

275

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

FEB 25 2005

**National Register of Historic Places
Registration Form**

MAR - 2

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

1. Name of Property

historic name Upper Main Street Historic District

other names/site number _____

2. Location

street & number 1000's-1100's Main Street [N/A] not for publication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 nomination [] request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets [] does not meet the National Register criteria. I recommend that this property be considered significant [] nationally [] statewide locally. ([] see continuation sheet for additional comments).

Rowell J. Laibe March 1, 2005
Signature of certifying official/Title Date

STATE HISTORICAL SOCIETY OF IOWA
State or Federal agency and bureau

In my opinion, the property meets [] does not meet the National Register criteria. ([] See continuation sheet for additional comments.)

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

hereby certify that the property is:

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

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property

(Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property

(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
18	6	buildings
		sites
		structures
		objects
18	6	Total

Name of related multiple property listing

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

Number of contributing resources previously listed in the National Register

The Arch. & Historical Resources of Dubuque, Iowa, 1837-1955 2

6. Function or Use

Historic Functions

(Enter categories from instructions)

Commerce/Trade _____

Domestic/Multiple Dwelling _____

Religion/Religious facility _____

Religion/Church related residence _____

Education College _____

Current Functions

(Enter categories from instructions)

Commerce/Trade _____

Domestic/Multiple Dwelling _____

Religion/Religious facility _____

Religion/Church related residence _____

7. Description

Architectural Classification

(Enter categories from instructions)

Late Victorian/Italianate _____

Late Victorian/QueenAnne _____

Late 19th & 20th Century Revivals/Bungalow/Craftsman _____

Materials

(Enter categories from instructions)

foundation stone

walls brick

roof Asphalt

other _____

Narrative Description

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

8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

Property is:

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

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

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

Areas of Significance

(Enter categories from instructions)

Commerce

Architecture

Period of Significance

1856-1919

Significant Dates

N/A

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Bowen, J. H.
Carkeek, Thomas

Primary location of additional data:

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

Name of repository: City of Dubuque Planning Office

Upper Main Street Historic District
Name of Property _____

Dubuque County, Iowa
County and State

10. Geographical Data

Acreage of Property 4.2 acres

UTM References

(Place additional UTM references on a continuation sheet.)

1 []
Zone Easting Northing

2 []
Zone Easting Northing

3 []

4 []

See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title James E. Jacobsen

organization History Pays! Historic Preservation Consulting Firm date February 25, 2005

street & number 4411 Ingersoll Avenue telephone 515-274-3625

city or town Des Moines state IA zip code 50312-2415

Additional Documentation

Submit the following items with the complete form:

Continuation Sheets

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.

Photographs

Representative **black and white photographs** of the property.

Additional items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name Multiple, see attached listing

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. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 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 Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

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

**National Register of Historic Places
Continuation Sheet**

Section number 7 **Page** 1

Upper Main Street Historic District

Dubuque, Iowa

7. Narrative Description:

Architectural Classification, Continued:

Late Victorian/Second Empire
Late Victorian/Romanesque
Late 19th & Early 20th Century Revivals/Colonial Revival

Materials, Continued:

Foundation	brick
Foundation	concrete
Walls	metal/aluminum
Walls	synthetics/vinyl
Walls	stucco

The City of Dubuque is located in northeast Iowa. Dubuque County is the easternmost county in the third tier of counties running south from the Minnesota (northern) state line. That county assumes a triangular half-county footprint due to its presence along the western shore of the Mississippi River. That river flows in a southeasterly direction along the eastern edge of the county and Dubuque is located mid-point along its course. The City of Dubuque originally comprised settlement along a broad and elongated river terrace that lay below and east of an unbroken line of commanding bluffs. This bluff front was interrupted by a number of deep eroded ravines and the earliest trade routes used these to surmount the bluff. All of the many railroads which served the city necessarily avoided the bluffs by circumventing them to the north and south. At the same time a dispersed lead mining industry as well as a developing agriculture encouraged bluff top residency and from the very earliest years, vernacular and high style houses were built along and well to the west of the bluff front. The city proper expanded to the north, along the broad flat Couler Valley and to the northeast along Eagle Point. The commercial and industrial centers of the city were necessarily relegated to the lower elevations of the city core. Currently just one commercial downtown district, the Old Main District (Main Street between Jones and 5th) is listed on the National Register. A handful of commercial properties are included in the Cathedral and Jackson Park districts, both of which are residential districts which are located along the western edge of the downtown area. Three other linear commercial districts have been recommended for National Register listing, these being the Upper Main District (Main between 10th and 12th), Iowa between 11th and 12th, and Central, between 15th and 22nd streets. While the Old Main district largely represents the original and oldest downtown area, these other districts interpret and represent the northward expansion of the downtown.

This district is located north of the only other listed commercial historic district, Old Main Historic District (#5 on Figure 1). The Jackson Park residential district (#1) is immediately adjacent to the west. Cathedral residential historic district (#4 on Figure 1) is to the south. Langworthy (#3 on Figure 1) and West 11th Street (#2 on Figure 1) residential districts are atop the bluff to the west and southwest. The Upper Main District is located along a level terrace that is elevated above the downtown area to the east. The grade descends abruptly from Main Street east and buildings located along the east side of that street have exposed foundations along the alleyway in that direction. Steep and high bluffs rise up to the west of Bluff Street, two blocks west of the district.

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

**National Register of Historic Places
Continuation Sheet**

Section number 7 Page 2

Upper Main Street Historic District

Dubuque, Iowa

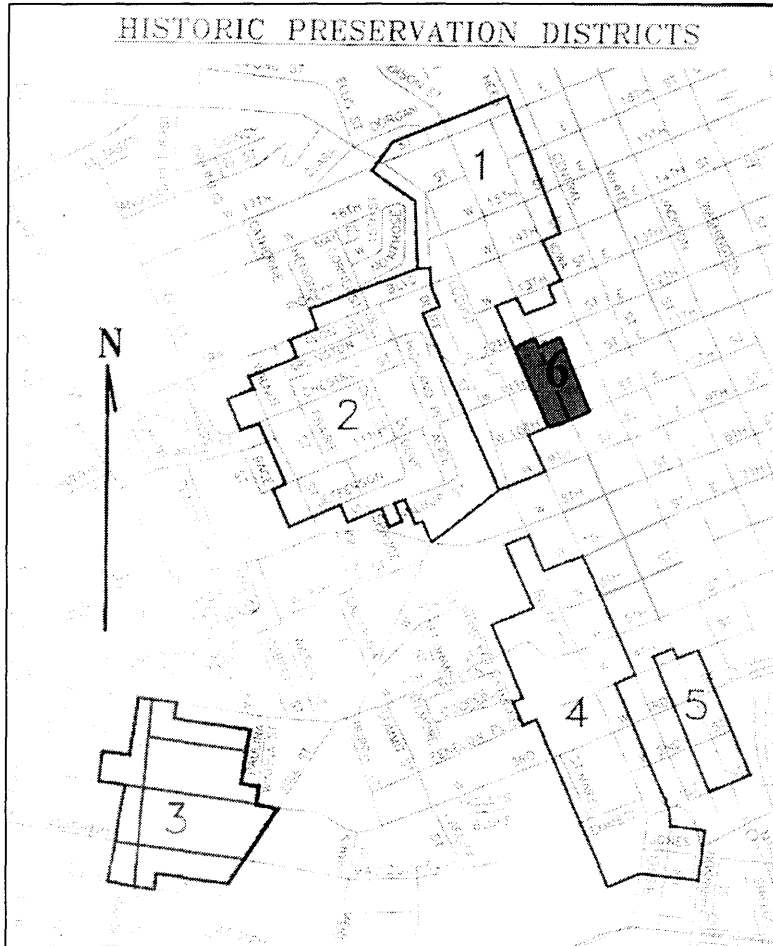


Figure 1: Upper Main District (#6) In Relationship to Listed Dubuque Historic Districts
(Base map prepared by City of Dubuque, 2004)

The district is commercial in its composition (save for a single residence that is historically related and four row house buildings, and for one church complex) and consists of four half blocks that front onto Main Street between West 10th and West 12th streets. All of the buildings are of substantial construction, having brick or stone exteriors (as well as an assortment of façade or storefront covers). The buildings fully cover the front portions of their respective lots, share or have separate party walls and no open spaces between them. Some rear lot areas remain open, but for the most part the buildings or their rear extensions, completely fill the lots. There are no separate outbuildings of any sort and no substantial objects or structures apart from the buildings. All of the buildings save for the most recent ones have substantial stone foundations and full basements beneath their original core footprints. Main Street and the successive cross streets (West 10th, 11th and 12th) all are 64 feet in width. The east and west boundaries follow the center lines of the alleyways that bisect each of the four blocks north and south. The massing of the district buildings is impressive with 15 buildings being three stories high (including the church with its eight-story tower), one stands four stories high, five are two stories and just three are single story buildings (two of the latter being recent buildings).

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

**National Register of Historic Places
Continuation Sheet**

Section number 7 **Page** 3

Upper Main Street Historic District

Dubuque, Iowa

The Upper Main district was first noted for the presence of a large number of very early and substantial pre- and post-Civil War commercial buildings. These early survivors are not to be found in the other listed or proposed commercial historic districts. A second striking and defining feature of this district is the near uniform presence of prominent "bookend" corner buildings, with the larger buildings encompassing intervening smaller buildings. Corner buildings usually feature better architectural designs (if only because they present two exposed walls, a front one and a side street one) and this is the case in this district.

In terms of building age two buildings date to the 1850s, two to the 1860s, six to the 1870s, five to the 1880s, three to the 1890s and three to the years 1900-09. Just one building dates to 1910-55 (although 1101 Main was completely re-fronted in 1919) and just two are of post-1955 construction. So using this simple tabulation, three quarters of the buildings in the district pre-date 1890. All but one of the more substantial "book end" corner buildings date to the 1880s-1890s (the exception being the north half of 1091 Main which was built in 1856. One building cluster, 1042, 1066-68, and 1086-98 Main dates to the late 1860s and early 1870s and represent a cohesive grouping of three-story business blocks.

The Upper Main district was the northern commercial end of Dubuque's most important commercial street. It differed architecturally from the blocks to the south in that its storefronts (except for a few of the larger corner blocks which did have multiple but unified storefront spaces) were smaller, and were used only by small retailers (jewelers, barber shops, cafes, cleaners, drapery stores, millinery and hat shops, groceries, shoe and boot stores, shoe repair shops, confectionaries, dress makers, beauty shops, taxidermists). The small storefronts worked in conjunction with apartments and boarding houses above them and the result was a combination small retail and residential walking city. The district was located on the double track of the principal streetcar line along Main, another indication of its centrality to the downtown.

To the south of West 10th Street, larger commercial blocks and the city's few skyscrapers defined the "100% location" where banks clustered and the heart of the downtown long resided. This grouping of buildings tended to be smaller buildings, still largely three stories high, and the storefronts on these blocks were smaller and housed the lower end scale of businesses (millineries, cafes, shoe shops and the like), with apartments or boarding houses above.

Styles and Developmental Chronology:

There are thirteen key or exceptional commercial buildings in the district. Eight of these serve as substantial and well-designed book ends on the respective corners (1172 Main performs this function by default, its taller neighbor to the north having been lost). These buildings are with one exception at least three stories in height, and many have high parapets or tower elements that make them appear to be even taller. These buildings are listed first below and are marked with an asterisk. Two are included in the St. Lukes Methodist Church National Register listing (the rectory is listed with the church proper). Six other buildings have been SHPO determined eligible based upon Part I Investment Tax Act applications. These are marked with a "#" (the sixth building is 248 West 11th). The exceptional architectural features of each building are appended to their respective addresses.

1000 Main Street, Queen Anne style, exceptional stone lintels, use of Palladian-like front pavilion design.

1005-23 Main Street, Queen Anne style, absolutely unique mirror-image bracketed cornice, use of chimney fronts as pilasters, through-cornice front centered triangular pediment.

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

**National Register of Historic Places
Continuation Sheet**

Section number 7 Page 4

Upper Main Street Historic District

Dubuque, Iowa

- #1091 Main Street Italianate/Queen Anne style, very early four-story corner Italianate example doubled with Queen Anne addition in 1901.
- #1086-98 Main Street, Italianate style, early and unaltered plain Italianate three story commercial front on prominent corner location, predates the adoption of more elaborate metal and more complex façade designs.
- 1100-30 Main, Second Empire style, early true Mansard roofed row house, part of a broader district row house pattern, unusual stone lintels with angled corners, two bays without Mansard caps.
- 1101 Main Street, Craftsman/Colonial Revival, unusual example of the style, very ornate polychrome brickwork and elaborate parapet brickwork.
- +1141, 1199 Main Street. Romanesque style, arguably the best and truest example of stone Romanesque architecture in the city, and perhaps in the state.
- 1172 Main, Queen Anne style, a rare surviving early work by a noted Dubuque architect.
- 1140-50 Main, Second Empire style, a near copy of 1100-30 Main following it by a year, differing in its lintels and the use of a mansard front on a side gable building core.
- #1042 Main, Italianate style, early and unaltered plain Italianate three story commercial front, predates the adoption of more elaborate metal and more complex façade designs
- #1066-68 Main, Italianate style, early and unaltered plain Italianate three story commercial front, predates the adoption of more elaborate metal and more complex façade designs
- #1069-79 Main Street, Queen Anne style, elaborate combination stone and brick lintels resemble those on 1000 Main, through cornice triangular pediment.
- 1135 Main Street, Queen Anne style, offers the best Dubuque example of a through-cornice semi-circular centered pediment on a parapet front, and elaborate decorative brickwork.

Three classes of buildings or building styles which were defined in the multiple property document are well represented in this district. Several dozen parapet front Queen Anne commercial blocks present some type of usually inscribed raised pediment. Most common this element is triangular in shape. Less commonly and representing the earlier phase of this trend, are semi-circular examples which are integrated into the cornice itself, as if the cornice was interrupted and curved upwards to accomplish the same object. The best Dubuque example of this is found at 1135 Main. The five multi-front Queen Anne style district examples all have or had this pediment feature and all but one survive. Second Empire commercial and multi-unit residential examples are very common in the city and their period of use continued even post-1900, later examples commonly employing only a front roof plane variation, in combination with other styles. All of the district examples are individual or row house ones and these represent both the true Mansard (1100-30 Main, 248 West 11th) and the single roof plane subtypes (1140-50 Main). Finally row houses comprise an important property type in Dubuque. The great majority of these examples are duplexes or tri-plexes. The four-plex (a six-plex counting the 1877 addition) at 1100-30 Main is one of the best examples of the larger row house type and it is one of a handful of examples all of which occur in this part of the city.

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

**National Register of Historic Places
Continuation Sheet**

Section number 7 **Page** 5

Upper Main Street Historic District

Dubuque, Iowa

Property Descriptive List: (in walking order, south to north)

Address	Construction Date	Eligibility Rating and Resource Count
243 West 10 th Street	1908-1909	Non-contributing due to storefront replacement, one building
1000 Main Street	1894-95	Contributing building (massing, style), one building
1005-07 Main Street	1885-87	Contributing, one building
1031 Main Street	Pre-1889 (front), post-1894 (rear)	Non-contributing (façade replacement, likely reversible) one building
1030-36 Main Street	post-1962	Non-contributing (new building), one building
1042 Main Street	1866, 1870	Contributing (SHPO DOE), one building
1043 Main Street	c.1855-60	Non-contributing (façade replacement), one building
1053-57 Main Street	1947	Non-contributing (façade replacement), one building
1066-68 Main Street	1871	Contributing (SHPO DOE), one building
1069-79 Main Street	1885	Contributing (SHPO DOE), one building
1086-98 Main Street	1868, 1873	Contributing (SHPO DOE), one building
1091 Main Street	1856, 1901	Contributing building, one building
248 West 11 th Street	1901	Contributing (SHPO DOE), one building
1100, 1120, 1130 Main Street	1876	Contributing, three buildings
1101 Main Street/247 West 11 th Street	pre-1884 (re-fronted 1919)	Contributing building, one building
1135 Main Street	1888	Contributing building, one building
1140-50 Main Street	1877	Contributing, two buildings
1141 Main Street	1905 (rectory)	Contributing building, listed with its associated church on the National Register of Historic Places.
1166 Main Street	post-1962	Non-contributing, one building
1172 Main Street	1892-1893, 1896-97	Contributing building
1199 Main Street	1896 (church)	Contributing building, the church is individually listed on the National Register, along with its associated rectory to the south

The district contains 18 contributing and six non-contributing buildings. No other structures or objects warrant tabulation and there are no separate outbuildings in the district.

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

**National Register of Historic Places
Continuation Sheet**

Section number 7 **Page** 6

Upper Main Street Historic District

Dubuque, Iowa

Supplemental Current Photographs:



Figure 2: Storefront detail, surviving cast iron front, 1066-68 Main
(photo by J. Jacobsen, November 2002, view east)

The restored storefronts in this building (Figure 2) will replicate or reveal the same original structural elements.



Figure 3: Ornamental cast iron feature, 1086 Main
(photo by J. Jacobsen, November 2002)

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

**National Register of Historic Places
Continuation Sheet**

Section number 7 Page 7

Upper Main Street Historic District

Dubuque, Iowa



Figure 4: 243 West 10th, view north (photo by J. Jacobsen, August 2004)



Figure 5: 1005 Main, view north (photo by J. Jacobsen, August 2004)

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 8

Upper Main Street Historic District

Dubuque, Iowa



Figure 6: 1000 Main, left view northeast, right view northwest (photos by J. Jacobsen, August 2004)

Sanborn Fire Insurance Map Excerpts:

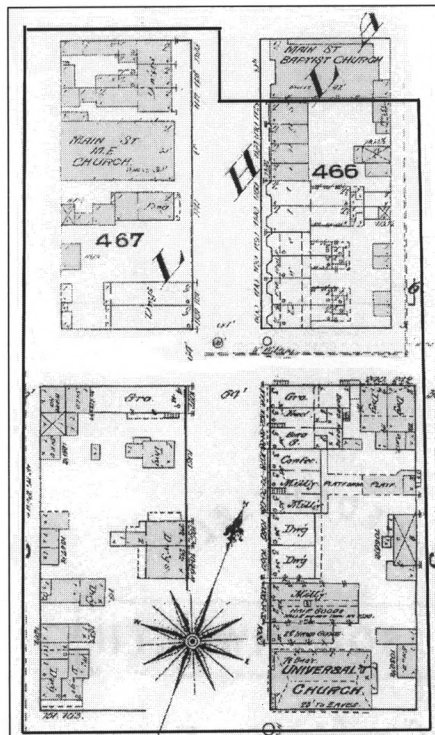


Figure 7: 1884 Sanborn Map (shaded buildings are non-extant)

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 9

Upper Main Street Historic District

Dubuque, Iowa

By 1884 (Figure 7) Main Street north of West 11th was principally institutional (two churches) and residential (row houses along the east side of Main), with one major commercial block on the northwest corner of Main and West 11th. The block to the south was commercial with a third church being located on the northeast corner of Main and West 10th streets. Save for one substantial single-storefront commercial block, the west side of the 1000's block of Main was residential, with separate large residences and duplexes fronting onto Main and West 10th.

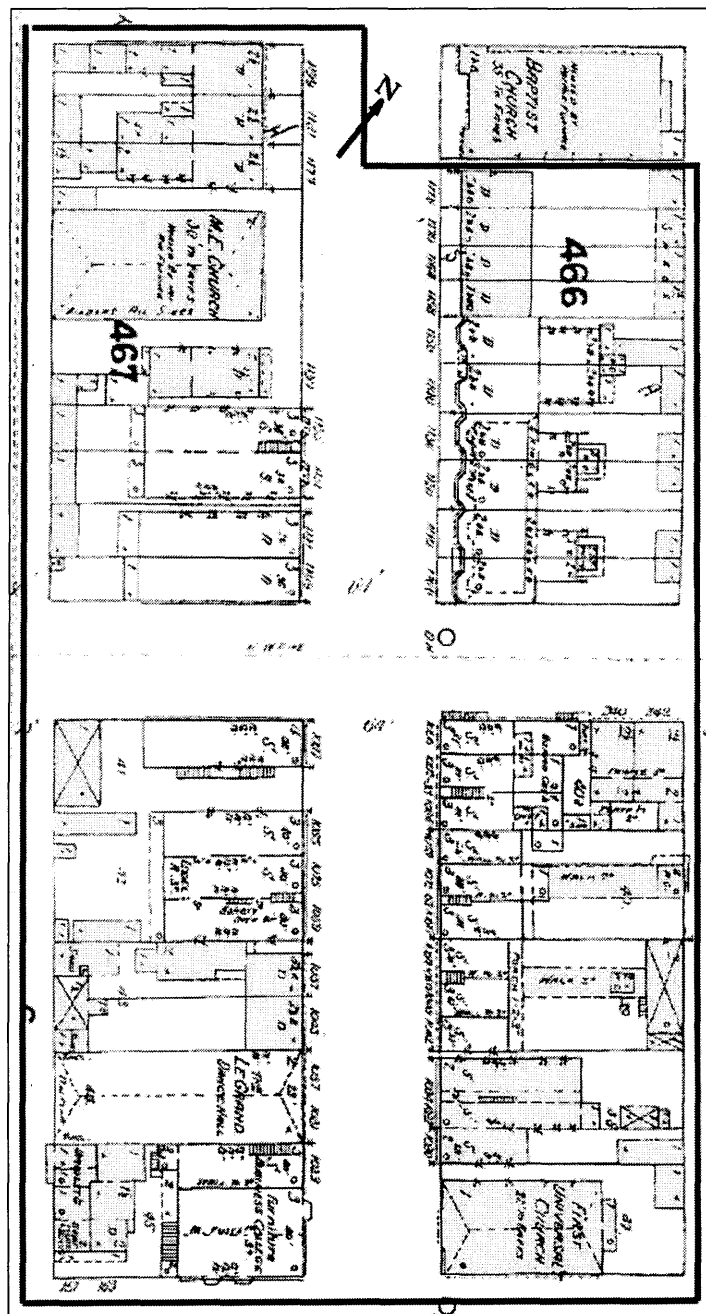


Figure 8: 1891 Sanborn Map (shaded buildings are non-extant)

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 10

Upper Main Street Historic District

Dubuque, Iowa

The 1891 Sanborn Map (Figure 8) portrays the district just on the verge of its final phase of building expansion or replacement.

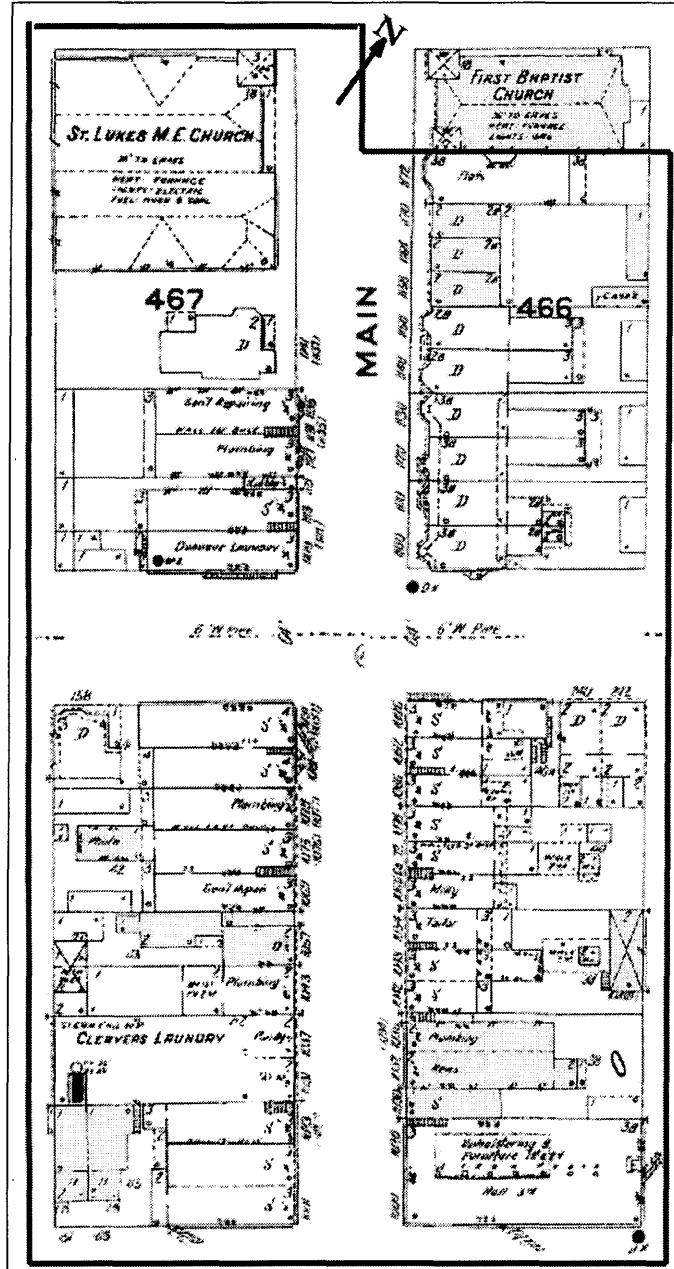


Figure 9: 1909 Sanborn Map (shaded buildings are non-extant)

By 1909 (Figure 9) commercial development had completely infilled the 1000's block of Main, replacing a church and the several residences (just one remained, newly built, fronting onto West 11th Street) and a major combination commercial and residential block had been added on the west side of the 1100's block of Main Street.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 11

Upper Main Street Historic District

Dubuque, Iowa

After 1909 just two minor buildings would be replaced during the historical period. All other changes would be recent demolitions and replacements.

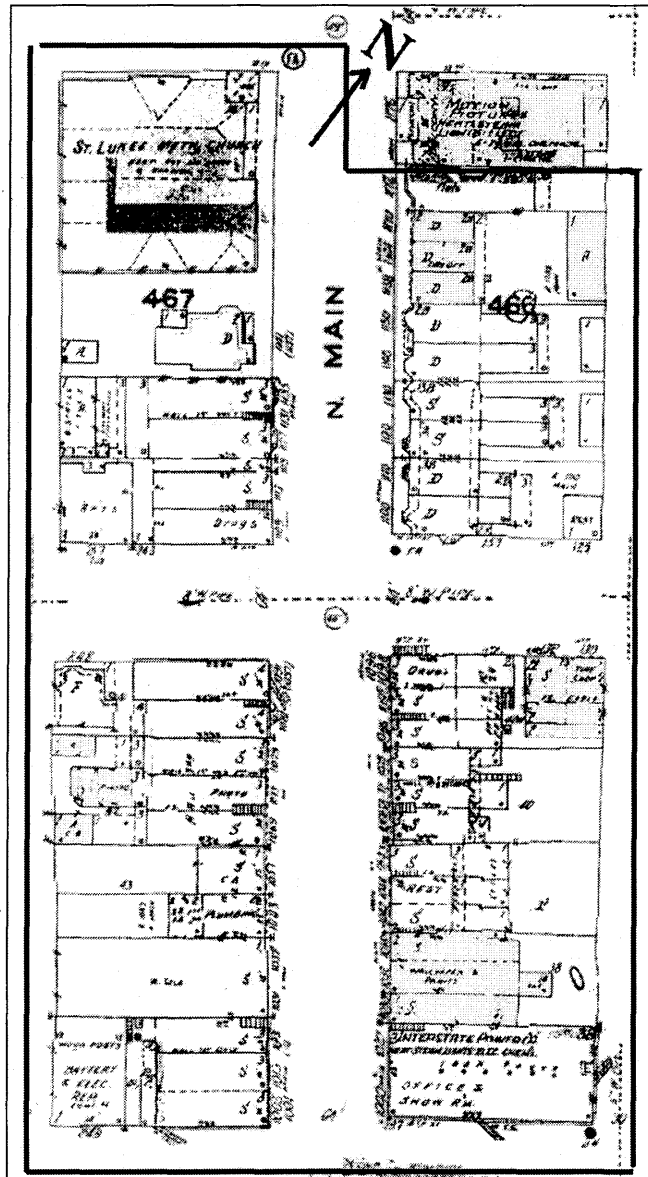


Figure 10: 1909/1962 Sanborn Map (shaded buildings are non-extant)

The present district was largely in place as of 1962 (Figure 10) with the exception of four buildings subsequently lost, two of which were replaced. The site of one of these four buildings, the landmark former Baptist Church/Strand Theater building, located at the northeast corner of the district, is still a parking lot and was not included in the district. Note the apartment building depicted at 248 West 11th, still incorrectly shown as a separate building as of 1962.

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

**National Register of Historic Places
Continuation Sheet**

Section number 8 **Page** 12

Upper Main Street Historic District

Dubuque, Iowa

8. Significance Statement:

Architects/Builders Continued:

Howie, James
Kramer, George

The Upper Main Historic District is locally significant for its historical associations with commercial architecture (Criterion C) and the commercial history and development of Dubuque (Criterion A). Architecturally, the district includes numerous excellent and well-preserved examples of Dubuque commercial architecture dating from pre-Civil War to World War I. A number of the city's most talented and prolific architects designed some of the key district buildings. Collectively the buildings represent larger-scale commercial architecture combined with upper level residences, several of the best examples of row house designs, and one of the city's best religious institutional designs. Historically, the district interprets the northward commercial expansion of the city's premier commercial thoroughfare, the work of several notable Dubuque real estate developers, and the role played by a number of several key business firms.

This district is nominated in association as it meets the registration requirements set forth in Section F of the multiple property document "The Architectural and Historical Resources of Dubuque, Iowa, 1833-1955." This nominated district meets the requirements as set forth in that document. The multiple property document defines a range of chronologically defined historical contexts, describes a range of Dubuque styles, and establishes registration requirements for nominated resources. This commercial historic district is associated with and represents all four historical contexts as set forth and it contains a good number of architecturally significant resources as are identified in the architectural context. Finally, the nominated district represents the design, construction and development efforts of a number of significant Dubuque architects, builders and developers. The list of contexts are:

Frontier City on the Mississippi River, 1833-1858.
The Key City, 1859-1893
Fitful Growth and Maturation, 1893-1910
An Era of Stability, 1910-1955
The Architecture and Builders of Dubuque, 1833-1955

The period of significance for the Upper Main historic district begins with the oldest surviving historical building, and concludes with the year 1919, the year that 1101 Main was re-fronted. This time period includes all four of the chronologically defined historical contexts. The vast majority of buildings represent the first three contexts, the period during which most of Dubuque's physical commercial growth took place. The multiple property document specifically identifies and recommends the National Register eligibility of this district. The multiple property document was accepted by the National Park Service in the fall of 2004.

Architectural Significance And Commercial Expansion:

Section 7 enumerated both the range of architectural styles that are present in the district as well as the specific exceptional architectural attributes of the 13 most important buildings. As a whole the district comprises a distinctive and well-preserved grouping of primarily commercial buildings (with one associated residence, five row houses and church complex). Collectively the commercial buildings represent the range of architectural styles that typified the city's commercial development, these being principally the Italianate, Second Empire and Queen Anne

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

**National Register of Historic Places
Continuation Sheet**

Section number 8 **Page** 13

Upper Main Street Historic District

Dubuque, Iowa

styles. At the same time this array of buildings is distinctive relative to the development of Dubuque's downtown proper. Unlike the buildings that stood to the south of West 10th Street, many of which survive in the Old Main commercial district, the majority of the commercial buildings represent the architectural combination of multiple small storefronts with upper level residential living. The difference from the downtown area to the south was that commercial buildings were more likely to house larger-scale retailers in larger or combinations of multiple storefronts while the upper stories of those buildings more likely housed warehouses, professional offices, halls or other wholesale and manufacturing uses. This district developed and functioned more like a grouping of neighborhood corner stores. As the northern terminus of the Main Street downtown, it served and was integrated with the surrounding residential neighborhood.

The district still reads like a commercial downtown given the intensity of its development, the great majority of the buildings being at least three stories in height. This feeling is heightened by the presence of larger and more substantial corner "book end" buildings which frame the district. If larger stores had a presence in the district, that presence was located in these more substantial and more stylistic gateway buildings. Corner buildings, having two exposed facades, offer better opportunities to showcase a design and this is uniformly the case in the Upper Main District.

The architecture of the district directly reflects the northward expansion of the downtown proper. As early as the late 1850s isolated substantial corner commercial buildings were being built at Main and West 11th streets. This area was otherwise residential or provided a sanctuary for a number of churches. St. Lukes Methodist Church is the perfect example. That congregation's third location was on Main above West 11th, each site being successively further north from the downtown. When the church body debated building the present building at the same point in 1895, many members favored a location that was more distant from the business district, "which is rapidly encroaching on Upper Main Street." The Baptists too were gravitating northward, selling their 1857 church at Main and West 10th streets to the Universalists, and building their monumental edifice on Main and West 12th streets (*Herald*, May 7, 1895).

This rebuilding of a formerly residential and institutional neighborhood is reflected in the surviving architecture. As noted, the intersection of Main and West 11th streets was the initial point of commercial "attack" but the east side of Main below that same cross street solidly developed with the construction or expansion of three large three-story Italianate style brick blocks between 1866 and 1873. Collectively these edifices are the best examples of unadorned multi-story commercial blocks-while the storefronts boasted of decorative cast iron work and pressed metal cornices, the designs pre-dated the popularity of a more extensive use of cast iron or full metal storefronts or more elaborate façade design schemes. The next wave of development was actually a more intensive residential building effort, one that produced the Second Empire row houses (1100-1150 Main) on the east side of Main above West 11th Street in 1876-77. They augmented an existing four-unit row house on the north issue of the block. The Baptist Church (non-extant) built in 1876 completed the in-filling of that block.

The fact that commercial development first took place on the east side of Main reflected a Dubuque preference for shopping on that side of the street. It seems that shoppers gravitating southward in the downtown were loathe to cross the street and as a result, the largest retailers and the best commercial architecture located along that side of Main Street. Historical images document this curious favoritism and as the downtown infilled between 8th and 10th streets, a number of early residences survived unscathed well into the 1930s, while the east side of those blocks was solidly built up with landmark commercial blocks. In the Upper Main district residences

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

**National Register of Historic Places
Continuation Sheet**

Section number 8 **Page** 14

Upper Main Street Historic District

Dubuque, Iowa

predominated as late as 1884. Even today, 1043 Main, on the west side of the street, disguises its origin as the south half of a pre-Civil War brick duplex.

The final flurry of commercial development, dating to 1885-1896, resulted in the addition of five substantial Queen Anne commercial blocks (including one row house at 1172 Main). Thus the district was largely complete save for the doubling of 1091 Main in 1901, the addition of a Second Empire residence to the rear of that building that same year, the new Methodist rectory in 1905 and finally the rebuilding of 1101 Main in 1919.

One key reflection of the commercial importance of the district was its presence on the principal streetcar line. The matured streetcar system had just two north/south running links, Main Street being double tracked from West 2nd to West 13th streets, and Central Avenue, two blocks east, being single tracked. Feeder lines from the north end of the Main Street line comprised a vital uphill link along Mineral/West Locust to residential neighborhoods, and two Central Avenue links, via West 13th and West 15th Street, connecting to commercial and residential areas in North Dubuque (Iowa Trolleys Bulletin, 1975).

District Association With Major Dubuque Business Firms:

Despite the fact that this district favored smaller retail and service firms, its larger business blocks housed several significant business firms. Chief among these was the Dubuque Cabinet Makers Association. The multiple property document identifies that German-American craftsman collective as a remarkable example of a very atypical business venture. The association's story combines the city's dominant ethnic minority and an unusual stock-based workers collective. The collective was established in 1867 and survived until 1924. Members had to be workers, only members could own stock and there was a limit on how much stock any member could hold. The firm built and occupied a number of substantial factories, warehouses and retail outlets during its long and successful history. Two buildings survive, the best-preserved example being 1000 Main (1000 White Street, is a less-well preserved factory block). The 1894-95 building at 1000 Main represents the association's most prominent retail presence on Main Street (Jacobsen, pp. 27-31).

The Iowa House Furnishing Company replaced the cabinetmakers in early 1902 at 1000 Main. P. A. Leonard founded an innovative method of packaging his furniture sales. Just as the national home ownership movement was emerging, Leonard offered to completely furnish a house at a set price based upon the number of rooms that were to be provided for. The package included floor coverings, window trimmings, cooking utensils, and so on (*Enterprise*, March 9, 16, 1902).

Bayless Business College was incorporated in 1858 and by 1911 had been in operation in the city for 55 years. Its president, Prof. Bayless, also served as the head of the Dubuque Building and Loan Association and treasurer of the German Presbyterian Theological School of the Northwest. Professor Lyons had operated the school for the previous ten years. It specialized in business and shorthand courses. The school was part of the significant role played by the city in higher education. While religious educational institutions were dominant in this context, there were also innumerable private institutions such as this one. This was the school's second location in the city (*Greater Dubuque*, 1911, p. 77).

Groceries and shoe stores tended to have the greatest longevity within the district and the record was set by Frank and George Moser who operated a grocery at 1091 Main. By the time that Frank E. Moser sold out his

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

**National Register of Historic Places
Continuation Sheet**

Section number 8 **Page** 15

Upper Main Street Historic District

Dubuque, Iowa

interests to brother George in 1895, he had been in business at this address for 43-years and was then the oldest working grocer in Dubuque (*Herald*, August 13, 1895).

Association With Major Dubuque Developers:

William Rebman was the leading commercial developer within the district. He was a resident at early as 1856, remained there through the early 1870s, and was responsible for building and rebuilding four buildings. His earliest commercial block building effort, at 8th and Main streets dated to 1856. That same year, he was reported building eight new buildings "on the lot opposite to the Congregational Church" and he had drawn local notice for his efforts in the north part of the city. The *Daily Republican* (February 28, 1856) observed "Mr. Rebman is the man for the time, there is an indomitable spirit about him which we like to see in those who have the means and are able to build and make improvements. Such men are the very kind we like to see in this Western country. One of these kind of men are worth a regiment of those close-fisted capitalists who lock up their almighty dollars in their iron safes, only to be brought out when they can realize their forty per cent, upon the dollar." Rebman was making minor improvements on the east side of Main Street, between West 10th and 11th streets as early as 1857. His first major building effort, a three-story triple storefront followed in 1866. By late 1870 Rebman was credited with owning nine brick buildings on the block and these had been badly damaged in a recent fire. During 1871 he rebuilt and expanded his holdings. In 1877 his final contribution to the district came with the addition of a three-story brick duplex at 1140-50 Main which largely copied the Bissell tri-plex built the previous year at 1100-30 Main to the immediate south.

A number of Dubuque developers resided along Locust Street, a block west of the district and these made individual key building contributions. Lester C. Bissell built the row of Second Empire style houses at 1000-30 Main in 1876. William Andrew built the three-story double storefront at 1069-79 Main in 1885. Curiously, both Bissell and Andrews lived successively in the former Bissell family's Italianate mansion at Locust and West 11th, demolished in 1891 and replaced by the Romanesque style Frank Stout mansion (*Herald*, January 11, 1891).

David N. Cooley was less a builder than an acquirer of district buildings and he clearly worked closely with William Rebman, purchasing each of Rebman's new buildings within months or at most a year of its completion. The Cooley family retained many of these properties into the early 20th Century. Cooley was born in New Hampshire in 1825, was educated in the East and was admitted to the bar in 1854. He served as reading clerk for the New Hampshire House of Representatives. He came to Dubuque in 1854 and partnered with Judge Austin Adams and Ben M. Samuels, then leading lawyers in the state. William B. Allison, later U.S. Senator, joined the firm a year later. Partner Adams departed and the firm was re-titled Samuels, Cooley & Allison. Later he was with the firm Cooley, Blatchley & Adams (the firm was then "doing the best business of any in the west"). C. H. Eighmey joined the firm as well. Cooley was appointed Commissioner of South Carolina by President Lincoln in 1864. President Johnson appointed him Commissioner of Indian Affairs in 1866 and he served in that office until the fall of 1867. Resigning, Cooley continued a successful law practice in Washington, D.C. for the next ten years before returning to the city. He was elected president of the First National Bank and he obtained a controlling interest in that bank. Cooley paid for a professor of civil engineering chair at Grinnell College and otherwise supported that institution and education (*Herald*, December 20, 1885).

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

**National Register of Historic Places
Continuation Sheet**

Section number 8 Page 16

Upper Main Street Historic District

Dubuque, Iowa

District Association with Major Dubuque Architects:

Only a handful of district buildings have designer attributions. James H. Bowen, an early city architect, designed the north half of 1091 Main Street, built in 1856. Builder/architect James Howie was responsible for 1069-79 Main in 1885. Thomas T. Carkeek designed the George A. Burden Flats, 1172 Main (c.1895) and the Rider, Burden and Rider Block, 1000 Main (1894-95).

Architect Thomas T. Carkeek (1843-1928+) first did design work in the city in 1892 although an 1897 credit to him, states that "much of the attractiveness of Dubuque" was due to his work, and that Carkeek "has been an active, busy man in our midst for years." His early design works were touted in *The Key City*, published in 1897. George A. Burden's "Flats" at 1172 Main was one of six Carkeek designs pictured in that booklet. The same source lists 31 commissions. Carkeek designed two of the gateway buildings in the district, both in conjunction with developer George Burden and one of which was Burden's personal residence. Architectural historian Wes Shank credits Carkeek with some 200 designs during his career. Many of his designs included landmark Dubuque institutional buildings such as the Central Engine House, Odd Fellows Temple, both of which are non-extant. He also designed the YMCA Auditorium (Iowa and West 9th streets) which is National Register listed. Carkeek was able to work comfortably with the Queen Anne and Romanesque styles (Shank, p. 38).

Architect George W. Kramer was a noted Ohio architect who re-located to New York City in 1894. He entered into architectural practice in 1873, first partnering with Jacob Snyder, a noted church designer. He later was in the firm Kramer & Weary. He was independent by 1912. Kramer is credited with at least 2,000 building designs. He was the designer of the notable Romanesque style St. Lukes Methodist Church (1896) as well as the 1905 rectory (Johnston).

District Commercial Tenant History:

The first apparent commercial block to be built was S. Crossman's Boarding House at 1042 Main. Developer William Rebman built the three-story 32x70 block in 1857. The boarding house had a 50-person capacity and an 80-person capacity basement dining room. A barber shop offered three bathing rooms each for men and women and three large cisterns supplied the water supply. A 50x30 stable behind the block was hosted by a Scottish groom. The 1859 city directory is the first to list commercial activity in the district. For the most part, professional offices such as a realtor; a civil engineer, a physician and partner annunciators, were in company with grocers Bissell, Moser & Company, as well as two other grocers, two booksellers, a bathhouse operator, and a bell ringer (*Daily Times*, September 24, 1857).

By January 1862, the district businesses included two shoe dealers, a sack manufacturer, three dressmakers, three sewing machine dealers, the noted architect, John Francis Rague, physician, S.H. Guilbert and realtor William Rebman. Roger's Boots & Shoes took quarters at 10th and Main in mid-1865 and Grocer John D. Scheuler was running his advertisement as of May 1866. By 1865 the business roster included a confectioner, dry goods merchant, and a millinery (*Times*, January 3, 1862; July 21, 1865; May 5, 1866).

By the mid-1860s this area was termed "Up Town" and a bakery and confectionery, operated by LaBarge & Clark, replaced Kothe's bakery at 11th and Main in 1865. The *Herald* noted the new business would "give the up town people satisfaction both in quality and price." new drugstore opened on Main, above West 10th in 1867 replaced Sampson & Moore (*Herald*, June 10, 1865; August 27, 1867).

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

**National Register of Historic Places
Continuation Sheet**

Section number 8 **Page** 17

Upper Main Street Historic District

Dubuque, Iowa

By 1870 city directory listings were fairly meager, and included a private school operated by Mary Edgerton in the Universalist Church building, a single dressmaker, baker, one boarding house, and Pettibone's grocery. A major sewer project was built the length of that street in 1877 and it encouraged the expansion and development of businesses along Main and within the district. The work coincides with the construction of the row houses on Main above West 11th Street.

The 1880 city directory commercial listing reflects this increased commercial activity with 22 listings. Smaller scale firms included a human hair goods dealer, two dressmakers, three milliners, a tailor, two music conservatories, and a taxidermist. More substantial firms included a confectioner, a marble dealer, two grocers, and a boots and shoes dealer. There were two physicians and an impressive four boarding houses, all of which were above West 11th Street. Considerable continuity was in evidence three years later when eight of the specific businesses remained in the district. Listings that year included a female doctor, a cigar maker, and artist S. S. Sargent.

The 1890 city directory business roster totaled 28 commercial listings. The Bayless Business College was the most notable accession, at 1005 Main. There were three grocers, two meat markets, a druggist, two bakers, two milliners, a midwife, a dealer in ladies goods, a hair dresser, four physicians, an upholsterer, a confectioner, one boot and shoe dealer, a plumber, artist E. Hortense Lewis, and two boarding houses comprised the list.

The 1899 commercial tenants located within the district included three major stores (furniture and dry goods), a jewelry store, three grocers, a milk depot, an undertaker, two meat markets, three confectioners, seven millinery shops or dressmakers, one furrier, two plumbers, two bicycle stores, an artist, a photographer, a dentist and a doctor. On the cultural scene, the Dubuque Academy of Music was present and would remain as late as 1934. Many of the business people also resided above their shops, but exclusive of these were 34 apartment dwellers, only 11 of whom lived on the west side of the district and just 13 of these living units were above West 11th Street.

By 1915 the residential density of the district had nearly doubled, compared to 1899, with 59 living units being listed in the city directory exclusive of the business owners who lived in or above their stores. This number was evenly divided along the two-block length of Main Street. Doctors and dentists had begun to gravitate to the Bissell Block, north of West 11th Street, where they could live and conduct their practices. Named flats began to be listed in lieu of generic boarding houses. The east side of Main claimed all but 23 of the living units. The west side of the street was the domain of the arts, with two musical entities, the Renier Music House and the Dubuque Academy of Music, both at the West 10th Street end of Main. Fraternal orders favored the west side with the F.O. E. and Knights of Pythias halls (the American Legion replaced the former in 1919). Electricians and plumbers, laundries also tended to be on the west side of Main at this time. Over time bakeries also moved to that side of the street. The first chain stores, the Atlantic & Pacific Tea Company, at 1013 Main Street and Piggly Wiggly at 1127-33 Main, were present in the district by 1921. Their presence was a brief one, the Depression years had eliminated both by 1934.

The 1920's and early 1930's witnessed a period of commercial stability within the district as well-established small businesses remained at the same address and the majority of the businesses remained as of 1934, having survived the early years of the Great Depression. The overall mix of businesses remained unchanged, save for the introduction of a florist, an apothecary, the Sanitary Butter Company, Interstate Power Company with its corporate offices located at 1000 Main, a chiropractor and more doctors. Construction-related trades including numerous plumbers, an electrical contractor, the Otis Elevator Company had a growing presence and the plumbing and

**United States Department of the Interior
National Park Service****National Register of Historic Places
Continuation Sheet**Section number 8 Page 18

Upper Main Street Historic District

Dubuque, Iowa

electrical firms remained in business for many years. One important recreational venue was the Strand Theater, a movie house converted from the former Baptist Church, first listed by 1921.

By the World War II years, 1941-45, the two sides of Main Street within the district had diverged in their commercial offerings. Generally, the east side remained more intensively commercial in its nature and shoe stores, cleaners, jewelers, an optometrist, a drapery shop, paint store, café, and beauty shops. Curiously beauty shops and dressmakers had enjoyed a resurgence within the district. On the west side of Main Street, businesses tended to be auto-related (there were only two of these firms located in the district and both were gone by 1952), an antique shop, florist, ice cream company, a tavern (the Shangri-La, at 1091 Main, the only such listing found through 1952), photographers, drug store, sewing machine store, scale company, cash register company. Groceries, confection-airies, music stores and schools and office equipment stores were evenly distributed on both sides of Main.

The 1952 city directory listed 61 apartments (again, exclusive of business owner residents who were not separately enumerated), and these were evenly split on either side of West 11th Street. Of these 26 units were on the west side of Main. Listed businesses included the power company, two groceries, one confectionary, two shoe stores, a bowling alley (run by the VFW), a wallpaper and paint store, jewelry store, a mens' clothing store, café, two cleaners, a drapery shop, two office equipment stores, two photographers, an ice cream company, gift shop, florist, sporting goods store, tavern, two beauty shops, a drugstore, a dressmaker and a music store. The commercial mix, while evolved over time, was surprisingly similar to that of the late 19th Century within the district. That mix continued to favor smaller businesses and those that serviced the needs of area residents.

Illustrations:

Figure 11: Detail, Bird's Eye View of the City of Dubuque, Iowa 1872
(district boundaries marked)

The 1872 lithograph (Figure 11) confirms the existence of 1042, 1066-68, 1086-98, and 1091 (north half) Main.

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

**National Register of Historic Places
Continuation Sheet**

Section number 8 Page 19

Upper Main Street Historic District

Dubuque, Iowa



Figure 12: Detail, 1889 Perspective Map of the City of Dubuque, view northwest (district boundaries marked)

This later lithograph (Figure 12) accurately depicts the district. The First Congregational Church ("J") is visible at left center. The Waples' Block ("53"), Universalist Church ("X"), 1131-35 Main ("52"), the original Methodist Church ("K"), and the Baptist Church ("G"). Still extant as of 1889 is the Peterson Duplex along with the residence that stood on West 10th, west of the Waples' Block. The east side of the 1000's block of Main is mostly residential on its west side. The east side of that block is mostly completely commercial. The two commercial blocks on the south side of West 11th, on Main, have yet to be doubled in width. On the 1200s block just one depicted building survives, that being 1100 Main, which has been enlarged and given a Craftsman style exterior. Prominently depicted on that block is the oldest row house block, located at 1166 Main, non-extant. Within the next few years the Baptist Church and Waples' Block (1005-07 Main) would be built at opposing ends of the district.



Figure 13: Congregational Church, view to the northeast, panoramic view, c.1895
(Center For Dubuque History, Loras College, Photo RM-1106)

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

**National Register of Historic Places
Continuation Sheet**

Section number 8 Page 20

Upper Main Street Historic District

Dubuque, Iowa

This early view (Figure 13) from the bluffs depicts the frame house located on the future site of the present building at 243 West 10th, (beyond the Congregational Church to the right) as well as the Waples' Block and the Dubuque Cabinet Makers' Association buildings at 10th and Main. At far right, on the east side of Main, is the Levi Block (non-extant), a landmark double commercial stone block.

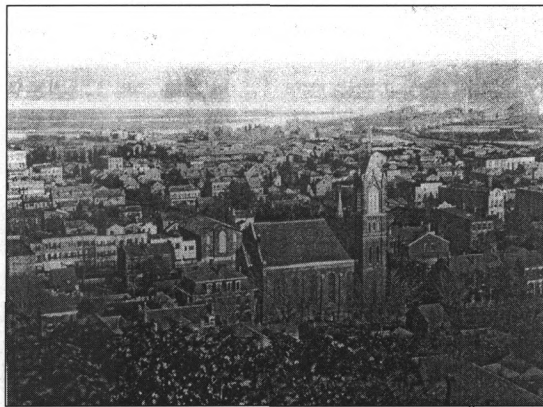


Figure 14: Detail of a c.1868-70 stereoscopic view from 11th Street Hill, view east
(State Historical Society of Iowa, Iowa City, Photographs, City of Dubuque)

This very early view (Figure 14) east from the nearby bluffs depicts the district in the lower left foreground. Immediately behind and to the left of the First Congregational Church are visible the buildings along the east side of the 1000s' block of Main Street. The two-story double block visible on the opposite side of Main Street is the Peterson duplex (non-extant).

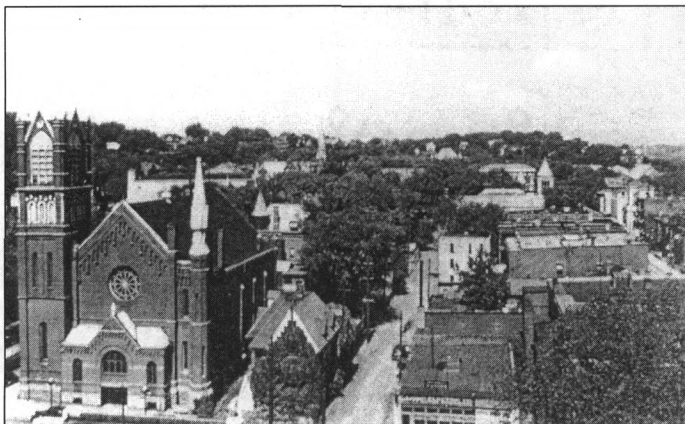


Figure 15: Alley west of Main, viewed north from West 10th, c. 1940
(Center For Dubuque History, Loras College, Photo SCH-008)

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

**National Register of Historic Places
Continuation Sheet**

Section number 8 Page 21

Upper Main Street Historic District

Dubuque, Iowa

The above image (Figure 15) depicts the geographical setting of the district, with the landmark First Congregational Church a part of the Jackson Park Historic District, is located immediately west of the district on its southwest corner. Visible at lower right of center is the original façade of 243 West 10th.

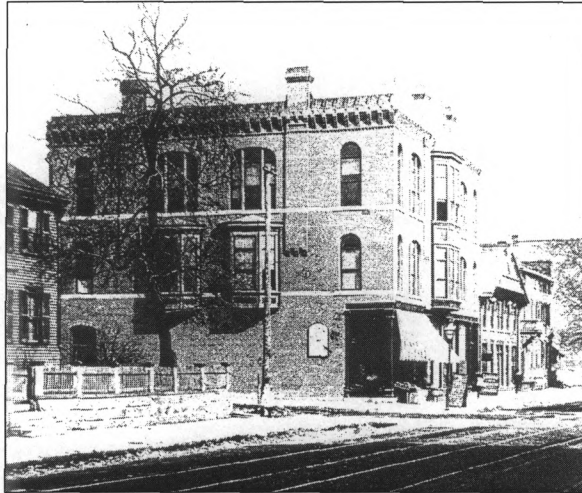


Figure 16: "Doctor Waples' Block, 1001 Main, view northwest, c.1910
(Loras College, Center For Dubuque History, Photo #RM1131)

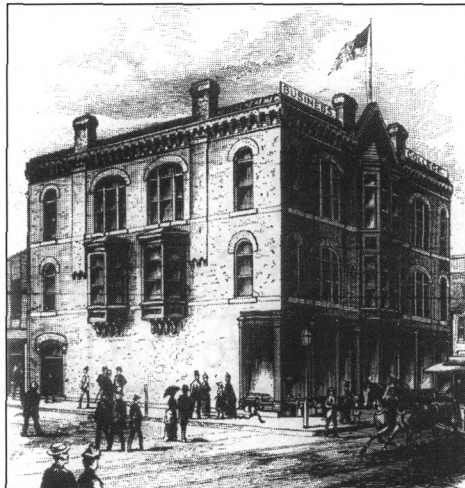


Figure 17: Waples' Block, 1005-07 Main Street, viewed north from just south of West 10th Street
Dubuque Academy of Music, (*Enterprise*, November 14, 1903)

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

**National Register of Historic Places
Continuation Sheet**

Section number 8 Page 22

Upper Main Street Historic District

Dubuque, Iowa

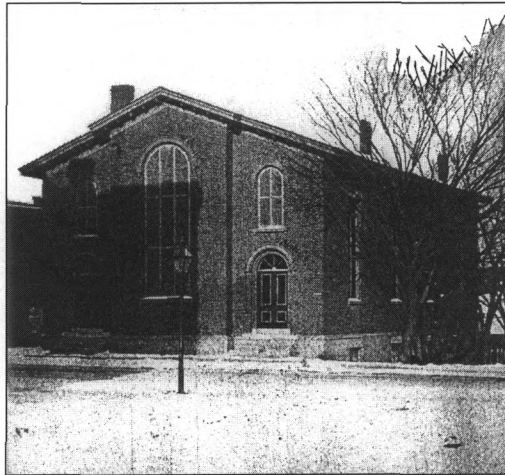


Figure 18: The Baptist/Universalist Church, 1000 Main, non-extant, view northeast, c.1870
(Loras College, Center For Dubuque History, Photo #RM1022)

The Baptists built this church in 1856-57 (Figure 18) and the Universalist Church acquired it and substantially remodeled it in 1876 (*Herald*, June 18, 1876). The Baptists gravitated a block northward and built their new building at Main and West 11th Street in 1889.



Figure 19: Dubuque Cabinet Makers Association Building, 1005 Main Street, 1894, view northeast
(Center For Dubuque History, Loras College)

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

**National Register of Historic Places
Continuation Sheet**

Section number 8 Page 23

Upper Main Street Historic District

Dubuque, Iowa

This view (Figure 19) depicts how the ground drops to the east from Main Street and consequently buildings located along the east side of Main Street tend to have exposed foundation walls and walkout basements at the back of their plans. The sign above the transom level reads "Dubuque Cabinet Makers Association Building."

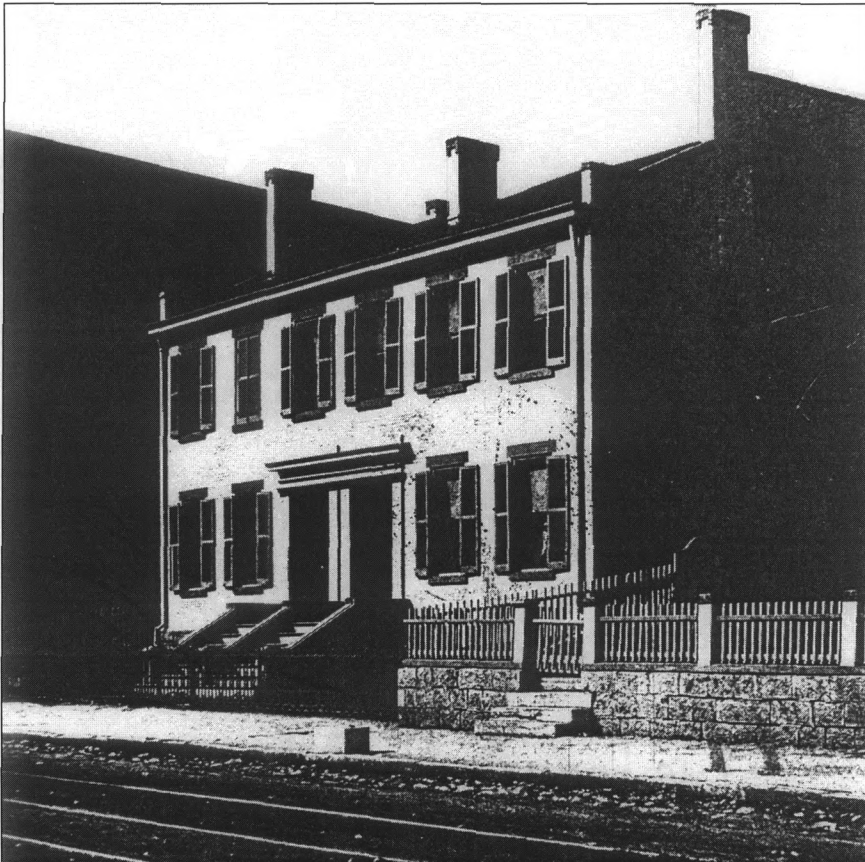


Figure 20: The C. J. Peterson House, 1043 Main, view southwest, c. 1890
(Center For Dubuque History, Loras College)

The Peterson House (Figure 20), with its stepped-brick end walls, likely pre-dated the Civil War. The photo above indicates that the street was by this time graded below the original ground level. 1053-57 Main is the surviving southern half of this duplex.

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

**National Register of Historic Places
Continuation Sheet**

Section number 8 Page 24

Upper Main Street Historic District

Dubuque, Iowa



Figure 21: Main Street, 1000's block, view northeast from 10th Street, c.1900
(Center For Dubuque History, Loras College)

This excellent view (Figure 21) shows the paired sets of streetcar tracks along Main Street. Masonic symbols are visible in the third floor level of 1000 Main visible right of center. Trees front the row houses along the east side of Main Street, beyond West 11th Street.



Figure 22: Main Street, viewed south from West 11th Street, 1905
(Center For Dubuque History, Loras College)

**United States Department of the Interior
National Park Service****National Register of Historic Places
Continuation Sheet**Section number 8 Page 25

Upper Main Street Historic District

Dubuque, Iowa

This image (Figure 22) nicely depicts the commercial context of the district relative to the 800s and 900s blocks of Main. The east sides of those two blocks contained near solid ranks of stylish and substantial named commercial blocks such as the Levi Block, visible just beyond the Dubuque Cabinet Makers Building right of center. Curiously the opposing side of the 900s block experienced belated building-up and one frame residence at West 10th was never replaced by a commercial building when it was demolished in 1934. Dubuque's first multi-story modern office building, the Building and Insurance Block, visible at right center, was built on the northwest corner of Main and West 9th streets in 1895. Subsequently the Bank and Trust building, the city's first "skyscraper" followed in 1923, on the opposite corner south, making 9th Street the banking center of the downtown. The original Swiss façade of 1031 Main is visible at the far right. The double two-story storefront at 1030-36 Main (visible just to the left of the watch) has been replaced by an expansion of the Alliant Energy Company.



Figure 23: Main Street, view south from 11th Street, c.1900
(Greater Dubuque, 1911)

This southward view (Figure 23) is similar to the previous one but its vantage point moves half a block northward. Clearly the district is commercially integrated into the broader Main Street downtown architecture. All of the buildings visible survive save for 1030-36 Main, previously discussed, and the Peterson House, still visible at the right center, just above the carriage.

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

**National Register of Historic Places
Continuation Sheet**

Section number 8 Page 26

Upper Main Street Historic District

Dubuque, Iowa

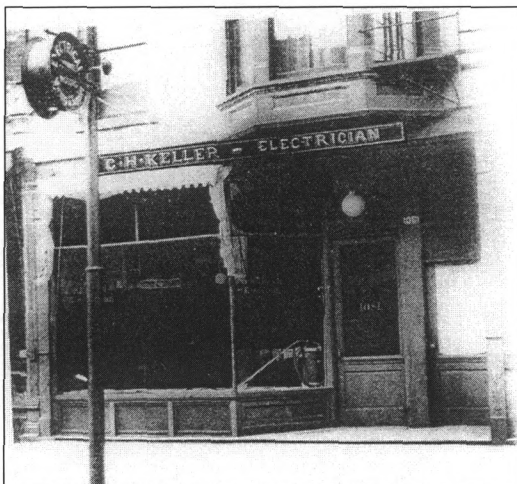


Figure 24: South storefront, 1091 Main, c.1911, view west (*Greater Dubuque*, 1911, 74)



Figure 25: Main Street viewed north from just south of West 11th Street, c.1890
(Loras College, Center For Dubuque History, Photo RM1114)

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

**National Register of Historic Places
Continuation Sheet**

Section number 8 Page 27

Upper Main Street Historic District

Dubuque, Iowa

Re-orienting 180 degrees, this view (Figure 25) depicts the east side of the 1100's block of Main Street. The image is pre-paving and a horse-drawn streetcar is visible at the far left. Trees line both sides of this still very residential street and row houses infill almost all of the east side of the street. The Baptist Church is the large block visible in the rear center and it does not appear that the row house at 1172 Main is yet built.

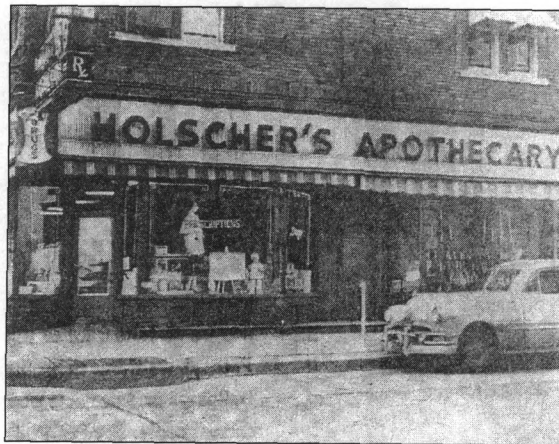


Figure 26: 1101 Main Street, c. 1957, view west
(Center for Dubuque History, Loras College)



Figure 27: G. A. Burden's Flats, Thomas T. Carkeek, architect, view southeast, 1897
(*The Key City*, p. 25)

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

**National Register of Historic Places
Continuation Sheet**

Section number 8 Page 28

Upper Main Street Historic District

Dubuque, Iowa

Architect Carkeek's design (Figure 27) replaced the largest and northernmost of a four-segment two-story row house that stood on the site. The union hall at 1066 Main later replaced the surviving three row house units. Clearly the design of this building reflected the scale of the adjacent Baptist Church building and copied the raised entryway.



Figure 28: Third Methodist Church Building, used 1853-1895
(A History of St. Luke's...1970)

This sketch (Figure 28) portrays the earlier church building that the 1896 St. Lukes replaced. It was a brick gothic design constructed between 1850-53 and dedicated April 14, 1853. Note the Queen Anne style rectory pictured on the left, and the two-side gable row houses, visible to the right (A History of St. Luke's...1870).



Figure 29: First Baptist Church, 13th and Main, view southwest, postcard view, c.1920 (non-extant)
(Center for Dubuque History, Loras College)

The Baptist Church (Figure 29) was built in 1876 and remodeled substantially in 1889-90 and represented the replacement of institutional for commercial land uses along Main Street and north of West 11th Street.

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

**National Register of Historic Places
Continuation Sheet**

Section number 8 Page 29

Upper Main Street Historic District

Dubuque, Iowa



Figure 30: St. Lukes Church and rectory, postcard view, c.1910, view southwest
(Center for Dubuque History, Loras College)

The Romanesque style St. Lukes complex (Figure 30), defines the north end of the district. It, like the Baptist Church, across the street to the east, was a landmark architectural "bookend."



Figure 31: Main Street, viewed south from West 12th Street, c.1910
(Center For Dubuque History, Loras College)

This image (Figure 31) shows Main Street prepared for a parade or public event. Curbside trees survive in front of the row houses on the east side of the block.

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

**National Register of Historic Places
Continuation Sheet**

Section number 8 Page 30

Upper Main Street Historic District

Dubuque, Iowa



Figure 32: Main Street, viewed south from West 12th Street, c.1925
(Loras College Center For Dubuque History, Photo HOFF 00008)

This snowy scene (Figure 32) nicely depicts the west side of Main Street and the snow covering the highlights of the architectural ornamentation. The 1905 St. Lukes rectory is visible to the south (left) of the church on the right.

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

**National Register of Historic Places
Continuation Sheet**

Section number 9 **Page** 31

Upper Main Street Historic District

Dubuque, Iowa

9. Major Bibliographic References:

Andreas, A. T., *Illustrated Historical Atlas of the State of Iowa*. Chicago: Andreas Atlas Company, 1875.

Bird's Eye View of the City of Dubuque, Iowa 1872 n.p., Augustus Koch, 1872).

DeWerthern, H., *Dubuque And Vicinity, Iowa, 1858*. Des Moines: Iowa State Historical Society, State Archives, Map Drawer 52, Map 10A).

Dubuque City Directories, 1859-1952

Dubuque County Assessor's Data

Greater Dubuque, (Dubuque: Times-Journal, H. W. Gardner editor, 1911).

A History of St. Luke's United Methodist Church, Dubuque, Iowa, 1833-1970. (n.p)

Jacobsen, James E., *Dubuque—The Key City: The Architectural and Historical Resources of Dubuque, Iowa, 1837-1955*, Des Moines: History Pays! Historic Preservation Consulting Firm, 2004.

Jacobsen, James E., "...the finest business street west of Chicago and North of St. Louis..." Phase III Architectural and Historical Survey Report-Downtown Dubuque. Des Moines: History Pays! Historic Preservation Consulting Firm, 2003.

Koch, Augustus, *Birds Eye View of the City of Dubuque, Iowa, 1872*. Dubuque: Center For Dubuque History, Loras College.

Krviskey, Bruce M., *Historic Preservation Planning and Design Study in Dubuque, Iowa*. Dubuque: Ben Mieke and Associates, August 1981.

Krviskey, Bruce M., *Summary Memorandum. Dubuque Architectural Survey/Historic Preservation Planning Project 1978-79*. Dubuque: Bruce M. Krviskey, April 1, 1980.

Langworthy, William Franklin, *The Langworthy Family*. Hamilton, New York: William F. and Orthello Langworthy, 1940.

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

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

Perspective Map of the City of Dubuque, Ia. 1889 (Milwaukee; American Publishing Company, 1889).

Property Abstracts, 1042, 1066, 1069-79, 1086, 1091 Main.

Saint Luke's Methodist Episcopal Church. National Register of Historic Places nomination form prepared by Helen Johnston, 1997.

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

**National Register of Historic Places
Continuation Sheet**

Section number 9 **Page** 32

Upper Main Street Historic District

Dubuque, Iowa

Sanborn Fire Insurance Maps, 1884, 1891, 1909k 1909/36, 1909/50, 1909/62

Schultz, Donald R., *Iowa Trolleys Bulletin Number 14*. (streetcar map, 1975).

Shank, Wesley I., *Iowa's Historic Architects*. Iowa City: University of Iowa Press, 1999.

Sommer, Lawrence J., *The Heritage of Dubuque: An Architectural View*. Dubuque: First National Bank, 1975.

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

Wellge, H., "Perspective Map of the City of Dubuque, Ia., 1889." Dubuque: Center For Dubuque History, Loras College

Dubuque Newspapers:

Dubuque Daily Republican
Dubuque Tribune
Dubuque Herald
Dubuque National Demokrat
Dubuque Telegraph
Die Iowa

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

**National Register of Historic Places
Continuation Sheet**

Section number 10 **Page** 33

Upper Main Street Historic District

Dubuque, Iowa

10. Geographical Data:

USGS Coordinates:

Zone 15

	<u>Northing</u>	<u>Easting</u>
A	4,707,971	691,580
B	7,708,151	691,500
C	4,708,168	691,540
D	4,708,241	691,509
E	4,708,247	691,557
F	4,708,010	691,657

The district includes the following legal parcels:

Lots A, B, C, City Lot 37

Lots 1, 2, Hartwig Addition

Lot A, City Lot 38

City Lot 40, 40A, 41, 42, 43, 44

Lots 1-6, Bissell Place

City Lots 466, (excluding the north half of City Lot 466 and the north 2.5' of the north half of the northern middle one-fifth of same), 467

Boundary Description:

These parcels comprise all of the lots fronting on Main Street between West 10th and West 12th streets, with the exception of a vacant lot (located north of 1172 Main) at the southeast corner of Main and West 12th.

Boundary Justification:

The district boundary includes the commercial, church and multiple-unit dwelling blocks that front on Main Street between West 10th and West 12th streets. The northern and southern boundaries are defined by the absence of historical commercial buildings above (north) or below (south) the numbered side streets. Buildings in those areas, fronting on Main are gone in whole or in part, and replaced with new buildings. Alleys form the east and west boundaries. To the west, only the Congregational Church and one commercial building survive on the south end of that half block. To the east a mix of commercial and residential buildings front onto Iowa Street. The buildings included in this district were all directly associated with the northward expansion of the Main Street commercial corridor.

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

**National Register of Historic Places
Continuation Sheet**

Section number 10 Page 34

Upper Main Street Historic District

Dubuque, Iowa

Map:



Figure 33: District Map

Gray shaded buildings are contributing to the district. Numbers with arrows indicate Photographic perspectives.

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

**National Register of Historic Places
Continuation Sheet**

Section number 10 **Page** 35

Upper Main Street Historic District

Dubuque, Iowa

Photographs:

Dates: August 18-19, 2004
Photographer: James E. Jacobsen
Location of Negatives: City of Dubuque

<u>Frame</u>	<u>Direction</u>	<u>Description</u>
1	North	General view of district along Main Street from south of 10th
2	Northeast	East side of Main, from 1042 Main north
3	Southeast	East side of Main from north of 11th
4	Southeast	East side of Main from north of 12th
5	Northeast	East side of Main from 11th
6	Northwest	West side of Main from 10th
7	Northwest	West side of Main from 1069 Main north
8	Southwest	West side of Main from above 11th
9	West	1091 Main, 248 West 11 th from east of Main
10	East	View east along West 11 th , 1100, 1101, 1091 Main, 248 West 11th
11	Northwest	1101, 1135 Main from east of Main on 11th
12	Northwest	West side of Main from 11 th
13	South	General view south along Main from above West 12th
14	Southwest	West side of Main from above 12th

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

**National Register of Historic Places
Continuation Sheet**

Section number 10 **Page** 36

Upper Main Street Historic District

Dubuque, Iowa

Appendix 1: Property Descriptive List: (in walking order, south to north):

243 West 10th Street:	1908-1909:
Architectural Style	Parapet front commercial
Physical Description	This triple-storefront, single-story plan (40x60 rectangular footprint) has a unified rear warehouse area with wooden posts. The façade has a raised parapet front. The façade and windows have been modernized.
Alterations	Original storefront featured a series of narrow rectangular vertical lights with matching transoms. The present storefront has reduced the storefront window area and twin end single door entrances.
Building History	This double storefront replaced a frame residence. Warne Brothers Auto Painters occupied the building 1921-25+, followed by Hawkeye Battery and Orme Electric Company, 1929-34+. Shepple Electric Company was there as of 1941-45. Dollar Loan and the Dubuque Building & Loan Company followed as of 1952. A barber shop, insurance agency and hearing aid company were there as of 1957.
1000 Main Street::	1894-95, Rider, Burden and Rider Building, Dubuque Cabinet Makers Association/Masonic Building:
Architectural Style	Queen Anne, commercial parapet front with centered triangular pediment (latter removed), architect Thomas T. Carkeek (<i>The Key City</i> , p. 87).
Physical Description	This imposing three-story brick double storefront is a two-part commercial block type design. The building dimensions are 50x114 feet. The exterior design reflects the presence of a fraternal hall with high ceilings on the third floor. The high stone foundation with finished water table is exposed fully at the east end of the plan due to the lower ground level. Side wall fenestration consists of three rows of paired rectangular lights, those on the ground level having stone sills and straight lintels, those on the second floor the same lintels (separate above each window) but a stone belt course incorporates the sill level. The third floor windows have paired and intersecting broad brick arches, each of which is unusually bordered with a carved stone cap. This cap continues downward to intersect with a spring stone level stone band below. A curiosity is the raising up of the easternmost five window sets on this level. These are elevated by two or three brick courses and the spring stone level stone band similarly adjusts abruptly upwards. The presence of a hall on this level might explain the vertical transition. The corner location for the building made possible the use of a recessed storefront with a wraparound south end. Structurally this placed the storefront in a recessed porch like location. None of the original storefront, apart from buried structural members, survives. The façade originally had a central recessed double door entrance with a north or left hand side upstairs side entrance. The façade design consisted of a broad central pavilion with symmetrical single-bay side light sets. The latter copied those on the south side wall, save for the fact that the third floor windows were single but very broad lights with a single brick/stone arch. The pavilion was

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

**National Register of Historic Places
Continuation Sheet**

Section number 10 Page 37

Upper Main Street Historic District

Dubuque, Iowa

<p>1000 Main Street, Continued:</p>	<p>1894-95, Rider, Burden and Rider Building, Dubuque Cabinet Makers Association/Masonic Building, Physical Description Continued:</p>
	<p>defined not by any projection but rather by the use of brick pilasters. The third floor window set mimicked a Palladian arrangement. The massive parapet further defined the pavilion by the use of four projected pilasters, with stone brackets. The pilasters interrupted the twin cornice lines of the parapet. Below the central set and on either side of the façade, the parapet base was projected outwards by means of corbelled denticulated brickwork. Atop the parapet front, square cut finials with mansard-like caps marked the corners and the ends of a centered pediment. The pediment stepped up once and originally featured a triangular pediment bearing the year the building was erected. Rear fenestration consists of elongated and narrow triple window sets, the uppermost having semi-circular brick arches, and the windows being separated by thin brick pilasters. The window set pattern is repeated across three bays.</p>
<p>Alterations</p>	<p>The storefront has been replaced by a brick and stone office front (retaining large yet raised display windows) and a fixed dark metal canopy. Basement windows and doors have been infilled. Windows have been replaced. The building is presently being tuckpointed. A catwalk now connects the second story across the alley to the east to another Alliant Energy office building.</p>
<p>Building History</p>	<p>This property, with an open lot on the south side, was occupied first by the Baptist Church (1857+) and then by the Universalists who used the same building. J. V. Rider acquired the Universalist Church on this site and built this building in 1894-95, in partnership with George Burden. The Dubuque Cabinet Makers Association occupied the building 1894-1906. The Masons were the intended tenants for the third floor hall, but they were initially displeased with their leased quarters and threatened to simply sub-lease the third floor in 1894. Later historical photographs show Masonic emblems in the third floor side windows however but city directories only list them there as of 1906 (five year sampling of directories) (<i>Telegraph</i>, September 17, 1894). The cabinet makers association was an unusual and longtime cooperative success story, one that existed from 1867 until c.1924, and this building was associated with its most thriving years. By 1906, the Association no longer occupied the storefront level however. This building was used as a retail furniture outlet while other buildings were used as production sites. The Iowa House Furnishing Company replaced the cabinetmakers at this address in early 1902, occupying the lower two floors. P. A. Leonard's firm could completely furnish a house. A three-room flat could be furnished for \$150, five or six rooms for \$1,500 (<i>Enterprise</i>, March 9, 16, 1902). J. R. Herrmann & Son, also furniture dealers, were here 1915-1922+. In 1924 this building was sold to Interstate Power Company and its offices occupied the building. Alliant Energy, successor to Interstate Power Company, continues to own the building.</p>

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

**National Register of Historic Places
Continuation Sheet**

Section number 10 Page 38

Upper Main Street Historic District

Dubuque, Iowa

1005-07 Main Street:	1885-87 Bayless Business College or Dr. L. H. Waples' Building/Woodmen Hall:
Architectural Style	Queen Anne, commercial parapet front with centered triangular pediment
Physical Description	<p>This is a three-story double storefront brick two-part commercial block with a square plan (60x60). Two features of this building design are unique to the city, the first being a double-sided corbelled brick bracketed cornice, the other being the use of chimney "pilasters" which are corbelled out on the side and front walls and are used to break up or define the façade space. On the main façade twin chimney fronts interrupt the cornice and define a central pavilion. The pavilion effect is further defined by a broad triangular pediment that similarly interrupts the cornice line. Originally a two-story three-sided oriel occupied the pediment front. Now removed, two broad triple-window sets infill broad brick arched openings on the two upper floors. The side bays have reversed symmetrical fenestration, with elongated single windows (semi-circular brick window arches) set into each front corner on each floor, and broader openings on the inside. The third floor windows are longer than those on the second floor and had transoms. The original double storefront had cast iron supports and an advanced central entrance. A stone arch was added by the business college but is no longer present. The present storefront retains a c.1900 I-beam with rosettes, and framed columns appear to cover the original supports. The storefront retains stone footings, paneled kick plates and the side display window on the West 10th Street side. The east side wall features twin chimney pilasters and a replication of the fenestration pattern used on the façade. There is no ground level fenestration apart from a rear side door. Two frame oriels (removed) originally covered the broader window sets that are centered between the chimneys. Stone belt courses trace the lintel levels of each floor on both the front and side facades. A special feature is the use of slightly projected and carved stone sills which interrupt these bands visually. There is a metal fire escape on the sidewall and a single story porch on the second floor at the back, from which wooden steps descent. The rear fenestration is symmetrical with a vertical row of centered doors four very elongated and narrow windows on each floor on either side of these openings. The foundation is of stone and there is a full basement.</p>
Alterations	Three oriels, which occupied the upper level front and south side windows have been removed. A three-story rear porch system has been partly replaced and openings on the upper levels covered. Windows have been replaced and currently a number of windows are being replaced. Four raised chimneys have been shortened but the bases remain in place.

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

**National Register of Historic Places
Continuation Sheet**

Section number 10 Page 39

Upper Main Street Historic District

Dubuque, Iowa

<p>1005-07 Main Street, Continued:</p>	<p>1885-87 Bayless Business College or Dr. L. H. Waples' Building/Woodmen Hall</p>
<p>Building History</p>	<p>This was previously a residential corner and the Tice residence was located on the west end of the parcel. The construction of this building did not impact the house, but it was demolished c.1909 for the construction of 243 West 10th. L. H. Waples' owned this lot when the block was sewered c.1889 and the building was known as the Waples' building. Bayless Business College was in this building as of 1890, with G. W. Wunderlich's furniture store on the ground floor (through 1903). Singer Sewing Machine Manufacturing Company (1902-11), Dr. L. H. Engelken (1901-3), D. A. Putnam (1906), Trade home Shoe Store (1921-25), Pusateri Fruits (1929), Sam Caruso (1934) and Jacob Schwietering's Grocery (1941-57+) successively occupied the storefronts. The third floor hall is intermittently listed in city directories. The FOE Hall is listed in 1906. The Woodmen were then using the hall for dances and other events. The American Legion obtained a two-year lease of the second floor in late 1919 and used a 60x25 assembly room for larger meetings, and four front rooms for gaming and reading rooms (<i>Herald</i>, September 29, 1901; <i>Enterprise</i>, March 9, 1902; <i>Telegraph-Herald</i>, October 19, 1906; <i>Times</i>, December 24, 1919).</p>
<p>1031 Main Street:</p>	<p>Pre-1889 (front), post-1894 (rear), LeGrand Dance Hall/J. H. Shields Building:</p>
<p>Architectural Style</p>	<p>Commercial style</p>
<p>Physical Description</p>	<p>The present building is a full two-stories, with a concrete block rear wall and a centered brick chimney. Sidewalls are of brick and windows along the north side, second floor level, have been sealed. Raised side parapet walls have tile copings. The building measures 114x42 in its rectangular footprint. This two-story two-part commercial block type has been re-fronted. The current façade has a very high false front parapet, and the second floor windows are very small, with window air conditioners set in the transom levels. The storefront is covered with metal paneling and there is a suspended metal canopy.</p>
<p>Alterations</p>	<p>The front two-story portion of this building pre-dates 1884 but it has been re-fronted. The rear portion replaced a single-story wing that burned in 1894. By 1950 a single story building, with an identical footprint and a centered row of iron columns, was present. The present building, at least the larger rear portion, is of fairly recent date.</p>
<p>Building History</p>	<p>The Le Grand Dance Hall and skating rink occupied the entire building as of 1891 and the building had a hip roof. Dubrak's Furniture store was burned out at this location on March 8, 1894, and the rear wing was destroyed. J. H. Shield then owned the lot, as he had in 1889 when the block was sewered (<i>Weekly Times</i>, March 9, 1894). This building is shown at this site on the 1889 bird's eye view. This address first appears in city directories c.1899 at which time The Fair store occupied the building. By 1903 Cleaver's Laundry (1903-1911) and then C.O.D. Laundry (1915-29) followed. The building was vacant as of 1934. Avenarus Auto Repair and J&R Motor Supply Company occupied</p>

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

**National Register of Historic Places
Continuation Sheet**

Section number 10 **Page** 40

Upper Main Street Historic District

Dubuque, Iowa

	the building 1941-45. The Veterans of Foreign Wars Post 508 had their club rooms and operated a bowling alley here as of 1952-62+.
1030-36 Main Street:	1989, Alliant Energy:
Architectural Style	Commercial style.
Physical Description, Alterations, Building History	New building
1042 Main Street:	1866, 1870, William Rebman Block, D. N. Cooley Building:
Architectural Style	Italianate
Physical Description	This three-story brick commercial block measures 51x34 (main core building) with a 30x51 rear extension. The building occupies the entire parcel except for a parking area at the rear. The primary façade (west) has 3 modified storefronts at ground level and 2 stories of plain red brick walls above are each punctuated with 7 elongated Italianate style window openings. A metal dentiled cornice caps the west façade, supported by a large bracket at each end and 1 bracket at either side of the center line of vertical windows. The upstairs entry is set left of center relative to the three storefronts and two superimposed stairways link the upper floors. There are two apartments of unequal size on each of the upper floors. The hallways retain their original trimwork. Throughout the apartments, many original and early features exist, including doors, window frames, door frames (corners & plinthblocks), occasional light fixtures and rear exits. The upper floors have been unoccupied for 30-40 years and severe defered maintance contributes to water damage throughout (including ceilings, missing or deteriorated plaster, roofing trim and wood features). The north commerical storefront has been modified a great deal from the exterior, with a recessed entrance at the north side of the space. Metal panels cover the bulkhead and plate glass is above for display. The transom is paneled over. The middle storefront has a storefront that has been replaced. Floor to ceiling plate glass and a recessed center entrance, topped with a retractable canvas awning make up this front. The south storefront maintains a left of center recessed entrance, but the storefront materials have been replaced over the years. Display windows below, followed by a painted, paneled bulkhead make up the rest of the storefront. The only visible iron pilasters on the entire building are at the north and south ends of the building. The building's roof is a flat, slightly sloping (to the east) built up roof with a rubber roofing layer that is in fair condition.
Alterations	The building was originally a two-story double house side gable plan with central stairs and main entry. In 1870 it gained a third floor and a third bay and storefront on the south end. An assortment of severely deteriorated rear porches and additions were recently removed as part of the redevelopment of this building. The façade and all of the windows are in the process of being restored. The storefront configurations still exist, but the materials and layout of each storefront appear to be highly compromised and have little historic integrity. Building permit records indicate a new storefront for 1042 July 1938

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

**National Register of Historic Places
Continuation Sheet**

Section number 10 Page 41

Upper Main Street Historic District

Dubuque, Iowa

<p>1042 Main Street, Continued:</p>	<p>1857, 1866, 1870, Crossman's Boarding House/William Rebman Block/D. N. Cooley Building:</p>
	<p>(\$700), the same for 1048 in February 1966 (\$600), the same for 1054 in May 1939 (\$500) and the construction of two single-story additions in July 1940.</p>
<p>Building History</p>	<p>Developer William Rebman's building efforts on the east side of this block defy a thorough understanding. Rebman acquired the property in partnership with Dr. Asa Horr on June 29, 1854, and in 1857 built S. Crossman's Boarding House, 32' wide by 70' in depth, that had a 50-person rooming capacity. A 20x50 dining room was in the basement. There was a barber shop in a front storefront area with three bathing rooms. There were also three bathing rooms for women and three cisterns served as the source of water supply (1,000 barrel total capacity). There was a 30x50 boarding stable on the alley (Daily Times, September 24, 1857). The <i>Herald</i> noted at the end of 1870 that Rebman was the owner of nine brick dwellings at this location, the same had been badly damaged by a massive fire. He was "putting an additional story and it is now an elegant three story building. He has put up a 3-story brick store adjoining the dwelling and has two more adjoining this well underway." The cost of this work was \$8,000 (<i>Herald</i>, December 18, 1870). The <i>Times</i>, same date, reported the cost as \$14,000). The <i>Herald</i> had similarly reported on August 5, 1866 that William Rebman had "just finished a very substantial brick block, three stories, 54x34" on the east side of Main between 10th and 11th Streets. Carr & Woolnough were the masons and Mr. Jones the carpenter. Rebman was to occupy a part of the building, renting the rest." Finally the <i>Tribune</i> (December 20, 1871) reported that Rebman had built a triple-storefront, three-story brick block, 45x54, with glass fronts, for \$12,000.</p> <p>If Rebman owned nine buildings, all three stories high, then he had to also own 1086-which wasn't expanded to a triple storefront until 1873. He might have owned the triple-brick storefront at 1030-36 Main, but those buildings were two stories high. The 1870 building report states that two new buildings were being built after the fire. Were they replaced by the 1870 re-building? Rebman owned 1042 in 1854-55 and 1873-74, and he owned 1064 Main 1870-73.</p> <p>Based on this information, it is assumed that the 1866 account pertains to 1042 Main, that those buildings were substantially rebuilt in 1870 and that the adjacent block at 1064 Main, dates to 1871. Rebman also built a substantial (two stories plus cellar) brick barn for \$800 in 1872 and this building is depicted as being at 1042 Main on the 1884 Sanborn Map.</p> <p>Despite his lack of ownership of the lot, Rebman lived on this block and likely at this address as early as 1856 at which time he added a \$500 frame addition to the original buildings. Rebman was still residing here as of 1862, working as a realtor and collecting agent (<i>Times</i>, January 3, 1862).</p>

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

**National Register of Historic Places
Continuation Sheet**

Section number 10 **Page** 42

Upper Main Street Historic District

Dubuque, Iowa

<p>1042 Main Street, Continued:</p>	<p>1866, 1870, William Rebman Block, D. N. Cooley Building, Building History Continued:</p>
	<p>Property records indicate that John Plaister purchased the lot for \$850 in March 1853, and Frederick E. Bissell next paid \$1,700 for the lot in July of that same year. Caroline L. Smith paid \$2,558.33 for the lot on March 18, 1854, and these increasing property values would appear to indicate that something had been built on the lot. Contractor William Rebman bought the lot on June 29, 1854 for \$2,622 and sold it to Isaac and Asa Horr in March 1855 for \$2,500. Horatio Sanford next owned the property, buying it from the estate of Isaac Horr in early January 1859. A mortgage against the property, for \$3,200, dated December 18, 1855 might have funded new construction or an addition. Rebman again obtained the property on March 7, 1873, for \$2,000 and sold it to D. N. Cooley on October 18, 1874 for \$10,500 (subject to two new mortgages) and he owned this lot when the block was sewered probably in October 1889. Clearly this transaction dates the re-building of the original or all new construction that produced the present building. A mortgage entered into by Rebman on March 17, 1874 references the north half of a double brick house, and this appears to document a commercial conversion of a pre-existing building. The Cooley family held the property until 1918. The Bradley family then owned it 1919-1954 (Property abstract; <i>Times</i>, February 16, 1919).</p> <p>Boarding houses (W. H. Robbins, 1875 and Mrs. L. L. Wood, 1880) are the earliest identified building tenants 1883. By 1899, storefronts. Long-term commercial tenants John P. Buechele & Co. Jewelers (1899-34), Emil L. Johannsen's Confectionery (1899-1909), Skalman's Jewelry replaced Buechele (1941-52+) and was in turn succeeded by Kearn's Jewelry in 1955. Laude Brothers Milk Depot (1054 Main) (1894-1906+), Konomos Hat Shop (1921-45) were other notable tenants. Four apartments were indicated in 1909 and by 1915 the building (1050-58) was called the Vermont Flats.</p>
<p>1043 Main Street:</p>	<p>c.1855-60, Peterson House (surviving south half of a double house):</p>
<p>Architectural Style</p>	<p>Commercial style.</p>
<p>Physical Description</p>	<p>The front two-story core has a rectangular plan, 25x54. The front portion is a side gable plan, this being the south half of a brick duplex. A high permastone covered false front obscures the true nature of the building that is behind it. Three upper level windows have been unevenly distributed across the façade and these have been sealed or covered. The storefront is modern, metal clad and has a suspended metal canopy above it. The core building has two rear dormers (sealed off) and the rear of the plan is sided with aluminum siding. A shed roof single story rear wing continues back to the 54' point. Its side walls are also sided with aluminum siding. A single-story brick or block rear wing (25x60, post-1950) continues to the alley and has raised side parapet walls with tile coping. The stepped south sidewall survives intact and confirms the origins of this building.</p>

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

**National Register of Historic Places
Continuation Sheet**

Section number 10 **Page** 43

Upper Main Street Historic District

Dubuque, Iowa

1043 Main Street, Continued:	c.1855-60, Peterson House, Physical Description Continued:
Alterations	Replacement façade and permastone. The rear wing is of fairly recent date.
Building History	The 1872 and 1889 lithographs depict a two-story side gable double residence and period photographs show the same tall building, isolated from adjoining buildings with stepped end walls. The 1884 and 1891 Sanborn Maps shows the brick duplex present, and subsequent maps depict the same south half core (the duplex had unequal halves, the northern one being slightly narrower). Nesler & Jungt, plumbers occupied 1043 Main as of 1894, and that firm remained there through 1945, variously titled W. J. Nesler, Nesler & Hammel, Nesler & Buechel, Louis Buechel. John Beringer's mens' clothing store was at 1043 Main as of 1952-57.
1053-57 Main Street:	1947, Jess Graves Building:
Architectural Style	Commercial style.
Physical Description	This is a single-story concrete block (25x42) commercial building design. It replaced the north half of a brick duplex (see 1043-53 Main above). The storefront façade is covered with a carara like paneling and a black surrounding band. A metal frieze caps the display window and there is a raised false front parapet.
Alterations	This small storefront gained an extended rear additions by 1950, this being an extension of the rear wing to the south.
Building History	Owner Jess Graves contracted with Joe Lukens (building permit dated July 7, 1947) to build this single-story masonry building (cost \$8,000). The new building infilled the entire parcel. Bandy's Antique Shop (1945) and Quality Cleaners (1952) were early tenant firms.
1066-68 Main Street:	1871, William Rebman Block:
Architectural Style	Italianate
Physical Description	This 3-story brick parapet front commercial block has a rectangular footprint (51x42). The building occupies its entire parcel, except for a parking area at the rear. The primary façade (west) has 3 modified storefronts at ground level and 2 stories of plain brick walls above are each punctuated with 9 elongated window openings. A metal denticulated cornice caps the west façade, supported by 10 evenly spaced brackets. The three basic storefront configurations remain intact, and the building materials have some historic integrity. The south storefront is basically intact, with large display windows (painted over at the upper half of the display windows and transom level as a sun-blocker) and original decorated iron columns. The middle storefront's smaller iron columns appear to be missing, but the large pilasters separating it from the other storefronts remain. The display glass was replaced and the transoms covered with an imitation brick. An early or original door remains. The entrance to the upper levels is located at the right side of the center commercial space. The north commercial space mimics the configuration of the south one, but architectural features appear to be covered by various new materials. The end flanking pilasters exist, but the smaller central columns

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

**National Register of Historic Places
Continuation Sheet**

Section number 10 Page 44

Upper Main Street Historic District

Dubuque, Iowa

<p>1066-68 Main Street, Continued:</p>	<p>1871, William Rebman Block, Physical Description Continued:</p>
	<p>likely exist underneath a new applied display glass and corner trim. The transom area above is covered with imitation brick. Two apartments are on each floor, each to the south or north of the common hall, totaling 4 spaces. Throughout all apartments, many original and early features exist, including doors, window frames, doorframes (lentil corners and plinth blocks), occasional light fixtures and exits to the east side of the building off the kitchen. The basement runs the length of the original space, with limestone walls (some areas severely deteriorating) and a dirt floor.</p>
<p>Alterations</p>	<p>An assortment of severely deteriorated rear porches and additions were recently removed as part of the redevelopment of this building. The façade and all of the windows are in the process of being restored. Building permit records indicate a new storefront for 1072 Main, May 1937 (\$500).</p>
<p>Building History</p>	<p>William Rebman acquired this lot in two steps, with deeds dated November 29, 1870 (\$5,000) and August 20, 1873 (\$4,000). He sold the property at the end of that year to Dennis N. Cooley for \$25,000 (December 24, 1873) and Cooley still owned this lot when the block was sewered probably in October 1889. The higher purchase price clearly indicates that Rebman built this business block between 1871 and 1873 and the historical discussion under 1042 Main concluded that this building dated to 1871. The <i>Herald</i> announced on December 20, 1871 that Rebman had completed a three-story triple storefront with glass fronts (\$12,000) on Main between 10th and 11th streets. The <i>Tribune</i> (December 20, 1871) gave the new building dimensions as 45x54, which closely matches this building, and a building cost of \$12,000.</p> <p>Long-term tenant firms were not as common in this block. They included undertaker John R. Jones (1894-1899), Miss Mary T. McHugh, milliner (1899-1915), Lucius Warren's Grocery (1915-1922+), Stella-Mar Hat Shop (1934-45), Katherine and Ella O'Donnell, hair dressers (1908-32), and the Novelty Bakery (Charles F. Pohl, 1908-23). These small storefronts suited gift shops, beauty parlors, and office equipment stores.</p>
<p>1069-79 Main Street:</p>	<p>1885, William Andrew Block:</p>
<p>Architectural Style</p>	<p>Queen Anne, commercial parapet front with centered triangular pediment, the stone lintel treatments are very similar to those found on 1000 Main. Architect James Howie.</p>
<p>Physical Description</p>	<p>This three-story brick triple storefront design has a 66x58 footprint. The façade is visually broken up into three window bays by the use of thin square-cut brick pilasters. The pilasters have decorative base stones and metal finials which cap the cornice line. Each of these bays is then vertically divided by the transom level, stone bands at the lintel level on each floor, spring stone level bands of angled and bordered soldier bricks, and finally a corbelled brick parapet front and a closely bracketed metal cornice line. Each window set contains three windows, separated by brick pilasters. The third floor windows</p>

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

**National Register of Historic Places
Continuation Sheet**

Section number 10 Page 45

Upper Main Street Historic District

Dubuque, Iowa

1069-79 Main Street, Continued:	1885, William Andrew Block, Physical Description Continued:
	have transoms. Each pilaster is capped with a stone triangular spring stones. Window arches are of brick construction and the third floor arches feature carved stone keystones. The storefront level has been completely covered by a paneled front with horizontally striped metal bands. Behind the building, a full-width three-story porch system covers that wall. The triple-decker necessarily has been rebuilt fairly recently but it matches in its system what was originally there. There is a full stone basement.
Alterations	A rear single story extension infilled much of the back yard (c.1909/36-62) but is non-extant. The storefront as described has been covered if not replaced. Aluminum storm windows have been added. Two metal fire escape landings with ladders on the outer front bays. The building is to be restored and renovated. Building permit records indicate the construction of garages for 1069 and 1075 Main in September 1941 and February 1943 respectively, and the expenditure of \$5,000 on the entire building (October 1949). Building permit records indicate a new storefront in August 1961 (\$2,000). Two rear garage additions were demolished in June 1992. Building permit records indicate the construction of a single-story rear addition to 1081 Main (presumably this building) in July 1950 (\$,500), a new storefront for same, in August 1953 (\$1,500) and the expenditure of \$2,900 for an interior store remodeling in April 1968.
Building History	<p>Anna and Emma Hackett owned this lot when the block was sewered and when this building was constructed. They didn't divest of it until 1924. Hattie Curtis and Natalie Hecker and their descendants then owned it until 1969. The new block was described as a "block of brick stores, three stories high, on Main between Tenth and Eleventh [built] for William Andrew (<i>Times</i>, January 20, 1886)." James Howie was the architect and builder, the cost being \$11,000. The building is depicted on the 1889 lithograph. The 1891 Sanborn Map shows a bakery in the southernmost storefront, a lodge hall upstairs and apartments on the third floor. The 1909/36 and 1962 maps show a photo shop in that storefront. W. H. Morhiser, photographer, was at 1073 Main as of 1899. The stairs to the upper floors are located on the north end of the plan.</p> <p>Long-term commercial tenants Miller & Munsell's bicycle shop (1903-22, relocating from 1017 Main on the same block), Gow & Curtis, plumbers (1906-25), Mould Photo Studio (1921-52+) and the Knights of Pythias Castle Hall (1906-15). Sunray Apartments with nine units, are listed under that name 1929-45 and as Curtis Apartments beginning in 1952.</p>
1086-98 Main Street:	1868, 1873, Ira Hanson Block:
Architectural Style	Italianate
Physical Description	This 3-story brick commercial block has a rectangular footprint that measures 51x36 in its core, with a 32x14 rear wing along the West 11 th Street side. The building occupies the entire city lot, minus a parking area at the rear. It has

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

**National Register of Historic Places
Continuation Sheet**

Section number 10 **Page** 46

Upper Main Street Historic District

Dubuque, Iowa

<p>1086-98 Main Street, Continued:</p>	<p>1868, 1873, Ira Hanson Block, Physical Description Continued:</p>
	<p>two prominent façades, the primary (west) facing Main St., and the secondary (north) facing 11th St. The west façade is a horizontal rectangle, while the north façade shows a series of brick additions at the east side of the building, in addition to the main structure. The primary façade has 3 storefronts at ground level, the north and center being relatively original and intact, and the south one being cosmetically altered, but possessing the general original configuration. The north storefront has a central recessed entrance, with large display windows at either side. Originally, 4 decorated iron columns ran the full height of the storefronts, but the north column is now gone. A large, traditional, retractable canvas awning shelters the entire window system. The middle storefront is much like the north one, but the transoms have been bricked over, only two columns at either end exist, and the storefront entrance is right of center, with a common stairwell entrance leading to apartments above to the right of the space. These doors appear to be early, if not original, and an awning also shelters the entire space. The south storefront has been modified more substantially. A faux bricked-over transom and wall beneath the display windows have been paneled over. The main central, recessed entrance and an early door remain. Above the commercial spaces, 2 stories of plain red brick walls, each punctuated with a row of 6 tall 4-over-4 sash windows (with an arched top sash), covered by a newer aluminum storm/screen system. A handsome, intact metal cornice wraps the west & north façades, featuring 7 sets of double brackets at west and 5 at north. A non-original wooden exterior stairway leads to a second floor egress off the north façade. A flat roof tops the building and the limestone foundation is exposed at the north and east facades, due to the sloping terrain toward the east. Basements under the north and middle space include dirt floors, limestone walls, entrances to a vaulted sidewalk (now patched over) and exterior entrances at the rear (middle space) and north wall (north space). The south basement is most intact of the three, with the original vaulted sidewalk intact, but a uneven concrete floor was poured likely within the last 50 years. Upstairs, the 2nd & 3rd floor apartments remain remarkably intact. Unoccupied for about 15 years, the three two-story apartments (each lined up over a commercial space) have their original layouts and architectural features. The apartments still have many original, modest, architectural details like, vernacular wooden ballustrades, non-industry regulated plank flooring, original doors and divided light transoms above most doors</p>
<p>Alterations</p>	<p>Painted exterior, rear porches and additions are being removed as part of the redevelopment of the building. Building permit records note a new storefront for 1086 Main in March 1938 (\$500), the same for 1092 in March 1940 (\$400).</p>
<p>Building History</p>	<p>William Bradley sold this parcel to Ira and Anna Hanson on April 5, 1867 for \$4,500. Ira Hanson built a single-storefront (19x65), three-story store and dwelling on the southeast corner of 11th and Main in 1868. The building cost</p>

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

**National Register of Historic Places
Continuation Sheet**

Section number 10 Page 47

Upper Main Street Historic District

Dubuque, Iowa

<p>1086-98 Main Street, Continued:</p>	<p>1868, 1873, Ira Hanson Block, Building History Continued:</p>
	<p>\$3,500 and the storefront was first occupied by Pettibone & Company. Hanson expanded the building by two additional storefronts (32x40) in 1873, spending \$7,000. The <i>Herald</i> termed it "a tasty block." A newspaper search for 1868 failed to locate detailed accounts of the building work. The <i>Herald</i> did report on June 17, 1868 that the store on the corner of Iowa and 13th streets that housed Pettibone & Blossom's Grocery, the first tenant of this building, had been sold, thus displacing the tenant firm. This Italianate style commercial block, like 1066 Main, represents the plain facade design that typified downtown Dubuque until the boom of the mid-1870s. The later designs added pavilions and pediments and otherwise elaborated the facade, breaking up the formerly uninterrupted wall plane.</p> <p>Long-term commercial tenants were C. C. Lieben, meats, vegetables (1878-92), F. B. Pettibone, grocer, 1868-80 (at 1090-98), John A. Knoernschild & Son, meats (1890-1934, one of two stores), William Dockstader, candy (1901-08), Carl DeMalo, shoe repair (1934-41), Sager Blaine Shoe Repair (1945-55), Michael Pusateri Grocery (1929-55). L. F. Rolling started in the shoe business in Dubuque in 1915 and took up quarters in the Federal Bank Building in 1928. In 1930 he relocated to larger quarters at 255 West 8th Street. His business was called the Rolling's Arcade Bootery in the bank building's second floor. In 1977 John F. and Mary Rolling acquired this property and located at this address (<i>Telegraph-Herald</i>, October 1, 1930).</p>
<p>1091 Main Street:</p>	<p>1856, 1901, Marvin and George Bissell & Company Block:</p>
<p>Architectural Style</p>	<p>Italianate/Queen Anne, architect J. H. Bowen (north half, 1856)</p>
<p>Physical Description</p>	<p>This four-story brick double storefront building occupies a prominent corner location. The overall footprint is for the most part rectangular (43x66), but a 22x9 extension is on the West 11th Street side of the plan. The original building (the north half) is of particular interest due to its simple plan, a plain facade and the use of semi-circular brick vossior window arches. The facade consists of a three-bay front, the north side wall six bays. The fenestration is symmetrically arranged and each successive window level is shorter as one goes up on the facade. The exterior brickwork on this part of the building is plainly laid up without any ornamentation. There are three in-wall chimneys distributed along the north side wall and star bolts pierce the parapet level, which steps down along the sloped flat roof. There is a tile coping on the parapet. The 1891 (south half) portion is arranged in two bays, the northernmost being covered with a three-story three-sided oriel. The other bay is of particular interest because it consists of a recessed vertical triple-light panel. Recessed rectangular panels of rusticated brick intervene between each window and straight cut stone lintels and sills frame each opening. The whole facade is capped with a corbelled and denticulated parapet (either wholly rebuilt in 1892 or an 1892 replication to the south of what was already</p>

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

**National Register of Historic Places
Continuation Sheet**

Section number 10 Page 48

Upper Main Street Historic District

Dubuque, Iowa

<p>1091 Main Street, Continued:</p>	<p>1856, 1901, Marvin and George Bissell & Company Block, Physical Description Continued:</p>
	<p>on the façade). The entire double storefront has been refaced with permastone but it is probable that structural and ornamental elements survive behind it. There is a full basement, divided by the original south exterior wall, with stone sidewalls. The south half has a separate triple-decker rear porch that infills the gap between this building and the residence to the west.</p>
<p>Alterations</p>	<p>Storefronts covered as noted. There is a metal fire escape with bracketed landings placed to the north of the oriel. The 1891 map shows a frame warehouse on the alley to the west. The 1909/36 Sanborn map shows two frame warehouses and sheds that extended to the alley. The west end of the lot was filled with the residence at 248 West 11th Street in 1891. A new steel roof was installed in March 1987 (\$2,800), window repair cost \$1,000 in June 1988 and \$11,000 was expended for roof, porch and remodeling in January 1991.</p>
<p>Building History</p>	<p>Bissell and Company (George F. and Marvin D. Bissell) acquired this property for \$1,200 on February 15, 1855. That firm announced plans to build a four story 22x75 brick building, valued at \$5,500 on the southwest corner of Main and 10th streets in early 1857 (<i>Herald</i>, March 8, 1857; <i>Republican</i>, July 22, 1857) and a mortgage of \$5,461 to Daniel Robinson supplied the funding. The <i>Morning Sun</i> similarly reported that the brickwork was finished on a brick block on this street on January 5, 1857. Ex-mayor Charles J. W. Saunders (mayor in 1892) purchased the entire parcel from Joseph and Cecelia Zimmerman on May 29, 1901 for \$10,000. Saunders expanded the original building to its present double-storefront massing in 1901 and added the dwelling at the back of the parcel. The <i>Telegraph</i> announced that Saunders "has erected a four story building next to his butcher shop on the corner and is now building a residence in the rear" (<i>Telegraph</i>, July 19, 1901).</p> <p>Messrs. Bissell & Co., have erected a spacious brick block on the corner of Main and Eleventh streets, 75 feet in length by 22 feet in width, four stories high, besides a large airy basement. J. H. Bowen, architect, Robert Rogers, superintendent of the brick laying, and Joseph Swaub, the carpenter work. This building will be occupied for the grocery trade. It is built in the most substantial manner at a cost of \$6,000.</p> <p style="text-align: right;"><i>Daily Republican</i>, October 10, 1856</p> <p>The building and lot were mortgaged to Henry Markell on January 26, 1858 for \$3,300 and finally sold to Frederick Moser on October 1, 1867 for \$4,750. Moser held the property until January 1, 1874, selling it to Thomas Knox for \$4,000. A related lawsuit specified that Moser retained rights to use the cellar, cellar stairs, and the first and fourth stories for his grocery trade along with two rear sheds. Moser used a hoist and hatchways on the second and third floors to load and unload supplies.</p>

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

**National Register of Historic Places
Continuation Sheet**

Section number 10 Page 49

Upper Main Street Historic District

Dubuque, Iowa

<p>1091 Main Street, Continued:</p>	<p>1856, 1901, Marvin and George Bissell & Company Block, Building History Continued:</p>
	<p>The original 1856 building as of 1889 bird's eye view had a south-fronting side balcony and exterior stairs (1884, 1891 Sanborn maps) and an open exposure on that side.</p> <p>The parcel remained in Chas. Saunder's ownership until an estate administrator sold it to George R. Burden (<i>Telegraph</i>, July 19, 1901).</p> <p>Bissell, Moser & Co. grocers, were at Main and 11th as of 1859. F. E. Moser had a grocery store on the corner of 11th and Main as of 1865 and was the owner of this building by October 1, 1867. At that time the property included a cellar cistern, a rear shed and a barn. The family occupied the middle two stories and used the fourth floor and cellar for warehousing. An elevator or hoist, passed through hatches on the intervening floors to access the fourth floor. Moser's fortunes rose and fell with the times. A \$4,000 mortgage from Thomas Knox, was to have been repaid in five years at eight percent interest. The business portions of the building were sold under foreclosure on November 28, 1885 and the rest of the building was similarly sold on August 2, 1895. James C. Johnston successively became the owner of the building. In 1878 Moser completed a \$400 storefront remodeling (<i>Herald</i>, January 3, 1879). By 1895 F. E. Moser had operated his grocery at 1091 Main for 43years. He was then the oldest working grocer in Dubuque. That same year he sold his interest in the business to his brother George, who continued at business (<i>Herald</i>, August 13, 1895).</p> <p>Other long-term commercial tenants included Charles Saunder's meat market (1901-1934), C. H. Keller Electric Company (1911-25), the White Bear Typewriter Exchange (1941-45), Haltenhoff & Sons Florists (1934-52+, relocated from 1125-27 Main), and Saunders Apartments (so listed beginning 1941).</p>
<p>248 West 11th Street:</p>	<p>1901, Residence of Charles J. W. Saunders:</p>
<p>Architectural Style</p>	<p>Second Empire</p>
<p>Physical Description</p>	<p>This two-story brick L-plan assumes a row house configuration. The rectangular core measures 25x34, with a 14x8 left-side recessed entry wing and a 4x13 bay three-sided front bay. The roof is a true mansard form on all but the rear (south) front where a parapet wall rises above it and is capped with a tile coping. A prominent bracketed and corbelled cornice forms the base. The Mansard profile is straight cut and covered with slate. Nine round-topped dormers project from the roof, and a stepped out cornice with thin repeating horizontal lines. There are two in-wall chimneys on the west side wall. The façade balances a left-hand side hall entry with the bay. There is no porch. Elaborate inscribed stone lintels have engaged spring and key stone elements. Stone sills have square-cut corner stone brackets. The foundation is of stone and the brick exterior has been painted gray. The side wing has a</p>

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

**National Register of Historic Places
Continuation Sheet**

Section number 10 Page 50

Upper Main Street Historic District

Dubuque, Iowa

248 West 11th Street, Continued:	1901, Residence of Charles J. W. Saunders, Physical Description Continued:
	second entrance and the upper level window has a brick arch rather than a stone lintel. The rear wall lower windows and those on the west side wall have slightly rounded stone lintels. The upper rear windows have brick window arches and stone sills.
Alterations	The 1909 Sanborn Map depicts a single-story rectangular porch set in the left-hand front recess. Building permit records indicate that C. J. W. Saunders expended \$125 in remodeling in May 1931.
Building History	This property has always been a part of the larger 1091 Main parcel. Charles Saunders, who previously lived in Fenelon Place, purchased the entire parcel from Joseph and Cecelia Zimmerman on May 29, 1901 for \$10,000. He then built this residence for himself when he expanded the block immediately east to a four-story double storefront. He then had his butcher shop in the corner building. The parcel remained in his hands until an estate administer sold it to George R. Burden. City directories list Charles Saunders as living here 1911-21, vacant with an apartment as of 1941 and 1945, housing the Classic Beauty Shop as of 1957 (<i>Telegraph</i> , July 19, 1901).
1100, 1120, 1130 Main Street:	1876, Cosley & Bissell Block:
Architectural Style	Second Empire, John Keenan is a possible architect (not yet documented)
Physical Description	The Mansard roof effect is employed only on the front and rear walls and this example is unusual in that only the outside projecting bays are capped with Mansard roofs. This is a four-unit two-story brick row house. Each unit has a 21x34 core and a 13x18 rear wing (the north wing is longer by 12 feet and the extension is marked by the present of a stone foundation back 18 feet from the core), these rear wings are paired between the units, producing a series of three rear light wells. The ground drops away to the east and the stone basement has walkout rear doors as a result. The design features a raised stone foundation with water table, four full-height three-sided front bays, a Second Empire style mansard roof with attic dormers (rounded caps) and carved stone lintels with large keystones. The lintels are unusual given their use of angled corners. The lintels incorporate spring and key stones. There is a first-story oriel on the south side wall. Rear windows employ brick arches and stone sills. A first floor corner door on the south rear wing indicates a former entry point that exited atop a single story corner porch, now gone. That same wing has a triple-decker porch across its east end. The north wing has no attached porches. The basement window openings feature carved semi-circular stone lintels, set just below the water table base. This is an unusual lintel form in the city.
Alterations	The dormers have been replaced with enlarged window openings on 1110 Main. The north rear wing has been elongated and the south oriel dates to 1892-1908. An early frame entry canopy with angled support brackets, was added to 1100-10 between 1885 and 1890. The end chimneys have been cut

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

**National Register of Historic Places
Continuation Sheet**

Section number 10 Page 51

Upper Main Street Historic District

Dubuque, Iowa

<p>1100, 1120, 1130 Main Street, Continued:</p>	<p>1876, Cosley & Bissell Block, Physical Description Continued:</p>
	<p>down nearly to the parapet level. Building permit records indicate the construction of a new storefront for \$2,000 in February 1964, the demolition of a detached garage in April 1995, and the building of a 40x14 wood balcony for \$4,560 in October 2000.</p>
<p>Building History</p>	<p>Frederick R. Bissell purchased the land on this corner and platted it into six lots in 1876. Bissell was a partner in the insurance firm of Bissell & Bates. Developers Cosley and Bissell demolished the Zublin house "shattered with age" on this corner in early 1876. Excavation work started on April 17, 1876. The foundation was nearly finished as of early May, the roof was going on and interior work by mid-July of that year. Annual rent was to have been \$300 and Bissell occupied the corner unit. C. Esson had the carpentry contract and Klauer & Hentey installed a slate and tin roof originally (<i>Herald</i>, April 18, 21, June 22, July 15, 27, August 3, 1876).</p> <p>City directories depict a pattern of recurring turnover, multiple tenants in each of the three units and a growing preference for doctors and beauty shops to use the ground floor levels for business purposes. Long-term listings included Dr. C. S. Searles (dentist, 1894-1903), Dr. D. J. Heisey (dentist, 1906-22), Dr. Howard E. Thompson (1925-45+), Fred O'Donnell (1110 Main, 1903-25), Jonas Beauty Shop (1130, 1929-41) and Classic Beauty Shop (1130, 1945-52).</p>
<p>1101 Main Street/247 West 11th Street:</p>	<p>Pre-1884, refaced and elongated to the alley 1919, Warren Nash Company Building:</p>
<p>Architectural Style</p>	<p>Craftsman/Colonial Revival</p>
<p>Physical Description</p>	<p>The three-story apartment block (247 West 11th) is incorporated into the rear of the east-fronting business block addressed as 1101-13 Main Street. The block has a uniform dark brown brick veneer exterior, and unified fenestration, but there are two entrances, the storefront entries and that of the apartment block. The apartments occupy the upper two levels of the entire building, and all three levels of the west rear part of the plan. There is a centered Colonial Revival style entryway with fanlight and sidelights.</p> <p>This three-story brick double storefront measures 42x114 and contains 12 apartments on its upper levels. The exterior was refaced as a modern apartment block, adding a brown brick veneer, horizontal lines and decorative stone inserts, paired Colonial Revival windows but minimal fenestration. The parapet is raised with panels that are defined by raised pilasters with square concrete caps. Belt courses are formed using soldier brick courses and these separate the floor levels. Some minimal stone inserts in the corner pilasters between the floors are the only ornaments on the facade. The façade is veneered with a light brown polychrome brick. The fenestration pattern is curious in that the façade upper levels have paired window sets only near the</p>

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

**National Register of Historic Places
Continuation Sheet**

Section number 10 **Page** 52

Upper Main Street Historic District

Dubuque, Iowa

<p>1101 Main Street/247 West 11th Street, Continued:</p>	<p>Pre-1884, Warren Nash Company Building, Physical Description Continued:</p>
	<p>outer corners and the façade is largely of plain brick. The southern façade is uniformly fenestrated with identical paired window sets (6/6) with concrete sills and no apparent lintel treatment. Single bathroom window openings occasionally interrupt the pattern of upper level windows. The associated sill levels are necessarily irregular due to these smaller and higher-set openings. There are two Colonial Revival rounded single entries which step up as the grade rises at the west rear of the plan. The exterior upper facades are broken into broad rectangular wall panels as a result of the use of centered pilasters with just one centered pilaster above each store front. The 1919 brick veneer employs a design feature that is typical of 1890s brick work elsewhere in the district. Bands of angled soldier brick with top and bottom brick borders trace the break between the floor levels. Another interesting element is the use of an angled basket weave pattern brick rectangular panels above the second floor windows and as a parapet base infill at the top of the third floor level. Stone caps are inserted in the corner and centered pilasters in line with the horizontal bands. The parapet brickwork is quite ornate. A third angled soldier brick band defines the parapet base. A terra cotta and brick denticulated row follows above that line. Rectangular finials with stone caps mark the corners, centers, and intervening points (four on the east façade, with on the south façade). Rectangular finial panels, infilled with a straight-set basket weave veneer, and stone coping are set between the finials. The storefront is a recent replacement, and is covered with metal panels. It features an angled corner entrance and a left-hand entry on the other storefront. The storefront features a brick kick plate and a fixed suspended metal canopy. There is a north end single story front entrance to the apartments.</p>
<p>Alterations</p>	<p>The present building incorporates an earlier three-story double brick storefront on the corner (east end) and a post-1909 apartment house that fronted south onto West 11th. The present building added the single-story entry infill and connected the two buildings. The use of aluminum siding on the north rear wall hints that the brick veneer, added in 1919, did not fully cover the building's exterior. The storefront is a replacement. The rear (north wall of what was the apartment block had at least a centered recessed two-story rear porch and that entire front, apparently built out as a full porch, has been enclosed with aluminum siding.</p>
<p>Building History</p>	<p>The present building represents the re-fronting of a pre-existing three-story block that dates back to 1857. The 1919 remodeling combined a later-date (post-1892, Pre-1909) separate apartment building (248 West 11th (<i>Times</i>, September 24, 1919). Mary Bulard ran a boarding house on this corner as of 1870. E. W. Prentiss had a boarding house at 1111 Main in 1880. Mary Bullard did the same, at 1107 Main, as of 1883. The T. M. Miller</p>

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

**National Register of Historic Places
Continuation Sheet**

Section number 10 Page 53

Upper Main Street Historic District

Dubuque, Iowa

<p>1101 Main Street/247 West 11th Street, Continued:</p>	<p>Pre-1884, Warren Nash Company Building, History Continued:</p>
	<p>Confectionary and ice cream parlor was at 1125 Main as of 1897. Dubuque Laundry Company was at 1101 Main as of 1899. M. Hulbert, furrier, was at 1111 that same year. Holscher's Apothecary occupied both storefronts as of 1955.</p>
<p>1135 Main Street:</p>	<p>1888, H. B. Glover Block:</p>
<p>Architectural Style</p>	<p>Queen Anne, parapet front commercial building with centered triangular inscribed pediment.</p>
<p>Physical Description</p>	<p>This three-story brick double storefront has a rectangular footprint (68x42). While there are numerous examples of the use of a raised pediment on a Queen Anne front both in the city and particularly within this district, this example is decidedly different in that it represents the use of a very ornate rounded through-cornice pediment in lieu of a pediment set atop the parapet front. Five successive semi-circular arches set within the pediment, the lowest two being of brick, the others of metal, produces a visually rich overlay of brackets, dentils and ornamentation. The building date is presented at the base of this pediment. The twin two-story three-sided front bays are now quite plain and likely were originally more ornamented. The façade is symmetrical with the bays set on the outside with two intervening elongated windows on each upper level set between them. Thin brick belt courses mark the two sill levels and angled bands of bordered soldier brick cross the façade at the spring stone level. The brick vouissoir window arches, with ornate stone key stone inserts wrap around to these bands above the windows. The façade retains its massive and imposing metal cornice, set between raised parapet side walls. The cornice has a projecting corbelled brick base, six sets of paired brackets, and a denticulated upper cornice line. The storefront is a complete replacement, four round cast iron support columns remain in place. A suspended metal canopy covers the storefront and there is a low brick kickplate.</p>
<p>Alterations</p>	<p>The storefront has been replaced, transoms covered, and there is a metal canopy. Transoms on the oriels have been covered over.</p>
<p>Building History</p>	<p>H. B. Glover owned this lot when the block was sewered probably in October 1889 and the <i>Herald</i> reported that Glover had completed a three-story double brick store, 37x46, at a cost of \$10,000 the previous year. A mid-year progress report in July noted that it was nearly finished. This building appears on the 1889 lithograph and the site was vacant on the 1884 Sanborn Map. There is a three-story rear addition and a single-story attached garage that carries the building all the way to the alleyway to the west.</p> <p>Long-term commercial tenants include Moser Brothers grocery (1899-1911), Dubuque Laundry (1906-1915+), Holscher Apothecary (1934-1952+), Wheeler & Wilson Sewing Machine Manufacturing Company (1906-11).</p>

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

**National Register of Historic Places
Continuation Sheet**

Section number 10 Page 54

Upper Main Street Historic District

Dubuque, Iowa

1140-50 Main Street:	1877, William Rebman Block:
Architectural Style	Second Empire
Physical Description	Builder Rebman clearly set out to largely duplicate the Bissell Block to the south and the only distinct differences are his use of slightly different stone lintels, his featuring sharp projecting corners and an upper coping, and his dormers are smaller, just two in number, have fully rounded caps and are centered behind each bay on the front gable roof slope. His plan is that of a two-story side gable core (42x34) with a broad centered gable roof wear wing (32x32). The nearly full-width rear wing allowed for light wells that further extended the one to the south. A triple-decker frame porch system covers the back or east side of the rear wing. The façade has to three-sided bays that flank paired centered entries. Like the Bissell block the bays do not have Mansard caps and in this application, the Mansard treatment is reduced to a front wall plane only with projecting round topped dormers. The same dormers project from the gable roof in back, and flank the rear wing. The design features the same high raised stone foundation with water table, and an open metal stairway with side rails reaches the entries.
Alterations	None noted.
Building History	Developer Rebman patterned his Second Empire duplex after Bissell's block, located immediately south. Excavation work began in early March and the block was announced as being nearly complete by late May 1877. Bissell and Rebman installed a cast iron fence across both properties, further unifying their appearance (<i>Herald</i> , March 11, May 26, August 5, 1877). Capitalist D. N. Cooley purchased the building from Rebman just a year later, at which time the Green and Tibbals families occupied the two living units (<i>Herald</i> , April 4, 1878). Like the Bissell Block immediately south, city directory listings indicate both a regular turnover and multiple residents in each of the two units. Chiropractor John Doud, listed 1925-29, was the only medical resident to operate an office in the block.
1141 Main Street:	1905 (rectory), St. Luke's Methodist Rectory:
Architectural Style	Romanesque, architect not yet identified.
Physical Description	This two-story stone rectory residence stands on the former site of the Methodist Episcopal Church. Its design matches that of the 1892 church in form and materials. The elongated plan is located on the extreme south end of the property and is set atop a moderate stone retaining wall. The plan is that of an "L" footprint with a three-story square cut tower with hip roof being offset south and paired with an arcaded single-story corner porch. The porch is reached by a stone stairway that matches the retaining wall below it in scale. The attic level on the tower features rounded open window arches and intermediate Romanesque columns while the windows on the lower floors have heavy straight stone lintels and thinner stone sills. A distinctive rounded final ornaments the front of the hip roof.

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

**National Register of Historic Places
Continuation Sheet**

Section number 10 Page 55

Upper Main Street Historic District

Dubuque, Iowa

1141 Main Street, Continued:	1905 (rectory), St. Luke's Methodist Rectory:
Alterations	Garage removed.
Building History	The Main Street Methodist Church occupied this property beginning in 1849 and the original frame rectory was built in 1855. Over its history it housed 17 pastors and their families. Demolition of the old rectory was completed in late July 1905 (<i>Herald</i> , January 1, 1870; November 9, 1873; <i>Telegraph-Herald</i> , April 15, July 26, 27, August 13, 1905). Construction of the present building began during the late summer. The rectory is listed on the National Register along with St. Luke's Church to the north. The <i>Telegraph-Herald</i> (March 19, 1905) reported that St. Lukes church was receiving \$5,000 in decorating work and that the church would spend \$8-10,000 for a parsonage "in a short time." The same source reported a \$10,000 expenditure at end of year (<i>Telegraph-Herald</i> , December 31, 1905). Rev. H. D. Atchison is listed at this address 1901-1934 and he oversaw the rectory construction and was its last long-term pastoral occupant. After that time ministers had a high rate of turnover.
1166 Main Street:	1959:
Architectural Style	No style.
Physical Description	This is a new brick veneered (50x62) building and its forward placement on the lot makes it particularly intrusive. It is non-contributing.
Alterations	None noted.
Building History	Newer building.
1172 Main Street:	1892-1893, 1896-97 G. A. Burden's Flats:
Architectural Style	Queen Anne, commercial parapet front with centered triangular pediment. Architect Thomas T. Carkeek.
Physical Description	This is a three-story brick apartment house (23x65) that replaced the northernmost of four early brick row houses. The building design features a broad full-height three-sided full height bay, a denticulated and bracketed metal cornice and raised parapet wall, a raised cut stone foundation and narrow water table, broad stone belt courses at each lintel level and a raised two-door entrance set to the right of the bay. The first and third story windows have transoms. Notably there are no defined lintels or arches and the second floor sill level is set above a denticulated band. The south side wall is fully fenestrated in the back of the plan, while the north wall has an off-center open small light well (with porches, doors and windows. There is a four-decker rear frame porch system
Alterations	None noted.
Building History	The First Baptist Church was built in 1876 using plans by architects Heer & Nascher 1876 (<i>Herald</i> , May 13, July 19, August 18, 1876). This building fronted against the Baptist Church to the north, which is non-extant. The brickwork on the north wall indicates that line runs across the third floor exterior wall and might represent an addition or repair. George Burden owned this lot when the block was sewered probably in October 1889. Architect Thomas T. Carkeek provided a series of his recent designs for the 1897

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

**National Register of Historic Places
Continuation Sheet**

Section number 10 Page 56

Upper Main Street Historic District

Dubuque, Iowa

1172 Main Street, Continued:	1892-1893, 1896-97 G. A. Burden's Flats, Building History Continued:
	publication <i>The Key City</i> and this building was included. City directories consistently list three apartments at this address beginning in the late 1890s. One recurring listing is that of Fred and Helen Kretschmer, who are listed 1915-57. The other names change regularly
1199 Main Street:	1896, St. Luke's United Methodist Church:
Architectural Style	Romanesque, George W. Kramer, architect (New York City)
Physical Description	This massive Bedford limestone church is an excellent example of its style, one that was but rarely employed in individual church buildings in Dubuque. The rectangular footprint measures 115x60 with an 86' tall square hip roof bell 17x17 tower (11 bells installed in 1913). The sanctuary has a 29' high ceiling and an original seating capacity of 650 persons. The site grade rises to the west and the ground level on that side exits to the alley.
Alterations	None noted. Tiffany Favrile windows added between 1915 and 1931.
History	<p>A row of three brick residences occupied this site as late as 1891. Those residences appear on the 1889 lithograph (see below). Architect George Kramer designed the church that cost \$65,000. Grace A. Provost, C. H. Bradley and John A. Koch, owned the three parcels that comprise this lot owned this lot when the block was sewered probably in October 1889. This is a contributing building (<i>Herald</i>, May 24, 1896).</p> <p>St. Lukes congregation is the claimed successor to Iowa's oldest church building, an 1834 log meeting house located on the southeast corner of Washington Park. The Centenary Church succeeded it in 1839, at Locust and 7th as did the Main Street Methodist Church, on this site in 1869. This was the fourth building occupied by the congregation, the third having previously stood on the rectory site to the south (Lyon, pp. 392-93).</p> <p>The Main Street Methodist Church, precursor of St. Lukes Methodist Episcopal, was built on the southern end of this lot (north of the present rectory) in 1849-50. The final service in the old building was held on September 8, 1895. The cornerstone for the successor building was dedicated on April 30, 1896 (A History of St. Luke's...1970).</p> <p>Church members had difficulty agreeing on their new building site, many favoring a site away from the downtown district "which is rapidly encroaching on Upper Main Street." George Pohl received the demolition contract to take down the tenements that were north of the old church (<i>Herald</i>, May 7, August 24, 29, 1895).</p> <p>The church was substantially remodeled inside in 1963-69.</p>
Total: 24 buildings	Total Contributing 18, Total Non-contributing, 6

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

**National Register of Historic Places
Continuation Sheet**

Section number 10 **Page** 57

Upper Main Street Historic District

Dubuque, Iowa

Appendix 2: Property Owner List:

Interstate Power Company
c/o Tax Department
P.O. Box 77007
Madison, WI 53707
(1000, 1030 Main)

FFFIP LLC
c/o John Freund
8885 Bellevue Heights
Dubuque, IA 52003
(1005-07 Main)

Kenneth L. Manahl and Thos. J. O'Toole
1031 Main
Dubuque, Iowa 52001
(1031 Main)

Gronen Adaptive Reuse LLLP
c/o John Gronen
P.O. Box 1862
Dubuque, IA 52004
(1042, 1066-78, 1069-79, 1086-98, 1091 Main)

Robert D. and Livija Klauer
Maple Hills
Dubuque, IA 52001
(1043, 1053-57 Main)

Mark G. and Andrea M. Pittigoue
1100 Main Street
Dubuque, IA 52001
(1100 Main)

Twin Sisters LC
c/o Arnie Honkamp
1050 Prince Philip Drive
Dubuque, IA 52003
(110, 1135 Main)

William and Lavon C. Hammel
3522 Frontenac Court
Aurora, IL 60504

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

**National Register of Historic Places
Continuation Sheet**

Section number 10 **Page** 58

Upper Main Street Historic District

Dubuque, Iowa

(1110, 1120 Main)
Paul M. and Catherine A. Kloft
1150 Victoria Place
Dubuque, IA 52003
(1130 Main)

TFM Company
1250 Iowa Street #300
Dubuque, IA 52001
(1140 Main)

St. Lukes Methodist Episcopal Church
1199 Main Street
Dubuque, IA 52001
(1141, 1199 Main Street)

Dubuque Lodge #355 Loyal Order of Moose
1166 Main Street
Dubuque, IA 52001
(166 Main)

Rosalie M. Loes, Trustee of the
Rosalie M. Loes Trust
10482 Lake Eleanor Road
Dubuque, IA 52003
(1172 Main)

Benjamin L. and Dianne M. Andersen
243 West 10th
Dubuque, IA 52001
(243 Main)