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ARTERIAL 561 COULER VALLEY

DUBUQUE, IOWA

PART 2

DRAFT ENVIRONMENTAL IMPACT STATEMENT APPENDIX - CULTURAL RESOURCES ASSESSMENT

JANUARY, 1979

Prepared By:

IOWA DEPARTMENT OF TRANSPORTATION
PLANNING AND RESEARCH DIVISION
OFFICE OF PROJECT PLANNING



SURVEY TRACT

6

MAIN STREET
(OLD MAIN STREET DISTRICT)



**WEBER
PAPER
COMPANY**

KNIPPEL'S
RELIGIOUS
GOODS

KNIPPEL'S RELIGIOUS GIFTS

WEBER PAPER COMPANY

MUTUAL FUNDS

INSURANCE

ROMAN & REEDY

6.1 GENERAL INFORMATION

TRACT DESCRIPTION

Survey Tract No. 6 includes all property adjacent to Main Street between First and Fourth Streets. Although the proposed Freeway 561 will only cut across the southeast corner of the tract, the entire three block stretch of Main Street has been surveyed because of the obvious architectural cohesiveness of the area, which indicates that it may qualify for the *National Register of Historic Places* as a district. The selection of Fourth Street as the northern boundary of the tract was made to correspond with the southern limit of the Dubuque urban renewal area. First Street was selected as the southern boundary of the tract for historical reasons which are explained below. An aerial photograph showing the location of Survey Tract No. 6 is provided in Figure 6.1.

Thirty-three buildings are located in Survey Tract No. 6. (See Figure 6.2). Most of these buildings are constructed of red brick and stand either three or four stories in height. An obvious exception is the eight-story Julien Motor Inn (RESOURCE SITE NO. 6.25). Also, except for the block face located on the east side of Main Street between Second and Third Streets, which is occupied by the Julien Motor Inn, the buildings in the area mostly date from the last quarter of the nineteenth century. The block located between First and Second Streets possesses an exceptionally well preserved collection of late nineteenth century architecture.

Architecturally, many buildings in the tract possess Victorian facades which show a high degree of craftsmanship. Particularly noteworthy are the O'Neill Block (RESOURCE SITE NO. 6.1) and the old A. A. Cooper Company building (RESOURCE SITE NO. 6.11). The similarity in the cornice and window details of a number of buildings (RESOURCE SITE NOS. 6.2, 6.4, 6.5, 6.6, 6.9, 6.10, 6.17, 6.27, 6.28, 6.29) further indicates that much of the tract was probably constructed by the same builders and during a very short period of time.

In recent years property owners and merchants in the south Main Street area have joined together in the hope of preserving and upgrading their properties and businesses. The city has cooperated with this effort and has paid for the installation of period lighting fixtures in the area. However, although plans have been developed for additional improvements no major renovation of the area is proposed to be undertaken until after completion of Freeway 561.

TRACT HISTORY

When government surveyors laid out the City of Dubuque in 1838 Main Street ended just south of First Street at what was then known as the South Levee. It was not until the 1850's, when the Dubuque Harbor Company and the Dubuque and Pacific Railroad began filling the sloughs between the levee and the main channel of the Mississippi River, that Main Street was extended southward. By that time, north of First Street, Main Street had developed into the commercial hub of the city.

The principal factor which led to the location of Dubuque's early business houses along Main Street was its proximity to the city's ferry and riverboat landings, which were located in the vicinity of the present Ice Harbor between First and Fourth Streets. The establishment, in 1838, of the northern terminus of the Dubuque to Iowa City military road at the corner of First and Main Streets further enhanced the commercial value of real estate in this area of the city.

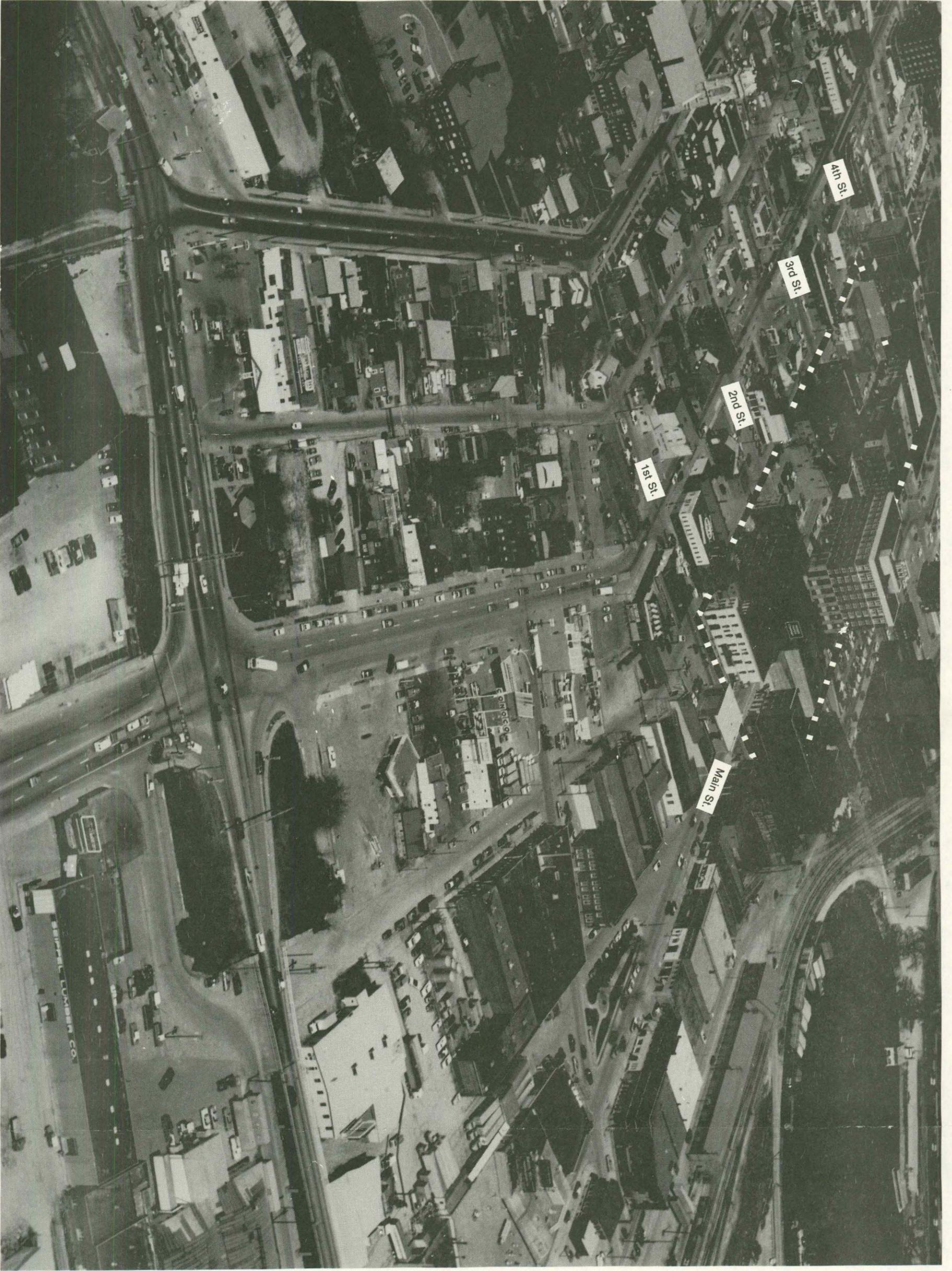
In addition to the many dry goods, grocery and notions stores which located in the area, a large number of hotels and taverns also located along the south end of Main Street. The first tavern built in Dubuque, the Bell Tavern, was constructed in 1834 between Second and Third Streets, and a decade later the Waple House, the predecessor of the present Julien Motor Inn, was erected on the same block.

Thus, during the 1840's and 1850's the businesses which were established along Main Street congregated in the five block area between First and Sixth Streets where they were easily accessible to the many travelers who passed through Dubuque on their way west. Most of these early business establishments catered to this transient population; providing places to eat, drink and sleep for the travelers during their short stay in the city, as well as furnishing them with supplies for the remainder of their journey. One lifelong resident of Dubuque, Josiah Conzett, took the trouble to record how the city looked during these early decades of the city's existence, and as a result of his work it is possible to describe how Main Street must have looked about 1860.

From First to Second Street both sides of Main Street were occupied mostly by one- and two-story frame buildings which served principally as lower class boarding houses and saloons. On the northwest corner of First and Main was located at that time the two-story boarding house of an Irish woman named Flaherty or Flannery While on the southeast corner of Second and Main, a German, named Kriess, ran a liquor store and saloon, over which he and his family resided.

The block between Second and Third Streets was built up in a higher class of buildings than those on the block to the south. The principal building on the east side of the street was the Julien House hotel. Two other substantial buildings located on the same side of the street were the four-story L. D. Randall building, a saddle and harness making establishment, and the original quarters of the John T. Hancock wholesale grocery business. The opposite side of the street was occupied by a variety of different establishments. On the southwest corner was a book and notions store, and next to it was a bakery. The remainder of the block contained a grocery store, agricultural implements and seed business, and a saloon.

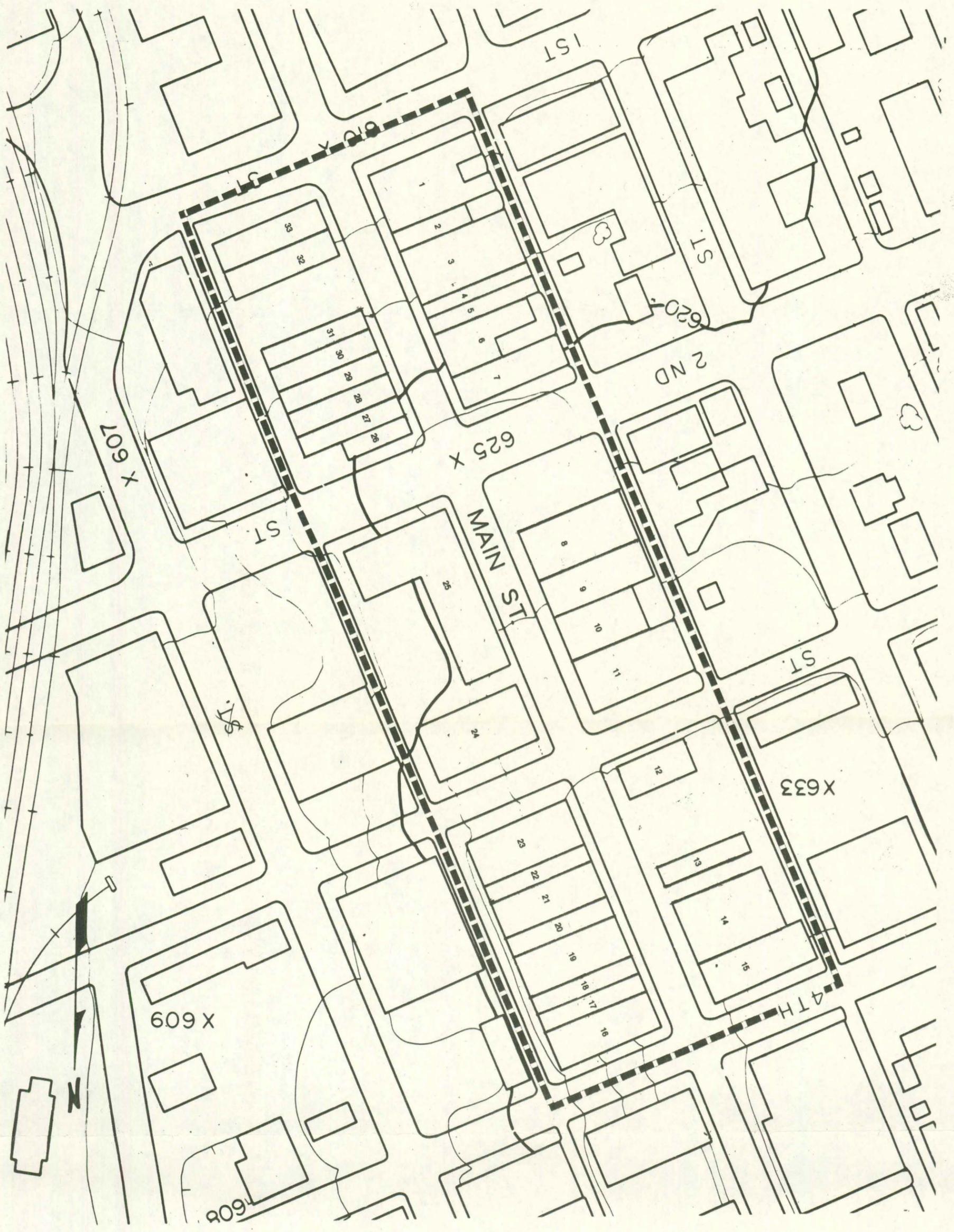
Between Third and Fourth Streets, in 1860, one found possibly the most substantial buildings and important business houses on Main Street. On the east side near Fourth Street were three or four two-story brick buildings occupied by Farley, James and Company; Farley, Norris and Company; and later Farley, Christman and Company, all establishments engaged in the wholesale dry goods and hardware business. Next, in about the middle of the



HISTORICAL/ARCHITECTURAL SURVEY

TRACT NO. 6

6-3
FIGURE 6.1



HISTORICAL/ARCHITECTURAL SURVEY

SITE LOCATION IN TRACT NO. 6

FIGURE 6.2
6-4

block, was the bank founded by Major Mobley. This bank was known as the Miner's Bank, the first such establishment in Iowa. The Silver Dollar Tavern which now occupies the old German Bank building (RESOURCE SITE NO. 6.20) is located on the same site. South of the bank were several frame stores. The corner lot was then vacant, although within a few years the Key City Hotel, now the Merchants Hotel (RESOURCE SITE NO. 6.23) was constructed there. The west side of the block was very similar in appearance to the east side being built up mostly in two-story brick buildings. In one of these buildings the Langworthy Brothers had a dry goods and clothing store. Two others were saloons, and in another Dr. Timothy Mason ran a drug store.

After 1860, the more substantial retail business houses moved further north on Main Street. Most retail clothing and dry goods stores, as well as banks and professional offices, relocated to between Fifth and Eighth Streets. At the same time the southern end of Main Street attracted several new wholesale businesses and many of these firms erected new buildings replacing those one- and two-story structures recalled by Conzett.

From the end of the Civil War until 1875 was a particularly active period of construction. All except one or two of the buildings located on the west side of Main Street between First and Third Streets were replaced during that decade, and most of the buildings constructed during that period still remain in existence today.

Among the wholesalers who established businesses on Main Street were several grocery dealers. In 1884, for example, five of the city's eight grocery wholesalers were located between First and Fourth on Main Street. They were Coates, Langstaff and Company, 172 Main Street; Rumpf, Hosford and Ferring, 193-197 Main Street; John T. Hancock and Son, 215-229 Main Street; Poole, Gilliam and Company, 215-229 Main Street; and Schroeder and Kleine Grocer Company, 394 Main Street. At the same time four commission merchants were also located in the area: N. C. Amsden and Company at 182 Main Street; Lewis and Farley, grain dealers, at 198 Main Street; M. M. Walker and Company at 242-248 Main Street; and Flanagan and Company at 388 Main Street. By the turn-of-the-century liquor and tobacco wholesalers had become particularly attracted to the east side of Main Street between Third and Fourth Streets. Four such establishments were located there at that time. They were Myers, Cox and Company, 322 Main Street; A. Levens Company, 336 Main Street; Jaeger, Lang and Company, 356 Main Street; and the John Ellwanger Company, 398 Main Street.

In addition to wholesale businesses a number of manufacturing establishments also located on the south end of Main Street. The most notable of these was the A. A. Cooper Wagon Manufacturing Company (RESOURCE SITE NO. 6.11), located on the southwest corner of Third and Main Streets. By the turn-of-the-century a number of clothing manufacturers had also located in the area. The Platt, Buckingham and Company, a manufacturer of overalls and shirts, occupied the building which now houses the Dubuque Glass Company (RESOURCE SITE NO. 6.7). Another overall manufacturer was Bell Brothers, which in 1884 occupied the building at 356 Main Street (RESOURCE SITE NO. 6.19). After Bell Brothers moved to a new factory at the corner of Fourth and Locust Streets, the building at

356 Main was subsequently occupied by two other clothing manufacturers, first Bishop and Bishop, shirt makers, and later the Jones Brothers Garment and Overall Factory. The Priekenbrock and Sons three-story shoe manufacturing factory used to occupy a three-story building on the northwest corner of Second and Main Streets, which is now a parking lot.

Finally, shortly after 1900 a third generation of buildings began to be constructed in the area. The largest of these is the Julien Motor Inn, which was constructed in 1913. Other, more architecturally notable, additions of this period were: The Weber Paper Company building (RESOURCE SITE NO. 6.3); the old Heeb Company warehouse (RESOURCE SITE NO. 6.33); the old Dennis Brothers Company warehouse (RESOURCE SITE NO. 6.32); the German Bank (RESOURCE SITE NO. 6.20) and the John H. Pollock Florist Shop (RESOURCE SITE NO. 6.18).

Sources: Josiah Conzett, *Recollections of People and Events: Dubuque, Iowa 1846-1890* (unpublished, Carnegie-Stout Public Library, Dubuque, Iowa)
Peter Hoffman, *Concise History of the City and County of Dubuque from 1833-1934* (unpublished, Loras College Library, Dubuque, Iowa)
Dubuque, Iowa (New York: Sanborn Map Publishing Company, 1884)
Insurance Maps of Dubuque, Iowa (New York: Sanborn-Perris Map Company, 1891)
City Directories (1884-85, 1890-01, 1899-1900, 1911, 1921-22)

6.2 RESOURCE SITES INVENTORY

SUMMARY OF FINDINGS

Ten of the thirty-three buildings located in Survey Tract No. 6 appear to be eligible for the *National Register of Historic Places* (RESOURCE SITE NOS. 6.1, 6.2, 6.4, 6.5, 6.6, 6.9, 6.10, 6.11, 6.13 and 6.20). One of these, in fact, the former German Bank building (RESOURCE SITE NO. 6.20), has already received National Register recognition. The other nine potential National Register properties are all located on the west side of Main Street, and they represent an outstanding collection of Victorian commercial architecture. Two of these are particularly outstanding, the O'Neill Block (RESOURCE SITE NO. 6.1) and the old A. A. Cooper Wagon Works building (RESOURCE SITE NO. 6.11). The later of these possesses further historical importance as the only remaining building of the A. A. Cooper complex, which at one time occupied 27 acres and was the largest wagon manufacturer in the United States.

Of the twenty-three buildings in the survey tract which are not individually important enough to qualify for the National Register, sixteen appear to possess sufficient historical and/or architectural importance to make them eligible for the National Register in a district context (RESOURCE SITE NOS. 6.3, 6.7, 6.8, 6.15, 6.16, 6.17, 6.18, 6.22, 6.23, 6.26, 6.27, 6.28, 6.29, 6.30, 6.32 and 6.33). In most instances the above referenced sixteen buildings have not been found to be individually eligible for the National Register for one of two reasons. First, although the building may date from the same period as the buildings which have been judged to be eligible for the National Register, it is of lesser architectural quality. Second, due to extensive alteration of the building's exterior its integrity has been compromised.

RESOURCE SITE NO. 6.1

O'Neill Block (191-123 Main Street)

City Lot 80



HISTORY

This building matches the description of a building constructed for John Mulligan in 1870. According to that description the building cost \$18,000 and its contractor was most likely Bernard J. O'Neill, a prominent brick manufacturer, grain merchant, real estate dealer and contractor during the 1870's and 1880's. This building contains three commercial spaces on the first floor and thirteen apartments on the upper floors.

The occupancy has changed a great deal during the building's 108 years of existence. However, for its first 50 years the store space at 101 Main was occupied by J. J. Sheridan's grocery in the front and grain and commission merchants businesses in the rear -- Piere and Pressey in 1881, S. W. Pierce and Company in 1884, Mulligan and Mullin in 1891 and J. J. Sheridan in 1911. The two other store spaces have at different times been occupied by saloons, a notions store, a saddle and harness shop, a barber shop, a candy shop, a cafe, and a tire sales business. The present occupants of these stores are: Schuster Printing Service (101 Main), the Main Street Beer Store (113 Main) and Miller Insurance Service, Dubuque Abrasives and Roman Realty (123 Main).

ARCHITECTURE

This building is one of the best examples of early commercial architecture remaining in Dubuque, and its almost perfect integrity adds further to its importance. Its most distinctive features are the cast iron store fronts, varied window treatment and corbelled brick cornice and name block, which designates the building as the O'Neill Block.

SIGNIFICANCE RATING

Historical: (H1=4) + (H2=5) + (H3=5) = 14

Architectural: (A1=5) + (A2=5) + (A3=5) = 15

Combined Rating = 29 (Group 1)

Sources: *Dubuque Daily Times* (December 20, 1971)

Lawrence J. Sommer, *The Heritage of Dubuque*
(East Dubuque: Tel Graphics, 1975)

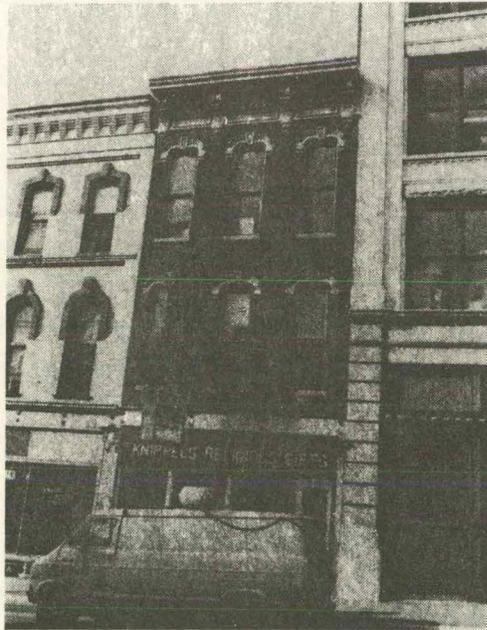
C. C. Childs, *History of Dubuque County, Iowa*
(Chicago: Western Historical Company, 1880)

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

City Directories (1881, 1884, 1890-91, 1911, 1921)

RESOURCE SITE NO. 6.2

Knippel's Church Supplies (129 Main Street)
City Lot, SM 19'-4" Lot 79



HISTORY

This building was built in 1868 at a cost of \$3000 for Martin Carroll. Carroll had his bakery in this building for more than twenty years and during this time he also lived above the store. After Carroll either went out of business or died, Henry Sussman took over the bakery and continued the business until at least 1930.

ARCHITECTURE

This building is an exceptional example of Victorian commercial architecture. The molded window caps and bracketed cornice are architectural features very similar to those of a number of other buildings in the immediate vicinity which would suggest that the entire area probably was built between 1865 and 1875. (See RESOURCE SITE NOS. 6.4, 6.5, 6.6, 6.17, 6.27, 6.28 and 6.29). In spite of the alteration of the first story the integrity of this building is quite high as the alteration does not appear to be structural in nature.

SIGNIFICANCE RATING

Historical: (H1=1) + (H2=5) + (H3=5) = 11
Architectural: (A1=5) + (A2=5) + (A3=4) = 14
Combined Rating = 25 (Group 1)

Sources: City Assessment Record, 3-17-16-9
Dubuque Daily Times (January 1, 1869)
City Directories (1884, 1890-91, 1911, 1921-22, 1929)

RESOURCE SITE NO. 6.3

Weber Paper Company (137-153 Main Street)

City Lots, Lot 78A, N. 22' Lot 79, NM. 22' Lot 79



HISTORY

The William Lawther Company, a manufacturer of candy, built this building in 1906 to replace its earlier factory which had occupied the same site. The officers of this company in 1911 were William Lawther, Clem Sheridan and William Lawther, Jr. Sometime before 1921 Clem Sheridan took over the business and changed the company's name to the Sheridan Candy Company, but his success appears to have been short lived for in 1929 the city directory indicates that this building stood vacant.

Before construction of this building the William Lawther Company had occupied two four-story brick buildings on the same property. These buildings in 1881 were occupied by the Lawther and Sturgeon dry goods store and J. H. Roach Company, a candy manufacturer, which was the company William Lawther acquired about 1890. For a time the William Lawther Company had also been known as the Key City Steam Candy Factory.

ARCHITECTURE

Because of its height and bulk this building noticeably dominates the block face between First and Second Streets on Main. Stylistically it is also in conflict with the other buildings on the block. Yet, it is important architecturally from the point of view that it illustrates the change in design philosophy and technology that occurred in the United States around the turn-of-the-century. In particular, the use of a reinforced concrete interior structural system, the opening up of the front facade, and the conscious division of the main facade

into a base, body and terminal story shows the influence of the innovations in architectural design made by the Chicago School during the last part of the nineteenth century.

SIGNIFICANCE RATING

Historical: (H1=3) + (H2=3) + (H3=4) = 10
Architectural: (A1=4) + (A2=4) + (A3=4) = 12
Combined Rating = 22 (Group 2)

Sources: City Assessment Record, 3-17-15-10

Descriptive Survey of Dubuque (Dubuque: Chamber of Commerce, 1911)

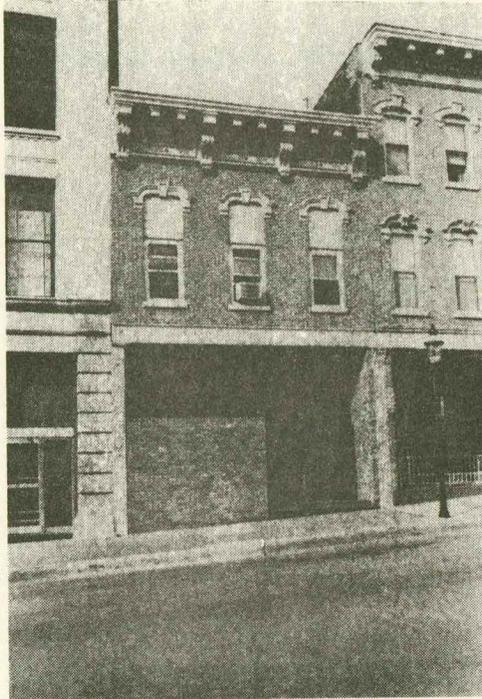
City Directories (1881, 1884-85, 1890-91, 1911, 1921-22, 1929)

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

Insurance Maps of Dubuque, Iowa (New York: Sanborn-Perris Map Company, 1891)

RESOURCE SITE NO. 6.4

Dubuque Screw Products (163 Main Street)
City Lot, S. 22'-4" Lot 78



HISTORY

This building was probably constructed about 1870 and in 1884 it was occupied by the Raymond Paper Bag Company. After this, though, the building appears to have stood vacant for most of the next thirty years until being taken over by the Higley Chemical Company about 1929.

ARCHITECTURE

This two-story commercial structure measures 22 feet wide by 114 feet deep. The story heights are 13 feet for the first story and 11 feet for the second story. The cast iron columns on the first story, molded window caps on the second story and bracketed and paneled cornice are design features found on a number of other buildings in the area. (See RESOURCE SITE NOS. 6.2, 6.5, 6.6, 6.17, 6.27, 6.28 and 6.29).

SIGNIFICANCE RATING

Historical: (H1=1) + (H2=5) + (H3=3) = 8
Architectural: (A1=5) + (A2=5) + (A3=3) = 13
Combined Rating = 21 (Group 2)

Sources: City Assessment Record, 3-17-15-11
Dubuque, Iowa (New York: Sanborn Map Publishing Company, 1884)
Insurance Maps of Dubuque, Iowa (New York: Sanborn Map Company, 1909)
City Directories (1881, 1884-85, 1890-92, 1911, 1921-22, 1929)

RESOURCE SITE NO. 6.5

Rossiter & Ham, architects and engineers (169 Main Street)
City Lot, S. 19'-6" of N. 22' Lot 78



HISTORY

The front portion of this building was most likely constructed in 1870. In 1881 this building was occupied by the Ryan Brothers grocery, but by 1881 a clothing and notions store had taken over the premises. According to city directories, other occupants of this building have been: M. W. Harris, clothing and dry goods (1890); the Key City Pantatorium, D. D. McMullen proprietor (1911); Daniel D. McMullen, cleaning (1921) and Daniel D. McMullen, clothing (1929).

ARCHITECTURE

The original front portion of this building measures 20 feet wide by 50 feet deep. It is not known when the rear 20-foot by 40-foot extension was added. The cast iron first story front, second and third story window caps and bracketed cornice are similar to the architectural treatment of several surrounding buildings. (See RESOURCE SITE NOS. 6.2, 6.4, 6.6, 6.17, 6.27, 6.28 and 6.29). Although the first story has been modified the altered front has been recessed, thus leaving the cast iron columns in place.

SIGNIFICANCE RATING

Historical: (H1=1) + (H2=5) + (H3=5) = 11
Architectural: (A1=5) + (A2=5) + (A3=4) = 14
Combined Rating = 25 (Group 1)

Sources: City Assessment Record, 3-17-15-12
Dubuque, Iowa (New York: Sanborn Map Publishing Company, 1884)
City Directories (1881, 1884-85, 1890-91, 1911, 1921-22, 1929)

RESOURCE SITE NO. 6.6

Gordon's Toggery/Kirby Company (177 & 185 Main Street)
City Lots, S. 16'-11-3/4" Lot 77A, N. 2'-6" Lot 78, S. 10" Lot 77,
N. 16'-9" Lot 77A



HISTORY

This double store building was constructed between 1860 and 1870, and in 1876 John Phelan, who had a shoe and boot store in the southern half of the building, made a \$1500 addition to the rear of his establishment. Phelan continued his shoe and boot business at 177 Main until about 1900 after which Henry C. Bechtel took over the business. As was the case with many of the merchants in Dubuque during the nineteenth century Phelan lived above his store.

The other half of the building, 185 Main Street, went through a number of occupants and uses during its first sixty years of existence. In 1881 a man named McTusing had a meat market at this address, while only four years later Rica Hart ran a notions store here. In 1900 R. F. and G. L. Bennett used the space for their undertaking business, and during the 1920's first Maurice Hennessey and then Vincent White ran soft drink businesses on the premises.

ARCHITECTURE

Originally this building consisted of two commercial spaces, both measuring 50 feet deep but with the south unit being slightly wider than the north unit, 20 feet to 17'-6". The materials used in this building, its structural characteristics and architectural treatment are similar to that of several other buildings in the immediate vicinity. (See RESOURCE SITE

NOS. 6.2, 6.4, 6.5, 6.17, 6.27, 6.28 and 6.29). Little has been done to alter the exterior of this building.

SIGNIFICANCE RATING

Historical: (H1=1) + (H2=5) + (H3=5) = 11

Architectural: (A1=5) + (A2=5) + (A3=4) = 14

Combined Rating = 25 (Group 1)

Sources: City Assessment Records, 3-17-15-13 and 3-17-15-14

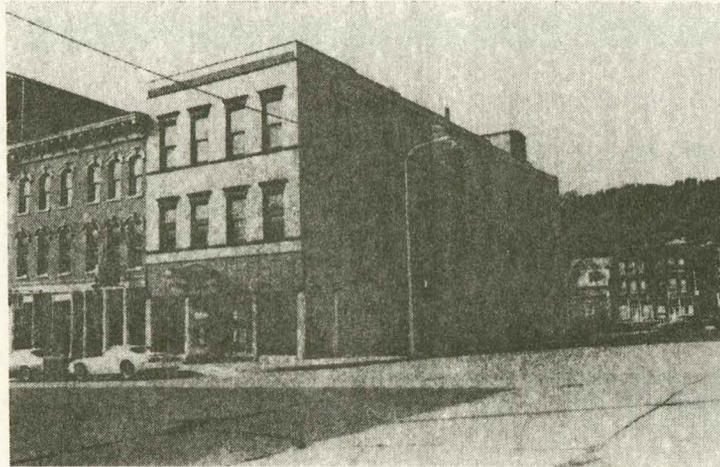
Dubuque, Iowa (New York: Sanborn Map Publishing Company, 1884)

Dubuque Daily Times (December 2, 1876)

City Directories (1881, 1884-85, 1899-1900, 1921, 1929)

RESOURCE SITE NO. 6.7

Dubuque Glass Company (195-197 Main Street)
City Lot, N. 30'-2" Lot 77, E. 40' Lot 84



HISTORY

It is not known for sure when this building was constructed, however, it is known that the building did already exist by 1881. At that time its tenant was the Rumpf, Hosford and Ferring wholesale grocery business. This business still occupied the premises in 1890, but by that time Fred A. Rumpf had taken over full control of the establishment. In 1899 the firm of Platt, Buckingham, Cornwell and Company acquired the building for their clothing manufacturing business. This company manufactured overalls, shirts, jackets, lined duck coats and sheep lined coats, and in 1911 the company employed a work force of over 150 individuals. Between 1911 and 1921 the building's occupancy changed again. This time the new tenant was the Dubuque Showcase and Cabinet Works.

ARCHITECTURE

This three-story brick building measures 30 feet wide by 114 feet deep. The overall appearance of the building is spartan and undistinguished. However, it is interesting to note that the windows on the second and third story of the main facade are unusually large compared with those of other 1870's vintage buildings in the area. Also, lintels rather than segmental and round arches have been employed to span wall openings in this building, which again is somewhat out of character for buildings of that period.

SIGNIFICANCE RATING

Historical: (H1=2) + (H2=4) + (H3=3) = 9

Architectural: (A1=2) + (A2=3) + (A3=3) = 8

Combined Rating = 17(Group 3)

Sources: City Assessment Record, 3-17-15-15

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

Descriptive Survey of Dubuque (Dubuque: Chamber of Commerce, 1911)

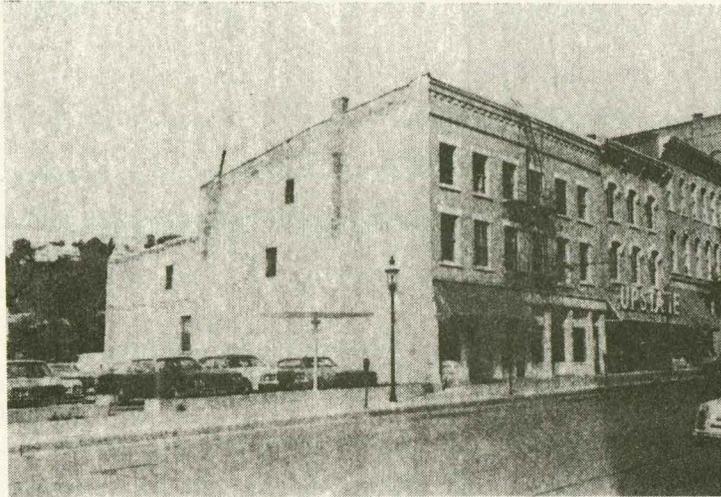
City Directories (1881, 1884-54, 1890-91, 1911, 1921-22)

RESOURCE SITE NO. 6.8

Quinn's Florist/General Store Gift Shop/Ryder Realty Company

(233-241-251 Main Street)

City Lots, S. 15'-6" Lot 74A, Lot 75, N. 42' Lot 75A



HISTORY

The precise date of construction for this building is not known, however, Sanborn fire insurance maps for 1884 and 1891 indicate that it was constructed between those two years. When constructed the building was only divided into two commercial spaces on the first floor. In 1891 these were occupied by P. C. Murray and Company, a wholesale liquor business, in the south part of the building (233 Main) and the retail grocery business of Quade and Roddy in the other store space (241 Main). By 1911 Thomas J. O'Donnell had taken over the entire first floor for his saloon and wholesale wine and liquor business. But within ten years, due to prohibition, he was subsequently replaced by Dominic Stavroulakis' confectionary store.

ARCHITECTURE

This three-story brick building does not possess the architectural frills found on many of the other buildings in the area, which are as a rule ten to fifteen years older than this building. Also, the interior structural supports of this building are timber rather than cast iron. However, in the use of materials, height, scale and composition it is in harmony with the surrounding buildings.

SIGNIFICANCE RATING

Historical: (H1=1) + (H2=3) + (H3=4) = 8

Architectural: (A1=2) + (A2=2) + (A3=4) = 8

Combined Rating = 16 (Group 3)

Sources: City Assessment Record, 3-17-14-8
Dubuque, Iowa (New York: Sanborn Map Publishing Company, 1884)
Insurance Maps of Dubuque, Iowa (New York: Sanborn-Perris Map Company,
1891)
City Directories (1890-91, 1899-1900, 1911, 1921-22, 1929)

RESOURCE SITE NO. 6.9

Upstage Lounge (253 Main Street)
no legal description



HISTORY

The architectural character of this building suggests a construction date of about 1870. The store's original occupant was most likely the Mason and Son stove and tinware shop. By 1884 Thomas Henney had taken over the Mason and Son business, but before 1890 he was in turn replaced by the Ryder Brothers wholesale grocery business. The latter firm continued to occupy the store for more than twenty years.

ARCHITECTURE

The window caps and the bracketed cornice are architectural features found on several other buildings in the vicinity. (See RESOURCE SITE NOS. 6.2, 6.4, 6.5, 6.6, 6.17, 6.27, 6.28 and 6.29). However, the integrity of this building has been substantially compromised by the extensive alteration of the first story exterior.

SIGNIFICANCE RATING

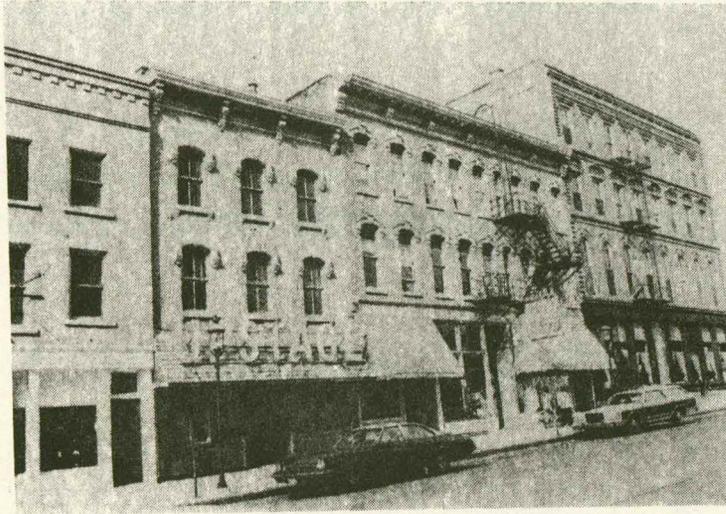
Historical: (H1=1) + (H2=5) + (H3=3) = 9
Architectural: (A1=5) + (A2=5) + (A3=3) = 13
Combined Rating = 24 (Group 2)

Sources: *Dubuque, Iowa* (New York: Sanborn Map Publishing Company, 1884)
City Directories (1881, 1884-85, 1890-91, 1911, 1921-22)

RESOURCE SITE NO. 6.10

McCoy Goldsmith Shop/Decorative Arts/ Coventry Ltd. Furniture
(261-263-269 Main Street)

City Lots, S. 3" Lot 73, Lot 74, N. 6" Lot 74A



HISTORY

This building was constructed in 1878 at a cost of \$10,000. Coates and Watters commissioned the building and for a few years their dry goods and notions store occupied the north third of the first floor. Afterward Jacob Pfeffer had a grocery in the former Coates and Watters store. For much of the building's history it was known as the Tri-State Hotel with a restaurant and saloon occupying part of the main floor and the sleeping rooms on the second and third floors. During the 1920's William Lawther and Company, a real estate office, and Bennett and Son, undertakers, occupied the south two-thirds of the main floor.

ARCHITECTURE

The original portion of the building measures 48 feet wide by only 50 feet deep. However, by 1884 a one-story 30-foot extension had been added to the rear of the building. The cast iron first floor front, the molded stone window caps and bracketed cornice are similar to the architectural details found on many other buildings in the area. (See RESOURCE SITE NOS. 6.2, 6.4, 6.5, 6.6, 6.9, 6.17, 6.27, 6.28 and 6.29). The integrity of the main facade is very high.

SIGNIFICANCE RATING

Historical: (H1=3) + (H2=5) + (H3=5) = 13
Architectural: (A1=5) + (A2=5) + (A3=5) = 15
Combined Rating = 28 (Group 1)

Sources: City Assessment Record, 3-17-14-9
Dubuque, Iowa (New York: Sanborn Map Publishing Company, 1881)
Dubuque Daily Herald (January 3, 1879)
City Directories (1881, 1884-85, 1890-91, 1911, 1921-22, 1929)

RESOURCE SITE NO. 6.11

Hingtgen's Antique Furniture and Cabinet Shop (299 Main Street)
City Lot 73



HISTORY

This building was constructed in 1868 by A. A. Cooper as a replacement for his wagon manufacturing factory which had been destroyed two years earlier by fire. At the same time a companion building was constructed across the alley to the west which was connected to this building by a bridge. Cooper's enterprise also occupied several buildings along Iowa Street and an extensive lumber yard on Jones Street east of the Illinois Central Railroad freight house. In total this company occupied 27 acres of land in Dubuque at the height of its operation around the turn-of-the-century. This four-story brick building on the southwest corner of Main and Third Streets, which served as the showroom, office and warehouse for the Cooper Company complex, is the only part of this one time largest wagon manufacturing company in the country which remains standing today.

ARCHITECTURE

This building is one of the most superbly conceived and executed works of commercial and industrial architecture in the City of Dubuque. The first story fronts facing on Main and Third Streets are of cast and wrought iron construction, while the upper stories each are distinctively detailed and separated from one another by projecting courses of brick dentils. This architectural treatment provides a strong horizontal emphasis to the design which is skillfully terminated by raised quoins at the buildings corners and at the edges of the rounded corner facing the intersection of Main and Third Streets. The integrity of this building's exterior is excellent.

SIGNIFICANCE RATING

Historical: (H1=5) + (H2=5) + (H3=5) = 15

Architectural: (A1=5) + (A2=5) + (A3=5) = 15

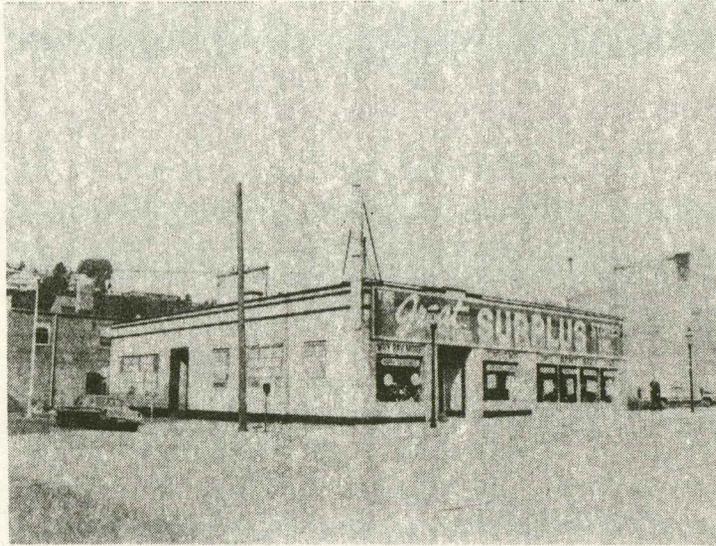
Combined Rating = 30 (Group 1)

Sources: C. C. Childs, *History of Dubuque County, Iowa*
(Chicago: Western Historical Company, 1880)
Franklin T. Oldt and P. J. Quigley, *History of Dubuque County, Iowa*
(Chicago: Goodspeed Historical Association, 1911)
Dubuque, Iowa (New York: Sanborn Map Publishing Company, 1884)

RESOURCE SITE NO. 6.12

Tri-State Surplus (301 Main Street)

City Lots, S. 25'-6" Lot 72 and Lot 72A



HISTORY

The present building was constructed about 1940 and replaced two buildings which dated from about 1880. On the corner was a two-story building which for most of its history was occupied by a barber shop and saloon. The barbers who had shops in the building were Andrew Schaffhauser, Wm. J. Bilderback, Wm. C. Date and N. Miller Larsen. Charles Meyer ran the saloon for over twenty years which about 1916 was converted to a lunch room and by 1929 had become the shoe store of Maurice Birndorf. The other building was the four store Germania Hotel which during its history was variously known as the Commercial Hotel, the Admiral, the Windsor Hotel, the Bijou Annex Hotel, the Majestic Annex Hotel and the New Annex Hotel.

ARCHITECTURE

This one-story concrete block and tile building is out of character with the surrounding taller brick buildings.

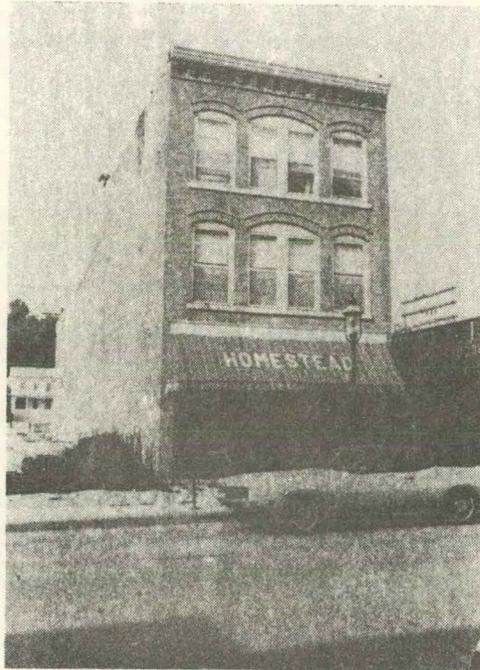
SIGNIFICANCE RATING

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

Sources: City Assessment Record, 3-17-13-6
Dubuque, Iowa (New York: Sanborn Map Publishing Company, 1884)
City Directories (1881, 1884-85, 1890-91, 1911, 1921-22, 1929)

RESOURCE SITE NO. 6.13

Homestead Gift Store (345 Main Street)
City Lots, S. 19' Lot 71, N. 8" Lot 71A



HISTORY

This building was constructed between 1884 and 1891 and its original tenant was the Lembke Brothers harness shop. That business ceased operation about 1900 and was replaced by the clothing store of Jacob Buckhantz, who remained in business at this location for over twenty years. The next tenant after Buckhantz, Max Berk, was also in the clothing business. It is interesting to note that the building which the existing structure replaced was also occupied for many years by a clothing store and tailor shop.

ARCHITECTURE

The composition of the main facade of this building is unusual and innovative. The one-two-one fenestration of the upper two stories successfully allows a much greater amount of daylight to enter the building than was normal for contemporary wall bearing structures. Furthermore, the fenestration through the accenting of the segmental arches and stone sills serves as the focus of the building's design. In this manner the building has accomplished an integration of design and structure which was a unique achievement for architecture of the 1880's.

SIGNIFICANCE RATING

Historical: (H1=1) + (H2=4) + (H3=4) = 9

Architectural: (A1=4) + (A2=5) + (A3=4) = 13

Combined Rating = 22 (Group 2)

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

Insurance Maps of Dubuque, Iowa (New York: Sanborn-Perris Map Company,
1891)

City Directories (1881, 1884-85, 1890-91, 1911, 1921-22, 1929)

RESOURCE SITE NO. 6.14

State Liquor Store (353-375 Main Street)
City Lots, Lot 70 and S. 20' Lot 69



HISTORY

The present building was constructed in 1953 and remodelled in recent years. Previously, in 1884 three separate buildings occupied the site. The southern most building was a three-story brick building which was occupied by the Jacob Werner retail boot and shoe store. Subsequent occupants of the store were Samuel Kopald, clothing (1900); Abe Kerbe, loans (1921); and John J. McDonnell, cigars (1929). The middle building was a one-story frame structure which George Beaubien, a trunk manufacturer, occupied in 1884. This building was demolished before 1891 and the property remained vacant until after 1910. The third building was a saloon throughout its history until the advent of prohibition at which time it became a soft drinks store.

ARCHITECTURE

The present building is modern in design and does not harmonize well with the surrounding buildings. Side walls indicate that the building may have incorporated portions of an earlier building.

SIGNIFICANCE RATING

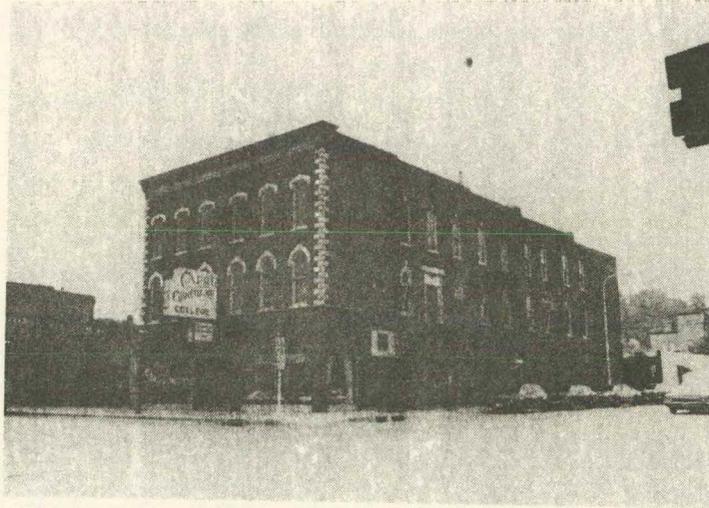
Historical: (H1=0) + (H2=0) + (H3=0) = 0
Architectural: (A1=0) + (A2=0) + (A3=0) = 0
Combined Rating = 0 (Group 4)

Sources: City Assessment Record, 3-17-13-10
Dubuque, Iowa (New York: Sanborn Map Publishing Company, 1884)
Insurance Maps of Dubuque, Iowa (New York: Sanborn-Perris Map Company,
1891)
City Directories (1884-85, 1890-91, 1899-1900, 1911, 1921-22, 1929)

RESOURCE SITE NO. 6.15

Capri Cosmetology College (395 Main Street)

City Lot, N. 44'-6" Lot 69



HISTORY

This building was constructed sometime previous to 1884. In 1884 the first floor commercial and office spaces had three occupants: P. J. Earle, a merchandise broker; Alexander Simplot, an engraver who was nationally known for his Civil War engravings which appeared throughout the war in *Harper's Weekly*; and the Ballin and Kaufman clothing store. Simplot only maintained an office in this building for a few years later moving to the Julien Hotel. By 1900 it appears that Ballin and Kaufman, which became the Boston One Price Clothing Store, took over the entire first floor of the building. Subsequent occupants of the building have been Gordon's Garage, the Key City Bowling Alley, Schrup Motor Car Company, and the Central Battery and Electric Company.

ARCHITECTURE

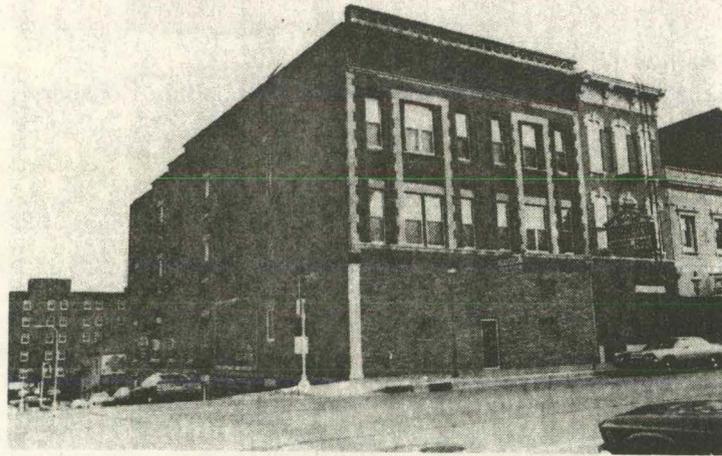
Although the precise form of cornice and window details varies from that of other buildings in the area, the overall facade composition is consistent with that of local commercial buildings constructed during the 1870's. One early Sanborn insurance map indicates that the original internal structure of the building was cast iron. The modification of the first story front also possibly hides an earlier cast iron facade.

SIGNIFICANCE RATING

Historical: (H1=4) + (H2=5) + (H3=3) = 12
Architectural: (A1=4) + (A2=4) + (A3=3) = 11
Combined Rating = 23 (Group 2)

Sources: City Assessment Record, 3-17-13-11
Dubuque, Iowa (New York: Sanborn Map Publishing Company, 1884)
C. C. Childs, *History of Dubuque County, Iowa*
(Chicago: Western Historical Company, 1880)
City Directories (1884-85, 1890-91, 1899-1900, 1911, 1921-22, 1929)

RESOURCE SITE NO. 6.16
Dubuque Mission (398 Main Street)
City Lot, N. 44'-3" Lot 12



HISTORY

Both city assessment records and Sanborn fire insurance maps indicate that the building was constructed around the turn-of-the-century. The initial tenants of the building were J. W. Dick and Company, a saloon, and the John Ellwanger Company, a liquor wholesaler. The latter of these firms had been established in 1857 and incorporated in 1899. The John Ellwanger Company was both a bottler and distributor of liquor and wines, and its market area covered Iowa, Illinois, Wisconsin, Minnesota, and South Dakota. Besides being president of the John Ellwanger Company, John Ellwanger also served as president of the Dubuque Fire and Marine Insurance Company, as secretary of the Dubuque Bridge Company, and as a director for both the Union Electric Company and the Dubuque Altar Manufacturing Company. Subsequent occupants of this building have been the Iowa House Furnishing Company and the Armstrong Recreation Parlor.

ARCHITECTURE

Contrasting stone quoins, lintels and architraves are the dominant design features exhibited by the facade. A wide projecting copper or bronze cornice with 'X' and bar ornament terminates the building. The apparent symmetrical composition masks the different widths of the two halves of the building. The tan brick infill on the first story severely compromises the building's integrity. The remainder of the building is red brick on a stone foundation.

SIGNIFICANCE RATING

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

Architectural: (A1=4) + (A2=3) + (A3=3) = 10

Combined Rating = 22 (Group 2)

Sources: City Assessment Record, 3-17-7-1

Insurance Maps of Dubuque, Iowa (New York: Sanborn Map Company, 1909)

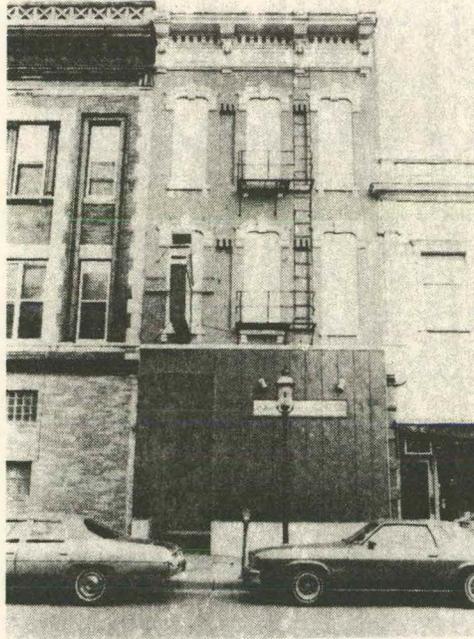
Descriptive Survey of Dubuque (Dubuque: Chamber of Commerce, 1911)

Franklin T. Oldt and P. J. Quigley, *History of Dubuque County, Iowa*

(Chicago: Goodspeed Historical Association, 1911)

City Directories (1884-85, 1890-91, 1899-1900, 1911, 1921-22, 1929)

RESOURCE SITE NO. 6.17
Monte Carlo Restaurant (378 Main Street)
City Lot, S. 21' Lot 12



HISTORY

In 1881 Healey Brothers hardware store occupied the building. Within three years Edward Healey left the business and George Healey's new partner became Charles Christman, whose previous partner had been J. P. Farley. By 1911 the name of the firm had changed again, this time to George W. Healey and Son. During the 1920's the store was converted into a billiard parlor with Walter J. Madden as proprietor in 1921 and L. Nielsen in 1929.

ARCHITECTURE

The ornate cornice and molded window caps on this building are similar to architectural details found on a number of other buildings in the area. (See RESOURCE SITE NOS. 6.2, 6.4, 6.5, 6.6, 6.9, 6.10, 6.27, 6.28 and 6.29). The first floor front has been panelled over. This alteration significantly compromises the integrity of the building. However, the original store front may still remain intact under the panelling as is often the case.

SIGNIFICANCE RATING

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

Architectural: (A1=4) + (A2=4) + (A3=4) = 12

Combined Rating = 24 (Group 2)

Sources: City Assessment Record, 3-17-7-2

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

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

City Directories (1881, 1884-85, 1890-91, 1899-1900, 1911, 1921-22, 1929)

RESOURCE SITE NO. 6.18

John H. Pollock Florist (372 Main Street)

City Lot, N 1/3 Lot 11



HISTORY

This building was constructed in 1910 for H. H. Mehlhop, who subsequently ran his wholesale cigar and tea business from this address for many years. Previously, both Henry W. Kruse and T. S. Nairn had run leather and findings businesses in a building that was replaced by the current structure.

ARCHITECTURE

Of particular interest is the Neo-classical character of this diminutive concrete and stone commercial building. No other buildings in this style are located in the immediate vicinity. The first story front has been altered.

SIGNIFICANCE RATING

Historical: (H1=1) + (H2=3) + (H3=3) = 7
Architectural: (A1=4) + (A2=4) + (A3=3) = 11
Combined Rating = 18 (Group 3)

Sources: City Assessment Record, 3-17-7-3
Insurance Maps of Dubuque, Iowa (New York: Sanborn Map Company, 1909)
Descriptive Survey of Dubuque (Dubuque: Chamber of Commerce, 1911)
City Directories (1881, 1884-85, 1890-91, 1899-1900, 1911, 1921-22, 1929)

ARCHITECTURE

The extensive alteration of the building facade precludes any precise architectural evaluation. However, early photographs indicate this building was originally very similar to many other 1870's vintage buildings located in the area. The building most likely originally had a case iron first story front, decorative stone caps over windows on the second and third stories and a wide bracketed cornice. (See RESOURCE SITES NOS. 6.2, 6.4, 6.5, 6.6, 6.17, 6.27, 6.28 and 6.29). Some of the original architectural detailing may remain intact under the sheet metal panelling on the second and third stories.

SIGNIFICANCE RATING

Historical: (H1=5) + (H2=5) + (H3=1) = 11
Architectural: (A1=0) + (A2=0) + (A3=0) = 0
Combined Rating = 11 (Group 4)

Sources: City Assessment Record, 3-17-7-4

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

Insurance Maps of Dubuque, Iowa (New York: Sanborn Map Company, 1909)

Descriptive Survey of Dubuque (Dubuque: Chamber of Commerce, 1911)

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

Dubuque Daily Times (July 30, 1896)

City Directories (1881, 1884-85, 1890-91, 1899-1900, 1911, 1921-22, 1929)

ARCHITECTURE

The architects of the building were John S. Sargent and W. T. Wainwright, who together designed the Carnegie-Stout Park Library. The design features of the building are Renaissance in character. The building facade is composed of a series of columns, granite on the first floor and terra cotta above. The building's structure is masonry of heavy brick. Except for the fire escape and utility modifications to the first floor, the building's integrity is very good.

RESOURCE SITE NO. 6.19
Teresa's Figurines (356 Main Street)
City Lot, S. 2/3 Lot 11



HISTORY

Because the exterior of the building has been extensively altered there are no obvious architectural clues as to its age. However, Sanborn insurance maps indicate the building was constructed prior to 1884.

At that time the building was occupied by the John Bell and Company dry goods store, with the John Bell overall manufacturing factory located on the second and third floors. This establishment had previously been located in the Town Clock Building on Main Street between Eighth and Ninth Streets. However, the Town Clock Building collapsed on May 25, 1872, causing three deaths, and it was probably shortly after this that the John Bell Company moved to 256 Main Street.

During much of the city's early history the John Bell and Company store was the principal dry goods house in the city. John Bell, in addition, during his life time was a prominent builder, real estate dealer and banker.

Subsequent tenants of the building have included several other prominent businesses: Schroeder and Kleine, wholesale groceries; Jaeger, Lang and Company, wholesale liquors; Bishop and Bishop, shirt manufacturers; Jones Brothers Garment and Overall Companies; and Roshek Brothers Company.

RESOURCE SITE NO. 6.20
Silver Dollar Tavern (342 Main Street)
City Lot 10A



HISTORY

This building, which previously housed the German Bank, was constructed in 1901. The bank was constructed on the site of an earlier German Bank building. John H. Thedinga, a local merchant and politician, founded the bank in 1864 and served as its first president. The bank moved to the 342 Main Street address in 1868 taking over the building of the former Dubuque Miners' Bank, the first bank in Iowa. The German Bank ceased operation about 1929. Since 1946 the building has been occupied by a tavern and restaurant business. This building is listed on the *National Register of Historic Places*.

ARCHITECTURE

The architects of the building were John Spencer and W. G. Williamson, who together also designed the Carnegie-Stout Public Library. The major design features of the building are Renaissance Revival in character. The building facade is composed of a veneer of polished granite on the first floor with terra cotta above. The building's structure is masonry wall bearing. Except for the fire escape and minor modifications to the first story the exterior integrity is very good.

SIGNIFICANCE RATING

Historical: (H1=5) + (H2=5) + (H3=4) = 14

Architectural: (A1=4) + (A2=5) + (A3=4) = 13

Combined Rating = 27 (Group 1)

Sources: City Assessment Record, 3-17-7-5

National Register of Historic Places Inventory - Nomination Form 10-300
(January 30, 1078)

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

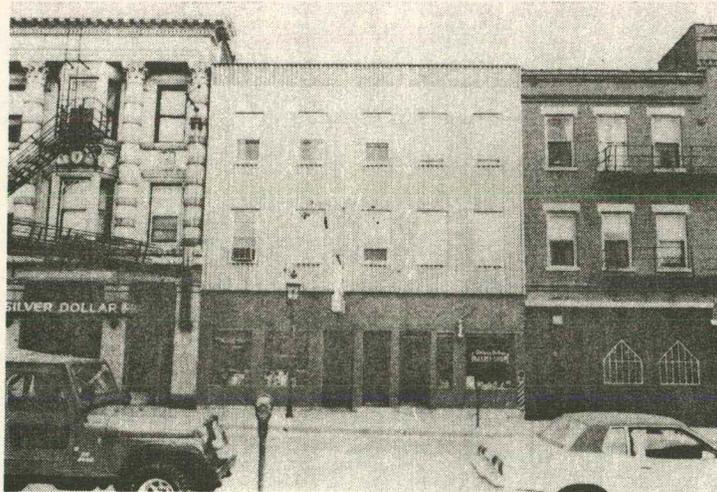
City Directories (1884-85, 1899-1900, 1921-22, 1929)

RESOURCE SITE NO. 6.21

Dolan's DeLux Barber Shop (339 Main Street)

Union Cigar Store (236 Main Street)

City Lot 10



HISTORY

The building consists of two commercial spaces on the first floor with ten apartments on the upper two floors. In 1881 the south commercial space was occupied by the local office of the Laflin and Rand Powder Company. This company first located an office in Dubuque in 1856 and probably took up residence in this building about 1870. The other commercial space was for many years occupied by the wholesale liquor business of Levens and Dillon, which was later taken over by Louis Lang. By 1921 the Gem Restaurant had moved into the south store and W. G. Smith's billiard parlor had occupied the north commercial space.

ARCHITECTURE

The building is constructed of brick on a stone foundation. In plan the building is "L"-shaped fronting 34 feet on Main Street, 113 feet deep on the north side and 64 feet deep on the south side. Extensive modification of the exterior precludes further architectural evaluation.

SIGNIFICANCE RATING

Historical: (H1=0) + (H2=4) + (H3=1) = 5
Architectural: (A1=0) + (A2=1) + (A3=1) = 2
Combined Rating = 7 (Group 4)

Sources: City Assessment Record, 3-17-7-6
C. C. Childs, *History of Dubuque County, Iowa*
(Chicago: Western Historical Company, 1880)
Dubuque, Iowa (New York: Sanborn Map Publishing Company, 1884)
City Directories (1884-85, 1899-1900, 1911, 1921-22, 1929)

RESOURCE SITE NO. 6.22
Commercial Building (320 Main Street)
City Lot, N. 20' Lot 9



HISTORY

This building was constructed sometime between 1867, when the Key City Hotel (RESOURCE SITE NO. 6.23) was built, and 1884. For many years this was the location of Myers, Tice and Company, cigar manufacturers and tobacconists. Later the building was annexed by the hotel next door.

ARCHITECTURE

The building is similar in scale and composition to other buildings on the south end of Main Street. On the other hand, simple stone lintels rather than molded heads cap the second and third story windows, and the building is terminated by a plain entablature. The first story of the building most likely was originally cast iron.

SIGNIFICANCE RATING

Historical: (H1=1) + (H2=4) + (H3=3) = 8
Architectural: (A1=2) + (A2=2) + (A3=3) = 7
Combined Rating = 15 (Group 3)

Sources: City Assessment Record, 3-17-7-7
Dubuque, Iowa (New York: Sanborn Map Publishing Company, 1884)
City Directories (1881, 1884-85, 1899-1900, 1911, 1921-22)

RESOURCE SITE NO. 6.23

Merchant's Hotel (304-310 Main Street)
City Lot, S. 44' Lot 9



HISTORY

The Merchant's Hotel, originally known as the Key City House, was constructed in 1867. For most of the building's history a number of different taverns have occupied the first floor space at 310 Main, and during prohibition, first the LaPayne Cafe and later Meighan's Cafe occupied the space. Presently, an adult book store occupies part of the first floor.

ARCHITECTURE

The hotel is a four-story brick wall bearing structure. It faces 44 feet on Main Street and 113 feet on Third Street. Except for stone lintels and sills and some corbelled brick bands across the top of the Main Street elevation, this building is architecturally undistinguished.

SIGNIFICANCE RATING

Historical: (H1=2) + (H2=4) + (H3=3) = 9

Architectural: (A1=0) + (A2=3) + (A3=3) = 6

Combined Rating = 15 (Group 3)

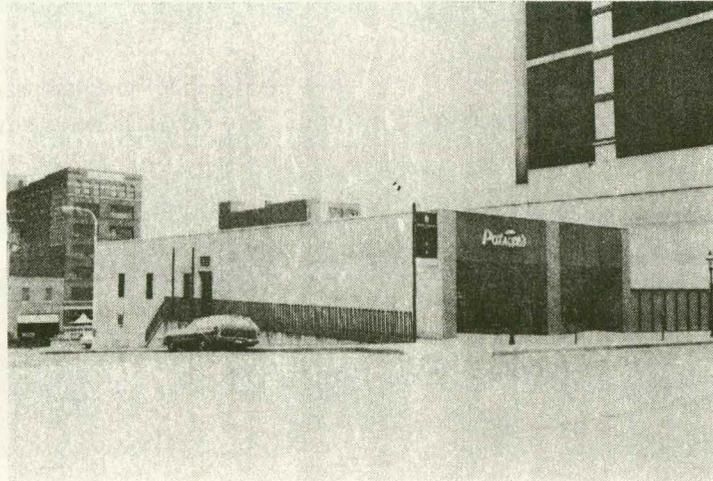
Sources: City Assessment Record, 3-17-7-7
City Directories (1881, 1884-85, 1899-1900, 1921-22, 1929)

RESOURCE SITE NO. 6.24

Fischer Companies Building/Patrice's Bridal Boutique

(284, 290 Main Street)

City Lot 8



HISTORY

The building presently located on the southeast corner of Main and Third Streets has been recently constructed and is of no historical importance. Previously, though, a number of historic three- and four-story brick buildings occupied the site. Particularly prominent was the L. D. Randall and Company building, which housed a saddle and harness making business. That building, when constructed in 1857, was described by *Dubuque Express and Herald* as being constructed in the French style and as one of the most beautiful buildings in the city. The Bell Tavern, the first tavern in Dubuque, constructed in 1834, was also located on this property.

ARCHITECTURE

The building is undistinguishable architecturally. In scale, use of materials and composition it contrasts sharply with the surrounding streetscape.

SIGNIFICANCE RATING

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

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

Combined Rating = 0 (Group 4)

Sources: *Dubuque Express and Herald* (January 1, 1858)
City Directories (1881, 1884-85, 1899-1900, 1911, 1921-22, 1929)

RESOURCE SITE NO. 6.25

Julien Motor Inn (200 Main Street)
City Lots 5, 6 and 7



HISTORY

The present hotel is the third to occupy the site on the northeast corner of Second and Main Streets. The first, originally known as the Waple House, was erected in 1844. The name was changed to the Julien ten years later. This was the largest and most prominent hotel in the city, and before being destroyed by fire in 1889, it had played host to such prominent individuals as Buffalo Bill Cody, General U. S. Grant and Mark Twain. The second Hotel Julien was similarly destroyed by fire in 1913. Afterward a group of local businessmen organized a company to commission a new hostelry, the present Julien Dubuque, which in recent years has been converted into a motor inn.

ARCHITECTURE

Due to its large size and eight-story height the Julien Motor Inn dominates the south Main Street area. In addition to being out of scale with surrounding buildings, the planar quality of its elevations, its triparted vertical division and the conflict between its horizontal and vertical lines makes the building an incongruous element of the streetscape.

SIGNIFICANCE RATING

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

Sources: Mrs. Saul Greenstein (comp.), *The Flavor of Dubuque*
(Dubuque: Tel Graphics, 1971)

RESOURCE SITE NO. 6.26

United Realty (198 Main Street)

City Lot, N 1/2 Lot 4A



HISTORY

An 1884 Sanborn fire insurance map shows that the building already existed at that time. The map further shows that during 1884 the first floor commercial space was vacant, while the upper floors were occupied as a boarding house. Earlier, in 1875, the first floor store had been occupied by P. Canny's book and stationery business. Subsequent occupants of the building have been the dry goods store of David Urbach (1890); the Burlington House boarding house (1900); and the Star Restaurant.

ARCHITECTURE

This three-story commercial building, like most others in the area, is constructed of red brick on a stone foundation. In addition, the original store front was constructed of cast iron. In plan the building measures 20'-6" wide by 65 feet deep. The normal building deep for buildings in the area is 113 feet, the full lot depth. An exterior cast iron stairway provides access to the upper two stories, which originally served as a boarding house. Other than decorative brick panelling along the cornice this building is devoid of ornament. This property and the one adjacent to the south (RESOURCE SITE NO. 6.27) are actually a single building structure which because of split ownership and differences in modifications are treated separately in this report.

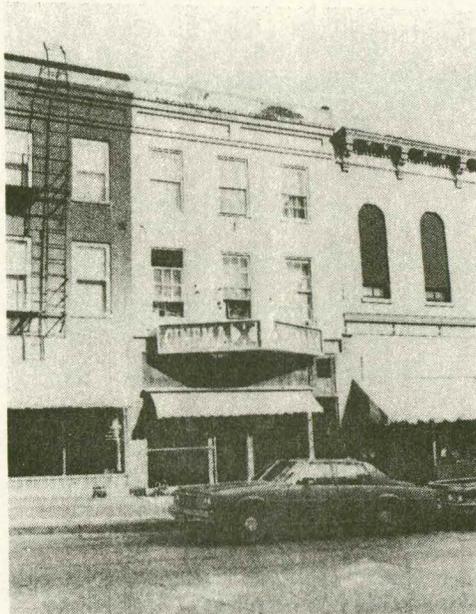
SIGNIFICANCE RATING

Historical: (H1=1) + (H2=4) + (H3=4) = 9
Architectural: (A1=3) + (A2=3) + (A3=4) = 10
Combined Rating = 19 (Group 2)

Sources: City Assessment Record, 3-17-9-1
Dubuque, Iowa (New York: Sanborn Map Publishing Company, 1884)
City Directories (1875, 1884-85, 1890-91, 1899-1900, 1911, 1921-22, 1929)

RESOURCE SITE NO. 6.27

Cinema X Theater (190 Main Street)
City Lot, S 1/2 Lot 4A



HISTORY

In 1875 James Odam ran a saloon and boarding house at 190 Main Street, but by 1884 the hardware business of Duggan, Sullivan and Kinsella had taken over the first floor commercial space. This company, which also sold agricultural implements, continued in business at this address for the next quarter century. During the 1920's the store area remained vacant for much of the decade, while Platt, Buckingham, Cornwell and Company, a clothing manufacturer located across the street (RESOURCE SITE NO. 6.7) and next door (RESOURCE SITE NO. 6.28), rented the upper floors for storage.

ARCHITECTURE

Architectural details indicate that this building and the one to the north (RESOURCE SITE NO. 6.26) are part of the same structure. However, because of split ownership and differences in the degree to which the two parts have been modified, they are treated separately in this report. Like the north half of the building, this part originally had a cast iron store front. The remainder of the facade, though, is unadorned except for the subtle relief work along the cornice. In plan the building originally measured 20 feet wide by 65 feet deep. Between 1884 and 1891 this part of the double building was extended to the alley making it 113 feet deep. A freight elevator was added at the same time. The exterior of this building has been painted and the first story front modified. Both actions have resulted in a substantial loss of integrity and mask the true relationship between this building and the one adjacent to the north.

SIGNIFICANCE RATING

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

Architectural: (A1=3) + (A2=3) + (A3=2) = 8

Combined Rating = 15 (Group 3)

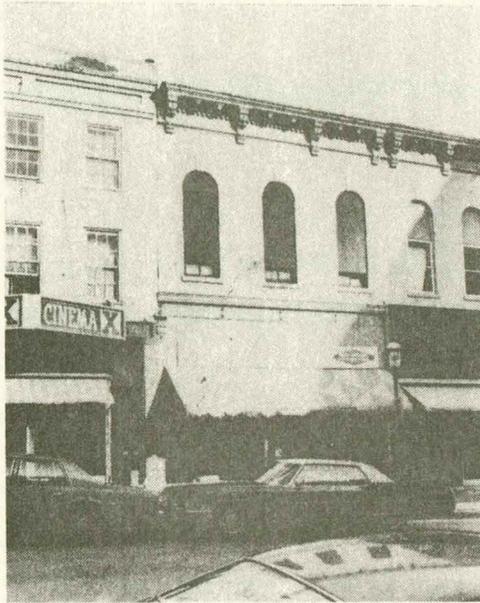
Sources: City Assessment Record, 3-17-9-2

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

City Directories (1875, 1884-85, 1899-1900, 1911, 1921-22, 1929)

RESOURCE SITE NO. 6.28

Canvas Products Company (182 Main Street)
City Lot 4



HISTORY

This building was most likely constructed about 1871. In 1874 it was occupied by Klingenberg's confectionery and fancy grocery. The following year J. H. Roach, who later began the Key City Steam Candy Factory (see RESOURCE SITE NO. 6.3), took over the establishment. Subsequent occupants of the building have been N. C. Amsden and Company, flour and feed commission merchants; Langstaff, Kephaut and Company, wholesale grocers; Platt, Buckingham and Company, clothing manufacturers; and Iten Biscuit Company.

ARCHITECTURE

This building, and the two buildings located to the south, appear to have been built by the same person. The bracketed cornices with dentils and paired modillions between brackets are identical on all three buildings. Other similar features include unusually tall story heights, 13 feet 6 inches, and the tall narrow round arched second story windows. All three buildings also had cast iron store fronts originally. Although some modifications have been made to the building at 182 Main Street the integrity of the facade remains good.

SIGNIFICANCE RATING

Historical: (H1=3) + (H2=5) + (H3=4) = 12
Architectural: (A1=4) + (A2=4) + (A3=4) = 12
Combined Rating = 24 (Group 2)

Sources: City Assessment Record, 3-17-9-3
Dubuque, Iowa (New York: Sanborn Map Publishing Company, 1884)
Dubuque Daily Times (December 20, 1871)
City Directories (1874, 1875, 1884-85, 1899-1900, 1911, 1921, 1929)

RESOURCE SITE NO. 6.29

Dubuque Mattress Company (180 Main Street)
City Lot, N 1/2 Lot 3A



HISTORY

This building, along with those either side of it (RESOURCE SITE NOS. 6.28 and 6.30), appear to have been constructed in 1871. The first tenant of the building was most likely the wholesale and retail grocery business of P. and J. Flanagan. By 1884 Coates and Langstaff, another wholesale grocery, had taken over the building. Around the turn-of-the-century the building again changed tenants. This time the firm of Duggan and Cota, which also occupied the building to the north, took over the store for their hardware and agricultural implements business.

ARCHITECTURE

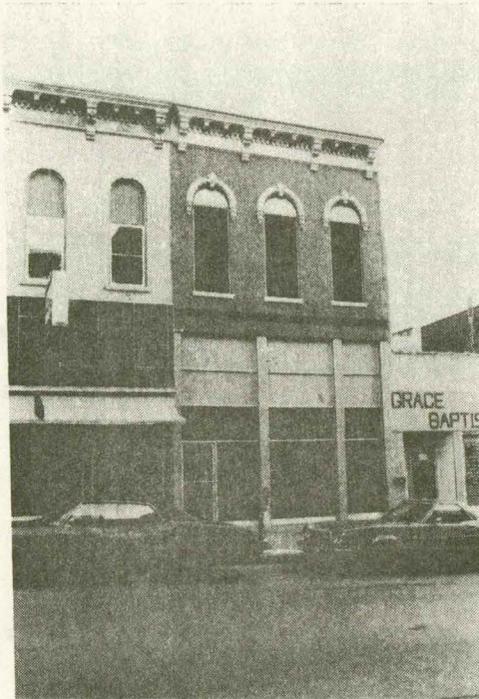
The three buildings at 182, 180 and 164 Main Street are almost identical. The bracketted cornice and round arched second story windows are features which set these buildings apart from others on the block. Also, although these buildings are only two-stories in height, their exceptional story heights makes them almost as tall overall as surrounding three story buildings. The first story of this building has been substantially altered. The panelling between the first and second story windows is particularly unfortunate.

SIGNIFICANCE RATING

Historical: (H1=3) + (H2=5) + (H3=2) = 10
Architectural: (A1=3) + (A2=4) + (A3=2) = 9
Combined Rating = 19 (Group 2)

Sources: City Assessment Record, 3-17-9-4
Dubuque Daily Times (December 20, 1971)
Insurance Maps of Dubuque, Iowa (New York: Sanborn Map Company, 1909)
City Directories (1875, 1884-85, 1899-1900, 1911, 1921, 1929)

RESOURCE SITE NO. 6.30
Union Hall (164 Main Street)
City Lot, S 1/2 Lot 3A



HISTORY

This building was constructed for A. W. Kemler in 1871. Kemler had a clothing business which he continued to run at this location until about 1890. After that the furnace and tin shop of James and E. P. Lyons occupied the building. They in turn were succeeded by the Holland Furnace Company.

ARCHITECTURE

Except for the decorative hood moldings over the second story windows, this building was probably originally identical to the two buildings located to the north (RESOURCE SITE NOS. 6.28 and 6.29). Within recent years, though, the facade has been modernized, and although tastefully done, the integrity of the building has been compromised.

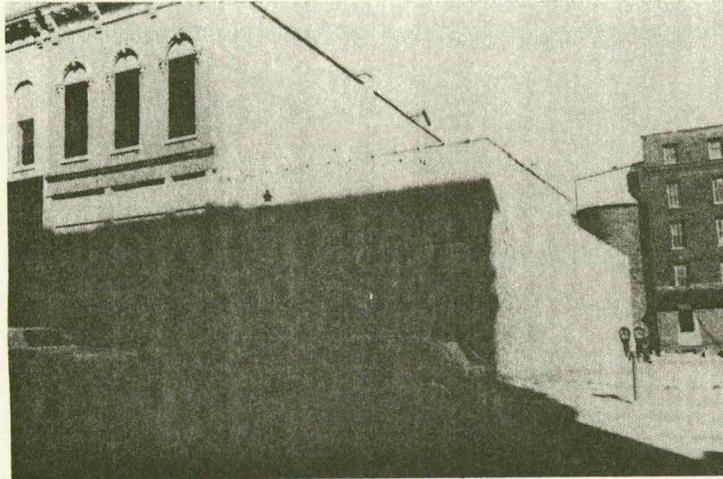
SIGNIFICANCE RATING

Historical: (H1=3) + (H2=5) + (H3=2) = 10
Architectural: (A1=4) + (A2=4) + (A3=2) = 10
Combined Rating = 20 (Group 2)

Sources: City Assessment Record, 3-17-9-4
Dubuque, Iowa (New York: Sanborn Map Publishing Company, 1884)
Dubuque Daily Times (December 20, 1871)
City Directories (1875, 1884-85, 1899-1900, 1911, 1921-22, 1929)

RESOURCE SITE NO. 6.31

Grace Bible Baptist Church (156 Main Street)
City Lots, N. 21'-8" Lot 2, Lot 2A and Lot 3



HISTORY

City assessment records indicate that this building was constructed about 1900. However, if that is the case, extensive alterations to the building have been made since then, for in 1909, as shown on the Sanborn insurance map for that year, a two-story building occupied this location. That building was occupied in 1909 by the Dubuque Paper Company. Before that the retail grocery business of Edward Reddin and J. F. Ryan occupied the building.

ARCHITECTURE

If this building was actually constructed about 1900, extensive modifications have been made since then. Most importantly the building's second story would have had to have been removed. The front has also been substantially altered and the side walls, which are brick, have been stuccoed.

SIGNIFICANCE RATING

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

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

Combined Rating = 0 (Group 4)

Sources: City Assessment Record, 3-17-9-6

Insurance Maps of Dubuque, Iowa (New York: Sanborn Map Company, 1909)

City Directories (1875, 1884-85, 1899-1900)

RESOURCE SITE NO. 6.32

Kennedy's Aquarium (106-120 Main Street)
City Lots, N. 43'-1" Lot 1, S. 4" Lot 2



HISTORY

This building was constructed in 1907 for the Dennis Brothers Company, wholesalers of flour and feeds. The company was established in 1885 and was originally known as the firm of Watters and Dennis. From 1885 to 1907 the firm occupied a building just to the north of its new location. The site of this previous building is now a parking lot.

The principal partners of Dennis Brothers were William S. Dennis, the founder of the company, and Albert D. Dennis. The company handled a number of popular brands of flour: Prairie Queen, Occident, Pillsbury's Best and Big D. The company also handled animal feeds, oatmeal and cottonseed meal. Dennis Brothers ceased operation about 1950, and the building was then occupied by Stampfers Bakery.

ARCHITECTURE

Because of the modification of the first story, it is difficult to precisely evaluate the overall architectural quality of the building's facade. However, the upper stories do present a sense of classic formalism. The facade is framed by piers on either side and an elaborate projecting cornice above. Also, the change in the window motif and the stone belt course between the third and fourth stories provides a logical termination for the composition. Delicately placed stone elements further highlight the design, but never dominate any part of it.

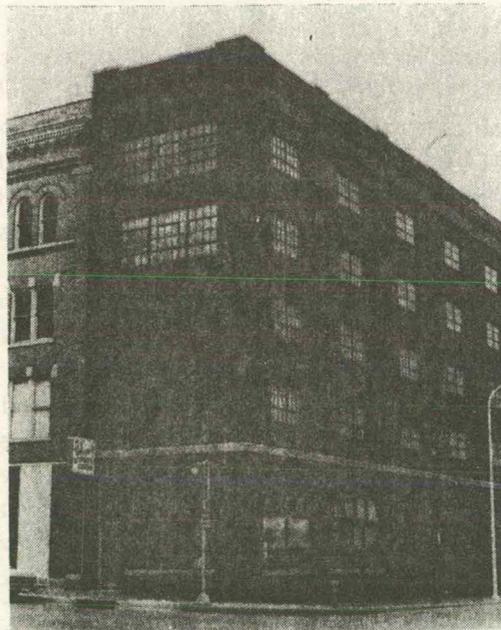
SIGNIFICANCE RATING

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

Sources: City Assessment Record, 3-17-9-8
Descriptive Survey of Dubuque (Dubuque: Chamber of Commerce, 1911)
City Directories (1884-85, 1899-1900, 1911, 1921-22, 1929, 1941, 1948, 1952)

RESOURCE SITE NO. 6.33

Johnnie's Sports Center (100 Main Street)
City Lot, S. 21'-6" Lot 1



HISTORY

The first occupant of the building, in 1920, was the Heeb Company, a wholesale automobile equipment dealer. By 1941 the Torbert Drug Company had taken over the building and that firm continued to occupy it until 1975. Previous to the construction of the present building, at least two other buildings had occupied the site. The first was Tim Fanning's tavern, which was the terminal point for Fanning's Ferry to Dunlieth (East Dubuque). This was also the point from which the military road to Iowa City commenced. A plaque commemorating this early road is located on the corner of the present building. The second building to occupy the site was also a saloon constructed by a man named Henley in 1857.

ARCHITECTURE

The wide piers, dark brownish brick and yellow tinted glass, the large small-paned window areas, and decorative brickwork along the cornice are all design features which give the building a Wrightian feel. The blandness of the building's entrance, though, severely detracts from the overall design, and significantly reduces the building's aesthetic appeal.

SIGNIFICANCE RATING

Historical: (H1=1) + (H2=1) + (H3=3) = 5
Architectural: (A1=4) + (A2=4) + (A3=4) = 12
Combined Rating = 17 (Group 3)

Sources: City Assessment Record, 3-17-9-9
City Directories (1911, 1918, 1921-22, 1941, 1975)
Dubuque Daily Express and Herald (January 1, 1858)

6.3 DISTRICT EVALUATION

HISTORY

Disregarding early miners' shacks which may have been located in the area, the buildings presently found along Main Street between First and Fourth Streets represent the second and third generations of city development. First generation buildings, none of which remain in the area, were constructed during the period from 1833 until about 1860. Little construction occurred during the Civil War, and consequently, once the war ended a building boom ensued marking the beginning of the second generation of city development, which lasted until about 1890. At least twenty-three buildings in Survey Tract No. 6 are second generation buildings. Third generation buildings are those which came into being during the early decades of the twentieth century.

Paralleling, but not exactly corresponding with, the three generations of building activity was a change in the character of economic activity located within Survey Tract No. 6. Until about 1860 most businesses in the area were small retail operations which catered to the large number of pioneers who passed through Dubuque on their way west. However, by 1860 this flow of immigrants ceased. The Civil War was a partial reason for the reduction in the flow of immigrants, but even more important was the crossing of the Mississippi River by the railroad in 1856. This latter event marked the end of Dubuque's days as a frontier outpost. At the same time, Dubuque's leading businessmen saw that the railroad would be the key to the city's future prosperity as a processor and distributor of agricultural goods. Many second generation buildings were subsequently constructed to house infant wholesale operations. These second generation buildings predominate along the south end of Main Street today. The third generation buildings in the area also mostly originally housed wholesalers and processors of agricultural and food products, and in some cases were built to allow businesses already located in the area to expand.

Consequently, except for a few buildings, Survey Tract No. 6 represents an area which throughout the history of the City of Dubuque has functioned as a highly integrated commercial district. In addition, the importance of the area as an historic district is enhanced by the high degree of architectural integrity possessed by the individual buildings and the fact that most of these buildings were constructed during a period of only twenty-five years, from 1865 to 1890.

ARCHITECTURE

The first generation of buildings constructed in Survey Tract No. 6 were one- and two-story frame and simple brick structures. The second generation three- and four-story brick buildings, which were constructed from 1865 to 1890, indicated a significant architectural transformation. These second generation buildings, many of which still exist, were highly detailed Victorian creations.

The decade from 1865 to 1875 was marked by an almost total transformation of the architecture on Main Street from First to Fourth Streets. During this period ten buildings of almost identical design were erected. (See RESOURCE SITE NOS. 6.2, 6.4, 6.5, 6.6, 6.9, 6.10, 6.17, 6.27, 6.28 and 6.29). In addition, historical photographs show that the number of similar buildings with wide bracketed cornices and ornamental stone window caps was in the past even greater. Consequently, the quality and quantity of Victorian era commercial architecture located in Survey Tract No. 6 would most certainly qualify the area for inclusion in the *National Register of Historic Places* as an architectural district. Particularly important within the district is the two block long block face from First to Third Streets, which has remained almost totally intact over the past century. (See RESOURCE SITE NOS. 6.1 thru 6.11).

SURVEY TRACT

7

RAILROAD & ICE HARBOR AREA



7.1 GENERAL INFORMATION

TRACT DESCRIPTION

Survey Tract No. 7 represents one of the oldest sections of the City of Dubuque. It is bounded on the west by Iowa Street from Jones to Fourth Street and by Central Avenue from Fourth to Sixth Street. The northern boundary consists of Sixth Street from Central Avenue to a point one block east of the railroad tracks. A line from the eastern most extension of the northern boundary south to the intersection of Jones and Iowa Streets defines the eastern boundary. An oblique aerial photograph of the tract is provided in Figure 7.1. The precise boundaries of the tract and the locations of the thirty-seven resource sites located within the tract are shown in Figure 7.2.

The dominant characteristic of the tract is its relationship to the city's railroad facilities. Six sets of tracks enter Survey Tract No. 7 about one block east of the Jones Street - Iowa Street intersection. Running generally north and south the tracks curve westward around the Ice Harbor (RESOURCE SITE NO. 7.30) and then almost due north to Sixth Street. Several spur tracks branch east from the main tracks, particularly between Second and Fourth Streets. Accompanying the tracks are a number of buildings which were constructed by three of the four major railroad companies that served Dubuque during the first half of the twentieth century. The former Illinois Central freight house (RESOURCE SITE NO. 7.1) is found on the east side of Iowa Street between First and Jones Streets. The former Burlington and Northern Railroad freight house and passenger depot are both located near the northwest corner of the Ice Harbor (RESOURCE SITE NOS. 7.29 and 7.31). Similarly, the former Chicago, Milwaukee and St. Paul Railroad passenger depot and freight house are located within the survey tract (RESOURCE SITE NOS. 7.12 and 7.35).

Beside occupying the largest area in the tract, the railroad tracks divide the survey tract into eastern and western sections. The western section is characterized by an orderly arrangement of blocks and streets. The buildings west of the tracks are generally two and three story brick structures. Most of these buildings are second generation structures which date from around the turn-of-the-century. East of the tracks streets are not arranged in a grid pattern and consequently blocks of land are irregular in shape. Streets this side of the tracks are generally paved with brick or gravel and they are less well maintained than the streets west of the tracks. Also, the building density east of the railroad tracks is less than that west of the tracks. The dominant facility east of the tracks is the Adams Company (RESOURCE SITE NO. 7.32).

TRACT HISTORY

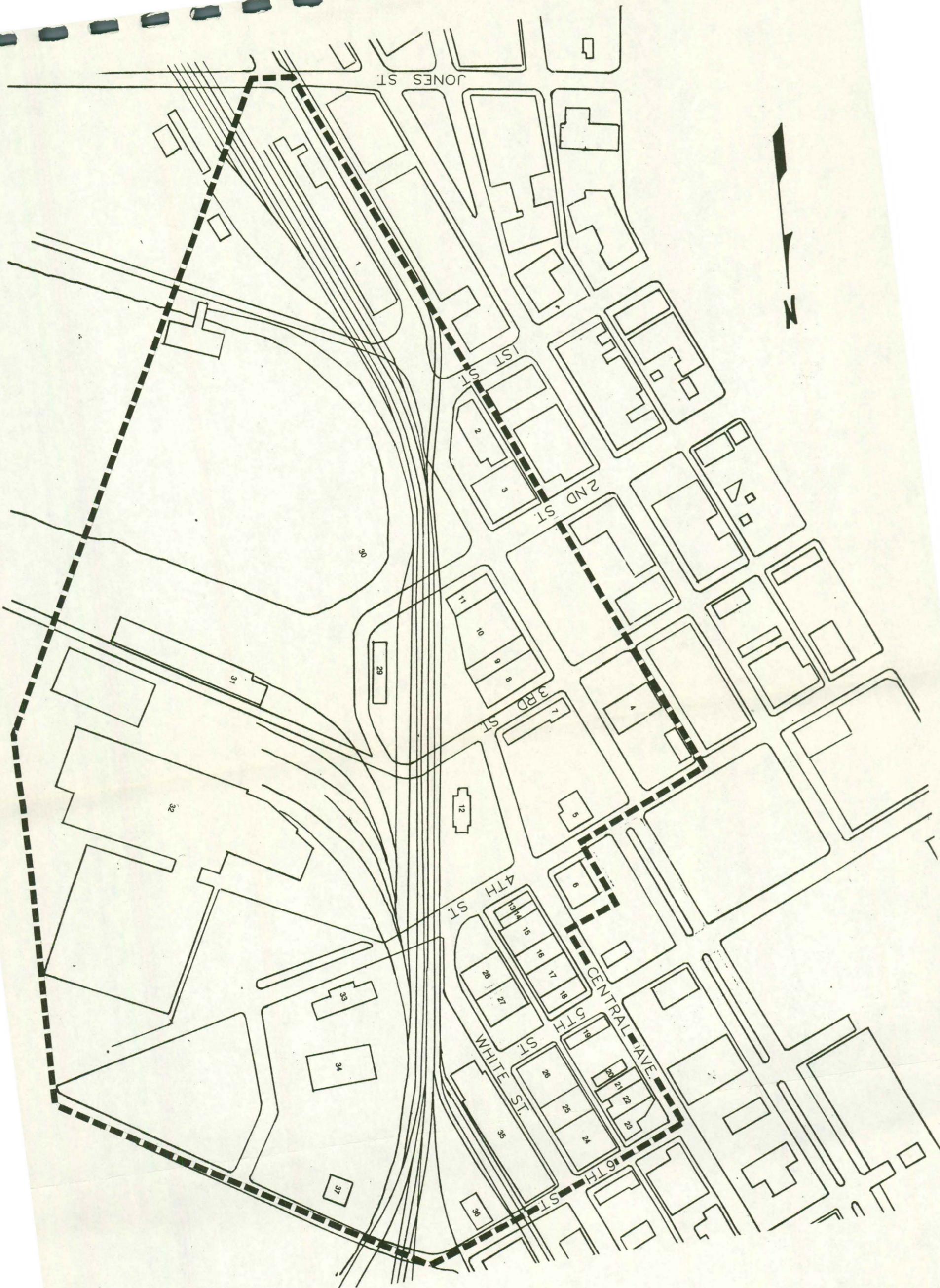
The division of Survey Tract No. 7 into eastern and western sections by the railroad tracks physically preserves and emphasizes the historical difference between the two sides. When the City of Dubuque was initially settled the inner slough of the Mississippi River generally followed the course of the existing railroad tracks. Thus, with the exception of the Adams Company which was initially located on an island, much of Survey Tract No. 7 east of the railroad tracks was originally under water.

One of the first businesses to be established in the infant city was a ferry line founded by General George W. Jones in the mid-1830's. This ferry docked at what was then known as the city levee between First and Sixth Streets. The railroad tracks which today pass through Survey Tract No. 7 very closely follow the original levee. By 1850 two ferry lines docked in this area. Augustus and Charles Gregoire operated the first steam ferry between Dubuque and Dunlieth (East Dubuque), docking on the Dubuque side near the intersection of Fourth and White Streets. The second ferry was operated by Timothy Fanning who docked at the rear of his tavern (see RESOURCE SITE NO. 6.33) near the current intersection of First and Iowa Streets.

With the establishment of the ferry terminals between First and Sixth Streets the focus of Dubuque's early commercial activity was determined. In addition, early milling activity concentrated in this area. During the 1840's Nadeau and Rogers founded the Dubuque City Flour Mill on the corner of Third and Iowa Streets. A short time later the Key City Mill was constructed on the same block just to the south of the Dubuque City Mill. Subsequently, by 1880 both of these early flour mills had been replaced by a much larger facility of the same sort, the Key City Barrel Factory and Feed Mill. Two of the city's first vinegar works similarly located near the ferry landings. By 1865 Glabb's Vinegar Works was in operation at 313 Iowa Street and just to the north was James Cushing's Northwest Vinegar Works. Before 1884 both of these firms had relocated, Glabb's to Ninth Street near the railroad tracts and Cushing's to the north end of the city near what is today West Twenty-Third and Valeria Streets. Today no structures associated with either the early flour milling or vinegar processing companies remain.

As river trade increased during the 1850's and construction of railroad facilities in the city began, the number of people passing through Dubuque increased dramatically. Responding to this influx of travelers a number of hotels and boarding houses were opened. One of the earliest was the American Hotel (RESOURCE SITE 7.13), which still occupies the northeast corner of Central Avenue and Fourth Street. Constructed just to the north of the American Hotel in 1857 was the Minnesota House hotel (RESOURCE SITE NO. 7.14), which also is still standing. Overall, between 1860 and 1915 more than twenty hotels were established within the limits of Survey Tract No. 7. Among these were the St. George Hotel (RESOURCE SITE NO. 7.22) constructed about 1890, the New Jefferson Hotel (non-extant) constructed about 1870, the Paris Hotel (non-extant) located on the site now occupied by the Canfield, the Pacific Hotel (non-extant) constructed about 1880 on the northwest corner of First and Iowa Streets, and the Page House which occupied the northwest corner of Fourth and White Streets until quite recently.

The rapid increase in the number of hotels in Dubuque was substantially due to the increased importance of the city as a railroad center. The first railroad to enter the city was the Dubuque and Pacific in 1856, and before the end of the century this line had been absorbed by the great Illinois Central system, while three other major railroad companies -- the Chicago, Milwaukee, and St. Paul, the Burlington and Northern and the Chicago Great Western -- also extended service to Dubuque. Two former passenger depots and three former freight houses located within the survey tract attest to the high concentration of railroad facilities in the area.



HISTORICAL/ARCHITECTURAL SURVEY
 SITE LOCATION IN TRACT NO. 7

FIGURE 7-
 7-4

Furthermore, besides reshaping the economy of the city, the railroads were similarly largely responsible for the physical reshaping of the city, particularly with respect to the city's relationship to the Mississippi River. When Dubuque was first settled by lead miners in 1833 the city lay approximately a half mile from the main channel of the river. In between were a system of islands and sloughs, and boats reached the city levee with great difficulty by navigating the sloughs. Consequently, because access to the river was so important to the early development of the city, a great deal of interest was expressed in the construction of a canal from the main river channel to the city levee. In 1844 a survey was made and plans for the canal were developed. Congress appropriated over \$14,000 and work on the project began in 1846. However, because of the inexperience of those responsible for the project and because of inadequate equipment the canal project failed.

By 1855 a new approach to solving the problem of getting trade goods from the river to the city had been suggested and approved. This new approach involved a reversal of the initial intent of providing a means for boats to reach the city. Instead the revised plan of action called for taking the city to the boats. This was accomplished by the construction of causeways on First and Third Streets. This effort, which also involved a partial filling of the sloughs, was undertaken by John Bell's Central Improvement Company between 1857 and 1860. Subsequently, two other companies obtained contracts from the city to fill portions of the sloughs and extend streets east to the river. These two companies were the Dubuque Harbor Company and the Dubuque Harbor Improvement Company. But even more importantly, the railroads created considerable amounts of additional land on which tracks were laid and buildings constructed. A few industrial enterprises, most notably the Adams Company, also played a part in filling the sloughs which originally separated the Mississippi River and the City of Dubuque.

Finally, during the 1880's interest in the construction of a harbor for the city was revived. It was decided that Waple's Cut should be enlarged and dredged to a depth of six feet below the low water mark. The work on this project began in 1884 and was completed two years later. Congress appropriated \$40,000 to pay for much of the project which resulted in the creation of what is known today as the Dubuque Ice Harbor.

- Source: C. C. Childs, *History of Dubuque County, Iowa*
(Chicago: Western Historical Company, 1880)
Franklin T. Oldt and P. J. Quigley, *History of Dubuque County, Iowa*
(Chicago: Goodspeed Historical Association, 1911)
Dubuque, Iowa (New York: Sanborn Map Publishing Company, 1884)
Insurance Maps of Dubuque, Iowa (New York: Sanborn-Perris Map Company,
1891)
Insurance Maps of Dubuque, Iowa (New York: Sanborn Map Company, 1909)

7.2 RESOURCE SITES INVENTORY

SUMMARY OF FINDINGS

Eight resource sites in Survey Tract No. 7 appear to be eligible for the *National Register of Historic Places*. The significance of seven of the sites is historical. No sites in the tract have been found to be both historically and architecturally significant.

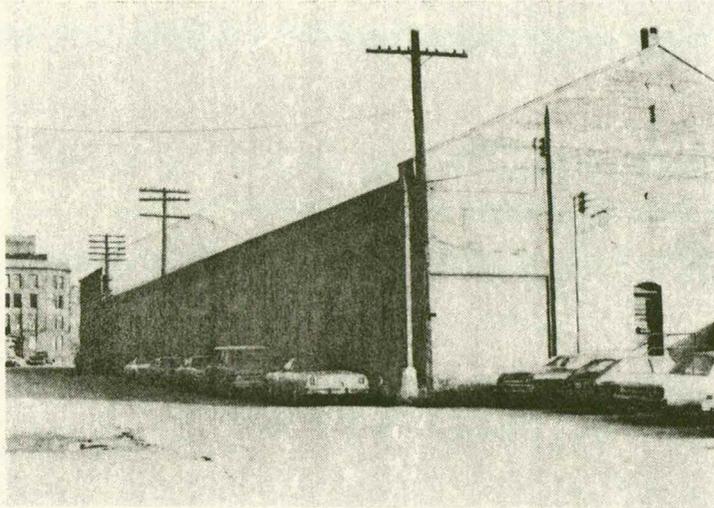
During the city's early history Survey Tract No. 7 was the focus of railroad and river transportation facilities. Four of the apparent National Register sites are related to this early transportation era. The site which dominates the tract is the Ice Harbor (RESOURCE SITE NO. 30), which was completed in 1886 and marked the end of a thirty year venture to improve Dubuque's standing as a river port. The other three transportation related sites are former freight houses of the Illinois Central (RESOURCE SITE NO. 7.1), the Burlington and Northern (RESOURCE SITE NO. 7.31) and the Chicago, Milwaukee and St. Paul (RESOURCE SITE NO. 7.35) railroads.

Because of the initial concentration of transportation facilities within the limits of Survey Tract No. 7 a great number of hotels and boarding houses were built in the area. Two of the oldest which are still standing are the former American Hotel (RESOURCE SITE NO. 7.13) and the Minnesota House (RESOURCE SITE NO. 7.14), both of which date from the 1850's. Another former hotel of secondary historical importance is also located in the survey tract at 576 Central Avenue (RESOURCE SITE NO. 7.22). During most of this building's history it was known as the St. George Hotel. The seventh potential National Register site located in the tract is the Adams Company (RESOURCE SITE NO. 7.32). This large complex, which located on its present site in 1893 when it was an island separated from the remainder of the city by the inner slough of the Mississippi River, has become one of Dubuque's major industrial concerns.

The one architecturally significant building is a three-story brick commercial building which is currently occupied by the Fireplace Shoppe (RESOURCE SITE NO. 7.17). The address of this building is 470 Central Avenue.

RESOURCE SITE NO. 7.1

Central Supply Company (southeast corner First and Iowa Streets)
Dub. Harbor Company Add'n, W. 100' Blk 2 and W. 100' Blk 3



HISTORY

In 1967 the Illinois Central took over operation of the Dubuque and Sioux City Railroad. At that time the Dubuque and Sioux City line had a passenger depot where the present Illinois Central and Gulf station is located, on the corner of Iowa and Jones Street. The Illinois Central also took over its predecessor's repair shops and freight houses on the city's south levee. However, as the Illinois Central expanded its operations it was decided that a new freight house was needed. This new freight house was constructed on the southeast corner of First and Iowa Streets in 1872. This was the first of three freight houses to be constructed by Dubuque's railroads in the vicinity of what is now the Ice Harbor (see RESOURCE SITE NOS. 7.31 and 7.35), and this freight house continues in active use today, although not by the railroad. Currently the building is owned by the Weber Warehouse Company. Central Control Supply Company occupies the north end of the structure, while the south end serves as a warehouse for flowers.

ARCHITECTURE

The north end of the freight house is two-stories in height and measures 56 feet wide by 63 feet deep. The upper floor of this section of the building originally served as the railroad's freight offices. The south end of the building is one-story and measures 241 feet in length. The entire building is of brick construction with a stone foundation. Both sections of the building are under simple shallow gable roofs. Except for the removal of platforms on both the north and south end, little appears to have been changed on this building since its construction in 1872.

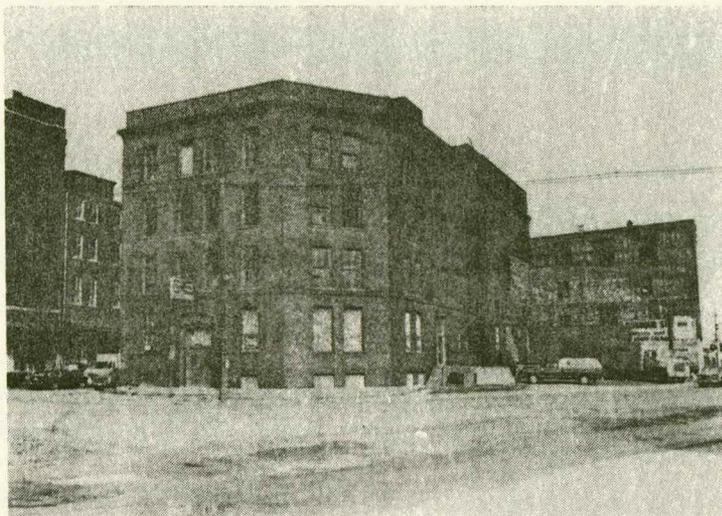
SIGNIFICANCE RATING

Historical: (H1=5) + (H2=5) + (H3=5) = 15
Architectural: (A1=3) + (A2=4) + (A3=4) = 11
Combined Rating = 26 (Group 1)

Source: City Assessment Record, 3-16-4-2
Maps of Dubuque, Iowa (New York: Sanborn Map Publishing Company, 1874)
Dubuque Daily Herald (November 24, 1872)

RESOURCE SITE NO. 7.2

NAPA Auto Parts Company (145 First Street)
City Lot 198A; Sub'n of City Lots 529 and 530, Lot 1



HISTORY

The corner of Iowa and First Streets was long occupied by houses before the Pacific House, a boarding establishment, was constructed in about 1880. The hotel remained in business until shortly before the turn-of-the-century. Between 1900 and 1910 the property remained vacant. Then in 1910 the McFadden Coffee and Spice Company erected the structure now standing on the site.

McFadden's company was formed in 1884, when James M. and Edward W. McFadden established the McFadden Brothers Grocery and Provisions Store on the southwest corner of Fifth and Main Streets. In 1886, the partnership was dissolved and James started a new business, the McFadden Coffee and Spice Company, at 64-68 Main Street. The firm marketed products in Iowa and adjoining states. By 1909, the Company had expanded into three buildings on South Main Street, and deciding that more room was needed, the following year McFadden constructed the four story building now standing on the corner of First and Iowa Streets. In 1941, the coffee and spice business folded, and in 1943 the structure was sold to the Rooster Feed Mill Company. Currently Ralph J. and Elaine T. Doman own the facility, which is occupied by a NAPA Auto Parts Company store and warehouse.

ARCHITECTURE

This building is four stories in height, plus a basement, and although irregular in shape, its dimensions are roughly 120 feet by 50 feet. The foundation of the building is concrete and

the walls are constructed of face brick on common brick. Brick and stone belt courses divide the buildings elevations into three horizontal units, and the building is terminated by a decorative band of corbelled brick with stone belt course and brick parapet wall above. An arched stone pediment caps the main entrance to the building. A one-story, 33-foot by 81-foot brick addition and two 18-foot wide by 40-foot tall tile silos have been attached to the north end of this building.

SIGNIFICANCE RATING

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

Architectural: (A1=3) + (A2=3) + (A3=4) = 10

Combined Rating = 20 (Group 2)

Source: City Assessment Record, 3-17-9-10

The Industries of Dubuque, Iowa: Historical, Descriptive and Statistical
(Dubuque: Industrial Development Board, Dubuque Chamber of Commerce, 1887)

Descriptive Survey of Dubuque (Dubuque: Chamber of Commerce, 1911)

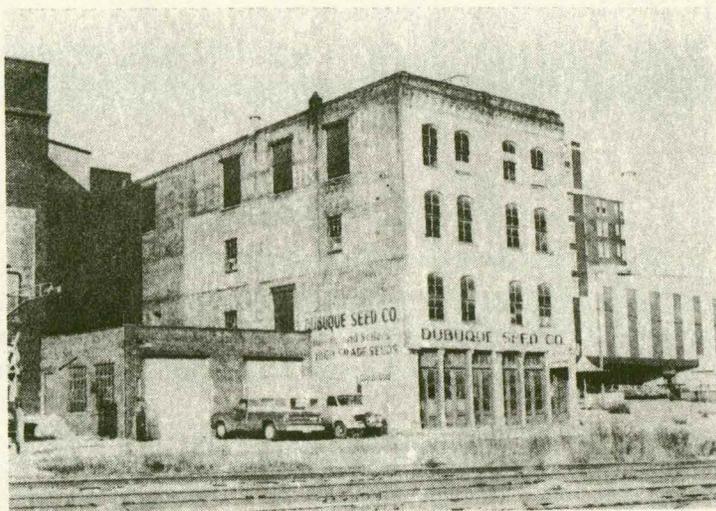
Tim O'Regan, "Old Mills in Dubuque", (Dubuque: unpublished paper at Loras College Library, April 1, 1955)

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

Insurance Maps of Dubuque, Iowa (New York: Sanborn Map Company, 1909)

RESOURCE SITE NO. 7.3

Dubuque Seed Company (169-171 Iowa Street)
City Lots, S. 41'-5" Lot 197 and Lot 198



HISTORY

The Dubuque Seed Company leases this building from Thompson's Food Market Incorporated. City assessment records indicate the year of construction to have been about 1900. However, an 1891 Sanborn fire insurance map indicates that the structure already existed by that date. In 1884 the property was occupied by several one and two-story frame sheds which were owned by the A. A. Cooper Wagon Manufacturing Company. Thus, the present building was constructed between 1884 and 1891 and originally served as a wholesale grocery warehouse. By 1909, A. A. Cooper had again acquired the property and used the building as a warehouse for his wagon works.

ARCHITECTURE

This four-story brick building is supported on a stone foundation and measures 36'-6" wide by 113 feet deep. Although the building is primarily of wall bearing construction, cast iron columns have been used on the first story of the facade to allow for maximum window area. A simple band of corbelled brick adorns the cornice. The overall appearance of this building is plain and functional as is typical of most warehouse buildings in the city.

SIGNIFICANCE RATING

Historical: (H1=1) + (H2=3) + (H3=4) = 8
Architectural: (A1=2) + (A2=3) + (A3=4) = 9
Combined Rating = 17 (Group 3)

Source: City Assessment Record, 3-17-9-11
Dubuque, Iowa (New York: Sanborn Map Publishing Company, 1884)
Insurance Maps of Dubuque, Iowa (New York: Sanborn-Perris Map Company,
1891)
Insurance Maps of Dubuque, Iowa (New York: Sanborn Map Company, 1909)

RESOURCE SITE NO. 7.4

Rotman Auto Supply, Inc. (339-345 Iowa Street)
City Lot 191



HISTORY

The site now occupied by the Rotman Auto Supply Company is historically associated with the A. A. Cooper Wagon Manufacturing Company, which at one time was one of the largest wagon manufacturing companies in the country with its facilities occupying 27 acres of land in the City of Dubuque. On this particular property, in 1884, three three-story brick repository buildings were used for the storage of wagon parts, liquor and pumps. By 1909 these structures had been replaced by a single three-story wagon stock warehouse.

Adjacent to the Cooper buildings on the north was the Peaslee Brewery. In 1866 Peaslee's Brewery was organized and began operation on White Street. The company relocated to Fourth and Iowa Streets in 1870, taking over and converting the Continental Hotel for these purposes. Peaslee died in 1878, but his heirs continued to run the brewery, which produced 5000 barrels of ale annually, until 1916 when it ceased operation on the eve of prohibition. Presently, the site of the brewery is a parking lot, but remnants of the old stone foundation can still be seen along the sides and rear of the lot.

ARCHITECTURE

City assessment records indicate that the present building may have incorporated the foundation and side walls of the old Cooper building. Otherwise this building is of no architectural significance.

RESOURCE SITE NO. 7.6

Sfikas Restaurant and Lounge (401-405 Central Avenue)
City Lots, Lot 234 and S 1/2 Lot 235



HISTORY

In 1884 this property was occupied by a three-story brick building which housed a saloon, grocery, hardware store and small pork packing operation. This building was replaced in 1891 by the three-story brick A. Z. Block building. According to city assessment records the present building was constructed about 1920.

ARCHITECTURE

This building is one of a few Moderne Style buildings found in Dubuque. Most of the buildings of this style in the city, though, are residential in character and are located west of the bluffs.

SIGNIFICANCE RATING

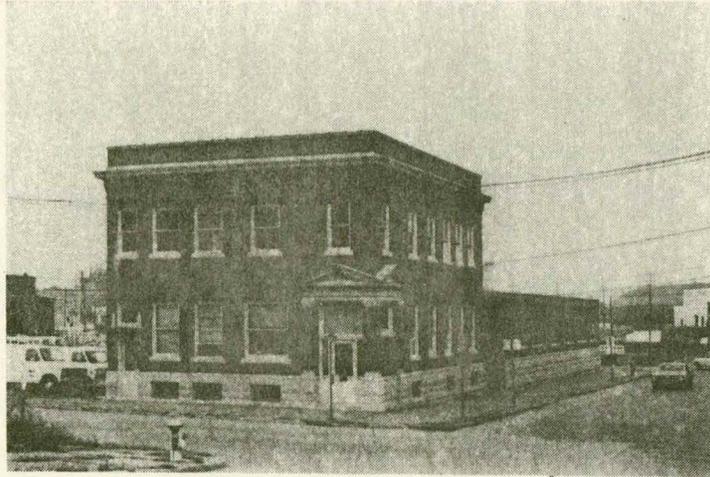
Historical: (H1=1) + (H2=2) + (H3=2) = 5
Architectural: (A1=4) + (A2=4) + (A3=4) = 12
Combined Rating = 17 (Group 3)

Source: City Assessment Record, 3-17-2-5
Insurance Maps of Dubuque, Iowa (New York: Sanborn-Perris Map Company, 1891)
Dubuque, Iowa (New York: Sanborn Map Publishing Company, 1884)

RESOURCE SITE NO. 7.7

Berry Bearing Company (399 Iowa Street)

Sub'n of City Lot 524, W. 68'-3" of N. 11'-4" of Lot 1;
Sub'n of City Lot 524, S. 39'-6" of Lot 1; Sub'n of City
Lot 524, Lot 2; Sub'n of City Lot 525, Lots 1 & 2; City
Lots 526 & 527



HISTORY

For many years this site was occupied by the Fisher and Company ice house, which by 1909 had been enlarged to accommodate a coal and wood yard. The present building, which one time served as a dairy, was most likely constructed about 1915.

ARCHITECTURE

The dominant architectural feature of this building is the pair of classical stone pediments which occupy, and focus attention on, the southwest corner of the building. The additional use of stone along the cornice, on window sills and in the foundation further enriches the building's design quality. Another interesting feature of this building is the variety in the fenestration and spacing of wall openings which tends to artificially accentuate the convergence of the building's horizontal lines.

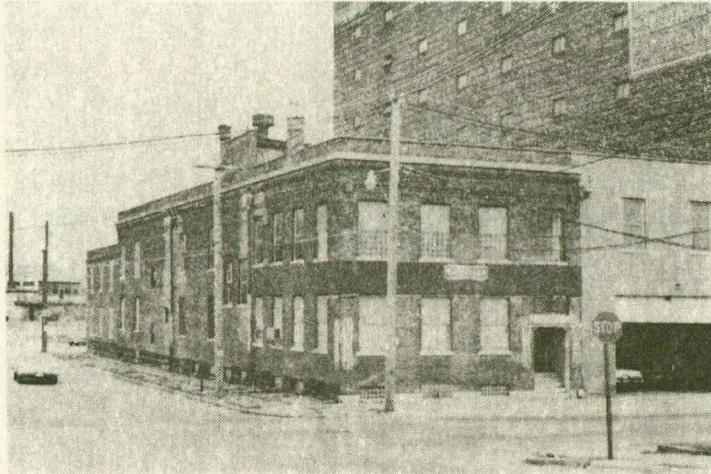
SIGNIFICANCE RATING

Historical: (H1=0) + (H2=2) + (H3=3) = 5
Architectural: (A1=4) + (A2=4) + (A3=4) = 12
Combined Rating = 17 (Group 3)

Source: City Assessment Record, 3-17-3-3
Dubuque, Iowa (New York: Sanborn Map Publishing Company, 1884)
Insurance Maps of Dubuque, Iowa (New York: Sanborn Map Company, 1909)

RESOURCE SITE NO. 7.8

International Management Corporation/Firestone Tire Company
(298 Iowa Street)
City Lot N. 60' of Lot 745



HISTORY

The southeast corner of Third and Iowa Streets was the site of Dubuque's first steam powered flour mill. This was initially constructed by Nadeau and Rogers in 1847 and was replaced by a second mill structure in 1861. This company was known as the Dubuque City Mills and between 1865 and 1870 Nadeau, Rodgers and Company sold the facility to Booth and Higley. That partnership only lasted for five years, and in 1875 Dubuque City Mills went out of business.

By 1884 the Key City Barrel Factory and Feed Mill occupied this site. However, this enterprise went out of business shortly after 1890 when its buildings were destroyed by fire. By 1909 the Armour Packing Company had taken over the property and constructed a two-story refrigerator house on Third Street near the railroad tracks. It is likely that the present building incorporates some or all of this Armour Company building. The new addition to the south of the original building was constructed in 1962. Currently, the building serves as a warehouse.

ARCHITECTURE

The original portion of the building on the southeast corner of Third and Iowa Streets is a two-story brick structure. The building foundation is stone as are the window sills and a belt course along the cornice. Bands of corbelled and molded brick also adorn the cornice. Architecturally, this building is typical of turn-of-the-century warehouse buildings.

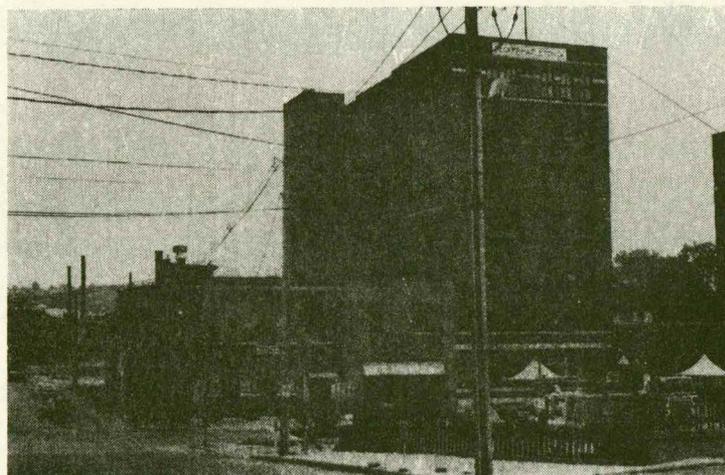
SIGNIFICANCE RATING

Historical: (H1=1) + (H2=3) + (H3=3) = 7
Architectural: (A1=2) + (A2=2) + (A3=3) = 7
Combined Rating = 14 (Group 3)

Source: City Assessment Record, 3-17-4-1
Tim O'Regan, "Old Mills in Dubuque," (Unpublished, Loras
College Library, Dubuque, Iowa)
Dubuque Daily Herald (October 30, 1861)
Dubuque, Iowa (New York: Sanborn Map Publishing Company, 1884)
Insurance Maps of Dubuque, Iowa (New York: Sanborn Map Company, 1909)
City Directories (1859-60, 1870)

RESOURCE SITE NO. 7.9

William C. Brown Publishers (280 Iowa Street)
City Lot, SM. 40' Lot 745



HISTORY

The building was constructed in 1914 and originally served as a warehouse for the Becker-Hazleton Company, a local wholesaler and retailer of china, crystal and other imported goods. Before construction of the present structure the site was occupied by several enterprises involved in the milling of flour and feed. From as early as 1847 the site was partially occupied by both the Dubuque City Mill and the Key City Mill. (See RESOURCE SITE NOS. 7.8 and 7.10.) Later, by 1884, the Key City Barrel Factory and Feed Mill had located its stave shed and mill on the property. Sometime before 1891 the mill was destroyed by fire and by 1900 the company had ceased operation. From 1900 until construction of the present building this property apparently remained vacant.

ARCHITECTURE

This seven-story warehouse rests on a stone foundation, and it is constructed of common brick on the two sides and rear with face brick on common brick comprising the main facade. The architectural treatment of the facade shows a significant departure from the way warehouses were designed before 1900. Glass comprises approximately 50 percent of the wall plane, while in earlier buildings the void to total wall area ratio rarely exceeded 25 percent. The attractive termination of the building accomplished by the variation in window treatment and name plaque similarly illustrates an increased understanding of tall building design.

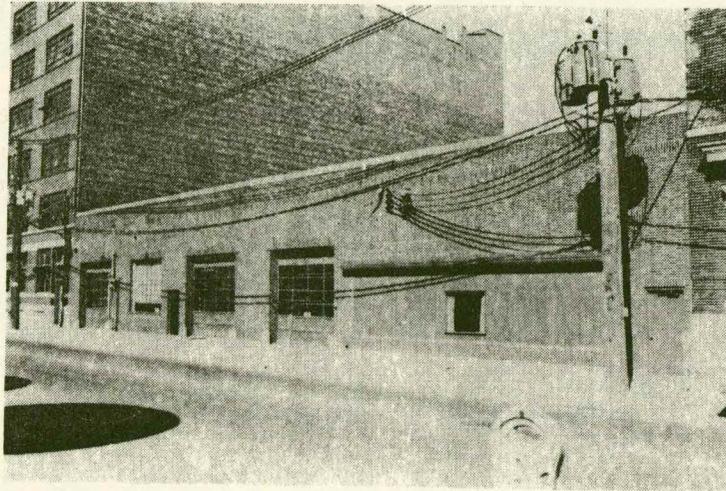
SIGNIFICANCE RATING

Historical: (H1=2) + (H2=2) + (H3=3) = 7
Architectural: (A1=4) + (A2=4) + (A3=4) = 12
Combined Rating = 19 (Group 2)

Sources: City Assessment Record, 3-17-4-2
Dubuque, Iowa (New York: Sanborn Map Publishing Company, 1884)
Insurance Maps of Dubuque, Iowa (New York: Sanborn-Perris Map Company,
1891)
City Directories (1859-60, 1884-85)

RESOURCE SITE NO. 7.10

William C. Brown Publishers (260 Iowa Street)
City Lot, N. 111' of the S. 157' Lot 745



HISTORY

By 1859 the Key City Flouring Mills of A. J. Gross were located on Iowa Street between Second and Third Streets. This mill complex was destroyed by an explosion in 1867, and the following year T. C. Pringle and S. A. Atherton erected the Key City Barrel Factory and Feed Mill on the same site. This mill burned down in 1879, but it was immediately rebuilt, and by 1884 the firm had expanded to cover the entire east side of Iowa Street from Second to Third Street. This expansion included the acquisition of the Dubuque City Mills (RESOURCE SITE NO. 7.8), which was the oldest grain mill in Dubuque and had been closed since 1875. However, as before, fire again destroyed the mills in 1890.

About the same time A. A. Cooper constructed two stone warehouses on the corner of Second and Iowa Streets. They replaced a grain warehouse and coal bin which previously belonged to the Key City Company. By 1909 these warehouses had in turn been replaced by three two-story brick structure. The Midland Chemical Company occupied the southernmost of the buildings, while the next building to the north was occupied by the Clark Roller Awning Company. Clark's firm was established in 1900 and at that time was the only manufacturer of awnings in the country. In fact, A. L. Clark invented and patented the awning. The firm also manufactured tents, canopies, hammocks and other canvas products.

The third building in the group was occupied by the F. A. Miller broom factory, also known as the Dubuque Broom Factory. Miller had started producing brooms in 1869 on Eighth Street between Iowa and Clay Streets (Central Avenue). In 1872 he moved his company to

72 South Main Street, and then again, before 1909, to Iowa Street. At this last location the company employed twenty men and produced about 700 brooms a day.

All three of these buildings were removed in 1948 when the present building was constructed. Currently this building is owned by Levy, Dorothy, Marmis and Libby Barvin, and it is rented from them by the William C. Brown Publishing Company.

ARCHITECTURE

This one-story building is constructed of a combination of masonry units: common brick, face brick and tile. The foundation of the building is stone. Its dimensions are 141 feet by 113 feet by 115 feet by 111 feet. The overall appearance of the building is plain and functional.

SIGNIFICANCE RATING

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

Sources: City Assessment Record, 3-17-4-3
C. C. Childs, *History of Dubuque County, Iowa*
(Chicago: Western Historical Company, 1880)
Peter Hoffman, *Concise History of the City and County of Dubuque*
(unpublished, Loras College Library, Dubuque, Iowa)
Descriptive Survey of Dubuque (Dubuque: Chamber of Commerce, 1911)
Dubuque, Iowa (New York: Sanborn Map Publishing Company, 1884)
Insurance Maps of Dubuque, Iowa (New York: Sanborn-Perris Map Company,
1891)
Insurance Maps of Dubuque, Iowa (New York: Sanborn Map Company, 1909)
City Directories (1859-60, 1884-85)

RESOURCE SITE NO. 7.11

William C. Brown Publishing Company (200 Iowa Street)
City Lot, S. 46' of the S. 157' Lot 745



HISTORY

Until about 1890 this site was occupied by facilities associated with the Key City Barrel Factory and Feed Mill. (See RESOURCE SITE NO. 7.10.) Then from about 1890 to 1909 a two-story stone warehouse constructed by A. A. Cooper occupied the site. The current building was constructed in 1915 and served as a warehouse for the A. Y. McDonald Company before being taken over by the William C. Brown Publishing Company.

Because the A. Y. McDonald Company is one of the largest and most historically prominent industries in Dubuque additional research of this firm was undertaken to determine if this building played a significant role in the development of the company. The finding of the research is that the building is not significant because of its association with the A. Y. McDonald Company. The original A. Y. McDonald factory was located on Iowa Street between Fifth and Sixth Streets and in 1892 the company moved the bulk of its operations to the site it still occupies at Twelfth and Pine Streets.

ARCHITECTURE

Unlike the design composition of the William C. Brown Publishing Company building at 280 Iowa Street (RESOURCE SITE NO. 7.9), many features of this building's design are ambiguous and counter-productive. Most noticeable is the irregular banding of the building by stone belt courses which makes the building appear to be four separate units stacked on top of one another. This appearance of the building consisting of several unrelated horizontal units is reinforced by the manner in which the window plane is recessed in the top three stories while it is not on the first four stories. The use of the exaggerated contrasting keystones over windows on the first and second stories further confuses the composition of the building's design.

SIGNIFICANCE RATING

Historical: (H1=0) + (H2=2) + (H3=3) = 5

Architectural: (A1=0) + (A2=1) + (A3=3) = 4

Combined Rating = 9 (Group 4)

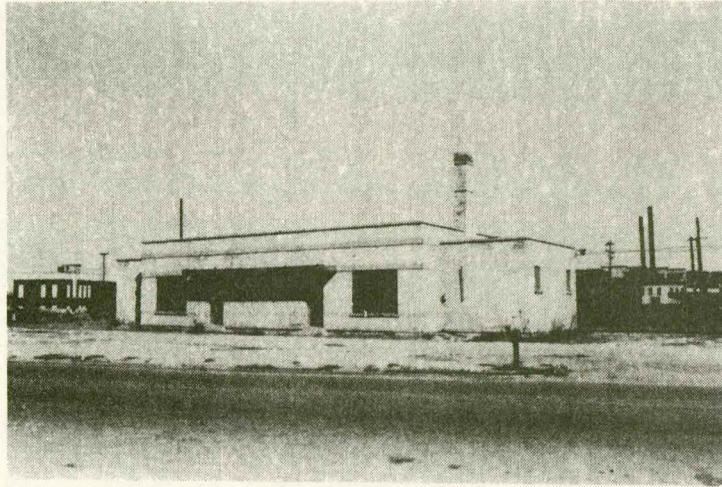
Source: City Assessment Record, 3-17-4-4

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

Insurance Maps of Dubuque, Iowa (New York: Sanborn Map Company, 1909)

RESOURCE SITE NO. 7.12

Chicago, Milwaukee and St. Paul Railroad Passenger Depot
(east side of Central Avenue bet. Third and Fourth Streets)
no legal description



HISTORY

The Chicago, Milwaukee and St. Paul Railroad Company began operations in Dubuque in 1881 after it acquired the Chicago, Clinton, Dubuque and Minnesota Railroad. About the same time the C.M. and St.P. Railroad acquired a second Dubuque line, the Dubuque Southwestern. Following these acquisitions the railroad constructed this passenger depot between Third and Fourth Street in 1882.

Within a few years the Chicago, Milwaukee and St. Paul Railroad made Dubuque a division office and constructed a roundhouse and repair shops in the north end of the city. Between 1885 and 1925 the number of individuals employed locally by the company jumped from 500 to over 2000. However, by the 1940's passenger traffic through Dubuque was on the decline and the passenger depot subsequently underwent substantial modification. In 1941 and 1942 the second story of the station was removed. At the same time the passenger platform and the baggage and trunk storage room were similarly removed.

ARCHITECTURE

In 1882 when the Chicago, Milwaukee and St. Paul passenger depot was opened the *Dubuque Daily Times* ran a story describing the new facility. According to the article the depot was a "magnificent structure" measuring 76 feet long by 36 feet wide with a Gothic style sloping roof. The walls of the buildings were constructed of Milwaukee pressed brick with brown sandstone trim and belt courses of multi-colored Philadelphia pressed brick. Extending north and south from the building was a 320-foot by 16-foot platform. Inside,

the depot had two 33-foot by 28-foot waiting rooms. Frescoed walls contained large windows and the floors were made of red oak and walnut. The front of the structure housed the ticket office. The second floor contained the dispatchers office, as well as several other offices. The entire depot was heated with steam and lit with gas chandeliers.

As stated above, the depot has been substantially altered. In 1941 and 1942 the second story, the baggage room and platform were removed. For the past several years the building has been boarded up and used only for storage.

SIGNIFICANCE RATING

Historical: (H1=5) + (H2=5) + (H3=1) = 11
Architectural: (A1=1) + (A2=3) + (A3=1) = 5
Combined Rating = 16 (Group 3)

Source: *Dubuque Daily Times* (October 14, 1882)
Dubuque Telegraph-Herald (November 16, 1960)
Dubuque, Iowa (New York: Sanborn Map Publishing Company, 1884)
Franklin T. Oldt and P. J. Quigley, *History of Dubuque County, Iowa*
(Chicago: Goodspeed Historical Association, 1911)

7-29



C. M. & ST. P. R. R. DEPOT.

1

RESOURCE SITE NO. 7.13

Corner Tavern (400 Central Avenue)
City Lot, S. 1/2 Lot 303



HISTORY

The Corner Tavern, located on the northeast corner of Central Avenue and Fourth Street, is presently owned by Anthony Rhomberg and Mary Lonergan. This building is one of the oldest in Dubuque. Originally, the American House hotel, it was constructed sometime before 1857, and in 1857 a 50-foot by 52-foot three-story addition was made to the building. (See RESOURCE SITE NO. 7.14.)

During the building's 70 plus years as a hotel it went through a number of ownership changes. The building was owned by J. Farnsworth in 1857, while by 1870 Frank Hosch had become its proprietor. Ownership changed again before 1875 with Peter Werten taking over the establishment. In 1890 the partnership of Manhart and Noel were the hotels proprietors. Since 1941, when the building was known as the George Miller Tavern, the building has remained solely a drinking establishment.

ARCHITECTURE

Except for the two-story projecting turret this building is architecturally undistinguished. In addition, structural information suggests that the turret was not part of the original hotel structure. Some interior details may be of historic architectural interest. The integrity of the building is good considering its age.

SIGNIFICANCE RATING

Historical: (H1=5) + (H2=5) + (H3=4) = 14
Architectural: (A1=1) + (A2=3) + (A3=4) = 8
Combined Rating = 22 (Group 2)

Source: City Assessment Record, 4-5-20-10
Dubuque Daily Express and Herald (January 1, 1858)
Dubuque, Iowa (New York: Sanborn Map Publishing Company, 1884)
City Directories (1859-60, 1875-76, 1881, 1890-91, 1911, 1929, 1941)

RESOURCE SITE NO. 7.14

Jim Herrig Barber Shop (414 Central Avenue)
City Lot, N. 1/2 Lot 303



HISTORY

This building appears to have been constructed in 1857 as an expansion of the American Hotel (RESOURCE SITE NO. 7.13). A description of the addition in a local newspaper indicated that the first floor contained two store spaces with the upper two stories consisting of 28 hotel rooms. This description and accompanying dimensions are very similar to those of this building. The article reported further that the cost of the building was \$6000.

Sometime before 1891, this building became independent of the American House and was then operating under the proprietorship of H. Kolb as the Minnesota Hotel. Between 1906 and 1909 a new owner acquired the hotel and changed its name to the Ludowisy House. By 1915 the name was changed once more. This time it became the Belvidere House.

ARCHITECTURE

This building is very similar in design to the Corner Tavern building (RESOURCE SITE NO. 7.13). The segmental arched windows on the second and third stories and two bands of molded brick along the cornice are extensions of the Corner Tavern building design motif. However, other evidence confirms that the buildings are two distinct structures. First, there is a vertical seam in the wall between the two structures. Second, the roof configurations of the two structures are dissimilar. The dimension of this building in plan are 50 feet by 53 feet. On the north side of the building the faded words "Minnesota House" are still visible just below the gable.

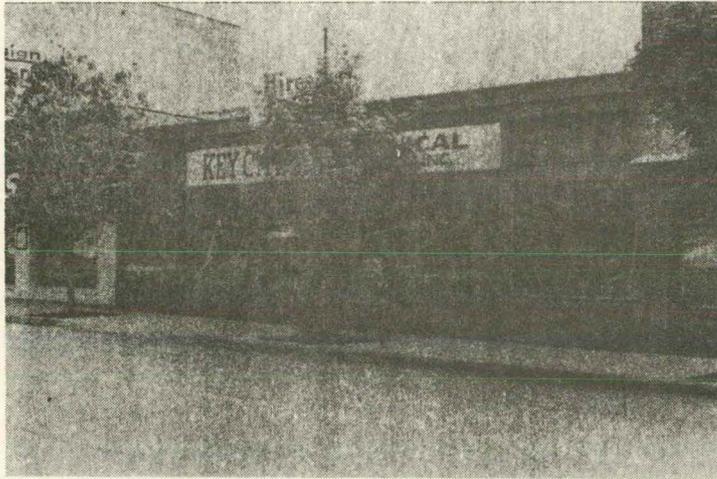
SIGNIFICANCE RATING

Historical: (H1=5) + (H2=4) + (H3=4) = 13
Architectural: (A1=1) + (A2=3) + (A3=4) = 8
Combined Rating = 21 (Group 2)

Source: City Assessment Record, 4-5-20-9
Dubuque Daily Express and Herald (January 1, 1858)
Dubuque, Iowa (New York: Sanborn Map Publishing Company, 1884)
City Directories (1884-85, 1895, 1905, 1915)

RESOURCE SITE NO. 7.15

Key City Mechanical Contractor (420 Central Avenue)
City Lot 302



HISTORY

This building was constructed during the 1920's and initially was occupied by the Reo Sales Company and Service Station. The building continued to be used as an automobile showroom for several decades.

ARCHITECTURE

The building is a steel frame one-story structure. Although the building is not architecturally distinguished, the functional nature of the design, relative to the building's original use as an automobile showroom, is of some historic interest.

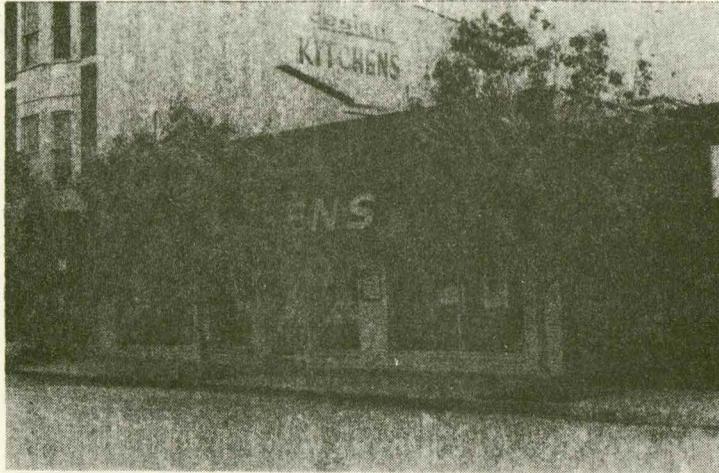
SIGNIFICANCE RATING

Historical: (H1=0) + (H2=2) + (H3=2) = 4
Architectural: (A1=2) + (A2=4) + (A3=3) = 9
Combined Rating = 13 (Group 3)

Source: City Assessment Record, 4-5-20-9
City Directories (1929, 1941)
Insurance Maps of Dubuque, Iowa (New York: Sanborn Map Company, 1909)

RESOURCE SITE NO. 7.16

Design Kitchens (450 Central Avenue)
City Lot 301



HISTORY

Until at least 1909 the only building on this site was a 1 1/2-story frame feed store. The present building was most likely constructed about 1920. Similar to other buildings on the block, it appears this building was constructed to serve as an automobile showroom. In 1929 this was the location of the Johannsen Motor Sales Company, and in 1941 the Fluckiger Motor Company occupied the building.

ARCHITECTURE

The facade of this building has been extensively altered in recent years. These alterations are out of character with the surrounding buildings.

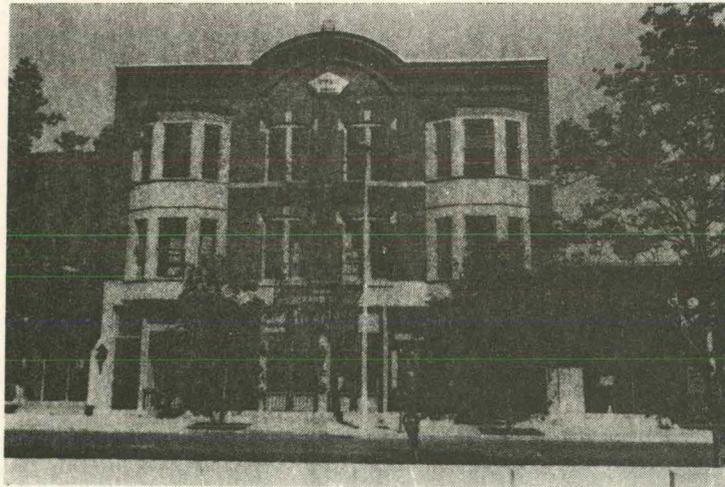
SIGNIFICANCE RATING

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

Source: City Assessment Record, 4-5-20-8
Insurance Maps of Dubuque, Iowa (New York: Sanborn Map Company, 1909)
City Directories (1929, 1941)

RESOURCE SITE NO. 7.17

The Fireplace Shoppe (470 Central Avenue)
City Lot 300



HISTORY

In 1891 a one-story double house occupied this site. The present structure, though, was most probably constructed within the next few years. It is not known what sorts of businesses occupied the two first floor commercial spaces during the building's early years of existence, but by 1929 the building had been acquired by the Johannsen Motor Sales Company, which also owned the buildings to the north (RESOURCE SITE NO. 7.18) and south (RESOURCE SITE NO. 7.16) of it. Later Fluckiger Motor Company took over the building.

ARCHITECTURE

This three-story brick building measures 51'-6" wide by 100 feet deep. Its overall composition is symmetrical. The first floor store fronts are cast iron. Entries to the upstairs apartments, which are now used only for storage, are located at opposite corners of the first story. The half round cornice with paired brackets is similar to the cornice treatment of many other local buildings. The building facade is attractive, well balanced and rich in detail. On the other hand, the design is not over done. In renovating the building it appears that great heed was paid to preserving the original appearance of the building's exterior.

SIGNIFICANCE RATING

Historical: (H1=0) + (H2=3) + (H3=4) = 7
Architectural: (A1=5) + (A2=4) + (A3=4) = 14
Combined Rating = 21 (Group 2)

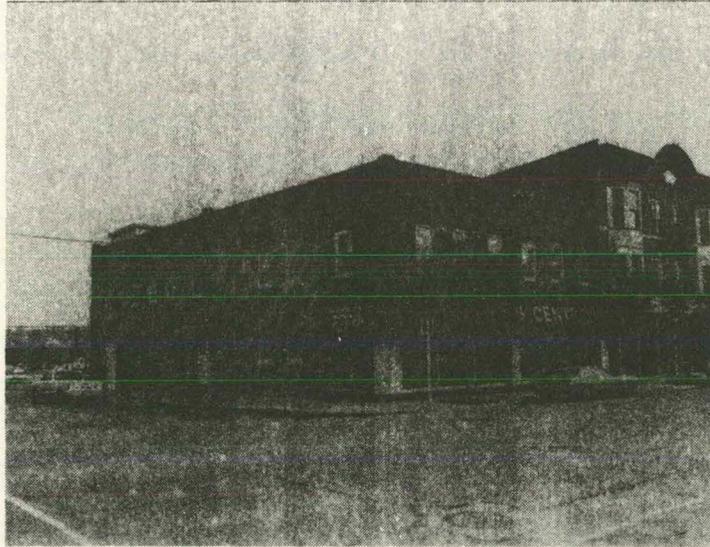
Source: City Assessment Record, 4-5-20-7

Insurance Maps of Dubuque, Iowa (New York: Sanborn-Perris Map Company, 1891)

Insurance Maps of Dubuque, Iowa (New York: Sanborn Map Company, 1909)

RESOURCE SITE NO. 7.18

The Lighting Center (484 Central Avenue)
City Lot 299



HISTORY

In 1909 this lot was vacant. Previously, a two-story brick dwelling and frame shed occupied the front of the lot, while a two-story frame double house was located along the alley. The current building was probably constructed about 1920. In 1929 it was occupied by the Johannsen Motor Sales Company, and sometime before 1941 the Fluckiger Motor Company took over the building. The present owners of the building are Frank Fluckiger and Paul and Lavonne Eisbach.

ARCHITECTURE

The dimensions of this building are 51'-6" by 100 feet. Except for the checkerboard pattern brick friezes on both the Central Avenue and Fifth Street sides of the building, it is free of ornament. Within the past few years the first story front has been extensively altered.

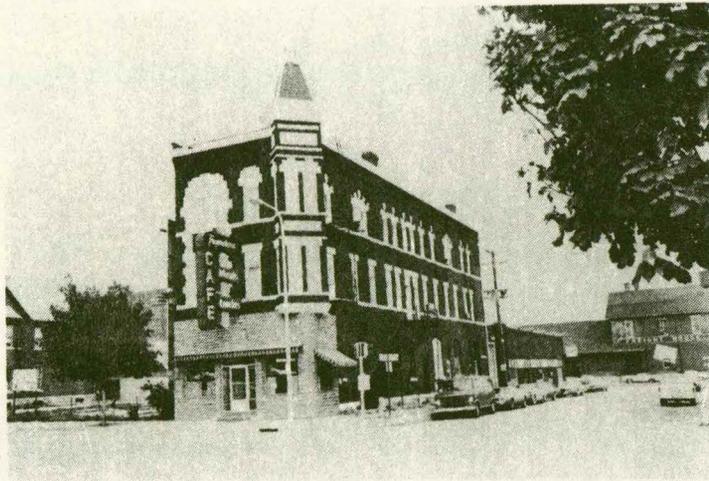
SIGNIFICANCE RATING

Historical: (H1=0) + (H2=2) + (H3=2) = 4
Architectural: (A1=2) + (A2=1) + (A3=3) = 6
Combined Rating = 10 (Group 4)

Source: City Assessment Record, 4-5-20-6
Insurance Maps of Dubuque, Iowa (New York: Sanborn Map Company, 1909)
City Directories (1929, 1941)

RESOURCE SITE NO. 7.19

Travelers Cafe (504 Central Avenue)
City Lot, S. 25'-1" Lot 298



HISTORY

This building was constructed in 1891. The first floor was used as a grocery store, which in 1900 was run by F. Bades. Later, during the 1930's the first story became Jansen's Tavern. The two upper stories were rented out as apartments.

ARCHITECTURE

This building may be described as a commercial adaptation of the Queen Anne style. Of particular interest is the manner in which a light stone is used to accent the fenestration. The rectangular corner turret adds further to the eccentricity and playfulness of the design. The application of perma-stone to the first story of the building is an unfortunate modification. Otherwise, the integrity of the building is good.

SIGNIFICANCE RATING

Historical: (H1=0) + (H2=3) + (H3=3) = 6
Architectural: (A1=4) + (A2=4) + (A3=3) = 11
Combined Rating = 17 (Group 3)

Source: City Assessment Record, 4-5-9-10
Insurance Maps of Dubuque, Iowa (New York: Sanborn-Perris Map Company, 1891)
City Directories (1899-1900, 1929, 1941)

RESOURCE SITE NO. 7.20

Commercial Land Pricing Company (550 Central Avenue)
Sub'n of City Lot 296, Lot 2



HISTORY

Commercial Land Pricing Company presently occupies the first story of this former residence, while the second story is rented out as sleeping rooms. This building is believed to have been constructed between 1890 and 1895.

ARCHITECTURE

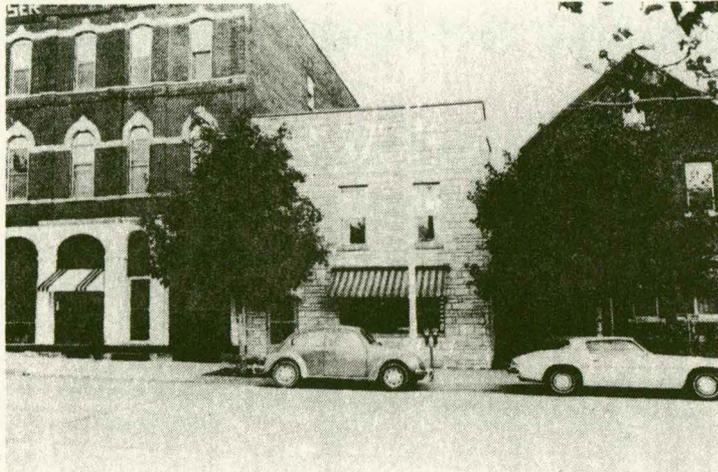
This former dwelling is similar to many other single family brick residences located along White, Jackson and Washington Streets. The gable end of the building faces Central Avenue while a lesser gable intersects with the main building mass in about the middle of the structure. Windows are segmental arched with stone sills. The foundation of the house is also stone. Discoloration of the brick on the lower portion of the main facade indicates that a full width porch used to extend toward the street.

SIGNIFICANCE RATING

Historical: (H1=0) + (H2=2) + (H3=2) = 4
Architectural: (A1=3) + (A2=3) + (A3=2) = 8
Combined Rating = 12 (Group 4)

Source: City Assessment Record, 4-5-19-7
Insurance Maps of Dubuque, Iowa (New York: Sanborn-Perris Map Company, 1891)
Insurance Maps of Dubuque, Iowa (New York: Sanborn Map Company, 1909)

RESOURCE SITE NO. 7.21
Heitz Barber Shop (558 Central Avenue)
Sub'n of City Lot 296, Lot 1



HISTORY

Presently, the building located at 558 Central Avenue is owned by Rayburn and Elsie Sanger. It houses a barbershop and several apartments. The building was constructed about 1900.

ARCHITECTURE

The building stands two-stories in height and is constructed of brick. The dimensions of the building are 23 feet wide by 44 feet deep. The building's foundation is stone. Two additions have been made to the rear, and the front has been covered with a stone or perma-stone veneer, which contrasts sharply with the surrounding brick buildings.

SIGNIFICANCE RATING

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

Source: City Assessment Record, 4-5-19-6
Insurance Maps of Dubuque, Iowa (New York: Sanborn-Perris Map Company,
1891)

RESOURCE SITE NO. 7.22

RESOURCE SITE NO. 7.22
Global Carpets (576 Central Avenue)
City Lot 295



HISTORY

This building was constructed in 1886 as indicated on the cornice, and the name below the date, G. Schaffhauser, was that of the original proprietor of the hotel business which occupied the building. This hotel was known as the St. George, most likely named after its owner and proprietor George Schaffhauser, and it continued in operation as a hotel until at least 1941. Presently, John W. and Garcia A. Gorsuch own the building. The first floor is used as a retail carpet store, while the upper floors are vacant.

ARCHITECTURE

The unbalanced composition of the facade and a slight variation in the coloration of the brick suggests that the two southern bays were an addition to the original structure. On the other hand, the consistency of the basic design elements and Sanborn insurance maps indicate the addition was made only a short while after construction of the original building. In the recent alteration of the first story an effort has been made to maintain the character of the original design. However, this has not been entirely successful.

SIGNIFICANCE RATING

Historical: (H2=3) + (H2=3) + (H3=3) = 9
Architectural: (A1=4) + (A2=4) + (A3=4) = 12
Combined Rating = 21 (Group 2)

Source: City Assessment Record, 4-15-19-5
Dubuque, Iowa (New York: Sanborn Map Publishing Company, 1884)
Insurance Maps of Dubuque, Iowa (New York: Sanborn-Perris Map Company, 1891)
City Directories (1884-85, 1890-91, 1941)

RESOURCE SITE NO. 7.23

E & F Auto Service (se corner Sixth Street & Central Avenue)
City Lot 294



HISTORY

This building was constructed about 1930 as a service station. According to the city directory for 1941, it was known as the Stavick Super Service filling station in that year. Previously, the property was occupied by four buildings. In 1891, a 1 1/2-story frame dwelling occupied the northeast corner of the lot. A two-story brick dwelling was located near the northwest corner of the lot, and a frame shed and one-story tin clad print shop abutted the south lot line.

ARCHITECTURE

This one-story brick automobile service station is similar in design to many other buildings of this type constructed during the 1920's and 1930's, and it is of no particular architectural significance.

SIGNIFICANCE RATING

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

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

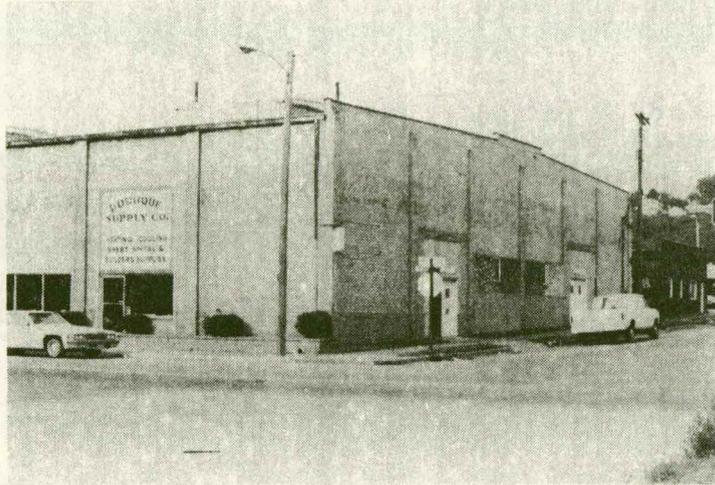
Combined Rating = 0 (Group 4)

Source: *Insurance Maps of Dubuque, Iowa* (New York: Sanborn-Perris Map Company, 1891)

City Directories (1899-1900, 1911, 1921-22, 1941)

RESOURCE SITE NO. 7.24

Dubuque Supply Company (sw corner Sixth and White Streets)
City Lots 312 and 313



HISTORY

In 1878 Jesse P. Farley founded the Key City Bakery and constructed a building to house the bakery on the southwest corner of Sixth and White Streets. The four-story brick factory produced crackers, snaps, jumbles, spices and several types of mustard which were marketed throughout the Midwest.

In 1891 the American Biscuit Company acquired Farley's bakery and the Fairbanks Bakery, another large Dubuque bakery. A short while later the National Biscuit Company assumed control of these operations. On December 10, 1903, a fire destroyed the Farley Bakery, and this resulted in the closing of the National Biscuit Company operation in Dubuque.

After the site of the former Key City Bakery stood vacant for a number of year, it was acquired by the Farley-Loetscher Manufacturing Company. This company erected the existing building in 1934. This building was used for the storage of lumber.

ARCHITECTURE

This one-story brick warehouse is constructed on a concrete foundation. In plan it is almost square, measuring 103 feet by 101 feet. External buttresses reinforce the walls of the building at regular intervals. Otherwise, this building possesses no distinguishing characteristics.

SIGNIFICANCE RATING

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

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

Combined Rating = 9 (Group 4)

Source; City Assessment Record, 4-5-19-3

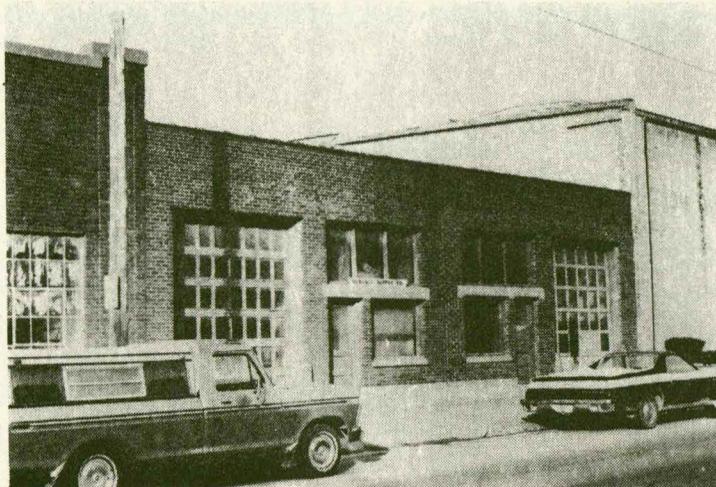
C. C. Childs, *History of Dubuque County, Iowa*
(Chicago: Western Historical Company, 1880)

B. W. Blanchard, *The Industrial Dubuque: Its Commercial and Manufacturing Advantages* (Dubuque: Times Company, 1886)

Dubuque Enterprises (August 19, 1905)

RESOURCE SITE NO. 7.25

Dubuque Supply Company (549 White Street)
City Lot 311



HISTORY

Until 1880 this site was occupied by houses. Development of Chicago, Milwaukee and St. Paul Railroad facilities (RESOURCE SITE NO. 7.35), though, led to the construction of a two-story railroad eating house at that time. By 1909, tenements had replaced the restaurant. A short while later the existing structure was constructed. Dubuque Supply Company currently uses the building as a warehouse.

ARCHITECTURE

The plain, functional and symmetrical composition of the facade is characteristic of warehouse and industrial buildings constructed during the 1920's and after. The balanced manner in which the building's fenestration is organized is of some interest. Otherwise the building is of no architectural importance.

SIGNIFICANCE RATING

Historical: (H1=0) + (H2=1) + (H3=0) = 1
Architectural: (A1=3) + (A2=0) + (A3=3) = 6
Combined Rating = 7 (Group 4)

Source: City Assessment Record, 4-5-19-1

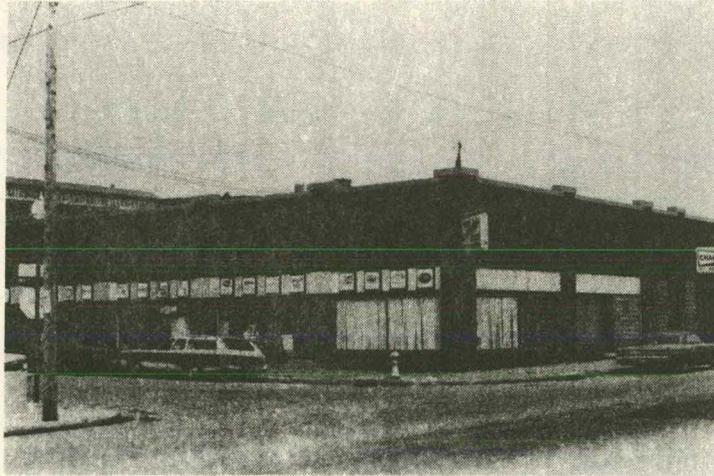
Dubuque, Iowa (New York: Sanborn Map Publishing Company, 1884)

Insurance Maps of Dubuque, Iowa (New York: Sanborn-Perris Map Company, 1891)

Insurance Maps of Dubuque, Iowa (New York: Sanborn Map Company, 1909)

RESOURCE SITE NO. 7.26

Sieg-Dubuque Company (nw corner Fifth and White Streets)
City Lots 309 and 310



HISTORY

In 1884, a small one-story cooper shop occupied the southeast corner of the property, while the remainder of the property stood vacant. A short while later, by 1891, the cooper shop had been removed to be replaced by a small office structure, shed and wood pile which would indicate this was for a time the site of a wood and coal business, many of which located near the railroad yards. The present building appears to have been constructed during the 1920's, and appears to have originally served as an automobile showroom, possibly for the Adams Auto Company (see RESOURCE SITE NO. 7.32).

ARCHITECTURE

This one-story warehouse and commercial building is a steel frame structure. This structural system permits the use of large areas of plate glass which a typical wall bearing design would not allow. The dominant design feature of the building is the manner in which the vertical structural elements are emphasized by recessing the infill walls and projecting the tops of the columns above the remainder of the roof line.

SIGNIFICANCE RATING

Historical: (H1=2) + (H2=1) + (H3=1) = 4
Architectural: (A1=1) + A2=1) + (A3=1) = 3
Combined Rating = 7 (Group 4)

Source: *Dubuque, Iowa* (New York: Sanborn Map Publishing Company, 1884)
Insurance Maps of Dubuque, Iowa (New York: Sanborn-Perris Map Company, 1891)

RESOURCE SITE NO. 7.27

Sieg-Dubuque Company (465-495 White Street)
City Lots, N. 31'-7" Lot 307 and Lot 308



HISTORY

In 1884 a three-story brick rag warehouse stood on the north end of the property and a one-story iron shed and smoke house on the south end of the property. The center portion of the property was vacant. This arrangement of buildings remained unchanged in 1891 and probably remained so until about 1920.

The north portion of the present building appears to have been constructed about 1920, and was originally occupied by the Adams Auto Company, (see RESOURCE SITE NO. 7.32), which used the building for its paint department. The southern concrete block portion of the building appears to be a recent addition.

ARCHITECTURE

Typical of industrial and warehouse buildings constructed after 1920 the original portion of the building is plain and functional in design. The original building is constructed of brick on a concrete foundation. The addition is of concrete block construction. Neither portion of the building possesses any architectural significance.

SIGNIFICANCE RATING

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

Source: City Assessment Record, 4-5-20-5

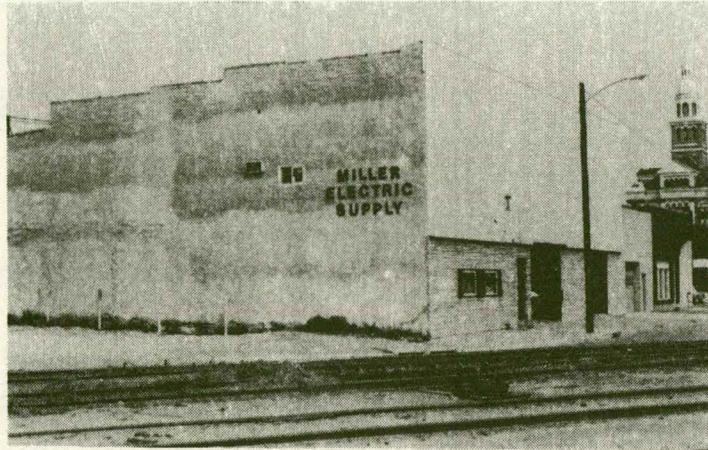
Dubuque, Iowa (New York: Sanborn Map Publishing Company, 1884)

Insurance Maps of Dubuque, Iowa (New York: Sanborn-Perris Map Company, 1891)

Insurance Maps of Dubuque, Iowa (New York: Sanborn Map Company, 1909)

RESOURCE SITE NO. 7.28

Miller Electric Supply Company (441-445 White Street)
City Lots, N. 1/2 Lot 305, Lot 306 and S. 20' Lot 307



HISTORY

Although it is difficult to determine for sure, it appears that the Miller Electric Supply Company building actually consists of three two-story brick buildings which date from before 1884. In 1884 the southernmost of the three buildings was used by the Peaslee and Company Brewery as its malt house. At the same time the northernmost building served as a warehouse for the Dubuque Mattress Company. The use of the middle building in 1884 is unknown, however, an 1891 Sanborn insurance map indicates that by that time it had been taken over by an agricultural implements company. The vacant lot directly south of the Miller Electric Supply Company building formerly was the site of the Page House Hotel.

ARCHITECTURE

Due to the extensive modification of the Miller Electric Supply Company building, it is not possible to recognize from the exterior that this structure actually consists of three separate buildings. These buildings are masonry wall bearing structures which rest on stone foundations. Because of the modifications any architectural significance the buildings may have originally possessed has been lost.

SIGNIFICANCE RATING

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

Source: City Assessment Record, 4-5-20-2

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

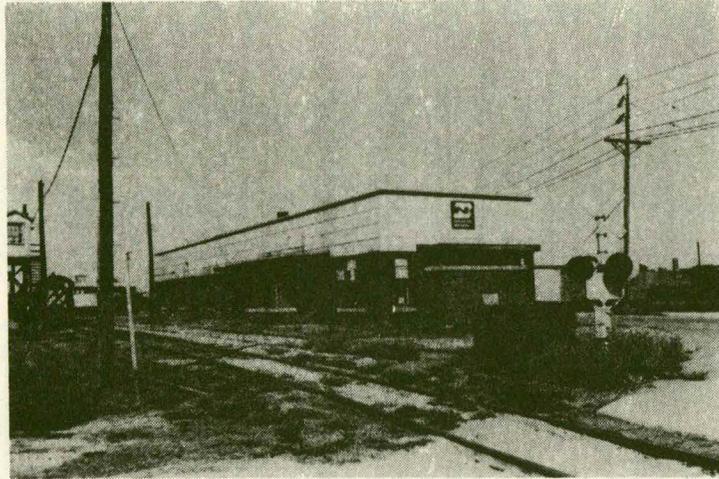
Insurance Maps of Dubuque, Iowa (New York: Sanborn-Perris Map Company, 1891)

RESOURCE SITE NO. 7.29

Burlington Northern Railroad Depot

(E. Third Street east of the railroad tracks)

no legal description



HISTORY

The Burlington Northern Depot is located on fill land over what was originally the inner slough of the Mississippi River. In 1891 the Burlington Railroad filled the slough and constructed this building, which originally served as the line's passenger station.

ARCHITECTURE

The Burlington Northern depot was constructed in the French cottage style. The principal building material was brick, and white limestone was used for trim and ornament. This building originally stood 1 1/2-stories in height and had a 26-foot by 42-foot baggage room extending from the north end. Also, a platform used to entirely surround the building.

SIGNIFICANCE RATING

Historical: (H1=4) + (H2=5) + (H3=1) = 10

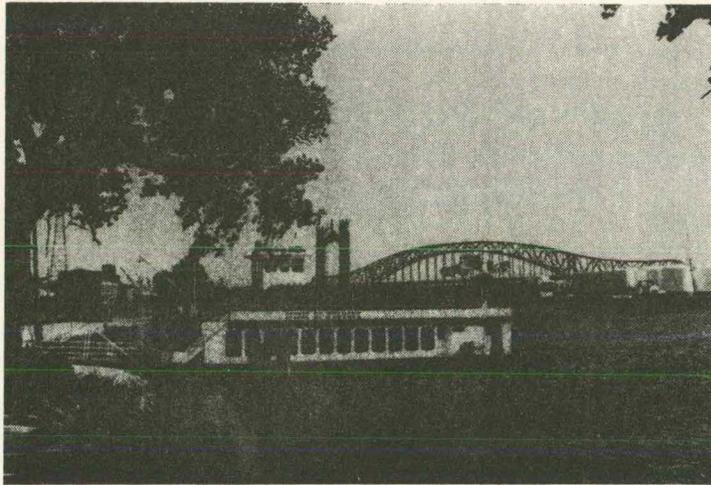
Architectural: (A1=0) + (H2=2) + (H3=1) = 3

Combined Rating = 13 (Group 3)

Source: *Dubuque Daily Herald* (October 2, 1891)

RESOURCE SITE NO. 7.30

Dubuque Ice Harbor (foot of First Street)
no legal description



HISTORY

Local interest in constructing a harbor facility at Dubuque began in 1836 when George W. Jones, later Iowa Territory's delegate to Congress, suggested that the city petition Congress for the right to sell lots in order to raise funds for the construction of such a facility. After some delay, this was done in 1841 and a survey of the Dubuque shoreline was subsequently made by the Army Corps of Engineers in 1844. As the result of this survey a site somewhat north of the present Ice Harbor was selected as the preferred site for a harbor, and in 1846 dredging began under the supervision of Captain W. S. Barney.

However, for a number of reasons this initial effort to construct a harbor failed. Thus, a new course of action was decided on which called for the extension of First, Third and Seventh Streets from the levee out to the main channel of the Mississippi River. This was accomplished by the partial filling of the sloughs and the construction of causeways. For a number of years the people of Dubuque were satisfied with the street extension solution, but in 1882 interest in the construction of a harbor was revived.

The new proposal for a harbor called for the widening and dredging of Waple's Cut, an early ferry passage through the islands east of Dubuque. The proposal also specified that the harbor should be dredged to a level of six feet below low water level and that it should be large enough to accommodate twenty steamers and fifty barges. Financing for the project came from \$13,000 that remained in the old Harbor Improvement Company treasury and \$20,000 appropriated by Congress. After some difficult negotiations the land needed for enlarging Waple's Cut was obtained from H. L. Stout and Caleb Booth. In 1884 Congress appropriated another \$20,000 to pay for cost overruns, largely due to the stiff bargain negotiated with Stout and Booth, and by the end of 1886 the Ice Harbor had been completed.

ENGINEERING

The history of river improvements in general, and the Ice Harbor specifically, represents the most ambitious public works effort ever undertaken by the City of Dubuque. The Ice Harbor and the preceding efforts to improve the city's river facilities were the first such projects on the upper Mississippi financed by Congress. Also, the area surrounding the Ice Harbor has from the earliest days of Dubuque's existence been the focus of the city's inter-city transportation facilities. Furthermore, Second Street, which connects the Ice Harbor with St. Raphael's Cathedral has for many years been recognized as a dominant axis in the city's design scheme. Today plans are underway to renovate and improve the Second Street area, as well as the north side of the Ice Harbor, as a recreation and tourist area.

SIGNIFICANCE RATING

Historical: (H1=5) + (H2=5) + (H3=3) = 13
Engineering: (A1=1) + (A2=4) + (A3=3) = 8
Combined Rating = 21 (Group 2)

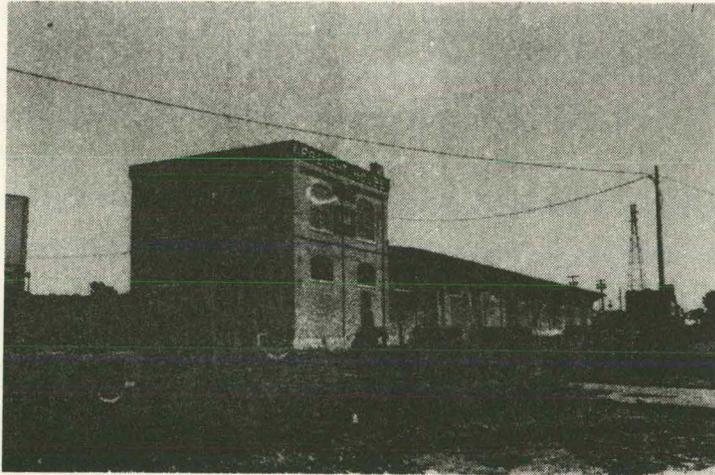
Source: Franklin T. Oldt and P. J. Quigley, *History of Dubuque County, Iowa*
(Chicago: Goodspeed Historical Association, 1911)
Dubuque County History (Dubuque: Iowa Writers Program, W.P.A. 1942)
Dubuque Telegraph-Herald (April 23, 1904)
Dubuque, Iowa (New York: Sanborn Map Publishing Company, 1884)

RESOURCE SITE NO. 7.31

Burlington Railroad Freight House

(south side E. Third Street east of the railroad tracks)

Booth's Add'n, Lots 1-5 incl. Blk D, prt. Lots 6-14 incl. Blk D,
prt. vacated Market Street



HISTORY

This railroad freight house was constructed about 1900 and is located on what was originally an island which was separated from the City of Dubuque by the inner slough of the Mississippi River. Recently the building has been acquired by Robert Kehl, proprietor of Robert's River Rides, who has plans for converting it into a restaurant and riverboat museum.

ARCHITECTURE

Although the roof of this structure is flat rather than gabled, its overall shape is similar to that of the two other former railroad freight houses located in the area. (See RESOURCE SITE NO. 7.1 and 7.35.) The building consists of two major elements, a two-story office block at the west end and to the east of that, a 35-foot wide by 263-foot long single story warehouse area. The entire building is constructed of brick supported on a stone foundation. Both the physical and architectural integrity of the building appear to be good.

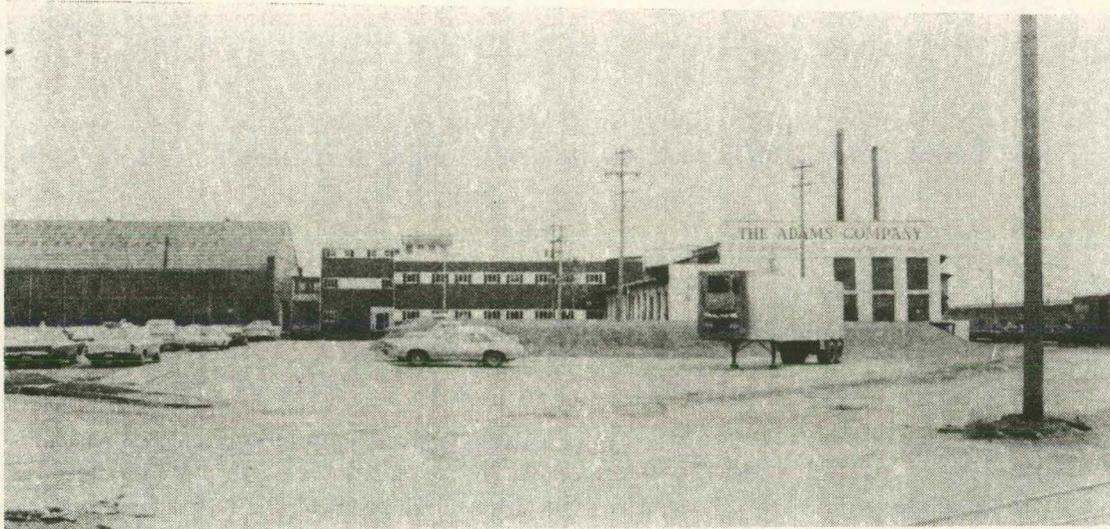
SIGNIFICANCE RATING

Historical: (H1=4) + (H2=5) + (H3=4) = 13
Architectural: (A1=3) + (A2=4) + (A3=4) = 11
Combined Rating = 24 (Group 2)

Source: City Assessment Record, 4-7-1-2
Insurance Maps of Dubuque, Iowa (New York: Sanborn-Perris Map Company,
1891)
City Directory (1900)

RESOURCE SITE NO. 7.32

The Adams Company (E. Fourth Street east of railroad tracks)
no legal description



HISTORY

The present day Adams Company is the successor of one of Dubuque's early foundries, the Roberts and Langworthy Iron Works, which was established in 1883 and originally located on South Main Street where the Microlite store is now located (RESOURCE SITE NO. 5.6). In 1884 and 1885, first Herbert Adams and then his brother, Robert, purchased interests in the company, which subsequently became the Langworthy and Adams Iron Works. In 1893 the company moved to its current location after a fire destroyed the South Main Street foundry. At that time the new factory was situated on an island, separated from the remainder of the city by the inner slough of the Mississippi River, and its only access across the slough was by means of a bridge at the foot of Third Street. But within a short while, after the Adams brothers had taken over principal control of the company, the slough was filled in as the company needed additional land on which to expand.

During the 1880's the Langworthy and Adams Iron Works concentrated on the production of metal castings which included such items as building hardware, gears and foundry equipment. After moving to the new factory the Adams Company expanded its operations to include the production of light castings, laundry and heating supplies, and adjustable stove repairs. The company continued to expand and between 1898 and 1907 developed a number of important new products. During this period the company began the production of the Adams-Farwell car. This proved to be a short-lived venture, but the radial engine which the company had developed to power the car was subsequently adopted as a prototype for future aviation engines. In 1943 the Adams Company developed another important technological innovation. This invention was the "worm gear" and following this

invention the company substantially enlarged its operation to facilitate greater involvement in the production of precision gears.

ARCHITECTURE

During the 85 years the Adams Company has occupied its present factory site several modifications and additions have been made to the original facility. Therefore, to facilitate the evaluation of this manufacturing complex each of the thirteen units which it includes are described separately. Each of these units has been assigned an alphanumeric designation which is keyed to an aerial photograph of the complex included at the end of this resource site entry.

Unit 7.32A:

Constructed in 1893, this unit is part of the original complex. It is constructed of brick on a stone foundation and stands 2 1/2-stories in height. A monitor type roof covers this section of the building and it is supported on a timber beam and column structural system.

Unit 7.32B:

This unit was constructed as part of the original foundry in 1893, and serves as the boiler house. It is constructed of brick on a stone foundation with a wood deck roof supported by a timber beam and column structural system.

Unit 7.32C:

The original portion of this unit was constructed in 1893. Like the previous two units it is constructed of brick on a stone foundation. The dimensions of this unit are 80 feet by 115 feet. A 9-foot steel sash addition has been placed on top of a 42-foot by 115-foot portion of this unit.

Unit 7.32D:

This section of the complex was also constructed in 1893, and presently serves as a storage area. The dimensions of this unit are 115 feet by 183 feet. The roof is a combination monitor and sawtooth configuration.

Unit 7.32E:

The estimated construction date for this unit is 1900. The principal building materials are steel sash and concrete. The roof is a single pitch wood deck roof supported on wood joist, beams and columns. The building is presently used for storage.

Unit 7.32F:

This one-story unit, built in 1930, is constructed of steel sash and reinforced concrete. The unit's dimensions are 32 feet by 102 feet. Its roof is a single pitched wood deck supported on wood joist, beams and columns.

Unit 7.32G:

This unit measures 37 feet by 186 feet and it is constructed of concrete block on a stone foundation. The roof is a combination monitor and sawtooth configuration. Shop facilities are housed in this 1917 addition.

Unit 7.32H:

This two-story concrete block addition was constructed in 1918 and presently houses a tool room, offices, shop and storage areas. The unit is 'L' shaped measuring 38 feet by 240 feet on the east-west leg and 37 feet by 54 feet on the north-south leg. The roof is multi-pitched supported on a reinforced concrete beam and girder structural system.

Unit 7.32I:

This three-story concrete beam and girder office unit was constructed in 1918 and is located in the middle of what used to be a steamboat channel. Column footings support the building.

Unit 7.32J: (not visible in photograph)

This one-story concrete block addition was constructed in 1947. It is located just to the east of Unit 7.32I and measures 27 feet by 32 feet. Housed in this addition are several offices.

Unit 7.32K:

This manufacturing area was constructed in 1928. It is one-story with two mezzanines. The base walls are concrete while the upper walls are steel sash and glass. The double pitched roof is composed of channel tile decking supported by steel purlins, trusses and columns.

Unit 7.32L:

This unit serves as a machine shop and was added in 1950 at the time the company expanded its production of precision gears. The building measures 72 feet by 220 feet and its steel sash and glass walls are supported on a reinforced concrete column foundation. The roof is a double pitched wood deck supported by steel joists and trusses.

Unit 7.32M:

This most recent addition to the Adams Company complex was made in 1951. This addition measures 50 feet by 220 feet, and like the other more recent additions, its steel sash and glass walls are supported on a reinforced concrete column foundation.

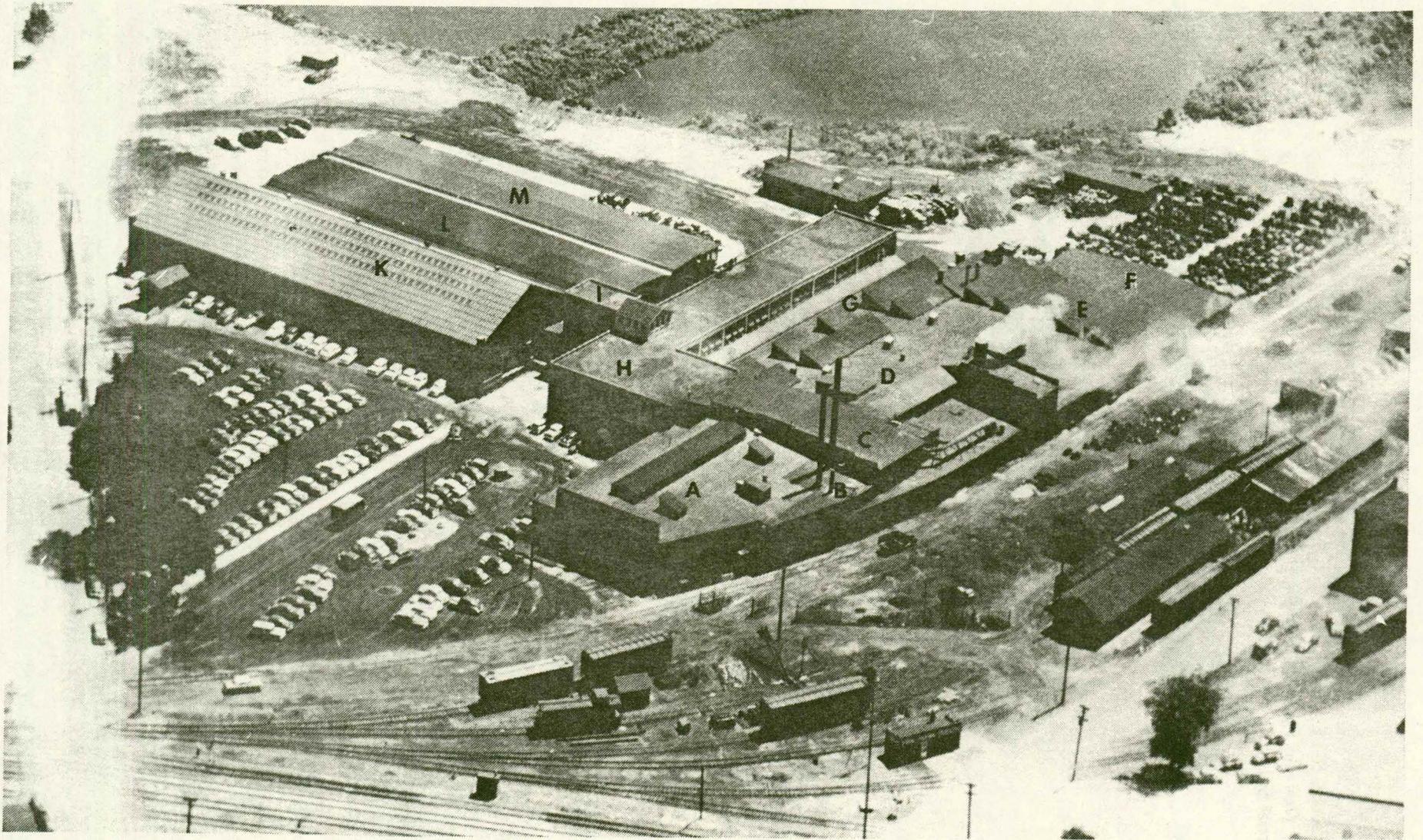
Taken individually none of the thirteen complex units appear to be architecturally significant. However, as a whole the complex represents an interesting collection of industrial building types and technology.

SIGNIFICANCE RATING

Historical: (H1=5) + (H2=4) + (H3=4) = 13
Architectural: (A1=1) + (A2=4) + (A3=4) = 9
Combined Rating = 22 (Group 2)

Source: City Assessment Record, *Industrial Report of 1978*
Dubuque Daily Herald (January 1, 1895)
Dubuque Enterprise (January 24, 1903)
Dubuque Telegraph-Herald (January 3, 1917; August 16, 1919;
April 2, 1920; September 30, 1928)
Bob Sheedy, "Adams Company," (unpublished paper, Loras
College Library, Dubuque, Iowa)

7-61



THE ADAMS COMPANY

RESOURCE SITE NO. 7.33

Varner Well and Pump Company (121 E. Fourth Street)
Industrial Sub'n No. 2, Lot 8



HISTORY

The Varner Well and Pump Company's office and shop now occupy the structure located at 121 E. Fourth Street. Until 1891 the land was part of a slough which was filled in that year. The building itself was constructed in 1925 and is of no historical significance.

ARCHITECTURE

This building is constructed of brick on a concrete foundation. Its dimensions are 40 feet by 89 feet. A new front was put on the building within the past few years.

SIGNIFICANCE RATING

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

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

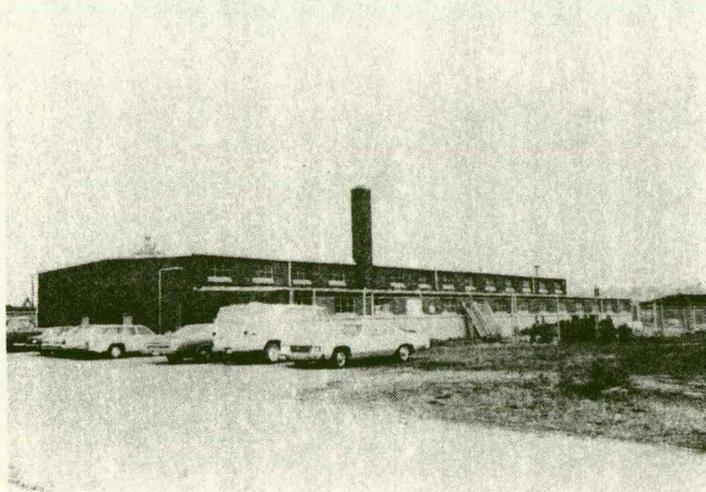
Combined Rating = 0 (Group 4)

Source: City Assessment Record, 4-5-7-1

Insurance Maps of Dubuque, Iowa (New York: Sanborn-Perris Map Company, 1891)

RESOURCE SITE NO. 7.34

City Water Department (505 Adams Street)
no legal description



HISTORY

This water department service division warehouse appears to have been constructed during the 1920's. It is located on fill land over what was originally the inner slough of the Mississippi River. Barney's Cut, a man-made channel from the main river channel to the city landing at what is now Fourth and Iowa Streets, was located in this vicinity.

ARCHITECTURE

This building is constructed of masonry tile and architecturally it is undistinguished.

SIGNIFICANCE RATING

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

Source; *Insurance Maps of Dubuque, Iowa* (New York: Sanborn-Perris Map Company, 1891)

RESOURCE SITE NO. 7.35

Former C.M. & St.P. Railroad Freight House

(east side of White Street bet. Fifth and Sixth Streets)

Prt. City Lots 515 to 522 incl. and prt. vacated Fifth Street



HISTORY

This site has long been identified with the history of railroads in Dubuque. In 1870 a four-story passenger station was erected by the Dubuque and Minnesota Railroad on the east side of White Street midway between Fifth and Sixth Streets. A freight depot was added on the corner of Fifth and White Streets in 1874. This latter facility was constructed by the Chicago, Dubuque and Minnesota Railroad in conjunction with the Chicago, Clinton and Minnesota Railroad. Both of these lines were subsequently acquired by the C.M. & St.P. Railroad in 1881. During the early 1890's the former Dubuque and Minnesota Railroad passenger station was razed. A short while later the existing building was completed. Whether the existing building was constructed completely new during the 1890's, or whether an addition was made to the 1874 freight house is not known for sure. However, it is likely that the south end of the building was constructed in 1874.

ARCHITECTURE

The south end of the freight house is two-stories in height and measures 58 feet wide by 47 feet deep. The upper floor of this section of the building appears to have originally served as the railroad's freight offices. The north end of the building is one-story and measures 271 feet in length. The entire building is of brick construction with a stone foundation. Both sections of the building are under simple shallow pitched roofs. Except for the removal of platforms at the south end and along the east side, little appears to have been changed on the building since the turn-of-the-century.

SIGNIFICANCE RATING

Historical: (H1=5) + (H2=5) + (H3=5) = 15

Architectural: (A1=3) + (A2=4) + (A3=4) = 11

Combined Rating = 26 (Group 1)

Source; City Assessment Record, 4-5-13-1

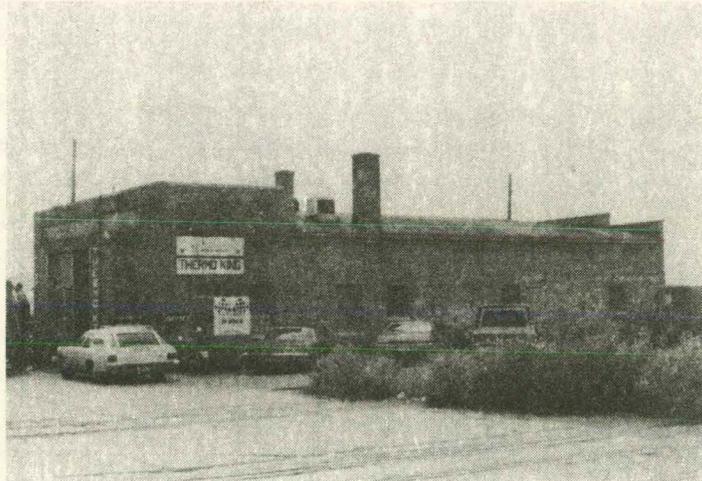
Franklin Oldt and P. J. Quigley, *History of Dubuque County, Iowa*
(Chicago: Goodspeed Historical Association, 1911)

Insurance Maps of Dubuque, Iowa (New York: Sanborn-Perris Map Company,
1891)

City Directory (1873-74)

RESOURCE SITE NO. 7.36

Ralph's Thermo King Sales and Service
(186 E. Sixth Street)
City Lot 513 and 514



HISTORY

This building is located on land rented from the Chicago, Milwaukee and St. Paul Railroad Company. It was constructed in 1941. No other buildings appear to have previously occupied the site.

ARCHITECTURE

The building is a one-story brick structure supported on a concrete foundation. Architecturally the building is undistinguished.

SIGNIFICANCE RATING

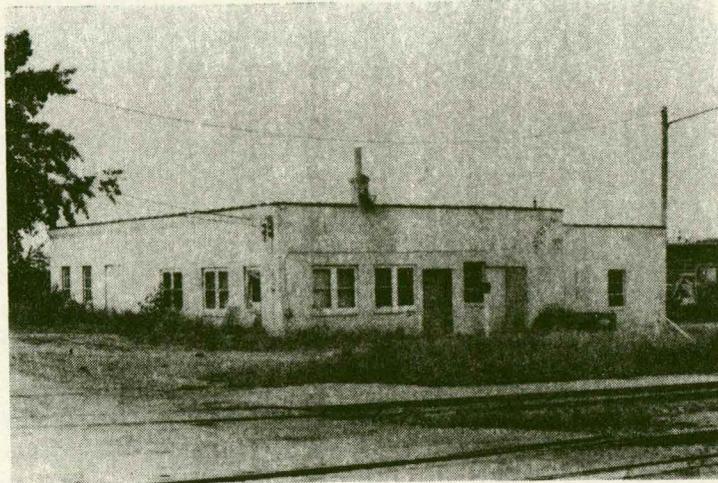
Historical: (H1=0) + (H2=0) + (H3=0) = 0
Architectural: (A1=0) + (A2=0) + (A3=0) = 0
Combined Rating = 0 (Group 4)

Source: City Assessment Record, 4-5-13-1
Dubuque, Iowa (New York: Sanborn Map Publishing Company, 1884)
Insurance Maps of Dubuque, Iowa (New York: Sanborn-Perris Map Company, 1891)

RESOURCE SITE NO. 7.37

Mobil Oil Company (E. Sixth Street)

Dub. Har. Imp. Co. Add'n, Lots 9-15 Blk 29



HISTORY

This building is located over what was originally the inner slough of the Mississippi River. Filling of the slough was completed around the turn-of-the-century. The existing building appears to have been constructed during the 1920's.

ARCHITECTURE

This building is a simple one-story brick structure. Architecturally, it is undistinguished.

SIGNIFICANCE RATING

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

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

Combined Rating = 0 (Group 4)

Source: City Assessment Record, 4-5-6-1A

Insurance Maps of Dubuque, Iowa (New York: Sanborn-Perris Map Company, 1891)

7.3 DISTRICT EVALUATION

HISTORY

Survey Tract No. 7. encompasses what used to be Dubuque's transportation hub. During the city's early years, before the filling of the Mississippi River backwaters and sloughs, ferries and riverboats used to navigate from the river's main channel through Barney's and Waple's Cuts to the city levee located between First and Sixth Streets, about where the railroad tracks are presently located. Principal ferry and riverboat landings were located at what are today the intersections of First and Iowa Streets and Fourth and White Streets.

Between 1856 and 1890 four major railroad companies extended service to Dubuque. All of these companies, except for the Chicago Great Western line, established freight and passenger depots in or adjacent to Survey Tract No. 7. Of these facilities the former freight houses of the Illinois Central (RESOURCE SITE NO. 7.1), the Burlington and Northern (RESOURCE SITE NO. 7.31), and the Chicago, Milwaukee and St. Paul railroads (RESOURCE SITE NO. 7.35) remain intact and provide the most obvious remainder of the area's past prominence. Two former passenger depots still remain within the tract as well, but both of these have been so extensively modified that they bear little resemblance to the way they appeared when used as passenger depots. (See RESOURCE SITE NOS. 7.12 and 7.29.)

As the number and importance of railroads increased the number of ancillary facilities within the surrounding area similarly grew. Most notably the number of hotels, and their concentration in the area increased significantly during the period from 1860 through 1915. During that period twenty hotels were constructed within or immediately adjacent to Survey Tract No. 7. Among these establishments were the Page House, on the northwest corner of Fourth and White Streets; the Paris Hotel, where the Canfield is presently located; the Pacific Hotel, near the corner of First and Iowa Streets; and the American House and Minnesota House hotels, both near the corner of Fourth Street and Central Avenue (RESOURCE SITE NOS. 7.13 and 7.14). However, as the importance of railroad passenger service began to decline after 1940 many of the hotels closed and were subsequently demolished.

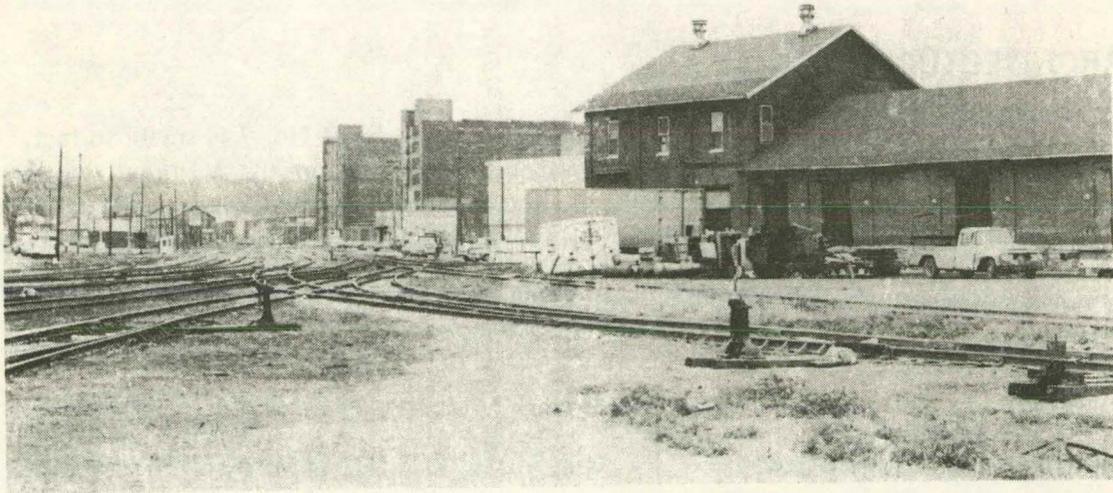
Similarly during the height of railroad activity in the city a number of grain mills and warehouses of all varieties were constructed near to the railroad tracks. (See RESOURCE SITE NOS. 7.8 thru 7.11.) But again, with the decline of the railroads as Dubuque's major inter-city transportation mode the mills were demolished and the warehouses were converted to other uses.

Therefore, although the area encompassed in Survey Tract No. 7 was at one time a highly integrated district consisting almost totally of transportation and transportation related facilities, events of the past thirty years have led to the disintegration of this district's identity as many important buildings have been removed and new buildings of a different

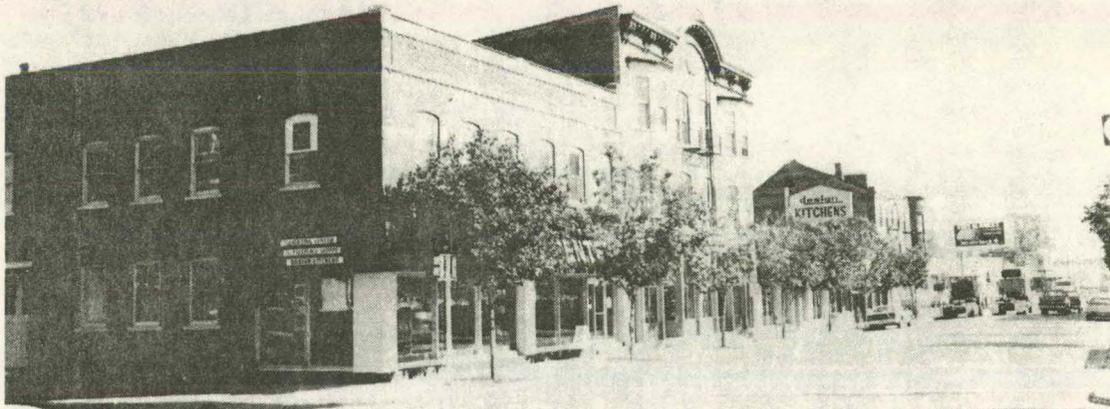
sort introduced. Consequently, whether all, or even part, of Survey Tract No. 7 would qualify for the *National Register of Historic Places* as a historic district is questionable. Furthermore, although plans for developing a riverboat museum and other tourist attractions north of the Ice Harbor have been proposed, no interest has been shown in restoring or renovating other former transportation related facilities in the area.

ARCHITECTURE

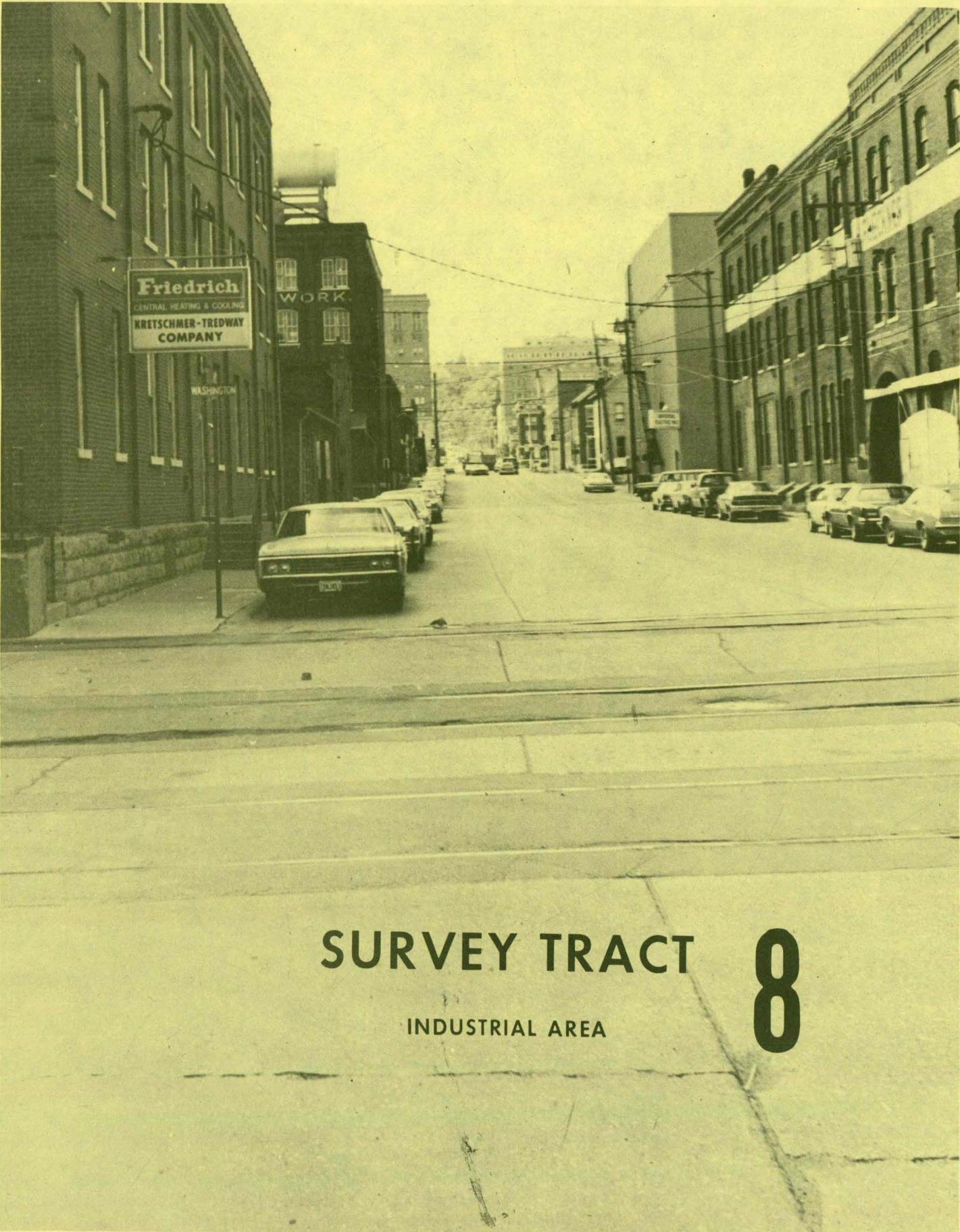
The number of architecturally significant sites in Survey Tract No. 7 is small. In fact, only one building (RESOURCE SITE NO. 7) appears to qualify for the *National Register of Historic Places* on the basis of its architectural character. Furthermore, because of the large number of nineteenth century buildings which have been demolished there are no intact period block faces within the tract. Therefore, it does not appear that Survey Tract No. 7 either as a whole, or in part, would qualify for National Register designation as an architectural district.



LOOKING SOUTH ALONG THE RAILROAD TRACKS FROM SEVENTH STREET



CENTRAL AVENUE LOOKING SOUTH FROM FIFTH STREET



SURVEY TRACT

INDUSTRIAL AREA

8

8.1 GENERAL INFORMATION

TRACT DESCRIPTION

Survey Tract No. 8 is bounded on the south by Sixth Street and on the north by Eleventh Street. The west boundary is demarcated by White Street from Sixth to Ninth and Jackson from Ninth to Twelfth. A line one block east of and parallel to the railroad tracks defines the eastern boundary. The boundaries of this tract are shown in Figure 8.1. The choice of these boundaries was dictated by the size of Dubuque's industrial district. Within the district, however, many buildings are located some distance from the railroad tracks. These buildings have been treated only perfunctorily unless they constitute an element of one of the tract's major industrial complexes. Those buildings in Tract No. 8 which have been surveyed are shown in Figure 8.2.

Presently, the district may be best characterized as an industrial area. Outwardly it appears that wood working, metal working and warehousing activities are conducted in the buildings throughout the tract. The structures, themselves, are predominantly three to five stories in height, although one former Farley and Loetscher Company shipping facility reaches seven stories in height (RESOURCE SITE NO. 8.9). The primary construction materials are brick and reinforced concrete supported on either a stone or concrete foundation. The newer buildings, such as Peoples Natural Gas (RESOURCE SITE NO. 8.39), are made of metal and stand but one story high. Metal siding has also been placed on at least two of the older structures, Universal Electric (RESOURCE SITE NO. 8.5) and on the upper most section of the former Farley and Loetscher factory on the west side of White Street between Seventh and Eighth Streets (RESOURCE SITE NO. 8.3).

The streets in the tract are rather narrow and are paved with concrete or asphalt. However, many of the less travelled roads, particularly those serving as truck loading areas, are paved with brick. Some dirt and gravel roads also exist, but these are located only between the main railroad tracks and buildings on either side of those tracks. Most of the streets have stone curbing, although in many cases this has either been replaced or covered with concrete.

The main tracks of four railroads run north and south through the tract, paralleling the path of Elm Street one block to the west. From Sixth to Seventh Streets there is a great deal of open land on either side of the tracks which becomes increasingly narrow from Seventh to Ninth. North from Ninth to Eleventh the width of open land again increases, bounded on the west by the Jacobson Steel and Supply Company salvage yard and at a greater distance on the east by Peoples Natural Gas. The open space narrows considerably between Eleventh and Twelfth Streets. Tracks also extend into the middle of some streets in the industrial district, particularly those which serviced the former Farley and Loetscher, and Carr, Adams and Collier loading docks.

TRACT HISTORY

Historically, the railroad tracks provide an excellent marker, defining the original levee of Dubuque. Comparison of the 1844 Army survey of the river (Figure 8.3), the 1876 City

Engineers map (Figure 8.4) and the 1884 Sandborn map (Figure 8.5), with a modern map demonstrates that between Sixth and Ninth Streets the railroad tracks follow the original bank of what was the inner slough of the Mississippi River. North from Ninth Street the tracks veered away from the bank through an area of low lying marsh land, which has since been filled.

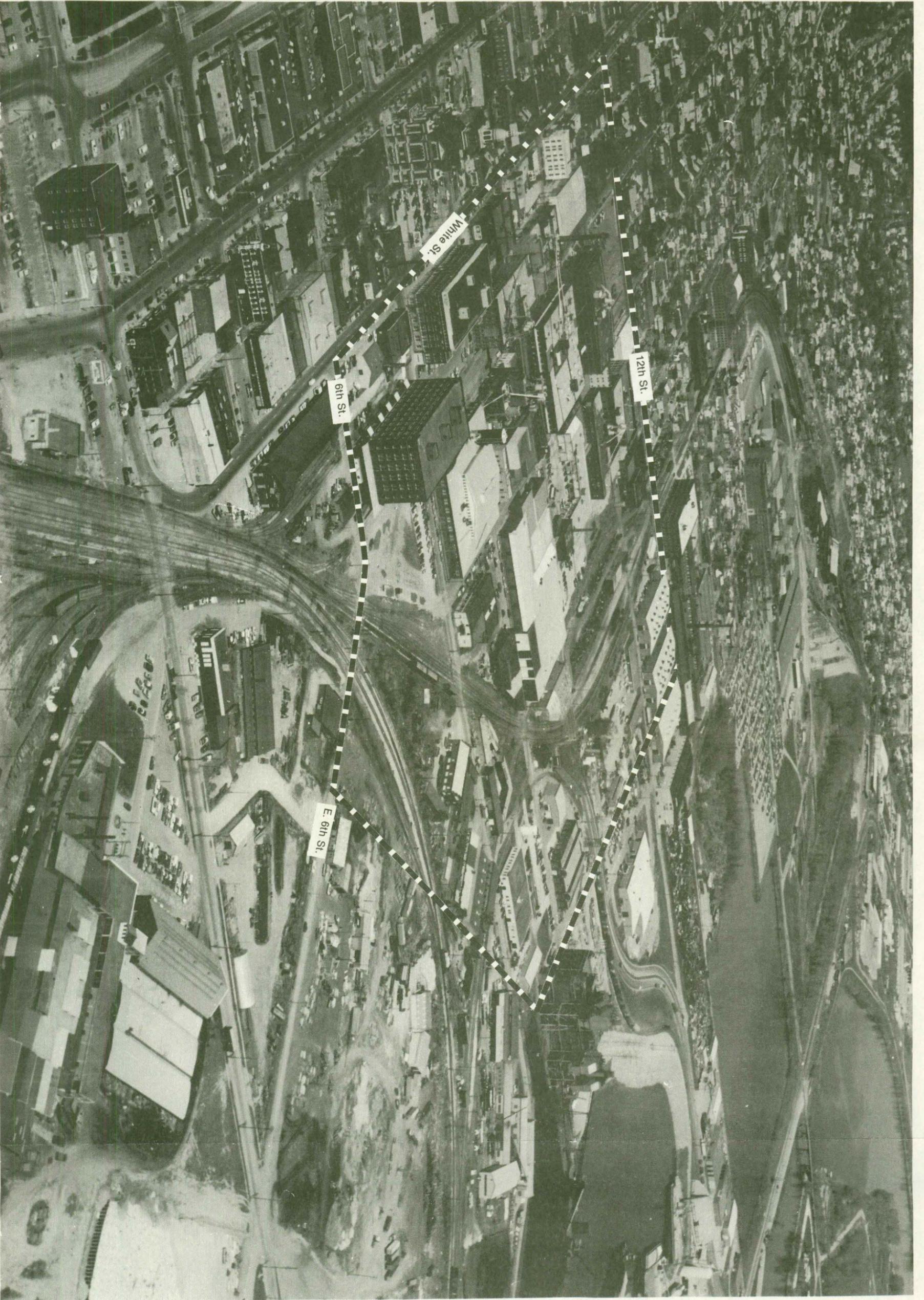
The City Directory of 1858-1859 reports that the major industries of Dubuque consisted of manufacturers of white lead, shot, threshing machinery, reapers, assorted agricultural equipment, furniture, leather, wagons, carriages, several foundries, one maker of steam engines and two of mill machinery. With the exception of foundry and engine works, what were then considered to be the important manufacturers were all located to the south and west of Survey Tract No. 8. Foundry, engine and metalwork, however, were found almost exclusively within the district. Such early firms as Cummings, Mathews and Company, (RESOURCE SITE NO. 8.24), Rouse and Williams (RESOURCE SITE NOS. 8.25 and 8.26) and others were, by 1860, all located within the tract.

Early in the city's history lumber companies were established with corallary saw and planing operations. By 1858 seven planing mills, six of which also produced sashes, doors and blinds, conducted business in the tract. At that time, two of the four existing saw mills operated on the corners of Seventh and Jackson Streets. Several lumber yards occupied acres of land along the railroad tracks and were headquartered in the district.

The small establishments originally located in the tract provide the foundation for its later history. The lumber, planing and metal working concerns producing building materials and machinery for the production of building materials have defined the industrial character of the district from its first development to the present. And, although the saw mills were no longer extant by 1875, lumber businesses continued to place their offices and yards in the area. Knapp, Stout and Company was particularly prominent. Establishing its office at Washington and Ninth Streets (RESOURCE SITE NO. 8.15), the company owned a great deal of land on either side of the railroad tracks upon which lumber was stacked. The 1884 Sandborn map indicates the extent of Knapp, Stout and Company's holdings. East of the railroad tracks the firm owned land from Seventh to Eleventh Streets. West of the tracks, they occupied two square blocks bounded by Eighth, Ninth, Washington and the railroad tracks. The firm further occupied two square blocks of land behind the Iowa Iron Works (RESOURCE SITE NOS. 8.25 and 8.26) and Novelty Iron Works (RESOURCE SITE NO. 8.24) companies.

However, dominance of the lumber companies in the area declined at the end of the century. Depletion of Minnesota and Wisconsin forests led to the demise of saw milling and lumber rafting activities. In conjunction with several disastrous fires, the lumber companies ceased operation or reduced their scale. Much of the land which had previously been used for stacking lumber was subsequently built on.

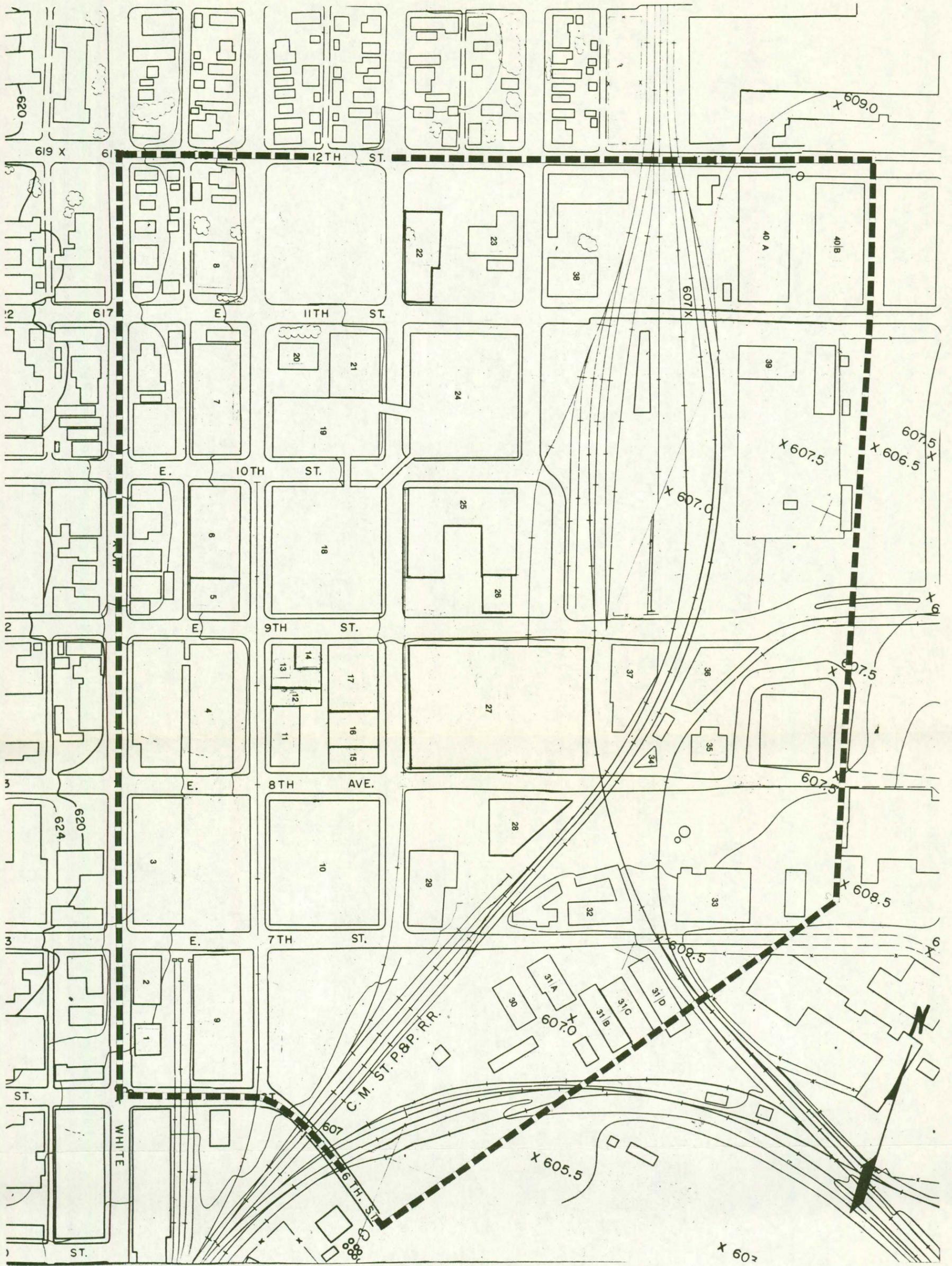
Just as Knapp, Stout and Company dominated the history of lumber concerns, so do Farley and Loetscher Manufacturing Company and Carr, Adams and Collier Company dominate



HISTORICAL/ARCHITECTURAL SURVEY

TRACT NO. 8

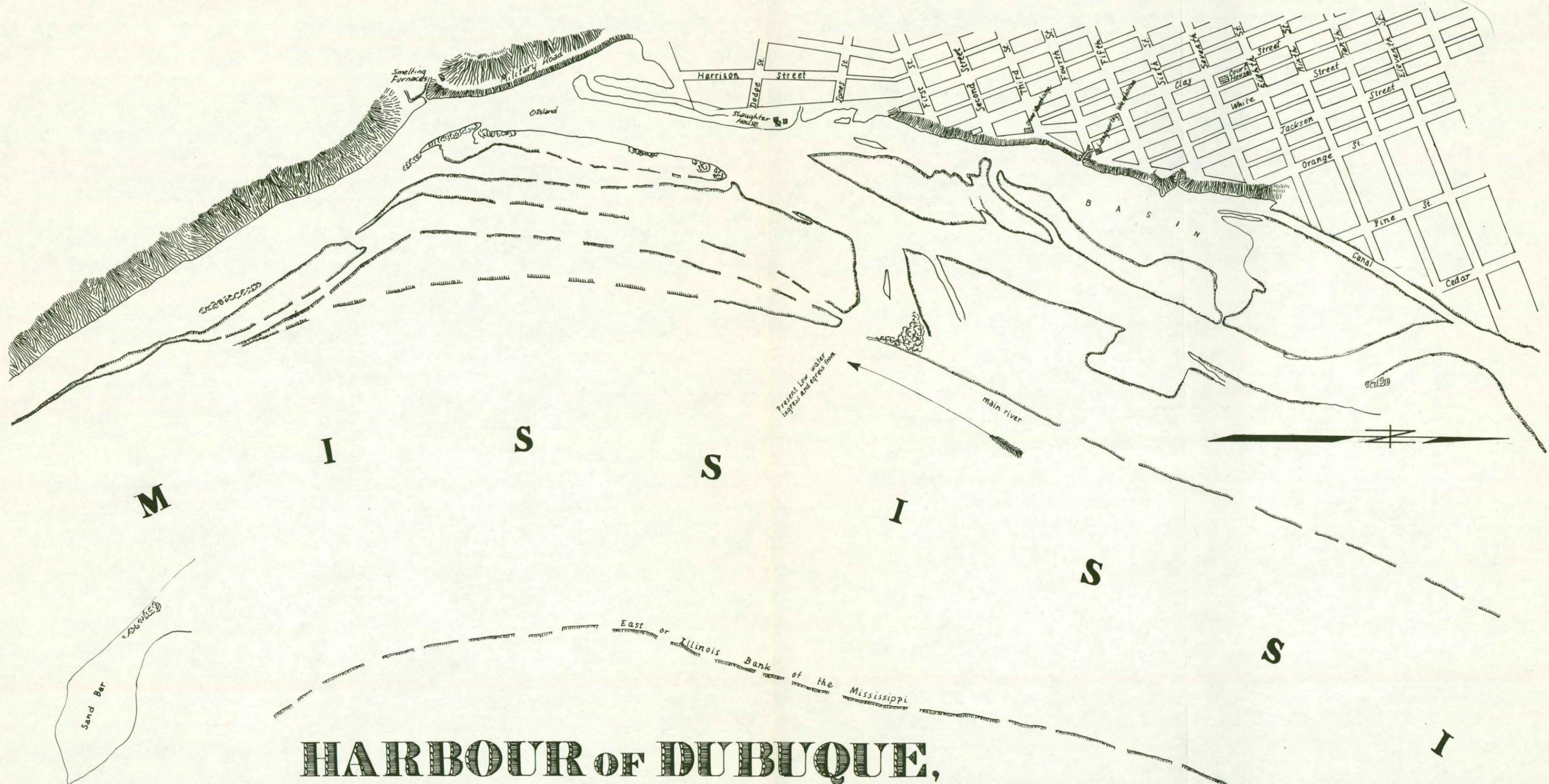
8-3
FIGURE 8.1



HISTORICAL/ARCHITECTURAL SURVEY

SITE LOCATION IN TRACT NO. 8

8-4
FIGURE 8.2



HARBOUR OF DUBUQUE,

1844

FIGURE 8.3
8-5

the history of wood planing in Dubuque. Both companies grew from small planing concerns started early in the city's history, the Key City Planing Mill and Patch and Waite (RESOURCE SITE NO. 8.18), respectively. Farley and Loetscher started their sash, door and blind business between Seventh and Eighth Streets on the west side of Jackson Street in 1880. (Now a parking lot east of RESOURCE SITE NO. 8.3). The company expanded over time, eventually occupying the three blocks bounded by White, Jackson, Sixth and Ninth Streets (RESOURCE SITE NOS. 8.3, 8.4 and 8.9), as well as the block bounded by Washington, Jackson, Seventh and Eighth (RESOURCE SITE NO. 8.10). Farley and Loetscher also owned a subsidiary, Midwest Lumber Company, located between Jackson, Seventh and the railroad tracks. The Carr, Adams and Collier Company, established in 1866, also manufactured sashes, doors and blinds. Their complex consisted of two complete blocks of buildings near the turn-of-the-century (RESOURCE SITE NOS. 8.18 and 8.24). The company, before selling most of its holdings in the late sixties and early seventies, owned forty-five buildings in the district. These two companies erected most of the three to five story brick structures found in Survey Tract No. 8.

Another important component of the industrial character of the district was metalworking. Two companies were of particular importance, Iowa Iron Works (RESOURCE SITE NOS. 8.25 and 8.26) and Novelty Iron Works (RESOURCE SITE NO. 8.24). Novelty had several predecessors, Cummings and Mathews, Dubuque Manufacturing Company and J. L. Dickenson to name a few, dating from before 1858. The Iowa Iron Works started as Rouse and Tredway in 1851. Iowa Iron developed both extensive machine shops and boat building operations. Novelty Iron Works, on the other hand, specialized in engine and millworking machinery. In 1903 the Iowa Iron Work was sold to Klauer Manufacturing Company while Novelty became part of Carr, Adams and Collier.

Farley and Loetscher, Carr, Adams and Collier and Klauer Manufacturing are the three companies which owned a majority of the buildings in Tract No. 8 throughout the twentieth century. During the 1960's and 1970's both the Farley and Loetscher and Carr, Adams and Collier complexes were sold. Klauer, however, continues to be one of Dubuque's major industrial enterprises.

8.2 RESOURCE SITES INVENTORY

SUMMARY OF FINDINGS

Ten resource sites in Survey Tract No. 8 appear to be eligible for the *National Register of Historic Places*. The significance of all of these sites is historical, which is relative to their association with several industrial enterprises that dominated the local economy from about the mid-nineteenth to the mid-twentieth century. Eight of these buildings are also of secondary architectural importance as examples of the evolution of industrial building design and technology.

Of the ten historically significant resource sites nine are associated with the sash, door and blind industry. Four of these sites (RESOURCE SITE NOS. 8.3, 8.4, 8.9 and 8.10) were originally part of the Farley and Loetscher Manufacturing Company complex. That company was founded by Christian Loetscher and Jesse P. Farley, two of Dubuque's most prominent businessmen, and at one time it was recognized as the largest company of its type in the United States. After 1930, though, another local sash, door and blind manufacturer, the Carr, Adams and Collier Company, usurped first place in the industry. The five other historic sites associated with the sash, door and blind industry (RESOURCE SITE NOS. 8.6, 8.18, 8.19, 8.20 and 8.24) were constructed during the various expansions of this company complex, which at its peak included forty-five buildings.

The last historically significant building is located on the north side of Ninth Street between Washington Street and the railroad tracks. This building (RESOURCE SITE NO. 8.26) is presently owned by the Klauer Manufacturing Company, and it was originally part of the Iowa Iron Works, which was Dubuque's most important foundry company at the turn-of-the-century. This resource site is the only remaining portion of the Iowa Iron Works complex, which at one time occupied the entire block bounded by Ninth, Tenth, Washington and Elm Streets, plus a boat yard on the north side of the Ice Harbor.

RESOURCE SITE NO. 8.1

RESOURCE SITE NO. 8.1

Warehouse Building (ne cor. Sixth and White Streets)

City Lot 362



HISTORY

The building presently occupying this site was constructed during the 1960's. Sanborn insurance maps for 1884 and 1891 show that two frame dwellings previously were located here.

ARCHITECTURE

The existing building is a modern metal industrial type building. Architecturally it is of no significance.

SIGNIFICANCE RATING

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

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

Combined Rating = 0 (Group 4)

Source: *Dubuque, Iowa* (New York: Sanborn Map Publishing Company, 1884)
Insurance Maps of Dubuque, Iowa (New York: Sanborn-Perris Map Company, 1891)

RESOURCE SITE NO. 8.2

Design Center Building (698 White Street)

City Lots 359, 360 and 361



HISTORY

The building presently occupying the property on the southeast corner of Seventh and White Streets appears to have been constructed about 1920. Previously, during the latter part of the nineteenth century, three two-story brick tenements and a one-story frame shed occupied the site.

ARCHITECTURE

The Design Center building is a one-story brick structure supported on a stone foundation. Raised brick bands with contrasting stone terminal elements and stone sills and parapet coping provide the building's only architectural adornment.

SIGNIFICANCE RATING

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

Architectural: (A1=1) + (H2=2) + (H3=2) = 5

Combined Rating = 5 (Group 4)

Source: City Assessment Record, 4-5-12-2

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

RESOURCE SITE NO. 8.3

U.S. Post Office Annex (east side White Street bet. Seventh and Eighth Streets)
City Lots 354 thru 358



HISTORY

The Post Office Annex building was constructed by the Farley and Loetscher Manufacturing Company, one of Dubuque's two large sash, door and blind manufacturing enterprises, in 1910. Previously the site had been occupied by the company's shavings house and power plant, plus three two-story dwellings at the north end of the block. The company's original factory building occupied the half block just to the east of this building, which is today a parking lot.

Christian Loetscher founded the company in 1875 when he rented the second floor of the Key City Planing Mill. Jesse P. Farley became Loetscher's partner three years later, and in 1881, when the company incorporated as the Farley and Loetscher Manufacturing Company, J. P. Farley became its first president. Farley was already a wealthy man by this time, owing to his earlier ventures in the dry goods and hardware business and as one of Dubuque's early railroad promoters, and he most likely financed the construction of the company's initial factory building at Eighth and Jackson Streets in 1882.

During the next forty years the Farley and Loetscher Manufacturing Company complex grew to cover five city blocks (see also RESOURCE SITE NOS. 8.4, 8.9, 8.10, and 8.11), and in doing so the company's Dubuque plant became the largest of its type in the world. In addition, by 1911 branch plants had been established in Sioux Falls, South Dakota and in Des Moines, and later a third plant was opened in Chicago. By 1930, the company had also opened thirty retail outlets in Iowa and Illinois.

However, by 1950 the company's Dubuque facilities had become antiquated and another local company - Carr, Adams and Collier - had outstripped it in size and production. Subsequently, the Farley and Loetscher Manufacturing Company ceased operation about 1959.

ARCHITECTURE

This former Farley-Loetscher factory building is typical of many such buildings constructed around the turn-of-the-century. The stone base, wide piers and broad plain entablature lend the structure a massive and monumental appearance. The recessed spandrels, symmetrical composition of the facade, and slight project and emphasis of the end and central pavilions further reinforce this impression. On the other hand, the absence of ornament, use of repetitive elements and use of basic building materials, express a sense of economy which one expects to find in an industrial building. Overall the building appears to be a well executed work of industrial architecture. The entablature between the fourth and fifth stories, though, is somewhat confusing and leads one to believe that the top story is possibly a later addition. The application of metal sheathing around the top of the building also detracts from its appearance.

SIGNIFICANCE RATING

Historical: (H1=5) + (H2=5) + (H3=4) = 14
Architectural: (A1=4) + (A2=4) + (A3=4) = 12
Combined Rating = 26 (Group 1)

Source: City Assessment Record, 4-5-11-1
Dubuque Telegraph-Herald (January 1, 1911)
Insurance Maps of Dubuque, Iowa (New York: Sanborn-Perris Map Company, 1891)
Dubuque Telegraph-Herald (April 30, 1930)
Descriptive Survey of Dubuque (Dubuque: Chamber of Commerce, 1911)

RESOURCE SITE NO. 8.4

McNamara Industries (west side Jackson Street bet. Eighth and Ninth Streets)
City Lots 349 thru 353 and 374 thru 378



HISTORY

The building located on the west side of Jackson Street between Eighth and Ninth Streets was constructed by the Farley and Loetscher Manufacturing Company in 1903 during the company's first major expansion. The Farley-Loetscher Company manufactured window sashes, doors and blinds plus decorative wood moldings, brackets and hardwood interior finish products. By 1920 the company complex had expanded several more times covering an area of five city blocks and had become recognized as the largest company of its type in the world. (See also RESOURCE SITE NOS. 8.3, 8.9, 8.10 and 8.11.)

This particular building was employed primarily as a warehouse and finishing area. Additional storage areas were added to the building in 1915 and 1929. The additions were constructed west of the 1903 portion of the building, and in 1944 a third addition was made on the southeast corner of Ninth and White Streets, which served as the company's laboratory during the latter part of its history when it was attempting to develop a line of plastic building products.

Carr, Adams and Collier, formerly Carr, Ryder and Adams, Dubuque's other large sash, door and blind manufacturer, purchased the building about 1960, shortly after the Farley and Loetscher Manufacturing Company went out of business. McNamara Industries in turn purchased the building in 1976.

Preceding construction of the building in 1903, the Dubuque Linseed Oil Company had a three-story flax processing plant on the northeast corner of the block bounded by Eighth, Jackson, Ninth and White Streets. The plant, which was constructed in 1881, manufactured linseed oil cakes, a product used in the manufacture of paint. One historical account of the

construction of the Farley and Loetscher Company building indicates that the Dubuque Linseed Oil Company building was incorporated into the present structure. Exterior architectural evidence to substantiate this contention, though, does not exist.

The remainder of the block before 1903 was occupied by eight dwellings and hay and grain warehouse. Even earlier, a lumber storage yard owned by the Knapp-Stout Company occupied the block.

ARCHITECTURE

The 1903 portion of the building, which occupies the entire west side of Jackson Street between Eighth and Ninth Streets, is a plain, functional, four-story structure. The building measures 90 feet wide by 256 feet long and is constructed of 12 inch common brick walls on top of an 18 inch stone foundation. The building's floors and roof deck are wood supported by timber beams and columns. Regularly alternating raised buttresses and recessed bays provide the building with its functional industrial appearance. This architectural treatment, no doubt, was devised to fulfill the substantial daylighting requirements dictated by the warehouse and manufacturing operations which the building was meant to house. The 1915, 1929 and 1944 additions are also constructed of common brick, but their foundations are concrete. Evidence of the bridge over Eighth Street, which used to connect the 1903 building with the original Farley-Loetscher factory building, can be seen on the south elevation of the building.

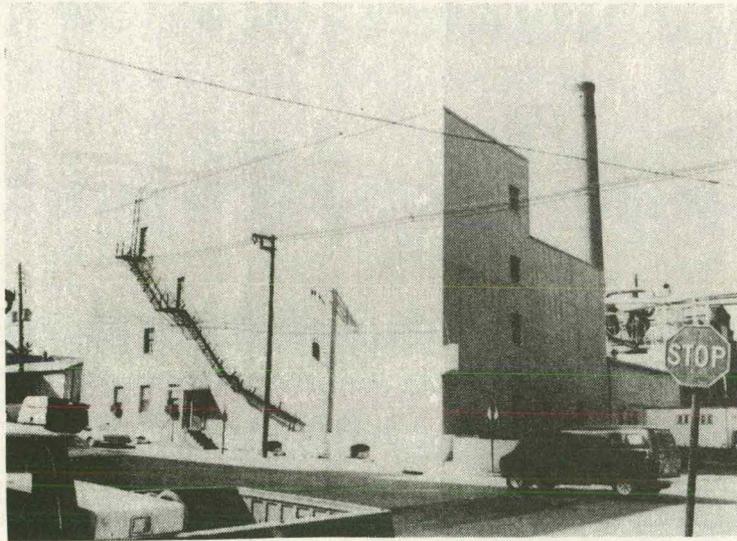
SIGNIFICANCE RATING

Historical: (H1=5) + (H2=5) + (H3=4) = 14
Architectural: (A1=3) + (A2=4) + (A3=4) = 11
Combined Rating = 25 (Group 2)

Source: City Assessment Records, 4-5-10-1 and 4-5-1-1
"Scoville Industrial Report" (1972)
Dubuque Enterprise (April 14, 1903)
Dubuque Telegraph-Herald (January 8, 1905)
The Industries of Dubuque: Historical, Descriptive and Statistical
(Dubuque: J. M. Elstner and Company, 1887)
Insurance Maps of Dubuque, Iowa (New York: Sanborn-Perris Map Company, 1891)
Maps of Dubuque, Iowa (New York: Sanborn Map Publishing Company, 1874)

RESOURCE SITE NO. 8.5

Universal Electric Company (nw cor. Ninth and Jackson Streets)
City Lots 379-380



HISTORY

The southern, 3 1/2-story portion of the Universal Electric Company complex was constructed about 1880 and originally housed the Dubuque Linseed Oil Paint Company. In 1905, the Dubuque Biscuit Company acquired the building as a replacement for its Sixth and White Street bakery which had been destroyed by fire. The manager of the Dubuque Biscuit Company was J. R. McFarland, who had been previously associated with two other of Dubuque's major bakeries, the Fairbanks Bakery and the American Biscuit Company. It was during the tenure of the Dubuque Biscuit Company that the remainder of the present Universal Electric Company complex was constructed. The new addition, constructed shortly after the Dubuque Biscuit Company took over the property, housed the company's ovens and power plant. In converting the previous Dubuque Linseed Oil Paint Company building, the first floor became the bakery's mixing and baking department, while packaging was done on the second floor and a special sweet goods department was located on the third floor. It is not known exactly when the Universal Electric Company acquired the building.

ARCHITECTURE

Although the building is presently sheathed with metal siding, it is known to be constructed of brick. The foundation, which is exposed, is stone on the 1880 structure and concrete for the 1905 addition. Except for possible interior features which may be of interest from an architectural technologies perspective, the building possesses no apparent architectural significance.

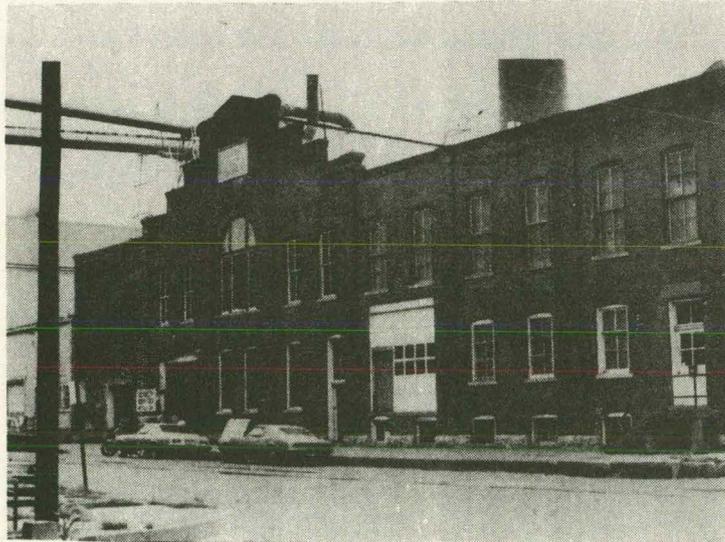
SIGNIFICANCE RATING

Historical: (H1=3) + (H2=1) + (H3=1) = 5
Architectural: (A1=0) + (A2=2) + (A3=1) = 3
Combined Rating = 9 (Group 4)

Source: City Assessment Record, 4-5-9-6
Dubuque Enterprise (August 19, 1905)
Dubuque Telegraph-Herald (April 2, 1905)
Industrial Survey of Dubuque (Dubuque: Dubuque Chamber of Commerce, 1934)
Insurance Maps of Dubuque, Iowa (New York: Sanborn-Perris Map Company, 1891)

RESOURCE SITE NO. 8.6

Kennedy Industries, Bldg. No. 1 (sw cor. Tenth and Jackson Streets)
City Lots, N. 36'-2" Lot 380 and Lots 381 thru 383



HISTORY

The building which occupies the southwest corner of Tenth and Jackson Streets was constructed by the Carr, Adams and Collier Company over the eighteen year period from 1909 through 1926. This was a period of rapid growth for the company, which by 1930 had overtaken the Farley and Loetscher Manufacturing Company as the largest sash, door and blind manufacturer in the country. The Carr, Adams and Collier Company actually pre-dates the Farley-Loetscher Company by ten years, having been founded in 1866. Wm. W. Carr, who eventually became one of Dubuque's wealthiest residents, founded the company as a two man operation with a small plant on the south end of Main Street. After a series of fires the company eventually relocated to Jackson Street between Ninth and Tenth Streets about 1880. Also, during the first fifteen years of the company's existence its work force grew from two to over two hundred men.

During the 1890's and the first decade of the twentieth century the Carr, Adams and Collier Company, which during that period was actually known as the Carr, Ryder and Adams Company, became a nationwide enterprise. After the forests of Minnesota and Wisconsin were depleted the company sent agents to begin logging operations in Idaho, Washington and Montana. At the same time branch manufacturing plants were established in Des Moines; Peoria, Illinois; Toledo, Ohio; Indianapolis, Indiana; Minneapolis, Minnesota; Omaha, Nebraska; and St. Louis. During this period John T. Adams, who later served as national chairman of the Republican Party during the Presidencies of Harding and Coolidge, took over as head of the company. At the height of its existence during the early 1960's before being purchased by Scoville Industries, the Carr, Adams and Collier Company

complex in Dubuque totalled forty-five buildings and covered more than eight city blocks (see also RESOURCE SITE NOS. 6.18, 6.19, 6.20, 6.21, 6.23, 6.24, 6.25, 6.29 and 6.40). In recent years these buildings have been divided up among several firms including Kennedy Industries, McNamarah Industries, Jeld Wen and Car-Ad-Co.

The building on the southwest corner of Tenth and Jackson Streets served a variety of functions. The southern part of the building, which was erected in 1909 served as a shavings shed. The remainder of the building was constructed as the company's boiler house and transformer shop. The land occupied by the building was previously owned by the Dubuque Cabinet Makers Association, which used it as a lumber storage yard.

ARCHITECTURE

The building is a two-story brick structure with a stone foundation. Like other early twentieth century buildings in the area, the building's elevations are composed in a repetitive manner with each bay consisting of two segmental arched windows flanked by regularly spaced buttresses. On the other hand, the east side of the building is provided a distinctive quality as a result of a small three bay component terminated by a stepped parapet, on which a company name plaque is located and under which a round three panel window breaks the otherwise repetitive fenestration pattern described above.

SIGNIFICANCE RATING

Historical: (H1=5) + (H2=5) + (H3=4) = 14
Architectural: (A1=4) + (A2=4) + (A3=4) = 12
Combined Rating = 26 (Group 1)

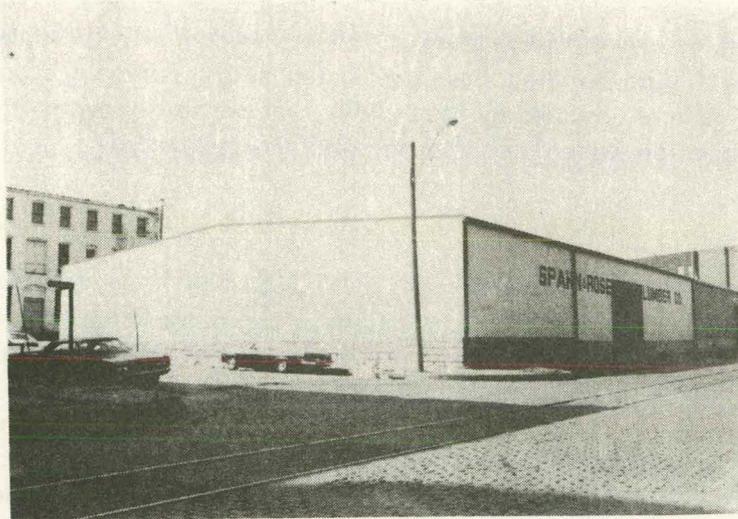
Source: City Assessment Record, 4-5-1-1
Scrapbook of newspaper clippings from the *Dubuque Telegraph-Herald*
(Loras College Library, Dubuque, Iowa)
Insurance Maps of Dubuque, Iowa (New York: Sanborn-Perris Map Company,
1891)
"Scoville Industrial Report" (1972)

RESOURCE SITE NO. 8.7

Spahn and Rose Lumber Company Warehouse

(west side Jackson Street between Tenth and Eleventh Streets)

City Lots 384 thru 387



HISTORY

The Spahn and Rose lumber warehouse was erected in two phases. The north end of the building was constructed in 1968 and the south end within the past two years. This southern portion has been constructed on the stone foundation of the Dubuque Cabinet Makers Association factory which previously occupied the site. The Dubuque Cabinet Makers Association was one of Dubuque's larger furniture manufacturers during the nineteenth century, and at one time employed over one hundred men. Like the wagon making companies, coffin manufacturers and millwork enterprises, furniture manufacturing companies developed naturally from the dominance of Dubuque's early economy by lumber companies and planing mills. The Spahn and Rose Lumber Company was established in 1904 by Charles J. Spahn and G. D. Rose. In 1912 the company took over the site of one of Dubuque's earlier important lumber company's, the Kanpp, Stout and Company. By the same time the Spahn and Rose Lumber Company had established sixteen retail outlets throughout Iowa and Wisconsin.

ARCHITECTURE

Both sections of the warehouse are single-story metal structures. Neither of these sections possess any architectural significance.

SIGNIFICANCE RATING

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

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

Combined Rating = 5 (Group 4)

Source: City Assessment Record, 4-5-8-8

Peter Hoffman, *A Concise History of the City and County of Dubuque, 1834-1934* (unpublished, Loras College Library, Dubuque, Iowa)

Insurance Maps of Dubuque, Iowa (New York: Sanborn-Perris Map Company, 1891)

RESOURCE SITE NO. 8.8

Spahn and Rose Lumber Company Store
(nw cor. Eleventh and Jackson Streets)
City Lot, S. 100' Lot 497



HISTORY

The Spahn and Rose Lumber Company store was constructed in 1945. This is one of several company retail outlets located in Iowa and Wisconsin. Charles J. Spahn and G. D. Rose established the company in 1904 and in 1912 took over the site of the former large Knapp, Stout and Company office at Eighth and Washington Streets. The central headquarters of the Spahn and Rose Company still occupies that site. (See RESOURCE SITE NO. 8.15.) Before construction of the present building at Eleventh and Jackson Streets the property was occupied by four one-story frame dwellings and one two-story frame dwelling.

ARCHITECTURE

The Spahn and Rose Lumber Company store is a combination brick and frame two-story structure. Its overall dimensions are 100 feet by 100 feet. The foundation is concrete. Architecturally it is undistinguished.

SIGNIFICANCE RATING

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

Source: Peter Hoffman, *A Concise History of the City and County of Dubuque, 1834-1934* (unpublished, Loras College Library, Dubuque, Iowa)
Insurance Maps of Dubuque, Iowa (New York: Sanborn-Perris Map Company, 1891)

RESOURCE SITE NO. 8.9

Factory and Warehouse Building (sw cor. Seventh and Jackson Streets)
City Lots 364 and 368



HISTORY

The factory and warehouse building located at Seventh and Jackson Streets was the last major addition to the Farley and Loetscher Manufacturing Company complex. The building was erected in 1916 and with its completion contemporary accounts indicated that the Farley-Loetscher sash, door and blind manufacturing complex in Dubuque had become the largest of its kind in the world. Previous to the construction of the building the Schultz and Son stone yard occupied the north end of the block, while railroad tracks occupied the remainder of the block. (For additional information on the Farley and Loetscher Manufacturing Company see RESOURCE SITE NOS. 8.3, 8.4, 8.10 and 8.11.)

ARCHITECTURE

The building is a seven-story masonry wall bearing structure. Its elevations are symmetrically composed. The four corners of the building are emphasized by their more solid appearance and slight projection from the main wall plane. The central pavilion on the building's long side is similarly emphasized by projecting slightly from the main wall plane and by a slight extension and variation of the parapet over it. Overall, the building represents an artfully conceived and executed work of industrial architecture.

SIGNIFICANCE RATING

Historical: (H1=4) + (H2=5) + (H3=5) = 14
Architectural: (A1=4) + (A2=3) + (A3=5) = 12
Combined Rating = 26 (Group 1)

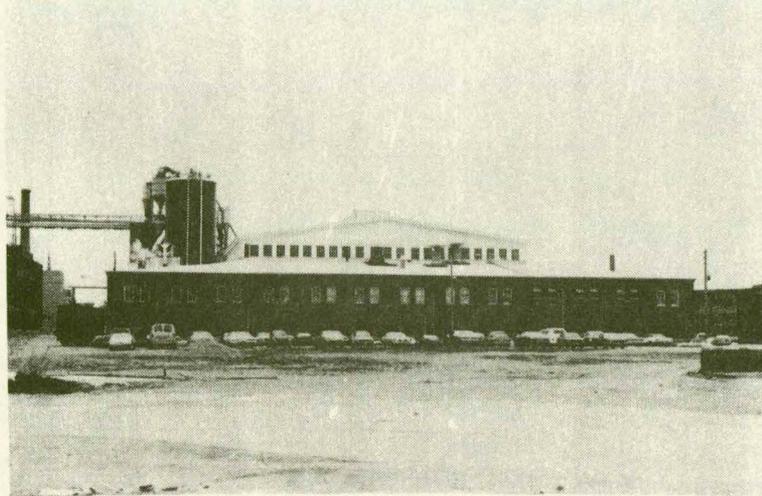
Source: *Dubuque Telegraph-Herald* (December 17, 1916)
Dubuque Telegraph-Herald (April 30, 1930)
Insurance Maps of Dubuque, Iowa (New York: Sanborn-Perris Map Company,
1891)

RESOURCE SITE NO. 8.10

Merrimac Sales Corporation Building

(bet. Jackson and Washington and Seventh and Eighth Streets)

City Lots 405 thru 414



HISTORY

This building was constructed as a lumber storage shed and drying kiln by the Farley and Loetscher Manufacturing Company in 1906. This building had a storage capacity of 6,000,000 board feet. Before the building's construction the Farley-Loetscher Company used the property as an open-air lumber storage area. After the Farley-Loetscher Company went out of business the Carr, Adams and Collier Company acquired the building. (For additional history of the Farley and Loetscher Manufacturing Company see RESOURCE SITE NOS. 8.3, 8.4, 8.9 and 8.11.)

ARCHITECTURE

The building is a 256-foot by 240-foot brick structure with a 136-foot by 120-foot frame monitor. The building foundation consists of concrete walls and column footings. The walls are constructed of 4 inch common brick on 8 inch common brick with back-up pilasters. Interior structural members are heavy timber.

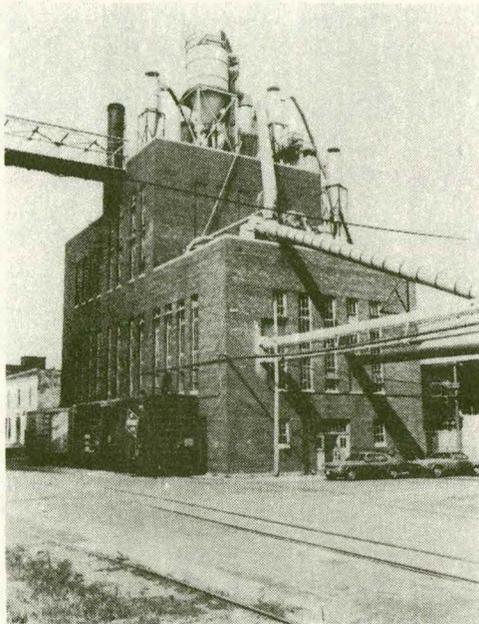
SIGNIFICANCE RATING

Historical: (H1=4) + (H2=5) + (H3=5) = 14
Architectural: (A1=3) + (A2=4) + (A3=5) = 12
Combined Rating = 26 (Group 1)

Source: City Assessment Record, 4-5-4-1
"Scoville Industrial Report" (1972)
Dubuque Telegraph-Herald (April 30, 1930)
Insurance Maps of Dubuque, Iowa (New York: Sanborn-Perris Map Company,
1891)

RESOURCE SITE NO. 8.11

Power House Building (ne cor. Eighth and Jackson Streets)
City Lot 402 and 403



HISTORY

In 1884 the Knapp, Stout Lumber Company had a dressed lumber warehouse on the northeast corner of Eighth and Jackson Streets. The Farley and Loetscher Manufacturing Company, one of Dubuque's large sash, door and blind companies, acquired the property about 1890 and continued to use it as a lumber storage area until 1948 when the existing company power house was erected. (For additional history on the Farley and Loetscher Manufacturing Company see RESOURCE SITE NOS. 8.3, 8.4, 8.9 and 8.10.)

ARCHITECTURE

The dimensions of the power house are 102 feet long by 48 feet wide by 43 feet in height. The entire interior space consists of a single large volume with steel catwalks and mezzanine. The walls are 4 inch face brick on 8 inch concrete block. The roof is a metal deck supported on steel purlins and trusses. Tall narrow windows are spaced at regular intervals on all sides. The overall appearance of the building is massive and purely functional.

SIGNIFICANCE RATING

Historical: (H1=4) + (H2=3) + (H3=3) = 10
Architectural: (A1=3) + (A2=2) + (A3=3) = 8
Combined Rating = 18 (Group 3)

Source: City Assessment Report, 4-5-3-7
Scrapbook of newspaper clippings from the *Dubuque Telegraph-Herald*
(Loras College Library, Dubuque, Iowa) *Dubuque Telegraph-Herald*
Insurance Maps of Dubuque, Iowa (New York: Sanborn-Perris Map Company,
1891)

Source: City Assessment Record 4-5-3-5

RESOURCE SITE NO. 8.12

Fincel Building (850 Jackson Street)
City Lots, 5 1/2 Lot 400 and Lot 401



HISTORY

The structure owned by Anthony Fincel at 850 Jackson Street was built in 1911. A fire on July 31, 1911, had destroyed all buildings on the block with the exception of the Key City Iron Company (RESOURCE SITE NO. 8.14). Prior to 1884 the Knapp-Stout Lumber Company occupied the entire block bounded by Eighth, Ninth, Jackson and Washington Streets. Between 1884 and 1911 the Wieneke and Hohenadel Pickel and Kraut Factory, later succeeded by the firm of Wieneke and Hoerr, occupied a two-story brick building on the site. Presently, the building is occupied by Walsh Stores and F. & S. Radiator Repair.

ARCHITECTURE

The building is a simple two-story brick structure. Windows, several of which have been bricked up, have segmental arch heads. A band of corbelled brick decorates the cornice. The dimensions of the building are 50 feet wide by 98 feet deep. A one-story concrete block addition has been attached to the south side of the original building.

SIGNIFICANCE RATING

Historical: (H1=0) + (H2=2) + (H3=2) = 4
Architectural: (A1=1) + (A2=1) + (A3=2) = 4
Combined Rating = 8 (Group 4)

Source: City Assessment Record, 4-5-3-6
Dubuque Telegraph-Herald (August 1, 1911)
Dubuque, Iowa (New York: Sanborn Map Publishing Company, 1884)
Insurance Maps of Dubuque, Iowa (New York: Sanborn Map Company, 1909)

RESOURCE SITE NO. 8.13

Key City Iron Works (898 Jackson Street)

City Lots, W. 45' Lot 399 and W. 45' N 1/2 Lot 400



HISTORY

The Key City Iron Company was established in 1884 by two men named Neumann and Hodel. The original items produced by the company included ornamental trim, trip hammers and wood shavers. The company also initially did machinery repairs. By 1909 the company had been taken over by the partnership of Pitts and Thompson. With the change in ownership the company expanded its product line to include elevator and machine parts. The Key City Iron Company continues in operation today, however, the rear portion of the building, the original foundry area, has been sold to the Kretschmer-Tredway Company (see RESOURCE SITE NO. 8.14).

ARCHITECTURE

The two-story portion of the building was constructed in 1884, while the one-story addition to the south was probably constructed about 1900. The building is constructed of brick and rests on a stone foundation. All of the original segmental arch windows have been altered and the second story openings have been closed up. Except for the band of corbelled brick along the cornice the building is devoid of ornament.

SIGNIFICANCE RATING

Historical:	(H1=2) + (H2=2) + (H3=3) = 7
Architectural:	(A1=0) + (A2=1) + (A3=3) = 4
Combined Rating = 11	(Group 4)

Source; City Assessment Record, 4-5-3-5

Dubuque Telegraph-Herald (August 1, 1911 and March 23, 1913)

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

Insurance Maps of Dubuque, Iowa (New York: Sanborn-Perris Map Company, 1891)



RESOURCE SITE NO. 8.14

Kretschmer Tredway Mfg. Co. (south side Ninth Street bet. Jackson and Washington Streets)
City Lots, E. 55' Lot 399 and N 1/2 Lot 400



HISTORY

The foundry building presently owned by the Kretschmer Tredway Company was originally constructed as part of the Key City Iron Works in 1884 (see RESOURCE SITE NO. 8.13). The Kretschmer Company, predecessor of the present Kretschmer-Tredway Company, was founded in 1907 and in 1912 constructed a metalworking plant just to the east of the Key City Iron Works. It is not known precisely when the Kretschmer-Tredway Company acquired the Key City Iron Works foundry.

ARCHITECTURE

The building stands one-story in height and rests on a stone foundation. The building's dimensions are 55 feet wide by 77 feet long. The shallow opening on the north side of the building is a recent modification.

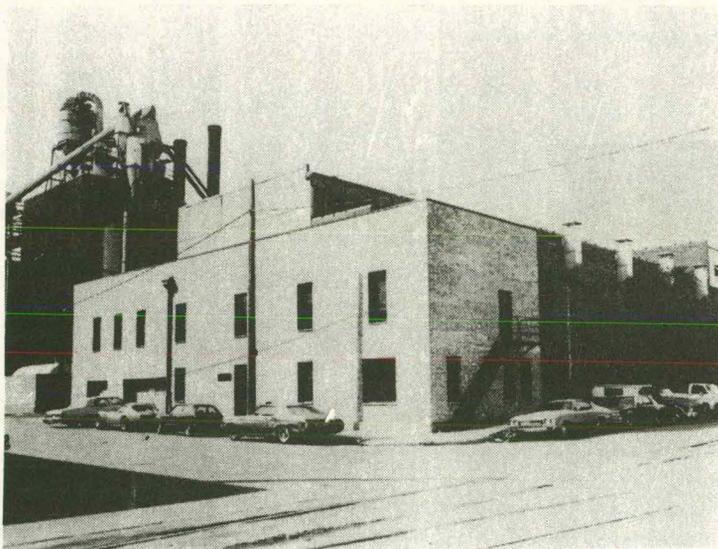
SIGNIFICANCE RATING

Historical: (H1=2) + (H2=2) + (H3=2) = 6
Architectural: (A1=0) + (A2=2) + (A3=1) = 3
Combined Rating = 9 (Group 4)

Source: City Assessment Record, 4-5-3-4
Dubuque Telegraph-Herald (February 4, 1910; August 1, 1911 and January 9, 1913)
Insurance Maps of Dubuque, Iowa (New York: Sanborn-Perris Map Company, 1891)

RESOURCE SITE NO. 8.15

Spahn and Rose Lumber Company Office
(nw cor. Eighth and Washington Streets)
S. 26' City Lot 415



HISTORY

In 1884 the Knapp-Stout Lumber Company occupied the entire block bounded by Eighth, Ninth, Jackson and Washington Streets. The company's one-story frame office and a lumber shed occupied the site of the present Spahn and Rose Lumber Company office. The Knapp-Stout Company, which was founded by H. L. Stout and later presided over by his son, F. D. Stout, two of Dubuque's most historically prominent citizens, went out of business in 1911 after a fire destroyed almost the total lumber stocks of both this company and the Standard Lumber Company. The Spahn and Rose Lumber Company, which had been founded in 1905, subsequently acquired the property on the corner of Eighth and Washington Streets and constructed an office building in 1912. The present Spahn and Rose office building appears to have been constructed within the last ten years.

ARCHITECTURE

The building is constructed of a pink colored brick and is contemporary in design. Fenestration is asymmetrically arranged and recessed. The foundation is stone remaining from the earlier office building. The dimensions of the building are 100 feet by 26 feet.

SIGNIFICANCE RATING

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

Source: City Assessment Record, 4-5-3-1

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

Descriptive Survey of Dubuque (Dubuque: Chamber of Commerce, 1911)

Dubuque Telegraph-Herald (August 1, 1911)

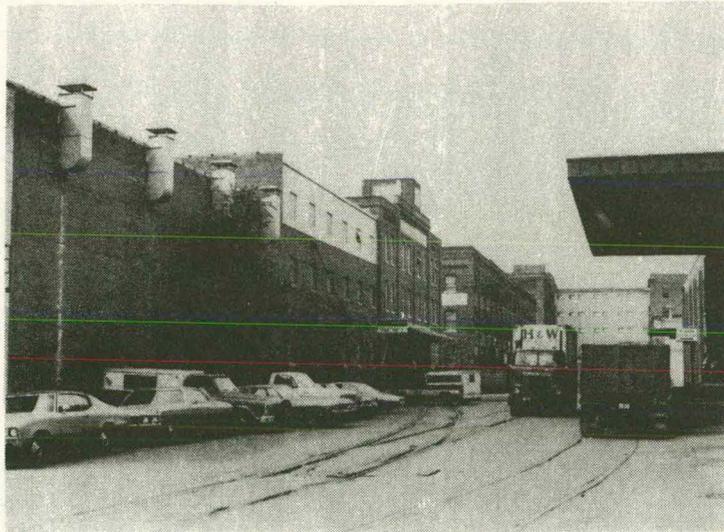
Insurance Maps of Dubuque, Iowa (New York: Sanborn Map Company, 1909)

Descriptive Survey of Dubuque (Dubuque: Chamber of Commerce, 1911)

RESOURCE SITE NO. 8.16

Merrimac Sales Corporation (west side Washington Street bet. Eighth and Ninth Streets)

City Lots, N. 25'-2" Lot 415, Lot 416 and Sub'n Lot 417, Lot 2



HISTORY

In 1884 a Knapp-Stout Lumber Company warehouse occupied the property occupied by the Merrimac Sales Corporation building. Around the turn-of-the-century the Farley and Loetscher Manufacturing Company acquired the property and used the warehouse for the storage of hardwoods. The present building, which is a wood drying kiln, was constructed in 1948.

ARCHITECTURE

The kiln is a high one-story structure with a ten-foot penthouse on the top. The dimensions of the building are 53 feet wide by 82 feet deep by 37 feet tall. The building is constructed of brick on a concrete foundation.

SIGNIFICANCE RATING

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

Source: City Assessment Record, 4-5-3-2
Dubuque, Iowa (New York: Sanborn Map Publishing Company, 1884)
"Scoville Industrial Report" (1972)
Dubuque Telegraph-Herald (August 1, 1911)

RESOURCE SITE NO. 8.17

Kretschmer-Tredway Company (sw cor. Ninth and Washington Streets)
City Lots, Lot 418, Lot 419 and Sub'n Lot 417, Lot 1



HISTORY

The Kretschmer-Tredway Company was established in 1907. Incorporating the same year, the company was originally known as the Kretschmer Company. Two years later the company reincorporated as the Morrison-Kretschmer Manufacturing Company and at the same time took over the buildings previously occupied by the Dubuque Turbine and Roller Mills Company. These buildings, though, burned down in 1911 and were subsequently replaced by the current structure. In 1929, Fred Kretschmer and Harry E. Tredway, president of the Ernsdorff Iron Company (see RESOURCE SITE NO. 5.11), became partners and the company took its present name. The Kretschmer-Tredway Company is a manufacturer of plumbing and heating supplies.

ARCHITECTURE

The Kretschmer-Tredway Company building is a three-story brick structure with a stone foundation. Each bay of the building contains two windows per story and is recessed behind the regularly spaced buttresses. Corbelled brickwork and a molded brick band adorn the cornice. The dimensions of the building are 80 feet by 100 feet. A 67-foot by 100-foot addition was constructed in 1950 south of the original building.

SIGNIFICANCE RATING

Historical: (H1=3) + (H2=3) + (H3=4) = 10
Architectural: (A1=3) + (A2=2) + (A3=4) = 9
Combined Rating = 19 (Group 2)

Source: City Assessment Record, 4-5-3-3
Dubuque Enterprise (January 24, 1903)
Dubuque Telegraph-Herald (February 4, 1910; August 1, 1911 and
 January 9, 1913)
Insurance Maps of Dubuque, Iowa (New York: Sanborn Map Company, 1909)
Descriptive Survey of Dubuque (Dubuque: Chamber of Commerce, 1911)

ARCHITECTURE

The roof configuration and city assessment records suggest the building was constructed over a period of forty years. On the other hand the similarity of architectural details, in particular the cornice treatment, suggest a much shorter time span for the construction of the building. Like other industrial buildings in the area the structure occupying the block bounded by Ninth, Tenth, Jackson and Washington Streets is constructed of common brick with a stone foundation. The walls are either 12 or 16 inches thick, depending on the portion of the building, and the floors are hardwood supported on a timber beam-and-column structural system. Twelve inch regularly spaced brick pilasters separate recessed window bays which are terminated by three rows of corbelled brick. A particularly interesting feature of the building is the large arched passageway from the alley from Ninth to Tenth Streets.

SIGNIFICANCE RATING

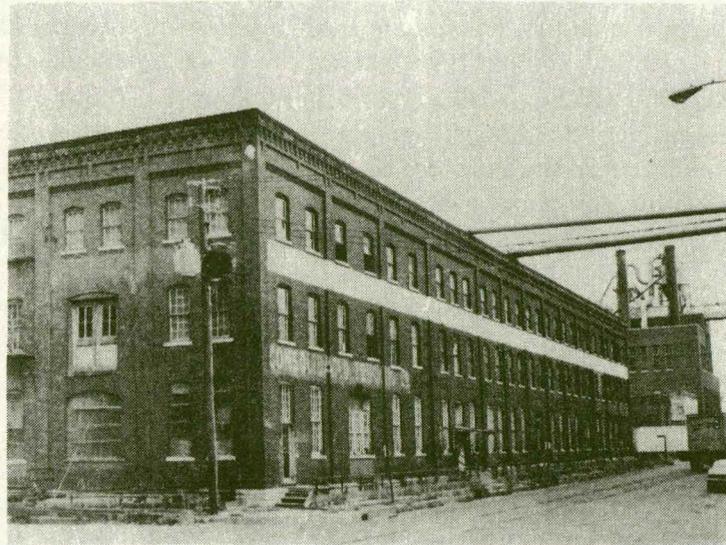
Historical: (H1-5) + (H2-5) + (H3-5) = 15
 Architectural: (A1-3) + (A2-4) + (A3-4) = 11
 Combined Rating = 27 (Group 1)

Source: City Assessment Record, 4-5-1-1
Maps of Dubuque, Iowa (New York: Sanborn Map Publishing Company, 1874)
Insurance Maps of Dubuque, Iowa (New York: Sanborn Map Publishing Company, 1884)
Insurance Maps of Dubuque, Iowa (New York: Sanborn-Peris Map Company, 1891)
Insurance Maps of Dubuque, Iowa (New York: Sanborn Map Company, 1909)
Dubuque Daily Herald (February 9, 1881 and January 1, 1895)
Descriptive Survey of Dubuque (Dubuque: Chamber of Commerce, 1911)
 City Directories (1858-60, 1865, 1875, 1905)

RESOURCE SITE NO. 8.18

Kennedy Industries (block bounded by Ninth, Tenth, Jackson and Washington Streets)

City Lots 394 thru 398 and 420 thru 424



HISTORY

Historical evidence suggests that the building which occupies the entire block bounded by Ninth, Tenth, Jackson and Washington Streets was constructed in at least three, and possibly four, stages. The entire building was for many years associated with the Carr, Adams and Collier Company, at one time the country's largest sash, door and blind manufacturer. In 1866 Wm. W. Carr founded the company, which was originally known as Carr and Austin, as a two man operation located at the south end of Main Street. Fire destroyed the company's first plant in 1871 which led to the establishment of a new factory, employing fifteen men, on Iowa Street. However, within eight years fire again destroyed the company leading to the move to Ninth and Jackson Streets. With this final move the company acquired the Patch and Waite Sash, Door and Blind Company and Planing Mills, which had been constructed in 1868 and occupied the east side of Jackson Street between Ninth and Tenth Streets. It is possible that the original Patch and Waite factory and mill is incorporated in the existing building on the northeast corner of Ninth and Jackson Streets.

In subsequent additions made in about 1890 and 1907 the remainder of the building was completed. The 1890 additions included construction on the north side of Ninth Street, including the elevated section over the alley, and a benchwork area on the southeast corner of Tenth and Jackson Streets. In 1907 the portions of the building facing on Tenth and Washington Streets were completed.

As the company grew it went through a number of reorganizations and name changes. In 1881 the company became Carr, Ryder and Wheeler, and when W. C. Wheeler retired a

decade later the name changed to Carr, Ryder and Engler. J. T. Adams, who later became national chairman of the Republican Party, joined the firm at this time. In 1897 Adams moved up from the company secretary to vice president and the firm's name became Carr, Ryder and Adams. The final name transformation occurred in 1938 when J. C. Collier became a partner and the firm became known as Carr, Adams and Collier, Car-Ad-Co.

Accompanying the name changes the company complex grew to include forty-five buildings and cover more than eight city blocks before being purchased by Scoville Industries in about 1970. (See also RESOURCE SITE NOS. 8.6, 8.19, 8.20, 8.21, 8.23, 8.24, 8.25, 8.26 and 8.40.) During the same period branch plants were opened in seven other Midwestern cities. In recent years, though, after the purchase of Car-Ad-Co by Scoville Industries many of the buildings in the Dubuque complex have been sold to McNamara Industries, Jeld Wen and Kennedy Industries, the company which now owns the building at Ninth and Jackson Streets.

ARCHITECTURE

The roof configuration and city assessment records suggest the building was constructed over a period of forty years. On the other hand the similarity of architectural details, in particular the cornice treatment, suggest a much shorter time span for the construction of the building. Like other industrial buildings in the area the structure occupying the block bounded by Ninth, Tenth, Jackson and Washington Streets is constructed of common brick with a stone foundation. The walls are either 12 or 16 inches thick, depending on the portion of the building, and the floors are hardwood supported on a timber beam and column structural system. Twelve inch regularly spaced brick pilasters separate recessed window bays which are terminated by three rows of corbelled brick. A particularly interesting feature of the building is the large arched passageway over the alley from Ninth to Tenth Streets.

SIGNIFICANCE RATING

Historical: (H1=5) + (H2=5) + (H3=5) = 15
Architectural: (A1=3) + (A2=4) + (A3=4) = 11
Combined Rating = 27 (Group 1)

Source: City Assessment Record, 4-5-1-1
Maps of Dubuque, Iowa (New York: Sanborn Map Publishing Company, 1874)
Dubuque, Iowa (New York: Sanborn Map Publishing Company, 1884)
Insurance Maps of Dubuque, Iowa (New York: Sanborn-Perris Map Company, 1891)
Insurance Maps of Dubuque, Iowa (New York: Sanborn Map Company, 1909)
Dubuque Daily Herald (February 9, 1881 and January 1, 1895)
Descriptive Survey of Dubuque (Dubuque: Chamber of Commerce, 1911)
City Directories (1859-60, 1865, 1875, 1905)

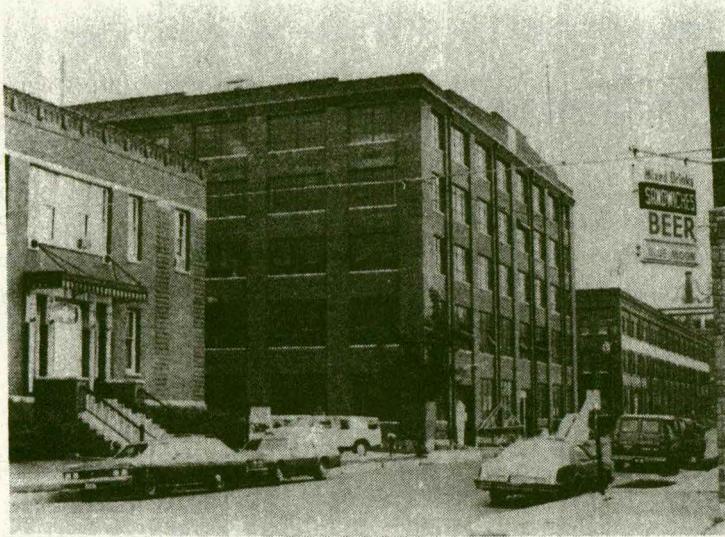
RESOURCE SITE NO. 8.19

Kennedy Industries (north side Tenth Street bet. Jackson and Washington Streets)

City Lots 391 thru 393 and 425 thru 427

HISTORY

The one-story building was constructed initially as a warehouse. Later this building was used by Miller Electric and Collier Carr and it was one of the largest buildings in the city. (For additional history on the Carr, Adams and Collier Company see RESOURCE SITE NOS. 8.6 and 8.18.)



ARCHITECTURE

The building is a plain, undistinguished five-story warehouse building. The building has 12 inch common brick walls. The dimensions of the building are 100 feet by 104 feet tall.

HISTORY

The five-story factory building located on the northeast corner of Tenth and Jackson Streets was constructed by the Carr, Adams and Collier Company in 1924. Previously, the Kansas City House hotel occupied the northeast corner of Tenth and Jackson Streets, while the east end of the new factory took over land previously occupied by William Marshall's (Eagle Steam) Boiler Works. Several houses were also displaced. Kennedy Industries purchased the building in May, 1976. (For additional history on the Carr, Adams and Collier Company see RESOURCE SITE NOS. 8.6 and 8.18.)

ARCHITECTURE

The five-story factory building constructed by the Carr, Adams and Collier Company in 1924 appears from the outside to be either a steel or reinforced concrete frame structure. This impression is due to the large area of glass on all elevations and the manner in which spandrels are recessed. However, a recent structural appraisal indicates that the building is actually wall bearing. The walls are 20 inch common brick and the floors and roof are supported on a system of laminated wood joist and timber beams and columns. Consequently, the building represents a transitional work of industrial architecture. In addition, the design quality of the building is exceptional as a straight forward statement of functional architecture. Ornamentation is confined to the corbelled brick cornice and company crest on the parapet.

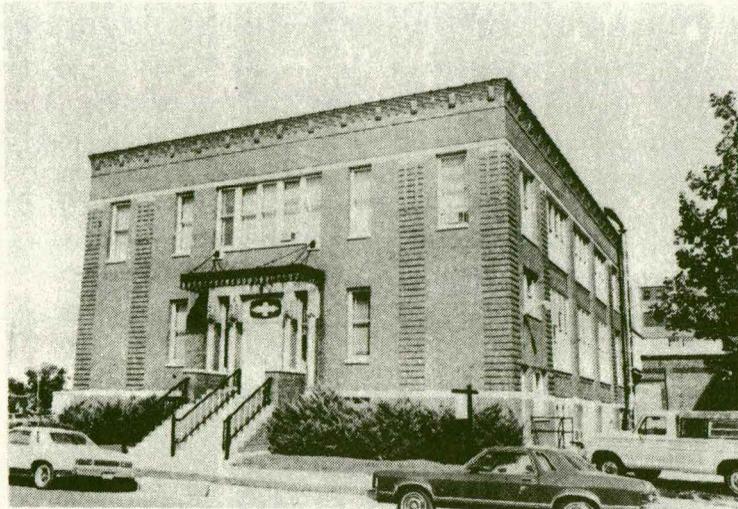
SIGNIFICANCE RATING

Historical: (H1=5) + (H2=5) + (H3=5) = 15
Architectural: (A1=4) + (A2=4) + (A3=4) = 12
Combined Rating = 27 (Group 1)

Source: City Assessment Record, 4-5-1-1
Dubuque Telegraph-Herald (May 1, 1924)
Insurance Maps of Dubuque, Iowa (New York: Sanborn-Perris Map Company, 1891)
Insurance Maps of Dubuque, Iowa (New York: Sanborn Map Company, 1909)

RESOURCE SITE NO. 8.20

Tri-State Independent Blind Society (1098 Jackson Street)
City Lots, Lot 389 and N. 30.83' Lot 390



HISTORY

This building was constructed in 1916 by the Carr, Adams and Collier Company and served as the company's main office. The Carr, Adams and Collier Company manufactured wood building components and was classified as a sash, door and blind company. Before being sold to Scoville Industries about 1970, the company's Dubuque complex grew to cover more than eight city blocks and included forty-five buildings. (For additional history on the Carr, Adams and Collier Company see RESOURCE SITE NOS. 8.6 and 8.18.)

ARCHITECTURE

The rusticated brickwork on the quoin and flanking the corners of the building, the ornament around the main entrance and on the cornice, and the horizontal window groupings lend the building a Prairie School quality. On the other hand, the blocky shape of the building keeps the composition from being pure Prairie School. The principal building material used for the building is red brick.

SIGNIFICANCE RATING

Historical: (H1=5) + (H2=5) + (H3=5) = 15
Architectural: (A1=4) + (A2=3) + (A3=4) = 11
Combined Rating = 26 (Group 1)

Source: City Assessment Record, 4-5-1-1

RESOURCE SITE NO. 8.21

Miller Electric Supply Company (sw cor. Eleventh and Washington Streets)
City Lots 428, 429 and prt. 427

HISTORY

The one-story brick building on the southwest corner of Eleventh and Washington Streets was constructed in 1916 by the Carr, Adams and Collier Company. The building served initially as a lumber storage shed. When Scoville Industries took over Carr, Adams and Collier this building was sold to Kennedy Industries, which in turn recently resold it to the Miller Electric Supply Company. Before being sold to Scoville Industries the Carr, Adams and Collier Company complex included forty-five buildings covering over eight city blocks, and it was one of the largest manufacturers of wood building products in the United States. (For additional history of the Carr, Adams and Collier Company see RESOURCE SITE NOS. 8.6 and 8.18.)

ARCHITECTURE

The building is a plain, undistinguished high one-story warehouse building. The building has 12 inch common brick walls. The dimensions of the building are 100 feet by 104 feet by 28 feet tall.

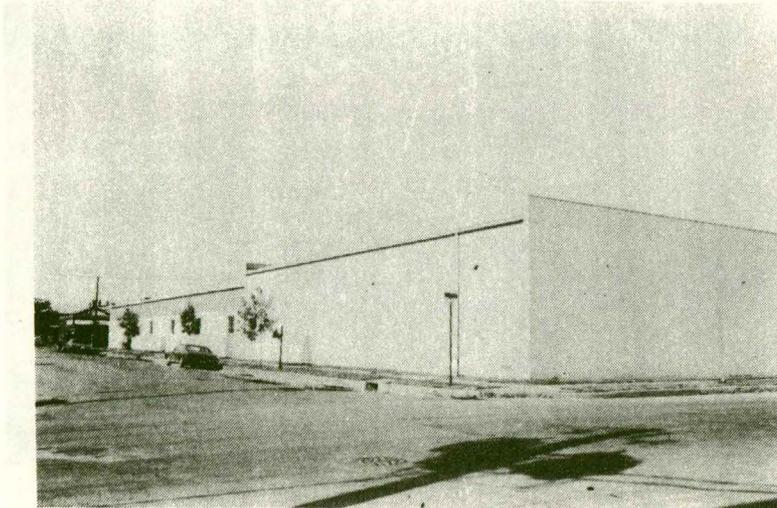
SIGNIFICANCE RATING

Historical: (H1=3) + (H2=4) + (H3=3) = 10
Architectural: (A1=0) + (A2=0) + (A3=0) = 0
Combined Rating = 10 (Group 4)

Source: City Assessment Records, 4-5-1-1 and 4-5-1-2

RESOURCE SITE NO. 8.22

Geisler Brothers (340 E. Twelvth Street)
Prt. W 1/2 City Lot 500



HISTORY

The Geisler Brothers building was constructed in 1975. Previously the property had been occupied by eleven frame and two brick dwellings and a small 1 1/2-story commercial building on the southeast corner of Twelfth and Washington Streets. Even earlier, from about 1855 to 1880, the H. Lembeck and Company planing mill occupied the property. That firm was one of the first sash, door and blind companies established in Dubuque.

ARCHITECTURE

The Geisler Brothers building is a modern concrete block and metal building, and consequently, it is architecturally insignificant.

SIGNIFICANCE RATING

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

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

Combined Rating = 0 (Group 4)

Source: City Assessment Record, 4-1-9-1

Dubuque Daily Herald (December 20, 1868)

Maps of Dubuque, Iowa (New York: Sanborn Map Publishing Company, 1874)

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

City Directories (1859-60, 1878-79, 1884-85)

RESOURCE SITE NO. 8.29

Car-Ad-Co (ne cor. Seventh and Washington Streets)

Midwest Lumber Company Place, Lots 1 and 2; Sub'n Lot 1 of City Lot

510, Lot 2; Sub'n Lot 10 Blk 15 Dub. Har. Imp. Co. Add'n, Lot 2;

Sub'n Lot 11 Blk 15 Dub. Har. Imp. Co. Add'n, Lot 2



HISTORY

The Dubuque Oat Meal Mill was originally located on the site now occupied by this Car-Ad-Co building. In 1884 the company owned a six-story building which contained kilns on the first floor, grinders on the second, cutting machinery on the third, cleaning equipment on the fourth and fifth floors and elevator heads on the sixth. Although organized by some of Dubuque's most prominent businessmen, including H. L. Stout, J. K. Graves and J. P. Farley, the company's existence was short-lived.

By 1891, all except the one-story power plant of the oatmeal mill had been demolished. In place of the mill the United States Electric Light and Power Company constructed a one-story generation plant with three dynamos. This was the city's first electric utility. In 1892 the plant was purchased by the Star Electric Company, which was solely owned by B. E. Linehan. By 1909 the building had been converted into a furniture and household goods warehouse. Somewhat later the Martin-Strelaus Coal and Wood Company took over the building and a frame addition was constructed on the south end.

ARCHITECTURE

The south half of the building is of frame construction, while the north part is brick. Both sections of the building are extremely dilapidated.

SIGNIFICANCE RATING

Historical: (H1=4) + (H2=3) + (H3=2) = 9

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

Combined Rating = 12 (Group 4)

Source: City Assessment Records, 4-6-10-1 and 4-6-10-2

Scrapbook of newspaper clippings from the *Dubuque Telegraph-Herald*
(Loras College Library, Dubuque, Iowa)

Tim O'Regan, "Old Mills of Dubuque" (unpublished, Loras College
Library, Dubuque, Iowa)

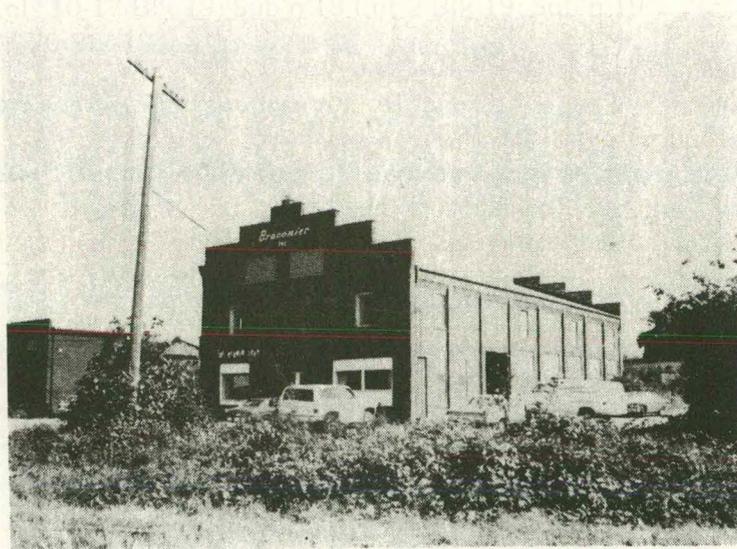
Dubuque, Iowa (New York: Sanborn Map Publishing Company, 1884)

Insurance Maps of Dubuque, Iowa (New York: Sanborn-Perris Map
Company, 1891)

Insurance Maps of Dubuque, Iowa (New York: Sanborn Map Company, 1909)

RESOURCE SITE NO. 8.30

Braconier Plumbing (398 E. Seventh Street)
no legal description



HISTORY

The land occupied by the Braconier Plumbing building was created when the sloughs which used to separate Dubuque from the main channel of the Mississippi River were filled. Filling of the Braconier Plumbing building site occurred between 1884 and 1891. Afterward the area was first used for the storage of lumber by the Lesure Lumber Company. Then before 1909 F. G. Becker's Coal, Wood and Coke Company took over the property. The existing building was constructed in 1918.

ARCHITECTURE

The Braconier Plumbing building is a two-story brick-on-tile structure with a stone foundation. The building is irregular in shape measuring 50' by 100' by 44' by 94'. The stepped parapets on the north and south ends of the building are also unbalanced.

SIGNIFICANCE RATING

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

Source: City Assessment Record, 4-6-12-6
United States Congress, House Document 57, 28th Congress, 2nd
Session, Serial 464, 1844, "Including Plans of the Harbor of
Dubuque"
Dubuque, Iowa (New York: Sanborn Map Publishing Company, 1884)
Insurance Maps of Dubuque, Iowa (New York: Sanborn-Perris Map
Company, 1891)
Insurance Maps of Dubuque, Iowa (New York: Sanborn Map Company, 1909)

RESOURCE SITE NO. 8.31

E. J. Vogenthaler Company (400 and 406 E. Seventh Street)
Dub. Har. Imp. Co. Add'n, Lot 1-5 Blk 19; Lot 2 Blk 19; Lot 3 Blk 19;
Sub'n 6-9; Lots 10-17 Blk 19; Sub'n 18 Lot 2 Blk 19; Sub'n 19
Blk 19; Sub'n 20 Blk 19



HISTORY

The E. J. Vogenthaler Company was established in 1893. Originally, the company was located on the southwest corner of Eighth Street and the railroad tracks (RESOURCE SITE NO. 8.28). That building housed an office, machine shop, blacksmiths shop and a warehouse. Today one can still discern the words Dubuque Architectural Iron Works on the Eighth Street side of the building. During the company's early years its line of products included fire escapes, interior iron stairs, window guards, coal hole rings and covers, cistern hole rings and covers, metal store fronts and manhole covers. By 1929 the company was also producing steel beams, channels, angles and reinforcing bars.

The Vogenthaler Company moved to its present location on Seventh Street in 1939, and it now occupies four small buildings on the site. The area on which these buildings are located used to be slough which was filled between 1884 and 1891.

ARCHITECTURE

The company's main building (31A) was constructed in 1937. It is a one-story concrete block structure. Building 31B is a 41-foot metal structure which was built about 1900. The third building (31C) is a two-story brick structure. The foundation of this former State Brand Creamery building is stone. This building was also constructed about 1900. The fourth building (31D) is a recently constructed concrete block structure which serves as a steel fabrication plant. None of the four units of the Vogenthaler Company Complex are architecturally significant.

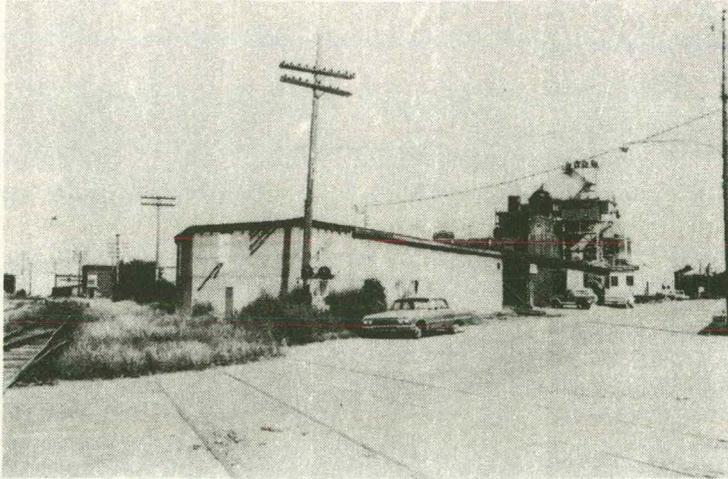
SIGNIFICANCE RATING

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

Source: City Assessment Record, 4-6-12-2
Dubuque Telegraph-Herald (March 23, 1913)
Descriptive Survey of Dubuque (Dubuque: Chamber of Commerce, 1911)
Dubuque, Iowa (New York: Sanborn Map Publishing Company, 1884)
Insurance Maps of Dubuque, Iowa (New York: Sanborn-Perris Map Company, 1891)
City Directories (1937, 1938)

RESOURCE SITE NO. 8.32

Warehouse Buildings (300 E. Seventh Street)
no legal description



HISTORY

The land and warehouse buildings owned by Paul, Jo and Lyle Zimmer are located slightly east of what used to be the shore of the inner slough of the Mississippi River before the Dubuque Harbor Company commenced filling operations in the late 1850's. As late as 1884 Sanborn insurance maps indicate that the area continued to be inundated during periods of high water. According to city assessment records, the buildings which now occupy the property were constructed about 1910. By 1921 the Midwest Lumber Company, a subsidiary of the Farley and Loetscher Manufacturing Company, had taken over the buildings for coal and wood storage. Presently, the buildings are occupied by the Zimmer Construction Company, Sitzman Pallet Company and J. & R. Plumbing Company.

ARCHITECTURE

Both warehouse buildings are irregular in shape. They are constructed of metal with concrete foundations. Neither structure possesses any architectural significance.

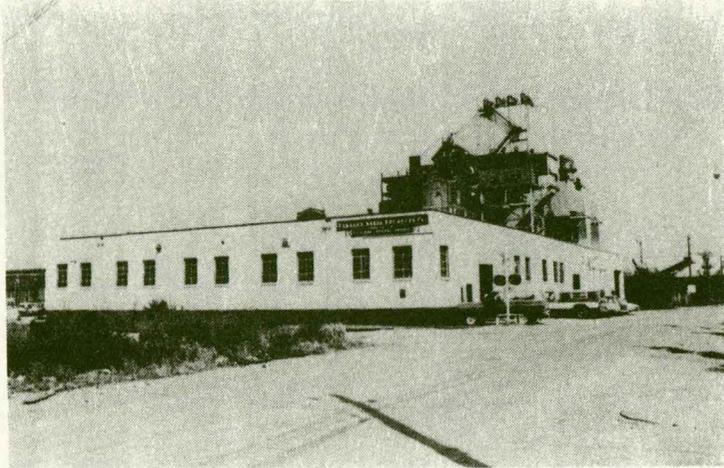
SIGNIFICANCE RATING

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

Source: City Assessment Record, 4-6-10-4
Dubuque, Iowa (New York: Sanborn Map Publishing Company, 1884)
Insurance Maps of Dubuque, Iowa (New York: Sanborn Map Company, 1909)

RESOURCE SITE NO. 8.33

Kretschmer-Tredway Manufacturing Company (E. Seventh Street)
Dub. Har. Imp. Co. Add'n, Lots 19, 19A, 20 thru 25 Blk 14



HISTORY

The two Kretschmer-Tredway buildings located on E. Seventh Street are of relatively recent construction. The older of the two buildings was erected in 1954 and serves as a factory. The other building, also a factory structure, was constructed between 1969 and 1973. (For history of the Kretschmer-Tredway Company see RESOURCE SITE NO. 8.17.) Historically, this property was used as a lumber storage yard by the Standard Lumber Company which had a sawmill at the end of E. Seventh Street.

ARCHITECTURE

Both buildings are concrete block structures and possess no architectural importance.

SIGNIFICANCE RATING

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

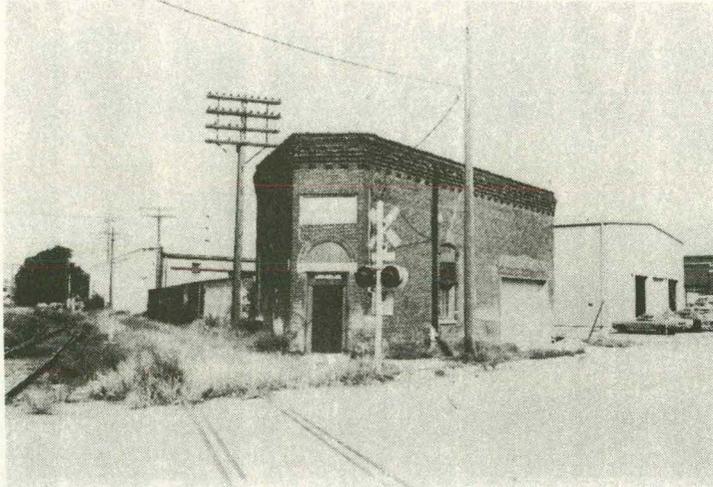
Architectural: (A1=0) + (A2=0) + (A3=0) = 0

Combined Rating = 0 (Group 4)

Source: City Assessment Record, 4-6-11-1 and 4-6-11-2
Dubuque, Iowa (New York: Sanborn Map Publishing Company, 1884)

RESOURCE SITE NO. 8.34

Dubuque City Paint Department Building (north side of E. Eighth
Street east of the railroad tracks)
no legal description



HISTORY

This structure was designed by F. D. Hyde, a prominent local architect, and built in 1888. Originally, the building housed the Dubuque City Water Works. When a fire in 1911 destroyed the massive lumber yards of both the Standard Lumber Company and the Knapp-Stout Lumber Company this was the only structure east of the railroad tracts which was not destroyed.

ARCHITECTURE

The building is a triangular shaped one-story brick structure. A broad band of corbelled brick adorns the cornice and a plaque over the doorway indicates that this was the Dubuque City Water Company. Presently, the building shows signs of deterioration, and a garage door has been cut into the Eighth Street side of the building.

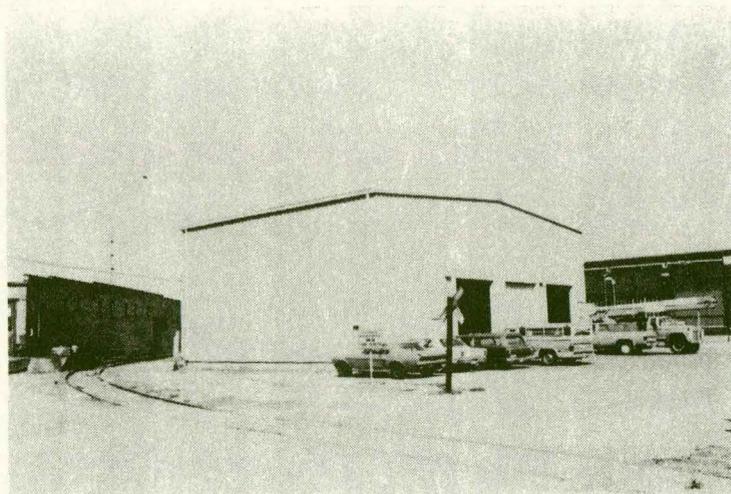
SIGNIFICANCE RATING

Historical: (H1=4) + (H2=4) + (H3=2) = 10
Architectural: (A1=2) + (A2=3) + (A3=2) = 7
Combined Rating = 17 (Group 3)

Source: *Inland Architect*, Vol. XI no. 3 (March, 1888)
Insurance Maps of Dubuque, Iowa (New York: Sanborn-Perris Map Company,
1891)
Dubuque Telegraph-Herald (August 1, 1911)

RESOURCE SITE NO. 8.35

Interstate Power Company (E. Eighth Street)
no legal description



HISTORY

The Interstate Power Company building is a new structure. Until 1911 the entire area now occupied by the company at the foot of E. Eighth Street was owned by the Knapp-Stout Lumber Company which used the area for the storage of lumber.

ARCHITECTURE

The building is a modern metal storage structure and possesses no architectural significance.

SIGNIFICANCE RATING

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

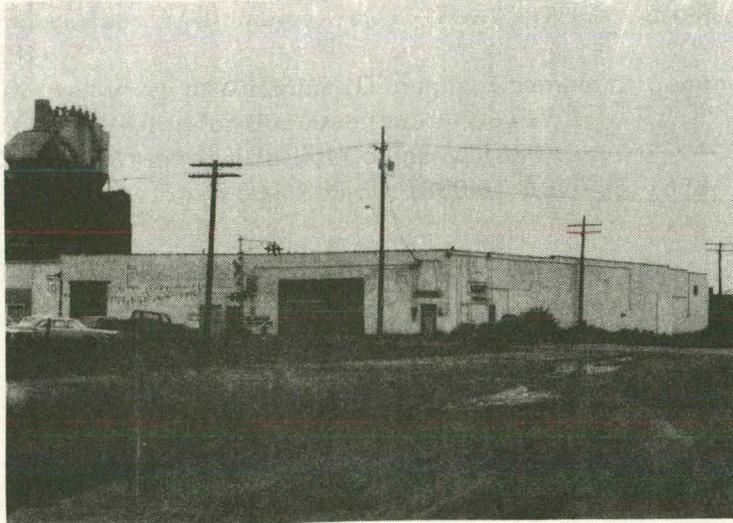
Architectural: (A1=0) + (A2=0) + (A3=0) = 0

Combined Rating = 0 (Group 4)

Source: *Dubuque, Iowa* (New York: Sanborn Map Publishing Company, 1884)
Insurance Maps of Dubuque, Iowa (New York: Sanborn-Perris Map Company, 1891)

RESOURCE SITE NO. 8.36

Industrial Building (540 E. Ninth Street)
City Lots 508 and 508A



HISTORY

The building at 540 E. Ninth Street is currently occupied by four businesses - the Sullack Roofing and Siding Company, the Valentine Company, the Fastenal Company and Jenco. The building is of relatively recent construction and occupies the site of the former Mississippi Valley Vinegar Works. The vinegar works ceased operation in 1894 and later the property was occupied by the Schultz Cut Stone Company, which had moved from its previous location on Seventh Street between White and Jackson Streets in order to accommodate the expansion of the Farley-Loetscher Manufacturing Company.

ARCHITECTURE

The building is an irregular shaped one-story concrete block and metal structure. This building possesses no architectural significance.

SIGNIFICANCE RATING

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

Source: City Assessment Record, 4-6-8-5

Insurance Maps of Dubuque, Iowa (New York: Sanborn-Perris Map Company, 1891)

Dubuque Telegraph-Herald (December 17, 1916)

Dubuque Daily Herald (October 26, 1886)

City Directory (1894-95)

RESOURCE SITE NO. 8.37

Iowa Bearing Company (450 E. Ninth Street)
Sub'n of City Lot 509A, E. 98'-8" Lot 1 and E. 98'-8" Lot 2



HISTORY

The Iowa Bearing Company building was constructed in 1963. Previously, the property was occupied by a variety of enterprises run by John Glabb. In 1868 or 1869, Glabb founded the Home Flour Mill on this site. Five years later he constructed a distillery and closed his mill. At the same time A. Kaiser established a vinegar works just south of Glabb's establishment. Between 1880 and 1884 John Glabb changed businesses again. He acquired Kaiser's vinegar works and converted his distillery to the production of vinegar. He also converted the previously vacated mill building into a mustard processing plant.

In 1886 the Minnesota and Northwestern Railroad, predecessor of the Chicago Great Western Railroad, constructed a freight house and passenger depot just west of Glabb's vinegar works. As a result Glabb converted the vinegar works into a diner, while at the same time he constructed a new vinegar works east of the tracks. (See RESOURCE SITE NO. 8.36.)

ARCHITECTURE

The Iowa Bearing Company building is a modern metal structure and possesses no architectural significance.

SIGNIFICANCE RATING

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

Source: City Assessment Record, 4-6-9-2
Dubuque Daily Herald (October 26, 1886)
Maps of Dubuque, Iowa (New York: Sanborn Map Publishing Company, 1874)
Dubuque, Iowa (New York: Sanborn Map Publishing Company, 1884)
Insurance Maps of Dubuque, Iowa (New York: Sanborn-Perris Map Company,
1891)
Descriptive Survey of Dubuque (Dubuque: Chamber of Commerce, 1911)
C. C. Childs, *History of Dubuque County, Iowa*
(Chicago: Western Historical Company, 1880)
City Directories (1858-59, 1859-60, 1860-61, 1874-75, 1878-79)

RESOURCE SITE NO. 8.38

Jacobson Steel and Supply Company (ne cor. Eleventh and Elm Streets)
Sub'n 1-2-3 City Lot 505, Lot 1



HISTORY

Jacobson Steel and Supply Company rests on the location of one of Dubuque's oldest business concerns. In 1845 V. Herancourt founded Herancourt's Furniture Factory at 90 Main Street. The factory was one of the oldest, if not the oldest, of its kind in the state. It was a small concern, employing no more than six men.

In 1854, Herancourt moved his factory to the site now occupied by Jacobson Steel and Supply Company. The new factory was housed in a large stone building and accommodated the addition of paint and finishing departments. The building at 90 Main Street subsequently became the company's retail outlet.

In 1880, the heirs of V. Herancourt, who had died in 1867, sold the company to Hermann Mauer and Company. Mauer's firm became known as the Key City Furniture Company. This company, in spite of a major fire in 1910, continued in operation at the Eleventh and Elm Street location until 1916.

The building presently occupied by the Jacobson Steel and Supply Company appears to have been built after the 1910 fire which destroyed the original V. Herancourt factory. After the Key City Furniture Company ceased operation the Dubuque Manufacturing Company took over the premises. This company reorganized in 1919 and became the Hawkeye Casket Company, which continued in business into the 1930's.

ARCHITECTURE

The building appears to have been constructed in three stages. All three sections are of

brick. The section facing on Eleventh Street is simple in form with ornamentation limited to a band of brick relief work along the cornice. The windows in this section are rectangular and more squat than those found on buildings of an earlier vintage. The section just to the north of the first section possesses a similar cornice treatment and the windows are segmental arched, which suggests a somewhat earlier date of construction. The third, and most recent addition, is situated on the northeast corner of Eleventh and Elm Streets and appears to have been constructed within the past twenty years. Fenestration in this most recent addition consist of large rectangular and square areas of fixed glazing and glass brick.

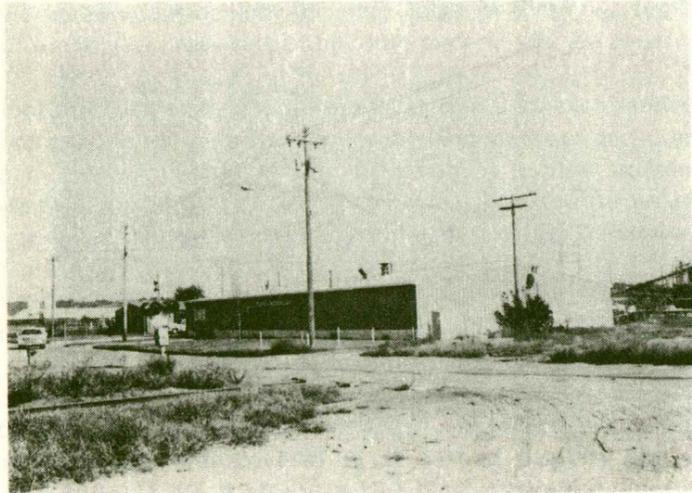
SIGNIFICANCE RATING

Historical: (H1=2) + (H2=2) + (H3=1) = 7
Architectural: (A1=0) + (A2=1) + (A3=1) = 2
Combined Rating = 9 (Group 4)

Source; City Assessment Records, 4-6-5-1 and 4-6-12
Dubuque Daily Herald (December 20, 1868)
Dubuque Telegraph-Herald (March 16, 1910; August 9, 1910; March 23, 1913;
February 25, 1919; October 19, 1933)
C. C. Childs, *History of Dubuque County, Iowa* (Chicago: Western Historical
Company, 1880)
Peter Hoffman, *Concise History of the City and County of Dubuque*
(unpublished, Loras College Library, Dubuque, Iowa)
Maps of Dubuque, Iowa (New York: Sanborn Map Publishing Company, 1874)
Insurance Maps of Dubuque, Iowa (New York: Sanborn-Perris Map Company,
1891)
City Directories (1859-60, 1916, 1918-20, 1921-22)

RESOURCE SITE NO. 8.39

People's Natural Gas Company (se cor. Twelfth Street and railroad tracks)
Sub'n 1-2 of City Lot 504, Lot 1; Sub'n City Lot 505, Lot 1;
Sub'n 2 of City Lot 504, Lot 2; Sub'n 3-2 of City Lot 504, Lot 1



HISTORY

The property upon which the People's Natural Gas Company is located was previously occupied by the Dubuque Paper Company. That company, though, was short-lived and went out of business sometime before 1891. In 1897 the Key City Gas Company acquired the property and moved its operations here from Dodge Street. (See RESOURCE SITE NO. 4.8.) The present building appears to have been constructed within the past ten years.

ARCHITECTURE

The People's Natural Gas Company building is a modern metal structure and is of no architectural significance.

SIGNIFICANCE RATING

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

Source: City Assessment Record, 4-6-5-1
Peter Hoffman, *A Concise History of the City and County of Dubuque, 1834-1934* (unpublished, Loras College Library, Dubuque, Iowa)
Insurance Maps of Dubuque, Iowa (New York: Sanborn-Perris Map Company, 1891)
Insurance Maps of Dubuque, Iowa (New York: Sanborn Map Company, 1909)



Seventeenth and Eighteenth on Central Avenue in 1870; the Independent German Presbyterian Church at Seventeenth and Clark in 1894; and St. Mathew's German Lutheran Church at Eighteenth and White Streets about 1910.

Economically, those who have lived within the survey tract could be classified as lower and lower middle class. Around the turn-of-the-century about half of the employed males living in the area were laborers while the other half were semi-skilled and skilled craftsmen. Today the area remains a working class residential area and some portions of the tract, particularly along Maple Street, could be described as depressed.

- Source: Mathias M. Hoffman, *A Centennial History of the Archdiocese of Dubuque* (Dubuque: Columbia College Press, 1938)
Lawrence J. Sommer, *The Heritage of Dubuque* (East Dubuque: Tel Graphics, 1975)
Peter Hoffman, *A Concise History of the City and County of Dubuque from 1833-1934* (unpublished, Loras College Library, Dubuque, Iowa)
Dubuque, Iowa (New York: Sanborn Map Publishing Company, 1884)
Insurance Maps of Dubuque, Iowa (New York: Sanborn-Perris Map Company, 1891)

9.2 DISTRICT EVALUATION

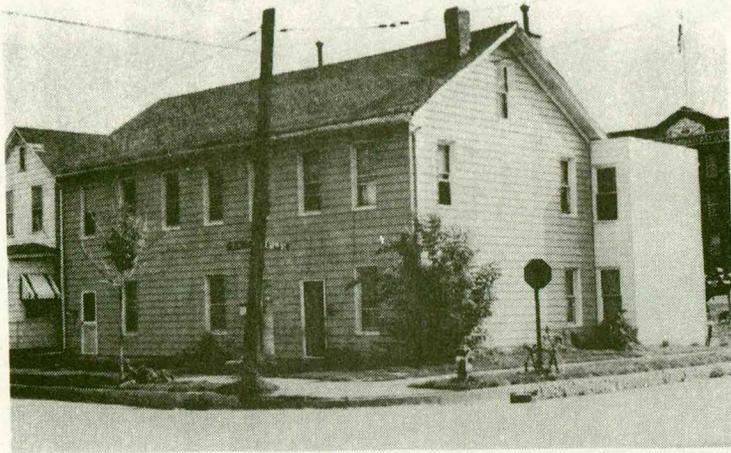
HISTORY

Survey Tract No. 9 has historically been a working class residential area conveniently located with respect to Dubuque's woodworking and metalworking industries. The area has also been closely associated with the city's German population, which settled west of the railroad tracks during the 1880's and 1890's. Similarly, around the turn-of-the-century the area once referred to as the Flats and Jerusalem was a Jewish enclave. Most of these historical associations, though, have in the past thirty years disappeared.

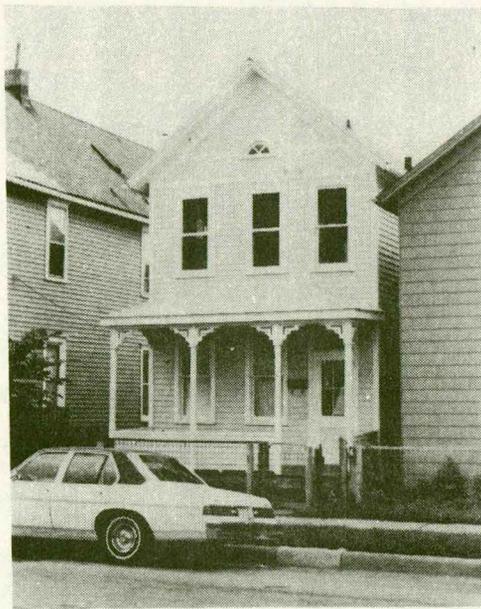
Although the old industrial area south of Survey Tract No. 9 still contains several manufacturers of building materials, the two large firms which dominated the city's economy for almost three-quarters of a century - the Farley-Loetscher Company and the Carr, Adams and Collier Company - no longer exist. On the other hand, the modest packing industry which began on Sycamore Street has expanded to include most of the area east of the railroad tracks. The few houses which do remain in the old Flats area have fallen into a severe state of disrepair, and nothing remains which would indicate that the area was once Dubuque's Jewish "ghetto". Similarly, the houses along Elm Street have for the most part not been well maintained, and new, automobile oriented commercial establishments have been introduced into the area, which have had the effect of removing the cohesiveness once evidenced by the area. Consequently, it does not appear that Survey Tract No. 9 would qualify, either in part or as a whole, for the *National Register of Historic Places* as a historic district.

ARCHITECTURE

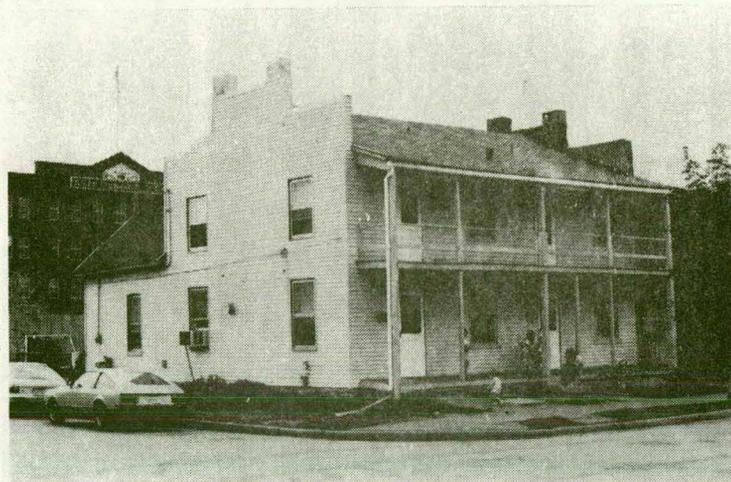
Most of the buildings in Survey Tract No. 9 are two-story frame dwellings which were constructed during the 1890's. With the few exceptions indicated in the tract description above these dwellings are individually undistinguished. The only grouping of buildings which possesses any architectural significance consists of three double houses located on the east side of Elm Street near the corner of Thirteenth Street. This grouping, though, is not well maintained and probably would not qualify for the National Register.



NE CORNER TWELVETH AND ELM STREETS



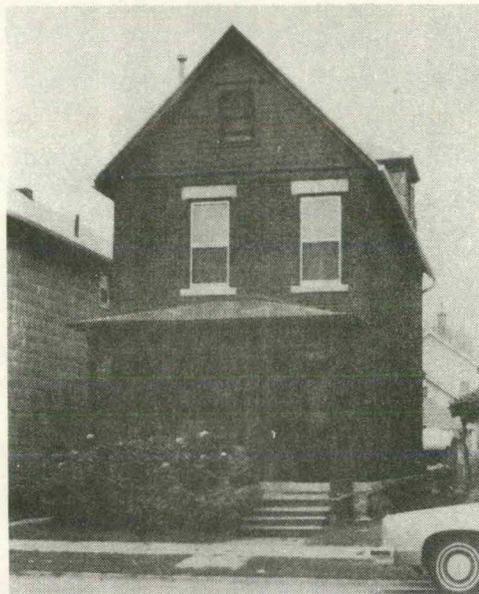
1226 ELM STREET



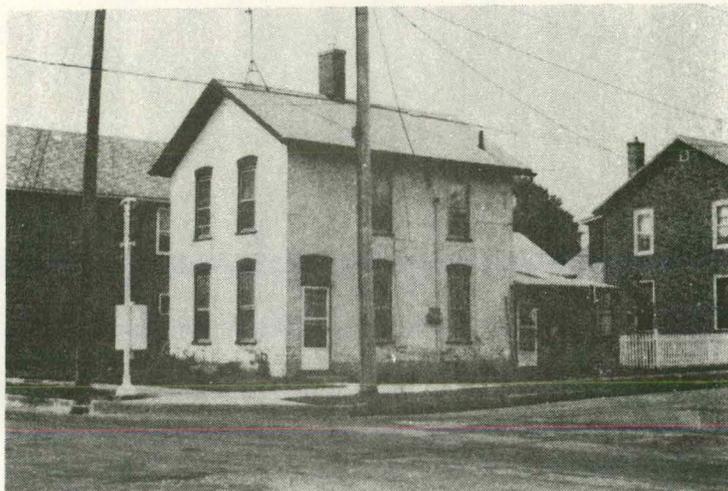
1292-1298 ELM STREET



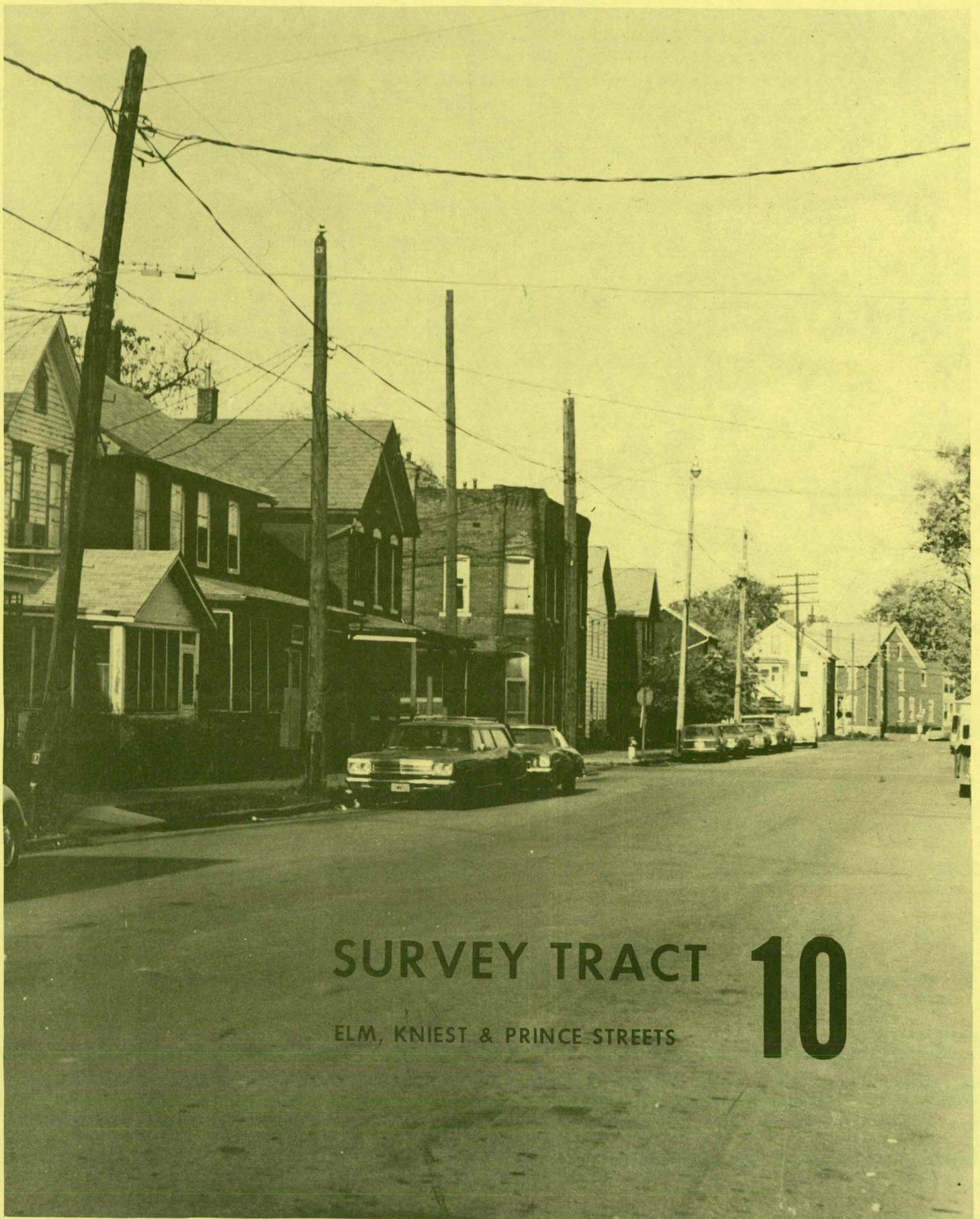
1855 ELM STREET



1845 ELM STREET



SW CORNER SIXTEENTH AND ELM STREETS



SURVEY TRACT 10

ELM, KNIEST & PRINCE STREETS

10.1 GENERAL INFORMATION

TRACT DESCRIPTION

Survey Tract No. 10 is irregularly shaped, extending from Twentieth Street in the south to Twenty-Fourth Street in the north and from midway between Elm and Washington Streets on the west to midway between Prince and Queen Streets on the east. The area included in this tract is generally wedge shaped and comprises a transition zone between the north-south street orientation of the original town plat and the northeast-southwest orientation of the streets leading to Eagle Point. An oblique aerial photograph of Survey Tract No. 10 is provided in Figure 10.1. The precise boundaries of the tract are shown in Figure 10.2.

The area encompassed by this survey tract includes all or part of ten different subdivisions and additions: Reifsteck's Subdivision, Sanford's Subdivision, L. H. Langworthy's Addition, Kniest's Subdivision, the Elm Street Subdivision, Oestringer's Subdivision, Smedley's Subdivision, Kemp's Subdivision, Frish's Subdivision and the High Street Subdivision. The area is predominantly residential in character with a few commercial buildings located on Rhomberg Avenue and Twenty-Second Street.

The majority of buildings in this survey tract were constructed prior to 1900. According to city assessment records, eight of the 105 buildings located in Survey Tract No. 10 were constructed during the 1870's, 47 were built during the 1880's, seven during the 1890's, 26 between 1900 and 1909, seven between 1910 and 1919, five during the 1920's and one each during the 1940's and the 1950's. The dates of construction for three buildings are unknown.

Architecturally, with a few exceptions, the buildings in Survey Tract No. 10 are vernacular in style. The archetypical building in the tract is a two-story, rectangular shaped dwelling of frame construction with a gable roof and either clapboard or asphalt shingle siding. About one-quarter of the buildings, though, are of brick construction, of which several are commercial structures. Two of the latter which are of particular interest are the building on the northwest corner of Rhomberg Avenue and Kniest Street, which presently houses Jerry's Tap (431 Rhomberg Avenue) and the building at 501 Rhomberg Avenue, which is presently occupied by Luigi's Restaurant. Another brick commercial building, located at 607 East Twenty-Second Street, just east of the tract boundary, also possesses a number of interesting architectural features.

Among the residential structures Survey Tract No. 10 contains a number of double houses. One group of these, which was identified by a city sponsored architectural survey in 1974, is located along the north side of Twenty-Second Street between Elm and Washington Streets (305-307, 311-313, 317-319 and 321-323 East Twenty-Second Street). Another interesting group of double houses is found on the west side of Prince Street near the intersection with Regent Street. Three of these double houses (2269-2271, 2273-2301 and 2305-2307 Prince Street) are almost identical. The fourth double house in this group (2263-2265 Prince

Street) possessed a number of interesting design details. Of particular interest is the use of segmental arched windows due to the fact the building is of frame construction.

Also on Prince Street are located three brick single-family residences identified by the city's 1974 survey as being architecturally significant. These buildings are located at 2272, 2268 and 2248 Prince Street. Four brick residential buildings on Kniest Street, two double houses (2114-2116 and 2124-2126 Kniest Street) and two single-family residences (2120 and 2007 Kniest Street) should also be considered architecturally significant.

Throughout Survey Tract No. 10 one observes the common usage of native stone for house foundations and street curbing. Inscribed stone lintels are also found on most of the brick buildings in the tract. Other noteworthy architectural features found throughout the area include cast concrete and cast iron columns, decorative millwork, wood shingles, ornamental brickwork, stone window sills, rosettes, bull's eye and diamond windows, and leaded glass.

The locations of the architecturally significant buildings in Survey Tract No. 10 are the shaded structures shown in Figure 10.2.

TRACT HISTORY

As in Survey Tract No. 9 this survey tract was initially a predominantly German area of the city. The area was converted from mineral lots to residential lots during the 1870's. Also, in 1879 St. Mary's parish split and a new German Catholic Church, Sacred Heart, was constructed on the corner of Eagle Point (Twenty-Second Street) and Windsor Avenues.

The major influx of people into the area occurred during the 1880's. In 1881 the Chicago, Milwaukee and St. Paul Railroad acquired two local lines, the Chicago, Clinton, Dubuque and Minnesota and the Dubuque Southwestern Railroad, and the following year the railroad company constructed a roundhouse and repair shops in the north end of the city. The introduction of this facility into the area created over a thousand new jobs and as a consequence the area around Rhomberg Avenue and Kniest Street was rapidly developed in order to provide housing for those who came to Dubuque to work for the railroad.

The only other industrial facility located in the immediate vicinity of Survey Tract No. 10 was the National Iron and Brass Works. This company was located on the northwest corner of Lake (now Garfield) and Kniest Streets. This company was also established in 1882 and occupied a two-story brick building. Like the A. Y. McDonald Company, Morrison Brothers and the Iowa Iron Works, the National Iron and Brass Works manufactured steam pumps and pump engines, iron drill presses, steam engines and boilers. These products were used on boats and locomotives, and in mines. The company also provided equipment for water works. It is not known exactly when this company ceased operation.

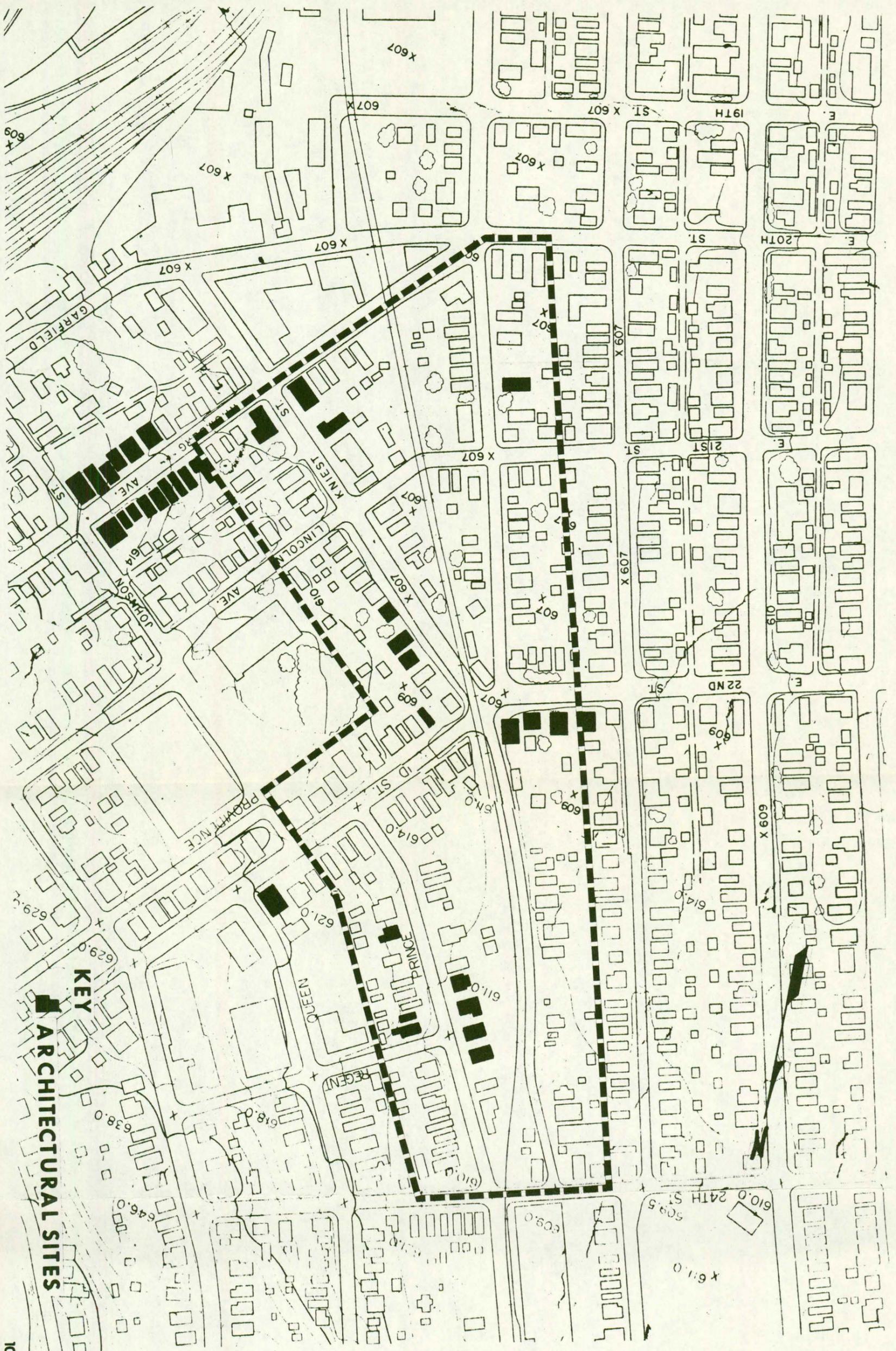
Throughout the city's history Survey Tract No. 10 has remained predominantly a working class residential area. In recent years, though, the south end of the tract has been encroached upon by some new commercial development. Also, the dwelling units along Kniest Street and Lincoln Avenue have been allowed to deteriorate.



HISTORICAL/ARCHITECTURAL SURVEY

TRACT NO. 10

FIGURE 10.1
10-3

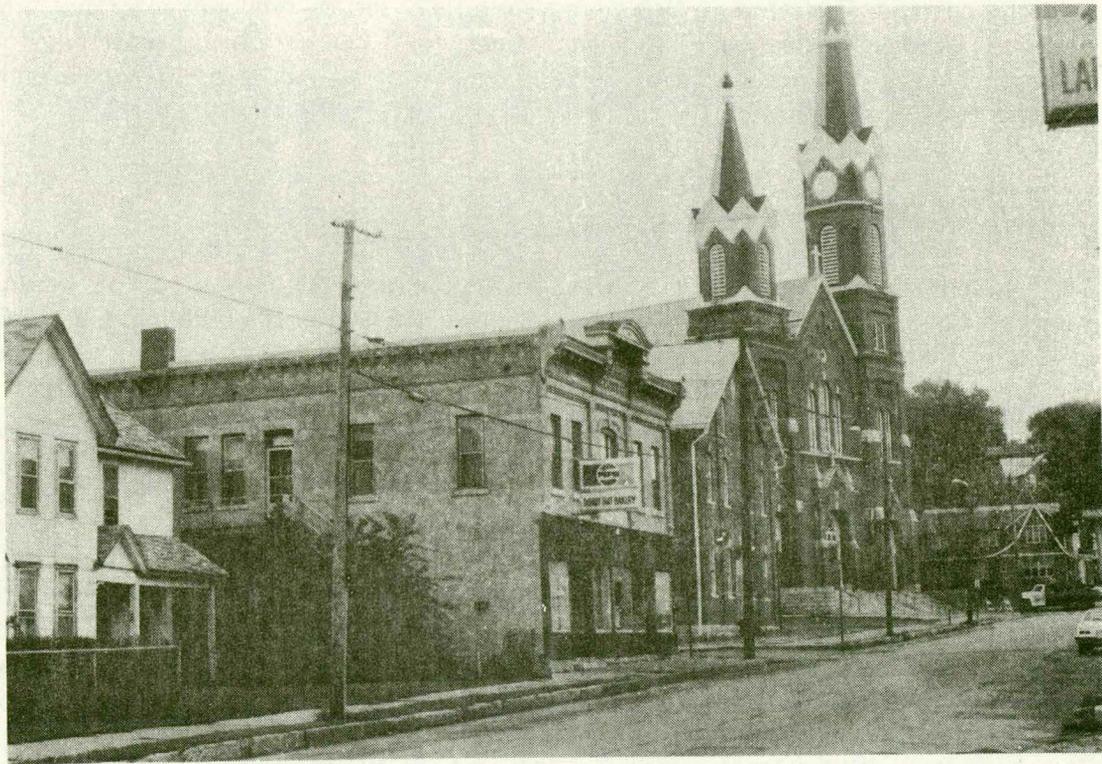


KEY
ARCHITECTURAL SITES

HISTORICAL/ARCHITECTURAL SURVEY
SITE LOCATION IN TRACT NO. 10

FIGURE 10.2

Source: Mathias M. Hoffman, *A Centennial History of the Archdiocese of Dubuque*
(Dubuque: Columbia College Press, 1938)
Dubuque, Iowa (New York: Sanborn Map Publishing Company, 1884)
Insurance Maps of Dubuque, Iowa (New York: Sanborn-Perris Map Company,
1891)
City Directories (1857-58, 1867, 1884-85, 1888-89, 1901, 1909, 1916-17,
1921-22, 1923, 1929)
Franklin T. Oldt and P. J. Quigley, *History of Dubuque County, Iowa*
(Chicago: Goodspeed Historical Association, 1911)



NORTH SIDE TWENTY-SECOND STREET EAST OF PRINCE STREET

10.2 DISTRICT EVALUATION

HISTORY

The majority of buildings in Survey Tract No. 10 were constructed between 1880 and 1900. This development was brought about at that time by the establishment of the Chicago, Milwaukee and St. Paul Railroad's repair shops and roundhouse east of Garfield Avenue. Those who initially settled in this area of the city were largely of German ancestry, and this led to the founding of two German churches, the Sacred Heart Catholic Church and the German Lutheran Church (now the Julien Happy Hour Hall), in the area.

Otherwise the area is not distinctive historically. Other than the close age association of buildings in the tract no other historic qualities of the area differentiate the tract from the surrounding residential areas, which were also initially settled predominantly by Germans. Therefore, it does not appear that Survey Tract No. 10 would qualify separately for the *National Register of Historic Places*. However, as part of a larger area it may be eligible for National Register recognition.

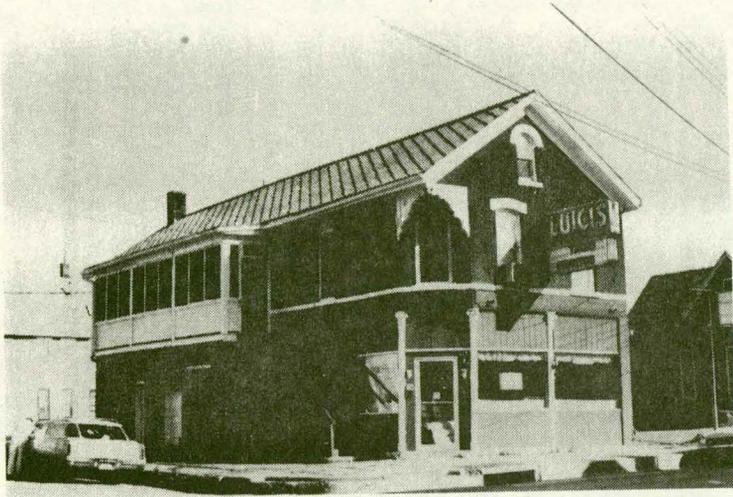
ARCHITECTURE

The residential and commercial architecture in Survey Tract No. 10 is predominately nineteenth century vernacular in character. Eighty-eight of the 105 buildings located in the tract are known to have been constructed between 1870 and 1910, and only two buildings in the tract were built during the past forty years. Consequently, the historic architectural integrity of the area as a whole is very high.

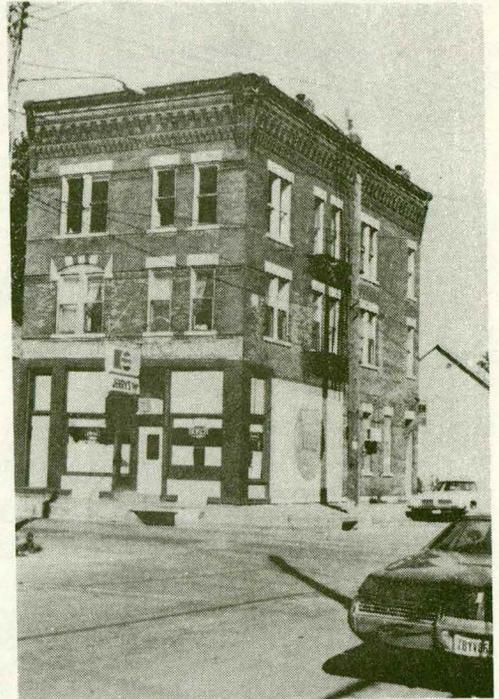
Of particular interest are the two blocks of Twenty-Second Street from Washington Street east to Sacred Heart Church. This street used to be known as Eagle Point Avenue, for a long time the northern terminus of the city and a main connector between the Village of Eagle Point and the settlement west of Dubuque on the bluffs. As a result of the heavy traffic on this street a small commercial district developed around the intersection of Kniest and Twenty-Second Streets about 1890. Also, between 1880 and 1890 a row of four substantial double houses were constructed along the north side of Twenty-Second Street between Washington and Elm Streets.

Similarly, along Rhomberg Avenue between Kniest Street and Johnson Avenue is a grouping of late nineteenth century commercial and residential buildings. This portion of Survey Tract No. 10 was clasified by the 1974 city sponsored architectural survey as being a significant grouping of vernacular buildings.

Therefore, within Survey Tract No. 10 there are at least two groups of buildings which for architectural reasons would appear to qualify for the *National Register of Historic Places*. In addition, the entire tract, along with some adjacent areas, may also qualify for the National Register as an architectural district.



LUIGI'S RESTAURANT - 501 RHOMBERG AVENUE



**JERRY'S TAP
431 RHOMBERG AVENUE**

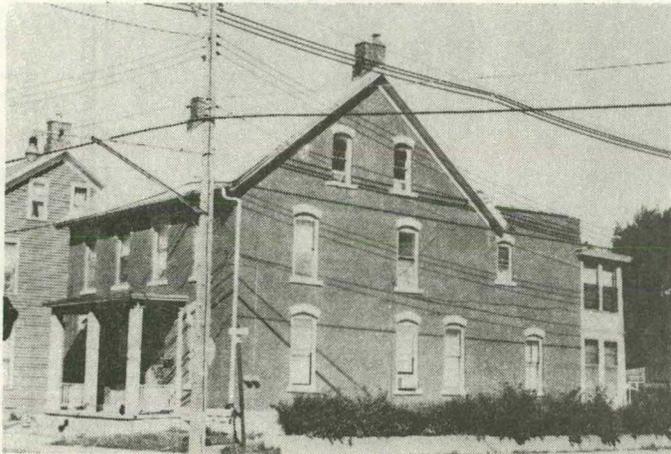


607 E. TWENTY-SECOND STREET

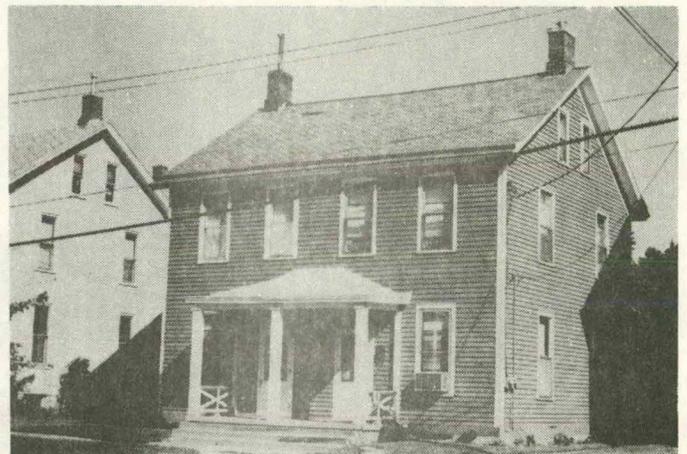




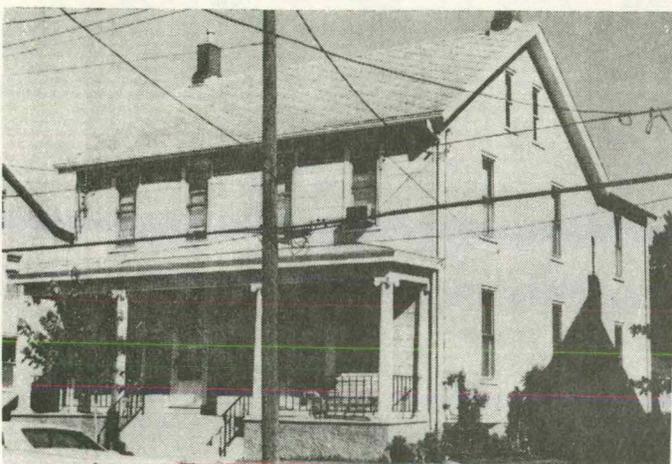
TWENTY-SECOND STREET BETWEEN WASHINGTON AND ELM STREETS



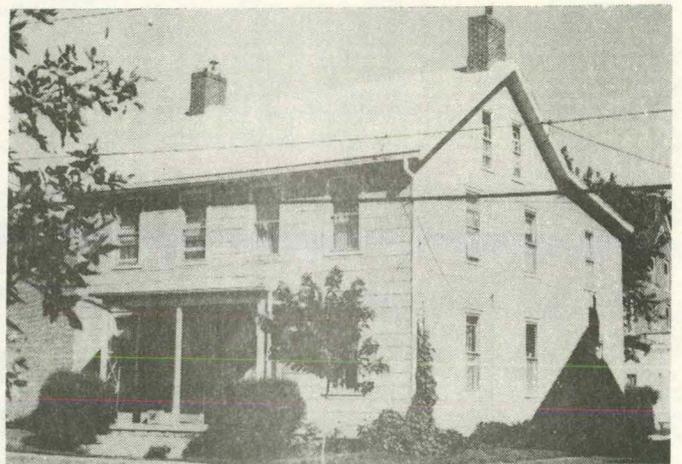
321-323 E. TWENTY-SECOND STREET



317-319 E. TWENTY-SECOND STREET



311-313 E. TWENTY-SECOND STREET



305-307 E. TWENTY-SECOND STREET



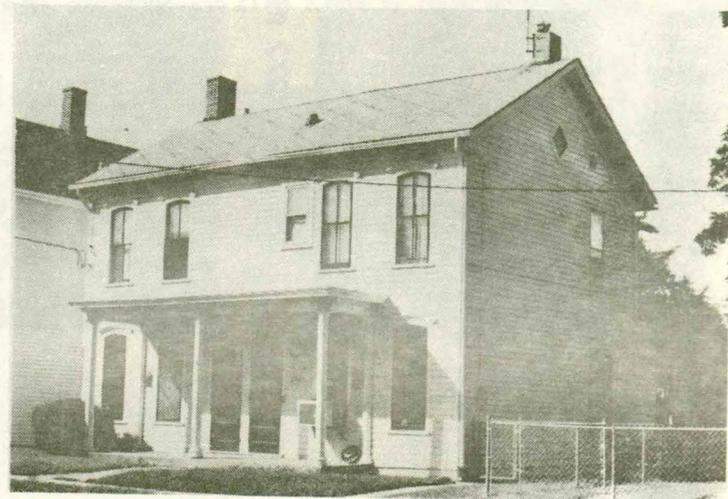
2269-2271 PRINCE STREET



2273-2301 PRINCE STREET



2305-2307 PRINCE STREET



2263-2265 PRINCE STREET

10-10
6-01

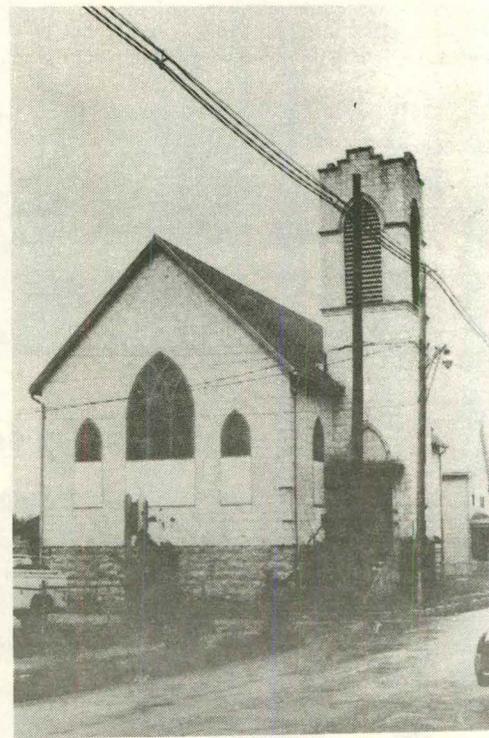
3370 PRINCE STREET

3320 KNIGHT STREET

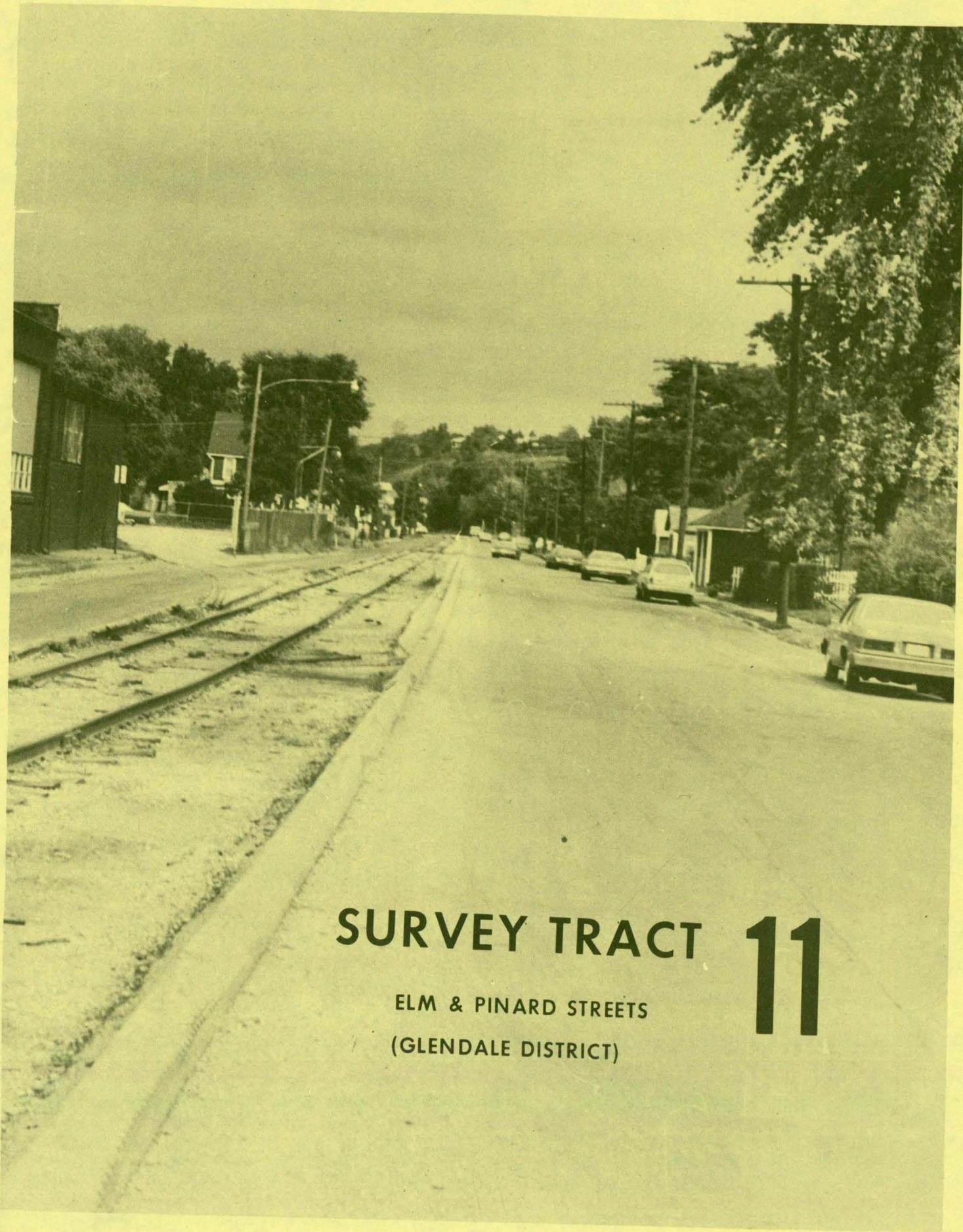
3370 PRINCE STREET



NORTH SIDE OF RHOMBERG AVENUE EAST OF KNIEST



'OLD' GERMAN LUTHERAN CHURCH



SURVEY TRACT 11

ELM & PINARD STREETS
(GLENDALE DISTRICT)

11.1 GENERAL INFORMATION

TRACT DESCRIPTION

Survey Tract No. 11 extends from Twenty-Fourth Street on the south to Thirty-Second Street in the north, and from the alley midway between Elm and Washington Streets on the west to the bluff east of Pinard in the east. Figure 11.1 presents an aerial view of this area. The precise boundaries of the tract are shown in Figure 11.2.

This tract is predominantly residential in character, and the houses which line both Elm and Pinard Streets are generally small two-story rectangular shaped structures. This is a working class area and the houses located here are indicative of the modest means of most of the area's inhabitants. According to city tax assessment records 79 per cent of the residential property in Survey Tract No. 11 is valued at \$25,000 or less. The dates of construction of the residential structures range from the 1870's, and possibly earlier, to the present. Over half the houses were constructed during the first and second decades of the twentieth century, 33 per cent and 25 per cent respectively. Twenty-three per cent of the dwellings are believed to have been constructed prior to 1900, while a like number are known to have been constructed since 1920.

The oldest houses in the tract are believed to be those located along Pinard Street between Twenty-Fifth and Twenty-Sixth Streets. These houses are nestled into the side of the bluff on the east. On the west side facing Elm Street their full height is exposed revealing in most cases a stone basement story. The addresses of these houses are actually given as Elm Street addresses (2508, 2514, 1520, 2524, 2534, 2540, 2544, 2548, 2552 and 2556 Elm Street) because between Twenty-Fourth and Twenty-Sixth Streets Pinard Street is only a narrow dirt alley. The houses in this group are assumed to be the oldest dwellings in this part of Dubuque by virtue of the fact they are located on high ground. Early histories of Dubuque indicate that most of the land located in what is known as Couler Valley was marsh and slough up until the turn-of-the-century, and therefore remained unbuildable until the railroad and industrial companies, which during the 1880's and 1890's purchased land in the area, drained and filled the sloughs.

An interesting feature of Survey Tract No. 11 is the manner in which railroad tracks split the northbound and southbound lanes of Elm Street between Twenty-Fourth and Twenty-Sixth Streets. North of Twenty-Sixth Street, Elm Street jogs a half block west and then continues north to Thirtieth Street where it terminates. The paved portion of Pinard Street similarly runs a half block east of the railroad tracks and terminates just before Thirtieth Street. The four blocks of both Elm and Pinard Streets between Twenty-Sixth and Thirtieth Streets are characterized by small, neatly kept dwellings. Most of these dwellings are two-story frame structures, which because they are located on narrow lots, are oriented with the ridge line of their gable roofs perpendicular to the street. Along Elm Street one also finds a number of early twentieth century bungalows. Most of the dwellings along the northern portions of both Elm and Pinard Streets appear to be copies of designs found in

standard architecture plan books and journals. (See photographs of example houses on the following pages.) None of the houses located in this survey tract were found to be architectural significant when the city sponsored an architectural survey in 1974. One house located just outside the tract at 2401 Queen Street, though, was found to be significant. A photograph of this house is provided below and its location is indicated on Figure 11.2.

In addition to the residences, two factories and a large warehouse complex are also located in Survey Tract No. 11. The warehouse, which is owned by the H. & W. Trucking Company, occupies the entire four blocks bounded by Thirtieth, Jackson and Liebe Streets and railroad tracks on the east. This complex was originally the Dubuque Brewing and Malting Company and has been determined to be eligible for the *National Register of Historic Places*.

The two factories belong to the Morrison Brothers Company and the Klauer Manufacturing Company. The Morrison Brothers building is located on the northwest corner of Twenty-Fourth and Elm Streets. The Klauer building occupies the block bounded by Twenty-Sixth, Twenty-Seventh and Washington Streets and railroad tracks on the east. Neither of the factories are architecturally distinguished.

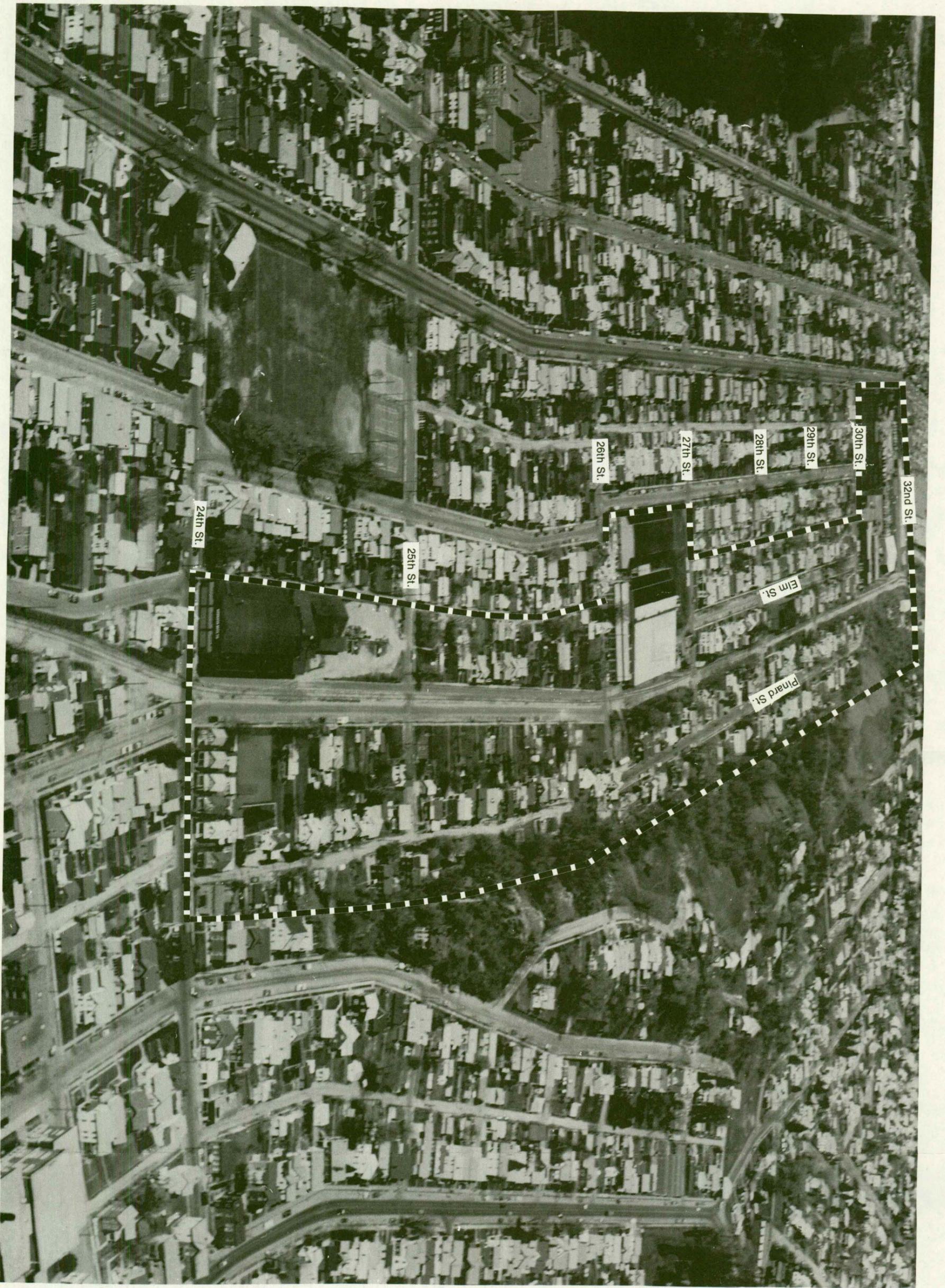
TRACT HISTORY

Early historical accounts recall that north of Eagle Point Avenue (Twenty-Second Street) Couler Valley remained largely unsettled until around the turn-of-the-century. Previous to that time the area had been unbuildable due to the marshy condition of the land. Consequently, the name historically associated with this part of the city was Frog Town.

Much of the land included in Survey Tract No. 11 was plat during 1889 and 1890 as the three Glendale Additions. These additions included the area presently bounded by Twenty-Sixth Street on the south, Thirtieth Street on the north, Jackson Street on the west and bluffs on the east. Most of the tract south of Twenty-Sixth Street was platted in 1856 as E. Langworthy's Addition. The railroad tracks which bisect the tract were constructed by the Chicago, Kansas City and St. Paul Railroad (later the Chicago Great Western Railroad) during the latter part of the 1880's.

The major development to occur within Survey Tract No. 11 was the construction of the Dubuque Brewing and Malting Company buildings in 1894 and 1895. The designer of these Richardsonian Romanesque style buildings was Louis Lehle of Chicago, a noted brewery architect. Fridolin Heer, a prominent local architect, supervised the construction. The construction of these buildings required nearly 100 workman and cost \$500,000, and when completed this brewery complex was one of the largest and most modern in the United States.

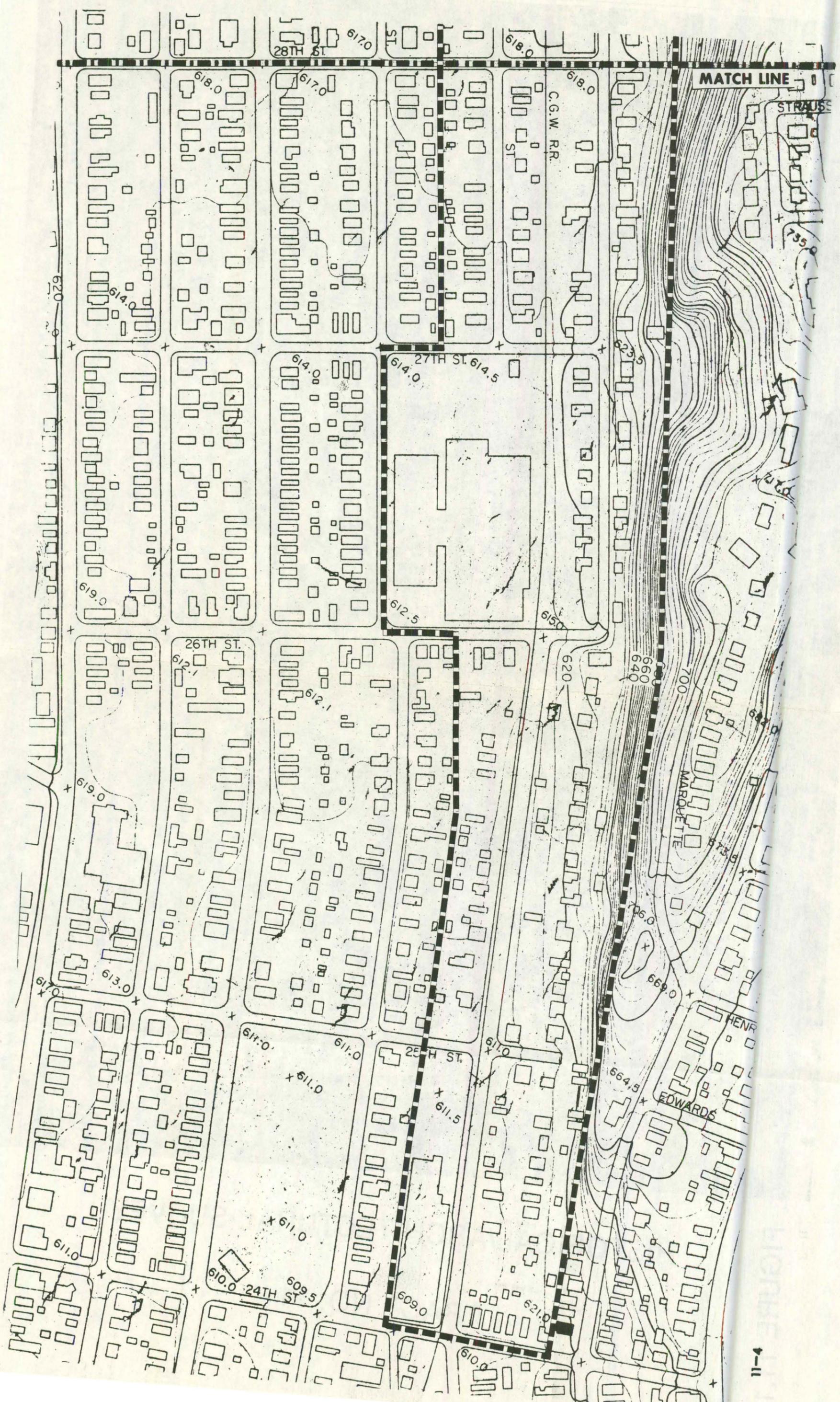
The founding of the Dubuque Brewing and Malting Company came about as a result of the merger of five local breweries. The men who joined in this merger were Anton Heeb, Adam



HISTORICAL/ARCHITECTURAL SURVEY

TRACT NO. 11

11-3
FIGURE 11.1



Glab, Titus Schmid, M. Tschirgi and John Schwind. The output of the Dubuque Brewing and Malting Company was 300,000 barrels annually. However, the company was forced to close by Prohibition, and although an effort was made after the repeal of prohibition to reopen the brewery, the company was unable to succeed in this effort.

Like those who settled in Survey Tract Nos. 9 and 10, a large number of people who initially took up residence in Survey Tract No. 11 were of German Catholic descent. To provide for the spiritual needs of these people a third German Catholic parish, Holy Ghost parish, was established in the northern part of the city in 1896.

Also, like the other Germans, who lived below Twenty-Fourth Street, those who occupied the Glendale area were skilled laborers. Many of those who lived in the area around 1910 are shown by city directories to have worked as firemen, machinists, and carpenters for the Chicago, Milwaukee and St. Paul Railroad and the Chicago Great Western Railroad, both of which had extensive repair shops in the north end of the city. A substantial number also worked for the Dubuque Brewing and Malting Company.

Finally, it should be noted that the names of several streets have changed over the years. Twenty-Fourth Street was initially known as Sanford Street, Washington Street was known as Orange Street and Pinard Street was known as Pine Street. Also, the designations of all the east-west numbered streets have been increased by three. For example, until 1920 Thirtieth Street was known as Twenty-Seventh Street.

Source: Peter Hoffman, *A Concise History of the City and County of Dubuque from 1833-1934* (unpublished, Loras College Library, Dubuque, Iowa)
Mathias M. Hoffman, *A Centennial History of the Archdiocese of Dubuque* (Dubuque: Columbia College Press, 1938)
Franklin T. Oldt and P. J. Quigley, *History of Dubuque County, Iowa* (Chicago: Goodspeed Historical Association, 1911)
Lawrence J. Sommer, *The Heritage of Dubuque* (East Dubuque: Tel Graphics, 1975)
Insurance Maps of Dubuque, Iowa (New York: Sanborn-Perris Map Company, 1891)

11.2 DISTRICT EVALUATION

HISTORY

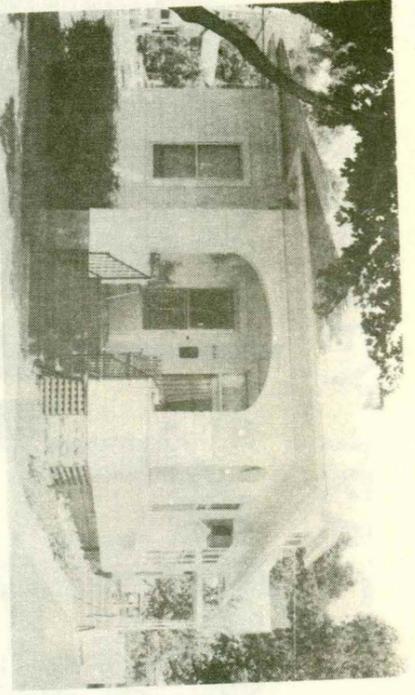
Survey Tract No. 11 is predominantly residential in character. Most of the dwellings in this area were constructed during the first two decades of the twentieth century. The portion of the tract contained in the three Glendale Additions exhibits a particularly high degree of historic cohesiveness. The location of the former Dubuque Brewing and Malting Company complex just to the north of these pleasant, well maintained blocks of neat, modest dwellings further emphasizes the German working class heritage of the area. On the other hand, in addition to maintaining their homes, many of those who live within the northern portion of Survey Tract No. 11 have made extensive improvements on their dwellings. Consequently, although the area remains an attractive area in which to live, its historical integrity has been reduced to the extent that the Glendale Additions would probably not qualify for the *National Register of Historic Places*.

The only other portion of the tract which merits attention for historic reasons is the group of ten dwellings located between Twenty-Fifth Street and Twenty-Sixth Street east of Elm Street (2508, 2514, 2520, 2524, 2534, 2540, 2544, 2548, 2552 and 2556 Elm Street). These dwellings, which sit back from Elm Street and in most cases are built into the side of the bluff, are believed to be the oldest buildings in the north part of the city. Some of these dwellings may date from as early as the 1850's, which was when E. Langworthy's Addition was platted. Since 1900, though, a number of infill structures have been erected along the east side of Elm Street. Consequently, the integrity of the area as a district has been significantly reduced.

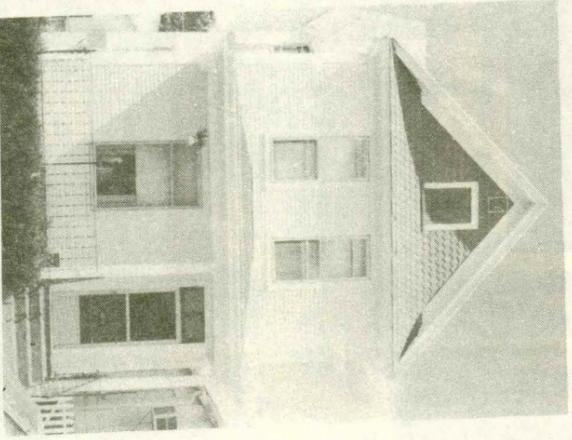
ARCHITECTURE

A substantial percentage of the dwellings in Survey Tract No. 11 are tract homes which are copies of designs found in turn-of-the-century architecture plan books. This is particularly true of the bungalows and two-story workingmen's cottages found along Elm Street between Twenty-Seventh and Thirtieth Streets. The cohesiveness of this street in a district sense is further reinforced by common landscaping elements along the three blocks. Consequently, this area merits special consideration during the planning of the Couler Valley Expressway. However, because many of the dwellings have been modified the architectural integrity of the area has been reduced to a level where these three blocks of Elm Street would probably not qualify for the *National Register of Historic Places*.

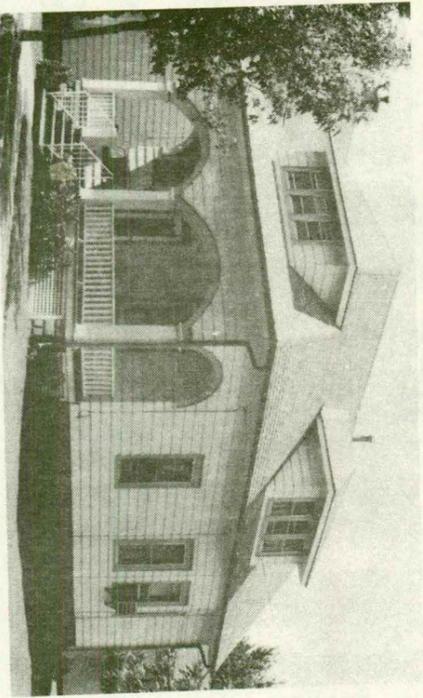
EXAMPLE DWELLINGS IN SURVEY TRACT NO. 11



2844 ELM STREET

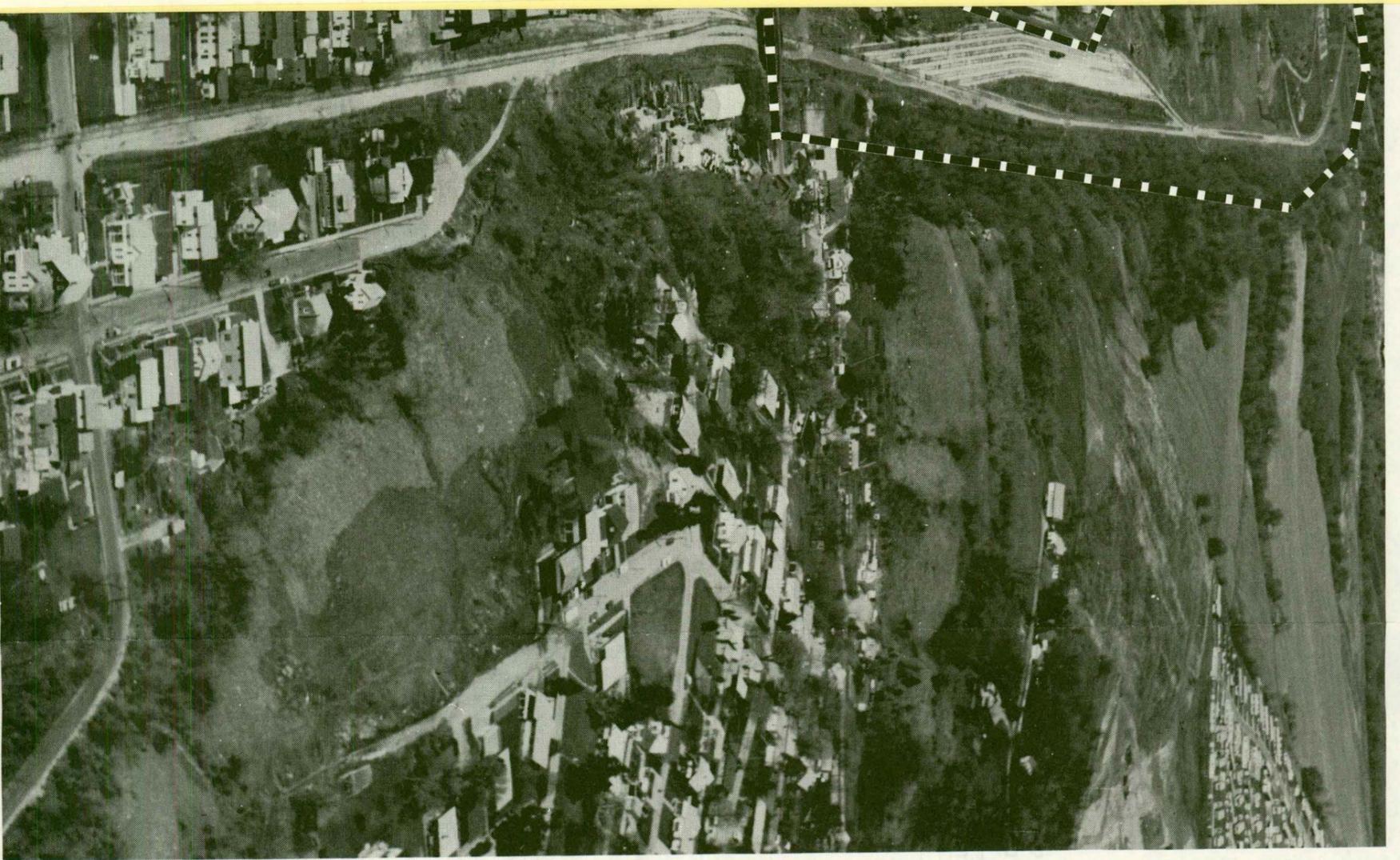


2839 ELM STREET



2743 ELM STREET

11-8

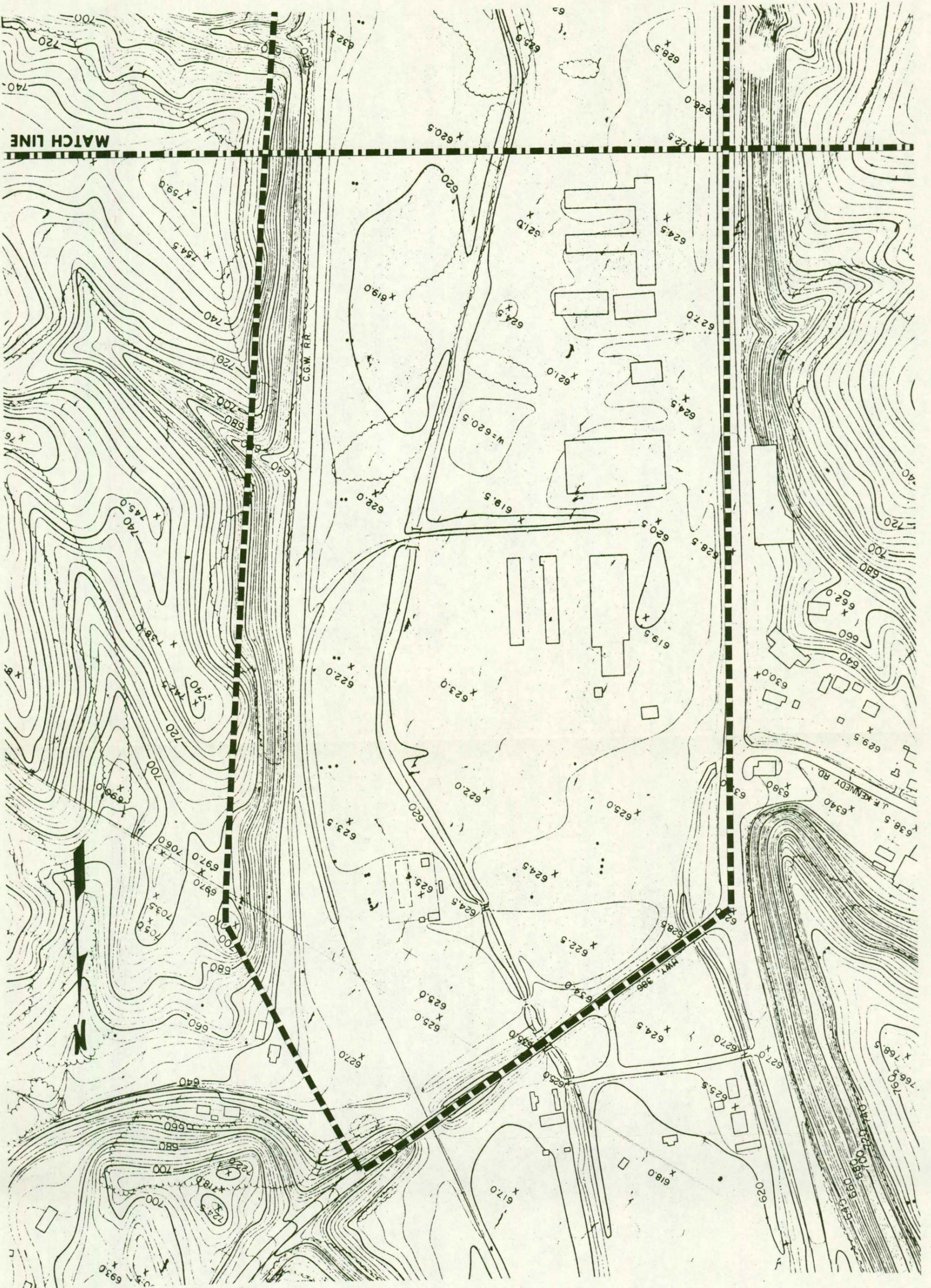


HISTORICAL/ARCHITECTURAL SURVEY

TRACT NO. 12

FIGURE 12.1

12-3



HISTORICAL/ARCHITECTURAL SURVEY
 SITE LOCATION IN TRACT NO. 12

FIGURE 12.2
 12-5

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