

United States Department of the Interior  
National Park Service

# National Register of Historic Places Registration Form



66  
B1

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. **Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

### 1. Name of Property

historic name Cathedral Historic District (Amendment and Update)

other names/site number \_\_\_\_\_

### 2. Location

street & number 7<sup>th</sup>, Locust, 4<sup>th</sup>, alley between Bluff & Locust, Bissel, Jones, Bluff, Emmett, St. Mary's, west boundary limestone bluff. N/A not for publication

city or town Dubuque N/A vicinity

state Iowa code IA county Dubuque code 061 zip code 52001

### 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this x nomination      request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

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

     national      statewide x local

Signature of certifying official

Title

Date

1/16/13  
**STATE HISTORICAL SOCIETY OF IOWA**

State or Federal agency/bureau or Tribal Government

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

Signature of commenting official

Title

Date

State or Federal agency/bureau or Tribal Government

### 4. National Park Service Certification

I, hereby, certify that this property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register
- other (explain:)

Signature of the Keeper

Date of Action

for Edison H. Beall

3.13.13

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**5. Classification**

**Ownership of Property**  
 (Check as many boxes as apply)

**Category of Property**  
 (Check only one box)

**Number of Resources within Property**  
 (Do not include previously listed resources in the count.)

<input checked="" type="checkbox"/>	private
<input checked="" type="checkbox"/>	public - Local
<input type="checkbox"/>	public - State
<input type="checkbox"/>	public - Federal

<input type="checkbox"/>	building(s)
<input checked="" type="checkbox"/>	district
<input type="checkbox"/>	site
<input type="checkbox"/>	structure
<input type="checkbox"/>	object

Contributing	Noncontributing	
15	4	buildings
0	0	district
0	0	site
1	0	structures
0	0	object
16	0	<b>Total</b>

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

Dubuque—The Key City: The Architectural and  
 Historical Resources of Dubuque, Iowa, 1837-1955

**Number of contributing resources previously  
 listed in the National Register**

80

**6. Function or Use**

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

Domestic/Single Dwelling  
Domestic/Multiple Dwelling  
Religion/ Religious Facility  
Religion/Church School  
Education/School  
Commerce/Specialty Store  
Government/Post Office

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

Domestic/Single Dwelling  
Domestic/Multiple Dwelling  
Religion/ Religious Facility  
Commerce/Specialty Store  
Government/Government Office  
Government/Post Office  
Recreation/Outdoor Recreation

**7. Description**

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

Early Republic / Federal  
Mid-19<sup>th</sup> Century / Greek Revival  
Late Victorian / Italianate  
Modern Movement / Moderne  
Late 19<sup>th</sup> and Early 20<sup>th</sup> Century American  
 Movements / Bungalow/Craftsman

**Materials**  
 (Enter categories from instructions)

foundation: Stone-Limestone  
 walls: Brick  
 roof: Asphalt

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**#6 Continued: Historic Functions**

Government/Courthouse

Recreation/Outdoor Recreation

**#7 Continued: Description-Materials**

foundation: Concrete

Walls: Wood

Stone-Limestone

roof: Metal, Synthetic-Rubber

Synthetic-Rubber

**Narrative Description**

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

**Summary Paragraph**

The Cathedral Historic District was previously listed on the National Register of Historic Places in 1985. A survey update for the historic district was undertaken for the City of Dubuque in 2003. This survey update recommended extending the period of significance and updated the list of recommended contributing and non-contributing buildings. This nomination amendment includes a combination of information from these two sources, often quoted verbatim:

1. Hawks, Lisa and Pam Myhre-Gonyier. "Cathedral Historic District," *National Register of Historic Places Nomination Form*, 1985.
2. Jacobsen, James E. *Cathedral Historic District Phase IV Report*. History Pays!, Des Moines, Iowa, 2003.

Within the text of this nomination amendment, the original nomination will be referenced as "Hawks 1985" and the survey update will be referenced as "Jacobsen 2003."

A partial nomination update in 2009 made these changes:

1. Section 5 Classification. The count is, hereby, revised to indicate 80 contributing buildings and 26 noncontributing buildings for a total of 106 contributing and 26 noncontributing resources.
2. Section 7 Description. The contributing status of the St. Raphael School at 205 Bluff Street is, hereby, confirmed. The St. Raphael Catholic Church complex, including the school, served as a catalyst for immigration and growth in this area of the city and contributed to the neighborhood's strong ethnic and religious ties. Constructed in 1905, the school replaced an earlier 1857 school.
3. Section 8 Significance. The period of significance is, hereby, amended to read "1850 to 1905." The new closing date corresponds to the construction of St. Raphael's School in 1904-05. The school is

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documented in the nomination as one of the key institutional buildings in the historic district, and its construction in 1905 marked the build-out date for the district.

The nomination amendment as now submitted extends the period of significance to the completion of the Federal Building in 1934, including the significant early 20<sup>th</sup> century development in the Cathedral Historic District. This development includes several residential buildings, two schools (completed in 1905 and 1906), and the Federal Building (completed in 1934). The nomination amendment also updates the resource counts to reflect construction and demolitions in the district since the original nomination in 1985, as well as reclassifying several buildings constructed from 1900 to 1934 as contributing.

With the expansion of the period of significance from 1905 to 1934, a total of 14 primary buildings, 1 garage, and 1 retaining wall built within this period were reclassified from non-contributing to contributing. This amendment identifies a total of 110 Contributing resources: 107 contributing buildings, one contributing site (Washington Park), and two contributing structures (4<sup>th</sup> Street Elevator and the limestone retaining wall adjacent to St. Mary's Street) found within the Cathedral Historic Preservation District. The nomination identifies a total of 11 noncontributing buildings within the Cathedral Historic District.

The 14 primary buildings reclassified from non-contributing to contributing include:

1. 471-473 Locust
2. 301 Jones
3. 305 Jones
4. 309 Jones
5. 313 Jones
6. 323 Jones
7. 330 Jones
8. 334 Jones
9. 39 Bluff
10. 61 Bluff
11. 258 Bluff
12. 605 Bluff
13. 453-455 W. 4<sup>th</sup>
14. 350 W. 6<sup>th</sup>

The garage building reclassified from non-contributing to contributing is the 1924 square hip roof garage at 323 Jones Street. The retaining wall adjacent to and supporting St. Mary's Street is also being recognized as a contributing structure under the amendment and update.

The four non-contributing buildings constructed after the original 1985 nomination are all garages. They include:

1. 493 Hayden lane – garage relocated to site 2009
2. 320-322 Jones – 2009
3. 432 Bluff – 2006
4. 484-486 W. 3<sup>rd</sup> Street - 2000

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The district encompasses a fine range of 19<sup>th</sup> century and early 20<sup>th</sup> century residential buildings. Bordering on the original commercial/industrial core, this neighborhood, focused around and to the north of St. Raphael Catholic Cathedral, has resisted commercial expansion. The broken and twisted topography of Dubuque is reflected in the stepped houses that are perched along the streets that approach the high bluff line which borders and defines the neighborhood to the west. The Cathedral Historic District draws its name and its character from St. Raphael's Cathedral. The massive Gothic Revival building serves as the centerpiece of the district, and is a clear signifier of the predominantly Irish Catholic immigrant community that settled this area from 1850 through the 1880s. The district is composed largely of very densely developed worker-class housing on and around the south end of Bluff Street and Cable Car Square, giving the area a distinctly urban character. Most of the earliest frame buildings have been removed, renovated or replaced with more durable dwellings, but the district still retains its defining features. These include high density development of small buildings very closely spaced on small lots, and minimal setbacks with little or no fencing or retaining wall features (with the exception of the homes on St. Mary's). Larger high-style homes and institutional buildings constructed during the 1880s and 1890s infill lots in the northern end of the district. New schools replaced earlier schools in the neighborhood in 1905 (St. Raphael's School) and 1906 (Franklin School). This institutional/governmental development was capped by the construction of the Federal Building in 1932-34. More recently, many of the homes on Bluff have been converted to commercial usage in and around Cable Car Square, creating a lively mixed use environment.

Demolitions since 1985 have been restricted to Bluff Street and the several named alleyways to the west of that street. Lost properties include 479-81 (1860 side gable brick), 493-95 (c.1895 Queen Anne brick row house), 687 (c.1865 brick vernacular) Bluff, 450 (c.1880s frame T-plan), 493 (c.1930s frame cottage on raised concrete block foundation) Hayden Lane, 479-81 Bluff (Copperhead Lane) (two-story brick side gable vernacular, c.1860) (Jacobsen 2003).

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## **Narrative Description**

*Information largely from original nomination, section 7, with corrections/updates from 2003 survey update:*

The Cathedral District, for the most part, appears as it would have once the third wave of building was finished in the 1890's. The District lies just below a bluff line and west of the Mississippi River. For the most part, the houses are built on the river valley plain. The exception to this would be the residences on St. Mary's Street that back up to Kelly's Bluff and those that start climbing the bluff on 3<sup>rd</sup> and 5<sup>th</sup> Streets. To make grading and infilling unnecessary, high foundations were built to facilitate level houses (Hawks 1985).

The City of Dubuque was generally platted using the historic grid pattern; however, the streets were allowed to follow the bluff line which resulted in slight bends and curves. Other roads were platted to follow the ravines. The lack of a ravine between Dodge and present day 8<sup>th</sup> Street may have forced the development of the 4<sup>th</sup> Street/Fenelon Elevator to provide a more efficient and time saving means to get up the bluff. Without the benefit of present day zoning regulations, houses were generally constructed with direct street frontage, uniform setbacks and little or no side yards. The houses that today are situated within the interior of the blocks (Hayden and Copperhead Lanes) were constructed before many of the current direct street frontage houses were built. On the 1884 Sanborn Map, the residences along Hayden Lane appeared to have fronted on either 3<sup>rd</sup> or 4<sup>th</sup> Street. However, by this time other residences had been built within their deep setbacks with more direct street

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frontage. Only one residence along Copperhead Lane was blocked from Bluff Street by another residence by 1884. On the 1891 Sanborn Map, 479-481 Bluff (Copperhead Lane Building) was still blocked while the building existing at 474 Bluff, now demolished, still maintained clear access to Bluff Street. It was not until the late 1890's that a residence was built directly fronting Bluff Street thereby cutting off direct frontage for all Copperhead Lane residences (Hawks 1985).

The plat naturally followed the river terrace which broadened and turned to the southwest below West 1<sup>st</sup> Street. Bluff and the other principal streets turned at that point and in that direction. Building lots unfailingly oriented east/west onto these principal streets. The lots west of Bluff were elongated. It is noteworthy that no provision was made for north/south oriented lots around Washington Park or on the cross streets. Consequently the vast majority of district buildings orient east/west and buildings fronting on cross streets tend to be of shallow draft so as to fit their partial lots. Only West 3<sup>rd</sup> and West 5<sup>th</sup> streets proceeded west of Bluff. Alleys were improved to function as additional means of access. The district nomination notes the important fact that numerous early Bluff Street residences, fronting east, were positioned in the centers of these long narrow lots and were hidden visually when later infill was constructed across their frontages. Again, the historical images document many of these obscured buildings, all of which date to the 1850s (Jacobsen 2003).

The settlement pattern seems to have developed as follows: The 1850s saw the start of the Cathedral and residential buildings close by on Bluff. The boom years of the 1860s and 1870s saw groupings near 5<sup>th</sup> and Bluff and up and down Bluff Street. Fourth Street, near the base of the bluff, also developed during the boom years of the 1860s and 1870s along with the area bordered by Locust, Bluff, 5<sup>th</sup> and 4<sup>th</sup> Street. Two houses facing Washington Park on the west side of Bluff were also built at this time. The 1884 Sanborn Map shows complete development of Bluff Street between Jones and First, the Halpin Building and Halpin house on the southwest corner of Jones and Locust. Bluff between 3<sup>rd</sup> and 4<sup>th</sup> Streets had developed, but two buildings on the northeast corner of 3<sup>rd</sup> and Bluff have been demolished. Richardson Shoe and Boot Factory, located on the southeast corner of 3<sup>rd</sup> and Bluff, has since come down and been replaced by a residential buildings. By 1891, the Sanborn Map shows complete development of Emmett. St. Mary's Street did not fully develop until the 1890's. The Gay Nineties and beginning years of the new century saw the development and infill of the rest of the Cathedral District. A.A. Cooper built Greystone on the northwest corner of Bluff and 5<sup>th</sup> Street, and as a wedding present to his daughter, built the Redstone in 1894. The Greystone has since been demolished but the Redstone stands as a memory of architecture at the turn of the century. Both parochial and public schools were rebuilt in 1905 and 1906, respectively. The original First Ward School built by John Rague was deemed unsafe, so another building went up near the original site and was renamed Franklin School (Hawks 1985).

In addition to the number of vernacular buildings, the district possesses some of the best academic architectural examples to be found in the city and several of the recently lost buildings (A. A. Cooper House) would be on that honor roll if they had survived. There was always a high-end academic architectural presence, above and beyond that to be found on Cathedral Square. Most of these examples were the mansions which were built in two time phases. Within the vernacular range of buildings the same minimal overlap is found between Italianate style and the side and gable front vernacular house designs, the difference usually boiling down to the presence or loss of brackets and original windows (Jacobsen 2003).

The district coexisted with an increasingly commercial Locust Street and an array of major factories that located mostly on Locust but also at Third and Bluff. Proximity to the downtown apparently slowed the emergence of neighborhood based corner groceries and similar stores and services. One exception was doctors' offices,

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several of which located in houses to the west of Locust Street. The present-day commercial development along Bluff, West 4<sup>th</sup> Street, etc. is a much later development. As late as 1891 there is no indication that anything but residential land uses predominated within the district. In fact the belated development of commercial land uses at the foot of the 4<sup>th</sup> Street Elevator resulted in the establishment of a local historic preservation program and served as the catalyst for surveying and listing the several historic districts (Jacobsen 2003). The local Cathedral Historic Preservation District was established in 1983, two years prior to the date the district was also entered listed on the National Register of Historic Places.

### *Architectural styles and types*

The architecture of the Cathedral District is characterized more by popular and derivative executions of architectural styles drawn from pattern books and builder's guides than high style buildings designed by architects. Buildings in the district are rather plain and simple edifices, constructed of red brick and usually do not rise above two or three floors in height. The predominant stylistic category has been designated Brick Vernacular and often features details drawn from several different periods. Most common is the worker's and small business owner's home and details drawn from one, possibly two different architectural styles. The exception in the Cathedral District is the ornate high style building or house (Hawks 1985).

The architectural styles of the 14 primary buildings reclassified from non-contributing to contributing under this nomination amendment include:

1. 471-473 Locust - Classical Revival
2. 301 Jones - Bungalow
3. 305 Jones - Bungalow
4. 309 Jones - Bungalow
5. 313 Jones - Bungalow
6. 323 Jones - Bungalow
7. 330 Jones - Bungalow
8. 334 Jones - Classical Revival
9. 39 Bluff - Craftsman
10. 61 Bluff - Colonial Revival
11. 258 Bluff - Craftsman
12. 605 Bluff - Renaissance Revival
13. 453-455 W. 4<sup>th</sup> - Craftsman
14. 350 W. 6<sup>th</sup> - Art Deco

The following stylistic influences are characteristic of the District: Key Buildings (10) are denoted with an asterisk.

### **Federal**

Although there are no high style examples of the Federal mode in the Cathedral District, there are several buildings here that exhibit the influence of the style. These houses were constructed between 1840 and 1860; some 20 to 40 years after the style had lost its popularity in the East. The continuation of the Federal tradition in Dubuque probably came from two sources--the tendency of pattern books and builder's guides to perpetuate styles for years beyond their peak of popularity and a Federal influenced house building tradition that was

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especially popular in towns along the Mississippi River until around 1860. Characteristics of Federal style include a low-pitched roof, end-stepped gables, double hung windows with small panes, rectangular shape, sidelights and transom. The J. H. Thedinga House at 340 West 5<sup>th</sup> Street is the best example of the Federal influence in the Cathedral District (Hawks 1985). See original nomination for photographs of excellent examples of these houses.

2003 survey update:  
340 West 5<sup>th</sup> Street (1855)

### **Greek Revival**

Most of the Greek Revival influenced buildings in Cathedral District were erected between 1860-1880. The Greek Revival was a popular style in the true sense of the term, and its influence continued to be seen in builders guides and pattern books long after its influence on high style architecture had largely disappeared. The buildings in the District have clearly defined features and yet still express the basic simplicity of the style (Hawks 1985). See original nomination for photographs of excellent examples of these houses.

### **Gothic Revival**

The notable example of Gothic Revival architecture in the Cathedral District is the Cathedral of St. Raphael. Originally slated to be built in Romanesque Style, the Panic of 1857 curtailed these plans and the building followed the Gothic Revival Style. The Cathedral is today the most outstanding example of Gothic Revival architecture in Dubuque.

2003 survey update:  
\*231 Bluff-St. Raphael Cathedral, 1857-58 (re-fronted with stone in mid-1870s)

### **Italianate**

The Italianate style is another rather popular style for detailing in the District. Popular from 1840 to 1880, the most outstanding building with Italianate details is the St. Raphael's Rectory at 231 Bluff (Hawks 1985). See original nomination for photographs of other examples of this style.

2003 survey update:  
445-457 Bluff, 1892-1908  
\*231 Bluff, 1863- (Italianate Villa, St. Raphael Rectory)  
\*53-55 Locust, 1882- (commercial parapet front)  
\*401 Locust, 1884- (firehouse)

### **Second Empire**

The Second Empire house was common from 1860 to 1890. Even though it was built in two different phases and incorporates the Farley House at 605 Bluff, the Mary of the Angels Home is the best example of the Second Empire style (Hawks 1985). See original nomination for photographs of excellent examples of this style.

2003 survey update: The historical photographs document a number of lost examples of this style along Locust and Bluff streets. Notice how this style favors Bluff Street as a location.  
467-69 Bluff, 1860- (six bay duplex, true Mansard)  
345-47 Bluff, 1870- (six bay duplex, true Mansard)

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- 409 Bluff, 1873- (side hall plan, concave true Mansard)
- \*701-03 Bluff, 1888- (twin bays, front Mansard roof plane only)
- 605 Bluff, 1879, 1916- (matching addition, true Mansard)
- 469 Emmett, 1883- (St. Raphael Girls School, true Mansard)

**Queen Anne**

Queen Anne Style, 1880-1890, gives the Cathedral District its flair in detailing and styling. The buildings classified as Queen Anne, however, each lean toward a different type of this particular style. While 504 Bluff verges on Romanesque, the row house at 186-190-196 Bluff mixes in a little Eastlake. The best example of Queen Anne is the row house facing 4<sup>th</sup> Street which now mixes commercial and residential uses (Hawks 1985). See original nomination for photographs of excellent examples of this style.

2003 survey update:

- \*504 Bluff, 1887-89 (Sullivan)
- 483 Bluff West 5<sup>th</sup>, 1894-96
- 475-77 West 3<sup>rd</sup>, 1890- (frame example)
- 679 Bluff, 1890s- (frame example, altered)
- \*186-96 Bluff, 1886- (tri-plex)
- \*206-208-210 Bluff, 1878- (tri-plex)

Twin-front bay subset:

- 484-86 West 3<sup>rd</sup>, 1889+- (side gable frame)
- 121-123 Bluff, 1895- (brick with twin dormers)
- 759 Bluff, 1902- (twin bay front)
- 331 West 4<sup>th</sup>, 1899-1900- (triple bay facade with turret)

**Colonial Revival**

All of these examples are two-story gable front Chris Voelker built designs built of Peer-A-Mid concrete block. A third example at 124 Bluff (1915) has an aluminum front but its south and east walls remain exposed (Jacobsen 2003).

2003 survey update:

- 61 Bluff, 1914

**Classical Revival**

The Classical Revival Style, 1880-1920, has a range of examples throughout the district that range from small scale residential buildings to large buildings more typical of the style.

2003 survey update:

- 205 Bluff, 1905
- 334 Jones, 1913

**Craftsman Style/Bungalow Type**

The Craftsman style dates to the early 1900s, often exhibiting on the popular bungalows of this period. One notable example is found at 453-455 West 4<sup>th</sup> Street (Hawks 1985).

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**2003 survey update:**

- 301 Jones, 1913 (gable front bungalow)
- 305 Jones, 1913 (gable front bungalow)
- 309 Jones, 1913 (gable front bungalow)
- 313 Jones, 1913, (gable front bungalow)
- 330 Jones, 1913, (hip subset of gable front bungalow)
- 323 Jones, 1924-(cottage)
- 258 Bluff, 1924, (two-story multi-family)
- 39 Bluff, 1906, (two-story square plan)

**Moderne Style**

**2003 survey update:**

- \*350 West 6<sup>th</sup>- Federal Building, 1932-34

**Vernacular house types**

It appears, because of the number of buildings found within the proposed District that have a variety of details, that general vernacular types incorporate most of the remaining buildings within the Cathedral Historic District. In the original nomination, a number were classified as "brick vernacular," a style allowing for a brick building to remain very plain or to be open to a mixture of any design or pattern without being too heavily influenced by the "high" style (Hawks 1985). See original nomination for photographs of examples of these houses.

**2003 survey update:**

**Single-story Frame L-Plan:**

- 344 West 1<sup>st</sup>, 1872-84
- \*480 Emmett- (not-determined, frame miners cottage)

**Side-gable Type:**

Row houses, tri-plexes:

- 432-48 Bluff, 1857- (side hall plans)
- \*206-208-210 Bluff, 1878-79
- 432-434-436 Emmett, 1886- (parapet front)
- 425-33-41 Bluff, 1897- (three bays, two dormers)

Six-bay side gable subset:

- 426-428 West 5<sup>th</sup>-1855-57
- 156-58 Bluff, 1860
- 164-66 Bluff, 1860
- 372-74 Bluff, 1860
- 392-94 Bluff, 1860
- 729-31 Bluff, 1860

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743-45 Bluff, 1860  
331-33 Bluff, 1870  
315-21 Bluff, 1872  
625 Bluff, 1868-69- (raised end walls)  
653-55 Bluff, 1870  
189 St. Mary, 1872  
440-42 West 3<sup>rd</sup>, pre-1872- (flat parapet front)  
433-35 West 3<sup>rd</sup>, pre-1872- (flat parapet front)  
471-73 West 4<sup>th</sup>, pre-1872  
461-65 West 3<sup>rd</sup>, pre-1872  
489-91 West 4<sup>th</sup>, pre-1872  
464-66 West 3<sup>rd</sup>, post-1889  
452-54 West 4<sup>th</sup>, pre-1872  
441-43 Locust, pre-1884  
490 Hayden Lane, pre-1884  
442-44 West 5<sup>th</sup>, 1885-88  
418-20 Emmett, 1885-88  
115-17 St. Mary, 1889- (flat parapet front)  
454-58 Emmett, 1884-89  
320-22 Jones, 1884-91

Five-bay Side Gable Subset:

51-53 Bluff, 1860- (brick)  
371-73 Bluff, 1860- (brick, stepped and raised end walls)

Four-bay Side Gable Subset:

352-54 Bluff, 1850- (frame)  
50-52 Bluff, 1870- (flat parapet front, brick)  
350 West 1<sup>st</sup>, pre-1872- (brick)  
169 St. Mary, pre-1889- (frame)  
221 St. Mary, pre-1889- (frame)

Three-bay Side Gable Subset:

421 Locust, 1855- (brick)  
474 Bluff, 1855- (brick)  
450 Bluff, 1855- (brick)  
462 West 3<sup>rd</sup>, 1856- (brick)  
486 West 4<sup>th</sup>, 1856- (brick, raised end walls)  
209 St. Mary, pre-1889 (frame)  
411-19 Bluff, pre-1884

Two-bay Side Gable Subset:

56-58-60 Bluff, 1860- (brick)  
\*345-347 Bluff, 1850

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Brick Two-story Gable Front Subset (side hall plans):

54 Bluff, 1865- (oculus window)  
48 Bluff, 1865  
470-72 West 4<sup>th</sup>, pre-1872  
348 West 1<sup>st</sup>, 1872-84  
721 Bluff, pre-1872  
133 St. Mary, 1872-88  
391 Bluff, pre-1884  
314 Jones, pre-1884- (oculus)  
335 West 2<sup>nd</sup>, 1885-91- (flat parapet front)  
490 Emmett, 1889  
330 West 5<sup>th</sup>, 1885-91  
125 Bluff, 1900-(flat parapet front)

Brick Two-story Gable Front Subset (side hall plans):

155 St. Mary, 1872  
44 Bluff, 1875  
\*480 Emmett, 1885-88  
109 St. Mary, 1889  
275 St. Mary, 1889  
415 West 3<sup>rd</sup>, 1889-91  
421 West 3<sup>rd</sup>, 1889-91  
340 West 1<sup>st</sup>, 1892-1908

Broad Gable Front Duplex Subtype:

466-68 Emmett, 1885-89- (brick, twin attic lights)  
453-55 West 4<sup>th</sup>, 1910-20- (stucco, twin attic lights)

**Other types of resources from 2003 survey update:**

**Two-part Commercial Block:**

481 Locust, 1900  
485 Locust, 1863

**Schools:**

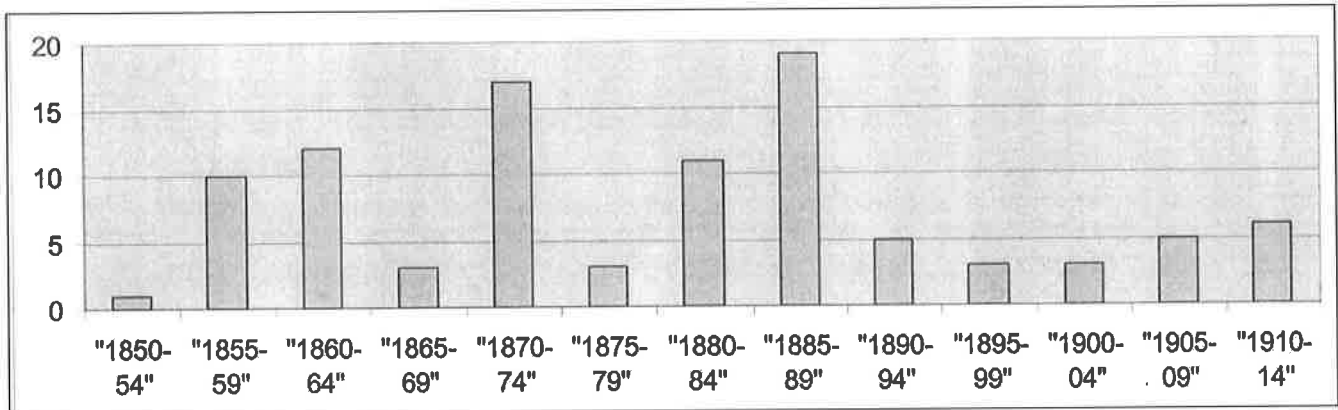
205 Bluff, 1905  
39 Bluff, 1906

The chart below quantifies building starts in five-year increments. The years 1872, 1884 and 1889 are over-represented because many dates are based on their appearance on the various birds' eye views or the earliest Sanborn Map. They are accordingly dated on the basis of their earliest known building date, but if accurate building dates were known, these starts would fall much earlier on this spectrum in many cases. Another weakness in this presentation is that it excludes non-extant buildings so these dates include only second or third-generation surviving buildings. Despite these distortions, it is clear that sustained building took place between 1855 and 1864 and likely continued unabated into the mid-1870s. A second peak of building then continued

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through the early 1890s. Later infilling and replacement continued through 1914 (Jacobsen 2003). Two houses date to the later 1910s, and three houses date to the 1920s. One building, the Federal Building, dates to the 1930s.



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**Updated list of contributing and non-contributing buildings**

Table below prepared from information and survey forms related to the *Cathedral Historic District Phase IV Report* prepared by James E. Jacobsen, History Pays!, Historic Preservation Consulting Firm, Des Moines, Iowa, 2003. Buildings reclassified from non-contributing to contributing (15) are denoted by with a ♦.

Cathedral Residential Historic District				
Address	Architectural Summary	Historical Summary	Eval	Out-buildings
Emmet 418-420	<p>Style/Year: post-1884, historical photos indicate post-1890, pre-1889/1895 (Assessor), two-story side gable brick vernacular duplex.</p> <p>Designer/Builder:</p> <p>Physical Description: high raised stone foundation, double rowlock brick window arches on building and above basement windows, two side hall plans with entries on the outside of the façade, centered chimney. West side entry with stairs. Rectangular plan (25x32), end front stoops (concrete, 5'6"x9) and side stoops at rear each sidewall.</p> <p>Alterations: concrete block/concrete stairs and stoops, metal awnings with metal posts (1966). Permits note re-roofings in 1945, 1963, 1986, 2008. New porch 2006. Restore Chimney, New front porches 2008.</p> <p>Landscaping/Setting: site level and building elevated, fronts north.</p> <p>Legal: Sub of City Lot 601, west 60' 7, same, west 60' of north 6' 8.</p>	<p>Significance;</p> <p>Original Owner/Builder:</p> <p>Building History: Emmett Street did not exist in 1884 (Sanborn Map) although three small houses were aligned on or south of what became the street. The 1891 Sanborn Map depicts the completed street and shows solid new development along its south side, the north side being church property.</p> <p>Mrs. P. Grell owned the property when the street was sewered c.1889.</p> <p>Used as laundry c.1955.</p>	C	None
Emmet 432-434- 436	<p>Style/Year: 1886, parapet front brick two-story tri-plex, unusual for four factors, the very fragile surviving cornice capping and finials, the intricate corbelled brick parapet front, the large number of narrow windows, narrow and vertically aligned, and finally the provision of a near equal number of basement openings, also aligned.</p>	<p>Significance;</p> <p>Original Owner/Builder: T. T. McDonald, 28 Emmett Street, built a brick residence here for \$3,800 in 1886 (<i>Herald</i>, January 1, 1887).</p> <p>J. C. Rooney built a two-story brick dwelling on Emmett in 1889 for \$1,500, and owned part of this</p>	C	None

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	<p>Designer/Builder:</p> <p>Physical Description: rectangular plan (47x48 with 16x3 light well cut in from rear, 16' from left side wall) on raised stone foundation, two entries paired to right of center, small square cut hip roof porches with side entries, paired rowlock brick window arches (same on basement windows), brick beltcourses run just below the spring stone level on the second floor and the same on the ground level.</p> <p>Alterations: very well preserved. Permits note re-roofings in 1952, 1979, porch rails 1994, flat roof re-roofing 1998, porch re-roof 1998. New wood windows, doors and front and back porches 2008.</p> <p>Landscaping/Setting: parcel drops slightly to the south, building fronts north.</p> <p>Legal: Sub of City Lot 601, east 17' 5, west 33' 5</p>	<p>property in 1889 (<i>Herald</i>, December 29, 1889).</p> <p>Building History: Emmett Street did not exist in 1884 (Sanborn Map) although three small houses were aligned on or south of what became the street. The 1891 Sanborn Map depicts the completed street and shows solid new development along its south side, the north side being church property.</p> <p>Mary McDonnell and C. Rooney owned the property when the street was sewered c.1889.</p>		
Emmett 454-458	<p>Style/Year: post-1884, historical photos indicate post-1890, pre-1889/1890 Assessor, two-story brick side gable duplex plan, very similar to 432-36. Emmett in terms of extensive basement window system.</p> <p>Designer/Builder:</p> <p>Physical Description: rectangular plan (30x38), high raised stone foundation, minimal sidewall fenestration, unusual distribution of windows across façade, entries at outer front corners, central chimney.</p> <p>Alterations: entries reduced in size, transoms infilled with brick, metal canopies replace original hooded entries, concrete stoops. Permits for 454 note re-</p>	<p>Significance;</p> <p>Original Owner/Builder:</p> <p>Building History: Emmett Street did not exist in 1884 (Sanborn Map) although three small houses were aligned on or south of what became the street. The 1891 Sanborn Map depicts the completed street and shows solid new development along its south side, the north side being church property. Esther Kuhnle owns 1949-62 (458).</p> <p>No reference to found as to owner when street was sewered c.1889.</p> <p>Assessor splits 1955, 458 "now occupied by one family (1971)."</p>	C	None

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	<p>roofings in 1960 (porch), 1996, same for 458 note new second floor deck door replacement of a window 1980, fire damage repair to roof and siding 1982 (\$1,800), 13x19'6 addition and west deck 1984 (\$8,878). Reside detached frame garage with wood siding 2003.</p> <p>Landscaping/Setting: ground drops away to the south, building fronts north, walk way to the north.</p> <p>Legal: Sub1-3, 2-3 of City Lot 601.</p>			
Emmet 466-468	<p>Style/Year: post-1884, pre-1889/1895 (Assessor), broad two-story gable front brick duplex.</p> <p>Designer/Builder:</p> <p>Physical Description: this form is less common, rectangular plan (47x32) with centered paired entries (6x28 porch), soldier brick voussoir window arches (unusual) that are edged with projecting brick tracery (center window pair subsumed beneath a single arch), paired attic lights, denticulated brick belt course traces spring stone lines on both levels, high raised stone foundation (exposes to south and east). Single-story frame rear wing, centered (10x13, 466 only) with separate wood stoops.</p> <p>Alterations: full-width metal canopy with metal posts and concrete deck, at ground level on west end, stairs on east end. Windows replaced. Permits for 466 note re-roofings in 1952, 1995, front porch replacement 1976, repairs 1940 (\$200). Same for 468 note re-roofings 1950, 1995. Assessor indicates 19x18 frame garage present, 1955.</p> <p>Landscaping/Setting: ground drops abruptly to the south and east, fronts north, open to east.</p>	<p>Significance;</p> <p>Original Owner/Builder:</p> <p>Building History: Emmett Street did not exist in 1884 (Sanborn Map) although three small houses were aligned on or south of what became the street. The 1891 Sanborn Map depicts the completed street and shows solid development along its south side, the north side being church property.</p> <p>John Dowling owned the property when the street was sewered (no date).</p> <p>Assessor splits property s of 1955.</p>	C	None

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<b>Address</b>	<b>Architectural Summary</b>	<b>Historical Summary</b>	<b>Eval</b>	<b>Out-buildings</b>
	Legal: Sub 2 of City Lot 601, 1- (466), same, 2- (468).			
Emmet 469	<p>Style/Year: 1883, three story broad Second Empire brick school design with Mansard roof.</p> <p>Designer/Builder: John Keenan</p> <p>Physical Description: rectangular plan, apparently a square original with a long rear addition to the north. True mansard roof with the attic roof form on all sides, gable roof dormers also on all fronts, three on the front, eight on each side wall. Double rowlock brick course window arches and stone sills (4/4 lights), windows broadly spaced, stone foundation and water table, centered entry on south front.</p> <p>Alterations: double entry reduced to single door, replacement rounded porch with square pillars, concrete stairs and metal railings. Permits note re-roofings in 1988, 1990, 2002. Converted to Multi-family in 1990.</p> <p>Landscaping/Setting: level site, part of larger complex, Cathedral to the northeast.</p> <p>Legal: Sub 1-1 of Cathedral Center</p>	<p>Significance; St. Mary's Girls School</p> <p>Original Owner/Builder: St. Raphael's School, located "near the Cathedral," 50x70, three stories each 12 feet high, was built in 1869 with John Keenan as architect. This was likely the boy's school, behind this building. A second St. Raphael's School House, also costing \$12,000, was built in 1883 (<i>Herald</i>, December 16, 1869; December 20, 1883).</p> <p>Building History: Emmett Street did not exist in 1884 (Sanborn Map) although three small houses were aligned on or south of what became the street. The 1891 Sanborn Map depicts the completed street and shows solid development along its south side, the north side being church property.</p> <p>The Archdiocese of Dubuque owned the property when the street was sewered (no date).</p>	C	None
Emmet 480	<p>Style/Year: post-1884, pre-1889, two-story gable front frame side hall vernacular plan.</p> <p>Designer/Builder:</p> <p>Physical Description: short rectangular plan (26x20) with raised stone foundation (exposed to south end), pedimented window hoods and sill brackets, left hand entry with gable roof hood supported by brackets, triple light transom. Minimal side wall fenestration. Offset rear single-story frame wing</p>	<p>Significance;</p> <p>Original Owner/Builder:</p> <p>Building History: Emmett Street did not exist in 1884 (Sanborn Map) although three small houses were aligned on or south of what became the street. The 1891 Sanborn Map depicts the completed street and shows solid development along its south side, the north side being church property.</p>	C	None

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Address	Architectural Summary	Historical Summary	Eval	Out-buildings
	<p>(12x12) with side entrance.</p> <p>Alterations: concrete stoop and metal railing, lower level windows replaced. Remarkably well preserved and one of a handful of intact frame buildings. Permits note re-roofings in 1937, 1995, 2000, 2003.</p> <p>Landscaping/Setting: parcel is below grade and drops to the south, house fronts north, open on all sides.</p> <p>Legal: Sub of City Lot 601, east 27' 1.</p>	<p>No reference to found as to owner when street was sewered c.1889. Dorothy McCaulby owns 1943-73.</p>		
480 Emmett	<p>Style/Year: not determined, might be re-located to this site? Not clearly present on 1889 birds eye view. Single-story frame vernacular cottage (L-plan).</p> <p>Designer/Builder:</p> <p>Description: single-story frame L-plan</p> <p>Alterations:</p> <p>Landscaping/Setting: Located in back yard of 480, retaining wall immediately west, fronts north.</p>	<p>Significance; apparently a rare surviving frame cottage typical of miners' cottages used by Irish miners in Little Dublin.</p> <p>Original Owner/Builder:</p> <p>Building History: ignored in the original nomination, likely treated as outbuilding, owner sought to demolish in recent years and it was discovered for what it is.</p>	C	None
Emmett 490	<p>Style/Year: 1889, two-story gable front brick vernacular side hall plan.</p> <p>Designer/Builder:</p> <p>Physical Description: elongated rectangular plan, raised stone foundation, right hand entry, double rowlock brick course window lintels and stone sills. No porch or entry hood.</p> <p>Alterations: transom blocked up. Permits note re-roofings in 1933, 1992, garage 1979, rear wood deck 1983, repair and re-roofing of rear porch 1996. Garage roof 2009.</p>	<p>Significance;</p> <p>Original Owner/Builder: James C. Rooney House, builds two-story brick for \$1,500 on the corner of St. Mary and Emmett, on the latter street. Rooney worked for C. W. Robison (<i>Herald</i>, December 29, 1889).</p> <p>Building History: Emmett Street did not exist in 1884 (Sanborn Map) although three small houses were aligned on or south of what became the street. The 1891 Sanborn Map depicts the completed street and shows solid development along its south side, the north side being</p>	C	None

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	<p>Landscaping/Setting: level ground to west and declines to east and south. Road or driveway to north, open to east.</p> <p>Legal: West 23' Lot 1 of City Lot 601 &amp; Lot A-W 23' Lot 1 of City Lot 601</p>	<p>church property. This house appears on the 1889 birds eye view.</p> <p>No reference to found as to owner when street was sewerred c.1889.</p>		
Hayden Lane 490	<p>Style/Year: pre-1884, two-story side gabled brick house, unusual for its excellent state of preservation, the fact that it is apparently a single residence, and the quality of its design (voussoir soldier brick window arches, returned eaves, cornice).</p> <p>Designer/Builder:</p> <p>Physical Description: rectangular plan (25'6"x32), many of its original rounded upper window sash (2/2 or 4/4) survive which is amazing, raised stone foundation, single rowlock brick attic light semi-circular arches, stone sills, single-story rear wing (14x19 with right side porch, 14x6'6"). Shed roof partial width porch (5x21) with side entry, concrete base.</p> <p>Alterations: apparent shed roof line on sidewall hints at previous adjoining building, porch replaced. Permits note re-roofing in 1986, front porch enclosed 1957. Assessor notes removal of rear attached shed and porch, 1964. Left side porch removed, new porch right side. 9x20 frame garage crossed off pre-1971.</p> <p>Landscaping/Setting: ground drops south toward road, building fronts south.</p> <p>Legal: Sub 2-1 of City Lot 609, west 78' Lot 2.</p>	<p>Significance;</p> <p>Original Owner/Builder:</p> <p>Building History: Maria and Florence Hayden owned the property when the street was sewerred in 1910.</p> <p>Assessor addresses as 490-92 1971.</p>	C	None
Hayden Lane 493	<p>Style/Year: c.1930-40, Assessor says "1880" minimal traditional side gable cottage on raised concrete block raised basement.</p>		NC	12'x20' wood frame garage relocated to site in 2009

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	Physical Description: Building's core appears in the 1891 Sanborn. The front addition was built in 1957. Rectangular plan (single-story front, 14x27, 1.5-story rear, 16x27).			
Locust 53-55	<p>Style/Year: 1882, Italianate two-story brick business block (double storefront) with semi-circular pediment incorporated into an elaborate metal bracketed cornice.</p> <p>Designer/Builder:</p> <p>Physical Description: rectangular plan (62x43, rear porch 7x43), upper windows have semi-circular stone lintels with flattened ends and flat-topped engaged key stones. There is a continuous stone lintel atop the double storefront, stone columns with capitals, and intervening cast iron supports that flank the entrances. The upstairs entrance is placed just south of center. There is a name/date stone centered on the upper façade.</p> <p>Alterations: storefront windows reduced. Permits for 53 note re-roofing in 1973, and second floor porch repair, drop ceiling 1994. Same for 55 note re-roofing for 1942, 1986.</p> <p>Landscaping/Setting: level corner lot, building fronts east.</p> <p>Legal: City Lot, east 97' Lot 571</p>	<p>Significance; P. H. Halpin Block</p> <p>Original Owner/Builder: P. Halpin, store on Locust, \$6,000 (<i>Herald</i>, January 1, 1883).</p> <p>Building History: Brothers P. H. and M. Halpin ran Halpin Brothers Grocery until 1878 when they went their separate ways. P. H. Halpin purchased or gained full ownership of this corner parcel at that time (<i>Herald</i>, April 21, 1878). Frank Ricke, grocer, here 1918, Thompson &amp; Hogan, 1921.</p> <p>B. J. O'Neill purchased a three-story brick lodge located between Dodge, Jones and Bluff streets—it was sold at a referee's auction for \$2,500 and was from the Conner Estate (<i>Telegraph</i>, May 3, 1899). This certainly isn't a three-story building but the above building has yet to be located.</p> <p>P. H. Halpin owned the property when the street was sewered c.1889.</p> <p>Assessor, 1955, notes The Glass Tap and South End Beer Store here, two five-room apartments upstairs. Mary Eleanor Hickey (Kalimoski) owned it post-1968.</p>	C	None
Locust 401	<p>Style/Year: 1884, Italianate two-story commercial double storefront with hip roof and square cut belvedere (hose tower?). The style is also exemplified by the corbelled brick arcade-like parapet treatment.</p>	<p>Significance; Fire Engine House No. 2, this is said to be the city's first permanent fire house.</p> <p>Original Owner/Builder:</p> <p>Building History: Bids were</p>	C	None

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Address	Architectural Summary	Historical Summary	Eval	Out-buildings
	<p>Designer/Builder:</p> <p>Physical Description: The façade windows have semi-circular stone lintels with attached spring stones and keystones. Side windows have double rowlock brick arches. Early 2/2 lights appear to survive.</p> <p>Alterations: the storefront has been completely replaced and the transom level, as well as the same area along the south side wall, is covered with a vertical paneling. The building was used as a drive-through filling station as of 1936 and the southeast corner was opened. The rounded portion of the upper sash have been infilled and squared off. No permit data.</p> <p>Landscaping/Setting: level commercial corner that is completely occupied by the east-facing building.</p> <p>Legal: South 44' of City Lot 108</p>	<p>accepted for new firehouses in the 2<sup>nd</sup> and 5<sup>th</sup> (18<sup>th</sup> &amp; Clay) wards on August 2. The city determined to build the latter house in 1883, and this one the following year. <i>Die Iowa</i> reported the 2<sup>nd</sup> Ward Engine House ready for occupancy in early October 1884, then specified the 4<sup>th</sup> Street building as being ready in late November, with fund raising underway to provide carpets and other comforts for the firemen (<i>Die Iowa</i>, August 2, September 20, 1883; October 9, November 27, 1884). The city owned the property when the street was sewered c.1899.</p>		
Locust 421	<p>Style/Year: c.1855, two-story brick side gable vernacular house.</p> <p>Designer/Builder:</p> <p>Physical Description: left hand front entrance, plain stone lintels and sills, raised end walls. Stone foundation. Two-story rear wing with south side double porch. Front core 29x27, offset addition (1955) 33x21, second concrete block rear addition, 18x21.</p> <p>Alterations: original double door entry downsized using block glass. no permit data. Assessor notes tuckpointing, new entry door 1958-59. Fire damage 1953.</p> <p>Landscaping/Setting: level parcel, east orientation.</p>	<p>Significance;</p> <p>Original Owner/Builder:</p> <p>Building History: This was the second place of residence for the Jesse Preston Farley family, 1853+, it is possible that Farley built this house but the claim is not made (<i>Telegraph-Herald, Times-Journal</i>, April 15, 1834).</p> <p>John O'Brien made "fine improvements to his house" at this address in 1878 (<i>Herald</i>, April 4, 1878), house extant 1884. The city owned the property when the street was sewered c.1899.</p> <p>Four apartments as of 1955.</p>	C	None

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	Legal: City Lot, south 25'6" Lot 107, north 20' Lot 108.			
Locust 441-443	<p>Style/Year: pre-1884/Assessor says 1866, two-story side gable brick vernacular duplex/Italianate style.</p> <p>Designer/Builder: John Keenan</p> <p>Physical Description: paired centered entries, plain stone lintels and sills, eaves appear to continue beyond end walls, broad shed roof Craftsman style porch has narrow clapboard balustrade and is fully glassed in. Paired brackets beneath eaves. Stone foundation. Paired centered twin two-story rear wings. Front porch (7x13), front core (32x40), centered rear wing (17x28), rear porch (12x24).</p> <p>Alterations: there was a small centered porch as of 1884-91, porch c.1910 as noted. Permits note re-roofing in 1939, side stairway 1963, replacement of outside steps 1989, front porch repair 1991.</p> <p>Landscaping/Setting: level parcel, eastern orientation, abuts building to the south, driveway or open space to the north.</p> <p>Legal: City Lot, south 19'6" of north 39' of Lot 107 (441), and north 19'6" of north 39' same (443).</p>	<p>Significance;</p> <p>Original Owner/Builder: Richard O'Brien built a double brick two-story house on Locust between 4<sup>th</sup> and 5<sup>th</sup> in 1863, it measured 40.5x32 with a two-story rear kitchen wing, John Keenan was architect/builder, the cost was \$3,600 and the original tenants were Mial Mason and W. J. Stewart. This is the only west side candidate, there was also one surviving east side candidate, now gone (<i>Herald</i>, January 1, 1864).</p> <p>Building History: W. B. Hunt owned the property when the street was sewerredc.1889.</p> <p>Assessor splits property as of 1955.</p>	C	None, Assessor 1955 says garage /loft 19x18 on property, gone.
◆ Locust 471-473	<p>Style/Year: post-1909, Classical Revival brick duplex executed in an apartment house design.).</p> <p>Designer/Builder:</p> <p>Physical Description: two-story rectangular plan (64x26 with south bay, 2x14), parapet front, entries paired to right side of façade, broad plain stone lintels and narrow stone sills, corbelled</p>	<p>Significance;</p> <p>Original Owner/Builder:</p> <p>Building History: might represent enlargement of a pre-existing narrow two-story building (pre-1884).</p> <p>Brunskill &amp; Metcalf owned the property when the street was sewerred in August 1915.</p>	C	Assessor notes two metal garages, 13x20 present, 1955

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	<p>brick parapet front, stone foundation, dark brick veneer exterior. Classical Revival style porch with denticulated cornice, full height brick pillars with stone capitals and bases, the whole porch being based on a raised concrete deck that is supported by concrete piers. Raised stone foundation. Three sided bay on south side wall. Front porch measures 7x26, rear, 6x18).</p> <p>Alterations: very well preserved, porch is not separately shown on 1962 Sanborn Map. No permit data.</p> <p>Landscaping/Setting: level parcel, open on all sides, sidewalk to the north. Building fronts to the east.</p> <p>Legal: City Lot, south 40 Lot 106.</p>	<p>Thelma Strain purchased 1941, converted to apartments prior to 1955, she resides there and owns it until at least the early 1970s.</p>		
<p>Locust 481</p>	<p>Style/Year: c.1900/1890 Assessors date, late Queen Anne two-story brick residential annex.</p> <p>Designer/Builder:</p> <p>Physical Description: brick with stone foundation and water table, setback from 485 to which it was a residential addition, rounded southeast corner with turret cap, stone lintels and sills, open porch on upper level front. 21x15 plan with 9x15 rear porch, 5x10'6" front porch.</p> <p>Alterations: Permits note rear frame addition, 9'6x6'6 1992 (\$500).</p> <p>Landscaping/Setting: level lot, abuts building to the north to which it was an addition, sidewalk to south. Fronts east.</p> <p>Legal: City Lot, south 40.8' Lot 105, north 24.5' Lot 106.</p>	<p>Significance;</p> <p>Original Owner/Builder:</p> <p>Building History: James P. Donohue, Dr. J. H. Green, Brunskill &amp; Metcalf owned this property when it was sewerred (no date).</p> <p>Assessor, 1955, treats 481, 483 and 485 as single property.</p>	<p>C</p>	<p>None</p>
<p>Locust 485</p>	<p>Style/Year: 1863, three-story flats with double storefront, originally Italianate in</p>	<p>Significance; Mrs. Marcia Ann Gonder block.</p>	<p>C</p>	<p>None.</p>

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	<p>design (metal or brick parapet/cornice).</p> <p>Designer/Builder: J. F. Rague, architect</p> <p>Physical Description: brick with stone foundation, square plan (50x41), plain stone lintels and sills, symmetrical fenestration.</p> <p>Alterations: storefronts replaced and built in with metal siding, entries replaced, parapet front removed and replaced with plain tile coping on parapet. Windows replaced. Permits note roof repair in 1991 (485). Assessor notes interior remodeling for tavern, exterior tuckpointing and demolition of "P/P" in rear, bricking up of same, 1970. Drawing shows removal of L-shaped frame single-story wing, 20x14 on south end, 13x19 on north end. This was a stucco and tile 6-car garage with tile partitions (64x20, 1880?).</p> <p>Landscaping/Setting: level parcel, fronts east.</p> <p>Legal: City Lot, south 40.8' Lot 105, north 24.5' Lot 106.</p>	<p>Original Owner/Builder: Mrs. Marcia Ann Gonder built a "spacious brick block, 40x50 double storefront, three stories with cellar," for \$7,000 in 1856. J. F. Rague was the architect. It was located on the southwest corner of Locust and 5<sup>th</sup> "near the market" (<i>Herald</i>, March 8, 1857; <i>Daily Republican</i>, October 10, 1856). The building to the north, actually on the corner, was just two stories high so it is probable that this is that building.</p> <p>Building History: A second candidate origin was the Smith McKinley Poor Block, built on the corner of 5<sup>th</sup> and Locust opposite the Washington House (presumably a three-story block on the northwest corner, burned 1863) in 1856. Robert McKinlay was the architect, Fanning &amp; McEvoy were the builders. There was a first floor concert hall (100x50) and it was occupied by the Julien Theater, the Dubuque and Pacific Railroad occupied the second floor (<i>Daily Republican</i>, August 13, October 10, 1856; <i>Herald</i>, March 8, 1857). Remodeled for Masonic Hall in 1870 at a cost of \$2,500-\$4,000 (<i>Herald</i>, December 18, 1870; <i>Times</i>, same date). The <i>Telegraph-Herald</i> reported February 21, 1932 that Smith-Kinley-Poor [sic] built the old Julien Hotel that housed the masons beginning in 1871, it was described as a three story brick with hip roof. This description would likely place it on the northwest corner. Find the Washington House (burned 1863 which would have allowed for this building and the Masonic Hall after 1870. James P. Donahue, Dr. J. H.</p>		

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Address	Architectural Summary	Historical Summary	Eval	Out-buildings
		Greene Brunskill & Metcalf owned the property when the street was sewerred (no date).  Assessor notes full use as apartments 1955.		
◆ Jones 301	<p>Style/Year: 1913, gable front bungalow</p> <p>Designer/Builder: Chris A. Voelker</p> <p>Physical Description: 1.5-story near square plan (29x26) with full-width hip roof front porch (8x26), jerkinhead roof west dormer, two-toned brickwork with lighter accent around windows and on porch pillar corners, terra cotta line across top of gable end, window bands of three windows, stone sills. Rear porch offset west measures 6x12.</p> <p>Alterations: front porch balustrade replaced. Well preserved. Permits note re-roofings in 1945, 1955, 1991, and cement block garage 1939.</p> <p>Landscaping/Setting: level corner lot, fronts south.</p> <p>Legal: Sub 2 City Lot 569-2, Sub 2 City Lot 570-2.</p>	<p>Significance;</p> <p>Original Owner/Builder: builder Chris A. Voelker built a "Brick bungalow of Boone Paving Blocks on Jones Street near Bluff for \$4,500 in 1913, with "oak finish, hot water, heat and a tiled bathroom" (<i>Telegraph-Herald</i>, December 18, 1913).</p> <p>Building History: site previously occupied by Chamberlain Plow Works (1884-91). Permit for block garage, 1939, \$275.</p> <p>Stanley and Mary Terris own 1941-69. In good condition 1955.</p> <p>Timothy Byrne built a two-story double frame house on the corner of Jones and Locust in 1865. The addition was warmly welcomed as it built up a street that was filled with shanties at best, "a credit to any part of town" crowed the <i>Herald</i>, that same source also took pains to note that Byrne painted his duplex white, apparently unusual at that time (<i>Herald</i>, October 25, 1865).</p>	C	Single-story concrete block garage, 12x18.
◆ Jones 305	<p>Style/Year: 1913, side gable bungalow with concrete block core and stone front and stone porch.</p> <p>Designer/Builder: Chris A. Voelker</p> <p>Physical Description: square plan (28x29), concrete foundation, ashlar concrete block first floor and what appears to be a special faux stone or even</p>	<p>Significance;</p> <p>Original Owner/Builder: builder Chris A. Voelker built a "a two story residence of Peer Amid cement stone on the corner of 1<sup>st</sup> and Bluff for \$4,200 in 1913, which fits this house but the address is off and there is an equally good candidate at 114 Bluff Street (<i>Telegraph-Herald</i>,</p>	C	None

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	<p>a permastone on gable ends and fronts, and porch columns and balustrades. Near full-width front gable roof dormer and hip roof front porch (7x23) with separate roof. Triple unit window bands on façade. Centered rear porch 10x13'6".</p> <p>Alterations: Permits note re-roofings in 1942, 1949, 1979, 1994.</p> <p>Landscaping/Setting: level site, fronts south.</p> <p>Legal: Sub 2-569 City Lot-1, Sub 2-570 City Lot-1.</p>	<p>December 18, 1913).</p> <p>Building History: site previously occupied by Chamberlain Plow Works (1884-91).</p> <p>Emma C. Thill owns 1955-c.1970+. Louis Retman owns 1921, no listing 1918.</p>		
<p>◆ Jones 309</p>	<p>Style/Year: 1913, gable front (jerkinhead form) bungalow.</p> <p>Designer/Builder: Chris A. Voelker</p> <p>Physical Description: rectangular core measures 40x22. East facing dormer, full width shed roof front porch, and concrete block construction. Like its neighbor to the east, the gable fronts are finished with a different material, in this instance a glazed brick block. Concrete foundation. Porch measures 7x22, east bay window 12x1, centered rear porch 7x10.</p> <p>Alterations: very well preserved. Permits note re-roofings in 1986, 1995, 2009.</p> <p>Landscaping/Setting: level property, fronts south.</p> <p>Legal: Sub 1 of City Lot 569-2, Sub 1 of City Lot 570-2.</p>	<p>Significance;</p> <p>Original Owner/Builder: builder Chris A. Voelker built two cottages at Bluff and Jones in 1913, one valued at \$4,000, the other at \$3,500 (<i>Telegraph-Herald</i>, December 18, 1913).</p> <p>Building History: site previously occupied by Chamberlain Plow Works (1884-91). Demolition permit for this address, no date or details.</p> <p>Leo and Katherine Jansen own 1941-67.</p>	C	None
<p>◆ Jones 313</p>	<p>Style/Year: c.1913, hip roof subset of gable front bungalow with separate offset gable roof porch.</p> <p>Designer/Builder: Chris A. Voelker</p>	<p>Significance;</p> <p>Original Owner/Builder: builder Chris A. Voelker built two cottages at Bluff and Jones in 1913, one valued at \$4,000, the other at \$3,500</p>	C	1920 tile garage (modified)

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	<p>Physical Description: rectangular plan, cantilevered east bay, beveled glass in front transom and half window, same balustrade as found on house to the east (same builder?), plain concrete sills and lintels, finials, east-facing jerkinhead dormer.</p> <p>Alterations: Permits note re-roofings in 1943, 1997.</p> <p>Landscaping/Setting: level parcel, fronts south, garage in northwest corner.</p> <p>Legal: Lot 1-1 City Lot 569 &amp; Lot 1-1 City Lot 570</p>	<p>(<i>Telegraph-Herald</i>, December 18, 1913).</p> <p>Building History: site previously occupied by Chamberlain Plow Works (1884-91). Demolition permit for this address, no date or details (two-family house).</p>		
Jones 314	<p>Style/Year: pre-1884, two-story gable front brick Italianate style residence.</p> <p>Designer/Builder:</p> <p>Physical Description: rectangular plan (32x22) with paired brackets beneath the eaves, bulls eye window in the gable end, semi-circular stone lintels with flattened ends, stone sills, full-width narrow hip roof front porch (6'6"x22'), square posts and brackets, open balustrade, entry to right front with covered transom. Gabled dormer on west side, two-story rear addition (16x30) runs further east than does core plan, rear porch (7x23). Bay window in corner measures 2x8. Stone foundation.</p> <p>Alterations: transom infilled. Permits note re-roofing in 1955, and 2010.</p> <p>Landscaping/Setting: level parcel just east of alley.</p> <p>Legal West 39'3" Lot 571. All Mc Andrew Place.</p>	<p>Significance;</p> <p>Original Owner/Builder:</p> <p>Building History: Demolition permit for this address, no date or details (two-family house). P. H. Halpin owned this parcel when it was sewered in September 1914.</p> <p>Thomas and Lucille McAndrews own 1941-1970+.</p>	C	None
Jones 320-322	<p>Style/Year: 1885-90, Assessor date is 1896. , two-story side gable brick late gothic revival duplex with large cross gable wall dormer.</p>	<p>Significance;</p> <p>Original Owner/Builder:</p>	C	14'x28' frame garage on west side of building

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	<p>Designer/Builder:</p> <p>Physical Description: long rectangular plan (core 26x38), centered rear extension, raised stone foundation, water table, stone lintels over basement windows (same number of openings as façade, vertically aligned), eaves project beyond end walls, special feature is cross gable which is unusual, double rowlock brick window arches that turn 90 degrees on each side to form key stone extensions. End wall chimneys. Paired, centered entries set beneath a small square cut hip roof porch (4x12). Side porches inset into rear of plan (each 18x5).</p> <p>Alterations: transoms infilled. Permits note re-roofings in 1933, 1942, 2009, rear deck 1994, rebuilding of front porch 1996 (all 320). Permits for 322 note re-roofings in 1933, 1996, 2009, repair of fire damage 1966 (\$500), rebuilding of front porch 1996. Erect a 14' x 28' detached garage 2009.</p> <p>322 Jones was completely remodeled on the interior in 2003. New windows to match originals installed in 2003. 322 is now a one family house (owner information).</p> <p>Landscaping/Setting: land drops slightly to the south and east.</p> <p>Legal: Sub East 61'3" of the East 76'3" City Lot 590-2.</p>	<p>Building History: Demolition permit for this address (322), no date or details (two-family house).</p> <p>M. O'Connor Estate owned the property when the street was sewered April 1913.</p> <p>Ceil Houps owns 320 1925-69, rents, three sleeping rooms as of 1955, \$5.00 weekly.</p>		constructed 2009.
◆ Jones 323	<p>Style/Year: 1924, single-story gable front brick bungalow with plan set sideways to the street.</p> <p>Designer/Builder:</p> <p>Physical Description: rectangular plan,</p>	<p>Significance;</p> <p>Original Owner/Builder:</p> <p>Building History: building permit for 1.5-story dwelling, no cost, 1924.</p>	C	◆ square hip roof tile garage, 1924, double, 18x20 exposed

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	<p>36x24, more cottage like than a bungalow, there is a shed roof south side dormer, raised concrete foundation, window bands, the east end frame porch (7x14) has an end (south) entrance which is the primary entrance, west porch measures 4x14.</p> <p>Alterations: Permits note re-roofing in 1940, soffit, fascia, casing, gutters and downspout work in 1981 (\$2,800). Tear off, re-sheet, reroof house and detached garage asphalt to asphalt 2001.</p> <p>Landscaping/Setting: ground rises slightly to the west, garage on east end of property on alley.                      Legal: Lot 1 of City Lot 591.</p>	<p>Henry Williams owned the property when the street was sewerred in April 1912.</p> <p>Joseph and Marie Hunt own both houses on this lot, 1939-1970+.</p>		rafter tails, brick (C)
◆ Jones 330	<p>Style/Year: 1913, hip subset of gable front bungalow.</p> <p>Designer/Builder: Chris A. Voelker</p> <p>Physical Description: rectangular plan (46x22) broad hip roof dormer with window band on front, porch (7x22) recessed beneath main roof, glassed in and door has sidelights and transom, side dormers with hip roofs, raised stone foundation, water table, brick exterior. West bay 13x2'6", rear east side stoop entrance.</p> <p>Alterations: Permits note re-roofings in 1956, 1960, 1985, 1995, 2008, and alterations 1939 (\$75).</p> <p>Landscaping/Setting: level site, fronts north.</p> <p>Legal: City Lot east 30' of west 60' Lot 590, and west 15' of east 76.3' of same.</p>	<p>Significance; Herman Clemens bungalow</p> <p>Original Owner/Builder: builder Chris A. Voelker built a this bungalow for Herman Clemens for \$3,500 in 1913 (<i>Telegraph-Herald</i>, December 18, 1913).</p> <p>Building History: alterations to brick dwelling, 1935, \$75., two-family residence.</p> <p>Russell H. and M. M. Wilson own 1937-70+.</p>	C	None, Assessor notes single story frame garage, 13x16.
◆ Jones 334	<p>Style/Year: 1913, two-story concrete block house plan, Classical Revival style (broken pediment gable end, Palladian window in same, tapered wooden porch</p>	<p>Significance;</p> <p>Original Owner/Builder: builder Chris A. Voelker built a nine-room</p>	C	None

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	<p>pillars).</p> <p>Designer/Builder: Chris A. Voelker</p> <p>Physical Description: Triple front window sets on both floors, recessed corner porch in northeast corner front, plain belt courses at lintel level on both floors. Shingled gable end.</p> <p>Alterations: door replaced. Permit includes tear-off, resheet, reroof front and rear porches, and replace porch soffit and fascia, porch ceiling 2002.</p> <p>Landscaping/Setting: level small corner lot, fronts north.</p> <p>Legal: West 30' - West 60' of City Lot 590</p>	<p>residence of Peer Amid cement stone on Jones and Bluff, for \$5,000 (<i>Telegraph-Herald</i>, December 18, 1913).</p>		
<p>◆ Bluff 39</p>	<p>Style/Year: 1906, Classical Revival style.</p> <p>Designer/Builder: Buechner &amp; Orth, Architects</p> <p>Physical Description: School, two-story square plan with projecting 2.5 story centered pavilions, hip roof, raised stone foundation, dark Redstone water table, rounded entries, raised horizontal brick rectangular borders or panels between floors, twin parallel beltcourses cap the upper window lintel level.</p> <p>Alterations: Permits note re-roofing in 1995 (\$43,403). Complete interior and exterior rehabilitation in process, conversion to multi-family (21 units).</p> <p>Landscaping/Setting:</p>	<p>Significance; Franklin School</p> <p>Original Owner/Builder:</p> <p>Building History: Demo permit for this address, no date or details.</p>	<p>C</p>	<p>None</p>
<p>Bluff 44</p>	<p>Style/Year: c.1875, 1.5 story gable front frame vernacular</p> <p>Designer/Builder:</p>	<p>Significance; Bridget Campbell House</p> <p>Original Owner/Builder:</p>	<p>C</p>	<p>None</p>

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	<p>Physical Description: faux brick cladding, central entry with rounded entry hood, through cornice shed roof dormer on side, side entry. Rectangular plan, 30x22, single-story rear frame wing, 12x22, rear stoop.</p> <p>Alterations: faux brick exterior. Permits note re-roofing in 1942, and re-siding in 1950.</p> <p>Landscaping/Setting: level corner parcel.</p> <p>Legal: Lot 2 of City Lot 591.</p>	<p>Building History: re-sided 1950, two-family residence, \$195. Henry Williams owned the property when the street was sewered in April 1912.</p> <p>Joseph and Marie Hunt own, 1939-1971+.</p>		
Bluff 48	<p>Style/Year: c.1865, 1.5 story gable front brick vernacular house</p> <p>Designer/Builder:</p> <p>Physical Description: unusual soldier brick voussoir rounded window arches, hip roof porch glassed in, obscures lower half of façade, rear porch and side stairs to south, stone foundation.</p> <p>Alterations: Permits note single car garage 1940, front porch repair 1947, rear steps replaced 1980, re-roofing 1994.</p> <p>Landscaping/Setting: Small parcel, open to south, west house frontage.</p> <p>Legal: South 22.5' of City Lot 592</p>	<p>Significance;</p> <p>Original Owner/Builder:</p> <p>Building History: Demo permit for this address, no date or details.</p>	C	None
Bluff 50-52	<p>Style/Year: c.1870, two-story parapet front brick duplex, Italianate style (paired brackets, fenestration).</p> <p>Designer/Builder:</p> <p>Physical Description: full-width hip roof porch, semi-circular stone lintels with attached spring stones, metal posts on porch, centered entries. Rectangular plan, 28x38, single-story rear centered wing, 16x20 and 9x10 rear porch (latter</p>	<p>Significance; Wm. J. Burns House (SHPO)</p> <p>Original Owner/Builder: A Mrs. Burns built a brick dwelling on Bluff for \$800 in 1876 (<i>Herald</i>, December 2, 1876). The widow of John Burns lived at 14 Bluff (50-52) as of 1880, J. F. Burns was a blacksmith, partner in the firm of Burns &amp; Riley.</p> <p>Building History: Demo permit for</p>	C	None

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	<p>two, 50), brick rear wing, 16x14, and rear porch 6x14 (51).</p> <p>Alterations: Porch posts. Permits (50) note re-roofings in 1937, 1956, same for 52 note re-roofings in 1940, 1971, 1973, 2002, porch column and railing replacement 1979.</p> <p>Landscaping/Setting: level parcel, west frontage.</p> <p>Legal: City Lot, south 14.3" middle-30.5' Lot 592 (50), north 16.3' of same, (52).</p>	<p>this address, 50-52, no date or details. W. T. Burns and John Coleman owned the property when the street was sewerred (no date).</p> <p>Assessor separates addresses, 1955.</p>		
Bluff 51-53	<p>Style/Year: c.1860, brick two-story side gable duplex with unusual centered pass-through corridor, Italianate style (paired brackets, 2/2 windows). Very diminutive units with entries separated on outer ends of the plan.</p> <p>Designer/Builder:</p> <p>Physical Description: double rowlock brick semi-circular front arches indicative of early building date, stepped end walls and chimneys, raised stone foundation with brick basement window arches, transoms over entries. Mirror-image units separated by 3'6x14 corridor, fronts 26x14, single-story brick offset wings 12x10, rear porches 7x10.</p> <p>Alterations: painted brick. Permits note re-roofings in 1954, 2010, repairs in 1966, 1979, 1987, 1995, re-siding of side kitchen 1951. Porch roof 2007.</p> <p>Landscaping/Setting: level parcel back to bluff, ground lower to west, eastward fronting.</p> <p>Legal: Sub 2 City Lot, 595.</p>	<p>Significance;</p> <p>Original Owner/Builder: James Sloan, 17-21 South Bluff, built a two-story brick dwelling, 28x26 for \$2,000 in 1883 (<i>Herald</i>, June 8, 1883).</p> <p>Building History: Edward Condon, saloon keeper, improved his house at 23 S. Bluff, \$200 or \$2,000 (<i>Herald</i>, October 31, 1875). Which property? Residing of kitchen, 1951, \$48, two-family residence.</p> <p>J. J. Sloan and Mrs. M. McTeary owned the property when the street was sewerred (no date).</p> <p>Single Assessors card, 1955 with two addresses.</p>	C	None
54 Bluff	<p>Style/Year: c.1865, two-story gable front brick vernacular house</p>	<p>Significance;</p>	C	None

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	<p>Designer/Builder:</p> <p>Physical Description: bulls eye window in attic front, cornice without brackets on house and hip roof porch (obscures lower half of façade), double rowlock brick semi-circular window arches. 30x18 plan, rear tile/brick wing 24x18 with side stoop, front porch 8x18.</p> <p>Alterations: Porch glassed/built in. Permits note re-roofings in 1935, 1950 (south half), 1966 (part), 1973, 1979 (north half), 1995, 1998, garage side addition and re-siding, 1941, porch repair 1985.</p> <p>Landscaping/Setting: level parcel, sidewalk to south.</p> <p>Legal: City Lot, north 22' Lot 592.</p>	<p>Original Owner/Builder:</p> <p>Building History: Daniel Sullivan was one of three tenants living here in 1893 when his daughter Maggie was accidentally shot and killed (<i>Telegraph</i>, August 29, 1893). Addition and garage re-sided, 1941, \$35.</p> <p>John Coleman owned the property when the street was sewered in May 1917. Joseph and Marie Hunt own 1932-1971+.</p>		
Bluff 55	<p>Style/Year: This is a complete replacement building constructed in 1984. The Historical Summary and Alterations reference the non-extant house that dated to c.1865.</p> <p>Legal: Sub 1 of City Lot 595-1.</p>		NC	None
Bluff 56	<p>Style/Year: c.1860 two-story side gable vernacular brick row house.</p> <p>Designer/Builder:</p> <p>Physical Description: stepped sidewalls and end chimneys, hip roof front porch with metal supports, plain stone lintels and projecting stone sills. Rectangular plan, 24x16 with north party wall, rear frame wing, 8x10 with side stoop, front porch 7x13'6".</p> <p>Alterations: porch railings replaced with metal ones. Permits note re-roofing in 1968, enclosed the porch 1933, attached garage 1980, repair and replace "iron porch" 1985. Assessor notes new roof</p>	<p>Significance;</p> <p>Original Owner/Builder:</p> <p>Building History: front porch added 1933 for \$125, "Locksmith." Attached garage built in 1980 for \$2,174.</p> <p>James Hannon owned the property when the street was sewered in May 1914. Joseph and Marie Hunt own 1927-61.</p>	C	None

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	<p>1968 and new porch, same size as old one, 1970.</p> <p>Landscaping/Setting: attached to property to the north, small level parcel, westward orientation.</p> <p>Legal: Sub of City Lot 593-3.</p>			
Bluff 58-60	<p>Style/Year: c.1860 two-story side gable vernacular brick row house.</p> <p>Designer/Builder:</p> <p>Physical Description: stepped sidewalls and end chimneys, three-quarter-width hip roof front porch with metal supports, plain stone lintels and projecting stone sills, stone water table, metal porch railings.</p> <p>Alterations: porch posts and railings replaced with metal ones. Permits (58) note re-roofings in 1944, 1953, 1988, 1994, 2009 and roof repair 1979, same for 60 note re-roofings in 1938, 1984 (back addition), 1994, steel re-siding on rear only 1970. Assessor notes demo of 9x10 frame garage. Plan has party walls both sides, rectangular plan (24x34), single-story frame offset wing (12x10 on 58, 10x17 on 60), porch next to same (12x7) attached garage at rear removed. Stone foundation. Remove and replace deck 2009.</p> <p>Landscaping/Setting: attached to buildings on either end, level small parcel, westward orientation.</p> <p>Legal: Sub of City Lot 593-2 and 1.</p>	<p>Significance;</p> <p>Original Owner/Builder:</p> <p>Building History: residing of both halves, \$275 and \$223, 1970.</p> <p>John Sullivan and John O'Neill owned the property when the street was sewered May 1917.</p> <p>Assessor divides property as of 1955. M. Gertrude Driscoll owned 60 Bluff 1913-61.</p>	C	None
◆Bluff 61	<p>Style/Year: 1914/Assessor says 1915-17 est., two-story gable front rusticated concrete block house, Colonial Revival style.</p> <p>Designer/Builder: Chris A. Voelker</p>	<p>Significance;</p> <p>Original Owner/Builder:</p> <p>Building History: Chris A. Voelker built a concrete block house on Bluff</p>	C	None

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	<p>Physical Description: rectangular plan (40x18), no bays, broken pediment gable front, three-part window set with twin narrow flanking openings and large central window with art glass transom on both levels, low profile hip full-width front porch (6x18) with three concrete block columns. Plain concrete lintels and belt courses at lintel levels, concrete water table. Two porches fill rear of plan (each 8x9). Stone foundation.</p> <p>Alterations: shingle gable front has been recovered with aluminum siding, metal porch railing. Permits note re-roofings in 1942, 1975, 1996. Assessor notes conversion back to single family 1965.</p> <p>Landscaping/Setting: level lot, sidewalk to south, eastward orientation of house.</p> <p>Legal: Sub. 1-2 of City Lot 600-1.</p>	<p>Street, near 1<sup>st</sup> Street, "seven rooms, all modern," for \$4,300, this is likely 61 or 114 Bluff, both Voelker Houses (<i>Telegraph-Herald</i>, December 27, 1914). Demo permit for this address, no date or details.</p> <p>Mrs. M. McTeary owned the property when the street was sewered June 1912.</p>		
Bluff 121-123	<p>Style/Year: c.1895, Queen Anne, twin in-wall gabled dormers (gone), unusual semi-circular stone lintels on attic lights, stone coping and finials, shallow end pilasters, twin parallel belt courses at upper lintel level, elaborate ground level window sets with full-height side lights and transoms, Craftsman windows</p> <p>Designer/Builder:</p> <p>Physical Description: two-story brick T-plan duplex (front rectangular core 30x34, rear centered wing 18x25, rear porches 6x22), with flat capped hip roof. Centered hip roof dormer is flanked by twin side wall dormers. Rusticated stone lintels with small spring stones, raised stone foundation and water table.</p> <p>Alterations: full-width hip roof front porch replaces original centered gable roof entry canopy or porch, loss of some</p>	<p>Significance;</p> <p>Original Owner/Builder:</p> <p>Building History: Alteration of front porch, 1950, \$75 (two family residence). Jas. McCabe owned the property when the street was sewered May 26, 1917.</p> <p>Assessor separates two addresses as of 1955. Mary Rose Handley owned 123 Bluff 1937-61.</p>	C	None

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	<p>original upper window sash on south unit. Permits note re-roofings in 1940, 1986 (part), 1988 (dormers and chimney removed), 2009 (soffit &amp; fascia on porch), front open porch alterations 1950, front porch deck, footings and posts rebuilt 1996. Assessor notes demolition of 12x19 frame garage (121) 1971 and shed at 123 torn down "some years ago." Repairs to front porch, soffits and gutters 2009.</p> <p>Landscaping/Setting: level parcel, driveway to north, eastward orientation.</p> <p>Legal: South 17' 5.4" Lot 9 City Lot 601, and South 6' Lot 8 of City Lot 601</p>			
Bluff 124-126	<p>Style/Year: 1915, 1959, two-story concrete block Colonial Revival? front gable house.</p> <p>Designer/Builder: Chris A. Voelker</p> <p>Physical Description: the 1915 concrete block building is the south half (39x18, front porch 6x18, rear porch same). Two-story flat roof addition to north dates to 1959, is of concrete block construction, measures 40x19. Aluminum siding covers front of historical building, other walls of that building remain exposed.</p> <p>Alterations: Turned into a duplex, resided with aluminum siding, windows completely altered, permastone base on front, no integrity.</p> <p>Legal: City Lot, south 24'9" Lot 122, and Lot 121-1, and Sub 1 same, north 2' 1.</p>		NC	None
Bluff 125	<p>Style/Year: c.1900 two-story brick parapet front vernacular house, possibly three stories originally.</p> <p>Designer/Builder:</p>	<p>Significance;</p> <p>Original Owner/Builder:</p> <p>Building History: Demo permit for this address, no date or details.</p>	C	None

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	<p>Physical Description: rectangular plan (30x17), corbelled brick parapet front of even height on north side wall, double rowlock semi-circular window arches, stone sills, partial width square plan front porch (7x11) raised to second floor (c.1910), metal staircase, sealed ground level door behind stair, two-story rear addition (8x17).</p> <p>Alterations: First floor sealed off, new porch and raised stair/entry. Permits note re-roofings in 1941, 1960, 1994, rebuilding of front porch 1948, new rear porch 1950, removal of wall and new deck 1994.</p> <p>Landscaping/Setting: level parcel back to bluffs, eastward orientation.</p> <p>Legal: Sub City Lot 601, middle 16'9"-8.</p>	<p>William O'Connor owned the property when the street was sewered May 26, 1917.</p>		
Bluff 137	<p>Style/Year: post-1891/1900 (Assessor), unusual broad two-story gable front Queen Anne style house with angled corner on northeast corner, twin corner facades.</p> <p>Designer/Builder:</p> <p>Physical Description: rectangular plan (39'6"x24) with raised stone foundation and water table, latter is also cut at corner, large paired brackets at top of cut comprise bay-like cap, pedimented gable front (patter shingled), rusticated thick stone lintels and thinner sills, original side entry (to left end of façade) with transom and unusual gable roof porch (pedimented gable treatment, 6x10). Side entry, basement windows with stone lintels and same sill/lintel features.</p> <p>Alterations: very well preserved. Permits note: Porch repairs 2008.</p> <p>Landscaping/Setting: level corner parcel</p>	<p>Significance;</p> <p>Original Owner/Builder:</p> <p>Building History: not depicted on 1891 Sanborn/1889 birds eye view.</p> <p>Mrs. Pat Gill owned the property when the street was sewered May 26, 1917.</p> <p>Elizabeth Conlin of Dubuque owns 1955, "always in the family."</p>	C	None

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	<p>open to south, eastward orientation of house.</p> <p>Legal: Sub City Lot 601, east 50' of north 6' of Lot 8, east 50' Lot 7.</p>			
Bluff 146-148	<p>Style/Year: 1959-60, one or two-story commercial building, apartments and garage.</p> <p>Legal: North 40' of City Lot 122</p>		NC	None
Bluff 156-158	<p>Style/Year: c.1860/1915 (Assessor), two-story side gable row house, paired centered entries with semi-circular double rowlock arches on door and windows, transoms. Italianate (surviving brackets on south half).</p> <p>Physical Description: Raised stone foundation, stone sills, rectangular plan, raised end walls not stepped. L-plan has 38x16 square core and offset 20x12 rear wing. Rear porch (5x12), front offset porch (6x10).</p> <p>Alterations: shed dormers added on each half, south half has lost its porch, has partial width stoop and hip roof porch, north half has later-date stuccoed full-width porch, latter's cornice has been covered with aluminum and brackets removed. Permits note re-roofings in 1938, 1950, 1996 (all 156), 1939, 1976, 1992, 2000 (all 158), rear wood deck 1988 (158). Assessor notes 12x18 frame garage at 158 Bluff, 1955.</p> <p>Landscaping/Setting: level parcel, building abuts adjoining buildings, westward orientation.</p> <p>Legal: City Lot 123.</p>	<p>Significance;</p> <p>Original Owner/Builder: Joseph Wenzel purchased the property in 1958 and built this building.</p> <p>Building History: Demo permit for this address (156), no date or details. Rear deck built (158) 1988, \$1,300. Shallow chain of row houses is apparent on 1884 Sanborn Map but indistinct on 1889 birds eye view. Gerald F. Ryan owned the property when the street was sewerred (no date).</p> <p>Assessor splits property as of 1955. Alvena and Joseph Grue own 156 Bluff 1929-1971+. Michael and Leonilla McGovern own 158 Bluff 1918-1971+.</p>	C	None
Bluff 164-166	<p>Style/Year: c.1860/1885 (Assessor), same as above and part of same row house row.</p> <p>Designer/Builder:</p>	<p>Significance;</p> <p>Original Owner/Builder: Michael Ahern built 164 Bluff in 1890 for \$2,000 (<i>Herald</i>, January 18, 1891).</p>	C	None

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	<p>Physical Description: same comments. Permits note re-roofings in 1992 (half), 2000, new open porch 1958. T-plan with 28x32 front square plan, and offset 20x25 rear wing. Front stoops (7x9), rear wood stoop, 5x24. Stone foundation.</p> <p>Alterations: concrete block porch on shared hip roof porch, metal railings and posts, shed dormers added. Install spindles in existing deck and handrails 2001. Replace soffit, fascia, crown molding, freezeboard and bedmolding with same materials-wood 2002. Reroofing 2009. Assessor notes (1958) removal of 6x5 porches and addition of front 7x18 stoop.</p> <p>Landscaping/Setting: level parcel, building abuts adjoining buildings, westward orientation.</p> <p>Legal: City Lot, Lot 12.</p>	<p>Building History: open porch built 1959 (\$600). Mrs. M. M. Ryan and C. H. Myer owned the property when the street was sewered (no date).</p> <p>Assessor splits 164-66 as of 1955. Marguerite G. Saunders et al. owns 166, 1920-1971.</p>		
Bluff 186-190- 196	<p>Style/Year: 1886, Queen Anne apartment block (tri-plex), corner oriole/turret, bracketed wall dormer, bargeboard, porch with original decorative trim work.</p> <p>Designer/Builder: Alderman Byrne, contractor.</p> <p>Physical Description: two-story side gable plan with end wall chimneys (decorative caps), three shed dormers, southern two entries are grouped with twin-gabled porch, raised stone foundation and water table, unusual late use of double rowlock semi-circular window arches in lieu of expected carved or cast stone, two broad window openings with triple-rowlock brick arches and three-part window sets, wall dormer set above southern entries, similar broad</p>	<p>Significance; Hennessy House</p> <p>Original Owner/Builder: Bishop Hennessy built this triple unit two-story brick residence for \$9,000 in 1886 (<i>Herald</i>, January 1, 1887; A Walking Tour To Points of Interest In Historic South Dubuque). Present 1891 Sanborn Map, not clear on 1889 birds eye view.</p> <p>Building History: Ground broken for three brick buildings, southeast corner 2<sup>nd</sup> and Bluff, by Bishop Hennessey (<i>Herald</i>, October 31, 1886). Demo permit for this address (186, 190), no date or details. Right Rev. John Hennessy still owned the property when the most recent sewer hookup was made April 29, 1965.</p>	C	None

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	<p>bay with thick brick relieving arch and unusual stone lintel insert beneath it. Several 2/2 window lights survive. Shingled oriole with turret, brick exterior. Three separate two-story gabled rear wings on high stone foundations. Recessed ground level porch in northeast side corner. The plan core measures 66x30 with three offset rear wings (18x17) with intervening recessed corner porch voids or light wells. 186 Bluff has a corner porch (17x5), the others rear stoops.</p> <p>Alterations: North porch lost, replaced with flat canopy, metal rails and posts. Permits note re-roofings in 1986, 1996 (both 186), 1982, 1998 (also soffit, both 190), 1981, 2000 (both 196), and following for 196, chimney repairs 1950, fire damage repair 1960 (\$1,500), soffit, fascia and roof turret repair 1994, soffit repair 1995, wood sign on poles 2001. Double porch rebuilt 2003. Reroof porch 2003 (190).</p> <p>Landscaping/Setting: prominent corner location, level parcel, westward orientation of main façade.</p> <p>Legal: City Lot 124.</p>	<p>Assessor treats as three properties as of 1955. Marie and Hilda McGuinness owns 190 Bluff 1925 through 1961, and same family continued to own it beyond that date. Mary and John McGuinness then owned it and acquired 196 Bluff in 1951. Each unit is separately owned and is one living unit.</p>		
Bluff 205	<p>Style/Year: 1904-05 cornerstone, Classical Revival style embodied in the stone entry surround with broken pediment, the column-like pilaster effect across the entire façade with stone capitals, the dedicatory carved stone keystone and arch insert on the central attic level arch.</p> <p>Designer/Builder: Guido Beck, architect.</p> <p>Physical Description: Two-story square core (112x96) with hip roof, matching hip roof wings subordinated to core, raised stone foundation and plain stone</p>	<p>Significance; St. Raphael School</p> <p>Original Owner/Builder:</p> <p>Building History: the new school was nearing completion in 1905 and was described in the 1905 church history as being "the finest of its kind in the state." The auditorium boasted a wider stage by two feet than the Grand Opera House had (Florence Crain, <u>The Catholic History of Dubuque In Two Chapters</u>, 1905). Demo permit for this address ("Cathedral Square"),</p>	C	None

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	<p>water table, boldly projecting entry pavilion, semi-circular arcade of attic level window arches, original tapered square brick chimney. Auditorium on the second floor.</p> <p>Alterations: Basement windows infilled with block glass, other windows replaced and transoms infilled on core building, air handler on rooftop. Permits note re-roofings in 1978, 1980, 1985, 1989. Interior and exterior rehabilitation 2010.</p> <p>Landscaping/Setting: part of larger church complex, level site, eastward orientation.</p> <p>Legal: Lot 2 &amp; 3-1 of Cathedral Center</p>	<p>no date or details. Building rehabilitated 2010 and adapted to 24 loft apartments.</p>		
<p>Bluff 206-208- 210</p>	<p>Style/Year: 1878? pre-1889, Queen Anne/Italianate styles, very unusual roof profile with flat roof, front parapet and corner raised gables, brackets denote Italianate, cut corners and elaborate porches (gone) are Queen Anne influences. Same plan as 186-90-96 Bluff.</p> <p>Designer/Builder:</p> <p>Physical Description: two-story parapet front with rectangular plan, three entries, two of which are paired, 45-degree cut corners on both ends with decorative gablet caps, plain stone lintels and sills on second floor, brick belt courses, single and sill levels and paired at upper lintel level, double rowlock semi-circular window arches on main floor, brick cap and spring stones. One bay of paired window openings. Raised stone foundation and water table. One surviving 2/2 window. The plan core measures 66x30 with three offset rear wings (18x17) with intervening recessed corner porch voids or light wells. The rear voids are all filled with porches.</p> <p>Alterations: windows changed, porches</p>	<p>Significance;</p> <p>Original Owner/Builder: J. H. Roach built a brick residence on the corner of 2<sup>nd</sup> and Bluff for \$3-5,000 in 1878. This might be an earlier building on this corner, or on the southeast corner (<i>Times</i>, December 11, 1878; <i>Herald</i>, January 3, 1879).</p> <p>Bishop Hennessy built a brick dwelling on Bluff for \$8,000 in 1887 (<i>Herald</i>, November 24, 1887).</p> <p>Building History: Demo permits for this address (206/210 and 210) no date or details.</p> <p>Right Rev. John Hennessy still owned the property when the most recent sewer hookup was made (no date).</p> <p>Assessor splits property three ways as of 1955.</p>	C	Part of complex

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	<p>lost with flat metal canopy replacements, metal porch posts and railings. Permits note re-roofings in 1942, 1978, 1980, 1985. Assessor notes front porch removal and stoop replacements 1964.</p> <p>Landscaping/Setting: corner location, level lot, westward orientation.</p> <p>Legal: Sub 1 of City Lot 125-2, Sub 1-1 of same 1, and 1-1 of same-2.</p>			
<p>Bluff 231</p>	<p>Style/Year: 1857-59, 1878, Gothic Revival</p> <p>Designer/Builder: John Mullany, architect</p> <p>Physical Description: the tower (1876) measures 243 feet high.</p> <p>Alterations: Permits note re-roofings in 1973 (\$43,000), 1980 (\$1,000), 1995 (synthetic slate roof system, \$150,000), 1998 (\$83,000), refacing church 1954 (\$5,000), addition and alterations to church 1964 (\$110,000), 24x32 one-story frame addition, remodel entryways 2000 (\$205,000). Tearoff existing rubber roof and replace with new rubber roof 2003.</p> <p>Landscaping/Setting:</p>	<p>Significance; <u>St. Raphael's Cathedral</u>, the oldest parish in Iowa</p> <p>Original Owner/Builder:</p> <p>Building History: credited to Bishop Smyth, 1858 (A Walking Tour To Points of Interest In Historic South Dubuque). Permits include the following: (1) cutting a new opening in brickwork, \$300, 1934; a masonry garage, 1953, \$1,800; the refacing of the façade in 1959 for \$5,000 and a major addition in 2000 for \$205,000.</p> <p>Architect John Keegan designed and built a 16x10 chapel at the back of the cathedral in 1865 (<i>Herald</i>, February 22, 1865).</p> <p>Bishop Hennessey determined "to outfit [his] topless tower with a crown of brick and timber to correspond with the original plan (<i>Nat. Demokrat</i>, January 27, 1876). Architect Boyington from Chicago was in the city "to suggest ways to finish the Cathedral (<i>ibid.</i>, May 11, 1876). Builder John McCoy received the steeple contract (66 feet, galvanized sheet iron cover) (<i>ibid.</i>, August 17, 1876).</p> <p><i>Die Iowa</i> reported that architects Heer and Nascher had been hired to</p>	<p>C</p>	<p>None</p>

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		<p>draw up plans for the tower and façade completion. It offered "That's a thankless task, the old building is not worth the new front" (<i>Die Iowa</i>, April 20, 1876). The same source reported that Boyington had been entrusted with the design, "a serious deception" (<i>ibid.</i>, May 18, 1876). The work done, the same source admitted "the whole building by the changes has lost some of the banality which we have too often lamented" (<i>ibid.</i>, November 11, 1876). The re-dedication took place mid-December 1880 (<i>ibid.</i>, December 16, 1880). Architect Heer was hired in 1882 to enlarge the church, adding a new choir, and installing "stylistically correct vaulting," \$16-18,000 (<i>ibid.</i>, March 16, 1882). By September the addition was ready for its roof (<i>ibid.</i>, September 14, 1882). Architect Egan of Chicago designed \$20,000 in interior remodelings, critics noted "could build a splendid new cathedral for the same money...it is just pathic work and will remain so," (<i>ibid.</i>, May 8, 1884).</p>		
Bluff 231	<p>Style/Year: 1863, Italianate style (paired brackets, massing, entryway porch.</p> <p>Designer/Builder: John Keenan, architect, Wood &amp; Perot, ironwork, Joseph Ryder, stonecutter, P. T. Walsh, painter, Dones &amp; Schulte, provided stone, John Tierney, plasterwork</p> <p>Physical Description: three story brick (50x45) with flat-capped pyramid roof, paired brackets beneath broad cornice, symmetrical fenestration, cast metal lintels, stone sills, raised stone foundation with water table, two-story rear wing, flat roof partial-width front porch with semi-circular hood, tapered</p>	<p>Significance; <u>St. Raphael's Rectory</u>.</p> <p>Original Owner/Builder: Bishop Smyth, described as an "elegant" residence.</p> <p>Building History: construction began May 1863 and finished in November save for the upper levels, iron fence along cost \$1,000, total \$9,000 (<i>Herald</i>, January 1, 1864).</p> <p>Patrick Quigley came to Dubuque in 1832, was removed and returned a year later, and built a house at First and Bluff streets. The first mass held in the city was conducted in his</p>	C	Attached garage, 1953

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	<p>rounded Doric columns.</p> <p>Alterations: Porch might be later addition, decorative metal faux balconies of recent vintage, possible cupola removed. Permits note re-roofing in 1980, erection of attached masonry garage 1953, re-roofing garage 1968.</p> <p>Landscaping/Setting: part of larger complex, fairly level site. Eastward orientation.</p>	<p>home that fall. He donated Lot 603 to Father Samuel Mazzuchelli, and he in turn transferred it to Bishop Loras on August 27, 1839 for \$500. The first residence for the bishop was built on the site of the c.1930s St. Raphael School, behind the Cathedral. It measured 40x48 and housed the bishop, priests and seminarians. The diocese was established on July 28, 1937 and Bishop Loras reached Dubuque in the fall of 1839. This second bishop's residence for Bishop Smyth replaced the first house. St. Mary's School, founded in 1843, occupied the old residence and was there for 20 years. A new school building finished in April 1884 allowed its occupancy by the St. Francis Home, later Mary of the Angels Home, until 1892. It was demolished when the new school was built (undated newspaper article, post-1930, titled "Mary of the Angels Home").</p>		
Bluff 246	<p>Style/Year: 1976 tri-plex</p> <p>Legal: City Lot 126</p>		NC	detached frame garage 1976
◆Bluff 258	<p>Style/Year: 1924, historical photographs document that this building stands as it was built, sans the metal window canopies.</p> <p>Designer/Builder:</p> <p>Physical Description: U-shaped two-story polychromatic brick façade represents the re-fronting of two pre-existing houses. The new look presents a parapet front with recessed center entryway. The window opening in each side wing is structurally open vertically with wood covered spandrels and interesting semi-circular second story window sets. Coursed raised stone foundation with veined mortar joints, soldier course brick</p>	<p>Significance; Conamore Apartments</p> <p>Original Owner/Builder:</p> <p>Building History: 1889 Birds eye view shows a Second Empire building here, with a large factory to the north.</p> <p>Mrs. M. J. Sullivan owned the property when it was sewerred c.1910.</p>	C	55'x20' concrete block Multi-car garage on alley.

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	<p>water table. Metal awnings. Tile shed roof over entrance.</p> <p>Alterations: Permits note erection of four-unit two-story brick dwelling 1924 (no cost figure given), re-roofing in 1946.</p> <p>Landscaping/Setting: moderate terrace with concrete retaining wall/planter, westward orientation.</p> <p>Legal: City Lot 127</p>			
Bluff 280	<p>Style/Year: 1919 house relocated to site in 1941.</p> <p>Legal: City Lot 128.</p>		NC	
Bluff 315-321	<p>Style/Year: 1872/1865-75 (Assessor), vernacular/ Italianate style (brackets, windows).</p> <p>Designer/Builder:</p> <p>Physical Description: two-story brick side gable duplex on raised stone foundation, stone lintels on basement windows, paired centered entryway, semi-circular stone lintels with flattened ends, stone sills, symmetrical fenestration. T-plan has 33x40 front portion, centered 17x34 rear wing, single story brick rear wing 12x34, and two rear porches, 7'6"x34, front porch measures 5x12.</p> <p>Alterations: metal awning replaces porch, windows replaced, two gable roof dormers added. Permits note re-roofing in 1990, rebuilding open rear porch 1966, rebuilding open porch 1967, remodel front entrance 1973, convert from five to seven dwelling units 1980, remodel 1983, exterior landing and stairs 1986. Interior remodel of 1<sup>st</sup> floor commercial space and repairs in basement on 321 Bluff side, new porch 2003. Rebuild outside staircase to 2<sup>nd</sup> floor apartment on south side of building 2003. Replace roof 2009.</p>	<p>Significance;</p> <p>Original Owner/Builder:</p> <p>Building History: a number of buildings fit the 300s block of Bluff:</p> <p>J. P. Donehue built a two-story double brick at Bluff and 3<sup>rd</sup> for \$4,000 in 1880 (<i>Herald</i>, January 1, 1881).</p> <p>Scott &amp; Devine improved their residence for \$200, Bluff between 3<sup>rd</sup> and 4<sup>th</sup>, 1871 (<i>Tribune</i>, December 20, 1871).</p> <p>Two-story dwelling house, Bluff &amp; 3<sup>rd</sup>, 22x32, Archbishop John Keenan (<i>Herald</i>, February 22, 1865).</p> <p>Peter Doherty, Adam F. Jager, Mary A. McPoland owned the property when it was sewerred (no date).</p>	C	large concrete block garage, 39x22, built 1950 on alleyway

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	<p>Landscaping/Setting: parcel level ascends to west, concrete retaining wall and steps.</p> <p>Legal: Sub of south half of east 113' of City Lot 608-2, Sub of south half of east 113' of same, -1.</p>			
Bluff 331-333	<p>Style/Year: c.1870, two-story brick vernacular side gable duplex</p> <p>Designer/Builder:</p> <p>Physical Description: identical features to 315-21 Bluff to south save for absence of brackets and no added dormers. T-plan (front portion, 33x40, centered rear wing, 17x32), two-story rear wing (14x16), rear porch on 331 Bluff only (10x16).</p> <p>Alterations: metal awnings replaced porch, metal porch railings. Permits (331) note re-roofings in 1944, 1966 (half), 2000 (rafter replacement), permits (333) note re-roofings in 1963, 2000, outside stairs and conversion 1947 (331), rear addition, "replace front porch to original" (331, \$60,000), front porch repairs 1970 (333). Assessor notes rear patio canopy 1963.</p> <p>331 Bluff has been completely restored. New rafters, roof, floors as needed. Rear building was beyond repair, was torn down, now footings, foundation installed, re-bricked with original bricks. New windows were installed in entire building. Front retaining wall was removed and replaced with original style stone with Indiana stone cap. Front porch was installed on 331 and 333. Front entrance to basement closed. Re-bricked with new Peosta stone sill and new window. Side steps to porch restored. First floor is retail, second</p>	<p>Significance; Adam Jaeger was a former mayor. He died at 331 Bluff of cholera, aged 54. He was born in Hesse-Darmstadt February 27, 1838, came to the U.S. in 1839, and to Dubuque in 1840. He was a wholesale liquor dealer, also president of the Dubuque Personal Liberty Association. He married Sarah Schaffner of West Dubuque in 1859. He served nine years on the city council, and replaced Sol Turck as mayor in 1882 (<i>Telegraph</i>, August 2, 1894).</p> <p>Original Owner/Builder: Adam F. Jaeger (Jaeger, Lang &amp; Co., wholesale liquors) improved his dwelling at 331 Bluff in 1886 (just \$250)(<i>Herald</i>, January 1, 1887).</p> <p>Building History: a number of buildings fit the 300s block of Bluff: Mortimer M. Hayden built two brick dwelling houses, two-stories, 42x48, at a cost of \$3,500, corner Bluff &amp; Third, (<i>Herald</i>, November 24, 1872). The only other candidate house, non-extant was on the northeast corner opposite this address, and that was a narrower duplex plan. See 345 Bluff however.</p> <p>Arthur McCann built a "splendid residence on Bluff near 3<sup>rd</sup>, three stories, brick substantial, \$4,000" (<i>Daily Republican</i>, October 22,</p>	C	None

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	<p>floor is apartment (owner information).</p> <p>Landscaping/Setting: ground ascends to west, concrete (south half) and stone (north half) retaining walls with concrete steps in front, sidewalk along north side.</p> <p>Legal: City Lot north half of 608, Sub of City Lot 609-2.</p>	<p>1856).</p> <p>Arthur McCann, brick dwelling, two stories with basement, two tenements, Bluff between 3<sup>rd</sup> and 4<sup>th</sup>, \$4,000 (<i>Herald</i>, March 8, 1857).</p> <p>Arthur McCann built a splendid residence on Bluff near 3<sup>rd</sup>, three stories, brick, substantial, \$4,000 (<i>Daily Republican</i>, October 22, 1856).</p> <p>Arthur McCann, double brick \$4,000, Bluff and 3<sup>rd</sup>, 1880 (<i>Herald</i>, January 1, 1881).</p> <p>J. P. Donehue built a two-story double brick at Bluff and 3<sup>rd</sup> for \$4,000 in 1880 (<i>Herald</i>, January 1, 1881).</p> <p>Scott &amp; Devine improved their residence for \$200, Bluff between 3<sup>rd</sup> and 4<sup>th</sup>, 1871 (<i>Tribune</i>, December 20, 1871).</p> <p>Mrs. Maria Hayden, Peter Doherty, Aurther McCann owned this property when it was sewered (no date).</p> <p>Assessor divides property as of 1955.</p>		
Bluff 345-347	<p>Style/Year: 1870, historical photographs hint at 1875 date, Second Empire, probably originally Italianate side gable duplex similar to houses to the south. Mansard roof embodies former, surviving paired brackets the latter style. Full-width hip roof porch (enclosed on north half and entryway) is Classical Revival influence, c.1910.</p> <p>Designer/Builder:</p>	<p>Significance;</p> <p>Original Owner/Builder: Mortimer and Maria Hayden, ?</p> <p>Building History: ? Mortimer M. and Maria Hayden built a frame house at this address for \$1,000 in 1883, and replaced it with a two-story double brick, costing \$4,000 in 1885. Widow Hayden lived at this address as of 1893 and presumably</p>	C	None

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	<p>Physical Description: two-story brick rectangular double house (33x41, two-story centered rear wing, 16'6"x32, rear porches) with Mansard roof, raised stone foundation, shed roof dormers on attic front and side, stone lintels combine squared spring stones and semi-circular arches. Stone foundation.</p> <p>Alterations: soffit covered with aluminum siding, some brackets removed, porch alteration. Permits (345) note re-roofings in 1997 (remove and replace asphalt shingles on Mansard, \$3,000), 2000, general remodeling 1935, repair/replace rear porch 1978, soffit and fascia work 1986, same for 347 conversion single family into two apartments 1946 (\$900), carport 1978. Assessor notes return of 347 Bluff to single-family dwelling, 1964.</p> <p>3<sup>rd</sup> level of 345 and 347 was remodeled in 1997-98 w/ new yankee gutters, eave brackets, dormer windows and re-brick of chimneys. Enclosed porch was opened 1988. First floor both buildings is (Maggie Kelleys), 2<sup>nd</sup> floor 345 is apartment. 2<sup>nd</sup> level 346 is storage. Memorial marker in rear of building for "Thomas Kelly" born in Ireland – died in Dubuque. "erected by his loving wife Maggie Kelly"(owner information).</p> <p>Landscaping/Setting: fairly level corner parcel, eastward house orientation.</p> <p>Legal: Sub 1 of City Lot 609-1, Sub 2-1 of same.</p>	<p>the building took place here. No mention however is made of a mansard which is unusual (<i>Herald</i>, December 20, 1883; <i>Times</i>, January 20, 1886).</p> <p>Mrs. Maria Hayden and Peter Doherty own the property when it is sewerred (no date).</p> <p>Assessor splits property as of 1955.</p>		
Bluff 352-354	<p>Style/Year: c.1850 (is pre-1884), two-story frame side gable duplex.</p> <p>Designer/Builder:</p> <p>Physical Description: Clapboard exterior, no porch, transoms over entries which</p>	<p>Significance;</p> <p>Original Owner/Builder:</p> <p>Building History: a good candidate builder is A.A. Cooper built "a handsome frame tenement, two</p>	C	None

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	<p>are placed on outer ends of front, 6/6 windows, twin centered chimneys on roof ridge, stone foundation. Rectangular plan (28x28 with rear wing 10x28).</p> <p>Alterations: concrete block chimney south half, porches removed, concrete stoops with metal railing, windows likely changed. Permits note re-roofings in 1982, 1991, re-siding 1955, 1985, 2007, repairs 1982. Assessor, 1955, notes metal garage, 10x18 at 352 Bluff.</p> <p>Landscaping/Setting: closely advanced to sidewalk, level parcel.</p> <p>Legal: City Lot 12, south 33'6" Lot 131.</p>	<p>stories, for \$1,400" on "Bluff between 3<sup>rd</sup> and 4<sup>th</sup> streets" in 1856-57 (<i>Weekly Express</i>, March 8, 1857).</p> <p>Catherine McCann owned the property when it was sewered May 25, 1925.</p> <p>a number of buildings fit the 300s block of Bluff:</p> <p>Arthur McCann built a "splendid residence on Bluff near 3<sup>rd</sup>, three stories, brick substantial, \$4,000" (<i>Daily Republican</i>, October 22, 1856).</p> <p>Arthur McCann built a double brick on Bluff and 3<sup>rd</sup>, \$4,000 (<i>Herald</i>, January 1, 1881).</p> <p>Capt. H. Hayden built a two-story brick on Bluff between 3<sup>rd</sup> and 4<sup>th</sup> for \$3,000, builder John McCoy (<i>Herald</i>, November 24, 1872). C. D. Hayden lived at 345-47 Bluff in 1899.</p> <p>J. P. Donehue built a two-story double brick at Bluff and 3<sup>rd</sup> for \$4,000 in 1880 (<i>Herald</i>, January 1, 1881).</p> <p>Scott &amp; Devine improved their residence for \$200, Bluff between 3<sup>rd</sup> and 4<sup>th</sup>, 1871 (<i>Tribune</i>, December 20, 1871).</p> <p>Assessor splits property 1955.</p>		
Bluff 371-373	<p>Style/Year: c.1860, two-story vernacular brick side-gable duplex.</p> <p>Designer/Builder:</p> <p>Physical Description: stepped end walls with chimneys, tile coping, raised stone</p>	<p>Significance;</p> <p>Original Owner/Builder:</p> <p>Aurther McCann and Mary Ryan owned the property when it was sewered (no date).</p>	C	None

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	<p>foundation with basement entries at either end of the façade, paired centered entries, partial-width front hip roof porch, plain stone lintels and sills. Rectangular plan (32x38) with rear porch (5x38) and rear basement entrances (7x8).</p> <p>Alterations: windows and porch of later date, particularly porch. Permits note re-roofing in 1945, rear porch and stairs replacement, re-roofing open porch 1985. Assessor notes 11x15 frame shed at 371 Bluff, crossed out by 1971, and 10x12 frame shed at 373 Bluff.</p> <p>Landscaping/Setting: level parcel with eastward orientation of building.</p> <p>Legal: Hayden Place Lane 1 and 2.</p>	<p>Building History: a number of buildings fit the 300s block of Bluff:</p> <p>Arthur McCann built a “splendid residence on Bluff near 3<sup>rd</sup>, three stories, brick substantial, \$4,000” (<i>Daily Republican</i>, October 22, 1856).</p> <p>Arthur McCann built a double brick on Bluff and 3<sup>rd</sup>, \$4,000 (<i>Herald</i>, January 1, 1881).</p> <p>Capt. H. Hayden built a two-story brick on Bluff between 3<sup>rd</sup> and 4<sup>th</sup> for \$3,000, builder John McCoy (<i>Herald</i>, November 24, 1872). C. D. Hayden lived at 345-47 Bluff in 1899.</p> <p>J. P. Donehue built a two-story double brick at Bluff and 3<sup>rd</sup> for \$4,000 in 1880 (<i>Herald</i>, January 1, 1881).</p> <p>Scott &amp; Devine improved their residence for \$200, Bluff between 3<sup>rd</sup> and 4<sup>th</sup>, 1871 (<i>Tribune</i>, December 20, 1871).</p> <p>Assessor splits property as of 1955.</p>		
Bluff 372-374	<p>Style/Year: c.1860, two-story brick vernacular side gable plan.</p> <p>Designer/Builder:</p> <p>Physical Description: Eaves extend beyond end walls, 2/2 lights in upper sash of north half, paired centered entries with original doors (double on north, single with sidelights on south), stone lintels and sills, stone foundation, short hip roof porch with carved wooden posts and scrollwork. T-plan (front portion, 32x42, rear centered wing steps back</p>	<p>Significance;</p> <p>Original Owner/Builder:</p> <p>Building History: a number of buildings fit the 300s block of Bluff:</p> <p>Arthur McCann built a “splendid residence on Bluff near 3<sup>rd</sup>, three stories, brick substantial, \$4,000” (<i>Daily Republican</i>, October 22, 1856).</p> <p>Arthur McCann built a double brick</p>	C	None

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	<p>twice with middle portion with recessed side porches, 19x30, and rear wing 15x26).</p> <p>Alterations: window replacements on south half, porch detailing likely reconstruction. Permits note re-roofings in 1946, 1968, 1989, single car garage 1946, repair back porch, rebuild front porch 1983, install wood rails on front steps 1988, deck with ramp and fence 1989. Front porch repairs 2008. New roof 2004 (374). Restore garage 2010. Assessor notes 12x20 concrete block garage, built 1947.</p> <p>Landscaping/Setting: Level parcel with low front stone retaining wall.</p> <p>Legal: City Lot NM 24' Lot 131 (372). North 6'3" of City Lot 131 &amp; South 17'6" of City Lot 132 (374).</p>	<p>on Bluff and 3<sup>rd</sup>, \$4,000 (<i>Herald</i>, January 1, 1881).</p> <p>Capt. H. Hayden built a two-story brick on Bluff between 3<sup>rd</sup> and 4<sup>th</sup> for \$3,000, builder John McCoy (<i>Herald</i>, November 24, 1872). C. D. Hayden lived at 345-47 Bluff in 1899.</p> <p>J. P. Donehue built a two-story double brick at Bluff and 3<sup>rd</sup> for \$4,000 in 1880 (<i>Herald</i>, January 1, 1881).</p> <p>Scott &amp; Devine improved their residence for \$200, Bluff between 3<sup>rd</sup> and 4<sup>th</sup>, 1871 (<i>Tribune</i>, December 20, 1871).</p> <p>Catherine McCann, Sarah R. Devine, H. A. Schunk, James F. and Fanny Wood and Mary Ryan owned the property when it was sewered November 1904.</p> <p>Assessor splits property as of 1955. Walter and Emma Bradfield owns 372 Bluff 1940-71+.</p>		
Bluff 391	<p>Style/Year: historical photos date to c.1873-75, pre-1884, Italianate two-story front gable brick with Classical Revival porch and additions.</p> <p>Designer/Builder:</p> <p>Physical Description: rectangular footprint (34x42 front portion, centered two-story brick wing, 33x32, and two-story rear centered wing, 21x32), attic light with semi-circular arch, metal curved lintels on upper front windows, stone or metal sills, left hand front entry with transom, two-story rear addition. Neo Classical style wrap-around porch with square cut brick piers, tapered Ionic</p>	<p>Significance;</p> <p>Original Owner/Builder:</p> <p>Building History: Mrs. Mary F. Ryan offers southwest corner 4<sup>th</sup> &amp; Bluff for sale, Lot 610 (<i>Telegraph</i>, September 3, 1894).</p>	C	None

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	<p>columns, and denticulated cornice. Tapered Elizabethan chimney on north side wall also dates to this period. North end of porch bricked in for use as office with separate front entrance off of main porch. Side porch (18x13) along rear wing similarly built in with clapboard or metal siding, separate commercial entrance. There is a side bay window (2'6"x8), a single-story addition (18x7'6"), a two-story concrete block addition (post-1947, 16x15'6") and a rear porch, all along the exposes side wall.</p> <p>Alterations: Italianate style brackets likely removed. Additions as noted. Permits note re-roofings in 1981 ("Carlisle roof"), 1995, rear addition 1954 (\$2,000), partial re-siding 1976. Painted.</p> <p>Landscaping/Setting: prominent corner location on Cable Car Square, level lot, eastward orientation.                      Legal: Sub City Lot 610-1.</p>			
Bluff 392-394	<p>Style/Year: c.1860, two-story side gable vernacular brick duplex.</p> <p>Designer/Builder:</p> <p>Physical Description: rectangular plan (33x43, centered two-story rear brick wing 18x24, centered one-story rear wing, 15x24), roof eaves continue beyond end walls, paired centered entrances, originally double doors, plain stone lintels and sills, raised stone foundation, end lights. Basement windows on north end wall have stone lintels. 394 Bluff has an enclosed porch in the middle of its side wall (17x6).</p> <p>Alterations: partial-width centered gable roof porch with round columns likely of later date. Entry doors replaced as were windows. Permits (392) note re-roofings</p>	<p>Significance;</p> <p>Original Owner/Builder: John McKinley is a possible builder. he built a two-story brick, 42x37, with two tenements (21x16) one for himself (four units?) in 1867 (corner 4<sup>th</sup> and Bluff) and a double brick in 1877, at 4<sup>th</sup> and Bluff (<i>Herald</i>, September 5, 1867; December 14, 1877). He also built a two-story brick stable, 16x20, \$850 (<i>Herald</i>, October 31, 1875).</p> <p>Building History: Bernard Lagan, proprietor of the Metropolitan Livery Stable made \$3,000 in improvements to 392 Bluff in 1881 and still resided here as late as 1899 (<i>Herald</i>, December 31, 1882).</p>	C	None

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	<p>in 1947, 1970, rear sun porch 1952, enclose rear side porch 1958, enclose and enlarge front porch 1959, deck and window enlargement 1998, same for 394, minor alterations 1941, conversion two-family to three family 1941 (\$75), re-roof 1947. Assessor denotes demolition of 16x23 barn (392 Bluff) and 12x18 frame garage at 394 Bluff. Historical photographs document the addition of two dormers of unequal size, and then their removal.</p> <p>Landscaping/Setting: corner parcel, level site.                      Legal: South 26 1/2'-North 47'6" of City Lot 132 (392). North 21' of City Lot 132 (394).</p>	<p>Fanny Wood, Bernard Logen and James Kelly owned the property when it was sewered (no date).</p> <p>Assessor splits property as of 1955.</p>		
Bluff 409	<p>Style/Year: c.1873, Second Empire (mansard roof), Italianate (brackets).</p> <p>Designer/Builder:</p> <p>Physical Description: two-story rectangular plan (32x24'6", offset rear two-story frame wing, 28x18, rear porch, 3'6"x14) with true mansard roof (double pitch and intervening cornice), pedimented front and south centered dormers, stepped north end wall, bracketed cornice, very elaborate carved straight stone lintels on the upper floor, stone sills, ground floor lintels feature semi-circular stone arches with integral keystones. Raised stone foundation with basement stone lintels set above into the brickwork above the foundation. Right-hand entry with sidelights and transom, flat or low-profile full-width front porch with paneled square pillars (same porch continues in front of 411 Bluff). Two-story rear addition post-dates original.</p> <p>Alterations: very well preserved. Porch dates to c.1910 and has concrete base. Permits note re-roofings in 1970 (part),</p>	<p>Significance;</p> <p>Original Owner/Builder: Mrs. C. Howard built a Mansard residence, described as being three stories, 32x48, costing \$4,800 (<i>Herald</i>, November 9, 1873).</p> <p>Building History: Frank/Francis Robinson, steam fitter (at this address 1880) employed John McCoy to add a rear addition and to make other improvements in 1872, for \$1,500 (<i>Herald</i>, November 24, 1872).</p> <p>Joe Morgan made repairs on his house on Bluff at the corner of 4<sup>th</sup> and built two brick houses at the head of 4<sup>th</sup> Street in 1878, all for \$6,800 (<i>Times</i>, December 11, 1878). He resided at 409 Bluff as of 1899 so the repairs likely occurred here then.</p> <p>Joseph S. Morgan, Walsh &amp; Cunningham owned the property when it was sewered (no date).</p>	C	None

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	<p>1977 (part), 1982, 1994, re-roof garage 1938, 2002, and 2004. New 2<sup>nd</sup> floor entrance, landing, steps, replacing window with door 2007.</p> <p>Landscaping/Setting: prominent corner lot, level.</p> <p>Legal: Sub of Lot 1 of J. M. Walker Bluff St. Place, Lot 2.</p>	<p>J. M. Walker Estate owns as of 1955, house occupied by "lady and maid."</p>		
Bluff 411-419	<p>Style/Year: pre-1884, Italianate style (brackets) modified to Classical Revival, c.1910 (porch, dormer).</p> <p>Designer/Builder:</p> <p>Physical Description: two-story brick side gable double house with twin Neo-Classical broad gable roof dormers. Entrance on 411 is identical to that of 409 and there is a vertical cut in the brickwork on the second floor above the entrance. Plain stone lintels and stone sills. Brackets are set beneath the cornice. Porch dates to c.1910 and the same porch, in two sections, was built across 409-11 and 419 Bluff. 419 is unpainted.</p> <p>The two properties are unified in terms of their facades but have completely different overall footprints. 411 Bluff has party walls on each side and its rectangular plan (42x22), front porch (8'6"x15'6"), offset two-story rear wing (13x17) and rear single-story brick L-shaped wing (21x14 on long sides). 419 Bluff has a 8'6"x14'6" front deck, rectangular plan (32x17) offset L-shaped rear wing (22x10 overall) and two rear porches.</p> <p>Alterations: porch and dormers as noted. It appears that the south end of 411 was added, given the change in window spacing across the façade. The entrance</p>	<p>Significance;</p> <p>Original Owner/Builder:</p> <p>Building History: the following buildings were constructed on Bluff near or on 4<sup>th</sup>:</p> <p>John McKinley, two story brick, 42x37, two tenements 21x16, one for self, on corner (<i>Herald</i>, September 5, 1867).</p> <p>Same as above, double brick, \$5,000, on corner (<i>Herald</i>, December 14, 1877).</p> <p>Howard Drug, 4<sup>th</sup> and Bluff, destroyed by fire, 1870 (<i>Times</i>, September 28, 1870).</p> <p>Jacob Christian, corner, frame barn, \$400 (<i>Herald</i>, December 16, 1869).</p> <p>A. W. Lyman, corner, two-story frame, \$1,800 (<i>Herald</i>, March 8, 1857).</p> <p>Theodore Koepfi, large two-story brick, brick stable and outhouse, \$4-6,000, between 4<sup>th</sup> &amp; 5<sup>th</sup> (<i>Times</i>, December 18, 1870; <i>Herald</i>, same date).</p> <p>Walsh &amp; Cunningham owned the property when it was sewered (no</p>	C	None.

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	<p>on 419 is a single one without sidelights, etc. Permits (411) note re-roofing in 1995, and 2002, repair of fire damage 1943 (\$300), roof cover over exterior stairway between buildings 2004, permits (419) note re-roofing in 1995, installation of wood porch railing on brick commercial building 1986. Assessor notes split metal 9x21 garage.</p> <p>Landscaping/Setting: level lot, building abuts those on each end, eastward orientation.</p> <p>Legal: Sub of Lot 1 of Lot 1 of J. M. Walker Bluff St. Place, Lots 1-2.</p>	<p>date).</p> <p>Assessor splits property as of 1955.</p>		
<p>Bluff 425-433- 441</p>	<p>Style/Year: 1897, Queen Anne row house</p> <p>Designer/Builder:</p> <p>Physical Description: this is a longer (32x55'6") version of 121-31 Bluff with the addition of three three-sided bays (3'6"x12) in front of each gabled wall dormer and the centered dormer. Two-story rectangular plan with mansard-like hip roof. Banded darker brick is used to form a polychromatic striped first floor façade effect. The same brick forms a broad band at the second floor lintel level and below sill level. Darker brick forms decorative surrounds on the attic dormer lights and creates a semi-circular arch above each window set. Flat roof short porches (5'6"x10) infill between the bays and to the south side of the southernmost bay. The cornice is denticulated as is the stone coping on the front dormers. The chimney has a surviving enlarged cap. There is a north-facing gabled wall dormer on that side wall. There is a raised stone foundation with plain water table. The darker brick was used on the sidewalls. There are two rear wings, 33x16 (left) and 33x29 (right) with two rear porches. Stone foundation.</p>	<p>Significance;</p> <p>Original Owner/Builder: probable builder is Phillip Ryder who raised up a triple residence on Bluff and 4<sup>th</sup> in 1897, at a cost of \$10,000 (<i>Herald</i>, January 5, 1898). P. Ryder lived here in 1918-21 so this is his building. Isabella and Marion Ryder owned the building in 1955 and it was noted by the Assessor that Ryder "inherited property father built."</p> <p>Building History: John McCoy owned the property when it was sewerred c.1889.</p> <p>Unified Assessor card as of 1955.</p>	C	None

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	<p>Alterations: well preserved. Permits (425) note re-roofing in 1991, column replacement 1992, same for 433, re-roof metal garage 1967, rubber roof on flat area 1996, same for 441-43, re-roof 1980.</p> <p>Landscaping/Setting: prominent level corner location, eastward orientation.</p> <p>Legal: City Lot, North 21.8' Lot 612 and south 43.3' of Lot 613.</p>			
Bluff 432	<p>Style/Year: 1857, Italianate row house.</p> <p>Designer/Builder:</p> <p>Physical Description: One of three identical three-story parapet front brick dwellings, unusual for their simplicity and height. Plain stone sills and lintels, and simple bracketed cornice placed on the parapet front. Left side double entry. Front core measures 40x21'6", two-story offset brick wing (16x15), single-story brick offset wing (15x11'6"), rear porch (8'6"x7'6").</p> <p>Alterations: metal canopy and brick parapet obscures first floor level. Permits note fire damage repair to garage and porch 1952 (\$500), new front porch 1957, conversion of single family dwelling to three units 1984 (\$7,500), exterior stairway 1985. 18x22 attached garage 2010. Assessor notes garage and deck, 13x18 as of 1955. 18'x22' attached garage (2010).</p> <p>Landscaping/Setting: part of three unit row-house, level site, open to south.</p> <p>Legal: City Lot south one-third Lot 134.</p>	<p>Significance; J. Barlett Tenement Block</p> <p>Original Owner/Builder: J. Barlett erected a "fine brick block" on Bluff between 4<sup>th</sup> and 5<sup>th</sup> streets, three stories plus basement, for \$9,000, the block containing three tenements (<i>Herald</i>, March 8, 1857). Appears in 1872 birds eye view and 1884 Sanborn Map.</p> <p>Building History: This building appears on 1872 birds eye view. H. A. Knowlton owned the property when it was sewerred (no date).</p>	C	None
Bluff 436	<p>Style/Year: 1857, Italianate style row house</p> <p>Physical Description: same descriptors as</p>		NC	None

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	<p>432 Bluff above. Original right side double entry doors survive. Party walls on both sides, front core (40'x21'6"), two-story rear brick and basement wing (34x15), rear porch (7x15).</p> <p>Alterations: permastone façade, porch removed, 1960 (Assessor). Permits note re-roofings in 1969-70, 1974.</p> <p>Legal: City Lot middle one-third Lot 134.</p>			
Bluff 445-457	<p>Style/Year: 1896, two-story brick vernacular L or T-plan.</p> <p>Designer/Builder:</p> <p>Physical Description: parapet front, denticulated parapet base of corbelled brick, double rowlock semi-circular arch windows, stone sills, 2/2 windows. Double wide upper window, extended beam for hoisting to the upper floor and the entryway below hint at a commercial use. T-plan brick building consists of 22x28 rectangle with centered brick 20x20 wing. Single-story reinforced concrete wing measures 22x32.</p> <p>Alterations: Permits note re-roofings in 1986 (flat roof commercial), 1997, 2000 (garage mansard area roof), conversion of carriage house to commercial use 1980 (\$53,776), wood rails and floor 1986. New EPDM roof 2006.</p> <p>Landscaping/Setting: Located at base of bluff on level parcel.</p> <p>Legal: City Lot north 21.8' Lot 612, south 43.3' Lot 613.</p>	<p>Significance; Copperhead Lane House</p> <p>Original Owner/Builder:</p> <p>Building History: Carriage house for lost larger residence? Appears as stable on 1909 Sanborn Map. There is a house to the east and a tri-plex on the east end of the lot.</p> <p>John McCoy and Walsh &amp; Cunningham owned the property when it was sewerredc.1889.</p> <p>Assessor (1955) has two cards for this property including notes on a 1 3/4-story frame dwelling, rated "old" and measuring 16x24 with two rear 10x12 porches. Second building is surviving one, described at left. It was then being used to store "screens for dwellings and repair materials."</p>	C	None
Bluff 448	<p>Style/Year: 1857, Italianate style row house</p> <p>Designer/Builder:</p>	<p>Significance;</p> <p>Original Owner/Builder: J. Barlett erected a "fine brick block" on Bluff between 4<sup>th</sup> and 5<sup>th</sup> streets, three</p>	C	Flat roof double garage with stained wood exterior.

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Address	Architectural Summary	Historical Summary	Eval	Out-buildings
	<p>Physical Description: same descriptors as 432-36 Bluff above. Several 2/2 lights appear to survive. Left side double entry. Porch (5x8), three-story core (40x21'6"), two-story brick offset rear wing (16x14), and single story frame rear wing (14x14).</p> <p>Alterations: flat canopy over entry with angled metal posts. Permits note tear off and replace portion of roof 2007.</p> <p>Landscaping/Setting: part of three unit row-house, level site.</p> <p>Legal: City Lot north one-third Lot 134.</p>	<p>stories plus basement, for \$9,000, the block containing three tenements (<i>Herald</i>, March 8, 1857).</p> <p>James M. Sullivan let contracts for the building of three residences, \$6,500, on the corner of 5<sup>th</sup> and Bluff in 1896 (<i>Herald</i>, May 24, 1896). <i>Herald</i> (January 1, 1895) reports \$20,000 residence for same on corner of 5<sup>th</sup> &amp; Bluff-might be on 5<sup>th</sup>? F. Sullivan lived here as of 1899.</p> <p>James Sullivan also built a fine double brick near Bluff on 5<sup>th</sup>, two-stories with basement, \$3,500 in 1856-57 (<i>Herald</i>, March 8, 1857).</p> <p>Building History: This building appears on 1872 birds eye view.</p> <p>Mrs. J. H. Hollingsworth owned this property when it was sewered (no date).</p>		<p>site sheet for 447 says is frame, photo 445, brick.</p>
Bluff 450	<p>Style/Year: historical photographs challenged claimed c.1855 building date, building not present prior to 1873, Adam/Federal side-gable brick house.</p> <p>Designer/Builder: Anthony Frick, builder.</p> <p>Physical Description: two-story side gable residence with rear wing and north side double porch. Right-hand front double entry with original paneled doors and transom, plain stone lintels and sills. Returned eaves, no end wall projections. Double rowlock semi-circular arches on basement windows, stone foundation. Stoop but no porch. L-plan consists of 36x22'6" front portion, offset rear wing (36x16) with porch side infill.</p> <p>Alterations: Permits note re-roofings in</p>	<p>Significance; J. Kleine House</p> <p>Original Owner/Builder: good candidate is J. Kleine who built a two-story brick house on Bluff between 4<sup>th</sup> &amp; 5<sup>th</sup> for \$2,400 in 1863 (<i>Herald</i>, January 1, 1864). A. Kleine lived here as of 1899 so it makes that connection very probable.</p> <p>This building appears on 1872 birds eye view. Two candidate builder in 1870 is Theodore T. Koepfi, who built a large two-story brick with brick stable and brick outhouse for \$4,000/\$6,000 on the east side of Bluff between 4<sup>th</sup> and 5<sup>th</sup> (<i>Herald</i>, December 18, 1870; <i>Times</i>, same date).</p>	C	None

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	<p>1932, 1970, 1995, remodel single family dwelling 1977, remove and replace old rear porch 1984. 20'x29' attached garage with poured concrete deck 2006. Repair back roof, reroof front section only 2010.</p> <p>Landscaping/Setting: abuts building to south, fronts westward, level lot open to north, sidewalk along house there.</p> <p>Legal: City Lot south half Lot 135.</p>	<p><b>Building History:</b> the following buildings were constructed on Bluff near or on 4<sup>th</sup>:</p> <p>John McKinley, two story brick, 42x37, two tenements 21x16, one for self, on corner (<i>Herald</i>, September 5, 1867).                      Same as above, double brick, \$5,000, on corner (<i>Herald</i>, December 14, 1877).</p> <p>Howard Drug, 4<sup>th</sup> and Bluff, destroyed by fire, 1870 (<i>Times</i>, September 28, 1870).</p> <p>Jacob Christian, corner, frame barn, \$400 (<i>Herald</i>, December 16, 1869).</p> <p>A. W. Lyman, corner, two-story frame, \$1,800 (<i>Herald</i>, March 8, 1857).</p> <p>A. Tredway and the C. A. Kleine Estate owned this property when it was sewered (no date).</p>		
Bluff 467-469	<p>Style/Year: c.1860/1855-65 (Assessor), Second Empire modification (attic) of an older design, likely Italianate, probably with a parapet front.</p> <p>Designer/Builder:</p> <p>Physical Description: Two-story rectangle (33x44) brick duplex plan with true mansard roof (three sided with upper and lower cornice, four gable roofed dormers on the front), semi-circular stone lintels with flattened ends, plain stone sills, stone foundation, paired centered entries with sidelights, covered transoms, flat roof partial width porch centered on façade. Two-story centered rear wing has side porch (469 Bluff, 16x5), and concrete block single-story addition (467 Bluff, 5x9), single-story centered</p>	<p>Significance;</p> <p>Original Owner/Builder:</p> <p><b>Building History:</b> the following buildings were constructed on Bluff near or on 4<sup>th</sup>:</p> <p>John McKinley, two story brick, 42x37, two tenements 21x16, one for self, on corner (<i>Herald</i>, September 5, 1867).</p> <p>Same as above, double brick, \$5,000, on corner (<i>Herald</i>, December 14, 1877).</p> <p>Howard Drug, 4<sup>th</sup> and Bluff, destroyed by fire, 1870 (<i>Times</i>, September 28, 1870).</p>	C	None

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	<p>concrete block rear wing (14'6"x26).</p> <p>Alterations: brackets likely removed and parapet paneled with layered siding, porch with Doric columns of later date. Permits note re-roofing in 1998, adding bathroom 1948, frame garage 1954, roof repair 1966, remodel duplex into four apartments and two shops 1987 (\$40,000). Assessor lists 12x20 garage at 467 Bluff built in 1955.</p> <p>Landscaping/Setting: level corner (alley?) parcel, westward orientation.</p> <p>Legal: Sub 1-north 64.8" City Lot 613-1 and 2.</p>	<p>Jacob Christian, corner, frame barn, \$400 (<i>Herald</i>, December 16, 1869).</p> <p>A. W. Lyman, corner, two-story frame, \$1,800 (<i>Herald</i>, March 8, 1857).</p> <p>Walsh &amp; Cunningham and John McCoy owned this property when it was sewered (no date).</p> <p>Assessor splits property as of 1955.</p>		
Bluff 474	<p>Style/Year: c.1855, Adams/Federal two-story side gable brick house.</p> <p>Designer/Builder:</p> <p>Physical Description: no raised end walls, metal lintels and sills, symmetrical fenestration and left side double door entry with pedimented gable front shallow porch (round column supports), inevitable stone foundation. L-plan includes front portion (34x23) and offset rear wing (31x14) with side porch (31x7'6").</p> <p>Alterations: porch likely a later addition. Permits note re-roofings in 1952, 1970, and 2009, minor repairs 1943, repair side porch 1943, repairs to two-family brick 1950, residing 2003.</p> <p>Landscaping/Setting: level lot open on all sides, 5<sup>th</sup> street early house adjoins to north, house fronts west and is advanced to sidewalk.</p> <p>Legal: City Lot north one-half Lot 135.</p>	<p>Significance;</p> <p>Original Owner/Builder:</p> <p>Building History: good candidate is J. Kleine who built a two-story brick house on Bluff between 4<sup>th</sup> &amp; 5<sup>th</sup> for \$2,400 in 1863 (<i>Herald</i>, January 1, 1864). This building appears on 1872 birds eye view.</p> <p>Another candidate builder in 1870 is Theodore T. Koepfi, who built a large two-story brick with brick stable and brick outhouse for \$4,000/\$6,000 on the east side of Bluff between 4<sup>th</sup> and 5<sup>th</sup> (<i>Herald</i>, December 18, 1870; <i>Times</i>, same date).</p> <p>The following buildings were constructed on Bluff near or on 4<sup>th</sup>:</p> <p>John McKinley, two story brick, 42x37, two tenements 21x16, one for self, on corner (<i>Herald</i>, September 5, 1867).</p> <p>Same as above, double brick,</p>	C	None

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		<p>\$5,000, on corner (<i>Herald</i>, December 14, 1877).</p> <p>Howard Drug, 4<sup>th</sup> and Bluff, destroyed by fire, 1870 (<i>Times</i>, September 28, 1870).</p> <p>Jacob Christian, corner, frame barn, \$400 (<i>Herald</i>, December 16, 1869).</p> <p>A. W. Lyman, corner, two-story frame, \$1,800 (<i>Herald</i>, March 8, 1857).</p> <p>Tredway and the C. A. Kleine Estate owned this property when it was sewered (no date).</p> <p>Raymond Davidsaver owned the property 1943-59.</p>		
Bluff 483	<p>Style/Year: c.1894, Queen Anne (Twin octagonal corner bays with turret top, west centered bay, gable roof south wall dormer).</p> <p>Designer/Builder:</p> <p>Physical Description: Three-story brick row house with rectangular plan (32x55), three front bays with intervening porches, corner bay a wrap-around, north end porch. Two rear, two story, brick wings (408 W. 5<sup>th</sup>)-(29x16, left and 29x39' right) and single-story rear wing (left only, 10x14) and porch (right only, 7x22).</p> <p>Alterations: Permits note remodeling 1938, conversion into 13 efficiency units and six one-bedroom units 1974 (\$60,000). Brick and stone painted. Assessor notes frame garage (11x19) as of 1955.</p> <p>Landscaping/Setting:</p>	<p>Significance;</p> <p>Original Owner/Builder: Moses H. Martin, living on the southwest corner of Bluff and 5<sup>th</sup> (on 5<sup>th</sup>?) made \$1,000 in improvements to his residence in 1880. He operated a drayage and trucking service at 432 Main (<i>Herald</i>, January 1, 1881).</p> <p>Assessor addresses as 483-93 Bluff and 408 West 5<sup>th</sup> streets in 1955.</p>	C	None

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Address	Architectural Summary	Historical Summary	Eval	Out-buildings
	Legal: City Lot east 110' Lot 614.			
Bluff 504	<p>Style/Year: 1894, Queen Anne style, embodied in asymmetry of form, round tower and turret, bays, mixed materials (stone, brick), ornate chimneys and caps, porches.</p> <p>Designer/Builder: Thomas T. Carkeek, architect (<u>Dubuque of Today</u>, 1897).</p> <p>Physical Description: two-story basic rectangular brick plan with high hip roof, southwest corner three-story tower and turret/finial cap, a pedimented gable front southern wing and porch, a south-facing three sided bay with Shingle style roof and half round cap, twin hip roof east-facing dormers, a rounded southeast corner with turret cap (engaged tower) and a east facing porch. On the west façade there is a second stone porch and a pedimented gable wall dormer. There is a one-story three-sided bay on the ground floor between the tower and porch. Romanesque arches infill the west gable front and the upper level of the corner tower. Broad rusticated stone belt courses trace the lintel levels of each story, there is a high raised stone foundation and water table. Classical style friezes run beneath the cornice line of the tower, south wing and bay. Two original full stone and a frame porch survive.</p> <p>Alterations: very well preserved. The carriage house/power plant was apparently demolished when the Federal Building was built in 1932. Permits note repairs 1974, exterior alterations for restaurant conversion 1979 (\$1,500), conversion to restaurant, 1984 (\$380,000), replacement of porch steps and railings 1998, replacement of wood rails on porch 2000. Reroof 2010.</p>	<p>Significance; The Redstone/Elizabeth Cooper/Daniel A. Sullivan residence, individually National Register listed. This is the only surviving Cooper house and the least significant of the three; the first was on the present post office site, the second was the Greystone, a 37-room mansion demolished in the 1960s, and this one was the third. Commonly cited as the D. A. Sullivan house.</p> <p>Original Owner/Builder: Cooper.</p> <p>Building History: Newspapers termed this the Daniel A. Sullivan house when it was built for \$20,000 in 1894. This was the last surviving and least significant of three Cooper family homes. This house was built as a double residence (Sommer, p. 103; Gebhard, p. 83; Herald, January 1, 1895). This house was built for daughter Nell/Elizabeth who married Dan A. Sullivan, as a duplex, the finer side being for the family. It was converted into apartments, was used for numerous bars and was a popular night spot by the 1970s. It was then vacant and deteriorated. Sixteen investors, led by Paul Pekosh purchased the house for use as an inn in 1984 for \$300,000, the rehabilitation costing an additional \$500,000. The consortium was titled the Dubuque Historical Improvement Company. Restoration work began October 15, 1885 with Charlie Glab as architect (<i>Iowan Magazine</i>, Summer 1986, pp. 55-60; <i>Telegraph-Herald</i>, January 8, 1985).</p> <p>The 1955 Assessor card found that the north portion of this double</p>	C	None

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Address	Architectural Summary	Historical Summary	Eval	Out-buildings
	<p>Landscaping/Setting: Prominent quarter block and corner location with short dimension oriented east/west.</p> <p>Legal: Lot 137, south 10' Lot 138.</p>	<p>residence (506 Bluff) contained 10 sleeping rooms which rented for \$7.00 weekly, with the caretaker occupying two rooms. The interior was "plain compared to next door." There were no fireplaces.</p> <p>The Augustus Cooper mansion (the "Greystone," non-extant) was located on the northwest corner of West 5<sup>th</sup> and Bluff. Cooper announced plans to build a "fine large stone residence with tower, circle bays, wide verandah, fine conservatory and carriage house" in early 1887, the finished house is reported in 1888 as costing \$25,000, and the next year at \$13,000 (Shanks, p. 38; <i>Times</i>, February 27, 1887; <i>Herald</i>, December 23, 1888; December 29, 1889).</p>		
<p>◆ Bluff 605</p>	<p>Style/Year: 1929-30, Renaissance Revival style, embodied in its massing and particularly in the horizontal division between the first and second floors. This is an unusual design given its lack of a need for its own entryway, so those components, central to the style, are absent.</p> <p>Designer/Builder:</p> <p>Physical Description: Three-story square brick block (50x30) with raised basement level. Decorative brick pilasters with pedimented stone capitals separate five uneven bays on the south side wall and three more on the west front. A plain stone belt course caps the top of the ground floor and a broad water table separates the basement and ground floor. A buff colored brick continues this vertical division with a quoin like demarcation on the upper two levels. The parapet level combines corner and interim short pilasters and brick curtain</p>	<p>Significance; <u>Mary of the Angels Annex</u></p> <p>Original Owner/Builder:</p> <p>Building History: The Sisters of St. Francis purchased this lot from George Watters on December 9, 1916 for \$10,000 but high wartime building costs kept them from making any improvements until 1929, at which time the house on the site was demolished and this building constructed. It was finished January 1930. No building permit found (undated newspaper article, post-1930, titled "Mary of the Angels Home").</p> <p>The following Watters/Waller/Watten related buildings were located on this parcel:</p> <p>J. Watter's Estate, three elegant</p>	<p>C</p>	<p>None</p>

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	<p>walls. The plan contained 36 private rooms along with a dining room, kitchen and club room.</p> <p>Alterations: reroof in 1939, 1982, 1996. Porch repair 1953, garage 1966, elevator 1970, portico 1979.</p> <p>Landscaping/Setting: corner parcel rises in elevation to the west, building attached to 605-21 Bluff to the north.</p> <p>Legal: Lots 618-20 and a north fragment of Lot 617.</p>	<p>brick dwellings, two stories, erected by John McCoy, \$8,000 (<i>Herald</i>, October 31, 1875).</p> <p>John R. Waller, brick residence, \$16,000 (<i>Herald</i>, December 20, 1883).</p> <p>Waller &amp; Coates, stable house on Bluff, architect F. D. Hyde, \$4,000, (<i>Herald</i>, May 9, 1886).</p> <p>The John Watten Estate A. Tredway and the C. A. Kleine Estate owned this property when it was sewered c.1889.</p>		
Bluff 605	<p>Style/Year: 1879/c.1900, 1911, Second Empire style (mansard attic treatment), Classical Revival (central porch pediment, Ionic Columns). This is the simplified Dubuque mansard form, with a simple attic portion of the purer form.</p> <p>Designer/Builder: Franklin D. Hyde, architect (original Farley residence, Shank, p. 86). McQuillan was the builder, and McHiver, the East Coast interior decorator. Ferd Heer Sr. &amp; Sons, addition (<i>Telegraph-Herald</i>, April 23, 1933).</p> <p>Physical Description: This two-story brick Second Empire residence (originally a dozen large rooms exclusive of the attic and basement, there were five fireplaces one of which featured a Vermont marble mantle with onyx pillars and china enamel tile) was enlarged over time and its form, in at least two major additions, there is a three-sided center pavilion with a prominent dormer (with pediment cap), and a Classical Revival entry portico, set above stone steps. There is a bracketed cornice, and two stone lintel-level belt courses are also bracketed (uniquely the brackets are</p>	<p>Significance; <u>Jesse P. Farley House</u>, <u>Mary of the Angels Home</u></p> <p>Farley came to the city in 1833, served as a city director and a member of the first council, he served three consecutive terms as mayor (1852-1855), helped organize the Dubuque Insurance Company in 1842, the Central Improvement Company in 1857, and at that time was one of the 13 wealthiest men in the city, he funded the establishment of the Farley &amp; Loetscher millwork company and had a notable association with railroads. He helped found the Dubuque &amp; Sioux City Railroad in 1853, lived seven years in St. Paul (1873+) rebuilding the St. Paul Railroad (the town of Farley is named for him, others for his children on that line), and he finally lost his fortune in a railroad related legal case. This forced the sale of this house to the Sisters of St. Francis on March 30, 1892 for \$15,000. His family first lived at 633 Walnut Street until 1853, then at 421 Locust Street, next at the rear of the future A. A. Cooper Greystone</p>	C	None

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	<p>placed outside of each window sill). There is a raised stone foundation of smooth faced stone. An impressive stone stairway with enlarged newel posts and sideways.</p> <p>The 1900 rear addition to the Farley core house was three stories high, brick, and measured 36x50.</p> <p>Alterations: Permits note re-roofings in 1939, 1982, 1996, open porch repairs 1953, masonry garage in rear 1966, new portico 1979, detached shed redecked and re-roofed 1996.</p> <p>Landscaping/Setting: shallow stone retaining wall and front yard with separate walk. Alley to north side.</p>	<p>mansion, and then at this location. They occupied a small brick house here until 1886, when they temporarily moved the west side of Bluff between 7<sup>th</sup> and 8<sup>th</sup> streets while this house was built. (Farley bought Lot 619 on December 13, 1875 for \$6,700). Farley was twice married, first to Mary P. Johnson (?-1844), with whom he had five sons, and second to Mary Louise Johnson, with whom he had 12 children, three of were alive as of 1930. Farley died May 8, 1894 living at 567 Locust (undated newspaper article, post-1930, titled "Mary of the Angels Home"; <i>Telegraph-Herald, Times-Journal</i>, April 15, 1834).</p> <p>Original Owner/Builder: J. P. Farley, \$20,000, 1879 (<i>Herald</i>, January 1, 1880). Farley had an earlier residence on "Bluff at the head of 6<sup>th</sup>" prior to this and he beautified it in 1870 for \$1,500 (<i>Herald</i>, December 18, 1870), added a frame wing to it for \$1,150 in 1873 (<i>Herald</i>, November 9, 1873). The new wing was blessed by Archbishop James Keane on October 2, 1900 (<i>Herald</i>, April 25, 1900).</p> <p>The lot to the north of the Farley house was purchased April 30, 1909 and four brick buildings were demolished. Plans for a new wing were ready by May 1911 for a 70x38 three-story brick wing. Kutsch Brothers were the contractors. Archbishop Keane blessed this addition on December 10, 1911 and the home's capacity was now 80 women. It was renamed "Mary of the Angels Home."</p>		

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		<p>The Sisters purchased the bluff property behind the Farley house from John Little, of Dyersville, on June 1, 1916 for \$2,600 and four old frame buildings were removed. The grounds were landscaped and a grotto was built. That same year, on December 9, 1916, the George Watters parcel to the south was purchased and a building was completed 1929-30 (see above) (undated newspaper article, post-1930, titled "Mary of the Angels Home").</p> <p>Building History: Originally built as 619 Bluff as Second Empire residence for J. P. Farley in 1879-80 (\$20,000).</p> <p>The Mary of the Angels House was organized by Bishop Hennessey in 1884 initially as the "St. Francis Industrial School" where unemployed young ladies would find jobs. This concept was soon replaced by the decision to simply board locally employed young women and the institution first occupied Bishop Loras's former residence, located behind the cathedral. The capacity was 16 boarders. The Sisters of St. Francis managed the home. This house was acquired and remodeled, Bishop Hennessey blessed it on June 4, 1892 and it began operations as the "St. Francis Home" with a capacity for 20 boarders. A rear wing was added in 1900 (the <i>Herald</i>, April 25, 1900, reported removal of the outbuildings of the former Farley property and beginning of excavation work, called the "new</p>		

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		<p>Sisters building).</p> <p>Expansion replaced a four-building row house block. The <i>Herald</i> announced plans to build a new sisters' house on the former Jesse Farley land (<i>Herald</i>, November 25, 1900).</p>		
Bluff 625	<p>Style/Year: 1868-69, historical photographs do not confirm this early building date however, 1876? vernacular/Italianate two-story side gable brick duplex.</p> <p>Physical Description: raised end walls and chimney, paired brackets beneath the cornice, symmetrical fenestration and paired centered entries (obscured), plain stone sills and lintels, raised stone foundation. Shed roof clapboard clad built in porch obscures the southernmost two-thirds of the façade and a two-story polychrome brick porch covers that portion.</p> <p>Legal: Lots 1 &amp; 2 of south 46' of City Lot 621</p>		NC	None
Bluff 653-655	<p>Style/Year: c.1870, Italianate/ vernacular two-story brick side gable duplex.</p> <p>Designer/Builder:</p> <p>Physical Description: the rectangular core plan measures 32'6"x41', there are twin separated rear 1.75-story brick wings (33x15), the east base of which is linked by a frame single-story (10x8) section. The roof continues beyond end walls, chimneys on end walls, paired brackets beneath cornice, paired centered entries (four panel doors) with transoms and side lights, plain stone sills and lintels. Craftsman-era (c.1910) porch (8x39) with tapered pillars set on brick piers.</p> <p>Alterations: porch as noted, concrete</p>	<p>Significance;</p> <p>Original Owner/Builder:</p> <p>Building History: Appears on 1872 birds eye view. Tom Conolly builds additions to two two-story buildings, 16x15, \$1,500 on Bluff, is carriage manufacture, at southwest corner 7<sup>th</sup> and Locust, as of 1880 (<i>Herald</i>, November 22, 1874).</p> <p>A. Koch made improvement to his residence on Bluff for \$400 (<i>Herald</i>, January 3, 1875). Koch worked for Westphal, Hinds &amp; Co.</p> <p>Thomas Connelly, John A. Koch and H. A. Dean A. owned this property when it was sewerred (no date). A</p>	C	None

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	<p>steps and curved side walls. Permits note conversion from single-family to two-family dwelling 1948 (\$1,000), front porch re-roofing 1982. New front porch 2002.</p> <p>Landscaping/Setting: moderate terrace, east fronting house.</p> <p>Legal: North middle 23' of the north 52.5' Lot 621, South 23' of the north 52.5' of same.</p>	<p>Kock built a brick addition to a frame house at 673 Bluff in 1878. He then worked for Westphal, Hinds &amp; Co.) (<i>Herald</i>, May 8, 1878).</p> <p>The 1955-60 Assessor card notes a 1951 remodeling, the owner (Clara Hoffman) lived in California. There were three rental units and the surveyor noted "excellent condition for old dwelling."</p>		
Bluff 679	<p>Style/Year: c.1890s, shingle style (embodied in front gable shingle work and window, overhang on north wing). Physical Description: Two-story brick front addition or enclosed porch completely obscures and compromises the original. Two-story north side addition. Attached garage with tile coping on south side.</p> <p>Alterations: Permits note re-roofings in 1957 (half), 1968, 1979, 1988, roof repairs 1956, addition to funeral home 1934 (\$1,500), re-siding part 1939. 1955 Assessor card notes "new addition" in the front, 11x24.</p> <p>Legal: North 6'6" of the north 52'6" Lot 621, southeast 39'6" Lot 622.</p>		NC	None
Bluff 701-703	<p>Style/Year: 1888, Queen Anne/Second Empire double house or duplex (former embodied in the orioles and turret caps, the central pavilion, and the classical elements in the friezes, the latter in the attic mansard form.</p> <p>Designer/Builder: Thomas T. Carkeek, architect (Sommer, p. 96; <i>Dubuque of Today</i>, 1897).</p> <p>Physical Description: two-story side gable rectangular plan (30x41, centered two-story rear brickwing, 33x32, matching rear side porches, 14x8) with</p>	<p>Significance; George W. Healey Duplex .</p> <p>Original Owner/Builder: Healey built a two-story dwelling with Mansard roof at the head of 7<sup>th</sup> Street on Bluff for \$2,000 in 1888 (<i>Herald</i>, December 23, 1888).</p> <p>Building History: Healey was a clerk for Christman &amp; Healey as of 1893 and resided here.</p> <p>George W. Healy and the J. R. Goodrich Estate owned this property</p>	C	None

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	<p>mansard attic front, twin orioles (second floor base to the top of the attic level) with turret roofs flank a two-story pedimented pavilion. The twin entries are centered and grouped and a partial width pedimented porch with turned posts and bargeboard covers the entry. There is a raised stone foundation and water table. Brick pilasters define the outer corner edges. Brick belt courses (twin and parallel) mark the lintel level on the lower level and the sill level on the upper floor. A rusticated stone belt course marks the base of the parapet. Oversized stone lintels on the main floor cap two picture windows with triple-transom lights. Geometric inlays ornament the oriole spandrels and Classical designs the pavilion and porch pediment fronts. There is a rear wing with south-fronting side porch along the south side. One fireplace in each unit.</p> <p>Alterations: very well preserved. Permits note re-roofings in 1941 (701), 1989 (flat roof), remove and replace rear stairs on brick office 1986, replace stringers office 1992.</p> <p>Landscaping/Setting: level parcel with east-fronting building, hillside at west end likely prevented rear porches, forcing porches to the side of the plan.</p> <p>Legal: Sub 2 of 2 City Lot 653-1, Sub 3 City Lot 653A-1 (south half), Sub 2-2 City Lot 653-2, Sub 3 of City Lot 653A-2 (north half).</p>	<p>when it was sewerred (June 14, 1902).</p> <p>The south half at least was owner-occupied as of 1955, with a vacant second floor. Lavina Steinbach owned 703 for 35 years as of 1955. She sold it in 1962. She rented sleeping rooms for \$5.000 weekly.</p>		
Bluff 721	<p>Style/Year: post-1872, historical photographs appear to date to c.1877-78, pre-1884, two-story gable front vernacular brick house. This example is noteworthy for it's being a full-two stories high, and the double semi-circular arched window set is unusual as an attic light.</p>	<p>Significance;</p> <p>Original Owner/Builder:</p> <p>Building History: appears on 1872 birds eye view. J. W. Ruete owned this property when it was sewerred (no date).</p>	C	None

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Address	Architectural Summary	Historical Summary	Eval	Out-buildings
	<p>Designer/Builder:</p> <p>Physical Description: rectangular plan (34x24, two-story rear brick wing, 23x24, single-story south brick wing, 14x12, two rear enclosed porches 14x28, wrap-around front porch with south frontage of 14', east frontage 31', depth seven feet) with raised stone foundation and water table, stone lintels have semi-circular forms with flattened ends. The double entry is on the right side of the façade and has a two-part transom light and paneled recess. The stone lintels are continued on the south side wall which is unusual. There is a two-story rear wing and south-projecting one story Craftsman-era side porch. The dining room has a beamed ceiling. No fireplaces.</p> <p>Alterations: side porch as noted, c.1910. Permits note re-roofing in 1996 (part), 12x14 addition on second floor 1987 (\$7,570).</p> <p>Landscaping/Setting: stone retaining wall and double run of steps, fronts east. Base of hillside 90 feet back.</p> <p>Legal: Sub 2 of City Lot 653-1, Sub of City Lot 653A-1.</p>	<p>As of 1955 owned by Loretta Anglin (since 1945), she rented six sleeping rooms (\$8.00 weekly).</p>		
Bluff 729-731	<p>Style/Year: c.1860, two-story side gable brick vernacular duplex.</p> <p>Designer/Builder:</p> <p>Physical Description: The rectangular core plan measures 31x40, a centered rear two-story brick wing 16x14, side porches extend from this wing (16x5'6"). 731 has a single-story rear brick wing, 16x14. The eaves continue beyond the end walls and there is a south end chimney in wall. Metal sills and lintels, fenestration is symmetrical. A Classical</p>	<p>Significance;</p> <p>Original Owner/Builder:</p> <p>Building History: appears on 1872 birds eye view. Mrs. William Bernard, F. W. Ruete and John A. McKinley owned this property when it was sewered (no date). The <i>Herald</i> (April 9, 1878) that "McKinlay" was preparing to build a new dwelling house on Bluff Street.</p> <p>As of 1955, 729 contained four</p>	C	None

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Address	Architectural Summary	Historical Summary	Eval	Out-buildings
	<p>Revival full-width front porch with hip roof has Doric columns. The columns are set atop concrete block piers. Entries are centered and paired and have transoms.</p> <p>Alterations: porch as noted. Permits (729) note re-roofings in 1988, 1990 (part), and 2009, conversion [to?] single-family dwelling 1976 (\$3,000), landing on steps on rear repaired, handrail 1999, install roof on porches 2001. Permits (731) note re-roofing in 1933, and 2009, rebuilding of roof rafters and fire damage repair 1988 (\$9,500).</p> <p>Landscaping/Setting: parcel rises to the west, stone retaining wall and steps to house, house fronts east.</p> <p>Legal: (729) Sub 1 of City Lot 653, South 24'10.5" of South 49.7' -1, Sub of City Lot 653A south 24'-1, (731) Sub of City Lot 653A, north 22'10"-1, Sub of City Lot 653A, south 2'-1 &amp; north 24.10'-south 49.9-1 of City Lot 653.</p>	<p>sleeping rooms along with the owner's residence. 731 had two leased offices down and two apartments up.</p>		
<p>Bluff 743-745</p>	<p>Style/Year: c.1860, two-story side gable brick vernacular duplex.</p> <p>Designer/Builder:</p> <p>Physical Description: The broad rectangular core plan measures 31x40, a two-story centered rear brick wing 16x28, a two-story frame centered rear porch 12x28, side porches 5x22-28. The eaves project beyond the end walls and in wall chimneys are on each end. There is a raised stone foundation and the plan is rectangular. The entries are centered and grouped and have transoms. There is a partial-width hip roof front porch with paired brackets. Stone lintels have semi-circular forms with flattened ends.</p>	<p>Significance;</p> <p>Original Owner/Builder:</p> <p>Building History: does not appear on 1872 birds eye view.</p> <p>John A. McKinley and Mrs. William Bernard owned this property when it was sewerred (no date). The <i>Herald</i>, July 3, 1877, reports the beginning of excavation work for a new house on Bluff between 7<sup>th</sup> and 8<sup>th</sup> streets. No name was given.</p> <p>As of 1955 the property was in single ownership, with five sleeping rooms in 743, four in 745.</p>	<p>C</p>	<p>None</p>

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	<p>Alterations: metal porch posts and railings, concrete porch base. Permits note re-roofing in 1995, re-siding (part) 1942.</p> <p>Landscaping/Setting: parcel rises slightly to the west, stoner retaining wall, house fronts east.</p> <p>Legal: Sub of north 50' of 4 City Lot 653A-2, Sub of north 50 of same-1.</p>			
Bluff 759	<p>Style/Year: 1902, Classical Revival bowfront house, with flat roof partial-width front porch and full-width terrace.</p> <p>Designer/Builder:</p> <p>Physical Description: two-story parapet front with shallow "U"- shaped façade, the latter being created by two broad three-sided bays (3x16) that project around a recessed entryway. The rectangular core measures 68x38, a rear porch 8x44). The cornice is mounted on the parapet front and is denticulated and bracketed. Heavy rusticated dark stone lintels form a continous belt course on the level on both floors. The 45-degree angles in the brickwork are partly open jointed. There is a raised stone foundation. A light colored brick contrasts with the darker trim stone. A porch connects the two bays (T-shaped, 8x28).</p> <p>Alterations: Permits note re-roofings in 1932, 1978, 1984 (recoat), 1995. Remodel building for 7 handicap accessible units, community kitchen, elevator, handicap ramp to exterior 2008.</p> <p>Landscaping/Setting: shallow parcel due to bluff in rear, building fronts east.</p> <p>Legal:Sub of City Lot 653A-4,Sub 1 City Lot 653-4,McKinley Sub south 45'-2.</p>	<p>Significance;</p> <p>Original Owner/Builder: Rev. H. Fleke, pastor of Emanuel Congregational Church, built a two-story flat building on the west side of Bluff between 7<sup>th</sup> and 8<sup>th</sup> streets in 1902 (<i>Telegraph-Herald</i>, April 6, 1902).</p> <p>Building History: Mrs. C. A. Styles owned this property when it was sewered (June 14, 1902). The street number is painted or stenciled into the entry transom.</p> <p>As of 1955 was owned by Isabella and Marion Ryder and contained four apartments all with five rooms.</p>	C	None

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<b>Address</b>	<b>Architectural Summary</b>	<b>Historical Summary</b>	<b>Eval</b>	<b>Out-buildings</b>
St. Mary's 109	<p>Style/Year: might date to c.1889, two-story front gable vernacular house.</p> <p>Designer/Builder:</p> <p>Physical Description: small rectangular plan (40x18 with 2x14 north rear side wing), right hand entry and blank wall above denotes stairway location, slightly broader rear addition. Hip roof porch (6x18). Stone foundation.</p> <p>Alterations: metal siding, metal porch rail and posts. Permits note re-roofing in 1978, front porch alterations 1991.</p> <p>Landscaping/Setting: parcel surface rises to the west, driveway and parking to the south.</p> <p>Legal: St. Raphael's Add. Lot 11.</p>	<p>Significance;</p> <p>Original Owner/Builder:</p> <p>Building History: The 1872 birds eye view shows just three houses on this street and no formal street. The 1889 view shows just three, so the majority of houses post-date 1889. This house might appear on the later map.</p> <p>Mrs. M. Walsh owned this property when it was sewerred, November 10, 1903.</p>	C	None
St. Mary's 115-117	<p>Style/Year: 1889, two-story parapet front vernacular duplex.</p> <p>Designer/Builder:</p> <p>Physical Description: corbelled brick parapet front, denticulated across parapet base, double rowlock brick window arches, stone sills, minimal side fenestration, raised stone foundation with stone voussoir basement window arches. Entries centered and paired. T-plan, front portion 30x36, centered rear two-story frame wing 17x26, separate rear porche (115 only, 4x10). Front porch, 6x24.</p> <p>Alterations: porches are of later date and have side entrances. Windows replaced. Permits note re-roofings in 1965, 1991 (117), 1995, interior drywall, ceiling work 1990 (\$10,000). Assessor, 1955, notes 11x20 frame garage.</p> <p>Landscaping/Setting: steep parcel that</p>	<p>Significance;</p> <p>Original Owner/Builder: Two brick duplexes were built on this street in 1889, one by B. W. Linehand (\$2,500) and the other by C. and J. Mullin (\$3,000) (<i>Herald</i>, December 29, 1889). This could be a double report, one referring to the builder, the other to the owner. The date best fits this building.</p> <p>Building History: This building does not appear on the 1889 birds eye view, a probable indication that it dates to c.1895, which is implied by its parapet treatment.</p> <p>Patrick Linehan owned this property when it was sewerred (c.1900).</p> <p>Assessor splits property as of 1955.</p>	C	None

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	<p>rises both to the west and the north. Building fronts east.</p> <p>Legal: South 28.6' of St. Raphael's Add. Lot 10 and north 21 1/2' Lot 10 St. Raphael's Add.</p>			
St. Mary's 133	<p>Style/Year: post-1872, pre-1889, two-story gable front vernacular brick house.</p> <p>Designer/Builder:</p> <p>Physical Description: double brick rowlock arches, stone sills, east half of south wall is blank, two-story recessed porch on rear addition, south side. Hip roof full-width front porch with side entry, entry likely at right side of façade. Rectangular plan (36.5'x16.5') has recessed porch along rear of south side (3x16). Centered two-story rear porch (9x14.5'). Stone foundation.</p> <p>Alterations: rear addition, porch is of later date. Permits note re-roofings in 1933, 1981. Assessor, 1955, shows demolished frame garage, 10x18.</p> <p>Landscaping/Setting: steep parcel that rises both to the west and the north. Building fronts east. Open yard to the south.</p> <p>Legal: St. Raphael's Add. Lot 9.</p>	<p>Significance;</p> <p>Original Owner/Builder:</p> <p>Building History: Mrs. Ducey/Ducey built a two-story brick dwelling for \$1,000 in 1888 (<i>Herald</i>, December 23, 1888).</p> <p>This building might appear on the 1889 birds eye view. William Ducey owned this property when it was sewerred (c.1900).</p>	C	None
St. Mary's 155	<p>Style/Year: two-story gable front vernacular frame house.</p> <p>Designer/Builder:</p> <p>Physical Description: this is frame version of the brick 133 St. Marys to the south. Shed roof porch with walk-out basement in front, south and rear wings, former single story, latter two story. Stone foundation. Rectangular core plan (26x18) with 1.5-story rear frame wing(10x16) and south side wing with</p>	<p>Significance;</p> <p>Original Owner/Builder:</p> <p>Building History: John Miller built a frame dwelling for \$1,200 in 1877 (<i>Herald</i>, December 14, 1877). He worked as a steward at the Julien Hotel.</p> <p>This building might appear on the 1889 birds eye view John Kenna owned this property when it was</p>	C	None

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	<p>front porch (10x12 and 5x10.6' respectively).</p> <p>Alterations: porch likely of later date, asbestos siding. Basement garage entrance partly infilled. Permits note re-roofings in 1952, 1961, 1984, front porch enclosed 1955. Assessor shows new asbestos siding 1966.</p> <p>Landscaping/Setting: steep parcel that rises both to the west and the north. Building fronts east. Curious angled concrete retaining wall runs across front of property.</p> <p>Legal: St. Raphael's Add. Lot 8.</p>	sewered (last hookup 1966).		
St. Mary's 169	<p>Style/Year: post-1889, Italianate two-story side gable plan with unusual paired through cornice gabled dormers. Need early photo to determine original appearance, might be Modified Gothic style with altered windows?</p> <p>Physical Description: rectangular frame plan (18x28) on raised stone foundation, walkout basement with window, rear addition (two stories, 10x16). Porch offset south (6x22, enclosed).</p> <p>Alterations: aluminum or metal siding, deck replaces porch. Permits note re-roofings in 1937, 1945, 1983, 1996, re-sided 1949, new enclosed porch and basement 1958, front porch demolished, re-sided and re-roofed 1983, porch floor repaired and new roof over same 1994.</p> <p>Legal: St. Raphael's Add. Lot 7.</p>		NC	None
St. Mary's 189	<p>Style/Year: 1872, two-story brick side gable vernacular house with double decker front porch (unusual in city).</p> <p>Designer/Builder:</p> <p>Physical Description: rectangular plan</p>	<p>Significance; Hugh Treanor House, c.1870, Irish born, came to America in 1832 and to Dubuque 1837, was a businessman and Alderman 1846-48, dying in 1882. He built a brick double tenement for \$2,500 "back of the Cathedral", employing Thos.</p>	C	None

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Address	Architectural Summary	Historical Summary	Eval	Out-buildings
	<p>(27x30), brickwork incorporates stone foundation walls as sidewalls contact base of bluff, double brick rowlock window arches, stone sills, centered entries on each floor, interesting frame vestibule on main entrance with transom. 4/4 lights survive on north end wall. The house is built into a bluff. Full-width front porch (5x30). Rear north side porch (3'6"x6) with stoop on east side.</p> <p>Alterations: porch is replacement on concrete base. Permits note re-roofings in 1973, 1994 (skylight also), front porch repairs 1965, new open porch 1974, wood deck and stairs 1986, replace porch piers 1998. Assessor notes (1955) presence of frame 11x12 shed, and change to single-family 1964.</p> <p>Landscaping/Setting: terrace with stone/concrete retaining walls, fronts east.</p> <p>Legal: St. Raphael's Add. Lot 6.</p>	<p>Connolly as builder, in 1872. He built a second dwelling house that same year, also on this street, for \$2,000 (<i>Herald</i>, November 24, 1872). Treanor resided at 55 St. Marys as of 1899.</p> <p>Original Owner/Builder: Two brick duplexes were built on this street in 1889, one by B. W. Linehand (\$2,500) and the other by C. and J. Mullin (\$3,000) (<i>Herald</i>, December 29, 1889).</p> <p>Building History: Bruce and Bev Oestreich bought the house in 1986 and received a Dubuque County Historical Society preservation award in 1995-96 (<i>Telegraph-Herald</i>, February 25, 1997).</p> <p>This building appears on 1872 birds eye view and is probably the only early surviving house on this street.</p> <p>Mrs. E. Treanor owned this property when it was sewerred (last hookup May 11, 1922).</p>		
St. Mary's 209	<p>Style/Year: post-1889, unusual side gable two-story frame vernacular side hall plan.</p> <p>Physical Description: stone foundation, rectangular core (24x18) with centered south side wing (10x12) smaller plan, right side entry with sidelights. Full-width front porch (4x18). Party wall to north.</p> <p>Alterations: concrete block stoop replaced porch, resided with aluminum siding, windows changed on addition lower level. Permits note re-roofing in 1993 (front half), addition 1979 (\$10,500), re-sided 1984, new 4x9 front porch, rails 1987, roof over existing deck 1997.</p>		NC	None

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	Legal: St. Raphael's Add. Lot 5.			
St. Mary's 221	<p>Style/Year: post-1889, two-story frame side gable vernacular I-house (?) or modified duplex.</p> <p>Designer/Builder:</p> <p>Physical Description: rectangular footprint (16x25), off-center front porch entry (4x23). Two-story offset rear wing (12x15) and northwest corner porch (6x10). Stone foundation. Party wall to south.</p> <p>Alterations: metal canopy replaced porch, metal porch railings, asbestos siding (1960). Permits note re-roofings in 1966, 1982 (back porch), 1993. Front porch replaced 2009.</p> <p>Landscaping/Setting: very high terrace with stone retaining wall and raised stone foundation, fronts east, abuts building to the south, open land to the north, bluff immediately behind house.</p> <p>Legal: St. Raphael's Add. Lot 4.</p>	<p>Significance;</p> <p>Original Owner/Builder:</p> <p>Building History: This building does not appear on the 1889 birds eye view. Mrs. E. Treanor owned this property when it was sewered (c.1900).</p>	C	None
St. Mary's 275	<p>Style/Year: post-1889/1899 (Assessor), two-story gable front frame vernacular house.</p> <p>Designer/Builder:</p> <p>Physical Description: rectangular plan (26x20) on high raised stone foundation with front walkout and front and side windows, single story gable roof rear wing (14x12) and south side porch (14x8). Right hand entry with gabled entry hood, transom. Frame window cornices, projecting eaves lines.</p> <p>Alterations: aluminum siding. Permits note re-roofing in 1955, re-sided 1939.</p>	<p>Significance;</p> <p>Original Owner/Builder:</p> <p>Building History: This building does not appear on the 1889 birds eye view. Thomas Sweeney owned this property when it was sewered (c.1900).</p>	C	None

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	<p>Landscaping/Setting: very high foundation on ground that rises gently to the west, shallow lot due to bluff base. Parcel open to south and north.</p> <p>Legal: St. Raphael's Add. south 28'5" Lots 1&amp;2.</p>			
West First 335	<p>Style/Year: 1956, modern building</p> <p>Legal: Lot 2-1 of City Lot 121 &amp; Lot 2-2 of City Lot 121.</p>		NC	None
West First 340	<p>Style/Year: post-1891, pre-1909/1895 (Assessor), two-story frame gable front vernacular house.</p> <p>Designer/Builder:</p> <p>Physical Description: frame L-plan (36x20 front core with offset rear wing, 13x16) on raised stone foundation, right hand front entry, hip roof side entrance on east side (14x6 porch), enclosed rear porch (13x11'6"). Assessor (1955) identifies as solid brick construction? This needs to be investigated. It is unlikely.</p> <p>Alterations: aluminum siding, duplexed with side entry, metal canopy replaces porch or entry hood. Permits note re-roofings in 1932, 1966, 1984, 1996, new porch 1945, re-sided (steel) 1966; 13x6'5" side porch replaced and enclosed 1987. Go over existing roof 2008. Assessor notes new back porch 1965</p> <p>Landscaping/Setting: parcel drops off to the south, one parcel west of alley, fronts north.</p> <p>Legal: Sub 2 of City Lot 594, Sub 2-2 of same.</p>	<p>Significance;</p> <p>Original Owner/Builder:</p> <p>Building History: M. Brunworth owned this property when it was sewerred May 28, 1917.</p>	C	None
West First 344	<p>Style/Year: post-1872, pre-1884, single story vernacular frame L-plan cottage.</p>	<p>Significance;</p> <p>Original Owner/Builder:</p>	C	None

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	<p>Designer/Builder:</p> <p>Physical Description: upright is 1.5 stories, front and back porches with shed roofs. Rectangular west core (24x14, west wing 18x12, rear southeast corner porch 8x10, front porch 6x13'6"). Stone foundation.</p> <p>Alterations: faux brick siding (1955), eaves cut back, window replacements. Permits note re-roofings in 1969, 1994, addition removed and 8x12 frame addition built, 1993 (\$25,000), front vinyl siding replaced 1994.</p> <p>Landscaping/Setting: parcel drops off to the south, between alley and Bluff, fronts north.</p> <p>Legal: Sub 2-2 of City Lot 594-2.</p>	<p>Building History: M. Duggan owned this property when it was sewerred May 12, 1919. Raymond Rodham owns 1925-post 1971.</p>		
West First 348	<p>Style/Year: post-1872, pre-1884, c.1860 small two-story brick gable front vernacular house. This is a very interesting plan given its size and the lack of an attic light.</p> <p>Designer/Builder:</p> <p>Physical Description: stone foundation, double rowlock window arches, wood sills, right hand side entry with transom. Rectangular plan 26x16, carport 22'x10' carport on concrete slab (1960), replaced porch.</p> <p>Alterations: carport on west side. Elevated deck on back. Permits note alterations to brick dwelling in 1974 (\$1,000), deck 1978, re-roofed and new gutters 1978, reroof 1980. Carport roof replaced 1997.</p> <p>Landscaping/Setting: parcel drops off to the south, between alley and Bluff, fronts north, driveway to west side.</p>	<p>Significance;</p> <p>Original Owner/Builder:</p> <p>Building History: M. Brunworth owned this property when it was sewerred May 28, 1917.</p>	C	None

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	<p>Legal: Sub 2-1 of City Lot 594-1.</p>			
West First 350	<p>Style/Year: pre-1872, two-story brick vernacular I-house plan (?).</p> <p>Designer/Builder:</p> <p>Physical Description: elongated narrow rectangular plan(26x14), asymmetrical fenestration, entry on right end of north side wall, raised stone foundation with north-fronting cellar entrances, centered chimney, double rowlock window arches and wooden sills. Stone foundation.</p> <p>Alterations: west end likely shortened due to street widening post 1909, west end entry and frame porch removed, entry relocated to side. Permits note re-roofings in 1946, 1975, 1997. Replace soffit and fascia 2004.</p> <p>Landscaping/Setting: building orients to Bluff but is addressed and accessed on West First. Ground level descends to east.</p> <p>Legal: Sub 1 of City Lot 594-1, Sub 2-1 of same, -2.</p>	<p>Significance;</p> <p>Original Owner/Builder: This building appears on the 1872 birds eye view. M. Brunworth owned this property when it was sewered May 28, 1917.</p>	C	None
West Second 335	<p>Style/Year: post-1884, pre-1891, two-story brick Italianate parapet front plan.</p> <p>Designer/Builder:</p> <p>Physical Description: raised stone foundation, square core plan, slightly shorter two-story rear wing with east side porch, bracketed wood cornice on parapet front, double rowlock brick window arches with projecting brick perimeter tracery and spring stones. Narrow Italianate windows with 2/2 lights.</p> <p>Alterations: concrete stoop, well preserved, painted brickwork. Permits note re-roofing in 1960 (recoat), 1994,</p>	<p>Significance;</p> <p>Original Owner/Builder:</p> <p>Building History: Bishop Hennessy owned this property when it was sewered (no date).</p>	C	None

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	<p>siding repaired 1978.</p> <p>Landscaping/Setting: level site west of alley and east of Bluff, fronts south.</p> <p>Legal: Lot 2 of City Lot 125.</p>			
West Third 415	<p>Style/Year: post-1889, pre-1891/1920 (Assessor), two-story frame gable front vernacular plan.</p> <p>Designer/Builder:</p> <p>Physical Description: faux brick siding, attic light, hip roof full-width front porch (6x16), entry on left of front. Raised stuccoed concrete foundation, basement level rear wing. Rectangular plan (38x16), rear porch (6x10). Single-story side bay on center right side, 3x14.</p> <p>Alterations: asbestos siding. Permits note re-roofings in 1964, 1994, re-sided 1950, porch enclosed 1964, siding, casings, soffit and fascia 1991 (\$6,400). Assessor notes front porch enclosed 1964, rear porch rebuilt with new deck and steps, concrete block foundation, railing, aluminum windows on entire house.</p> <p>Landscaping/Setting: land drops sharply away to north, basement exposed.</p> <p>Legal: City Lot east 25' of west 50' of east 178' Lot 608.</p>	<p>Significance;</p> <p>Original Owner/Builder:</p> <p>Building History: This building does not appear on the 1889 birds eye view. Sisters of Charity built two residences for \$6,000 on 3<sup>rd</sup> near Bluff, certainly a duplex? Probable addresses (owned by the Bishop at that time were 440-442, 462, and 464-66 Bluff) (<i>Tribune</i>, December 21, 1871; <i>Herald</i>, December 17, 1871). Two nearly identical duplexes are 464-46 and 433-35 West 3<sup>rd</sup>. Unfortunately 464-46 is otherwise attributed? Mrs. Doherty built a two-story frame for \$2,500 in 1883, which is too early for this house, Doherty owned the property (<i>Herald</i>, December 20, 1883).</p> <p>Peter Doherty owned this property when it was sewerred (no date).</p>	C	None
West Third 421	<p>Style/Year: post-1889, pre-1891/1920 (Assessor), two-story frame gable front vernacular plan. Matches 415 to the east.</p> <p>Designer/Builder:</p> <p>Physical Description: faux brick siding, attic light, hip roof full-width front porch (6x16), entry on left of front, porch open, larger window with transom on lower level front. Raised stucco foundation.</p>	<p>Significance;</p> <p>Original Owner/Builder:</p> <p>Building History: This building does not appear on the 1889 birds eye view. Sisters of Charity built two residences for \$6,000 on 3<sup>rd</sup> near Bluff, certainly a duplex? (<i>Tribune</i>, December 21, 1871; <i>Herald</i>, December 17, 1871). Two nearly</p>	C	None

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	<p>Rectangular plan (38x16), centered rear porch (8x9).</p> <p>Alterations: alum. siding, metal porch posts, concrete porch deck. Permits note re-roofings in 1942, 1996, new sheathing 1981, steps 1981, rear porch extended to deck 1987. Replace existing deck and move stairs 2009. Assessor notes new front porch 1963. 2002 took off asbestoes brick siding, patched and used original wood siding, changed all wood windows to aluminum except for attic. Changed big window into two long ones. Rebuild front porch</p> <p>Landscaping/Setting: land drops sharply away to north, basement exposed.</p> <p>Legal: City Lot west 25' of east 178' Lot 608.</p>	<p>identical duplexes are 464-46 and 433-35 West 3<sup>rd</sup>. Unfortunately 464-46 is otherwise attributed?</p> <p>A. F. Jager owned this property when it was sewered (no date). Joseph &amp; Josephine Kiefer inherited the property in 1954, owned until 1962.</p> <p>1864-Roche bought a lot that was later divided. A McDaniels Subdivision.</p> <p>1941-Joseph Josephine Kiefer bought 1/2 of lot 608. Which is now 421 w. 3<sup>rd</sup>.</p> <p>1943- Catherin Kiefer – Spinster                      1956- Willis and Helen Phillips                      1962- Elizabeth Schnempf – Edna Woods lived in house until her death in 1978, because of the will of Elizabeth.                      October 1978 -Marilyn J Langevin.</p>		
West Third 433-435	<p>Style/Year: pre-1872, parapet front brick duplex, Italianate with Classical Revival makeover (porch)? One of two identical designs (see 464-66 West Third) and very similar to 461-65 West Third (same porch, no pilasters).</p> <p>Designer/Builder:</p> <p>Physical Description: two story brick T-plan (front core 30x38, centered rear wing 15x27), four bold pilasters break up façade, end pilasters curiously set in from corners, metal/wood concave cornice on parapet is unusual as are the stepped out brick arches which project over the cornice, windows are closely paired above unified stone sills (unusual), double rowlock brick window arches hint at earlier date and previous façade, paired square cut entry porches, entries paired</p>	<p>Significance;</p> <p>Original Owner/Builder:</p> <p>Building History: Note that this design matches that of 464-66 Bluff, which is attributed to the Mullen family but not precisely dated.</p> <p>This building appears on the 1872 birds eye view.</p> <p>Mary A. McPoland owned this property when it was sewered (no date). Rose Pottebaum owns 435 1938-70.</p> <p>Assessor splits property as of 1955.</p>	C	None

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Address	Architectural Summary	Historical Summary	Eval	Out-buildings
	<p>and centered on façade. Stone foundation, concrete porch foundation. Full-width front porch (6x38).</p> <p>Alterations: later porch. Permits note construction of hip roof in 1975, cornice and soffit repair 1985.</p> <p>Landscaping/Setting: on terrace site, ground rises to the west, fronts south.</p> <p>Legal: City Lot east 28' of west 50' of east 228' Lot 608 (433) and east 228' of west 50' of west 22' of same (435).</p>			
West Third 440-442	<p>Style/Year, pre-1872/1855- (Assessor), very unusual two-story brick parapet front vernacular/ Italianate (paired brackets lost) duplex plan. Unusual for the raised stone foundation (necessitating a bridge from the sidewalk).</p> <p>Designer/Builder:</p> <p>Physical Description: T-plan (front core 34x44, centered rear wing 18x30, matching side porches 13x7), stone lintels on basement windows subsumed below the top of the foundation, carved stone lintels with semi-circular form integrated with spring stone and key stone, stone sills. Symmetrical fenestration. Paired centered entries with bracketed and arched recessed openings (most unusual), entries have four paneled doors, sidelights and transoms. Front porch 4x13.</p> <p>Alterations: A 1979 photo shows broader eaves with paired brackets, a centered porch and a pointed or stucco exterior. It appears that an entirely new roof with hip form replaced the gable roof original. No porch, original was a gable roof hood or porch. Permits note alterations to multi-family brick dwelling 1946, rear steps 1951, and repairs 1978.</p>	<p>Significance; in 1879 this building briefly housed what later became the Mercy Health Center.</p> <p>Original Owner/Builder:</p> <p>Building History: Sisters of Charity built two residences for \$6,000 on 3<sup>rd</sup> near Bluff, certainly a duplex? Probable addresses (owned by the Bishop at that time were 440-442, 462, and 464-66 Bluff) (<i>Tribune</i>, December 21, 1871; <i>Herald</i>, December 17, 1871). Two nearly identical duplexes are 464-46 and 433-35 West 3<sup>rd</sup>. Unfortunately 464-46 is otherwise attributed?</p> <p>This building appears on the 1872 birds eye view. Bishop Hennessy owned this property when it was sewered (no date).</p> <p>The Sisters of Mercy arrived in Dubuque on January 13, 1879, and they opened a hospital in this house, perhaps the first one in the city. The Sisters occupied a new hospital building on West Third Street on top of the bluff within a year (Mercy Crest Centennial Edition, Winter 1979).</p>	C	None

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<b>Address</b>	<b>Architectural Summary</b>	<b>Historical Summary</b>	<b>Eval</b>	<b>Out-buildings</b>
	Repairs to rear porch 2005.  Landscaping/Setting: ground drops away to the south and east, exposing foundation more in those directions. Legal: City Lot 607-2.			
West Third 461-465	Style/Year: pre-1872, parapet front brick duplex, Italianate with Classical Revival makeover (porch). Very similar to 433-35 and 461-65 West Third (same porch, no pilasters). Unusual brick foundation, central paired window set, and metal cornice with concave base and two-tiered cap design.  Designer/Builder:  Physical Description: two-story brick T-plan (front core 28x37, centered rear wing 14x24, rear porch 8x24, 461 W.3 <sup>rd</sup> has recessed side porch 14x7'6") with parapet front, broad plain stone lintels closely spaced, and stone sills, centered entrances, Classical Revival porch (c.1910, 7x30) with brick base, brick balustrade with concrete coping.  Alterations: might be makeover of earlier side-gable design, porch as noted. 792 SF (22' x 36') - detached frame garage built 1980, change in direction of steps 1940. Repair front and back porch, tear off and replace roof 2010.  Landscaping/Setting: street elevated above ground level, drops away to the east and north, exposed east and north basement walls. Open ground to east with iron fence.  Legal: Sub 2 City Lot 692-1, same -2 and -3.	Significance;  Original Owner/Builder:  Building History: This building appears on the 1872 birds eye view. Mary A. McPoland owned this property when it was sewerred (no date).  Assessor splits property as of 1955. Cyril McNamara inherited 461 W. 3 <sup>rd</sup> 1950, owned until 1965.	C	None 22' x 36' Frame garage (1980).
West Third 462	Style/Year: c.1856, two-story side gable brick vernacular house.  Designer/Builder:	Significance; James and Jane Mullen house  Original Owner/Builder: James and	C	None

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	<p>Physical Description: likely non-extant, was near collapsing when photographed in 1986. Exceptional features include a paneled bracketed wood cornice, corner brick pilasters and projecting full-half-circle double rowlock brick window arches, and a right hand entry with sidelights and transom. Rectangular plan (34x21'6"). Rear porch 3'6"x21'6" and front porch 8x21'6".</p> <p>Alterations: hip roof porch dates to c.1910 with square brick pillars and stone capitals. Permits note re-roofings in 1933, 1986, 2006 and 2009 (section), deck 1987.</p> <p>Landscaping/Setting: ground drops to south and west. Alleyway to north side of house.</p> <p>Legal: City Lot east 25' Lot 607A, east 3' of west 55' same.</p>	<p>Jane Mullen</p> <p>Building History: James Mullen was born in Ireland and came to America via Canada, reaching Dubuque in 1847 where he became a successful merchant. The house directly west was built by his sons. Both houses remained in the family until the 1940's. This house was built first as half of a planned duplex and the west side wall was left blank, a single window was cut in to it in 1900. The house was vacant by the 1970s and had a hole in its roof. Guy and Becky Hemenway bought the house in 1986 and began its restoration, gutting it completely. Discoveries included an 18-inch wide tunnel across the length of the plan in the basement and remnants of a still. Catherine Goodman bought the house July 1995 and began a basement restoration, bringing back the original bridge approach and an open well in front of the house (1997 Old House Enthusiasts House Tour). This building appears on the 1872 birds eye view.</p> <p>Bishop Hennessy owned this property when it was sewerred (no date).</p> <p>Andrew and Betty Swartz own 1947-1967.</p>		
West Third 464-466	<p>Style/Year: historical photos date post 1889-90, parapet front brick duplex, Italianate with Classical Revival makeover (porch)? One of two identical designs (see 433-35 West Third) and very similar to 461-65 West Third (same porch, no pilasters). This example is very well preserved, retaining the original hip roof entry hood, and front</p>	<p>Significance;</p> <p>Original Owner/Builder: the sons of James and Jane Mullen built this house directly west of their parent's 1856 house, both houses remained in the family until 1947.</p> <p>Sisters of Charity built two</p>	C	None

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	<p>doors with panels and art glass.</p> <p>Designer/Builder: two story brick T-plan (front core 30x38, centered rear wing 15x28), four bold pilasters break up façade, end pilasters curiously set in from corners, metal/wood concave cornice on parapet is unusual as are the stepped out brick arches which project over the cornice, closed paired windows share single stone sills (unusual), double rowlock brick window arches hint at earlier date and previous façade, entries paired and centered on façade. Stone foundation, concrete porch foundation. Recessed side porches (15x6 to left, 6'5"x5 right), twin rear end porches (6x5), centered front stoop (4x13).</p> <p>Physical Description:</p> <p>Alterations: concrete stoops, otherwise very well preserved. Permits note remodeling of duplex into four-unit dwelling and re-roofed 1985 (\$50,000), porch removal, stair and landing replacement 1995.</p> <p>Legal: City Lot west 52' of west 55' of Lot 607A.</p> <p>Landscaping/Setting: property descends steeply to the east, foundation exposed on that end. Fronts north.</p>	<p>residences for \$6,000 on 3<sup>rd</sup> near Bluff, certainly a duplex? Probable addresses (owned by the Bishop at that time were 440-442, 462, and 464-66 Bluff) (<i>Tribune</i>, December 21, 1871; <i>Herald</i>, December 17, 1871). Two nearly identical duplexes are 464-46 and 433-35 West 3<sup>rd</sup>. Unfortunately 464-46 is otherwise attributed?</p> <p>Building History: historical photos show a cluster of single-story frame cottage-additions set below the road grade as of the mid-late 1880s, a c.1889-90 photo shows a single story brick or stone base with raised end walls, likely the foundation for this building, construction followed the final layout of St. Mary Street. Bishop Hennessy owned this property when it was sewerred (no date).</p>		
West Third 475-477	<p>Style/Year: c.1890-95 (Assessor), Queen Anne/Shingle style two-story frame duplex, unusual for its combination of this style with the double house form.</p> <p>Designer/Builder:</p> <p>Physical Description: steep pitch of road upwards to the west exposes the rusticated stone foundation of the east half of the plan. That portion has a cut-corner and perhaps an east bay. There is</p>	<p>Significance;</p> <p>Original Owner/Builder:</p> <p>Building History: This building does not appear on the 1889 birds eye view. Mary A. McPoland owned this property when it was sewerred (no date). Joseph Ellsworth owns 477 W.3<sup>rd</sup> 1948-71 but has contract sale underway as of 1955 (not completed). Historical photographs</p>	C	None

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<b>Address</b>	<b>Architectural Summary</b>	<b>Historical Summary</b>	<b>Eval</b>	<b>Out-buildings</b>
	<p>a Shingle style three-sided dormer with half-turret roof. The west half has a full-height three-sided bay with pedimented gable cap. The entries are centered and grouped. Plan measures 24x36, and contains six rooms (three bedrooms). Cruciform plan with slightly broader front wing, matching side wings (rectangular core 46x36 in front, 46x32 in back, wings 5/3x16, recessed side porches behind wings, 16x5). 477 W. 3<sup>rd</sup> has front bay 2x10, centered front porch 4x10.</p> <p>Alterations: both halves have been variously resurfaced with a resulting mix of permastone, asbestos and aluminum siding, a metal canopy replaces the original porch and there is a broad concrete stairway. Permits (475) note re-roofings in 1989 and (477) 1963, 1989. 475 resided 1940, porch railings repaired 1991. 477 resided 1976, and re-sided with window and gutter work 1995. Assessor notes removal of detached shed or garage, 10x20 at 477 W. 3<sup>rd</sup> 1965.</p> <p>Landscaping/Setting: site surface drops sharply away to the east and north. Ground open on both sides, south orientation.                      Legal: Sub east 78' of south 100' 4 City Lot 692-2, same for 692-1.</p>	<p>show a rocky empty lot when St. Mary Street was being finalized. This building dates to the early 1890s.</p> <p>Assessor splits property as of 1955.</p>		
West Third 484-486	<p>Style/Year: post-1889-95 (Assessor), historical photos date post 1889-90, Queen Anne two-story frame side gable duplex with twin bays.</p> <p>Designer/Builder:</p> <p>Physical Description: T-plan (front core 28x34, centered rear wing 1826, rear porch 9x26, two front bays 2'6x9 flank 5x9 front porch) with end chimneys. Gablets cap each bay and are set back from the eaves line. Paired and centered</p>	<p>Significance;</p> <p>Original Owner/Builder:</p> <p>Building History: This building does not appear on the 1889 birds eye view. P. H. Murray, Arthur McCann owned this property when it was sewered (no date).</p>	C	24'x24' garage (2000).

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	<p>entrances, stone foundation.</p> <p>Alterations: metal canopy replaced porch, concrete steps, asbestos siding. Permits note re-roofings in 1936 (part), 18x18 detached garage demolished and replaced with 24x24 garage 2000. Repair retaining wall 2007. Assessor notes asbestos siding and new roof, 1960, removal of front porch and replacement with concrete stoop with rails, 1960.</p> <p>Landscaping/Setting: on southwest corner of St. Marys and West Third, fronts north to latter. Ground descends rapidly to east and south.</p> <p>Legal: St. Raphael's Add., north 73.5' 1&amp;2.</p>			
West Fourth 331	<p>Style/Year: 1860, 1899-1900/1900 (Assessor), three-story brick Second Empire/Queen Anne style apartment block. Very unusual application of style to this building type and rather unusual location on a cross street and alley intersection.</p> <p>Designer/Builder:</p> <p>Physical Description: unusual alleyway location, prominent alleyside octagonal bay and dome roof with finial, twin three-sided bays on façade, the west one terminating below the cornice line, the east one continuing through the attic level with a pedimented gable roof cap. Bracketed cornice line, single plane mansard attic roof form. Two south single door entrances. Assessor treats as three-stories, rectangular plan (29x57) with two rear full-height brick wings (west one half width, offset to alley line, 28x14'6", north one offset to east but recessed five feet from east main wall, 28x28, with intervening void. As of 1955 a deck connected the rear, 5x39 and</p>	<p>Significance;</p> <p>Original Owner/Builder:</p> <p>Building History: Mrs. Knowlton sold an old frame house on 4<sup>th</sup> between Locust and Bluff and announced plans to erect a "handsome structure" on the property. Henry Knowlton resided in an apartment at this address as of 1921. Still listed as residence, 23 4<sup>th</sup> as of 1899. Laura M. Knowlton and John P. Jnigley owned this property when it was sewerred (no date). Henry and Lucille Jansen own 1947-71+.</p> <p>339 W. 4<sup>th</sup> was built before the Civil War and the other two sections to alley after the Civil War. It consisted of 3 row houses. In 1978 the Wallis Family purchased the building. They removed the two-car masonry garage and added 2 bay windows and an entrance on Bluff Street side. They also enclosed in</p>	C	None

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	<p>there were two south porches, one in southwest corner, the other in the area between the bays, the bays measure 2'6"x10. Stone foundation.</p> <p>Alterations: one entry apparently sealed. Permits note porch repair 1963, interior remodeling 1978 (\$57,130), re-roofing of three bays, window casings 1999, two-car masonry garage 1949 (333). Assessor notes concrete block garage 20x20 built 1947.</p> <p>Landscaping/Setting: alleyway corner, fronts south.</p> <p>Legal: City Lot 133, west half same.</p>	<p>the rear (the space between building #1 and #2) and added an open staircase to 3<sup>rd</sup> floor. The building became 9 apartments w/ a store on first floor. The porch on the back of the building is a very poor addition added by someone else before WWII. The stain glass windows and leaded glass windows are original to the building; the three on the new west side entrance came from the second floor.</p>		
West Fourth 452-454	<p>Style/Year: post-1872/1875-85 (Assessor), two-story side gable brick vernacular duplex.</p> <p>Designer/Builder:</p> <p>Physical Description: roof eaves overlap end walls, double rowlock brick window arches, 2/2 window lights, grouped and centered entries, raised stone foundation, stone sills. Attic end lights. Minimal side wall fenestration. Rectangular plan (28x38) with centered single-story brick wing (22x24) and side porches flanking rear wing (11x6, left, 11x7 right). Stone foundation. No porch as of 1955.</p> <p>Alterations: metal canopy has replaced original porch. Permits note re-roofings in 1939, 1993, 2004 (south side), replace gutters with same 2010. Interior remodeling 1984, rear porch, soffits removed 1984, chimney removed and capped off (454).</p> <p>Landscaping/Setting: level shallow parcel, fronts north.</p> <p>Legal: Sub of City Lot 610 east 27.5'-2</p>	<p>Significance;</p> <p>Original Owner/Builder: A good builder candidate is John McKinlay who built a double brick at 30 West 4<sup>th</sup> for \$5,000 in 1877 (<i>Herald</i>, December 14, 1877).</p> <p>Building History: appears on 1884 Sanborn and is not present on 1872 birds eye view.</p> <p>Mary Ryan owned this property when it was sewered (no date).</p> <p>Assessor splits property as of 1955. Mary Stack inherits 452 pre-1955, owns post-1971.</p>	C	None

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	(452), west 28'6" of same (454).			
◆ West Fourth 453-455	<p>Style/Year: post-1909, 1920? Broad gable front two-story brick/stucco duplex, Craftsman style.</p> <p>Designer/Builder:</p> <p>Physical Description: is 1918 makeover of earlier building, exposed rafter tails, purlins, former have ornamental tails, hip roof full-width front porch, Craftsman style upper window sash, concrete porch foundation. Rectangular plan (30x37, rear porch centered, 4x31, front porch 6'6x37). Concrete foundation.</p> <p>Alterations: metal window awnings. Permits note re-roofings in 1980, 1996. Assessor notes "rebuilt after 1918." Same notes 10' x 18' Det Frame garage; 10' x 21' - Det Frame garage built 1965. Neither garage appears until the 1965 Sanborn.</p> <p>Landscaping/Setting: level shallow lot, fronts north.</p> <p>Legal: J. M. Walker Bluff Street Place Lot 2.</p>	<p>Significance;</p> <p>Original Owner/Builder:</p> <p>Building History: a double two-story duplex with single story rear wings pre-dated 1884 and remained here as late as 1909, the present configuration might represent an enlargement to the north but most likely this was a new building. Joe Morgan repaired his house and built a two-story brick house at the head of 4<sup>th</sup> in 1878, spending \$6,800 (<i>Times</i>, December 11, 1878).</p> <p>Joseph Morgan, Walsh &amp; Cunningham owned this property when it was sewered (no date). The last sewer tap was c.1920.</p> <p>J. M. Walker Estate owns pre-1955 to 1956.</p>	C	10' x 18' and 10' x 21' framed garages.
West Fourth 470-472	<p>Style/Year: pre-1872, two-story brick gable front side hall vernacular plan with two-story side gable front side wing.</p> <p>Designer/Builder:</p> <p>Physical Description: raised stone foundation, right hand entry with triple light transom, double rowlock brick window arches, stone or wood lintels, 4/4 lights, single centered front basement window with stone voussoir arch set above foundation line. Addition has left side entrance and transom, identical though more flattened window arches. No porches, concrete stoop. Rectangular plan but 472 differs in materials and</p>	<p>Significance;</p> <p>Original Owner/Builder:</p> <p>Building History: appears on 1884 Sanborn and is present on 1872 birds eye view.</p> <p>Assessor splits property as of 1955.</p>	C	twin flat roof single garages

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	<p>plan. 470 has all brick rectangular plan, 35'6x21, while 472 has front brick section, 12x17, and two-story frame section 21x19. Porches are separate, both set to left side wall, 6x8, 8x8.</p> <p>Alterations: west addition (pre-1884). Permits note re-roofings in 1988, block exterior door, erect 7'x20' decks on 1<sup>st</sup> and 2<sup>nd</sup> floor rear of building 2003 (470), 1989 (472, flat roof area), 1990 (same, rear), convert multi-family dwelling to commercial use 1973 (\$25,000).</p> <p>Landscaping/Setting: parcel descends slightly to the east.</p> <p>Legal: Sub 3 City Lot 610-1, same-2 &amp; Lot 1 James O'Brien Place #2.</p>			
<p>West Fourth 471-473</p>	<p>Style/Year: pre-1872, two-story side gable brick vernacular duplex with unusual and early standing seam metal entry canopy. Identical plan with 489-491 to the east.</p> <p>Designer/Builder:</p> <p>Physical Description: raised stone foundation with basement openings (double rowlock brick arches set into stonework) which are aligned with façade openings above (same arches). Entries are paired and centered with transoms. Eaves lines extend beyond end walls. Minimal side wall fenestration includes large attic lights. 2/2 lights appear to survive. T-plan (front brick core 28x41, centered rear brick section 14x28, with matching side porches, 14x6'6"). Front stoop measures 3x12.</p> <p>Alterations: well preserved, concrete stoop. Permits note re-roofings in 1969 (half), 1995, conversion of multi-family dwelling to commercial use 1973 (\$1,000), new 10x14 second story</p>	<p>Significance;</p> <p>Original Owner/Builder:</p> <p>Building History: Joe Morgan made repairs on his house on the corner of 4<sup>th</sup> and Bluff and built two brick houses at the head of 4<sup>th</sup>, all for \$6,800 in 1878. This could be a reference to a duplex or to two duplexes? (<i>Times</i>, December 11, 1878). Given that this building is apparent on the 1872 birds eye view, it is not likely that this account relates to this building. Joseph Morgan, Walsh &amp; Cunningham owned this property when it was sewered (no date). The last sewer tap was c.1929.</p> <p>Assessor splits property as of 1955.</p>	C	None

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<b>Address</b>	<b>Architectural Summary</b>	<b>Historical Summary</b>	<b>Eval</b>	<b>Out-buildings</b>
	<p>enclosed porch, cut doorway and new steps 1996.</p> <p>Landscaping/Setting: ground drops to the east, building fronts south.</p> <p>Legal: James Rink Place-2, same -1.</p>			
West Fourth 486	<p>Style/Year: c.1856, plaque on building states 1867, two-story Federal/Adams brick side gable plan with stepped end walls.</p> <p>Designer/Builder:</p> <p>Physical Description: Raised stone foundation, short rectangular plan (18x32, offset to right rear wing, brick first story, frame second, 12x26, side porch to right 12x8), broadly spaced simple fenestration with stone lintels and wood sills, centered entrance, short hip roof square cut porch obscures entryway. 2/2 lights.</p> <p>Alterations: front foundation wall appears to have been relaid with concrete block or scored, basement door with lintel set above foundation line, sealed up. Porch built in (1968), concrete stoop. Permits note re-roofings in 1978, 1987 (front), 1998, rear porch enclosed 1963, steps and rails rebuilt, porch sided, 1987. 6'x12' 2<sup>nd</sup> story deck (open) on side of building 2004. 10'x20' frame shed built 1950.</p> <p>Landscaping/Setting:                      Legal: Sub City Lot 610-4, same-5.</p>	<p>Significance;</p> <p>Original Owner/Builder:</p> <p>Building History: appears on 1884 Sanborn and is present on 1872 birds eye view.</p> <p>Mary Ryan owned this property when it was sewerred (no date).</p>	C	10'x20' frame shed
West Fourth 489-491	<p>Style/Year: pre-1872? pre-1884, two-story brick side gable vernacular duplex plan. Identical plan with 471-73 to the east.</p> <p>Designer/Builder:</p> <p>Physical Description: Raised stone</p>	<p>Significance;</p> <p>Original Owner/Builder:</p> <p>Building History: Joe Morgan made repairs on his house on the corner of 4<sup>th</sup> and Bluff and built two brick houses at the head of 4<sup>th</sup>, all for</p>	C	None

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	<p>foundation, basement windows (double rowlock brick arches set below foundation line) aligned with façade windows. Paired and centered entries set beneath standing seam metal hood with brackets. Double rowlock brick arches on façade windows with stone sills. Eaves lines extend beyond end walls. T-plan (front core 28x41 with centered rear wing 14x28, matching side porches, 14x6'6").</p> <p>Alterations: concrete stoop and metal railing. Shutters. Permits note re-roofings in 1932, 1993, remodeled 1973 and converted to commercial use (\$32,500), replace siding on 2 sides of back porch 6x18 2007.</p> <p>Landscaping/Setting: ground drops to east, building fronts south.</p> <p>Legal: Evans Place -1, same -2.</p>	<p>\$6,800 in 1878. This could be a reference to a duplex or to two duplexes? (<i>Times</i>, December 11, 1878). This building might appear (two duplexes as one?) on the 1872 birds eye view, it is on the 1884 Sanborn. The two identical buildings were likely built at the same time or closely together in time.</p> <p>Joseph Morgan, Walsh &amp; Cunningham owned this property when it was sewered (no date). The last sewer tap was c.1929.</p>		
West Fifth 330	<p>Style/Year: post 1884, pre-1891/1885-95 (Assessor), two-story brick gable front vernacular design.</p> <p>Designer/Builder:</p> <p>Physical Description: raised stone foundation, light brick belt courses, twin parallel lines, trace the top and bottom of the lintel arches (twin rowlock brick courses), attic light, square brick core plan (24x22), two-story frame left rear wing (13x10) with porch in front (10x10).</p> <p>Alterations: surviving entry sill on front marks location of original left hand entrance. Two-story side frame addition, and probably entry change, dates to 1892-1909. Shed roof porch is of later date with concrete stairs and deck. Permits note re-roofings in 1937, 1961, 1985, re-sided (part) 1940), same</p>	<p>Significance;</p> <p>Original Owner/Builder:</p> <p>Building History: view obstructed in 1889 birds eye view. James Donohue and Dr. J. H. Greene owned this property when it was sewered (no date). The latest tap was dated June 23, 1904.</p>	C	None

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Address	Architectural Summary	Historical Summary	Eval	Out-buildings
	<p>(partial) removing chimney, windows and casings 1984.</p> <p>Landscaping/Setting: level parcel, north fronting.</p> <p>Legal: Sub of north 23'10" of City Lot 105, Lot 2.</p>			
West Fifth 340	<p>Style/Year: 1855, two-story brick Adams/Federal style (I-house?) residence.</p> <p>Designer/Builder:</p> <p>Physical Description: narrow rectangular plan (40x20 with off center side wing, 14x9, porch behind latter 5x9), stepped end walls, symmetrical fenestration with oversized stone lintels (that over the off center entry covers the door and sidelights), and stone sills. Twin attic square lights, centered end lights on each level. Single-story gable roof frame addition on southwest corner. Wrap-around porch, 15'6" frontage to street, 27' to side, includes two-story section.</p> <p>Alterations: very well preserved, restored. Permits note re-roofings in 1932, 1974, 2001 (south side), replace aluminum soffit, fascia with wood 1990 and 1993, rebuilt 8x8 porch, soffit, fascia, re-roof and re-side same 2000. Rebuild rear/side of office due to car crashing into building 2007. Assessor notes return to single-family 1960. Also old barn/loft, 16x15 as of 1955.</p> <p>Landscaping/Setting: level large corner lot, open to the west, fronts north.</p> <p>Legal: City Lot 136.</p>	<p>Significance; J. H. Thedinga House, National Register listed. Thedinga (1814-76) was born in Hanover, Germany, came to the U.S. in 1835, was a merchant beginning in 1839, and was elected Alderman in 1844. He served on the land claims committee to settle disputed claims in 1847, was a county commissioner in 1850, justice of the peace, 1852-54, served on the Dubuque Board of Education 1858-76, Dubuque County Board of Supervisors, 1861, served as the city's first German-born mayor, 1862-66, organized and was president of the German Bank, 1864. He was the founder of the German Bank (obituary, December 16, 1876).</p> <p>Original Owner/Builder:</p> <p>Building History: built originally as a brick addition (1855) to a pre-existing frame house (1840, non-extant) that was to the back of the lot (A Walking Tour to Points Of Interest In Historic South Dubuque).</p> <p>The Thedinga estate owned this property when it was sewerred (no date). Anna Thedinga owns as of 1955, sells to Anthony Rhomberg 1959.</p>	C	None
West Fifth 408	<p>Style/Year: 1896, Queen Anne style two-story brick duplex</p> <p>Designer/Builder:</p>	<p>Significance; James Sullivan residence</p> <p>Original Owner/Builder: James</p>	C	None

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Address	Architectural Summary	Historical Summary	Eval	Out-buildings
	<p>Physical Description: core plan (29x15) with hip roof almost square with two-story east wing (37x29). Raised stone foundation with water table, rusticated stone lintels, stone sills, stone lintels over basement windows, bracketed cornice, lintels are incorporated into segmental belt courses around the bays, on the rear wing side wall, an interesting feature is the stepped down bay with stone shoulders. Hip roof porch centered on south side.</p> <p>Alterations: level corner lot, northern orientation. Permits note re-roofing in 1998, garage re-roofed 1960.</p> <p>Landscaping/Setting: prominent corner lot, ground falls away to the east, raised foundation at that end, fronts east.</p>	<p>Sullivan built three new residences on the corner of 5<sup>th</sup> and Bluff for \$6,500 and let contracts in May 1896 (<i>Herald</i>, May 24, 1896). He was also credited with building a \$20,000 residence on the corner of 5<sup>th</sup> and Bluff in 1894 (<i>Herald</i>, January 1, 1895).</p> <p>Building History: not on 1891 Sanborn Map.</p> <p>A. A. Cooper placed the boilers for his new mansion's heating system in the basement of a new double house set opposite his home. The central heating plant would heat that building, the mansion and Mrs. Waher's house (<i>Telegraph</i>, October 12, 1894).</p> <p>The John D. Sullivan estate owned this property when it was sewered (no date).</p>		
West Fifth 426-428	<p>Style/Year: 1856-57? pre-1872, Assessor notes 1862. Vernacular/Italianate style two-story brick side gable duplex altered into Classical Revival style c.1900-1910 (Palladian window in added shingled dormer, porch pillars).</p> <p>Designer/Builder:</p> <p>Physical Description: rectangular plan (Assessor's drawing divides plan into two sections, front 32x42, rear 24x42) with rear wing, raised stone foundation, paired brackets beneath eaves, end chimneys, eaves extend beyond end walls, paired centered entries, stone lintels and sills, broad narrow hip roof porch (5'6"x26) with square pillars on brick piers, glassed in. Broad gable roof front corner contains Palladian window set. Twin separate rear porches, 6x15'6" left, 6x14 right.</p>	<p>Significance;</p> <p>Original Owner/Builder:</p> <p>Building History: appears on 1872 birds eye view and 1884 Sanborn Map.</p> <p>There are two candidate builders:</p> <ol style="list-style-type: none"> <li>1. W. C. Mace/Mase, built a two-story brick residence, 22x30 with 16x16 rear wing for \$1,800 in 1869, apparently half of a duplex. He was deputy sheriff and as of 1870 was listed as living on 5<sup>th</sup> between Bluff and Summit.</li> <li>2. James Sullivan built a double brick dwelling, two stories plus basement, for \$3,500 in 1856-57 "near the Bluff on 5<sup>th</sup>." (<i>Herald</i>, March 8, 1857). This is the more probable builder.</li> </ol>	C	None

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Address	Architectural Summary	Historical Summary	Eval	Out-buildings
	<p>Alterations: windows replaced, porch replaced c.1900-10, concrete stoop. Permits note re-roofings in 1968, 1993, missing cove moulding replaced 1993.</p> <p>Landscaping/Setting: parcel declines to the east and south, building fronts north.</p> <p>Legal: City Lot east 62.5' of west 170' Lot 614.</p>	<p>3. He built a \$20,000 residence on the corner of Bluff and 5<sup>th</sup> in 1894 (<i>Herald</i>, January 1, 1895).</p> <p>4. He built three new residences on the same corner, for \$6,500 in 1896 (contract letting) (<i>Herald</i>, May 24, 1896).</p> <p>The John D. Sullivan Estate owned this property when it was sewered (no date).</p> <p>Isabelle and Marion Ryder own pre-1955, Marion Ryder owns post-1959. Converted to apartments c.1930.</p>		
West Fifth 442-444	<p>Style/Year: 1885-1888, Italianate style two-story brick side gable duplex. This is an exact match in terms of lintels, etc. with 414-16 Loras, pre-1889.</p> <p>Designer/Builder:</p> <p>Physical Description: paired brackets beneath eaves, eaves extend beyond end walls, chimneys in end walls, basement windows have stone lintels and are aligned with upper façade openings, latter have very ornate inscribed stone lintels with raised ends, pediments and attached spring stones. Paired and centered entries with original doors and hip roof porch (original posts and decorative elements). Raised stone foundation and water table. T-plan (front core 30x39, centered rear wing 29x28, side porches 5'6x29, two-story rear porch 6x28, front porch 4'6"x13).</p> <p>Alterations: very well preserved as of 1986. Permits note re-roofing in 1988, remodeled in 1990.</p> <p>Landscaping/Setting: property level drops to the east and south, driveway to west of house, fronts north</p>	<p>Significance;</p> <p>Original Owner/Builder:</p> <p>Building History: not present on 1884 Sanborn, is present on 1889 birds eye view.</p> <p>Samuel Martin built a double brick dwelling for \$5,000 in 1878. He was a grain dealer and lived at 28 West 5<sup>th</sup> as of 1880 (<i>Times</i>, December 11, 1878). This appears to be too early for this duplex.</p> <p>The John D. Sullivan Estate owned this property when it was sewered (no date).</p>	C	None

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<b>Address</b>	<b>Architectural Summary</b>	<b>Historical Summary</b>	<b>Eval</b>	<b>Out-buildings</b>
	Legal: City Lot west 107.5' of west 170' Lot 614.			
Wash. Park	Style/Year: established with original plat.  Designer/Builder:  Physical Description: open square.  Alterations: see report text.  Landscaping/Setting: level ground surrounded by adjacent streets.	Significance;  Original Owner/Builder: City of Dubuque.  Building History: see report.	C	None
◆ West Sixth 350	Style/Year: 1932-34, Art Deco/Art Moderne styles  Designer/Builder: James A. Wetmore, architect, locally partnered with Proudfoot, Souers, Thomas of Des Moines, and Herbert A. Kannison of Dubuque. General contractor, Chiabai & Garriup Construction Company, Gary, Indiana (\$327,000 contract).  Physical Description:  Alterations: Permits note construct concrete and steel building 1932 (\$327,000), outside stairway 1961 (\$36,000), roof repair 1973, re-roofed 2000 (\$146,000). New windows on 3 <sup>rd</sup> floor 2007.  Landscaping/Setting: level half block, building fronts north and fills most of lot, parking to south.  Legal: City Lots 139, 140, 101, & 102, & north 54'6" of City Lots 103 & 138.	Significance; Dubuque's Federal Building, one of a very few monumental examples of its style in the city, represents the design work of a notable Iowa design firm (Proudfoot, Souers, Thomas) and an as yet obscure local architect, Herbert A. Kannison.  Original Owner/Builder: U.S. Government.  Building History: Federal funding for a replacement post office was secured in 1927 and by 1930 it was determined to erect a new building and a site was selected. Congress approved funds for the site purchase on March 4, 1931. The site cost \$125,000, the building \$550,000. Realtor J. J. Nagel apparently assembled the site for federal purchase and was the grantor. City Planner John Noland envisioned a three-part "Administrative Center at Washington Park" in a 1931 plan. A city hall and a new courthouse would have completed the set. Ground was broken and the cornerstone laid on September 14, 1932, and dedicated on August 6, 1933. The building was occupied on January 2, 1934.	C	None

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512 Fenelon Place	<p>Style/Year:</p> <p>Designer/Builder: Thomas T. Carkeek designed the post-1893 replacement building(s) (<i>Telegraph</i>, July 7, 1893).</p> <p>Physical Description: 1884, the elevator has a 65 percent grade and a rise of 289 feet. Each counter-weighted car weighs 1650 pounds. Two motors, a brake lever and starter and turnstile all came from the 1893 Chicago World's Fair. 1955 Assessor's card describes five components at bluff top; northeast porch 11x22, southeast porch 13x20, a rectangular hall or deck in center of plan 7x29, a two-story northwest building with garage on first floor, 18'6x17, and main front building, two-stories, 16x26, the upper level being slightly smaller than ground level. Also lists 296 feet of 2' track, two 4x6 cable cars, a 10x12 lower building, 30hp motor and equipment.</p> <p>Alterations: Permits note repairs to elevator building 1967, re-roofing of trolley building in 1985, interior repairs to ceiling trolley cover building 1985.</p> <p>Landscaping/Setting:</p> <p>Legal: Sub 1-1-1 City Lot 692-2.</p>	<p>Significance; Fenelon Place Elevator, one of three such elevators in the country. J. K. Graves built the first elevator in 1884 for his own use but began charging neighbors a nickel to use it. It suffered a second major fire in 1893 and Fenelon Place residents formed a corporation to rebuilt it.</p> <p>Original Owner/Builder:</p> <p>Building History: The idea of an elevated incline railroad had apparently been on-going for some time up to early 1883. Mayor Thompson was gathering signatures for the project in early January and <i>Die Iowa</i> opined "It seems to mean business with an apparently new concept." By mid-July it was announced that the system would be gas-powered and was to be located between West 5<sup>th</sup> and Fenelon Place. The same source added, "We will see." By mid-September 1884, things "were hopping" with what was by then termed the "Fourth Street Elevator had been shifted a block south. Engineer Knolltown had designed the system, one that was modeled after a coal mine incline system in Oskaloosa. The newspaper added, "if only true." Work was in full swing by mid-November and was finished by December 18, at which time <i>Die Iowa</i> pronounced the construction as "flimsy" and chided the city for being negligent for failing to condemn it. In May 1895 the <i>Herald</i> reported the elevator was doing "a land office business" the previous Sunday due to the presence of crowds of excursionists "who wanted a view of the city...In view</p>	C	two-story northwest building with garage on first floor, 18'6x17

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		of the increasing patronage, the elevator company have commenced the erection of a two-story observatory on the north side of the station, which will be seated and open on all sides, thus affording a magnificent point of view of the city, river and country" ( <i>Die Iowa</i> , January 4, July 19, 1883; September 18, November 20, December 18, 1884; <i>Herald</i> , May 28, 1895).		
◆ Stone Retaining Wall	Year: c. 1889  Physical Description: Native Dubuque limestone retaining along St. Mary's Street	Significance; The district has limited substantial retaining wall features with the exception of the retaining wall which supports the homes along St. Mary's Street and the street itself. Isolated areas along the bluff have retaining wall features on both public and private property, with little consistency, the exception again being the retaining wall along St. Mary's. Although less predominant than retaining walls located in other historic districts, the walls contribute to the development and character of the district and properties built along Bluff Street.	C	

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**8. Statement of Significance**

**Applicable National Register Criteria**

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

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

**Criteria Considerations**

(Mark "x" in all the boxes that apply)

Property is:

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

**Areas of Significance**

(Enter categories from instructions)

Architecture

**Period of Significance**

1850-1934

**Significant Dates**

1850

1905

1906

1934

**Significant Person**

(Complete only if Criterion B is marked above)

N/A

**Cultural Affiliation**

**Architect/Builder**

Mullany, John

Byrne, Alderman

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**#8 Continued: Statement of Significance-Architect/Builder:**

Beck, Guido

Hyde, Franklin D.

Fredolin Heer & Sons

Keenan, John

Carkeek, Thomas

Buechner & Orth

Rague, John Francis

Voelker, Chris

Frick, Anthony

**Period of Significance (justification)**

This amendment extends the period of significance from 1850-1905 to 1850-1934 within this nomination amendment. This expansion includes the construction of Franklin School in the historic district in 1906 (after St. Raphael's was built in 1905), several residences in the 1900s to 1920s, and completion of the Federal Building in 1934. These additions contribute to the architectural significance of the Cathedral Historic District as it continued to mature through the early 20<sup>th</sup> century.

**Statement of Significance (summary paragraph)**

The Cathedral Historic District meets Criteria C as it represents an excellent collection of residential and institutional buildings in Dubuque's earliest extant neighborhood. Its architecture, including a range of styles and types, is significant for the years from 1850 to 1934. Buildings being added under this amendment include institutional building which contributed significantly to the development of the district as well as its architecture. Residential buildings included in the amendment represent fine examples of bungalow and craftsman style buildings. They represent the architectural influences of the district moving forward in the early 20<sup>th</sup> century, while maintaining a connection to the working class housing historically found throughout the district. The buildings once owned by religious institutions are being nominated under Criterion C and therefore meet Criteria Consideration A.

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

The Cathedral Historic District encompasses a fine range of mid-to-late 19<sup>th</sup> century and early 20<sup>th</sup> century buildings. The district contains an excellent concentration of residential buildings in Dubuque's earliest extant neighborhood. The very survival of these buildings, located along the western edge of the original city commercial core, and pressed between that core and a steep western river basin bluff line, is quite remarkable. The Cathedral Historic District, so named for the prominence of St. Raphael's Cathedral complex, encompasses most of this original residential neighborhood and includes the institutions that played a large part in the neighborhood's early history and continued development through the early 20<sup>th</sup> century. The public square, Washington Park, has been improved since it fell to disrepair in the late 1800's and has been listed on the National Register. The little stone St. Raphael's Church was replaced in 1857 by St. Raphael's Cathedral. Both

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parochial and public educational institutions developed early with the original St. Raphael's Parochial School built in 1857 and rebuilt in 1904 and the First Ward School built in 1856 and rebuilt as Franklin School in 1906. Together with the neighborhood saloon, grocer, and an assortment of small home occupation businesses, the district thrived in the location near Main Street and the river.

The original district nomination identifies the following historical contexts or themes:

- significance "primarily based on the architectural significance of the area."
- "the best concentration of residential structures in Dubuque's earliest extant neighborhood."
- place of residence for 'the majority of the Irish population.'

A number of other patterns are important, per the Jacobsen survey update in 2003.

- Cathedral district had both a public and parochial elementary school, unlike other neighborhoods.
- The Cathedral district is set cheek and jowl with the expanding downtown commercial district and a substantial industrial presence along lower Locust Street.
- There is little evidence that the Cathedral district ever included much if any commercial buildings or services, apart from the commercial zone along Locust Street.
- The Cathedral district included a number of public institutions, its own fire house (located in Washington Park and later at 4<sup>th</sup> Street and Locust); Washington Park came close to being the site for the new courthouse in the 1870s, and the Federal Building/post office building (1934).
- Washington Park, unlike Jackson Park, is a "true" public square that occupies a square that is bordered on all sides by streets.
- The district included a fair number of early mansions, reflective of the early walking city wherein industrialists and merchants could walk to their places of employment. Most of these early mansions were lost, 396 Locust, actually excluded from the district, is one survivor. A second wave of mansion building, in the north end of the district south of the park, followed in the mid-1880s. The Farley and Sullivan mansions survive.

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### **Developmental history/additional historic context information**

The history of the Cathedral District in many ways parallels the history of Dubuque. The proposed boundaries of the district lie within the original town as platted in 1833. During this time, the settlers located near the river and present day lower Main Street. Dubuque's growth accelerated in the 1840's when sawmilling replaced mining as the chief industry, and with this acceleration, the residential neighborhood around the Cathedral developed rapidly (Hawks 1985).

The "mother parish of the Great Northwest," as St. Raphael's parish was called, was established in 1833. The first Mass in the young settlement was held in the home of a Mrs. Brophy. Later in the year, Patrick Quigley's house on the corner of First and Bluff Street served as the site for services. Father Charles F. Van Quickenborne was the first priest for the parish. He was followed by the Reverend J. Fitzmaurice; however, Fitzmaurice died in the cholera epidemic that swept through the village in 1835. Father Samuel Charles Mazzuchelli replaced Fitzmaurice. It was Mazzuchelli who designed the first church of St. Raphael. Scrapping all of the plans of his predecessors for a log church, Mazzuchelli designed a building 40 by 77 feet, and gaining a height of about 24 feet. Work began on the church in 1835 with some of the stone being quarried from Kelly's Bluff, which is

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situated right behind the Cathedral. The first Fourth of July celebration was held in the roofless church in 1836 (Hawks 1985).

When the diocese of Dubuque was created, it was one of only three ecclesiastical sees for the new American Frontier. In April of 1839, Bishop Mathias Loras, along with Father Joseph Cretin, came to Dubuque. Not the first priests to be in Iowa, these men had been preceded by Father Van Quickenborne, Father Fitzmaurice, and Father Mazzuchelli. It was Mazzuchelli's church that became the first Cathedral for the original diocese of Dubuque. The Diocese also served as the headquarters for several missionaries. A large building, built by Mazzuchelli in 1839 and located in back of the Cathedral, served as the Bishop's Palace and a base for priests who struck out on missions into the Iowa frontier. The building, regretfully, is no longer extant (Hawks 1985).

In the late 1840's Bishop Loras planned to erect a Cathedral on Main Street. However, the plan failed due to a lack of money and the growth of the business district around the proposed Bishop's Block at First and Main. After ten years and considerable urging from a friend, the Bishop decided to try again near the site of the old Cathedral. The cornerstone was laid on July 5, 1857, and by Christmas of that year, Bishop Loras celebrated the first Mass in the new Cathedral. The Cathedral became a focal point in Dubuque when it was constructed. It also represented an early attempt at town planning. Dubuque's main steamboat dock was at the base of Second Street, with the downtown centered at Second and Main and the Cathedral at the head of Second. The construction of the Cathedral instigated the widening of Second Street to 90 feet, allowing passengers disembarking from the steamboats an unadulterated view of the Cathedral (Hawks 1985).

Although the population accelerated, Dubuque did not physically grow as much as many citizens had desired. The primary reason for this lack of growth was due to land claims by the heirs of Auguste Chouteau. The claim was to the land under Julien Dubuque's old Spanish grant for which Chouteau was executor. Debated for two decades, permanent construction in Dubuque was minimal during the 1840's. The claim was so significant that the right of the trustees to collect taxes was challenged when citizens were not able to show a clear title to their land. Finally, in 1853, the United States Supreme Court resolved the matter by voting in favor of the citizens' property rights. Before the verdict on the land claim had been reached, very little permanent housing had been built. Washington Park had been established, and the first church in Iowa had been built on that public square. The original stone church of St. Raphael's had been completed, but only a limited amount of residential buildings were built. The only probable buildings in the District that are still extant from this time are located at 44 Bluff, 352-354 Bluff and the Thedinga house at 340 West 5<sup>th</sup> Street (Hawks 1985).

The decision of the Supreme Court in favor of the citizens of Dubuque marked one of three events in Dubuque's early history that preceded a building boom. These three events were 1) the land claim decision, 2) the end of the Panic of 1857, and 3) the beginning of the Civil War. In the mid-1850's, the District exploded with new buildings. Coming after the land claim and immediately before the Panic of 1857, buildings such as the fire station and the old Franklin School, designed and constructed by John Rague, were completed in 1856. A systematic colonization of German and Irish by the Roman Catholic Church brought new immigrants by the boatload to Dubuque. With the rising number of residents not only in the City, but in the District, buildings and institutions such as schools and churches were very necessary. The most impressive building constructed at this time was the Cathedral of St. Raphael. "Perhaps one of the most striking public buildings in Dubuque of the 1850's was the St. Raphael's Cathedral (not to be confused with Father Mazzuchelli's earlier St. Raphael's Church) designed by John Mullaney and built between 1857 and 1859. However, the Panic of 1857 halted growth and the population began to decline (Hawks 1985).

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The Cathedral of St. Raphael's has always been the headquarters and residence of the Bishop and Archbishop of the ecclesiastical province of Dubuque. It was from St. Raphael's that missionaries went out to the new frontier and from here that all Catholic institutions in the City of Dubuque have originated. The diocese of Dubuque was created in 1837. It included present day Iowa, Minnesota, and those parts of North and South Dakota which lie east of the Missouri River. In 1850, after the formation of the St. Paul Diocese, the diocese's boundaries were the same as the State of Iowa. These boundaries remained the same until 1881, when the southern half of the state fell under the guidance of the newly created Davenport Diocese. In 1893, Dubuque was elevated to an archbishopric and was still in charge of northern Iowa. The development of the Sioux City Diocese in 1902 determined the present day Dubuque Archdiocese which now embraced only the northeast section of the state (Hawks 1985).

The years between 1860 and 1880 saw a definite population growth within the City of Dubuque as evidenced by the chart below. The largest increase in population occurred between the years 1863 and 1867.

DUBUQUE CITY PROPER

1860	13,000
1863	12,626
1865	15,814
1867	21,222
1869	18,084
1870	18,434
1873	22,151
1875	23,605
1880	22,254

In 1866, the Irish population in Dubuque constituted approximately 15 percent of its total population. The 1867 Directory for the City lists such names and occupations as Daniel Casey, R. Corcoran, Laborer; Michael Farrell, Henry Farrell, Drover; John O'Brien, Butcher; John O'Neill, Shoe Store; J.P. Quigley, Grain Dealer; N.C. Ryan, Grocer. 37 percent of the households in the district were Irish. Also, in the late 1860's, the Fenians, an Irish-American revolutionary organization, were rather active in Dubuque. In 1866, "large Fenian demonstrations were held in Dubuque. From 1867 to 1870, the Sarsfield Circle of Fenians sponsored four annual balls in Dubuque, which now had become a national center of Fenianism. The Fenian organization in the United States eventually faded out after two attempts to invade Canada failed (Hawks 1985).

A church, both public and parochial schools, a local "Irish" saloon, grocery store and neighborhood home occupations kept the District fairly self-sufficient without the permanent intrusions of commerce or industry into their midst. The Halpin Building, on the corner of Locust and Jones, has consistently been used for a saloon and a grocery store. Two exceptions to the residential neighborhood were the Richardson Shoe and Boot Factory and the Chamberlain Plow Factory. Both were replaced in the early 1900's by residences (Hawks 1985).

The 1872 and 1889 bird's eye views are invaluable in dating buildings in this district. There is every indication that these drawings are very accurate. This image locates a number of empty lots, many on prominent corner locations. These are intermixed with a clear pattern of very intensive development on both sides of Bluff above West 3<sup>rd</sup> and below West 4<sup>th</sup>, and west of Bluff above that point. Note the very limited bluff-top development at this point in time. Locust Street, on its west side, is commercial only at its intersection with West 5<sup>th</sup> Street.

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Seventeen years later, a number of large factories have been built (see northeast corner Jones and Locust and southeast corner, West 3<sup>rd</sup> and Bluff), Locust has been commercially transformed below West 2<sup>nd</sup> Street, and generally, larger buildings have supplanted smaller earlier ones. The West 4<sup>th</sup> Street Elevator is established and a larger image would reflect the intensive degree of bluff top residential development. At the north end of the district, two mansions survive today. The massive Glover Overall factory stands east of the park and the fire station at 401 Locust is five years old.

**Historical Themes identified in 2003 survey update (Jacobsen 2003):**

The following key themes were at least partly investigated as a part of this project: Development of Catholic church and institutions, the Irish presence, the construction of mansions, the development of Washington Park, transportation and infrastructural influences on the development of the district, and residential architecture in the district.

Development of Catholic church and institutions:

St. Raphael Cathedral is the focal point and namesake for the district and it is noteworthy that this district is named for a church rather than a park as is Jackson Park. The original 78x41 Cathedral was one of three area churches (the others being at Galena and Prairie du Chien) established by Father Samuel Charles Mazzuchelli in 1835-37, each being named for one of the three Archangels. The original church was of stone construction. A replacement church was begun along Main Street in 1845-49 but it was never completed. Two new parishes, those of St. Mary and St. Patrick, reduced overcrowding in the growing parish until the mid-1850s. The original church was located immediately adjacent to the present building, 125x85, started in 1857. Formal blessing of the Cathedral took place July 7, 1861. The foundation for a central projecting tower (26x26) was laid as part of the original construction but it and the steeple were only built in 1876.

The following buildings stand or have stood on Cathedral Square:

- 1839-Father Mazzuchelli's house, next used as a bishop's residence until 1858, and then St. Mary's school (girls) until 1884, located 2<sup>nd</sup> and Bluff south of present Cathedral.
- 1857-present cathedral, \$50,000, John Mullany, architect (extant).
- 1864-priest's residence, John Keenan, architect, \$9,000, three stories, 50x45 (extant)
- 1864, new barn, two stories, northwest corner, burns 1865.
- 1865-Sodality Chapel, at rear of and in line with the Cathedral, new stable on burned ruins of old one.
- 1871-new steeple for Cathedral, \$7,000, John Mullany, architect.
- pre-1872-second priest's house, northeast corner of the block, likely the modern cottage built in the mid-1870s (non-extant)
- 1866-Cathedral roof ridge raised four feet.
- 1869-three story boys school, west center of block, John Keenan, architect, \$12,000 (non-extant)
- 1874-new brick barn, northwest corner, \$2,500 (non-extant)
- 1875-new stable, wing on Bishop's residence
- 1876-Cathedral façade redone
- 1882-new chapel on back of Cathedral, \$14,000
- 1883-girls' school, southwest corner, \$12,000 (extant)

St. Mary of the Angels Home, 605 Bluff:

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1892-purchase Jesse P. Farley house, 6<sup>th</sup> and Bluff, as St. Francis Home  
1900-three-story addition to west side  
1909-purchase lot to north containing four brick buildings  
1911-north addition completed by Kutsch Bros., name changed to St. Mary of the Angels Home.  
1916-buy lot to south, contains four houses and bluff front behind Farley house.  
1916-23, rent house to south, demolished in 1923, south wing finished by 1930.

#### The Irish Presence:

While the district includes several early frame cottages, the vast majority of early Irish frame residences have been lost, many of these in very recent years due to the several highway projects. One discovery, since the district was listed, was a miner's cottage in the backyard of 480 Emmett. St. Mary Street, while of frame construction, is of later date and has no identified Irish dominance in the population. The presumption that the presence of the cathedral proves the Irish residency claim is a probability, given that all of the new parishes which broke away from the original parish were German congregations. Suffice it to say that Cathedral district does not necessarily equal Dublin and the necessary research has not been done to determine how Irish the district was over time.

#### The Construction of Mansions:

Gen. George W. Jones appears to have started the trend of building large houses in this part of the city in the early 1850s. His Italianate style house is pictured below at the beginning of Bluff Street photographs. Other houses, Dr. Staples and the L. D. Randall house, both in the 400s block of Locust, were built in the 1860s. The second wave of great house building was started by Jesse K. Farley, who built his Second Empire design in 1879 at West 6<sup>th</sup> and Bluff. Augustus A. Cooper the wagon and carriage maker built three houses within walking distance of his factory complex at West 3<sup>rd</sup> and Main.

#### The Development of Washington Park:

Washington Park had the advantage over Jackson Park in as much as it was intended to be a park from the start; whereas Jackson Park first served as the city cemetery. The park was included in the original plat of Dubuque in 1833, but its form and amenities did not take shape until 1877, when the original gazebo and other amenities were introduced. The park seems to have been an attractive to potential house buyers. In 1865 Mayor Thompson purchased Lots 621-22 Bluff, opposite the park and the Herald observed that "these lots are valuable property" (*Herald*, September 16, 1865).

A serious effort was made to re-locate the county courthouse to the square in 1875. U. S. Senator William Allison introduced a Senate Bill, apparently necessary to accomplish this, on February 12, 1875. A curious proviso was that nothing would be done without adjacent owner consent (*National Demokrat*, February 24, 1875).

Architects Heer & Nascher designed the pagoda/pavilion for the park. Construction cost was to be just \$200 and the Herald at least was well pleased with the design (*Herald*, July 11, 1877). The *Herald* warned "Washington Square will soon be no better than a common cow pasture if that mob of boys are allowed to run it down as they did last night. Why this change of tactics? We sigh for those young trees and the smooth green sward." The vandalism in question may well have been a baseball game (*Herald*, July 16, 1877).

The race for constructing bandstands in the two parks was underway by mid-August 1877. The Washington Park promoters had the head start, having already raised most of the needed \$200 by mid-July. The *Herald* challenged

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“downtown [Washington Square] residents” by reporting that Jackson Park folks had completed their subscription campaign. It warned them that they would be losing open air concerts if they didn’t act quickly (ibid., July 11, 16, 1877).

By the end of 1877, Washington Park was fully developed into the form largely seen today. The original 40’ high oriental gazebo was built, the walkways were laid out, flower beds were introduced, trees were planted in rows, and a wood fence was built. It was all in an effort to create a pleasing environment people would be drawn to and the community could use and be proud of.

The *Herald* wondered why the Washington Square pavilion was placed off-center in the park (ibid., July 27, 1877).

On June 1, 1878, a petition was received by the City Council for the erection of a drinking fountain in the park. The council proposed that it would pay one-half of the cost with the other half coming from private donations. The resulting fountain was topped by a statue of Dr. Henry Cogswell. The statue remained in place until 1900, when a group of vandals pulled the statue down (*Encyclopedia Dubuque*). It was rumored that the statue was buried somewhere in the park; however, numerous subsequent park projects have uncovered nothing.

In 1894 the park grass was so parched that firemen from the 4<sup>th</sup> and Locust firehouse brought hoses and watered the park (*Telegraph*, July 17, 1894).

In 1895 the neighborhood ladies called for street-front benches in the park side streets, the thinking being that more public benches would be less attractive to the tramps who commandeered the benches in the middle of the park. The evening park concerts in mid-1895 were so popular that the crowd filled both the park and adjacent streets (ibid., May 8, June 15, 1895).

During the late 1800’s, the park also hosted art exhibits, musical performances and even dog shows. In 1896 Buffalo Bill Cody performed a “wild west” show in the park. President William McKinley gave a political speech from the park's gazebo on October 16, 1899 (*Hawks 1985*).

The gazebo was demolished and sold for its salvage value in 1900. The *Herald* welcomed the move, saying it had been “an eyesore for the past several years.” New cement walks were laid that same year. Two years later the park was the site for the Annual Carnival (ibid., April 28, May 18, 1900).

Washington Park once again demonstrated its importance to the city in 1930-31 when the new Federal Post Office building was located south of and fronting onto the park. In 1931, a broader governmental plaza was conceived with the post office, a new courthouse and a new city hall, all surrounding a double park preserve. The broader governmental plaza never came to fruition.

A renewed interest in the park was once again realized in anticipation of the 1976 bicentennial celebration. In 1976 a time capsule was buried to be opened during the tricentennial activities on July 4, 2076. Park restoration efforts began in 1974 with suggestions made by Park Board candidate Robert A. Sullivan. Telegraph Herald reporter Jim Miller collected \$1,000.00 toward restoration costs and suggested that the Dubuque Jaycees accept the project. The Jaycee's Washington Square Restoration Committee accepted the challenge and the Washington Square restoration project was underway (*Encyclopedia Dubuque*). The project included restoring the park landscaping and constructing a three-quarter scale replica of the original oriental pagoda/gazebo. The project and gazebo was completed in 1977.

#### Transportation’s and Infrastructure’s Influences on the Development of the District:

As Figure 8 indicates, the district had no streetcar lines located within its boundaries, given its proximity to the main trunk line on Main Street. The only exception was the trackage on Locust Street, south of West 2<sup>nd</sup> Street. Consequently

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no tracks will show up in any photographs and there can be no direct relationship between architecture and those lines. Even Washington Park had no direct streetcar access.

Street railways, as earlier noted, facilitated through-traffic across the district and encouraged the development of Fenelon Place and other western points. *National Demokrat* observed in 1876 "Reasons that Dubuque has to tie together the settlement on the Bluffs and West Dubuque through a street railway have brought various plans at different times." A Lieutenant Sloan "from the East" visited the city at that time and suggested "a steam elevator... a cable drawn car with a line up and down... 4<sup>th</sup> Street best for this." Regular streetcar service would then take riders further west (*National Demokrat*, May 25, 1876).

At the same time initial efforts to establish an uphill true streetcar service proceeded forward and what was first called the "Julien Avenue Railroad Company" was incorporated and given a 20-year right-of-way. It began service a year later (in the meantime Mr. Beavis' West Dubuque Omnibus line was packed, using the same point of ascent, *Herald*, July 25, August 31, 1876) as the West Dubuque Street Railroad and would provide successful service to the suburbs, following West 8<sup>th</sup>, Hill Street, etc. until 1884 (*National Demokrat*, May 25, June 15, 1876; *Die Iowa*, September 13, November 8, 1877).

Mr. J. K. Graves announced plans to sink a tunnel 50-100' into the bluff. The gas-powered elevator would then lift vertically. Within two weeks the precursor of the present system was decided upon and contracts let. The *Herald* noted "When completed it will be one of the most beneficial and best enterprises of the season, and we sincerely hope the projectors of this scheme will be liberally rewarded for their enterprise (*Herald*, July 15, 29, 1883)." The 4<sup>th</sup> Street Elevator idea didn't assume solid form until 1883. Legend states that the first scheme was simply a private convenience for Graves who wished to go home in Fenelon Place for lunch and a nap each workday. Neighbors were soon paying a nickel to use the system and the scale grew more complex. The *Herald* account references multiple promoters and the system required an operator to be on duty so this story is likely apocryphal. Fires provided opportunities to upgrade the original scheme and the several different setups visible in the historical photographs (see below) are readily explained by these burnings. The first fire destroyed the street elevator in 1887. A second blaze destroyed the power house at the top of the hill in 1893. The *Weekly Times* chided the negligent firemen for allowing the loss of the twin cars as well:

The two cars stood under the shed midway between the top and bottom and with very little trouble they might have been blocked and saved, but a half dozen firemen stood watching the fire from the bottom of the hill and let them run down and be destroyed. It was a remarkable piece of supineness for the men who are well paid for the energies they expend for the city (*Weekly Times*, May 26, 1893).

William B. Lapham, 4<sup>th</sup> Street Elevator Superintendent, lived at 119 Fenelon Place as of 1888 (City Directory).

#### Third Street Steps:

The *Herald* announced in late October 1901 that City Carpenter Crawford would build a set of wooden steps from 3<sup>rd</sup> Street to the Fenelon Place Elevator. Crawford had just finished building a new Madison Street stair system. These steps might have linked the Elevator directly south to West 3<sup>rd</sup> from near the crest of that street (see historical photographs of West 3<sup>rd</sup> Street, viewed east from the crest which appear to show these steps). They did not lead from a point within the district (*Herald*, October 31, 1901)

#### Establishing Final Street Grades:

The City Council finalized street grades across the city on fairly late dates. It is undetermined how important these grade settings were relative to particular street surfaces. Frequently they were accompanied by ten-year prohibitions from having any private parties excavating within the right-of-ways.

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<u>Year</u>	<u>Street</u>	<u>Cross Street Reference Points</u>
1907	Emmett	Bluff to St. Mary
1908	West 3 <sup>rd</sup>	Bluff to Burch
1914	Jones	Locust to Bluff
1914	West 1 <sup>st</sup>	Main to Locust
1915	West 2 <sup>nd</sup>	Locust to Bluff
1915	West 6 <sup>th</sup>	same
1915	West 7 <sup>th</sup>	same
1916	West 3 <sup>rd</sup>	Bluff to Locust
1916	West 4 <sup>th</sup>	Main to Bluff
1916	West 5 <sup>th</sup>	Locust to Bluff
1922	West 1 <sup>st</sup>	Locust to Bluff
1925	West 5 <sup>th</sup>	Bluff to Lot 615
1927	West 4 <sup>th</sup>	Bluff to end

West Third Street was substantially improved with guttering in 1877. The street committee threatened to publish the names of street residents who had failed to pay their promised subscriptions for the work (*Herald*, July 24, August 26, 1877).

### 9. Major Bibliographical References

**Bibliography** (Cite the books, articles, and other sources used in preparing this form)

Jacobsen, James E. *Cathedral Historic District Phase IV Report*. History Pays! Historic Preservation Consulting Firm Des Moines, Iowa, 2003.

Hawks, Lisa and Pam Myhre-Gonyier. "Cathedral Historic District," *National Register of Historic Places Nomination Form*, 1985.

Center for Dubuque History, Loras College

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

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

**Primary location of additional data:**

- State Historic Preservation Office
  - Other State agency
  - Federal agency
  - Local government
  - University
  - Other
- Name of repository: \_\_\_\_\_

Historic Resources Survey Number (if assigned): \_\_\_\_\_

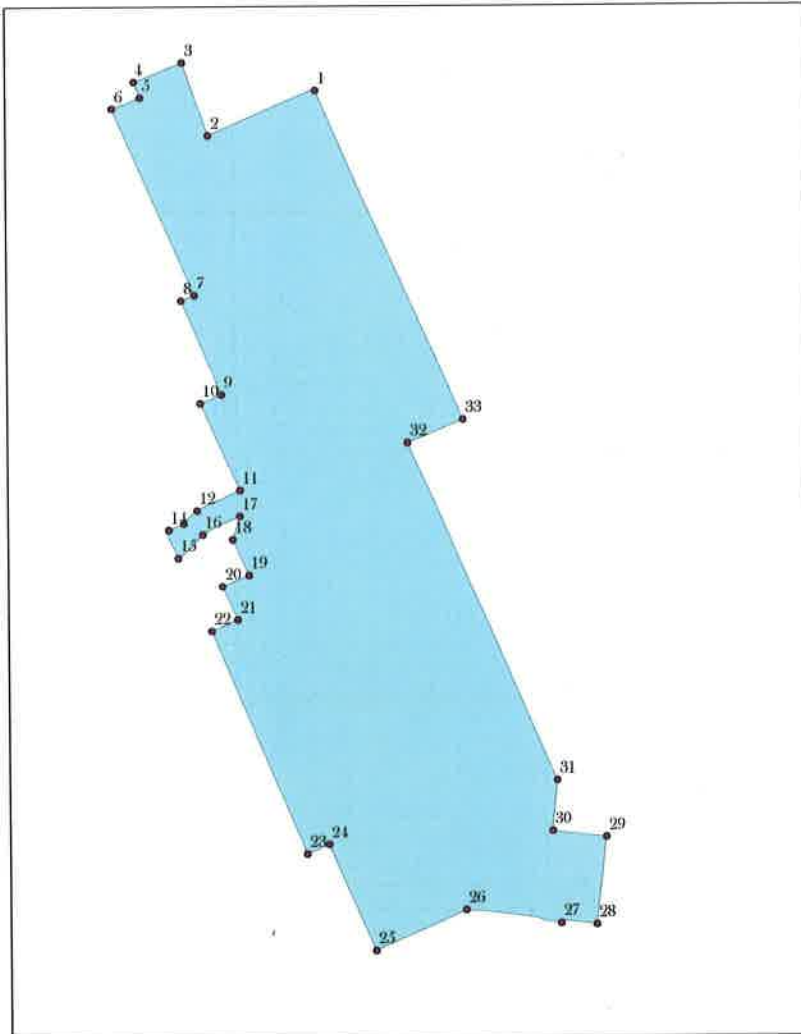
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**10. Geographical Data**

**Acreage of Property** 34 acres  
 (Do not include previously listed resource acreage)

**UTM References**  
 (Place additional UTM references on a continuation sheet)



<u>Point</u>	<u>Zone</u>	<u>Easting</u>	<u>Northing</u>
1	15	691631	4707892
2	15	691543	4707855
3	15	691521	4707916
4	15	691481	4707900
5	15	691486	4707887
6	15	691462	4707877
7	15	691530	4707722
8	15	691519	4707717
9	15	691552	4707639
10	15	691534	4707631
11	15	691567	4707559
12	15	691531	4707542
13	15	691520	4707531
14	15	691507	4707526
15	15	691515	4707503
16	15	691536	4707522
17	15	691567	4707537
18	15	691560	4707518
19	15	691574	4707488
20	15	691552	4707479
21	15	691564	4707451
22	15	691543	4707442
23	15	691620	4707256
24	15	691638	4707263
25	15	691677	4707175
26	15	691751	4707208
27	15	691830	4707197
28	15	691860	4707196
29	15	691868	4707269
30	15	691823	4707274
31	15	691827	4707316
32	15	691705	4707598
33	15	691751	4707617

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**Verbal Boundary Description** (describe the boundaries of the property)

Beginning at the intersection of Locust Street and West 7<sup>th</sup> Street; southwest along West 7<sup>th</sup> Street to Bluff Street; northwest along Bluff Street to the northwest line of Lot 5-C.L. 653A; southwest along said line to the southwest line of said lot; southeast along said line to the northwest line of the north fifty (50) feet of Lot 1-1-C.L. 653; southwest along said line to the northeast line of Coriell's Dubuque Sub.; first southeast then in a clockwise manner along said line to West 5<sup>th</sup> Street; southeast along West 5<sup>th</sup> Street; to the northwest line of the west one hundred seven and five-tenths (107.5) feet-west one hundred seventy (170) feet-C.L. 624; southwest along said line to the northeast line of Cooper Heights Sub; southeast along said line and along the northeast line of Lot 1-1-1-C.L. 692 to the north right-of-way line of West 4<sup>th</sup> Street; southwest along said right-of-way line and along the northwest line of Lot 2-1-1-C.L. 692 to Raymond Place; southeast along Raymond Place to the northwest line of Fenelon Point Sub.; first northeast then in a clockwise manner along said line to the southwest line of Lot 1-E. seventy-eight and five-tenths (78.5) feet south one hundred (100) feet-C.L. 692; southeast along said line to West 3<sup>rd</sup> Street to the southwest line of Saint Raphael's Add.; southwest along said line to the northwest line of Lot 1-2-C.L. 694; first northeast then in a clockwise manner along said line to the northwesterly most line of Pixler Place; northeast along said line to the west right-of-way line of Bluff Street; southeast across Bluff Street to the northeast line of C.L. 589A; continuing southeast along the northeast line of C.L. 589A and the northeast line of C.L. 589 and the northeast line of the north twenty-one (21) feet-north 1/2 C.L. 572 to Locust Street; northeast along Locust Street to the southwest line of the south fifty (50) feet-C.L. 568; northwest along said line to Bissell Lane; north along Bissell Lane to West 4<sup>th</sup> Street; northeast along West 4<sup>th</sup> Street to Locust Street; northwest along Locust Street to West 7<sup>th</sup> Street, the place of beginning as described herein.

**Boundary Justification** (explain why the boundaries were selected)

No boundary amendments are recommended. The boundaries coincide with the September 25, 1985 National Register of Historic Places Nomination Form. Properties outside the immediate boundary would not contribute to the architecture, context or historical themes.

**11. Form Prepared By**

name/title David Johnson, Assistant Planner  
organization City of Dubuque date 3/31/2011  
street & number City Hall, 50 W. 13<sup>th</sup> Street telephone \_\_\_\_\_  
city or town Dubuque state IA zip code 52001  
e-mail djohnson@cityofdubuque.org

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**Additional Documentation**

Submit the following items with the completed form:

- **Maps:** A **USGS map** (7.5 or 15 minute series) indicating the property's location.  
A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Photographs:** **Representative black and white photographs of the property.**
- **Continuation Sheets**
- **Additional items:** (Check with the SHPO or FPO for any additional items)

**Property Owners:**

(complete this item at the request of the SHPO or FPO)

name Attached

street & number \_\_\_\_\_ telephone \_\_\_\_\_

city or town \_\_\_\_\_ state \_\_\_\_\_ zip code \_\_\_\_\_

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

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**Photographs:**

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

The photographs of the Cathedral Historic District Amendment and Update in Dubuque, Dubuque County, Iowa, were taken by Jennifer Bahls, City of Dubuque, on November 6, 2012. The digital photographs were printed on HP Photo Matte Paper using HP Vivera inks. The photographs were also submitted digitally, per current guidelines. A photograph key depicting the location of the streetscape photographs is below. Also included are photographs of the fourteen reclassified buildings, one garage and one structure for this district.

**Maps:**

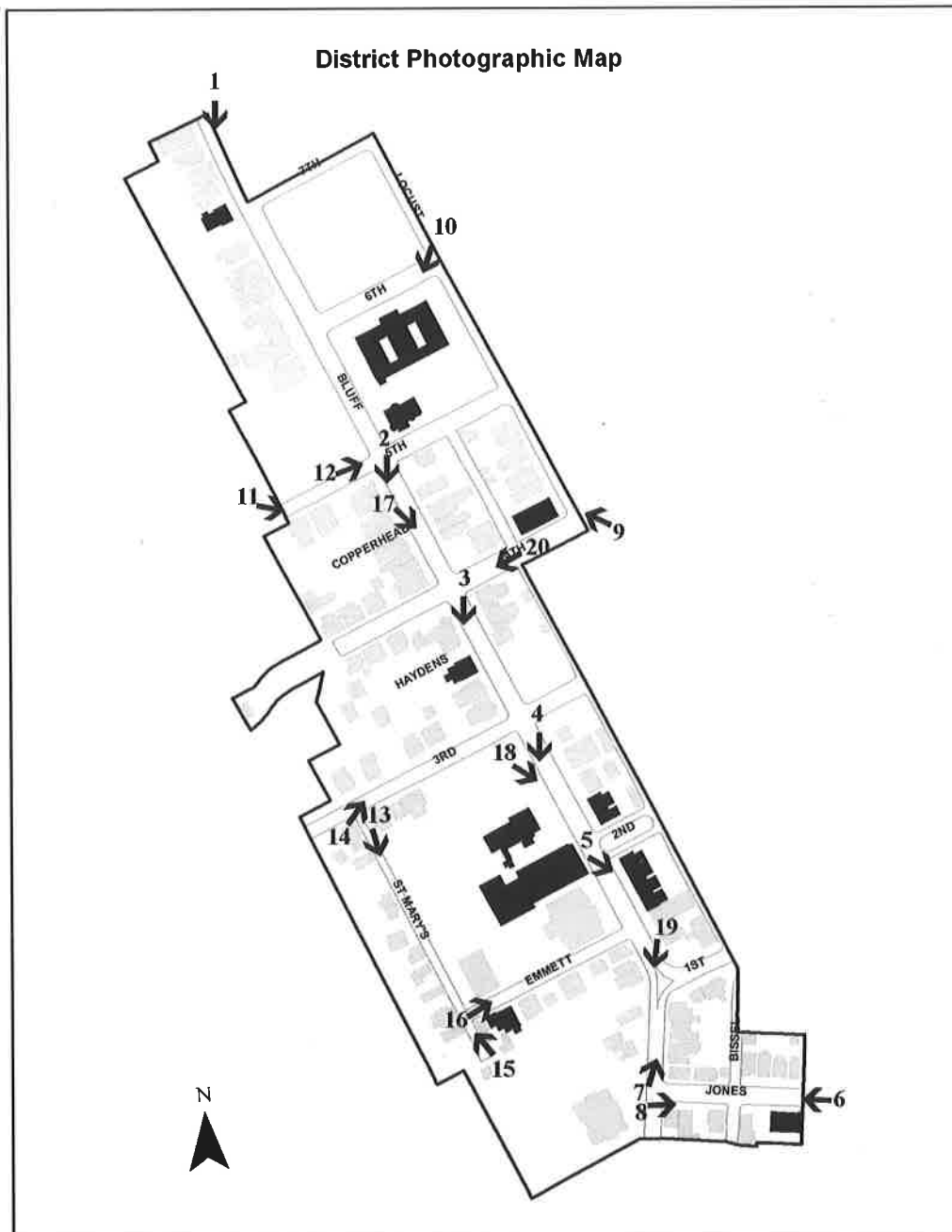


Figure 1. Photograph key (Key Buildings are Shaded)

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**Streetscape Images**

<u>Photo</u>	<u>Direction</u>	<u>Description</u>
1	South	northeast corner of 8 <sup>th</sup> and Bluff
2	South	northeast corner of 5 <sup>th</sup> and Bluff
3	South	northeast corner of 4 <sup>th</sup> and Bluff
4	South	northeast corner of 3 <sup>rd</sup> and Bluff
5	Southeast	middle of block northwest side of Bluff and 2 <sup>nd</sup>
6	West	south corner of Jones and Locust
7	Northeast	middle of block northwest side of Bluff and Jones
8	East	middle of block northwest side of Bluff and Jones
9	Northwest	southeast corner of 4 <sup>th</sup> and Locust
10	Southwest	northeast corner of 6 <sup>th</sup> and Locust
11	East	northwest corner of 5 <sup>th</sup> and base of bluff
12	East	northwest corner of 5 <sup>th</sup> and Bluff
13	South	northeast corner of 3 <sup>rd</sup> and St. Mary's
14	Northeast	northwest corner of 3 <sup>rd</sup> and St. Mary's
15	Northwest	southeast corner of St. Mary's and Emmett
16	Northeast	end of street on St. Mary's and Emmett
17	Southeast	northwest corner of 5 <sup>th</sup> and Bluff
18	Southeast	northwest corner of 3 <sup>rd</sup> and Bluff
19	South	northeast corner of 1 <sup>st</sup> and Bluff
20	Southwest	east on 4 <sup>th</sup> from alley between Bluff and Locust

**Reclassified Building/Structure Images**

<u>Photo</u>	<u>Direction</u>	<u>Description</u>
21	West	471-473 Locust Street east façade (front)
22	North	301 Jones Street south façade (front)
23	North	301 Jones Street south façade (front) and east façade (side)
24	North	305 Jones Street south façade (front) and west façade (side)
25	North	309 Jones Street south façade (front) and west façade (side)
26	North	313 Jones Street south façade (front)
27	North	313 Jones Street south façade (front) and west façade (side)
28	Northeast	323 Jones Street west façade (front) and south façade (side)
29	Northwest	323 Jones Street Garage east façade (front) and south façade (side)
30	Southwest	330 Jones Street north façade (front) and east façade (side)
31	South	334 Jones Street north façade (front)
32	Southeast	334 Jones Street north façade (front) and west façade (side)
33	Southwest	39 Bluff Street east façade (front)
34	Northwest	39 Bluff Street east façade (front) and south façade (side)
35	Southwest	61 Bluff Street east façade (front) and north façade (side)
36	North	61 Bluff Street south façade (side)
37	East	258 Bluff Street west façade (front) and north façade (side)
38	Northwest	605 Bluff Street east façade (front) and south façade (side)
39	Northwest	453-455 W. 4 <sup>th</sup> Street south façade (front) and east façade (side)
40	Southwest	350 W. 6 <sup>th</sup> Street north façade (front) and east façade (side)
41	Northeast	St. Mary's Street Retaining Wall

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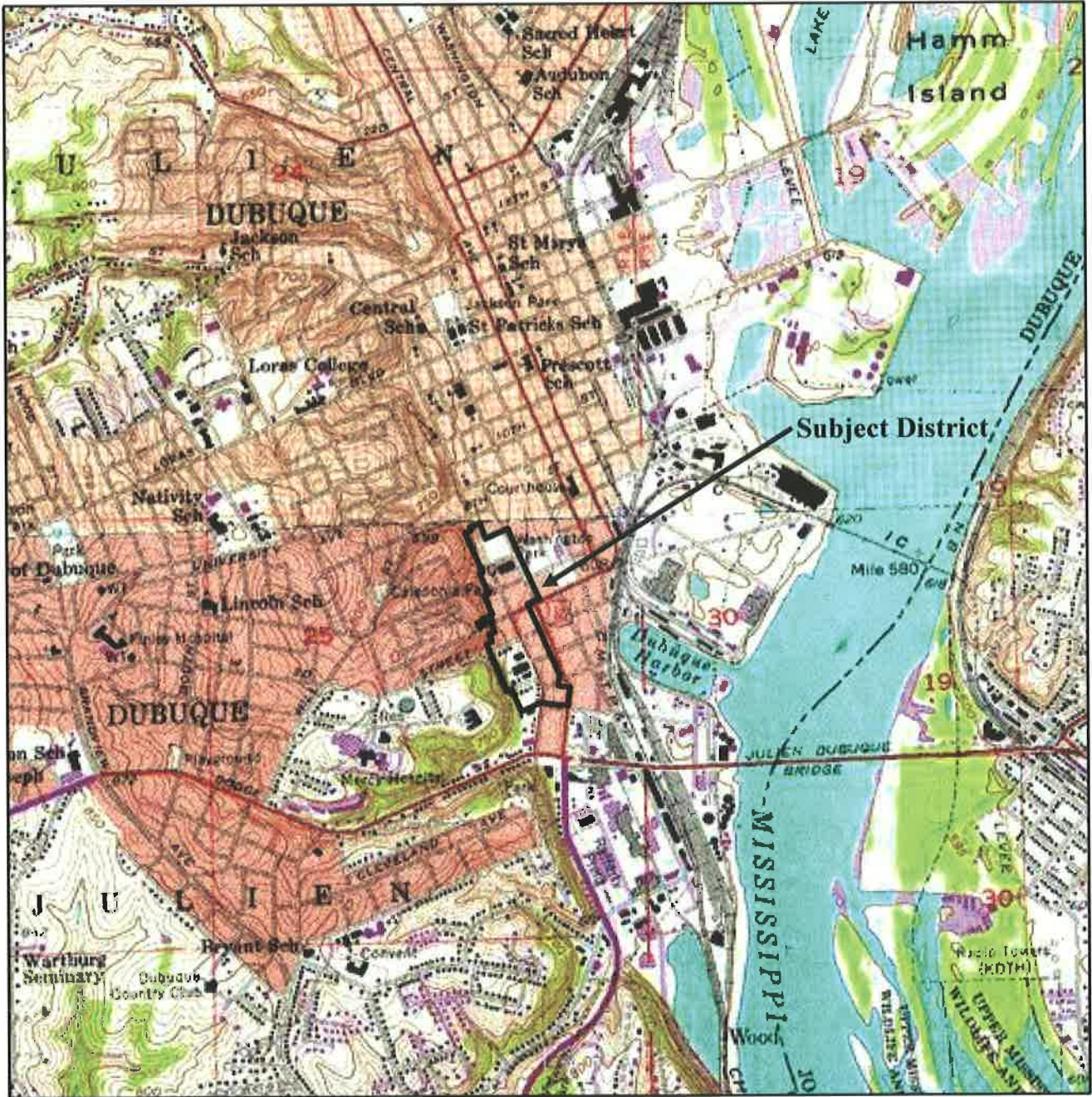


Figure 2. USGS 7.5 minute series map



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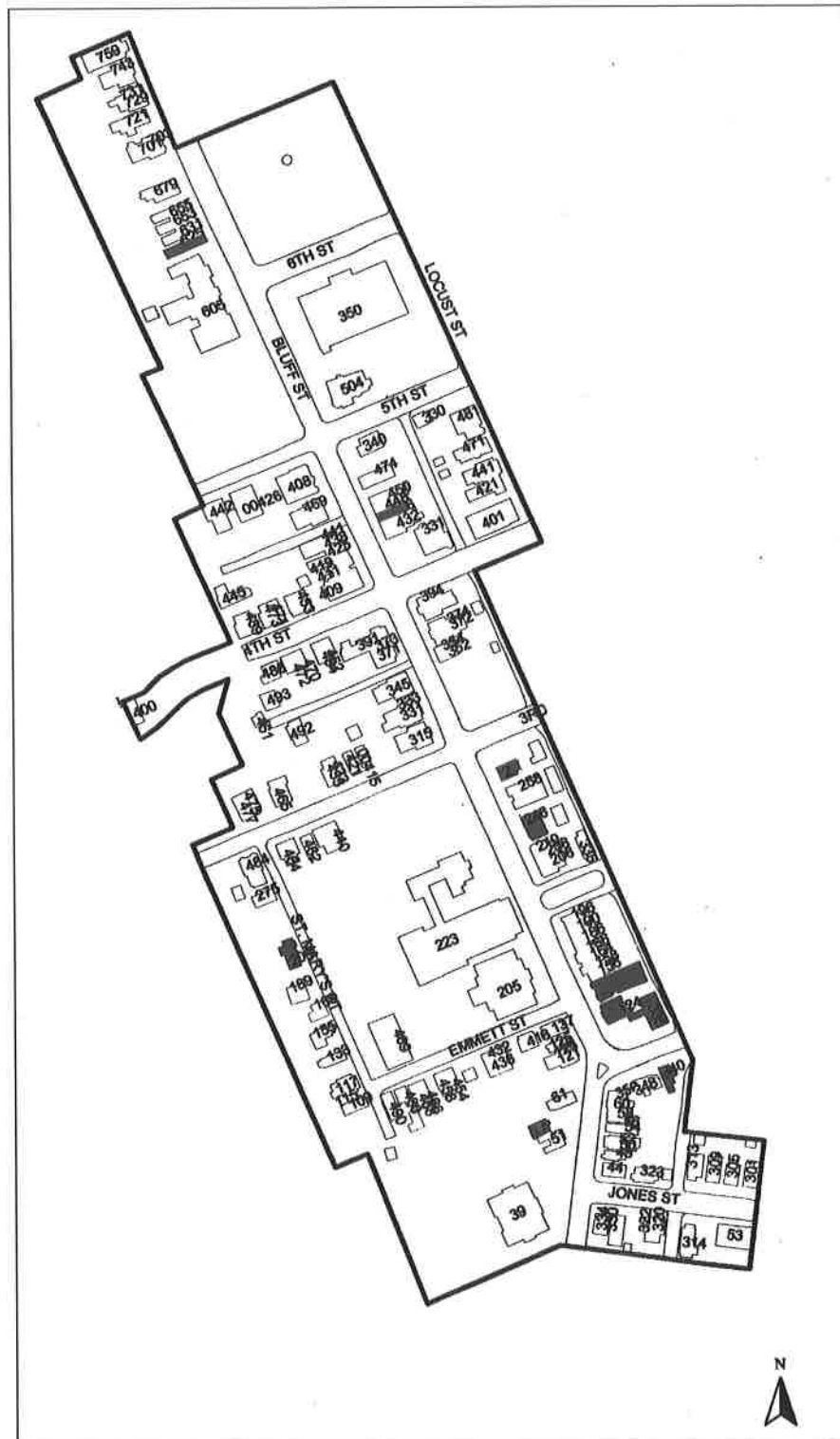


Figure 4. District map with National Register boundary and resources classified.

*Contributing (not shaded) / Non-contributing buildings (shaded gray)*

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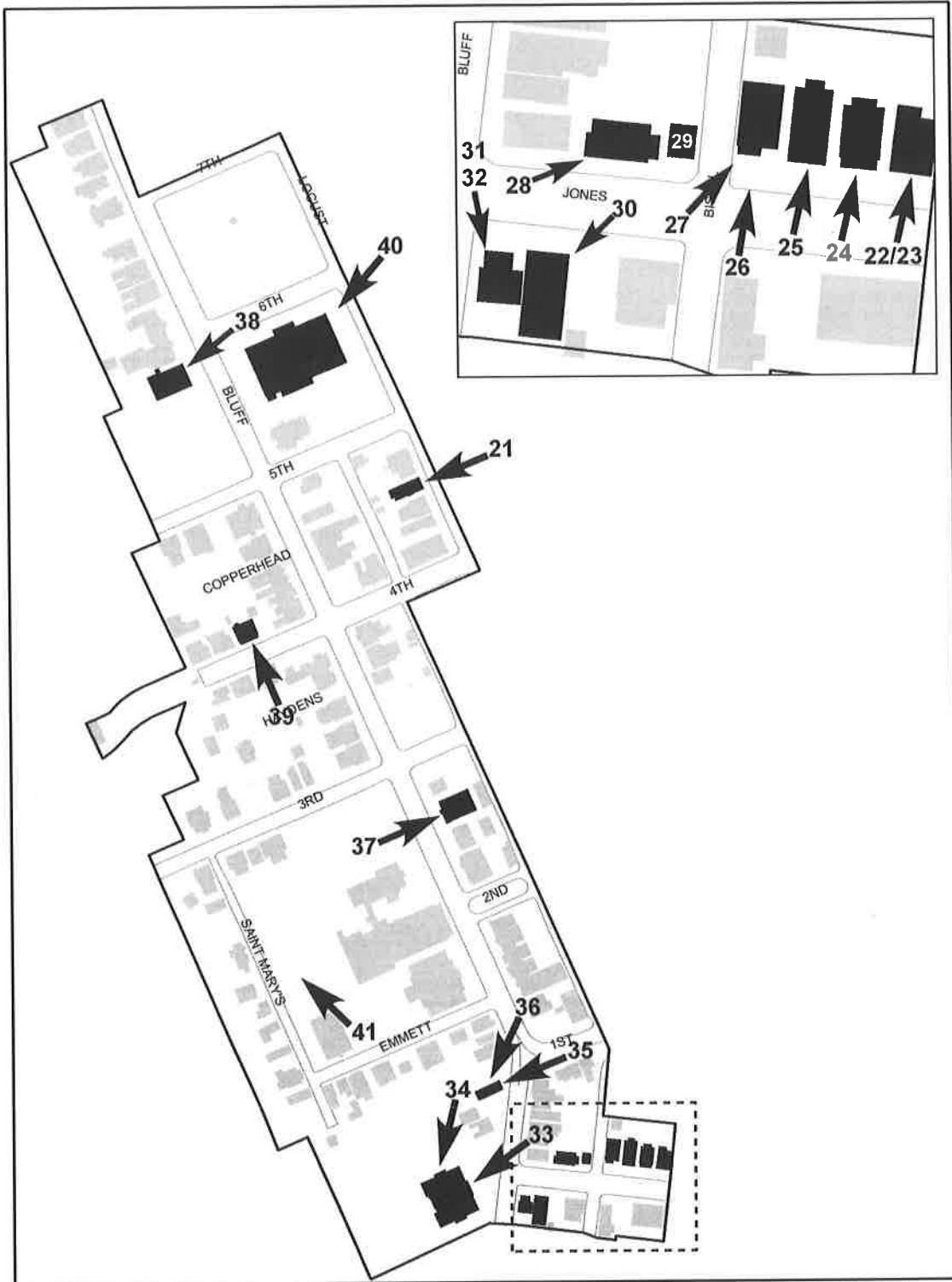


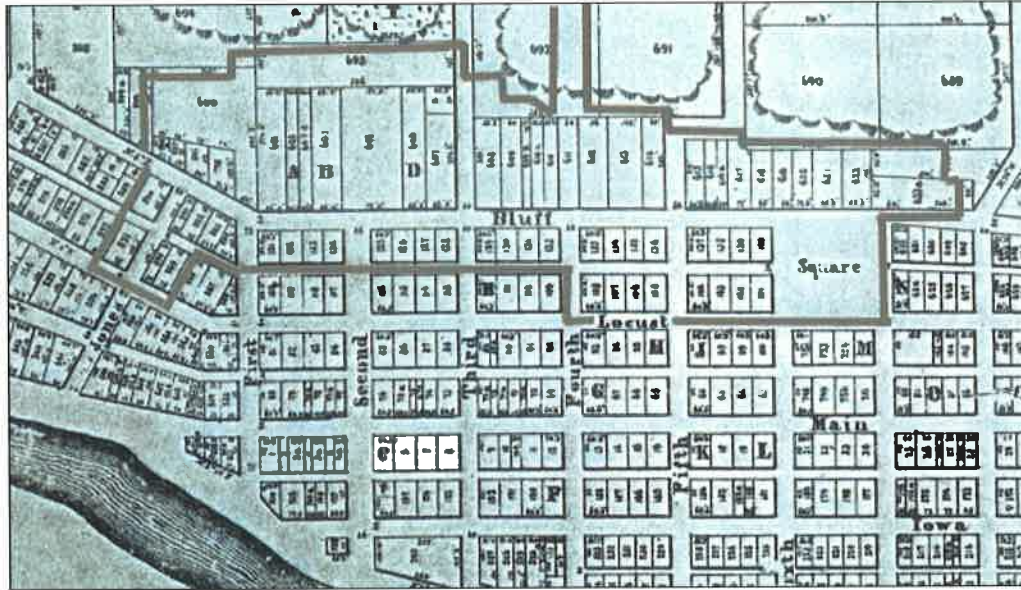
Figure 5. District map of reclassified buildings (15).

*Buildings reclassified from Non-contributing to Contributing (shaded black)*

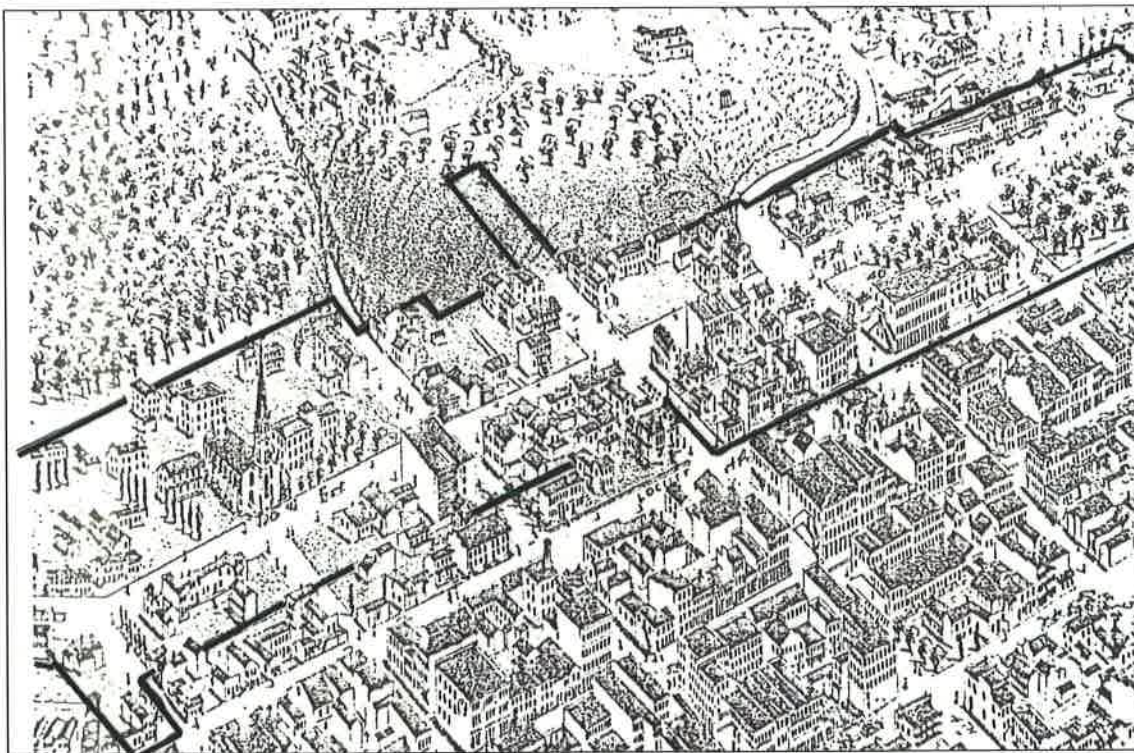
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**Images:**



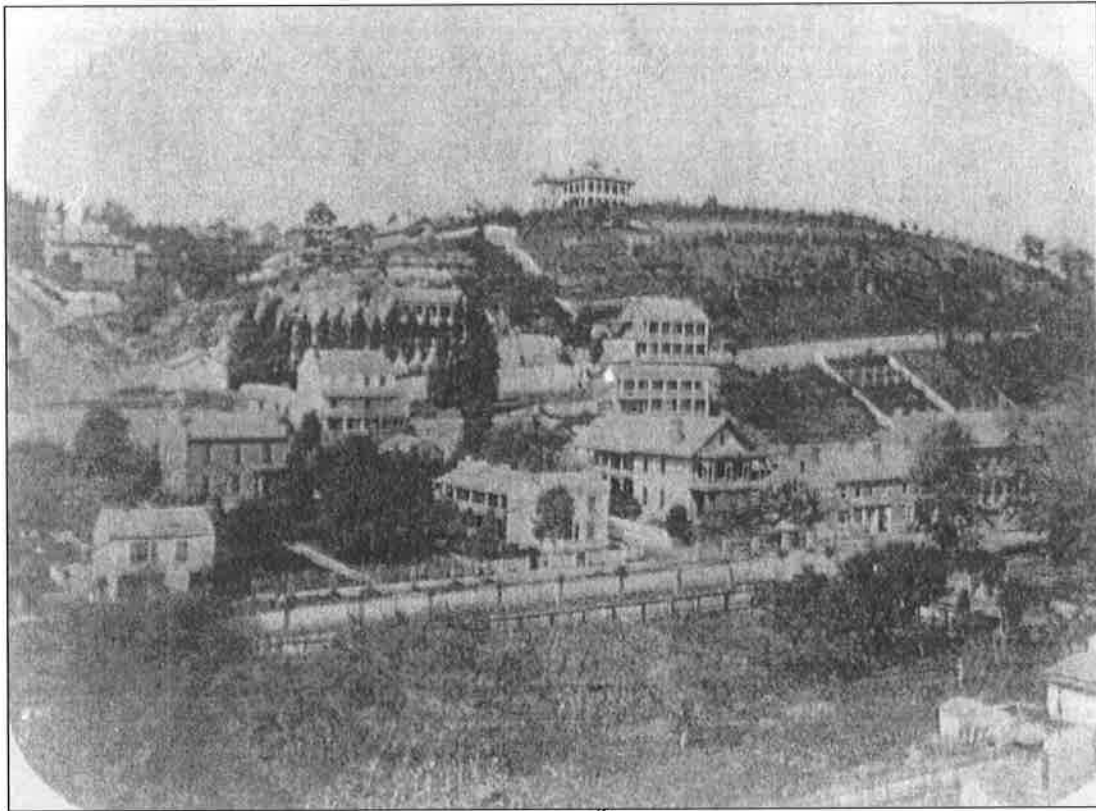
**Figure 6. District outlined on Original Town Plat**



**Figure 7. 1872 Birds Eye View, looking northwest (district boundary added)**

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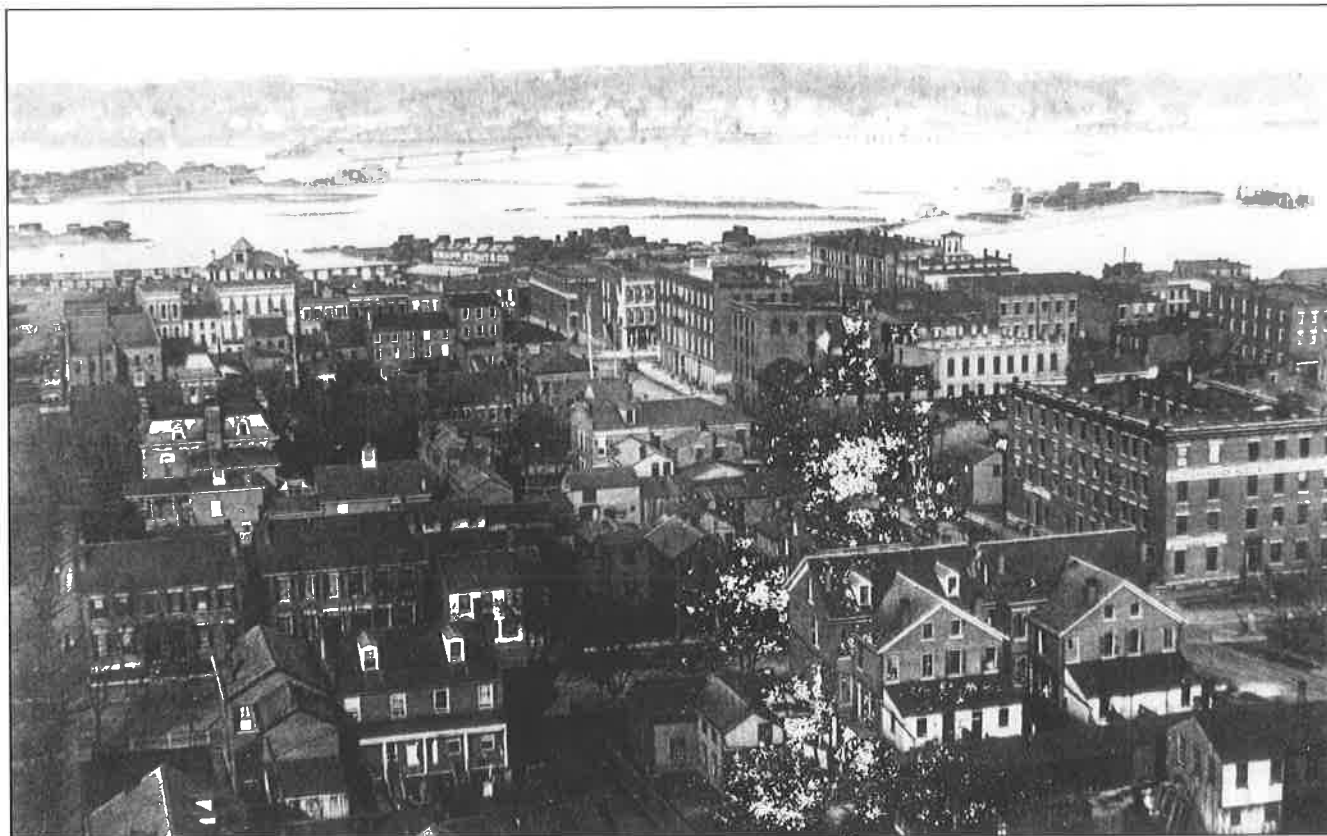


**Figure 8. View northwest from West 5<sup>th</sup> and Locust streets, c.1870-75**  
(Photo 7112, Center For Dubuque History, Loras College)

This is an important and apparently very early view of the 500's block of Bluff. None of the Bluff Street houses pictured survive and several of those in the center of the image were replaced by the two Second Empire style houses that went up in the mid-1880s. The Rhomberg Mansion is on top of the hill and has double-decker wrap-around galleries. The poplar trees left of center mark the road that ascended the bluff from the west end of West 5<sup>th</sup> Street. The buildings to the right on the west side of Bluff were demolished to make way for the Mary of The Angels building. The east side of Bluff, between West 5<sup>th</sup> and West 6<sup>th</sup> streets, is mysteriously undeveloped. In this image it is partly covered with trees.

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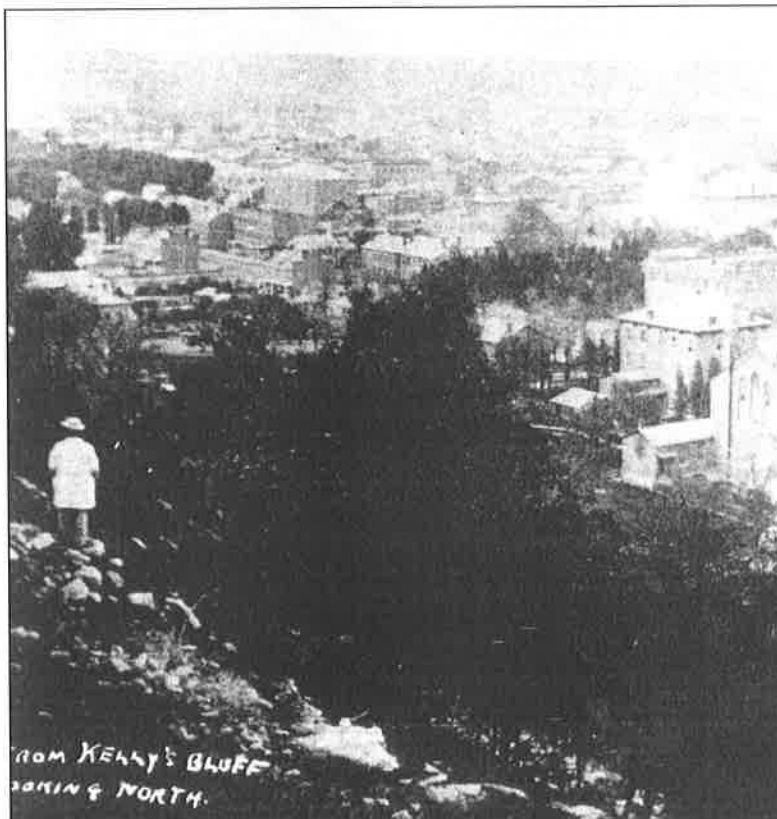


**Figure 9. 300s block of Bluff Street, view southeast from 4<sup>th</sup> Street Elevator site, c.1872-73**  
(Photo RM 1018, Center For Dubuque History, Loras College)

Extant buildings on the east side of Bluff, right to left, are 352-54 (1850), 372-74 (1860), and 392-94 (1860) Bluff Street. On the west side of Bluff, right to left are twin new buildings, just being finished, 315-21 and 331-335 Bluff, not yet present, south of the alley is the Second Empire style 345-47 Bluff which is attributed to 1870. North of the alley stands 371-73 Bluff (also visible in the 1870 view discussed earlier) and 391 Bluff. 452-54 West Fourth, just visible in the lower left hand foreground, was built in 1872.

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**Figure 10. View from Kelly's Bluff, northeast in rear of the Cathedral, c.1873**  
(Photo FMP 3936, Center For Dubuque History, Loras College)

This very early and one-of-a-kind image is an early documentation of both the Cathedral (no rear chapel present and neither of the brick schools is yet built) and the early building up of Bluff Street. Large stretches of that street along the west side are not yet built upon. Trees also cover a large lot to the north of the Richardson factory. The first houses standing north of these trees are 372-74 and 392-94 Bluff, both built c.1860. Most curious is the presence on the west side of Bluff of two high brick walls with stepped end walls, neither seems to have an opposite end. The southernmost is 371-43 Bluff. The other one is north of the alley between West 4<sup>th</sup> and West 5<sup>th</sup> streets and was the south wall of the non-extant 479-81 Bluff (1860). Also clearly present is the brick row house at 423-48 Bluff (1857). Note the large Second Empire style brick building visible at the far left of center is likely a building on West Third Street, north side. 450 Bluff (1857) is north of 423-48 Bluff. Finally note the extensive tree canopy on Washington Square and along the east side of Bluff just south of that park. The wing on the back of the Cathedral is apparently Sodality Chapel, built in 1865.

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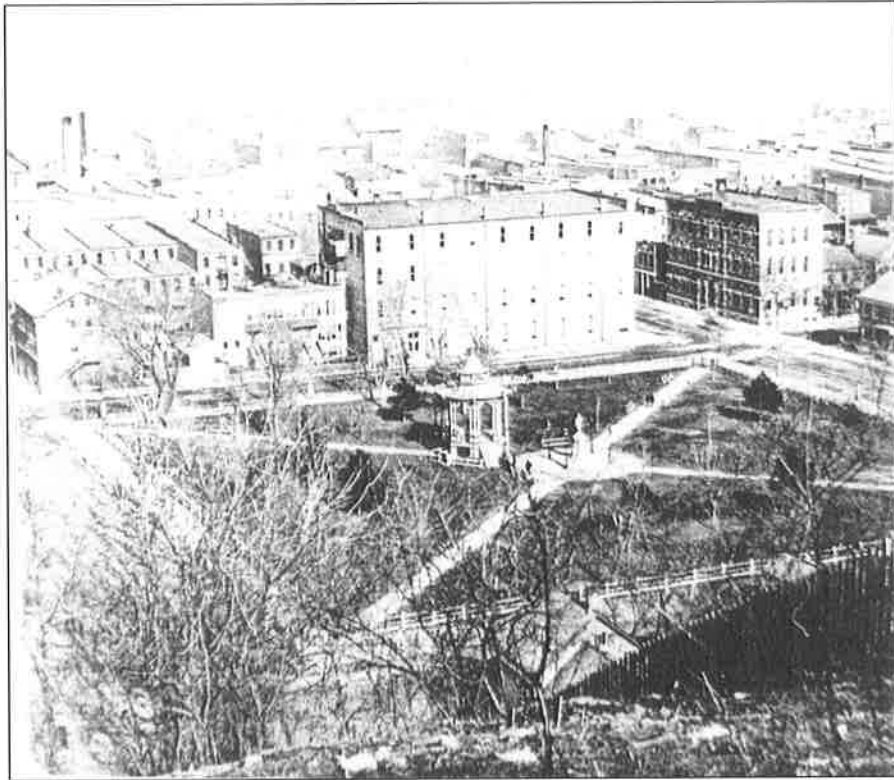


**Figure 11. 400s block of Bluff Street north of West 4<sup>th</sup> Street, view to the east, c. 1873**  
(Photo FMP 3865, Center For Dubuque History, Loras College)

This is another very early view, probably by the same photographer as the other 1873 view (FMP 3936). Again it nicely documents the belated building up of the west side of Bluff Street. 392-94 Bluff is at the far right of the image on the east side of Bluff. Crossing the street, two non-extant buildings occupy the northeast corner, and are followed heading north by the row house, 432-48 Bluff, then by 474 Bluff. On the west side is 411 Bluff, with matching stepped end walls. On Locust street, the 400s block is largely residential in its makeup and the future site of the firehouse (417 Locust) is still vacant. Immediately east across the street is the Metropolitan Livery and behind that, the Athenaeum Opera House, on Main Street.

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**Figure 12. Washington Park, viewed southeast, c.pre-1884**  
(Photo HAM 838, Center For Dubuque History, Loras College)

The gazebo is off-center and the Cogswell statue (non-extant) is present with few if any trees in Washington Park.

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**Figure 13. 400s-500s block of Bluff Street, c.1884-85**  
(Photo KRE 124, Center For Dubuque History, Loras College)

The large buildings along Locust Street are the Masonic Hall (right) and the H. B. Glover clothing factory. The east side of Bluff Street, north of West 5<sup>th</sup> remains largely vacant, surrounded by a wooden fence. The same situation is indicated by the 1872 Birds Eye view. See photo FMP-3870 below that takes a view from in front of the small wooden storefront visible on the alley on West 5<sup>th</sup> Street. It would appear that this parcel was in use as a corral of some sort. In the park the full tree canopy has been thinned out, there is a mix of older and new plantings.

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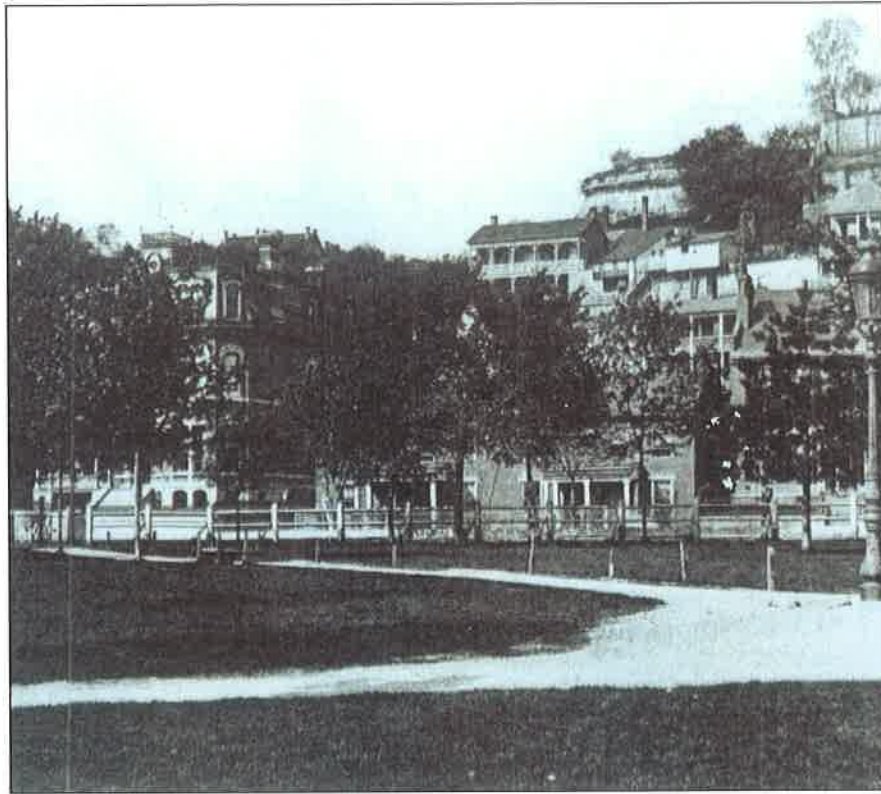


**Figure 14. 400s-500s block of Bluff Street, c.1884-85**  
(Photo RM 1128, Center For Dubuque History, Loras College)

This image shifts to the north and catches a number of interesting buildings that are otherwise undocumented. In the lower right hand foreground is 426-28 West 5<sup>th</sup> Street (note the rear in-wall chimneys). Across the street, the corner building has stepped end walls and also a curious matching outbuilding, with stepped end walls. Behind it on West 5<sup>th</sup> Street is a most curious building with a Gothic centered tower and turret. There is a Second Empire style duplex at 599-601 at Bluff Street (non-extant, demolished to build the sisters dormitory) and the Farley Mansion is immediately north. The large building fronting on Locust, north of Washington Park is Byrne Brothers Storage. This view nicely documents the commercial development along West 8<sup>th</sup> Street.

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**Figure 15. 600s block of Bluff, view southwest from Washington Park, c.1884**  
(Photo LHH 4915, NGL 1439, Center For Dubuque History, Loras College)

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**Figure 16. West Second Street terminus and St. Raphael Cathedral, c.1886**  
(Photo 1139, Center For Dubuque History, Loras College)

186-96 Bluff (1886) is visible left of center. 206-210 Bluff is at right of center. The lack of any electrical overhead wires argues for this period of time.

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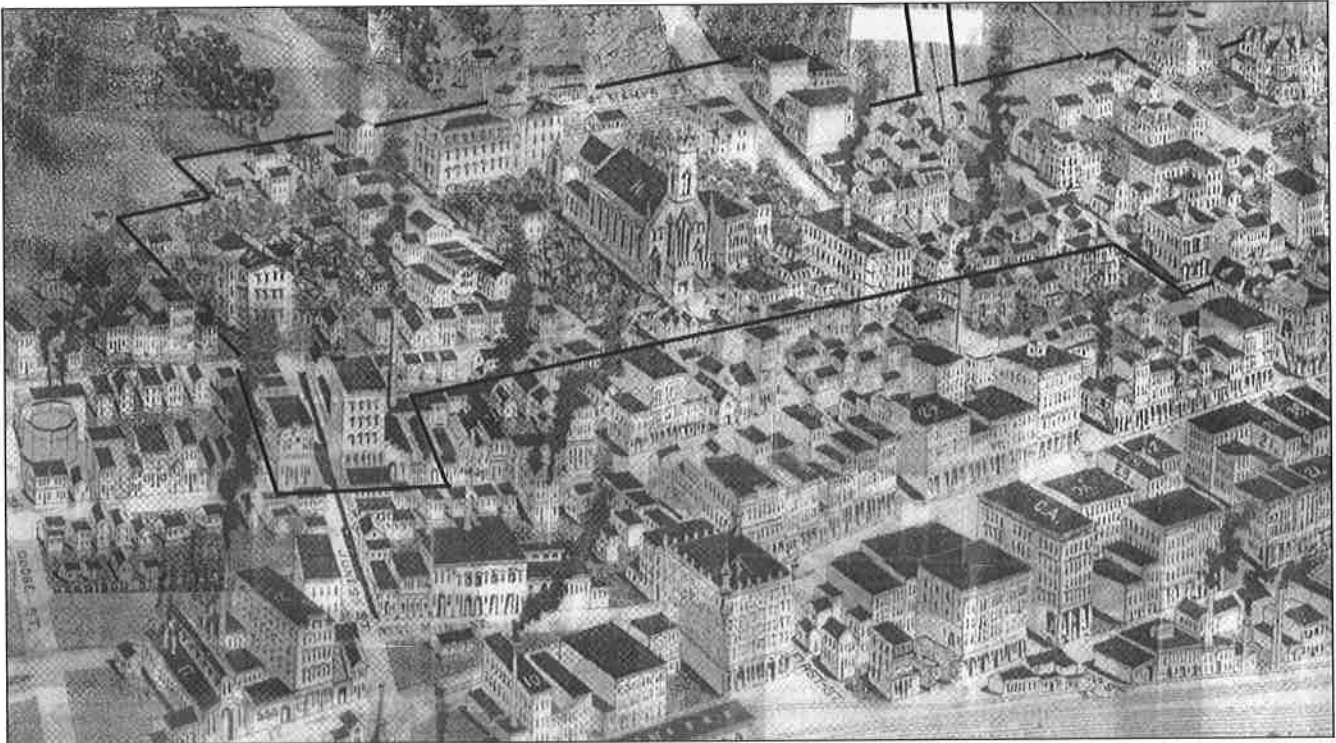


**Figure 17. 600s-700s blocks of Bluff Street, view southwest from south of West 8<sup>th</sup> Street, pre-1888**  
(Photo RM 1085, Center For Dubuque History, Loras College)

A carriage step and barber's pole (or unusual tree wrap?) appear at the lower right. This image nicely presents the array of mostly vernacular houses that stood north of the Farley Mansion at 605 Bluff. Five of these survive, 625, 653-55, 721, 729-31, 743-45 Bluff.

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**Figure 18. 1889 Birds Eye View, view northwest, south portion below West 5<sup>th</sup> Street**



**Figure 19. 1889 Birds Eye View, view northwest, north portion above West 5<sup>th</sup> Street**

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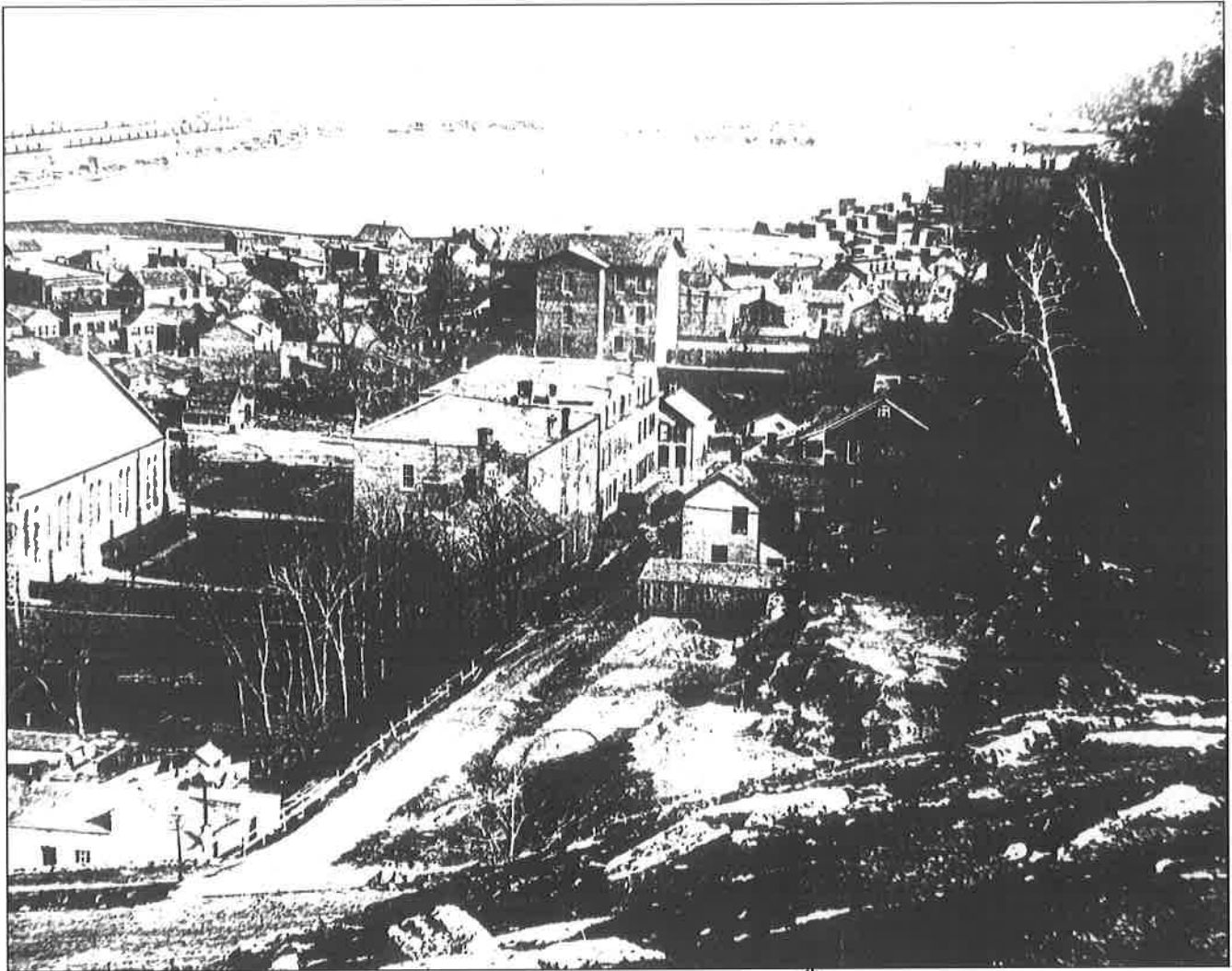


**Figure 20. The Cathedral viewed to the southeast from the 5<sup>th</sup> Street Hill, c.1890**  
(Photo HAM 854, Center For Dubuque History, Loras College)

This image depicts Emmet Street as being barely built up. This image nicely documents the houses along Bluff just south of the Cathedral. The extensive Illinois Central Railroad yards are visible on the filled land in the distance. This image was taken the same day as was the succeeding one, and is east of its vantage point.

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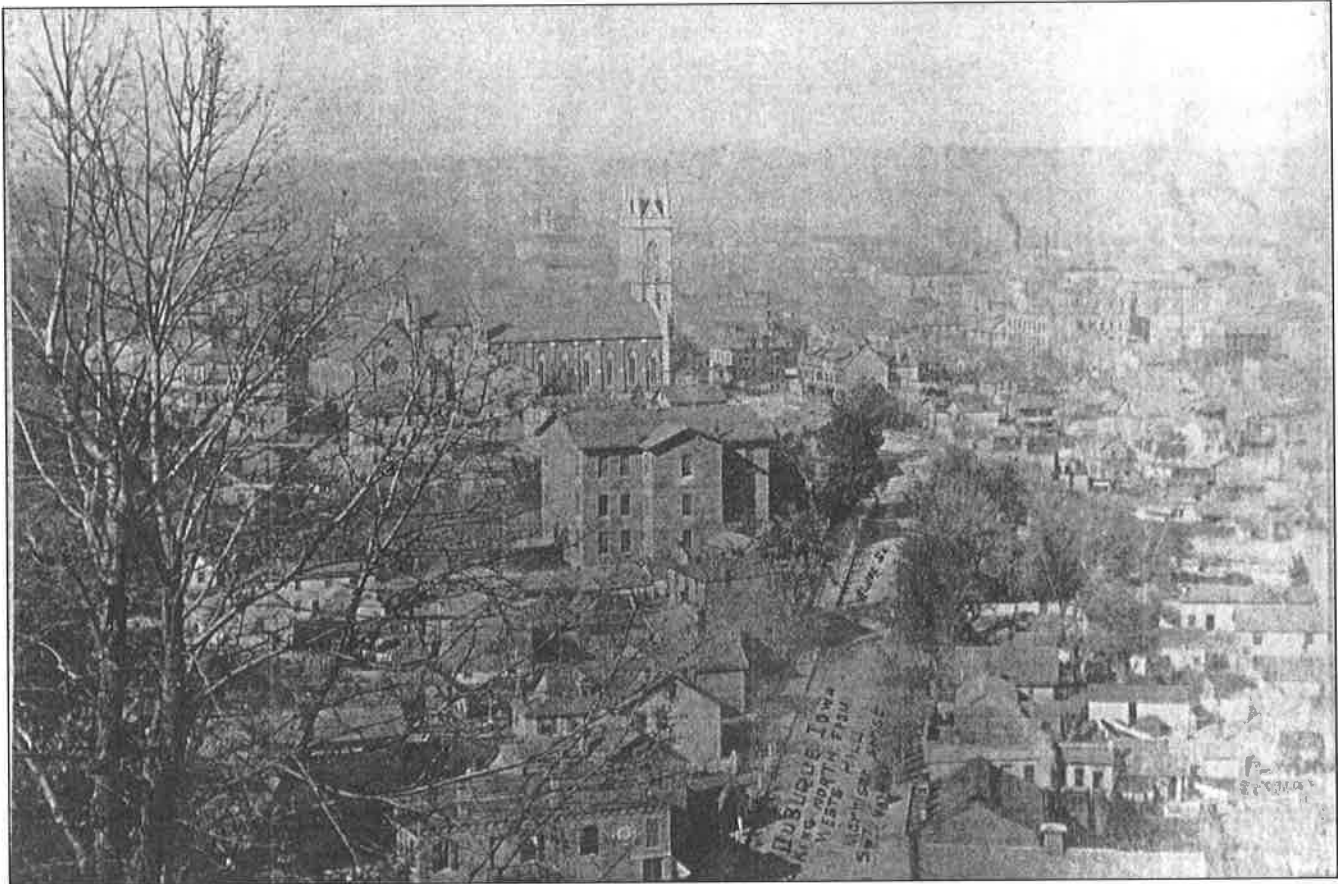


**Figure 21. View south along St. Mary Street from 5<sup>th</sup> Street Hill, c.1890**  
(Photo RM 1095, NGL 1683, Center For Dubuque History, Loras College)

The house at 221 St. Mary is the first one visible in the image, it was built after 1889. The St. Mary Girls School (1883) is visible behind the old boy's school. While St. Mary Street has not been built up fully, there is a house visible to the west of that street, behind 221 St. Mary that is no longer extant. It is representative of a more intensive bluff base exploitation that no longer survives. West Third Street is visible in the foreground. 484-86 West Third (post-1889) has not been built. To the east, across St. Mary Street, the site of 464-66 West Third is occupied by a complex of frame cottages that are set below grade. Also yet to be built is 475-77 West Third, built c.1890.

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**Figure 22. Overview, viewed northeast along Bluff Street, c.1894, photo by Morhiser**  
(Photo SDB 819, Center For Dubuque History, Loras College)

This is a spectacular overview and a rare vista from this south end perspective. 186-96 Bluff, built in 1886 is clearly visible due east of the Cathedral and roughly dates this image. The factory at Jones and Locust is barely visible at the extreme right center. Note that Emmet Street is only being infilled at this time. Note also how the buildings along the west side of Bluff are angled to that street due to the lot layouts, while those on the east side are aligned with the street. Note also the intensive array of outbuildings in the backyards of the houses.

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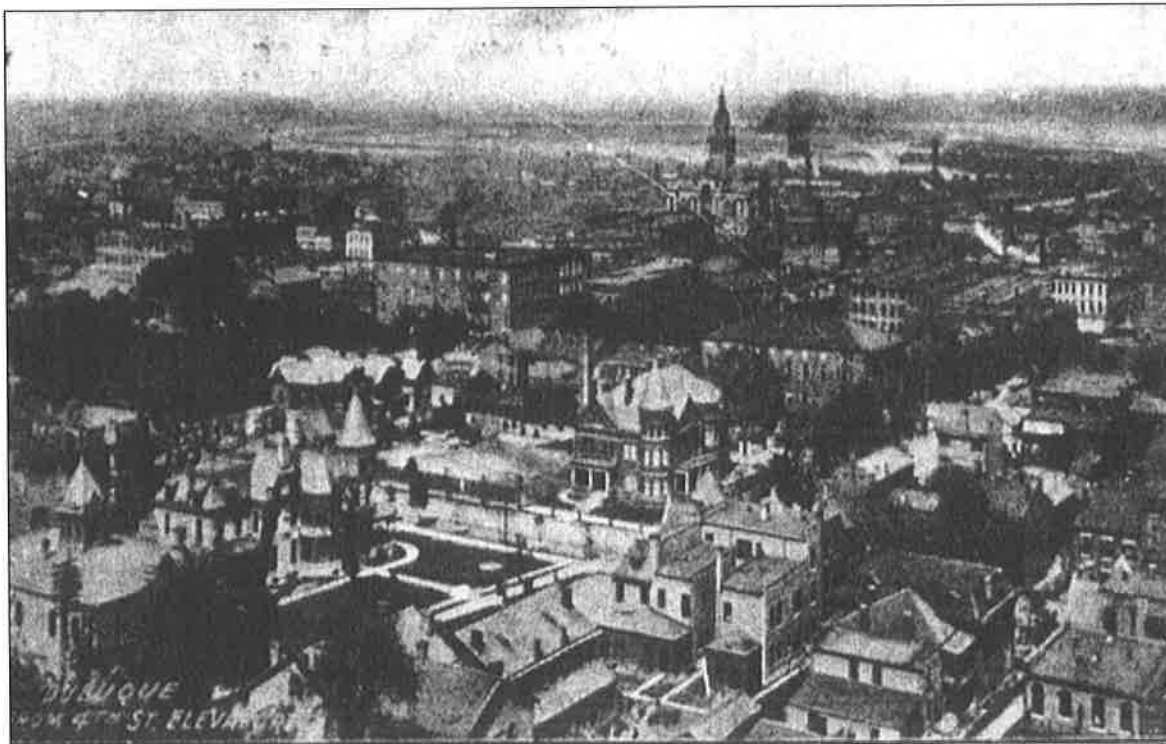


**Figure 23. 4<sup>th</sup> Street Elevator, view west along West 4<sup>th</sup> Street  
(Souvenir Gems of Dubuque, 1897)**

The elevator pavilion dates to 1895 and corroborates the date of this image.

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**Figure 24. 400s-500's Bluff, view northeast, c.1898**  
(Photo FBL 4794, Center For Dubuque History, Loras College)

The Greystone (left hand foreground, non-extant) and the Restone (504 Bluff, 1887-88, extant) have replaced buildings or occupied former vacant lots by this time. 425-41 Bluff has infilled the southwest corner of Bluff and West 5<sup>th</sup> streets (1897, extant) dates the image. 42-44 West 5<sup>th</sup> Street (1885-1888) is visible at the lower left foreground. In this view the park is once again thickly covered with tree cover.

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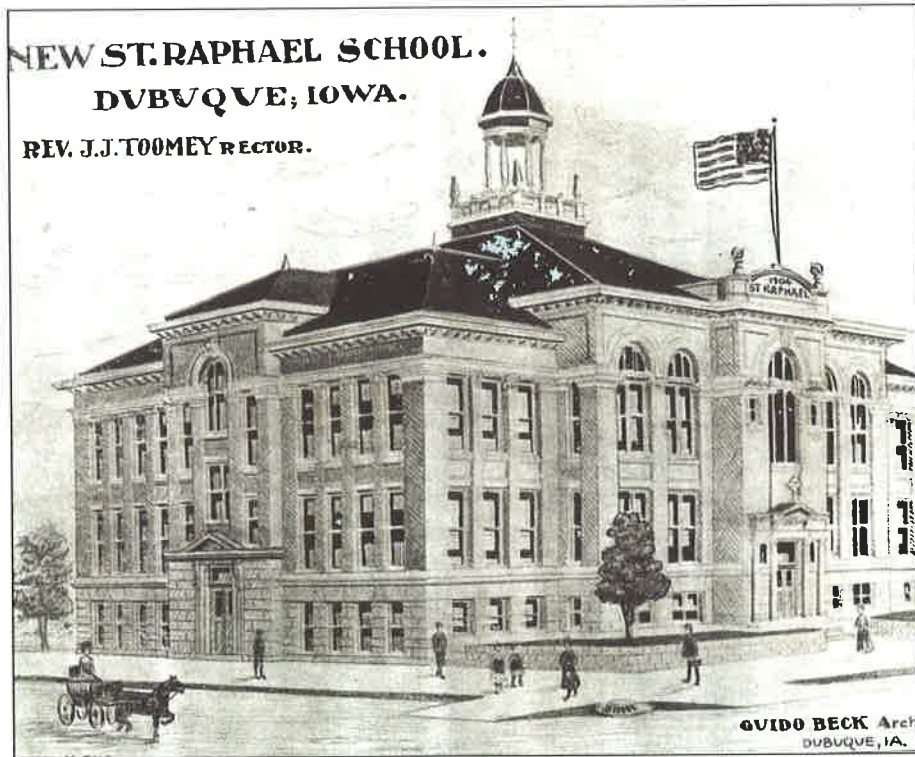


Figure 25. St. Raphael School, 1904 architect's sketch  
(The Catholic History of Dubuque, p. 18).

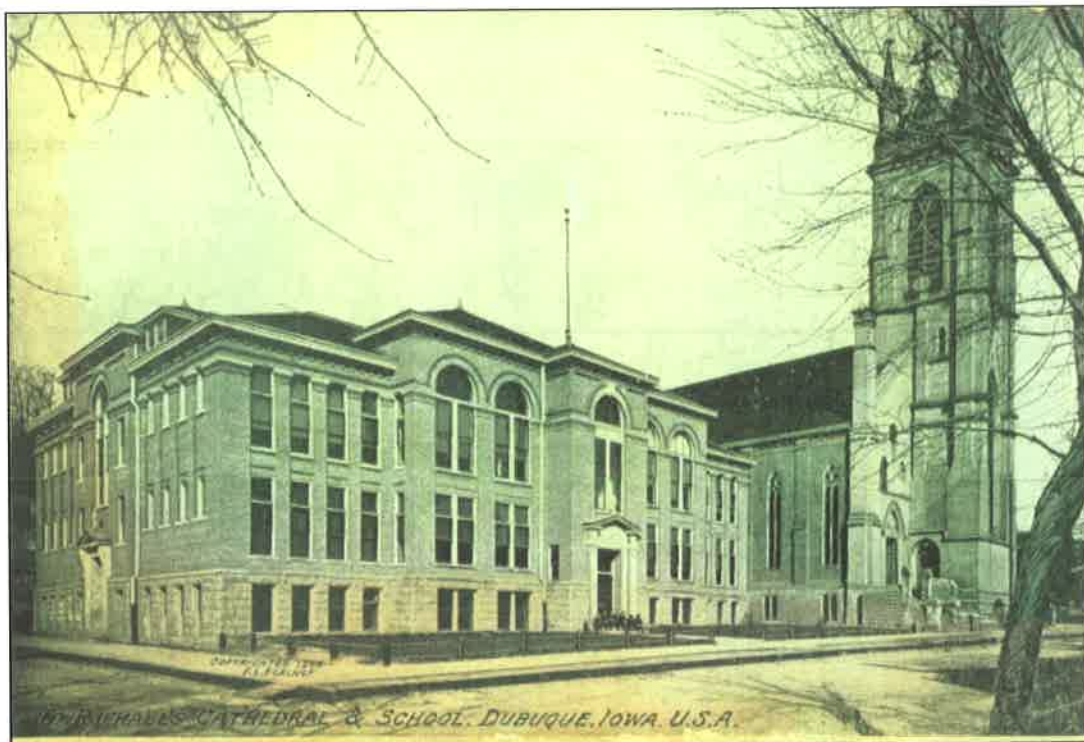


Figure 26. St. Raphael School and Cathedral, view northwest, c.1910 (post card)

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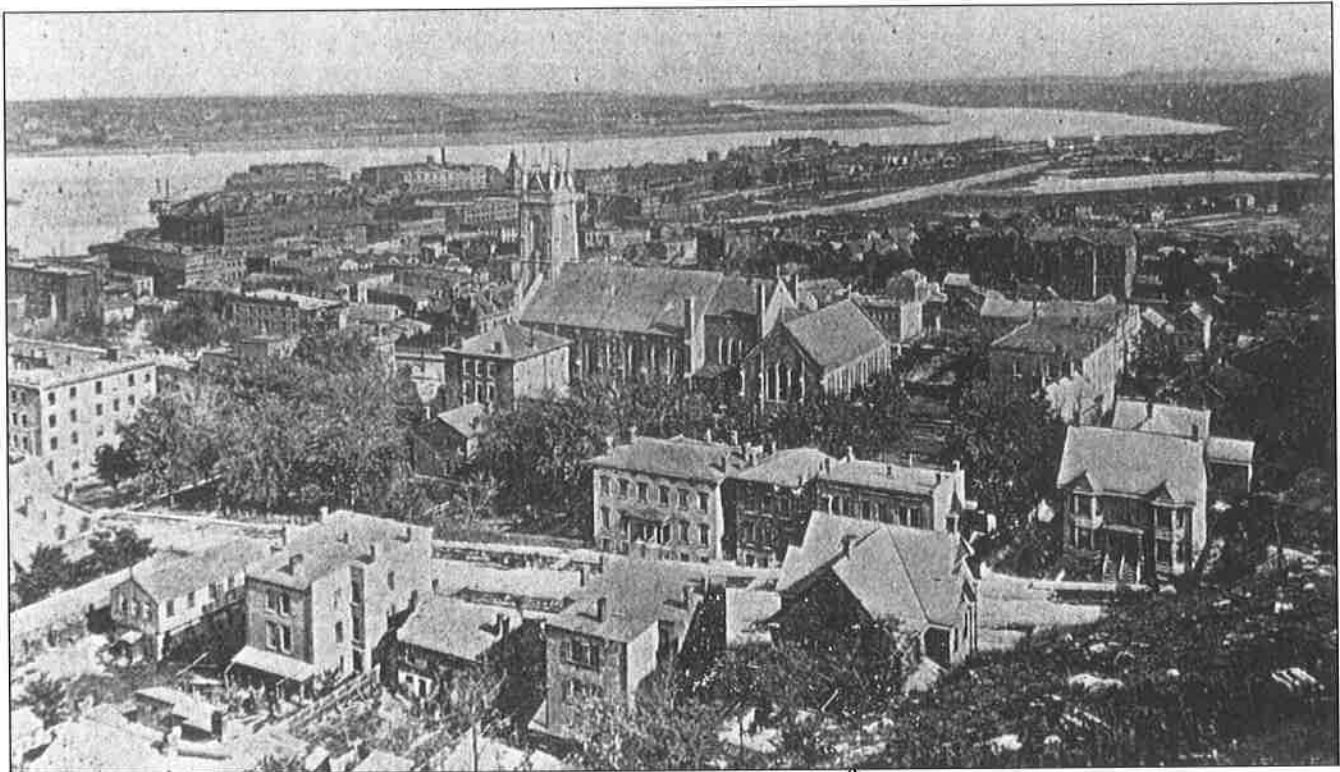
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Figure 27. Sketch of new Franklin School, May 1906  
("Dubuque's Pride in her New Schools," *Dubuque Telegraph-Herald*, May 20, 1906, 3)

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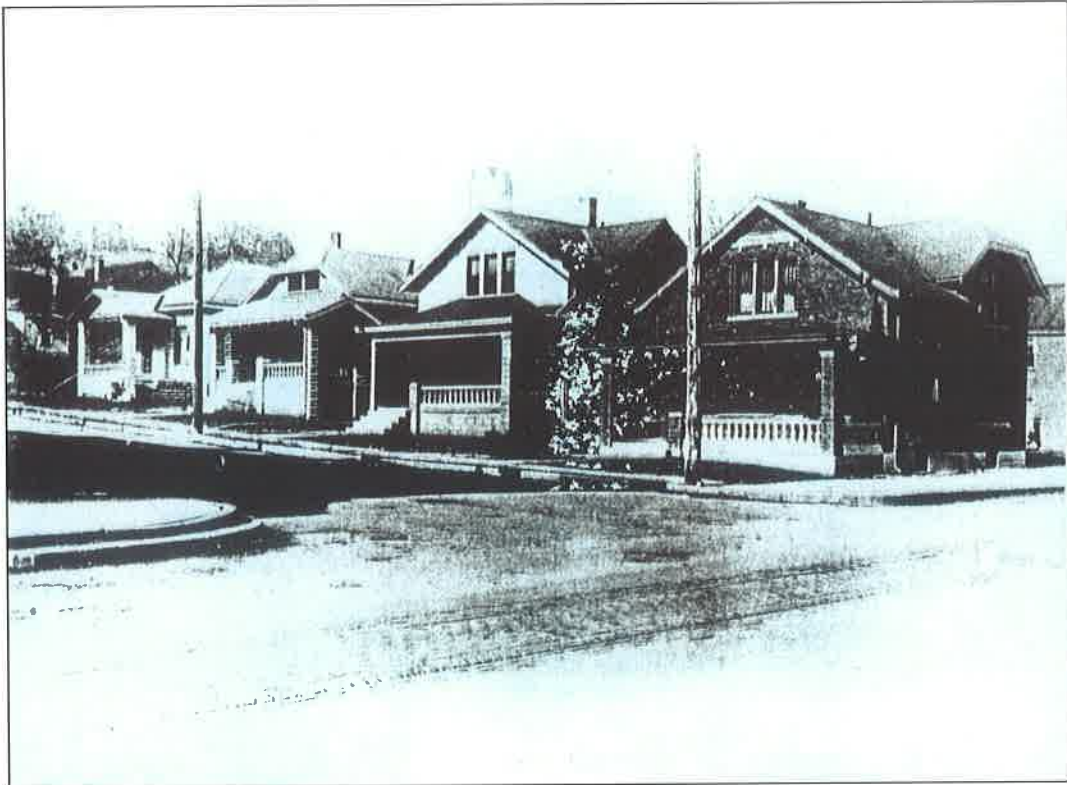


**Figure 28. Overview to the southeast from 5<sup>th</sup> Street Hill, 1906**  
(Photo DK 06, Center For Dubuque History, Loras College)

This image largely duplicates the preceding one, depicting West Third and St. Mary Street as well as the Cathedral area and Bluff Street. In 15-16 years all of the missing buildings in the 1890 image have appeared. Bluff Street is visible at the lower left foreground. This is the only clear early image depicting West Third Street. Note the tree canopy that covers the northern portion of the Cathedral block. The Richardson Boot & Shoe Factory (non-extant) is visible on Bluff, far left of center.

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**Figure 29. Chris Voelker Houses, promotional photo, view northwest, c.1914**  
(Photo HOFF 368, Center For Dubuque History, Loras College)

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**Figure 30. Bluff Street and West Third Street from the 5<sup>th</sup> Street Hill, view southeast, c.1915**  
(Photo LS 670, Center For Dubuque History, Loras College)

Missing from this image is the Richardson shoe and boot factory which had burned. Its location, the southeast corner of West Third and Bluff is vacant in this image. This is the only detailed early image of this stretch of Bluff Street, north of the Cathedral. The duplex at 258 Bluff is visible with its present façade. Note the Second Empire style house to the south of it, no longer extant. Note also, across West Third Street to the north, the brick duplex with stepped end walls, also non-extant. Note the streetcar tracks along Bluff which have melted clear in the snow.



**Figure 31. West Fourth Street west from Locust, c.1920 (post card)**

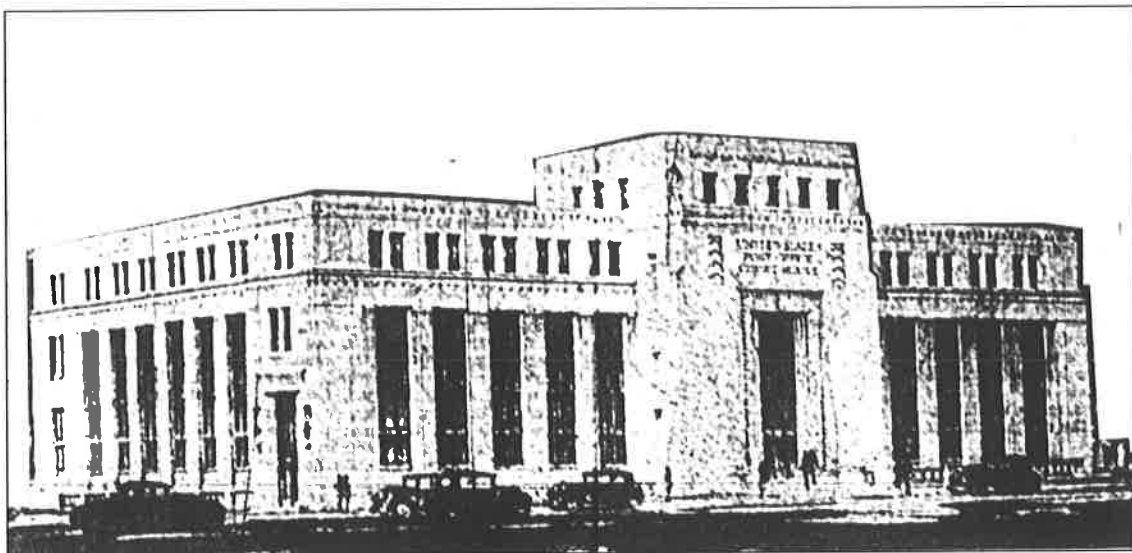
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**Figure 32. Winter scene, Bluff Street, 300s block, viewed east from 4<sup>th</sup> Street Elevator, c.1940 (John Vachon?)**  
(Photo RM 1095, LS 668, Center For Dubuque History, Loras College)

This photo includes the new Federal Building (see below). This photo can be dated by the demolition of much of the A. A. Cooper wagon works at West Third and Locust Streets (note large empty void at right of center).

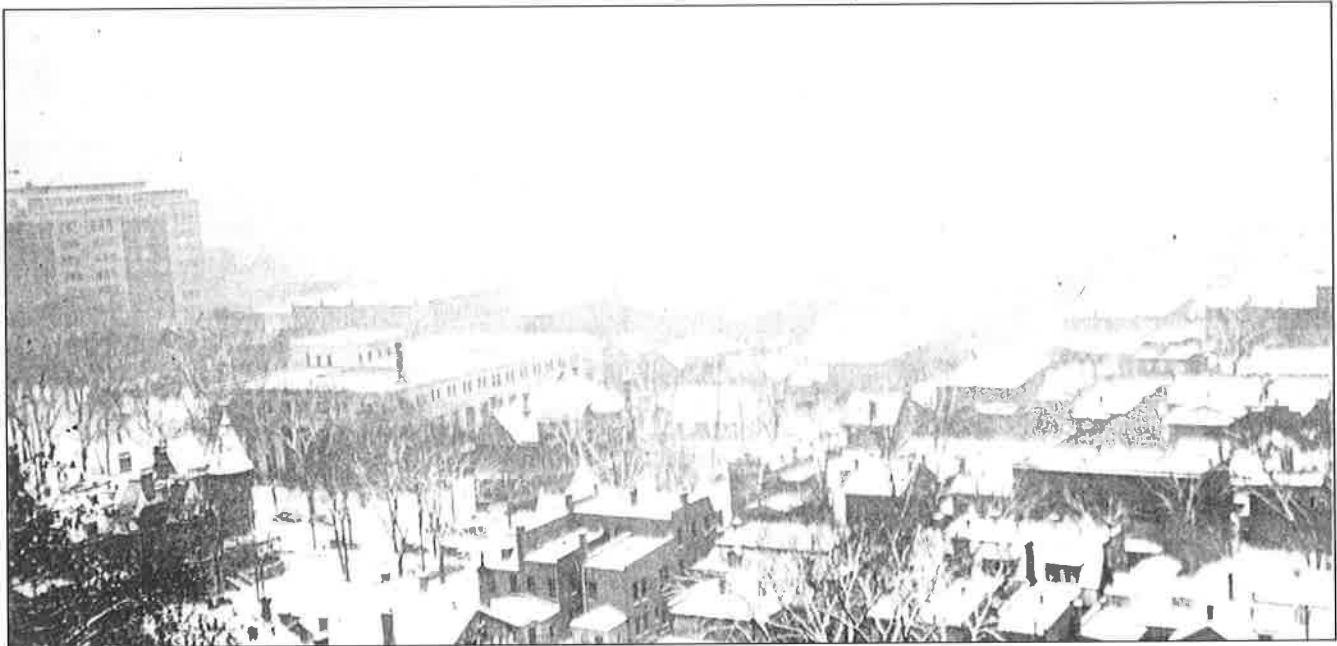


**Figure 33. Federal Building**  
(*Telegraph-Herald & Times-Journal*, August 11, 1933)

The Federal Building replaced the Burch Mansion in 1932-33.

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**Figure 34. 400s-500s blocks of Bluff, view northeast, c.1940 (John Vachon?)**  
(Photo LS 624, 6696, Center For Dubuque History, Loras College)

The Federal Building (1932) and the Rosheks Department Store (1929-32) are the two obvious additions. The former replaced the large house that was due north of the Redstone. That property has lost its power plant and distinctive chimney.



**Figure 35. 400s-500s blocks of Bluff, view northeast, c.1940 (John Vachon?)**  
(Photo LS 670, Center For Dubuque History, Loras College)

This view extends northward the preceding one. Both are wintertime photos but this one was taken on a much clearer day. There is a major new building at Locust and West 7<sup>th</sup>, north of the park.

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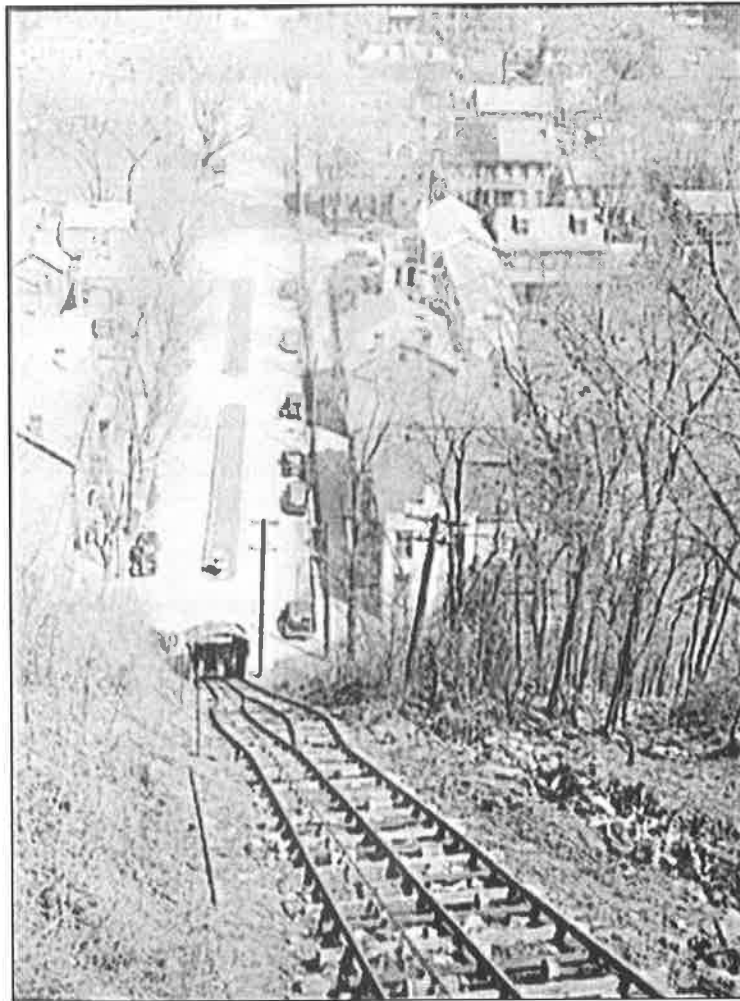
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**Figure 36. 4<sup>th</sup> Street Elevator, view west along West 4<sup>th</sup> Street, 1940, photo by John Vachon**  
Note the absence of the pagoda removed in 1927.  
(Library of Congress, American memories Collection)

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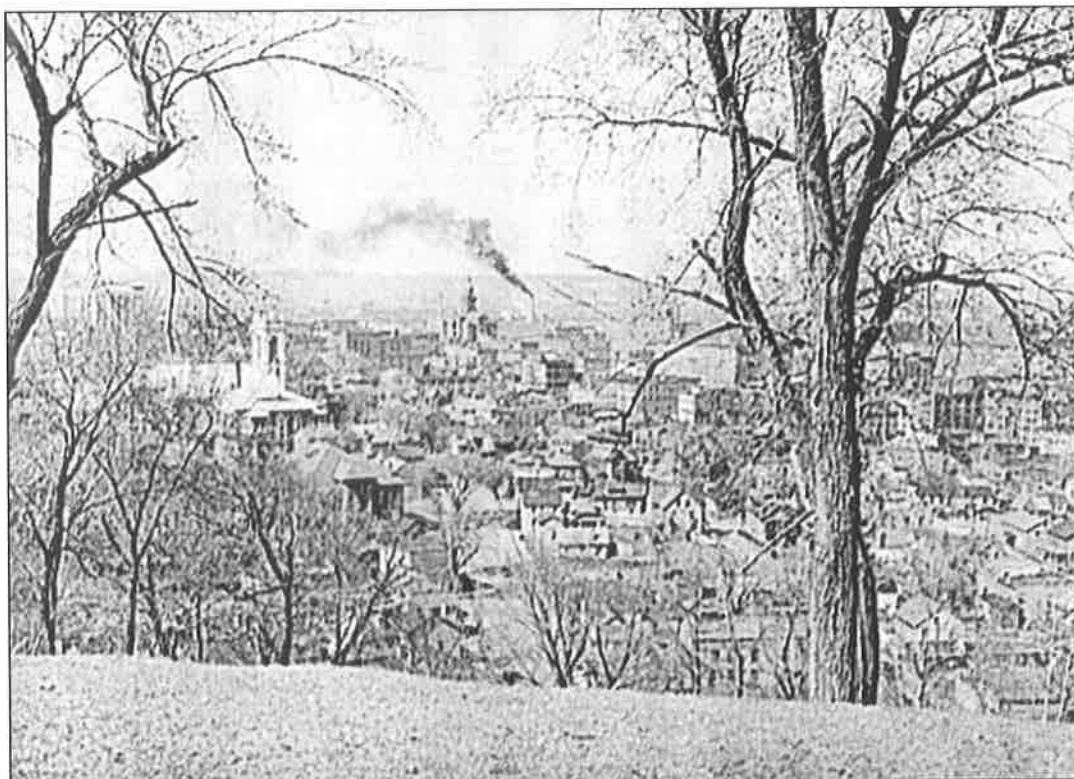
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**Figure 37. 4<sup>th</sup> Street Elevator, view east from the top of the elevator towards West 4<sup>th</sup> Street, 1940,**  
photo by John Vachon, note the median strip on West 4<sup>th</sup> Street.  
(Library of Congress, American memories Collection)

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**Figure 38. John Vachon photo, 1940, northeast from south of Dodge Street**

John Vachon's overview nicely depicts the broader context of the south end of the district. By this time of course the new Franklin School (1906) had long ago replaced its 1857 predecessor.

## **District Property Owners**

759 BLUFF LP  
C/O WAYNE BRECKON  
1398 CENTRAL AVENUE  
DUBUQUE IA 52001

DAVID M & KRISTINE A AHMANN  
4068 ST CATHERINE RD  
BELLEVUE IA 52031

MARK C & PAMELA A ALDEMAN  
486 WEST 3RD ST  
DUBUQUE IA 52001

ARZU ENTERPRISES LLP  
715 WEST LOCUST STREET  
DUBUQUE IA 52001

FRANK & HAZEL BAKEY  
1751 SOUTH GRANDVIEW AVE  
DUBUQUE IA 52003

PATRICIA J & GERALD E BALVANZ  
155 ST MARY'S  
DUBUQUE IA 52001

KARL L BEHNING  
309 JONES STREET  
DUBUQUE IA 52001

BLACK GLOVES LLC  
1755 OVERVIEW COURT  
DUBUQUE IA 52001

BLF PROPERTIES LLC  
137 BLUFF STREET  
DUBUQUE IA 52001

900 BLOCK LANDLORD LLC  
ATTN: TONY PFOHL  
290 MAIN ST  
DUBUQUE IA 52001

AMER AHMED  
1724 SCIO RIDGE RD  
ANN ARBOR MI 48103

THE ANGELS LLC  
605 BLUFF STREET  
DUBUQUE IA 52001

B & C CATHEDRAL DEVELOPMENT LLC  
862 WHITE ST  
DUBUQUE IA 52001

GERALD E & PATRICIA J BALVANZ  
155 ST MARY'S  
DUBUQUE IA 52001

LOUIS C BARRETT & MARY L PIERRIE  
61 BLUFF  
DUBUQUE IA 52001

JOSEPH C & SUZANNE A BERNARDI  
196 BLUFF  
DUBUQUE IA 52001

BLACKACRE PROPERTIES  
300 MAIN STREET SUITE 330  
DUBUQUE IA 52001

KENNETH R BOOTH  
436 BLUFF ST  
DUBUQUE IA 52001

BRP PROPERTIES LLC  
8505 SOUTHERN HILLS COURT  
DUBUQUE IA 52003

RONALD J & ANN M BURDS  
1311 NORTH GRANDVIEW  
DUBUQUE IA 52001

CATHEDRAL GARDENS LLC  
C/O GREG GORTON  
PO BOX 1511  
DUBUQUE IA 52004

THERESA L CONNELLY  
63 CARTER COURT  
EAST DUBUQUE IL 61025

WILLIAM F & MARGARET M COTY  
1964 E CROSS RD  
GALENA IL 61036

PATRICK J CRIBBEN  
5004 N NATCHEZ AVENUE  
CHICAGO IL 60656

ROBERT L DAY JR & WERNER HELLMER  
679 BLUFF STREET  
DUBUQUE IA 52001

JOHN E & AIMEE C DOHNER SR  
C/O JOHN DOHNER JR  
200 JEFF DAVIS ST  
FAIRHOPE AL 36532

RANDALL L & MILDRED M DOLTER  
1295 SOUTH GRANDVIEW AVE  
DUBUQUE IA 52003

THE DUBUQUE YWCA  
DODGE & BOOTH  
DUBUQUE IA 52001

MARK & MARY E ERSCHEN  
133 ST MARY'S STREET  
DUBUQUE IA 52001

FENELON PLACE ELEVATOR CO  
512 FENELON PLACE  
DUBUQUE IA 52001

ROSE M FIELD  
340 WEST 1ST ST  
DUBUQUE IA 52001

CHUCK BREGMAN & DOROTHY J FITCH-BREGMAN  
335 WEST 2ND ST  
DUBUQUE IA 52001

GEORGE L & ENID E FLANAGAN  
313 JONES  
DUBUQUE IA 52001

PATRICK M FLYNN  
280 BLUFF  
DUBUQUE IA 52001

THE FRANCIAN COMPANY LC  
C/O KATHLEEN FREEMAN  
PO BOX 492  
ELIZABETH IL 61028

FRANKLIN INVESTMENTS LLC  
1664 WASHINGTON ST  
DUBUQUE IA 52001

ANN FURY  
1148 LANGWORTHY ST  
DUBUQUE IA 52001

RICHARD M & DELILAH M HAAS  
C/O CELILAH M HAAS  
2554 N WINDY LN  
GALENA IL 61036

GARY N HANSEN & DAWNA M DUFF  
305 JONES STREET  
DUBUQUE IA 52001

JOHN HART  
322 JONES ST  
DUBUQUE IA 52001

HARTIG REALTY IV LC  
703 MAIN ST  
DUBUQUE IA 52001

ISIDORE J & DAYNA S HAVERLAND  
8315 HIDDEN VALLEY ROAD  
DUBUQUE IA 52003

WADE S & KATHY JO HAYWARD  
468 EMMETT  
DUBUQUE IA 52001

BERRY L HENKEL  
480 EMMETT STREET  
DUBUQUE IA 52001

JERICO LLC  
C/O JEFFREY J HEFEL  
1775 PALM COURT  
DUBUQUE IA 52001

JOJANARO INVESTMENTS  
55 BLUFF ST  
DUBUQUE IA 52001

JUDGE REAL ESTATE LLC  
605 BLUFF STREET  
DUBUQUE IA 52001

KEVIN J & NEAL L KAPP  
486 WEST 4TH ST  
DUBUQUE IA 52001

BARRON L & DORIS J KATCHKA  
419 BLUFF  
DUBUQUE IA 52001

LE ROY J & BARBARA KEDLEY  
209 ST MARY'S STREET  
DUBUQUE IA 52001

LEROY J JR KEDLEY  
127 CHEROKEE DRIVE  
DUBUQUE IA 52003

THORNTON G KEMPTHORNE  
160 JULIEN DUBUQUE DR  
DUBUQUE IA 52003

SHARON M KIRBY  
2215 TRENTON ROAD  
DUBUQUE IA 52002

JOHN R KIRPES  
10704 KEY WEST DRIVE  
DUBUQUE IA 52003

DAVID F & LYNDA L KLUESNER  
490 EMMETT  
DUBUQUE IA 52001

ELLEN M LEMANSKI  
801 BROOKVIEW TRAIL  
MT HOREB WI 53572

JULIE A LOTT  
637 ARLINGTON  
DUBUQUE IA 52001

PHILLIP R & MARY L LOVE  
1868 CARTER ROAD  
DUBUQUE IA 52001

JACQUELINE J MAIN  
492 HAYDENS LANE  
DUBUQUE IA 52001

PATRICIA A & DORRANCE MANDERS  
1450 N ALGONA  
DUBUQUE IA 52001

LYN & KATHY MANGRICH  
11925 PARKVIEW  
DUBUQUE IA 52003

LYN C & KATHERINE J MANGRICH  
333 BLUFF STREET  
DUBUQUE IA 52001

LUKE I MANN  
275 ST MARY'S STREET  
DUBUQUE IA 52001

PATRICK R MARSH & SERENITY A HEEGEL  
158 BLUFF STREET  
DUBUQUE IA 52001

JAMES MASSEY & PAMELAPE GANTZ  
450 BLUFF STREET  
DUBUQUE IA 52001

CLARENCE J MAY III  
340 WEST 5TH STREET  
DUBUQUE IA 52001

JOHN W MC ANDREWS  
350 WEST 1ST ST  
DUBUQUE IA 52001

TERRANCE J & TRICIA MC ELMEEL  
1610 SOUTH GRANDVIEW AVE  
DUBUQUE IA 52003

MAUREEN MCANDREWS  
58 BLUFF  
DUBUQUE IA 52001

MARK R & DEBRA E MCDONNELL  
1840 ASBURY ROAD  
DUBUQUE IA 52001

STEVEN & KELSEY M MCELROY-ANDERSON  
729 BLUFF ST  
DUBUQUE IA 52001

ANN M MESCHER  
413 1ST AVE W  
DYERSVILLE IA 52040

THOMAS P MILLER  
421 WEST 3RD STREET  
DUBUQUE IA 52001

WAYNE K & PATRICIA L MILLS  
415 WEST 3RD ST  
DUBUQUE IA 52001

MINNESOTA FURNITURE WAREHOUSE  
10457 HIGHWAY 52 NORTH  
DUBUQUE IA 52001

MIRACLE CAR WASH CORP  
255 LOCUST  
DUBUQUE IA 52001

ROBERT L MONTIJO  
334 JONES  
DUBUQUE IA 52001

ANNE MARIE MORTON  
163 BRADLEY STREET  
DUBUQUE IA 52003

MUENCH JONES STREET LLC  
323 JONES ST  
DUBUQUE IA 52001

MICHAEL R MULDERINK & ELIZABETH A PEACOCK  
475 WEST 3RD STREET  
DUBUQUE IA 52001

WILLIAM J & LAURA A MURPHY  
2180 COATES  
DUBUQUE IA 52003

RYAN A NEUWOEHNER  
3130 SHIRAS AVENUE  
DUBUQUE IA 52001

NOTTINGHAM PROPERTIES LLC  
16401 NOTTINGHAM CT  
DUBUQUE IA 52001

MARGARET MARY O'BRIEN  
1830 ADAIR  
DUBUQUE IA 52001

BEVERLY OESTREICH  
189 ST MARY ST  
DUBUQUE IA 52001

TAMMY SUE O'HARE  
348 WEST 1ST ST  
DUBUQUE IA 52001

BRADLEY P PALZKILL  
462 W 3RD ST  
DUBUQUE IA 52001

ROBERT & VIOLA PANKOW  
435 WEST 3RD ST  
DUBUQUE IA 52001

CLARENCE J & LINDA L PEACOCK  
477 WEST 3RD ST  
DUBUQUE IA 52001

PLASTIC CENTER INC  
290 MAIN STREET  
DUBUQUE IA 52001

PROFESSIONAL PROPERTIES LLC  
147 KEYSTONE PARKWAY SUITE 115  
PLATTEVILLE WI 53818

BARRY R & EDNA M RIGGS  
301 JONES STREET  
DUBUQUE IA 52001

RMF ASSOCIATES LLC  
129 WATERS EDGE DR NORTH  
PONTE VEDRA BEACH FL 32082

RICHARD A & ELIZABETH A ROBERTSON  
14005 BRICK MASON LN  
DUBUQUE IA 52002

SAINT RAPHAELS CATHEDRAL & SCHOOL  
231 BLUFF STREET  
DUBUQUE IA 52001

WILLIAM SCALLON  
8293 CREEK CROSSING CT  
GALENA IL 61036

STEPHEN M & JANET L SCHAUFF  
5509 OAK LANE  
CASSVILLE WI 53806

MURIEL B & ROBIN SCHEMMEL  
106 EAST WASHINGTON STREET  
INTERLACHEN FL 32148

EDWARD & REBECCA SEVERNS  
6032 NORTH NICKERSON  
CHICAGO IL 60631

SHAMROCK ENTERPRISES LLC  
432 WEST FOURTH STREET  
DUBUQUE IA 52001

SCOTT T & KIM M SHELDON  
60 BLUFF  
DUBUQUE IA 52001

ROBERT W SHIPP  
109 ST MARY'S STREET  
DUBUQUE IA 52001

SILVER GLOVES LLC  
1755 OVERVIEW COURT  
DUBUQUE IA 52001

CHARMIN T SIMON  
52 BLUFF  
DUBUQUE IA 52001

TIMOTHY L SPECHT  
8760 KEMP COURT  
DUBUQUE IA 52003

CHARLES J & HELEN A & CRAIG E SPIELMAN  
2685 UNIVERSITY AVENUE  
DUBUQUE IA 52001

ST MARYS REVOCABLE TRUST  
117 ST MARY'S ST  
DUBUQUE IA 52001

ST RAPHAEL'S CATHEDRAL CHURCH  
231 BLUFF STREET  
DUBUQUE IA 52001

KARL J STEICHEN  
411 BLUFF  
DUBUQUE IA 52001

CHARLES E & JOHN STOLTZ IRREVOC TRST  
AMERICAN TRUST & SAVINGS BANK  
895 MAIN STREET PO BOX 938  
DUBUQUE IA 52004

SUE RESIDENCE APARTMENTS LLC  
P O BOX 423  
DUBUQUE IA 52004

JOSEPH W UNGS  
2305 SIMPSON ST  
DUBUQUE IA 52003

UNITED CLINICAL LABORATORIES INC  
205 BLUFF  
DUBUQUE IA 52001

UNITED STATES POSTAL SERVICE  
5TH & LOCUST  
DUBUQUE IA 52001

VANDELAY PROPERTY MANAGEMENT  
C/O RYAN NEUWOEHNER  
16401 NOTTINGHAM COURT  
DUBUQUE IA 52001

JANE WALLIS  
WALLIS PRICE ET AL  
955 INDIAN RIDGE  
DUBUQUE IA 52003

DANIEL T WEDIG & LEA RAE DROESSLER  
3735 WIEDERHOLT DRIVE  
KIELER WI 53812

WELLS FARGO FINANCIAL IA 3 INC  
4143 121ST ST  
URBANDALE IA 50323

WILLOWS PARTNERSHIP  
473 1/2 WEST 4TH STREET  
DUBUQUE IA 52001

TED J & LINDA M WINDERS  
493 HAYDENS LANE  
DUBUQUE IA 52001

GUSTAVE WOLFF & ELIZABETH FITZSIMMONS  
3449 CRESTWOOD DR  
DUBUQUE IA 52002

CITY OF DUBUQUE IOWA  
C/O KEVIN FIRNSTAHL CITY HALL  
50 W. 13<sup>TH</sup> STREET  
DUBUQUE IA 52001

**Reclassified Property Owners**

258 BLUFF  
JERICO LLC  
C/O JEFFREY J HEFEL  
1775 PALM COURT  
DUBUQUE IA 52001

301 JONES  
BARRY R & EDNA M RIGGS  
301 JONES STREET  
DUBUQUE IA 52001

605 BLUFF  
THE ANGELS LLC  
605 BLUFF STREET  
DUBUQUE IA 52001

334 JONES  
ROBERT L MONTIJO  
334 JONES  
DUBUQUE IA 52001

471 LOCUST  
KENNETH R BOOTH  
436 BLUFF STREET  
DUBUQUE, IA 52001

323 JONES  
MUENCH JONES STREET LLC  
323 JONES ST  
DUBUQUE IA 52001

313 JONES  
GEORGE L & ENID E FLANAGAN  
313 JONES  
DUBUQUE IA 52001

309 JONES  
KARL L BEHNING  
309 JONES STREET  
DUBUQUE IA 52001

305 JONES  
GARY N HANSEN & DAWNA M DUFF  
305 JONES STREET

330 JONES  
RICHARD M & DELILAH M HAAS  
C/O CELILAH M HAAS  
2554 N WINDY LN  
GALENA IL 61036

61 BLUFF  
LOUIS C BARRETT & MARY L PIERRIE  
61 BLUFF  
DUBUQUE IA 52001

39 BLUFF  
FRANKLIN INVESTMENTS LLC  
1664 WASHINGTON STREET  
DUBUQUE, IA 52001

350 W. 6<sup>TH</sup>  
CITY OF DUBUQUE IOWA  
C/O KEVIN FIRNSTAHL CITY HALL  
50 W. 13<sup>TH</sup> STREET  
DUBUQUE IA 52001

453 W. 4<sup>TH</sup>  
KENNETH R BOOTH  
436 BLUFF STREET  
DUBUQUE, IA 52001

JAN 02 2013

Cathedral Historic District (Amendment and Update)  
Name of Property

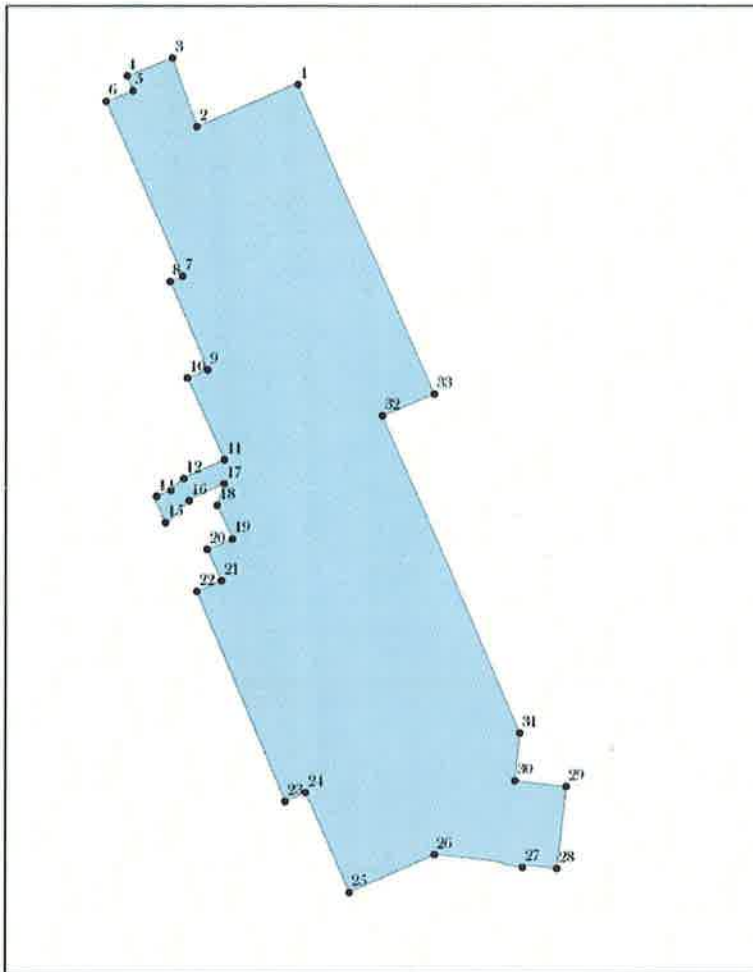
Dubuque County, Iowa  
County and State

**10. Geographical Data**

**Acreage of Property** 34 acres  
(Do not include previously listed resource acreage)

**UTM References**

(Place additional UTM references on a continuation sheet)



<u>Point</u>	<u>Zone</u>	<u>Easting</u>	<u>Northing</u>
1	15	691631	4707892
2	15	691543	4707855
3	15	691521	4707916
4	15	691481	4707900
5	15	691486	4707887
6	15	691462	4707877
7	15	691530	4707722
8	15	691519	4707717
9	15	691552	4707639
10	15	691534	4707631
11	15	691567	4707559
12	15	691531	4707542
13	15	691520	4707531
14	15	691507	4707526
15	15	691515	4707503
16	15	691536	4707522
17	15	691567	4707537
18	15	691560	4707518
19	15	691574	4707488
20	15	691552	4707479
21	15	691564	4707451
22	15	691543	4707442
23	15	691620	4707256
24	15	691638	4707263
25	15	691677	4707175
26	15	691751	4707208
27	15	691830	4707197
28	15	691860	4707196
29	15	691868	4707269
30	15	691823	4707274
31	15	691827	4707316
32	15	691705	4707598
33	15	691751	4707617

Cathedral Historic District (Amendment and Update)  
Dubuque County, Iowa

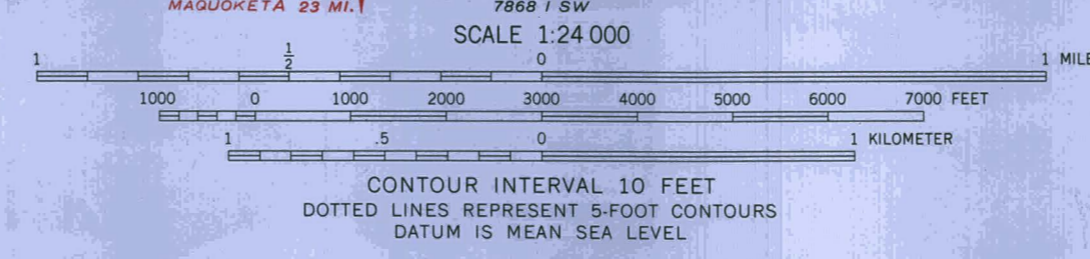
UNITED STATES  
DEPARTMENT OF THE INTERIOR  
GEOLOGICAL SURVEY

STATE OF IOWA

DUBUQUE SOUTH QUADRANGLE  
IOWA-ILLINOIS  
7.5 MINUTE SERIES (TOPOGRAPHIC)



Mapped, edited, and published by the Geological Survey  
Control by USGS, US&GS, and USOE  
Topography from aerial photographs by multiplex methods  
and in part by U. S. Corps of Engineers  
Aerial photographs taken 1954. Field check 1955  
Polyconic projection. 1927 North American datum  
10,000-foot grids based on Iowa coordinate system,  
north zone, and Illinois coordinate system, west zone  
100-meter Universal Transverse Mercator grid ticks,  
zone 15, shown in blue  
Red tint indicates area in which only landmark buildings are shown  
Revisions shown in purple compiled from aerial photographs  
taken 1972. This information not field checked  
Purple tint indicates extension of urban areas



ROAD CLASSIFICATION  
Heavy-duty \_\_\_\_\_ Light-duty \_\_\_\_\_  
Medium-duty \_\_\_\_\_ Unimproved dirt \_\_\_\_\_  
U. S. Route \_\_\_\_\_ State Route \_\_\_\_\_



DUBUQUE SOUTH, IOWA-ILL.  
N4225-5-W9037.5/7.5

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS  
FOR SALE BY U. S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092  
AND IOWA GEOLOGICAL SURVEY, IOWA CITY, IOWA 52240  
AND ILLINOIS GEOLOGICAL SURVEY, CHAMPAIGN, ILLINOIS 61820  
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

1955  
PHOTOREVISED 1972  
AMS 7868 1 NW-SERIES V876











TO  
20 52  
61 151  
LEFT LANE





LEFT LANE  
MUST  
TURN LEFT

W. 10th St

W. 10th St

8

LOCUST ST







  
← Murphy's Tap  
← Krazy Kustoms  
← Bridge Restaurant













ST MAR

NO PARKING



EMMETT ST

DO NOT  
ENTER





SPEED  
LIMIT  
25

25

L

L



TO  
61 20  
52 151  
LEFT LANE

TO  
2 KEYLINE BUS STOP 52  
6 151  
LANE







The Lounge

NO PARKING



301

RIGGS

NO  
ANY  
TIME











DEAD  
END

495 XYG







330



334





istrict  
ern  
op  
nt

354



FRANKLIN SCHOOL

19

06

NO PARKING  
BUS STOP

NO PARKING



FRANKLIN SCHOOL



TO  
20  
★

61









2 HR  
PARKING  
9:00 AM  
TO 6:00 PM  
EXCEPT VEHICLES  
WITH PERMITS

718 XLJ



Street signs including a blue and white directional sign, a green sign with a white arrow, and a white sign with a black arrow.





UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Cathedral Historic District (Boundary Increase)  
NAME:

MULTIPLE Dubuque, Iowa MPS  
NAME:

STATE & COUNTY: IOWA, Dubuque

DATE RECEIVED: 1/25/13 DATE OF PENDING LIST:  
DATE OF 16TH DAY: DATE OF 45TH DAY: 3/13/13  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 13000066

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N  
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N  
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT  RETURN  REJECT 3.13.13 DATE

ABSTRACT/SUMMARY COMMENTS:

**Entered in  
The National Register  
of  
Historic Places**

RECOM./CRITERIA \_\_\_\_\_

REVIEWER \_\_\_\_\_ DISCIPLINE \_\_\_\_\_

TELEPHONE \_\_\_\_\_ DATE \_\_\_\_\_

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.

Lynda L. Kluesner  
490 Emmett  
Dubuque, Iowa 52001

February 12 2012

Dear Berry Bennett

Since my husbands passing in August of 2011, I am the sole owner of the property listed at 490 Emmett street Dubuque Iowa, 52001 a private residents.

Since the Beginning of the Historical society here in Dubuque, my husband and I and our neighbors have been restricted in how we enjoy our homes and our neighborhood. And this is especially worse when historical society funds are involved.

I am objecting to being listed on the sate or (federal or national) Historical registry in any way shape our form. I do not wish to participate at the local level either, but have been forced in, and kept in, the Dubuque Historical Society.

All though, I STRENUOISLY OBJECT to being placed on any historical registry, I do believe that there are structures and places that should be remembered. Places that have historical significance or historical value.

Sincerely,

*Lynda L. Kluesner*



*Signed on 2/13/2012*

*Susan M. Ransom*

Robert W. Shipp  
109 ST. Mary's Street  
Dubuque, Iowa 52001

February 22 2012

Mr. Berry Bennett

In the few years that I have lived here, I regret buying this property in this neighborhood. Simply because it is in a historical district. I like the neighbors and the location, but can not enjoy my home in the way that I would like.

I have enough room to build and I am told by the city I can not. I have made repairs to my home and because I live in a historical district, it has cost me several hundred dollars more, and if I were to use historical funds I would have been restricted even further.

I would like to OBJECT to being placed on the state or federal registry.

I feel that this may have hurt me more than help me. I feel that some in CITY GOVERNMENT are just interested in the money. I believe living in this historical district has hurt my property values.

Do you remember Manifest destiny.

Sincerely

*Robert W. Shipp*  
109 ST MARYS  
DUBUQUE, IA  
52001



*Abigail Lapage*

*Robert W. Shipp*

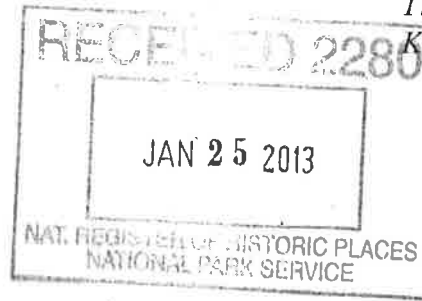
IOWA DEPARTMENT OF

# CULTURAL AFFAIRS

MARY TIFFANY COWNIE, DIRECTOR

TERRY E. BRANSTAD, GOVERNOR

KIM REYNOLDS, LT. GOVERNOR



January 23, 2013

Carol Shull, Chief  
National Park Service  
National Register of Historic Places  
1201 Eye Street, N.W.-- 8<sup>th</sup> Floor  
Washington, D.C. 20005

Dear Ms. Shull:

The following National Register nomination(s) are enclosed for your review and listed if acceptable.

- Fred Maytag Park Historic District Amendment, Jasper County, Iowa
- Cathedral Historic District (Amendment and Update), Dubuque County, Iowa
- Booth, Edmund and Mary Ann Walworth, House, 125 South Ford Street, Anamosa, Jones County, Iowa
- Farmers Mutual Reinsurance Company Building, 821 5<sup>th</sup> Avenue, Grinnell, Poweshiek County, Iowa
- Pioneer Oil Company Filling station, 831 West Street, Grinnell, Poweshiek County, Iowa

Sincerely,

A handwritten signature in cursive script that reads "Elizabeth Foster Hill".

Elizabeth Foster Hill, Manager  
National Register and Tax Incentive Programs

STATE  
HISTORICAL  
SOCIETY of  
IOWA

JEROME THOMPSON  
ADMINISTRATOR



MATTHEW HARRIS  
ADMINISTRATOR

600 E. LOCUST  
DES MOINES, IOWA  
50319

T. (515) 281-5111  
F. (515) 282-0502

CULTURALAFFAIRS.ORG