, and the lot ends abruptly at the steeply rising bluff.

## SIGNIFICANCE RATING

Historical: (H1=1) + (H2=1) + (H3=1) = 3  
Architectural: (A1=0) + (A2=2) + (A3=1) = 3

Combined Rating: (Group 4) = 6

## SOURCES

City Assessment Record, 3-32-2-37

City Directories (1880, 1890, 1894, 1916)

Land Title Abstract (Abeln Abstract Company)

The previously undivided Mineral lot was subdivided in 1875, at which time Sarah C. Disney owned this and other lots. The property passed through several owners in the 1880s, including teamster Michael Bogus, until Margaret Condon acquired it in 1894. She died four years later and her heirs held the property until 1916 when attorney John Deery purchased it for \$600. Deery died that same year and willed the property to Dubuque College "for the education and support of students of said college preparing for the Priesthood."

It is not clear who actually lived in the house. Edward Condon, employed at C.W. Hottel's, a millworker, and Thomas J. Condon, bridge carpenter, lived on the north side of the street in 1890. But in 1894 Edward Condon had a saloon at 500 Southern Avenue, and Edward and Thomas J. Condon lived at 521 Southern Avenue. Several street remembrances make comparisons difficult, but both addresses are in the vicinity of the site.

## ARCHITECTURE

Built around 1900 according to the assessor, the long and narrow house has an off-center gable end entry. First and second story openings are not aligned, and some windows are 4 ft. A concrete block chimney is placed on the roof ridge about one-third of the way back, and the foundation is parged. The house has virtually no backyard, and the lot ends abruptly at the steeply rising bluff.



RESOURCE SITE NO. 1.25  
Emmett T. Healey House (263 Southern Avenue)  
Subdivision of Mineral Lot 39, Lot 35



#### HISTORY

If the 1871 construction date assigned by the assessor is accurate, the present house was extant when Jeremiah Mahoney bought the lot from Sarah Disney in 1880. In 1883, Mahoney, then unmarried, was a laborer living on the north side of Southern Avenue. J.S. Randall, owner of a nearby lumber yard, acquired the site for \$300 in that year. In 1888 John McGee purchased the lot, which he mortgaged along with lots 37 and 38 (Resource Sites 1.22 and 1.23). By 1912 John McGee was dead. The property remained in the McGee family until 1918 when Dennis Moriarity acquired the lot as well as adjacent Lot 34. Moriarity worked at Farley & Loetscher, manufacturers of wood building materials.

#### ARCHITECTURE

Located across the street from the Kelley or Kelly-Murillo House (Resource Site 1.5), which is listed in the National Register of Historic Places, the house retains the shape and window configuration consistent with building in the 1870s. The narrow 26 x 16-foot house has a centered entry, regularly spaced 2/2 windows, and represents the standard I-house configuration, being only one room deep in plan. The foundation is composed of rough stones, barely if at all dressed, and is pargeted in places. According to the assessor, there is no heating system. The metal siding and changes to the porch have altered the original appearance.

#### SIGNIFICANCE RATING

Historical: (H1=2) + (H2=3) + (H3=2) = 7

Architectural: (A1=3) + (A2=3) + (A3=3) = 9

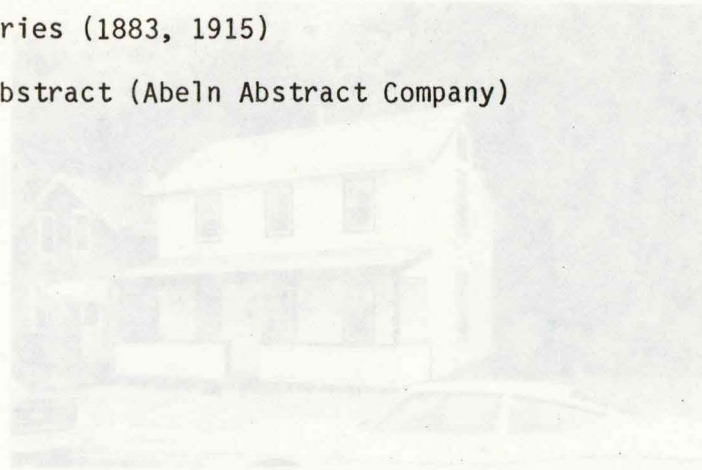
Combined Rating: (Group 3) = 16

## SOURCES

City Assessment Record, 3-22-2-36

City Directories (1883, 1915)

Land Title Abstract (Abeln Abstract Company)



## HISTORY

It the 1871 construction date assigned by the assessor is accurate, the present house was extant when Jeremiah Mahoney bought the lot from Sarah Disney in 1880. In 1883, Mahoney, then unmarried, was a laborer living on the north side of Southern Avenue. J.S. Randall, owner of a nearby lumber yard, acquired the site for \$200 in that year. In 1888 John Hodge purchased the lot, which he mortgaged along with lots 37 and 38 (Resource Sites 1.22 and 1.23). By 1912 John Hodge was dead. The property remained in the Hodge family until 1918 when Dennis Horvath acquired the lot as well as adjacent lot 34. Horvath worked at Farley & Leach, manufacturer of wood building materials.

## ARCHITECTURE

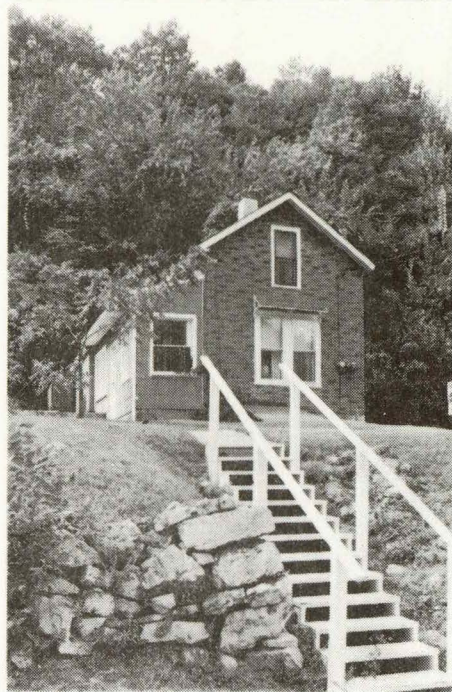
located across the street from the Kelley or Kelly-Murillo house (Resource Site 1.2), which is listed in the National Register of Historic Places, the house retains the shape and window configuration consistent with building in the 1870s. The narrow 26 x 16-foot house has a centered entry, regularly spaced 2 1/2 windows, and represents the standard 1-house configuration, being only one room deep in plan. The foundation is composed of rough stones, partly if at all dressed, and is parged in places. According to the assessor, there is no heating system. The metal siding and changes to the porch have altered the original appearance.

## SIGNIFICANCE RATING

Historical:	(H1=2) + (H2=3) + (H3=5) = 7
Architectural:	(A1=3) + (A2=3) + (A3=3) = 9
Combined Rating:	(Group 3) = 16



RESOURCE SITE NO. 1.26  
Gertrude Gruenzig House (283 Southern Avenue)  
Subdivision of Mineral Lot 39, Lot 33



#### HISTORY

The previously undivided Mineral Lot was subdivided in 1875, at which time Sarah C. Disney owned this and several other lots along Southern Avenue. Peter Colferd, a miner and unmarried, bought the lot in 1882 and may have lived there until his death in 1893. His heir, an unmarried sister named Margaret Colferd, sold the property to attorney John Deery for \$450 in 1894. Despite the assessor's assigned construction date of 1896, it seems likely that the Colferds lived at this address in the 1880s. In 1914 Dennis and Kate Moriarity, who owned other property nearby, bought the house.

#### ARCHITECTURE

The L-shaped house sits on a narrow site considerably above street grade. Roughly laid stones form a retaining wall. The main portion measures 14 x 20 feet while the rear ell is 9 x 20 feet. There is a later side rear addition of 4 x 9 feet and the enclosed porch is 20 x 5 feet. A two-part window topped with a canopy having simple brackets is the sole remaining decoration.

#### SIGNIFICANCE RATING

Historical: (H1=1) + (H2=2) + (H3=1) = 4

Architectural: (A1=1) + (A2=3) + (A3=1) = 5

Combined Rating: (Group 4) = 9

## SOURCES

City Assessment Record, 3-32-2-34

City Directory (1883)

Land Title Abstract (Abeln Abstract Company)



## HISTORY

The previously undivided Mineral lot was subdivided in 1875, at which time Sarah C. Disney owned this and several other lots along Southern Avenue. Peter Cofford, a miner and unmarried, bought the lot in 1882 and may have lived there until his death in 1893. His heir, an unmarried sister named Margaret Cofford, sold the property to attorney John Deery for \$450 in 1894. Despite the assessor's assigned construction date of 1895, it seems likely that the Coffords lived at this address in the 1880s. In 1914 Dennis and Kate Mortality, who owned other property nearby, bought the house.

## ARCHITECTURE

The L-shaped house sits on a narrow site considerably above street grade. Roughly laid stones form a retaining wall. The main portion measures 14 x 20 feet while the rear wing is 9 x 20 feet. There is a later side rear addition of 4 x 9 feet and the enclosed porch is 20 x 5 feet. A two-part window topped with a canopy having simple brackets is the sole remaining decoration.

## SIGNIFICANCE RATING

Historical:  $(H1=1) + (H2=2) + (H3=1) = 4$   
 Architectural:  $(A1=1) + (A2=3) + (A3=1) = 5$   
 Combined Rating: (Group 4) = 9



RESOURCE SITE NO. 1.27  
House (295 Southern Avenue)  
Subdivision of Mineral Lot 39, Lot 32



#### HISTORY

Richard Ryan, a laborer who lived on Southern Avenue in 1883, probably built the house in 1880 or 1881. He sold the property in 1882 to Patrick O'Toole, also a laborer in 1883 living on Southern Avenue. The property was taken for unpaid taxes in 1928. The structure is associated with Irish workers in Dubuque, a significant portion of the population.

#### ARCHITECTURE

Among the least altered houses on the street, the clapboard cottage is reached by steep steps, and a crude stone retaining wall emphasizes the rockiness of the terrain. Entry to the 1-1/2-story, 18 x 32-foot house is through a door located to one side of the gable end. A wooden strip placed vertically forms a seam between the front two-thirds and the rear of the main body, and there is also an 18 x 8-foot shed-roofed addition to the rear. Plain squared porch columns with molded capitals rest on a clapboard skirt and support the 18 x 4-foot porch. The delicate tracery wings of the capitals are of appropriate scale for the house.

#### SIGNIFICANCE RATING

Historical: (H1=3) + (H2=3) + (H3=4) = 10

Architectural: (A1=2) + (A2=4) + (A3=5) = 11

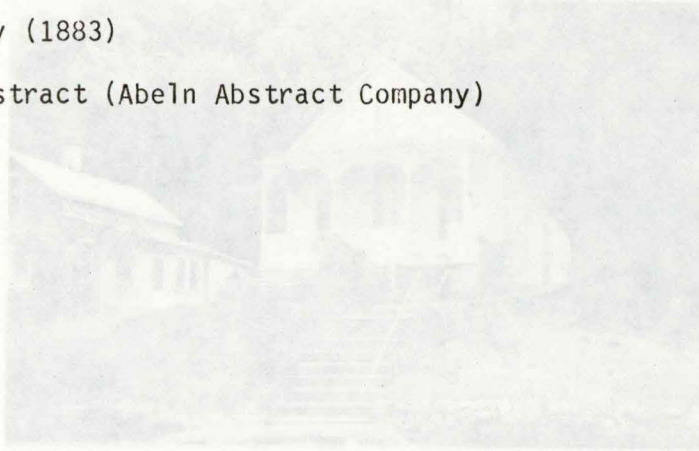
Combined Rating: (Group 2) = 21

## SOURCES

City Assessment Record, 3-32-2-33

City Directory (1883)

Land Title Abstract (Abeln Abstract Company)



## HISTORY

Richard Ryan, a laborer who lived on Southern Avenue in 1883, probably built the house in 1880 or 1881. He sold the property in 1882 to Patrick O'Toole, also a laborer in 1883 living on Southern Avenue. The property was taken for unpaid taxes in 1928. The structure is associated with Irish workers in Dubuque, a significant portion of the population.

## ARCHITECTURE

Among the least altered houses on the street, the clapboard cottage is reached by steep steps, and a crude stone retaining wall emphasizes the rockiness of the terrain. Entry to the 1-1/2-story, 18 x 32-foot house is through a door located on one side of the gable end. A wooden strip placed vertically forms a seam between the front two-thirds and the rear of the main body, and there is also an 18 x 8-foot shed-roofed addition to the rear. Plain squared porch columns with molded capitals rest on a clapboard skirt and support the 18 x 4-foot porch. The delicate tracery wings of the capitals are of appropriate scale for the house.

## SIGNIFICANCE RATING

Historical:	(H1=3) + (H2=3) + (H3=4) = 10
Architectural:	(A1=2) + (A2=4) + (A3=5) = 11
Combined Rating:	(Group/2) = 21



RESOURCE SITE NO. 1.28

Joseph B. and Kate Kelly House (311 Southern Avenue)  
Subdivision of Mineral Lot 39, Lot 31



#### HISTORY

As with other lots of Mineral Lot 39, the property belonged to Sarah Disney at the time of subdivision in 1875. She sold it to Joseph B. and Kate Kelly in 1880 for \$100, and the next transaction was not until 1922. By then a widower, Kelly assigned the property to Margaret I. Kelley, probably a relative, for "love and affection and other valuable considerations." Kelly, a machinist for the Illinois Central Railroad, probably lived here from the mid-1880s until 1922. The assessor's construction date of 1896 seems too recent.

#### ARCHITECTURE

The original house was either a T-shaped structure roughly 26 x 36 feet or was I-shaped and 14 x 26 feet with a large rear addition. The application of metal siding, a new porch and windows, and changes in window shape have altered the house. It is possible that some windows were enclosed when the house was sided. There is a stone foundation.

#### SIGNIFICANCE RATING

Historical: (H1=2) + (H2=2) + (H3=2) = 6  
Architectural: (A1=1) + (A2=4) + (A3=2) = 7

Combined Rating: = (Group 3) = 13

#### SOURCES

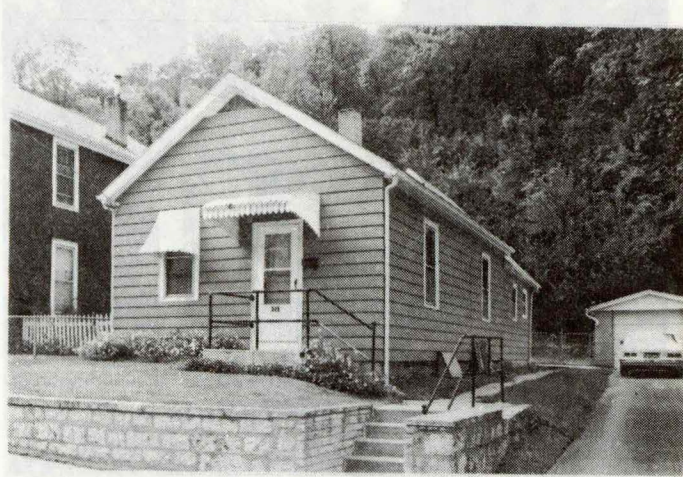
City Assessment Record, 3-32-2-32

City Directories (1890, 1904, 1921)

Land Title Abstract (Abeln Abstract Company)



RESOURCE SITE NO. 1.29  
Nettie Abresch House (329 Southern Avenue)  
Subdivision of Mineral Lot 39, Lot 30



#### HISTORY

When the Mineral Lot was subdivided, Sarah C. Disney received Lots 1 through 54. In the 1880s John and Mary Kelly bought the property. Kelly worked at the Dubuque Lumber Company, and the Kelly family (Henry, Michael, Mary and John H.) lived on Southern Avenue in the 1880s. By 1892 John Kelly had died and Mary Kelly held the property until selling it in 1895 to William H. and Ellen Kelly. William was employed at C.B. Robison, a millworks.

#### ARCHITECTURE

The modest one-story home is long, narrow and small (18 x 46 feet with a 6 x 10 foot rear addition). There is only space for one window and a door in the front gable end. The application of siding has altered the appearance. Uneven topography dictates retaining walls at both the front and rear of the property.

#### SIGNIFICANCE RATING

Historical: (H1=1) + (H2=0) + (H3=0) = 1

Architectural: (A1=0) + (A2=1) + (A3=0) = 1

Combined Rating: (Group 4) = 2

#### SOURCES

City Assessment Record, 3-32-2-31

City Directories (1883, 1886)

Land Title Abstract (Abeln Abstract Company)



RESOURCE SITE NO. 1.30  
John Coyne House (357 Southern Avenue)  
Subdivision of Mineral Lot 39, Lot 29



#### HISTORY

When the Mineral Lot was subdivided, Sarah C. Disney received Lots 1 through 54. In 1880 John Coyne, a laborer, bought this lot for \$125 and lived here until at least 1911. It appears that for \$1000 Coyne's heirs sold the property to Cecelia and Joseph Connolly in 1914 who turned it over to Herman Cooper in 1922 for \$1400. Cooper is listed at this address in 1921.

#### ARCHITECTURE

The two-story front gable house retains a vestige of its original appearance and dates to the 1870s according to the assessor. The structure has a 3-bay facade, including an entrance with a narrow top light, and measures 20 x 28 feet. New windows, rear additions, and the application of asphalt siding have altered the house's appearance.

#### SIGNIFICANCE RATING

Historical: (H1=2) + (H2=2) + (H3=2) = 6  
Architectural: (A1=1) + (A2=4) + (A3=2) = 7

Combined Rating: (Group 3) = 13

#### SOURCES

City Assessment Record, 3-32-2-30

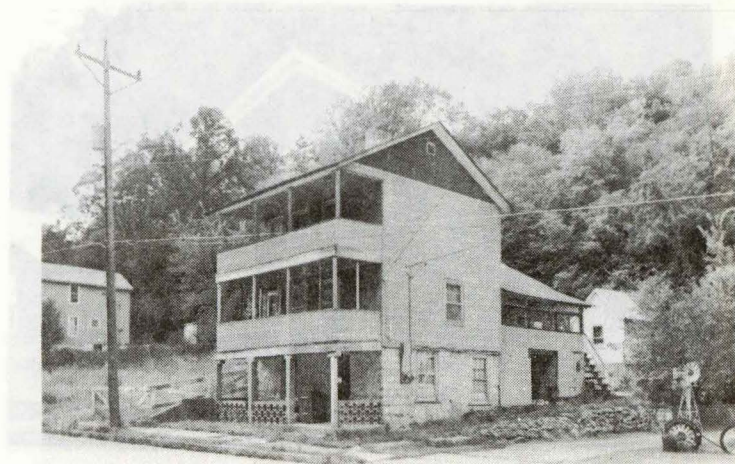
City Directories (1883, 1911, 1913, 1921)

Land Title Abstract (Abeln Abstract Company)



RESOURCE SITE NO. 1.31

Ralph and Gloria Cockrell House (365 Southern Avenue)  
Breakey's Addition, E 30' of Lot 1



### HISTORY

The site is part of the first subdivision on the street; Breakey's Addition was platted in 1855. The assessor has assigned a construction date of 1881, about the time the property was sold at a sheriff's sale. In 1883 Patrick McNamara (see Resource Site 1.32), a laborer, purchased the property and took out a mortgage of \$475, an indication that the house was then extant. It appears that he lived there from 1883 until 1890. In 1891 he sold to Catherine Welsh, a widow. Lizzie O'Brien owned the site between 1897 and 1917 when Jacob Entringer took title. Entringer lived on Southern Avenue between at least 1906 and 1921. In the 1940s the Oliver Merz family bought the house; their daughter, the present owner, recalls hearing that the place was once a hotel.

### ARCHITECTURE

One of the most interesting houses on the street, the 18 x 22-foot main portion has three porches piled atop one another. It is sited at a curve in the road and very near the street. The front portion has a stone ground floor level with a door on its east end. Entrances to the upper porches occur on the west side of the house, which is three bays wide. The 18 x 22-foot rear shed-roofed portion appears to be a later addition and now contains the kitchen. Two steep, narrow and short interior stairways offer access off the kitchen to both the top and first stories. Room arrangement on the top floor is one large space running the length of the west side with two smaller rooms off of it. The gabled roof comes forward to form the porch roof as well. Alterations include the asphalt siding and concrete and wood porch columns. Behind the house is a small one-story clapboard house or smokehouse with part of its wood shingle roof visible.



## SIGNIFICANCE RATING

Historical: (H1=3) + (H2=3) + (H3=5) = 11

Architectural: (A1=1) + (A2=5) + (A3=3) = 9

Combined Rating: (Group 2) = 20

## SOURCES

City Assessment Record, 3-32-2-29

City Directories (1883, 1890, 1906, 1921)

Land Title Abstract (Abeln Abstract Company)



RESOURCE SITE NO. 1.33

Martin Dumphy House (387 Southern Avenue)  
Breaky's Addition, Lot 4 and Lot 2 of Lot 3



#### HISTORY

Martin Dumphy bought Lots 3, 4, and 7 in 1865, and took out mortgages on Lots 3 and 4 in 1888 and the 1890s, perhaps to make additions to the house. A teamster, he lived on Southern Avenue in 1865 and at 633 Southern Avenue in 1886. The latter address is probably the same as the present 387 Southern Avenue; there have been several renumberings of the street. It seems likely that Dumphy was responsible for construction of the present house, which the assessor dates at 1876.

#### ARCHITECTURE

The large, 36 x 26-foot clapboard house displays more detail than others on the street, including a molded cornice (using a bead board that is also used on the eaves), inset panels on porch columns, and molded capitals. Also notable are the slender pilasters and side and top lights of the front door. The two-tier front porch is enclosed on the first floor and partly enclosed with a clapboard skirt on the second floor. The gabled roofline comes forward to form the porch roof in a manner similar to that of Resource Site 1.31. The front portion presents its long side toward the street, and what appears to be a subsequent addition joins it and results in the curious peak at the center of the ridgeline.

#### SIGNIFICANCE RATING

Historical: (H1=2) + (H2=3) + (H3=4) = 9  
Architectural: (A1=3) + (A2=4) + (A3=4) = 11

Combined Rating: (Group 2) = 20

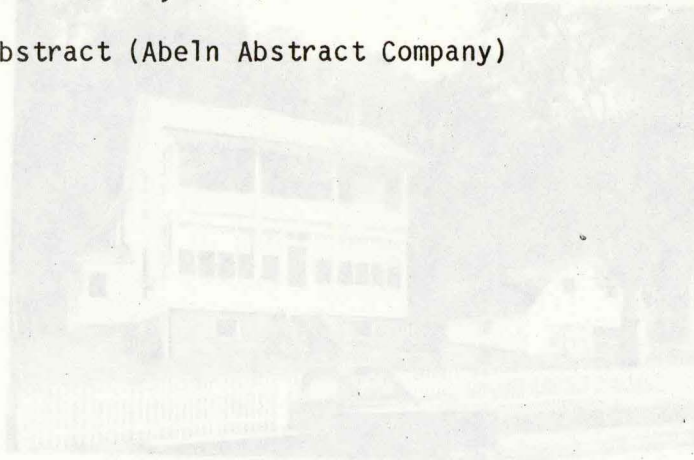


## SOURCES

City Assessment Record, 3-32-2-26A

City Directories (1883, 1890)

Land Title Abstract (Abeln Abstract Company)



## HISTORY

Martin Murphy bought Lots 3, 4, and 7 in 1865, and took out mortgages on Lots 3 and 4 in 1866 and the 1890s, perhaps to make additions to the house. A steamer, he lived on Southern Avenue in 1865 and at 633 Southern Avenue in 1888. The latter address is probably the same as the present 307 Southern Avenue; there have been several remappings of the street. It seems likely that Murphy was responsible for construction of the present house, which the assessor dates at 1876.

## ARCHITECTURE

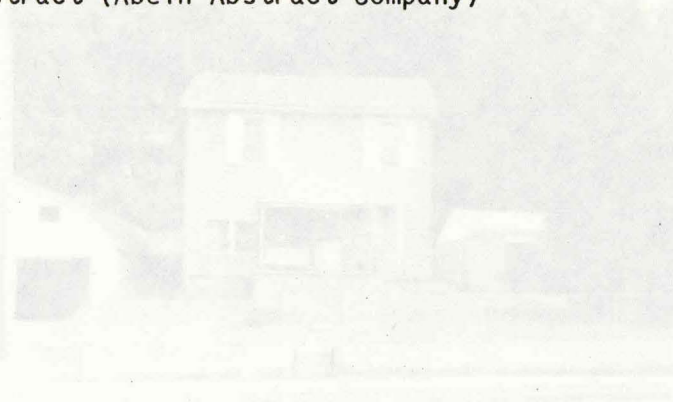
The large, 36 x 56-foot clapboard house displays more detail than others on the street, including a molded cornice (using a bead board that is also used on the eaves), inset panels on porch columns, and molded capitals. Also notable are the slender pilasters and side and top lights of the front door. The two-tier front porch is enclosed on the first floor and partly enclosed with a clapboard skirt on the second floor. The gabled roofline comes forward to form the porch roof in a manner similar to that of Resource Site 1.31. The front portion presents its long side toward the street, and what appears to be a subsequent addition joins it and results in the curious peak at the center of the ridge line.

## SIGNIFICANCE RATING

Historical: (H1=3) + (H2=3) + (H3=4) = 9  
 Architectural: (A1=3) + (A2=4) + (A3=4) = 11  
 Combined Rating: (Group 2) = 20

## SOURCES

City Assessment Record, 3-32-2-26  
 City Directories (1865, 1890)  
 Land Title Abstract (Abeln Abstract Company)



## HISTORY

John Breaker, the developer of the subdivision, sold the lot in 1855 for \$100 and it was again sold in 1857 for \$272.50, a considerable increase in value, suggesting the presence of a dwelling. In 1857 Patrick Walsh bought the lot, but for \$250 and proceeded to take out several mortgages on it until selling to Hannah and John O'Hearn in 1873. In 1880 Michael Cairns, a warehouseman, bought the property and he appears to have lived there for some time, until at least 1906. The assessor dates the house as from the 1870s.

## ARCHITECTURE

The much-altered side gable two-story house has a front entry in the long side that is slightly off of center. Window shapes have been changed and some may be encased in the siding, although there are some 2x2 windows remaining. There is a dressed stone foundation, and a brick chimney at the east gable end. Two rear additions to the basic 19 x 26-foot main portion double the original size.

## SIGNIFICANCE RATING

Combined Rating: (Group 4) = 10  
 Architectural: (A1=1) + (A2=3) + (A3=1) = 5  
 Historical: (H1=2) + (H2=2) + (H3=1) = 5

## SOURCES

City Assessment Record, 3-32-2-26  
 City Directories (1880, 1906)  
 Land Title Abstract (Abeln Abstract Company)



RESOURCE SITE NO. 1.34

Patrick and Carolee Fishnick House (391 Southern Avenue)  
Breakey's Addition, Lot 5



#### HISTORY

John Breakey, the developer of the subdivision, sold the lot in 1855 for \$100 and it was again sold in 1857 for \$372.50, a considerable increase in value, suggesting the presence of a dwelling. In 1867 Patrick Walsh bought the lot, but for \$250 and proceeded to take out several mortgages on it until selling to Hannah and John O'Haren or O'Hearn in 1873. In 1880 Michael Caine, a warehouseman, bought the property and he appears to have lived there for some time, until at least 1906. The assessor dates the house as from the 1870s.

#### ARCHITECTURE

The much-altered side gable two-story house has a front entry in the long side that is slightly off of center. Window shapes have been changed and some may be encased in the siding, although there are some 2/2 windows remaining. There is a dressed stone foundation, and a brick chimney at the east gable end. Two rear additions to the basic 13 x 26-foot main portion double the original size.

#### SIGNIFICANCE RATING

Historical: (H1=2) + (H2=2) + (H3=1) = 5

Architectural: (A1=1) + (A2=3) + (A3=1) = 5

Combined Rating: (Group 4) = 10

#### SOURCES

City Assessment Record, 3-32-2-25

City Directories (1880, 1906)

Land Title Abstract (Abeln Abstract Company)

RESOURCE SITE NO. 1.35

House (393 Southern Avenue)

Breakey's Addition, Lot 1 of Lot 6 and E 7'6" of E 57' 6" of Lot 7



## HISTORY

John Henry Roach or Rouch, a laborer, acquired this property in 1867, and there was a series of transactions, including a sheriff's sale for unpaid taxes, that involved various parts of Lots 6 and 7. In 1909 the present legal description first appears, and there were several property transfers and mortgages, apparently between various real estate speculators. The assessor has assigned a construction date of 1925.

## ARCHITECTURE

The 1-1/2-story clapboard house has a jerkin-headed gabled roof. The shape is echoed--and not well--in the oddly shaped roof of the side dormer. The enclosed porch has a slightly off-center door with a pair of windows above. The concrete foundation has basement windows, a relative rarity on Southern Avenue. Also highly unusual on Southern Avenue is the presence of hardwood floors; most other houses have softwood flooring. At the far end of the property is a flat-roofed heavy stone shed, now used as a garage. Of indeterminate age, the structure has recent wood framing and extremely thick walls.

## SIGNIFICANCE RATING

Historical: (H1=0) + (H2=1) + (H3=4) = 5

Architectural: (A1=0) + (A2=1) + (A3=4) = 5

Combined Rating: (Group 4) = 10

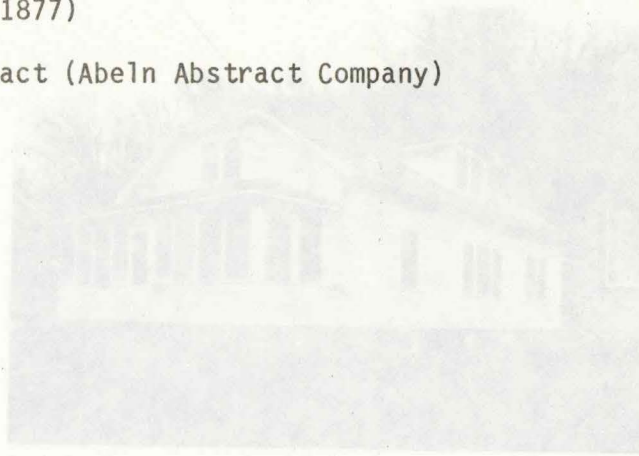


## SOURCES

City Assessment Record, 3-32-2-23

City Directory (1877)

Land Title Abstract (Abeln Abstract Company)



## HISTORY

John Henry Roach or Roach, a laborer, acquired this property in 1867, and there was a series of transactions, including a sheriff's sale for unpaid taxes, that involved various parts of Lots 6 and 7. In 1902 the present legal description first appears, and there were several property transfers and mortgages, apparently between various real estate speculators. The assessor has assigned a construction date of 1925.

## ARCHITECTURE

The 1-1/2-story clapboard house has a jerkin-headed gabled roof. The shape is echoed, and not well, in the oddly shaped roof of the side porch. The enclosed porch has a slightly off-center door with a pair of windows above. The concrete foundation has basement windows, a relative rarity on Southern Avenue. Also highly unusual on Southern Avenue is the presence of hardwood floors; most other houses have softwood flooring. At the far end of the property is a flat-roofed heavy stone shed, now used as a garage. Of indeterminate age, the structure has recent wood framing and extremely thick walls.

## SIGNIFICANCE RATING

Historical: (H1-0) + (H2-1) + (H3-4) = 5  
 Architectural: (A1-0) + (A2-1) + (A3-4) = 5  
 Combined Rating: (Group 4) = 10

RESOURCE SITE NO. 1.36

House (395 Southern Avenue)

Breakey's Addition, W 50' of E 57' 6" of Lot 7



#### HISTORY

Until well into the twentieth century, Lots 7 and 8 were considered as one unit. The present house was built in 1966 and is not historically significant.

#### ARCHITECTURE

The modest 26 x 36-foot ranch house has a picture window and both an attached garage and a carport.

#### SIGNIFICANCE RATING

Historical: (H1=0) + (H2=0) + (H3=0) = 0

Architectural: (A1=0) + (A2=0) + (A3=0) = 0

Combined Rating: (Group 4) = 0

#### SOURCES

City Assessment Record, 3-32-2-22

Land Title Abstract (Abeln Abstract Company)



RESOURCE SITE NO. 1.37

Harry and Viola Knobbe House (397 Southern Avenue)  
Breakey's Addition, SW 3' of Lot 7 and all of Lot 8



HISTORY

Transactions involving the property date to 1857 when John Breakey sold several lots to Michael O'Brien. O'Brien was then Dubuque County Treasurer, Collector and Recorder and lived on Southern Avenue. By 1877 Lots 7 and 8 were considered as one unit, which Patrick Whalen bought for \$750. The price may reflect the presence of the house, which the assessor dates at around 1870. Whalen was a laborer who lived on Southern Avenue in 1883, around the time he sold this property to Gottlieb Schollian. A real estate speculator, F.T. Walker, bought the house at a sheriff's tax sale in 1885. In 1905 Martin Coyle, who worked for the Illinois Central, bought the house and was still there in 1921.

ARCHITECTURE

One of two brick houses in Tract 1, the T-shaped gabled house displays more ornamental detail than others on the street. It has a cornice of fine moldings, a stained glass panel in the front window, moldings and other detail on the dormer, and a top light above the front door. The two and one-half-story main part measures 16 x 24 feet and has segmental arch windows composed of a double row of brick headers. The one-story rear ell has a porch now enclosed and covered with stone facing.

SIGNIFICANCE RATING

Historical: (H1=3) + (H2=3) + (H3=3) = 9

Architectural: (A1=3) + (A2=3) + (A3=3) = 9

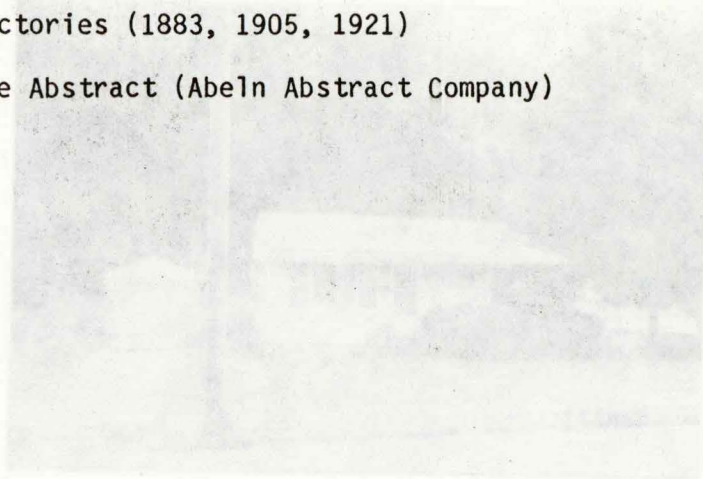
Combined Rating: (Group 3) = 18

# SOURCES

City Assessment Record, 3-32-2-21

City Directories (1883, 1905, 1921)

Land Title Abstract (Abeln Abstract Company)



## HISTORY

The house was built in 1962 and is not historically significant.

## ARCHITECTURE

The modest ranch style house is 26 x 28 feet and covered with metal siding.

## SIGNIFICANCE RATING

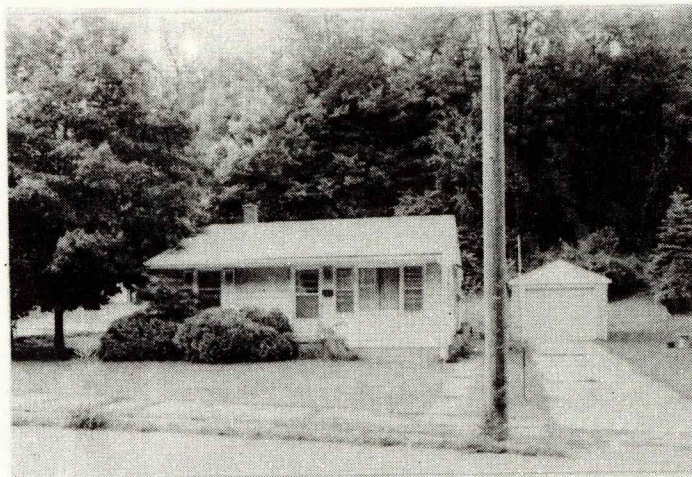
Historical: (H1=0) + (H2=0) + (H3=0) = 0  
 Architectural: (A1=0) + (A2=0) + (A3=0) = 0  
 Combined Rating: (Group 4) = 0

## SOURCES

City Assessment Record, 3-32-2-20



RESOURCE SITE NO. 1.38  
House (399 Southern Avenue)  
Bradley's Addition, Lot 1 of Lot 3



#### HISTORY

The house was built in 1962 and is not historically significant.

#### ARCHITECTURE

The modest ranch style house is 26 x 28 feet and covered with metal siding.

#### SIGNIFICANCE RATING

Historical: (H1=0) + (H2=0) + (H3=0) = 0

Architectural: (A1=0) + (A2=0) + (A3=0) = 0

Combined Rating: (Group 4) = 0

#### SOURCES

City Assessment Record, 3-32-2-20

RESOURCE SITE NO. 1.39

House (405 Southern Avenue)

Bradley's Subdivision, Lot 2 of Lot 3, Lot 5 of Lot 4



#### HISTORY

The house was built in 1955 and is not historically significant.

#### ARCHITECTURE

The hipped roof house measures 28 x 32 feet and is covered with lime green metal siding.

#### SIGNIFICANCE RATING

Historical: (H1=0) + (H2=0) + (H3=0) = 0

Architectural: (A1=0) + (A2=0) + (A3=0) = 0

Combined Rating: (Group 4) = 0

#### SOURCES

City Assessment Record, 3-32-2-19



RESOURCE SITE NO. 1.40

John Heeren House (785 Samuel Street)

Bradley's Subdivision, Lots 6 and 7, S 10' of Lot 8



#### HISTORY

Bradley bought a portion of John Breakey's subdivision in 1856 for \$900 to plat Bradley's Subdivision and soon sold all twelve newly platted lots to Thomas P. Bonfield for \$5400. The next activity did not occur until 1877 when Marie Kempf released her dower rights on several of the lots, including Lots 6 through 9. The assessor has dated the house at around 1900 at which time John Heeren owned the property and took out a mortgage on it. Heeren was an engineer at the Metz Manufacturing Company, a millworks.

#### ARCHITECTURE

The house is now a series of additions but it appears that the original part was the two-story 18 x 16-foot section which presents the long part of its gabled roof to the street. The side addition, 16 x 20 feet, fits awkwardly against the taller portion. The front porch has been enclosed, and metal siding has been applied to all. The rather small front windows rest on the porch roof. It is possible that the original portion is older than 1900.

#### SIGNIFICANCE RATING

Historical: (H1=1) + (H2=2) + (H3=1) = 4

Architectural: (A1=0) + (A2=1) + (A3=1) = 2

Combined Rating: (Group 4) = 6

## SOURCES

City Assessment Record, 3-31-3-34

City Directory (1904)

Land Title Abstract (Abeln Abstract Company)



## HISTORY

Bradley bought a portion of John Bradley's subdivision in 1880 for \$2000 to plat Bradley's subdivision and soon sold all twelve newly platted lots to Thomas P. Bonfield for \$2400. The next activity did not occur until 1877 when Marie Kempf released her dower rights on several of the lots, including lots 6 through 9. John Fitzpatrick, a carpenter, owned the property from at least 1877 until 1896 and appears to have been responsible for construction of the house, estimated by the assessor to date from the 1880s.

## ARCHITECTURE

Although siding has been applied and the porch enclosed, the basic shape of the house remains. The two-story main portion measures only 14 x 20 feet and has but one window to a story. The house is similar to several others in the immediate vicinity.

## SIGNIFICANCE RATING

Historical:  $(H1=2) + (H2=2) + (H3=2) = 6$   
 Architectural:  $(A1=2) + (A2=3) + (A3=2) = 7$

Combined Rating: (Group 3) = 13

## SOURCES

City Assessment Record, 3-31-3-35

City Directory (1877)

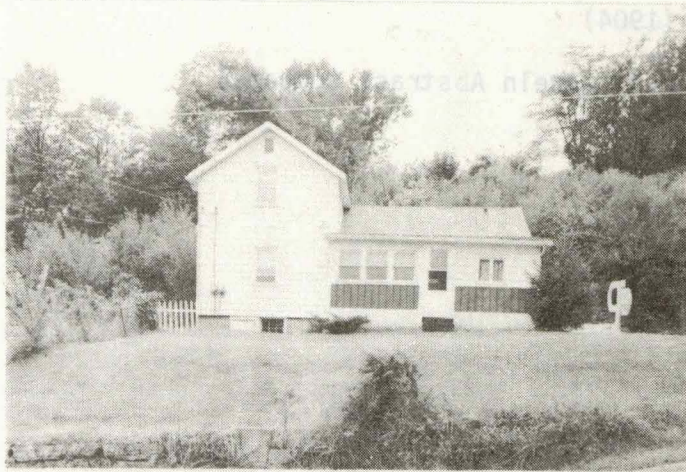
Land Title Abstract (Abeln Abstract Company)



RESOURCE SITE NO. 1.41

John Fitzpatrick House (769 Samuel Street)

Bradley's Subdivision, Lots 9, 10 and N part of Lot 8



HISTORY

Bradley bought a portion of John Breakey's subdivision in 1856 for \$900 to plat Bradley's Subdivision and soon sold all twelve newly platted lots to Thomas P. Bonfield for \$5400. The next activity did not occur until 1877 when Marie Kempf released her dower rights on several of the lots, including Lots 6 through 9. John Fitzpatrick, a teamster, owned the property from at least 1877 until 1896 and appears to have been responsible for construction of the house, estimated by the assessor to date from the 1880s.

ARCHITECTURE

Although siding has been applied and the porch enclosed, the basic T-shape of the house remains. The two-story main portion measures only 14 x 20 feet and has but one window to a story. The house is similar to several others in the immediate vicinity.

SIGNIFICANCE RATING

Historical: (H1=2) + (H2=2) + (H3=2) = 6

Architectural: (A1=2) + (A2=3) + (A3=2) = 7

Combined Rating: (Group 3) = 13

SOURCES

City Assessment Record, 3-31-3-35

City Directory (1877)

Land Title Abstract (Abeln Abstract Company)

RESOURCE SITE NO. 1.42

Michael and Rose O'Hare House (455 Southern Avenue)

M. O'Hare's Subdivision, Lot 3 of 1 and Lot 2



#### HISTORY

The house appears to have remained in the O'Hare family from 1873, when Michael O'Hare subdivided Mineral Lot 36, until the 1940s. It calls attention to the Irish presence along Southern Avenue from an early date, and the role the Irish played in settling and developing the area. Michael O'Hare, who lived here in 1877, was a bailiff for the county. In 1877 Rose (Michael's wife) and Lizzie O'Hare both worked at the tobacco factory of Myers, Tice & Company. In 1883, Michael and Owen O'Hare, laborers, were at the same address. Owen O'Hare, an engineer for the Illinois Central by 1904, bought the house from Rose O'Hare in 1897 and still lived there in 1921.

#### ARCHITECTURE

The straightforward clapboard, T-shaped house has received fewer alterations than similar houses in the vicinity. The two-story portion (18 x 26 feet) is three bays across with the gable end door to one side and a stone foundation. A small piece of molding where the plain cornice meets the eaves provides a modicum of ornament. The one-story side portion is 18 x 14 feet in size; its windows have been changed, and it is possible that a porch has been removed. The 5 x 18-foot front porch has been enclosed but with clapboard and vertical boards that mark the door and windows. The house is located on a short lot and is quite close to both bluff and street.

#### SIGNIFICANCE RATING

Historical: (H1=4) + (H2=4) + (H3=5) = 13

Architectural: (A1=2) + (A2=5) + (A3=4) = 11

Combined Rating: (Group 2) = 24

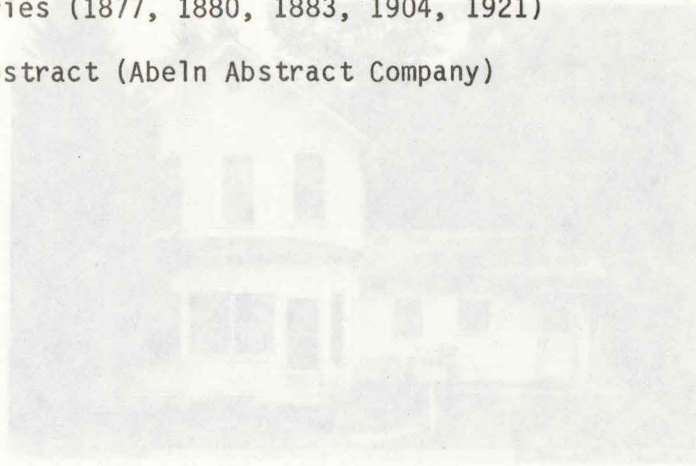


## SOURCES

City Assessment Record, 3-31-3-33

City Directories (1877, 1880, 1883, 1904, 1921)

Land Title Abstract (Abeln Abstract Company)



## HISTORY

The house appears to have remained in the O'Hare family from 1873, when Michael O'Hare subdivided Mineral Lot 36, until the 1940s. It calls attention to the Irish presence along Southern Avenue from an early date, and the role the Irish played in settling and developing the area. Michael O'Hare, who lived here in 1873, was a bailiff for the county. In 1877 Rose (Michael's wife) and Lizzie O'Hare both worked at the tobacco factory of Myers, Rice & Company. In 1883, Michael and Owen O'Hare, laborers, were at the same address. Owen O'Hare, an engineer for the Illinois Central by 1904, bought the house from Rose O'Hare in 1897 and still lived there in 1921.

## ARCHITECTURE

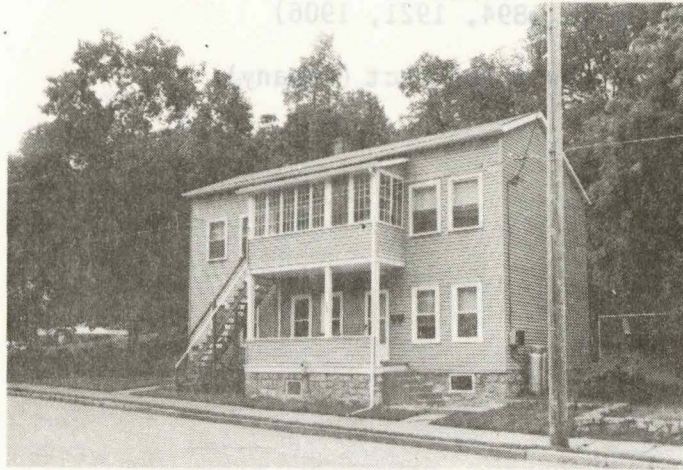
The straightforward clapboard, T-shaped house has received fewer alterations than similar houses in the vicinity. The two-story portion (18 x 26 feet) is three bays across with the gable end door on one side and a stone foundation. A small piece of molding where the plain cornice meets the eaves provides a modicum of ornament. The one-story side portion is 18 x 14 feet in size; its windows have been changed, and it is possible that a porch has been removed. The 5 x 18-foot front porch has been enclosed but with clapboard and vertical boards that lack the door and windows. The house is located on a short lot and is quite close to both bluff and street.

## SIGNIFICANCE RATING

Historical: (H1=4) + (H2=4) + (H3=2) = 10  
 Architectural: (A1=2) + (A2=2) + (A3=4) = 11  
 Combined Rating: (Group 2) = 24

RESOURCE SITE NO. 1.43

Robert and Agnes Burke House (503 Southern Avenue)  
South Avenue Addition, Lots 3 and 2



HISTORY

Formerly part of Mineral Lot 34, South Avenue Addition was platted in 1857. Speculators such as Alexander Levi, Peter Lorimier, F.L. Schubert and Gottlieb Schwagler owned the property in the 1860s and 1870s. In 1888 Timothy Murphy, who was first involved with the property in 1864, conveyed it to his sister, Mrs. Ann Wallace, a widower who lived there in 1890. In the 1890s John Cain, Kane or Cain (city directory and land transfer spellings of Irish names often vary) acquired the property for \$1000. In 1894 at this address were John Cain, a porter for E.L. Reynoldson, and also John Kane, laborer. In addition, there were three other Cain families living on Southern Avenue in 1894. John Kane lived here until 1908 when Jettie Frith acquired it, but Thomas F. Kane lived here in 1921. The assessor dates the construction of this house from the 1880s.

ARCHITECTURE

The 20 x 40-foot building, which seems to have been built as a double house or with double entrances, has seen several changes, including the application of narrow metal siding, new windows, and the addition of a two-story porch, the top of which has been enclosed. The stone foundation, entrances on the long side of the gabled structure, and arrangement of doors and windows are evidence of the age of the house. Resource Site 1.43A is located on the property.

SIGNIFICANCE RATING

Historical: (H1=3) + (H2=3) + (H3=1) = 7  
Architectural: (A1=2) + (A2=3) + (A3=1) = 6

Combined Rating: (Group 3) = 13



## SOURCES

City Assessment Record, 3-31-3-31

City Directories (1890, 1894, 1921, 1906)

Land Title Abstract (Abeln Abstract Company)



## HISTORY

Formerly part of Mineral Lot 34, South Avenue Addition was platted in 1857. Speculators such as Alexander Levy, Peter J. Schuber, and Gottlieb Schuber owned the property in the 1860s and 1870s. In 1888 Timothy Murphy, who was first involved with the property in 1864, conveyed it to his sister, Mrs. Ann Wallace, a widow who lived there in 1890. In the 1890s John Kane (Kane or Cain) City directory and land transfer listings of Irish names often vary) acquired the property for \$1000. In 1894 at this address were John Kane, a porter for E.L. Reynolds, and also John Kane, laborer. In addition, there were three other Kane families living on Southern Avenue in 1894. John Kane lived here until 1908 when he left the property to his son, Thomas F. Kane lived here in 1921. The assessor dates the construction of this house from the 1880s.

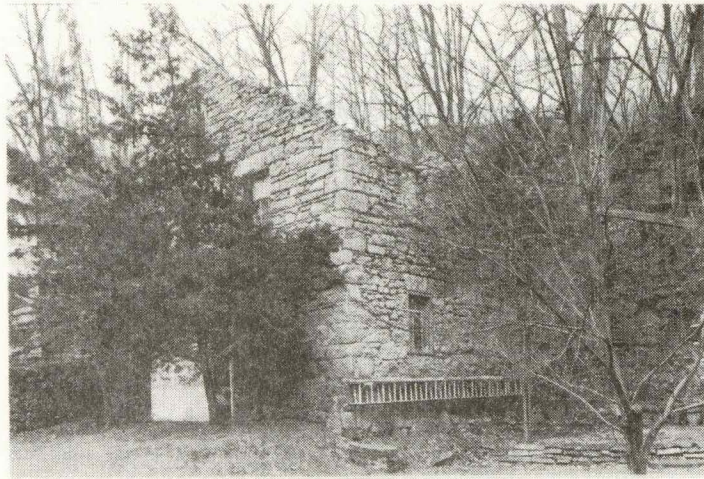
## ARCHITECTURE

The 20 x 40-foot building, which seems to have been built as a double house or with double entrances, has seen several changes, including the application of narrow metal siding, new windows, and the addition of a two-story porch, the top of which has been enclosed. The stone foundation, entrances on the long side of the gabled structure, and arrangement of doors and windows are evidence of the age of the house. Resource Site 1.43A is located on the property.

## STANDARDS RATING

Historical: (H1-3) + (H2-3) + (H3-1) = 7  
Architectural: (A1-2) + (A2-3) + (A3-1) = 8  
Combined Rating: (Group 2) = 15

RESOURCE SITE NO. 1.43A  
Stone Outbuilding (503 Southern Avenue)  
South Avenue Addition, Lots 3 and 2



## HISTORY

Responsibility for construction of this two-story stone outbuilding or barn has not been determined. However, it seems probable that the Kane family used the structure. In the 1890s John Kane bought Lots 1 through 3 for \$1000; the relatively high purchase price may reflect the presence of the double house (Resource Site 1.43) and the stone barn. Lot 1, although large, has little useable space and is primarily a bluff.

## ARCHITECTURE

The most interesting stone outbuilding on Southern Avenue, the former barn is wedged into a corner of the property against a bluff and has six openings on its gable end entry. On the first floor is a large sliding farm door. Although the door is not original, the large opening and the lack of window space where the door slides indicate that it was intended for agricultural or storage use. The second story openings are the only ones to have cut stone lintels; windows at the rear and east side are wood-framed. The center second story opening is door-sized and suitable for allowing access to a hay mow or upper storage area. The walls are very thick, about two feet, and of stone of varying sizes. Evidence that the stone was cut is most apparent at the corners.



## SIGNIFICANCE RATING

Historical: (H1=3) + (H2=4) + (H3=5) = 12

Architectural: (A1=2) + (A2=4) + (A3=4) = 10

Combined Rating: (Group 2) = 22

## SOURCES

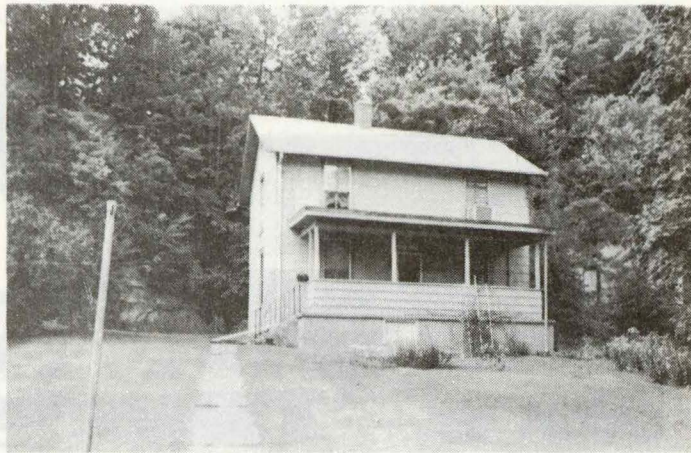
Land Title Abstract (Abeln Abstract Company)

Responsibility for construction of this two-story stone outbuilding or barn has not been determined. However, it seems probable that the Kane family used the structure. In the 1890s John Kane bought lots 1 through 3 for \$1000; the relatively high purchase price may reflect the presence of the double house (Resource Site 1.43) and the stone barn. Lot 1, although large, has little usable space and is primarily a bluff.

ARCHITECTURE

The most interesting stone outbuilding on Southern Avenue, the former barn is wedged into a corner of the property against a bluff and has six openings on its gable end entry. On the first floor is a large sliding farm door. Although the door is not original, the large opening and the lack of window space where the door slides indicate that it was intended for agricultural or storage use. The second story openings are the only ones to have cut stone lintels; windows at the rear and east side are wood-framed. The center second story opening is door-sized and suitable for allowing access to a hay mow or upper storage area. The walls are very thick, about two feet, and of stone of varying sizes. Evidence that the stone was cut is most apparent at the corners.

RESOURCE SITE NO. 1.45  
Doyle House (519 Southern Avenue)  
South Avenue Addition, Lot 4



#### HISTORY

Although Lot 4 is only fifty feet wide, members of the Doyle family bought parts of it between 1868 and 1875. In 1877 Michael Doyle, single, took out a mortgage on the whole lot with the Dubuque Building & Loan Association and additional mortgages in 1876, 1897 and 1901. Doyle, who was a laborer, was apparently dead by 1905, at which time the property passed to W. Burke, Jr. Dated as from the 1880s by the assessor, the house was probably built by the Doyles.

#### ARCHITECTURE

The entry, which has a two-pane top light, is centered on the long end of the gabled 18 x 26-foot house. The regularly placed windows reach the tops of the roofline in a manner similar to that of Resource Site 1.55. The porch, which may be a later addition, has some simple molding along the cornice. The windows are 4/4.

#### SIGNIFICANCE RATING

Historical: (H1=3) + (H2=3) + (H3=2) = 8

Architectural: (A1=1) + (A2=3) + (A3=2) = 6

Combined Rating: (Group 3) = 14

#### SOURCES

City Assessment Record, 3-31-3-30

City Directories (1881, 1884)

Land Title Abstract (Abeln Abstract Company)



RESOURCE SITE NO. 1.46

Irvin and Eileen Shaffer House (523 Southern Avenue)  
South Avenue Addition, Lot 5



#### HISTORY

Lots 5 and 6 of South Avenue Addition were sold together until 1908; the houses are sited very close to one another. Based on some creative use of city directory street indexes, it appears that Truman B. Hawes, a teamster in 1877, lived in this house and owned both lots until 1884 when he sold them for \$1800. Hawes was one among several Southern Avenue residents who took out mortgages with the Dubuque Building & Loan Association. The Jall or Yall family owned the houses from 1884 until 1903 when real estate speculator Joseph J. Nagle purchased them. It was under his ownership that the lots were sold separately.

#### ARCHITECTURE

The gabled house, which is situated very close to the street, has an entrance to one end of the long side and a brick chimney at the other end. Side lights flank the entrance and it is slightly curved at the top, as are the long narrow windows. This curvature suggests that the original wall covering was brick, although metal siding is now in place. Windows have been altered and others perhaps enclosed. The 24 x 16-foot main portion has an 18 x 22-foot rear 1-1/2-story portion and a skimpy metal porch.

#### SIGNIFICANCE RATING

Historical: (H1=2) + (H2=2) + (H3=2) = 6

Architectural: (A1=2) + (A2=3) + (A3=2) = 7

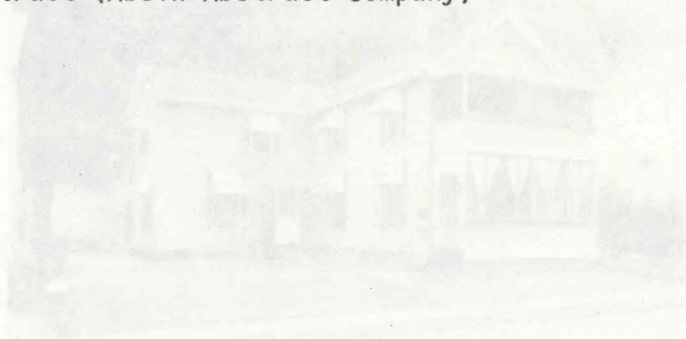
Combined Rating: (Group 3) = 13

## SOURCES

City Assessment Record, 3-31-3-29

City Directory (1877)

Land Title Abstract (Abeln Abstract Company)



## HISTORY

Lots 2 and 3 of South Avenue Addition were sold together until 1908; the houses are situated very close to one another. The assessor gives an 1870s construction date for this house and one in the 1880s for Resource Site 1.46 located on Lot 2. However, it appears that Truman B. Hayes, a lumberman in 1877, lived on Lot 2 while owning both properties until 1884. The Jaff or Jaff family owned the houses from 1884 until 1903 when speculator J. J. Hayes bought them. It was under his ownership that the lots were sold separately.

## ARCHITECTURE

Although it is located on a very small lot, the large two-story, L-shaped gabled house has wings of nearly equal size, about 16 x 34 feet. Now covered with asbestos siding, it has a stone foundation and a painted stone retaining wall about three feet from the shed-roofed rear 10 x 16-foot addition. Enclosed double porches cover the front gable facade. The principal entrance is located on the east side of this facade; two other entrances are located on the other wing of the ell. Access to the second story porch is provided by a door centered in the gable end and flanked by windows.

## SIGNIFICANCE RATING

Historical:  $(H1=2) + (H2=3) + (H3=5) = 10$   
 Architectural:  $(A1=1) + (A2=3) + (A3=5) = 9$   
 Combined Rating:  $(Group 3) = 19$



RESOURCE SITE NO. 1.47

Dale and Janis Laugesen House (535 Southern Avenue)  
South Avenue Addition, Lot 6



HISTORY

Lots 5 and 6 of South Avenue Addition were sold together until 1908; the houses are situated very close to one another. The assessor gives an 1870s construction date for this house and one in the 1880s for Resource Site 1.46 located on Lot 5. However, it appears that Truman B. Hawes, a teamster in 1877, lived on Lot 5 while owning both properties until 1884. The Jall or Yall family owned the houses from 1884 until 1903 when speculator J.J. Nagle bought them. It was under his ownership that the lots were sold separately.

ARCHITECTURE

Although it is located on a very small lot, the large two-story, L-shaped gabled house has wings of nearly equal size, about 16 x 34 feet. Now covered with asbestos siding, it has a stone foundation and a painted stone retaining wall about three feet from the shed-roofed rear 10 x 16-foot addition. Enclosed double porches cover the front gable facade. The principal entrance is located on the east side of this facade; two other entrances are located on the other wing of the ell. Access to the second story porch is provided by a door centered in the gable end and flanked by windows.

SIGNIFICANCE RATING

Historical: (H1=2) + (H2=3) + (H3=2) = 7

Architectural: (A1=1) + (A2=3) + (A3=2) = 6

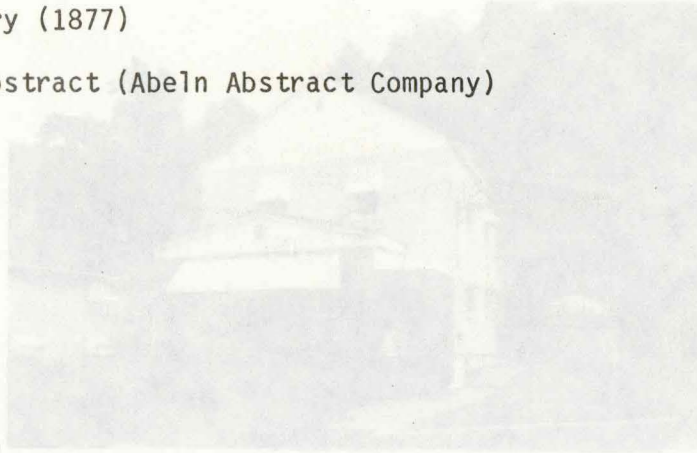
Combined Rating: (Group 3) = 13

## SOURCES

City Assessment Record, 3-31-3-28

City Directory (1877)

Land Title Abstract (Abeln Abstract Company)



## HISTORY

James Purcell and later John P. Purcell and Lucy Purcell took out a series of mortgages on the property between 1884 and 1929. The amount of the loans ranged from \$200 in 1884 to \$200 in 1912, and several involved the Dubuque Building & Loan Association. By 1941 Dubuque County owned the property, probably due to unpaid taxes, and in 1944 (the assessor's construction date), Leslie and Nellie Cople acquired it. The early mortgage activity suggests that the present house replaces an earlier Purcell home. James Purcell, a laborer, lived on Southern Avenue in 1883.

## ARCHITECTURE

In contrast with houses of earlier construction, this two-story house is boxier and has few windows in proportion to the wall space.

## STITCHING RATING

Historical: (H1=0) + (H2=0) + (H3=0) = 0  
Architectural: (A1=0) + (A2=0) + (A3=0) = 0

Combined Rating: (Group 4) = 0

## SOURCES

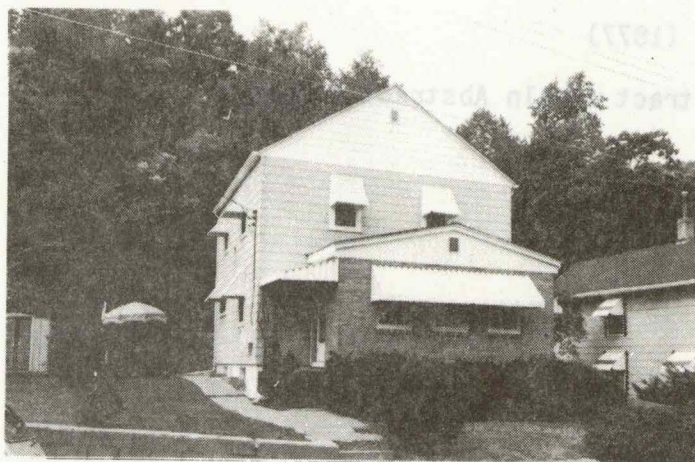
City Assessment Record, 3-31-3-27

City Directory (1883)

Land Title Abstract (Abeln Abstract Company)



RESOURCE SITE NO. 1.48  
House (543 Southern Avenue)  
South Avenue Addition, Lot 7



#### HISTORY

James Purcell and later John P. Purcell and Lucy Purcell took out a series of mortgages on the property between 1884 and 1929. The amount of the loans ranged from \$200 in 1884 to \$500 in 1915, and several involved the Dubuque Building & Loan Association. By 1941 Dubuque County owned the property, probably due to unpaid taxes, and in 1948 (the assessor's construction date), Leslie and Nellie Coyle acquired it. The early mortgage activity suggests that the present house replaces an earlier Purcell home. James Purcell, a laborer, lived on Southern Avenue in 1883.

#### ARCHITECTURE

In contrast with houses of earlier construction, this two-story house is boxier and has few windows in proportion to the wall space.

#### SIGNIFICANCE RATING

Historical: (H1=0) + (H2=0) + (H3=0) = 0

Architectural: (A1=0) + (A2=0) + (A3=0) = 0

Combined Rating: (Group 4) = 0

#### SOURCES

City Assessment Record, 3-31-3-27

City Directory (1883)

Land Title Abstract (Abeln Abstract Company)

RESOURCE SITE NO. 1.49  
House (551 Southern Avenue)  
South Avenue Addition, Lot 8



#### HISTORY

The house, which the assessor dates as from the 1880s, was apparently built for speculative purposes. Lot 8 remained a part of transfers with a number of lots in the South Avenue Addition. In 1910 Joseph J. Nagle, a wholesale commission merchant of commodities and real estate buyer, acquired Lot 8 along with at least thirty-two other lots in the addition.

#### ARCHITECTURE

The one-story house is unusual on Southern Avenue in that it has a hipped roof and drop or shiplap siding. The original portion measures 18 x 22 feet, and there is a 10 x 24-foot rear addition. The front facade and the addition are covered with metal siding. The assessor's records show the house as lacking a heating system and having a gas wall furnace. The different shape, materials, and lack of a heating system probably reflect the house's use as a rental unit. The 1880s construction date is open to question.

#### SIGNIFICANCE RATING

Historical:  $(H1=2) + (H2=2) + (H3=2) = 6$   
Architectural:  $(A1=2) + (A2=2) + (A3=2) = 6$

Combined Rating: (Group 4) = 12

#### SOURCES

City Assessment Record, 3-31-3-26

Land Title Abstract (Abeln Abstract Company)



RESOURCE SITE NO. 1.50  
 Mary Campbell House (557 Southern Avenue)  
 South Avenue Addition, Lots 9 and 10



## HISTORY

Unlike its adjacent neighbors, the property was not part of speculative ventures. The house may date from the 1870s according to the assessor, but members of the Campbell family lived in it from 1894 to 1911. In 1894 Mrs. Mary Campbell, widow of Frank Campbell, lived here with Nicholas, foundryman, Peter L., laborer, John J., laborer, and James P., also a laborer. By 1904, Mary Campbell was still in residence as were Peter L., by now a travel agent or, more likely, a travelling salesman, and James P., who was employed by the Chicago Great Western Railroad.

## ARCHITECTURE

The application of siding and removal or obliteration of any possible detail such as a top light over the door have altered the house, which is similar in size and shape to others along the avenue, including Resource Site 1.42. The main body measures 20 x 28 feet while the one-story portion is 18 x 16 feet.

## SIGNIFICANCE RATING

Historical: (H1=2) + (H2=3) + (H3=1) = 6

Architectural: (A1=1) + (A2=2) + (A3=1) = 4

Combined Rating: (Group 4) = 10

## SOURCES

City Assessment Record, 3-31-3-25

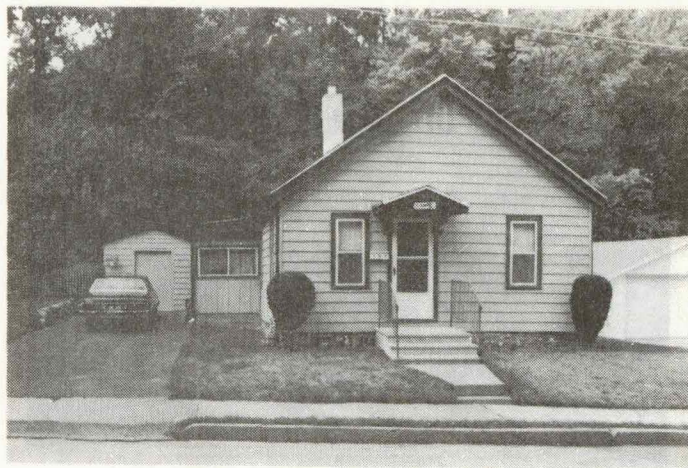
City Directories (1894, 1904)

Land Title Abstract (Abeln Abstract Company)

RESOURCE SITE NO. 1.51

Arden and Isabel Leach House (559 Southern Avenue)

South Avenue Addition, Lot 11



#### HISTORY

The property was held for speculative purposes and sold with a number of other lots until 1920. Joseph C. Donahue, an Illinois Central switchman, owned and occupied the house in the 1920s. Given the house's appearance and some discrepancies in city directory street indexes, the assessor's construction date of the 1880s seems too early.

#### ARCHITECTURE

The one-story cottage measures 22 x 39 feet with a 10 x 6-foot side rear addition. The door is off center on the gable end, and there is a stone foundation. The application of metal siding has altered the building's appearance.

#### SIGNIFICANCE RATING

Historical: (H1=1) + (H2=2) + (H3=1) = 4

Architectural: (A1=1) + (A2=1) + (A3=1) = 3

Combined Rating: (Group 4) = 7

#### SOURCES

City Assessment Record, 3-31-3-24

City Directory (1921)

Land Title Abstract (Abeln Abstract Company)



RESOURCE SITE NO. 1.52

Donald and Elizabeth Barry House (577 Southern Avenue)  
South Avenue Addition, Lots 12 and 13



#### HISTORY

The property was held for speculative purposes and sold with a number of other lots until 1921. Arthur Duggan, a laborer who lived down the street, bought the lots in that year.

#### ARCHITECTURE

Dated around the 1900s by the assessor, the front gabled clapboard house has a molded lintel on the front window and an enclosed porch. The 21 x 24-foot house has an unusual 8 x 6-foot side porch, which has squared columns with molded bases and capitals, cornice returns, clapboard infill, and large windows in the space between the columns. The concrete foundation projects slightly from the wall surface above and there are basement windows.

#### SIGNIFICANCE RATING

Historical: (H1=1) + (H2=2) + (H3=3) = 6

Architectural: (A1=1) + (A2=1) + (A3=3) = 5

Combined Rating: (Group 4) = 11

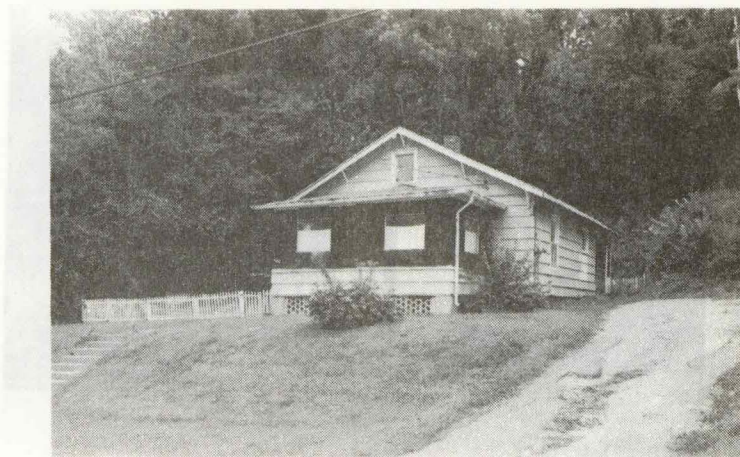
#### SOURCES

City Assessment Record, 3-31-3-23

City Directory (1923)

Land Title Abstract (Abeln Abstract Company)

RESOURCE SITE NO. 1.53  
House (600 Southern Avenue)  
Subdivision of Mineral Lot 21, Lot 6



#### HISTORY

The mineral lot was subdivided as early as 1864, and it is possible that a house existed in 1870 when brakeman Francis O'Connor bought the site for \$275, representing a \$125 increase over the 1866 purchase price. O'Connor sold out in 1899 and in 1906 Frank Strandberg acquired the property from P.J. Hillard for \$250. Hillard is listed at this address in 1906. Strandberg, a laborer, owned this and at least one other lot on Southern Avenue but lived elsewhere in 1921. It is unclear when, or if, the present dwelling replaced an earlier one.

#### ARCHITECTURE

The main portion of the modest early twentieth century house measures 24 x 24 feet and has a gable end entry behind the enclosed porch. There are exposed rafter ends as well as tiny wood brackets along the eaves. The foundation is stone. The house sits on a secluded site with trees and green space around it, the bluffs behind.

#### SIGNIFICANCE RATING

Historical:  $(H1=2) + (H2=2) + (H3=0) = 4$   
Architectural:  $(A1=1) + (A2=0) + (A3=0) = 1$

Combined Rating: (Group 4) = 5

#### SOURCES

City Assessment Record, 3-31-1-2

City Directories (1877, 1906, 1921)

Land Title Abstract (Abeln Abstract Company)



RESOURCE SITE NO. 1.54  
Ida Kringle House (502 Southern Avenue)  
South Avenue Addition, Lot 15



## HISTORY

The only lot in the addition on the south side of the street, the property was sold for back taxes around 1903, along with Lots 5 and 6 of the addition. John Flynn, who probably did not live on Southern Avenue, was involved with the property as early as 1866 when he provided mortgage money and also in 1896 when he acquired the site. The house was probably built during this period, perhaps during the 1870s.

## ARCHITECTURE

Sited close to the street, the two-story gabled house has a center door on the long side and regularly spaced windows. A one-story 12 x 18-foot rear portion forms a T-shape with the 24 x 16-foot main part. The stone foundation has been covered in spots with concrete, and there is a brick chimney at one end of the gable. The siding and front door canopy are later additions.

## SIGNIFICANCE RATING

Historical: (H1=2) + (H2=3) + (H3=1) = 6

Architectural: (A1=2) + (A2=4) + (A3=1) = 7

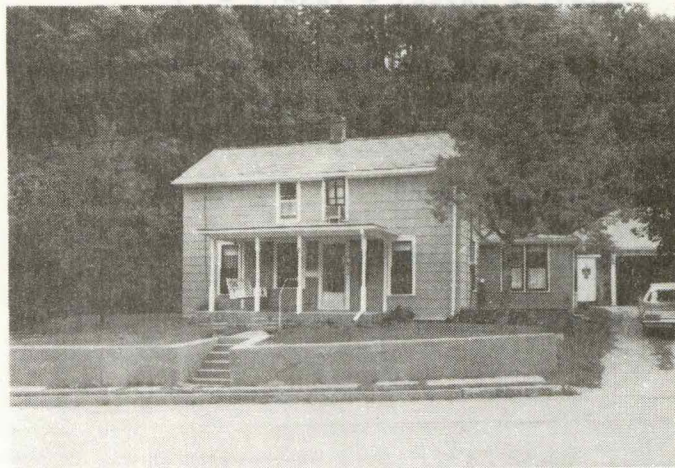
Combined Rating: (Group 3) = 13

## SOURCES

City Assessment Record, 3-31-1-1

Land Title Abstract (Abeln Abstract Company)

RESOURCE SITE NO. 1.55  
House (420 Southern Avenue)  
Rowan's Addition, Lot 2



#### HISTORY

Patrick John McAvoy bought the lot from George Rice in 1857 for \$450 and also received a \$150 mortgage from him. Although he does not appear to have lived there, McAvoy held the property until the 1880s when his heirs sold it to Michael Conlon for \$100. Conlon sold the west half of the lot to William and Esther Burns in 1884. William Burns was a teamster and lived on Southern Avenue. By 1889 the two halves of the lot were again sold together, and the following year Patrick Burke, a widower, bought the site. He worked at the millwork factory of C.W. Robison and lived on Valley Street just off of Southern Avenue. After several owners, the Drake family bought the house in 1919, owning it until 1946. Abraham W., L. Wilbur and Ira K. Drake comprised the blacksmith company of A.W. Drake & Sons, and all, including two wives, are listed at this address in 1921.

#### ARCHITECTURE

The side gable house appears to be older than the 1920s date assigned by the assessor and resembles other houses along the avenue, such as Resource Site 1.54. However, the openings are not symmetrically placed, and there are no upper story counterparts for some first-story windows. The main two-story portion measures 16 x 32 feet and the rear section is 13 x 32 feet. The simple flat-roofed porch has turned columns and does not span the length of the house. In alignment are the front door, upper window and brick chimney. The second story windows reach into the cornice, and there is very little space between the lower lintels and the porch's ceiling.



## SIGNIFICANCE RATING

Historical: (H1=2) + (H2=3) + (H3=1) = 6

Architectural: (A1=2) + (A2=4) + (A3=1) = 7

Combined Rating: (Group 3) = 13

## SOURCES

City Assessment Record, 3-32-3-29

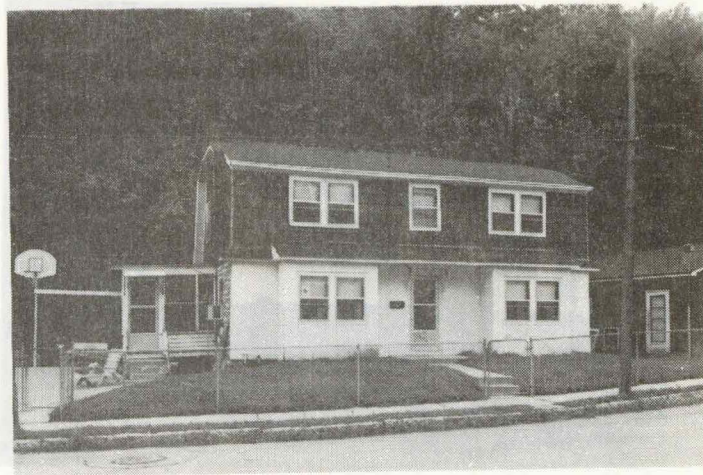
City Directories (1883, 1890, 1921)

Land Title Abstract (Abeln Abstract Company)

RESOURCE SITE NO. 1.56

George and Beverly Stuart House (398 Southern Avenue)

Rowan's Addition, Lot 1 of Lot 5 and Lots 4 and 6



#### HISTORY

The house was built in 1941 and is not historically significant.

#### ARCHITECTURE

The two-story gambrel-roofed house has pairs of windows located in two projecting first floor bays, which flank the central entrance. The foundation is stone; the first story is covered with wood paneling, and asphalt shingle covers the second story. A steep bluff rises behind the house, making the usable portion of the lot quite shallow.

#### SIGNIFICANCE RATING

Historical: (H1=0) + (H2=0) + (H3=0) = 0

Architectural: (A1=0) + (A2=0) + (A3=0) = 0

Combined Rating: (Group 4) = 0

#### SOURCES

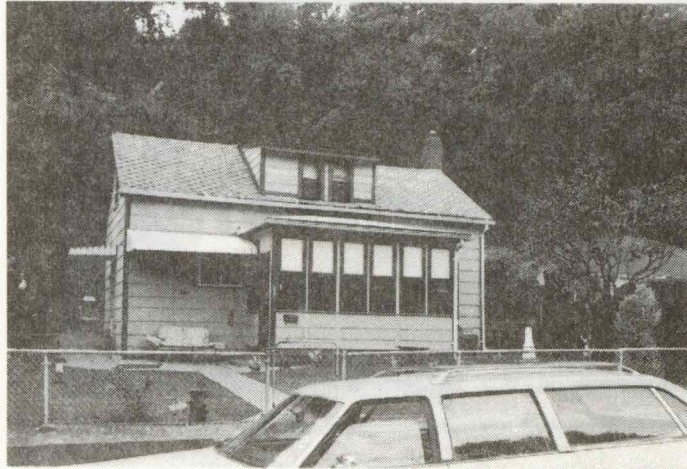
City Assessment Record, 3-32-3-27



RESOURCE SITE NO. 1.59

Clarence Ostrander House (384 Southern Avenue)

Newman's Subdivision, N 106' of W 1/2 of Lot 3 and N 108' of E 1/2 of Lot 4



#### HISTORY

Alexander Colford, a widower, took out a \$300 mortgage on this small lot in 1875 and owned it until 1882. Colford, who described himself as a merchant tailor, had a business located upstairs at the corner of Main and 7th Streets in 1877. Colford is one of the few on Southern Avenue not employed by a railroad or a millworks. Nora Ryan, a single schoolteacher in 1883, bought the house in 1882 and sold it in 1891. By this time she was married to William Barrow. Later owners got mortgages from the Dubuque Building & Loan Association, which foreclosed on one of them in 1895.

#### ARCHITECTURE

If the house was built in the 1870s as the assessor contends, it has seen many alterations. Among them are the shed-roofed dormer, enclosed porch, changed window shapes and the application of composition and painted wood shingle siding. However, the main part is only 16 x 30 feet with a 25 x 10-foot rear section, and there is a brick chimney at one end of the gabled roof. The assessor notes that the structure has an old floor joist, possibly an indication of disguised venerability.

#### SIGNIFICANCE RATING

Historical: (H1=2) + (H2=2) + (H3=2) = 6

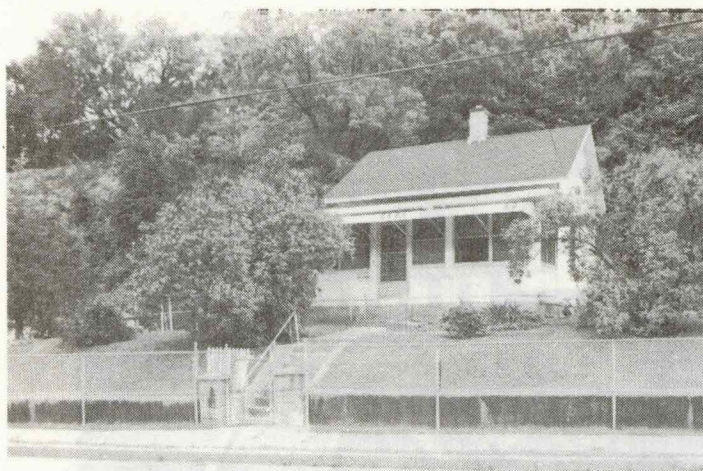
Architectural: (A1=1) + (A2=4) + (A3=2) = 7

Combined Rating: (Group 3) = 13

RESOURCE SITE NO. 1.58

House (388 Southern Avenue)

Newman Subdivision, Lot 1 of Lots 5 and 6, NE 110' of W 1/2 of Lot 4



## HISTORY

Initial activity dates to the 1870s when Edward Smyth subdivided Mineral Lot 36A. This is probably the same Smyth that was partner with A.A. Cooper in the Cooper & Smyth plowworks in 1877. Mary and John Rooney bought half of Lot 5 and all of Lot 6 in 1893 with a mortgage from Dubuque Building & Loan Association. Rooney worked at the millworks of Carr, Ryder & Engler in 1894. They lost the property when the mortgage was foreclosed, and there were then a number of owners. Laborer Jeremiah Crowley gained the property in 1921, around the time the assessor dates the house, and held it until 1938. It appears that the Rooneys lived in an earlier house that the present dwelling replaced.

## ARCHITECTURE

The modest side gable house measures 16 x 22 feet with rear one-story additions totalling the same dimensions. The front porch has been enclosed and all is covered with composition siding.

## SIGNIFICANCE RATING

Historical: (H1=1) + (H2=1) + (H3=1) = 3

Architectural: (A1=0) + (A2=1) + (A3=1) = 2

Combined Rating: (Group 4) = 5

## SOURCES

City Assessment Record, 3-32-3-25

City Directories (1890, 1894, 1921)

Land Title Abstract (Abeln Abstract Company)

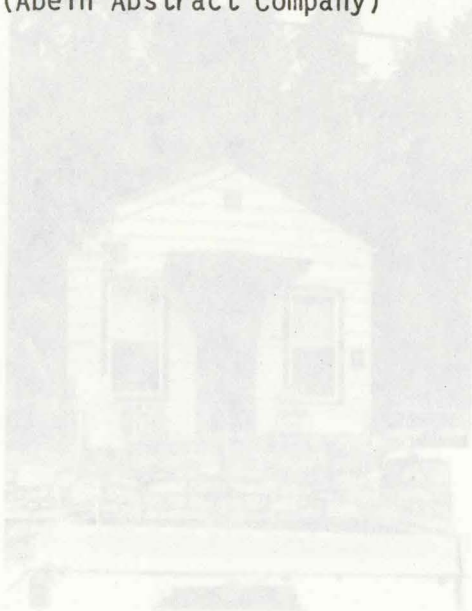


## SOURCES

City Assessment Record, 3-32-3-24

City Directories (1877, 1883)

Land Title Abstract (Abeln Abstract Company)



## HISTORY

In 1887 Eliza Doyle bought the lot from Edward Smyth, the original subdivider of the mineral lot. In 1898 the Kringles sold the property for \$800 to William C. and Mary Garrett who took out a \$300 mortgage with the Northern Iowa Building & Loan Association. There were a series of owners in the 1890s until real estate buyer J.J. Hagler bought the property in 1900. Bridget Mulroy, a widow, owned and occupied the house from 1903 to 1906, then sold it to Elizabeth Duggan who was still there in 1921.

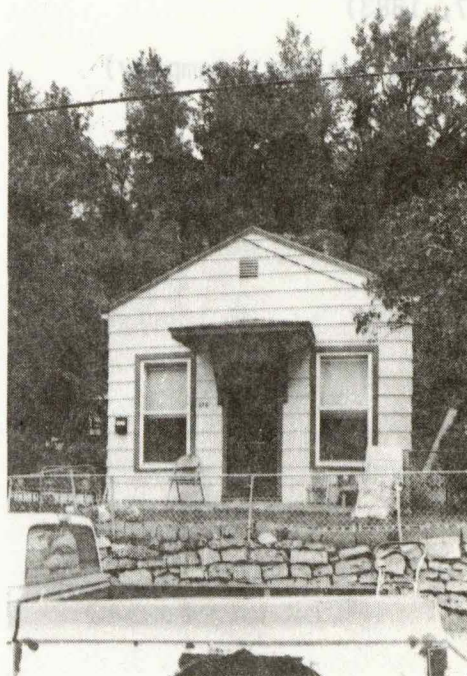
## ARCHITECTURE

The present appearance differs the 1890s construction date of the assessor. It is possible that the 18 x 32-foot front section is an addition to an earlier 22 x 21-foot portion behind it or that modifications have obliterated the 1890s appearance. The present gable end facade is narrow, lacks an overhang, and has a centered door with flanking windows. Two large brackets support the hipped porch canopy.

## SIGNIFICANCE RATING

Combined Rating: (Group 4) = 0  
 Architectural: (A1=0) + (A2=3) + (A3=0) = 3  
 Historical: (H1=1) + (H2=2) + (H3=0) = 3

RESOURCE SITE NO. 1.60  
House (376 Southern Avenue)  
Newman's Subdivision, N 102' of W 10' of Lot 2 and N 104' of E 1/2 of  
Lot 3



#### HISTORY

In 1887 Eliza Doyle bought the lot from Edward Smyth, the original subdivider of the mineral lot. In 1896 the Kringles sold the property for \$800 to William C. and Mary Garrett who took out a \$300 mortgage with the Northern Iowa Building & Loan Association. There were a series of owners in the 1890s until real estate buyer J.J. Nagle bought the property in 1900. Bridget Mulroy, a widow, owned and occupied the house from 1903 to 1906, then sold it to Elizabeth Duggan who was still there in 1921.

#### ARCHITECTURE

The present appearance belies the 1890s construction date of the assessor. It is possible that the 16 x 32-foot front section is an addition to an earlier 22 x 21-foot portion behind it or that modifications have obliterated the 1890s appearance. The present gable end facade is narrow, lacks an overhang, and has a centered door with flanking windows. Two large brackets support the hipped porch canopy.

#### SIGNIFICANCE RATING

Historical: (H1=1) + (H2=2) + (H3=0) = 3  
Architectural: (A1=0) + (A2=3) + (A3=0) = 3

Combined Rating: (Group 4) = 6

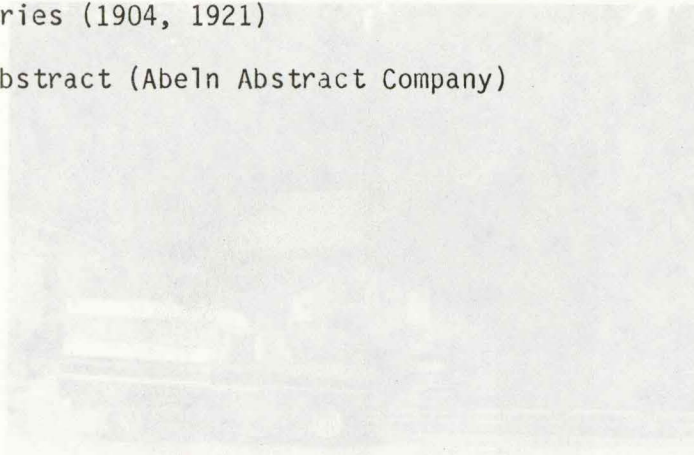


## SOURCES

City Assessment Record, 3-32-3-23

City Directories (1904, 1921)

Land Title Abstract (Abeln Abstract Company)



## HISTORY

The property remained with the Lee family from 1882 until 1914. Edward and Bridget Lee bought it in 1882 for \$250 and took out a mortgage for the same amount in 1890. Lee was a sawyer at nearby Randall's Mill. Son James Lee, a laborer in 1883, received the house in 1911.

## ARCHITECTURE

The two-story is a 28-foot portion of the T-shaped house is three days wide and has an entrance to one side. Windows are 2 1/2 and the front door has a top light. The one-story section is 16 x 14 feet and has a centered entry and narrower windows. The porch, with its broader pitch and paneled columns with small capitals, appears to be a later addition.

## SIGNIFICANCE RATING

Historical: (H1=1) + (H2=1) + (H3=4) = 6  
Architectural: (A1=1) + (A2=3) + (A3=3) = 7

## Combined Rating:

(Group 3) = 13

## SOURCES

City Assessment Record, 3-32-3-23

City Directories (1883, 1911)

Land Title Abstract (Abeln Abstract Company)

RESOURCE SITE NO. 1.61

Edward and Bridget Lee House (372 Southern Avenue)

Newman's Subdivision, N 97'5" W 10' of Lot 1 and N 100' E 40' of Lot 2



#### HISTORY

The property remained with the Lee family from 1882 until 1914. Edward and Bridget Lee bought it in 1882 for \$250 and took out a mortgage for the same amount in 1890. Lee was a sawyer at nearby Randall's Mill. Son James Lee, a laborer in 1883, received the house in 1911.

#### ARCHITECTURE

The two-story 16 x 28-foot portion of the T-shaped house is three bays wide and has an entrance to one side. Windows are 2/2 and the front door has a top light. The one-story section is 16 x 14 feet and has a centered entry and narrower windows. The porch, with its broader pitch and paneled columns with small capitals, appears to be a later addition.

#### SIGNIFICANCE RATING

Historical: (H1=1) + (H2=1) + (H3=4) = 6

Architectural: (A1=1) + (A2=3) + (A3=3) = 7

Combined Rating: (Group 3) = 13

#### SOURCES

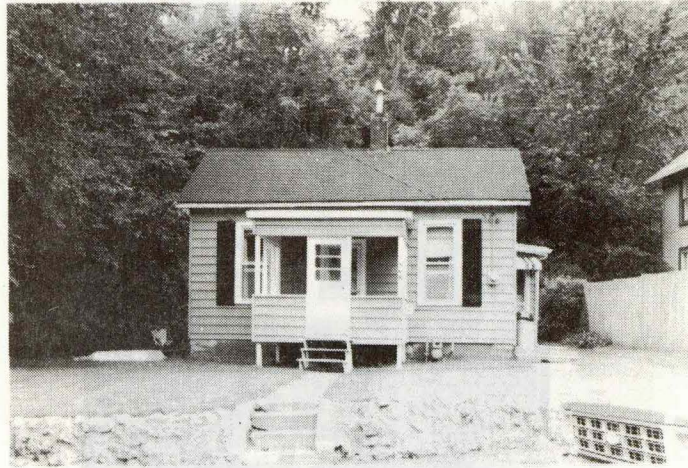
City Assessment Record, 3-32-3-22

City Directories (1883, 1911)

Land Title Abstract (Abeln Abstract Company)



RESOURCE SITE NO. 1.62  
Rooney House (368 Southern Avenue)  
Newman's Subdivision, N 93' E 4' of Lot 1



#### HISTORY

Beginning with Mary Rooney, who purchased the property from the original subdivider, members of the Rooney family owned the site from 1884 until about 1902. If the assessor's construction date of the 1870s is correct, the house was extant when Mary Rooney bought the property. James Rooney, a laborer, lived here in 1883 and William Rooney, watchman for the Illinois Central, apparently lived next door. In 1904 policeman James Rooney is shown at this address.

#### ARCHITECTURE

The small one-story house has undergone alterations, including new siding and shutters and the curious porch on stilts. The main portion measures 24 x 14 feet 6 inches and rear additions total 22 x 18 feet. An off-center brick chimney has been targeted; assessor's records show that the house has no heating system. A small stone retaining wall separates house and street.

#### SIGNIFICANCE RATING

Historical: (H1=3) + (H2=2) + (H3=2) = 7  
Architectural: (A1=1) + (A2=3) + (A3=2) = 6

Combined Rating: (Group 3) = 13

#### SOURCES

City Assessment Record, 3-32-3-21

City Directories (1883, 1904)

Land Title Abstract (Abeln Abstract Company)

RESOURCE SITE NO. 1.63

Timothy and Mary Kelly House (364 Southern Avenue)  
O'Connor's Subdivision, W 24', 1-1-6



#### HISTORY

Timothy Kelly, a carpenter, and his wife Mary, acquired the property in 1872 and lived here until the late 1890s. Real estate agent and abstractor Clifton B. Trewin acquired the property in 1897 at a tax sale and soon sold it. Given Kelly's occupations, it is possible that he built the house, which the assessor dates as from the 1880s.

#### ARCHITECTURE

The two-story, two-bay house measures 16 x 24 feet and the entrance is on the gable end. Now covered with composition siding, there are rear portions totalling 21 x 15 feet. The front porch, probably a later addition, has smooth columns, a low "skirt" enclosure and a cornice that extends improperly beyond the house. Narrow steep steps provide access from the street. The larger front first floor window has a delicate Queen Anne pattern applied to the upper window panel with a three-part window below.

#### SIGNIFICANCE RATING

Historical: (H1=2) + (H2=3) + (H3=1) = 6

Architectural: (A1=2) + (A2=4) + (A3=1) = 7

Combined Rating: (Group 3) = 13



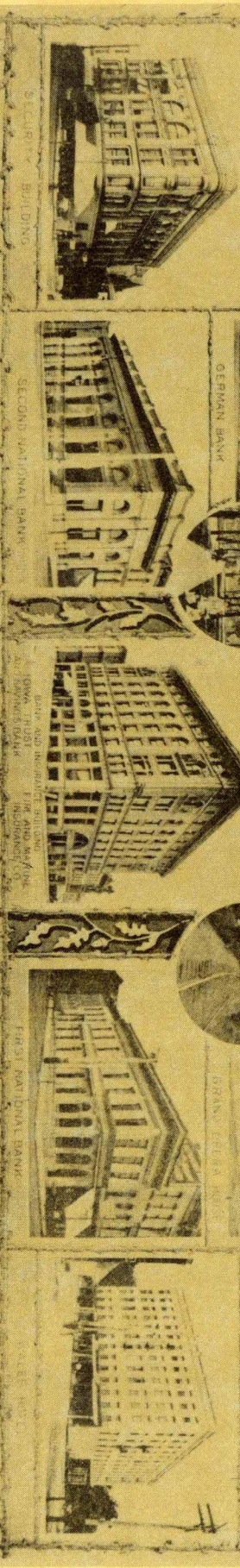
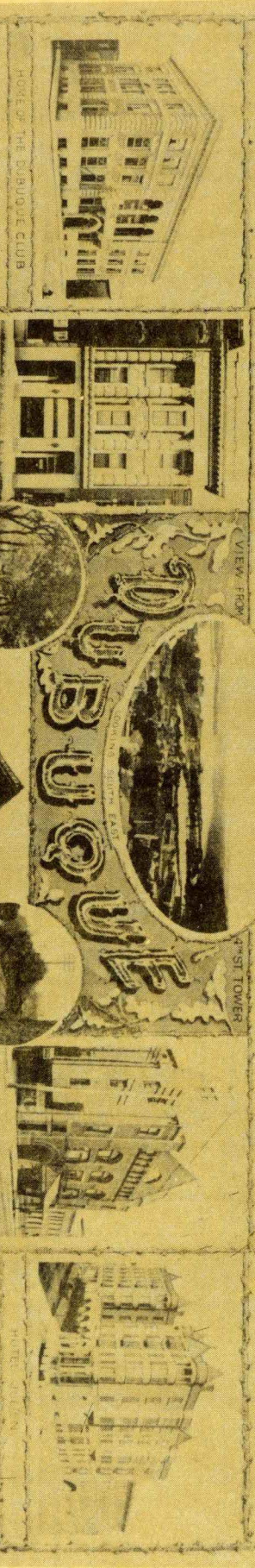
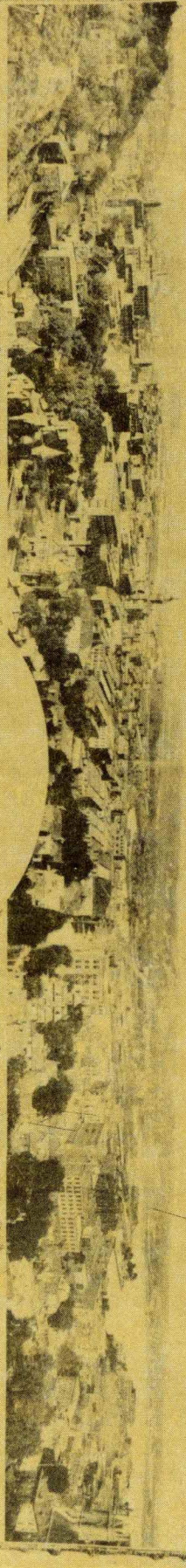
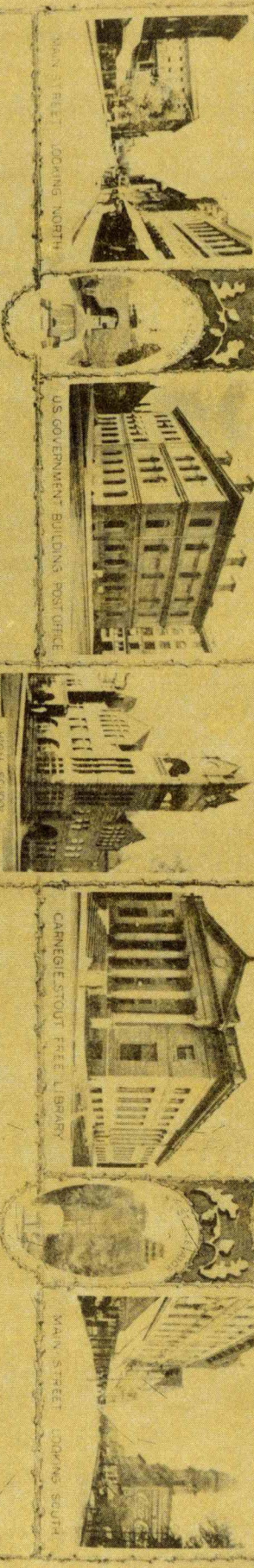
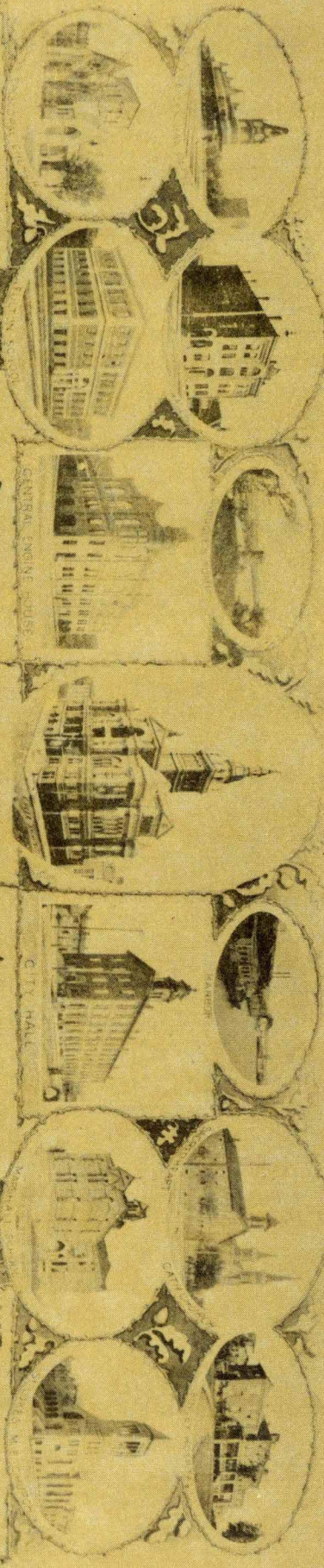
SOURCES

City Assessment Record, 3-32-3-19

City Directories (1873, 1890)

Land Title Abstract (Abeln Abstract Company)





COPYRIGHT 1904. THE TOWN PUBLISHED CO. DES MOINES, IOWA.