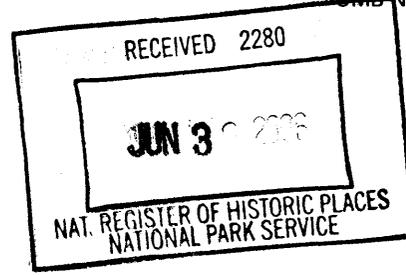


JUN 27 2006
OMB No. 10024-0018
681

United States Department of the Interior
National Park Service



National Register of Historic Places
Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *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 The Security Building

other names/site number The Stampfer Building

2. Location

street & number 800 Main Street [N/A] not for publication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).

Donell G. Laitke, Deputy SHPO June 28, 2006
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] Signature of the Keeper Date of Action
Edson H. Beall 8-9-06

Name of Property The Security Building County and State Dubuque, Dubuque County

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	
<u>1</u>		buildings
		sites
		structures
		objects
<u>1</u>		Total

Name of related multiple property listing

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

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

Number of contributing resources previously listed in the National Register

None

6. Function or Use

Historic Functions

(Enter categories from instructions)

Commerce/Trade: department store

Commerce/Trade: business

Current Functions

(Enter categories from instructions)

Commerce/Trade: business

7. Description

Architectural Classification

(Enter categories from instructions)

Late 19th and 20th Century Revivals/Beaux Arts

Materials

(Enter categories from instructions)

foundation Stone

walls Terra Cotta

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)

CommerceArchitecture**Period of Significance**1896-1956**Significant Dates**18961907**Significant Person**

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation**Architect/Builder**

Heer, Fridolin Sr. and Fridolin Jr.
 Carkeek, Thomas
 Burdt, Christopher (Builder, 1907)

Primary location of additional data:

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

Name of repository: #

Name of Property The Security Building County and State Dubuque, Dubuque County

10. Geographical Data

Acreage of Property less than one acre

UTM References

(Place additional UTM references on a continuation sheet.)

1 [1] [5] [6] [9] [1] [7] [0] [0] [4] [7] [0] [7] [8] [3] [0]
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 June 27, 2006

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 Cottingham & Butler, Inc.

street & number 300 Security Building, P. O. Box 28 telephone (563) 587-5301

city or town Dubuque state Iowa zip code 52004

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**The Security Building****Dubuque, Dubuque County, Iowa****7. Narrative Description:**

The Security Building (1896, 1907) is the best preserved one of the first two terra cotta combination department store/office buildings that were erected in Dubuque and designed in the Beaux Arts style. The four-story building, located on the northeast corner of Eighth and Main streets, is rectangular in plan and features two complete and intact terra cotta facades due to its prominent corner location. Of particular note is the very substantial cornice, also faced in terra cotta, that is cantilevered above and beyond the facades.

The Security Building façade design has a tri-partite composition, consisting of a high base, a three-story column or shaft, and an exaggerated projecting cornice or capital. The present building's rectangular footprint results from a 1907 doubling of the original massing and square plan. The fourth floor, now fully infilled along the alley front, originally was built to that height only along the Main and Eighth streets facades (Figure 1). A curiosity is the six-story elevator penthouse, located in the northeast corner, which, even with the fourth floor infilling, still looms well above the rest of the roofline, as if yet another floor was once envisioned. The southwest façade corner features a rounded southwest corner. In keeping with the style, the façade presents an elaborate intermixing of pilasters (flat engaged columns with Corinthian capitals), highly decorative spandrels, and projecting combination sill/belt courses.

The composition of the façade incorporates three principal design elements. The first of these is that of blocks and scored wall surfaces. The south sidewall of the ground floor was originally largely uninterrupted and presented a solid faux stone wall that emphasized its horizontal joints. The same wall treatment was continued to the top of the second floor in the end bays and the two inside corner bays. The same block treatment is merged into the spring points of the window arches in these bay fronts. The window arches are flat with rounded corners (or pseudo three centered arches). The bay windows have flattened arch and paired openings. The block treatment is finally continued to the cornice on the column/pilasters which extend upwards from these same bays.

The second dominant element or theme is the use of boldly projecting sills, above the aforementioned bays on the top of the second floor level, and in all of the fourth floor window sets, at the sill level. These sills, which function as cornices above the second and third floor spandrels, are interrupted only by the pilasters, unite visually to form belt courses. These horizontal lines serve to frame the third dominant design element. That element is the use of arcades of round arched windows across the center bays of the west and south third story fronts. Round medallions are centered above and between the junction points of the window arches. The arches themselves consist of three sculpted ribs and number three on the south and six on the west facades. Paired swags elaborate each spandrel beneath these prominent arches. At the top of the second floor, the spandrels are fully ornamented bands but they are recessed with respect to the end bay wall planes and they lack the exaggerated cornice treatment employed on the fourth floor.

The building cornice is exaggerated vertically and projects boldly from the façade's wall plane. A belt course at the top of the fourth floor incorporates the Corinthian capitals of the pilasters. A broad blank band above that horizontal line includes only a series of decorative crests and the building name, "SECURITY BUILDING" is inscribed on each of the two facades. These are aligned with the pilasters and the cornice steps out for a few feet so as to add yet another capital effect atop each pilaster. The cornice steps out progressively from base to top and a

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National Park Service**

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Continuation Sheet**

Section number 7 **Page** 2

The Security Building **Dubuque, Dubuque County, Iowa**

complex pattern of corbelled arches ornaments the cornice front along its entire length. The cornice or parapet disguises the use of a flat roof on the building.

The building had a full basement and its heating plant was underground in the alleyway to the east. The original ground plan included four west-fronting storefronts. The southernmost store area also had a glassed storefront along Eighth Street, at the alley, and there was another main building entrance on that sidewall. The principal entrance, with an iron and glass canopy, was centered on the Main Street front. The corner storefront also had its own angled double-door corner entrance.

A massive skylight was centered above the 1896 part of the building and a light well with galleries provided natural light to the interior of the block (see Figure 18). The 1907 addition had a large elevator well, west of center, within its plan. One notable feature of the roofline is the six-story elevator penthouse located in the northeast corner of the plan. This 1907 addition originally stood three stories above the rest of the building. The filling in of the full fourth floor reduced this difference to just two floors. The implication is that the building was built to support several additional floors and that the elevator was built full-height to accommodate an expanded building.

The alley or east wall of the building was generously fenestrated, a clear indication of the importance of natural light to the building interior. This frontage is structurally bisected at the junction of the 1896 and 1907 building sections. The former employed narrower bays with two windows per bay. The latter has broader bays with three window groupings. Five tiers of windows are present, exclusive of basement level openings. The basement stone foundation wall is elevated and the stonework is exposed for six feet. Basement window sets have cast iron frames identical to those employed on the first floor and mezzanine level. These have been bricked in. The alley single-story addition, located at the south end of this side of the building, obscures a number of the original basement openings. There is also a concrete loading dock in the northernmost bay. A double door is set opposite the base of the elevator that is in that corner of the plan. A steel exterior stairway, located in the bay to the south of the dock, extends to the first floor. A square brick chimney, originally set against the second bay from the south, has been removed and replacement brick infill marks its location. Above the mezzanine level, windows are, save for some raised half-sized windows, uniform with a full length, stone sill and segmental brick arch. All of these retain fire shutter hinges. These upper levels are almost fully fenestrated save for the southernmost two bays and the sixth bay. In the latter bay are found the three smaller openings. These openings have been differentially treated over time. The northernmost bay, where the elevator is located, has had all of its openings bricked in, the brick infill being slightly recessed. The ground level windows have been bricked (block glass was employed in once bay) in. The fourth floor exterior alley wall originally existed only in the two southernmost bays. The next bay north was infilled with a blank wall at an undetermined time. The next three bays were infilled in 1959 and six short rectangular windows, not vertically aligned, were cut into the new wall. The brickwork in this newer section is necessarily different from the rest of the east wall (see photos 2, 8).

Building Materials:

The building foundation is of limestone construction in keeping with local building tradition. The stone blocks are quite large in scale. On the alley side (east wall) this stonework was carried up to the midpoint of the ground floor and the stone has an ashlar treatment (see photo 8).

**United States Department of the Interior
National Park Service****National Register of Historic Places
Continuation Sheet**Section number 7 Page 3**The Security Building****Dubuque, Dubuque County, Iowa**

Exterior sub-walls and interior load-bearing walls utilized a soft-fired red common brick, laid in American Bond fashion. The entire façade (Main and Eighth street fronts) above the ground floor transom level is veneered with a cream colored terra cotta. This is also true of the cornice or parapet. A dark brown hard-fired brick was used for the exposed fourth floor back walls of the original ell. With the infilling of the entire floor to four stories, most of this wall is now hidden from view beneath the new roof. The same brick was used on the alley (east) and north party exterior walls.

The entire storefront has been covered with a cast stone veneer. All of the façade (Main and Eighth street fronts) windows have been replaced but the replacement windows match the original light patterns in form and scale (see photo 2). A metal flagpole has been replaced above the southwest corner.

The building interior materials consist of a steel structural skeleton and a very few brick walls, several of which have been left exposed. Wood and steel beams support a wood flooring and roof system. No original surfaces are left exposed today apart from baseboard and window trim remnants found in the elevator well. At that point the original window and baseboard trim work survive. The plain butt-jointed window surrounds are elaborated with bulls eye corner blocks at the upper corners and at the mid-point of the window frames. The baseboard is a ten-inch board with an angled upper edge and a sawn bead cut just below that edge. The roof has an EPDM (Ethylene Propylene Diene Monomer) exterior covering.

Building Alterations Since Construction:

The original building measured 80 feet in width by 114 feet in depth and was rectangular in plan. While the whole stood three stories high, an "L" along the west and south sides of the plan had a fourth floor. There was a large centered skylight on the third floor roof of the north half of the plan and this provided natural light into a three-story light well or gallery (Figure 18).

There was a solid east/west running masonry wall on the floors above the ground level, which was in line with the north side wall of the additional floor above. This wall remains intact on the second through the fourth floor levels. The department store occupied the floors through the fourth floor, save for the first floor corner storefront that was long occupied by a drug store. There were 26 two or three-room suites located on the east end (alleyway side) of the second through the third floors and these were reached via the 8th Street entrance.

The heating plant occupied the south end of an elongated chamber set beneath the east alleyway. A 65-foot high circular chimney was centered at the east end of the building. The top of this brick chimney is visible in Figure 8. The basement was unfinished at the time of the opening but was designed to be fully usable for commercial purposes. The Sanborn Map documents an open ground floor plan with a row of round iron posts running along the center line of the southern half of the plan. A row of iron posts also ran along the mid-point of the plan and supported brick walls on the three floors above. The original fourth floor was built to that height only along the Main Street and Eighth Street facades. Brick walls necessarily covered the east and north sides of this higher level on the original roof. Once the fourth floor was completely infilled these became interior walls. Another row of iron posts ran along the centerline of the north half of the plan (for a total of three rows of posts). There were two rooftop structures present by 1950 (Figure 23). A square rooftop building was located on the northeast rear corner of the south half of the plan,

**United States Department of the Interior
National Park Service****National Register of Historic Places
Continuation Sheet**Section number 7 Page 4**The Security Building****Dubuque, Dubuque County, Iowa**

while a fourth-story water closet served the offices, and was in the southeast corner of the north half of the plan. Floor heights were given as 12, 16, 20 and 24 feet, the last being measured to the top of the cornice. The Sanborn map appears to show a solid masonry north party wall on the original building as would be expected. By 1909 there were two elevators centered on the southern half of the building, one close to the façade, the other just north of the brick interior wall (Figure 18).

The building was doubled in size to the north in 1907, as was originally intended and a “twin sister” matching in materials and style was constructed. As a part of the doubling, a new 8th Street entry with a separate office elevator was built and the main entrance was shifted to that point. City directories gave all of these offices 8th Street numberings. The 1909 Sanborn Map (Figure 18) depicts two equal-sized Main Street storefronts in the new northern addition and a large elevator centered on the east wall of the fourth floor front extension and on the dividing line between the two stores. The southern store had an east end balcony and a fourth floor hall with a capacity of 250 persons. A second elevator allowed the use of that level when the main elevator was not in operation.

The 1909 Sanborn Map (Figure 18) is misleading because the two storefronts in the 1907 addition are shown without intervening structural columns. The 1896 building does depict those columns. The current building plan (Figure 3) does depict those columns so a broad clear pan was not achieved by 1907. The map shows that the storefront areas were separated by a combination terra cotta wall set into a series of iron posts. The 1950 Sanborn Map (Figure 23) identifies this same wall as a tile wall, which makes more sense. The elevator in the northeast corner of the addition has an elevation of 80 feet (the 1950 Sanborn Map) and there are two rear fire escapes on the alleyway.

The Eighth Street (south side) storefronts were substantially rebuilt when the building was doubled. The terra cotta wall on that front was replaced with glassed storefronts. Two large stone columns replaced metal columns on the corner entrance and the entire storefront was given a continuous transom band of prism glass. The Main Street entrance was reduced in size and a major entrance with a shallow canopy was added on the south side.

Contractor Anton Zwack built a stairway in 1934 at a cost of \$900. Extensive interior alterations were made between 1938 and 1941. The 1938 work involved the apparent elimination of the several elevators (by 1950 the northeast and 8th Street elevators only remained). The building permit, however, states that these were replacements at those two points. The *Telegraph-Herald* reported at the end of 1938 that a new mezzanine level (Figure 4) had been added along the east wall across the entire plan. This level included a women’s lounge, restrooms and a beauty shop. Old elevators in the center of the plan were removed and new ones were rebuilt “along the east wall.” A new stairway was added to the third floor. A new basement “wing” expanded store retail space. In fact, the entire basement was refinished. Third floor offices were extended the full length of the building. No building permits were found for this work save for one for the Otis Elevator Company which installed two elevators for \$14,000. The 1940 and 1941 building permits totaled just \$11,200 in expenditures.

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Continuation Sheet

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The Security Building

Dubuque, Dubuque County, Iowa

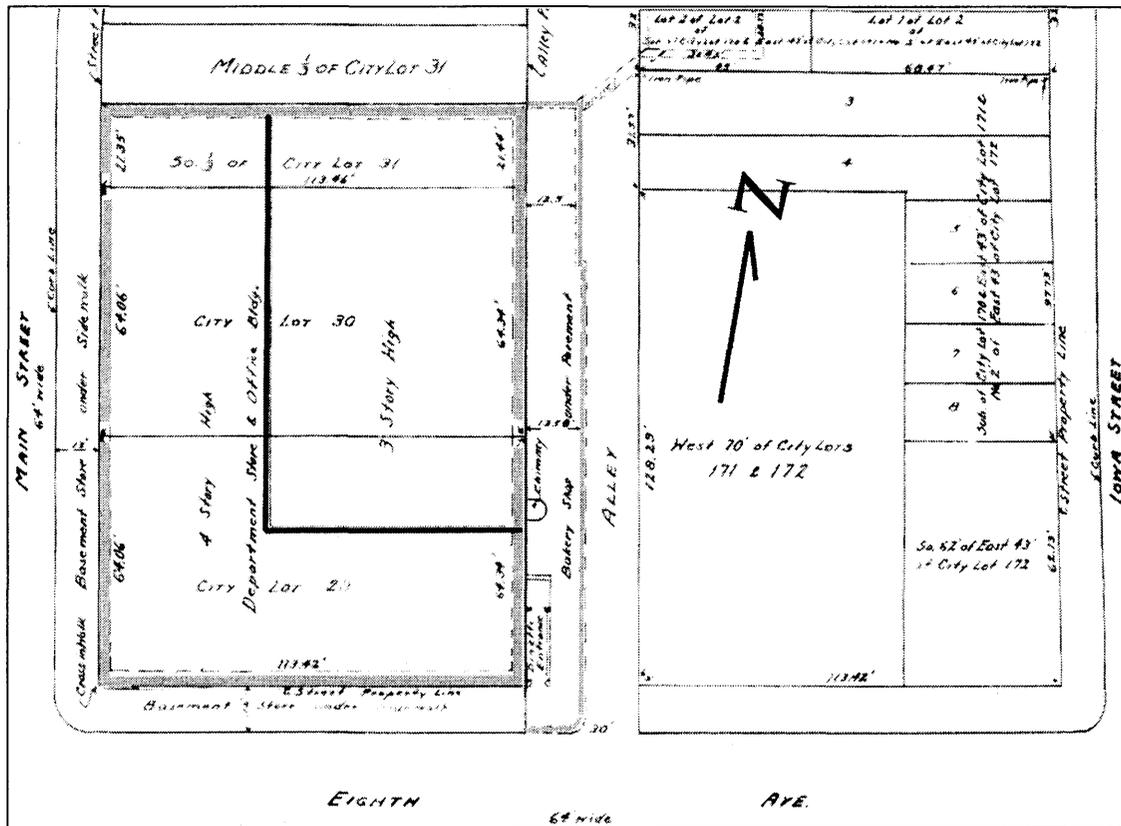


Figure 1: Property Diagram from Property Abstract, February 14, 1946

Gray line marks building perimeter, black line distinguishes original three and four story portions.

Note the vacated heating plant and steam tunnel to northeast of the building. Note also that the basement area then extended fully beneath the sidewalks to the south and west. This is not the case today.

In 1945 \$2,200 was expended to build a new rear loading dock in the northeast corner of the plan on the alley. During 1948 \$3,000 was spent on remodeling the several entrances and it was this work that was apparent in the later photographs. An additional \$37,000 in alterations was expended. In late 1959 and in 1960, a fourth floor addition filled in the building profile along the east part of the plan. The resulting roof levels weren't level and the upper reaches of the brick walls that had separated the original roof levels, remained visible. Otis Elevator completed additional elevator work at a cost of \$25,000. Willy Construction added the fourth floor using plans prepared by Des Moines architects Wetherell and Harrison, at a cost of \$65,000 (building permits).

Photos through the mid-1950s indicate that few changes had been made to the building exterior. Two notable storefront changes are apparent. The corner entrance was altered, with five doors being surmounted by a stone superstructure. A high concrete canopy, set across the middle of the transom line, framed the 8th Street entrance, while the Main Street entrance had gained a stone fronted upper covering that matched the corner entrance. A rooftop elevator penthouse was visible, above the parapet line on the 8th Street front.

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National Park Service****National Register of Historic Places
Continuation Sheet**Section number 7 Page 6**The Security Building****Dubuque, Dubuque County, Iowa**

In 1946 a concrete block heating plant was built across the alley to the northeast and a steam tunnel under the alley carried heat to the building. The 1946 drawing (Figure 1) depicts that heating system and shows the vacated heating plant beneath the alley, then occupied by a bakery. The chimney, then still extant, was likely removed at this time. Two elevators were added to the northeast corner of the 1896 section of the building by 1943. The alley side brickwork of this improvement is now incorporated into a unified fourth floor east wall. The fourth floor was infilled and the remainder of that wall was built in 1959.

In April 1979 contractor Tom Graham was paid \$12,000 to remodel the third floor. In 1985 Strub Construction expended \$79,000 in internal masonry work. Partition work, costing \$65,000, followed in 1986 and 1987, the last year involved work on the upper two floors. An additional \$90,000 was expended that same year in basement remodeling work. At some point the exterior windows were replaced and the arched window openings in particular were reduced in size (Figure 22). The present window system, replicating the original window scheme, was installed by Cottingham & Butler in c.2000.

After Cottingham & Butler acquired the building in 1994, the building gained a new EPDM roof in 1995, a sprinkler system in 1999, and virtually the entire building interior was refurbished. A new south end elevator was added. In 2005 the Clock Tower Building was comprehensively restored and redeveloped as adjunct office and meeting space and a connective walkway was excavated beneath Main Street. That street was reopened to traffic that same year and trees and street furniture were removed. The company now plans to restore its entire storefront and entrances in 2006.

The present-day building interior is remarkable for the absence of interior load-bearing walls. What was the original north exterior wall of the 1896 building is completely removed and the interior plan is open save for the few vestiges of brick walls already discussed. No structural elements are exposed. The ground level columns are larger ornamental round columns.

The rooftop contains the northeast elevator penthouse, which still looms high above the building, three rooftop air handling units, and the two other elevator penthouses on the south part of the plan. There is a restored flagpole atop the southwest corner. It is also interesting to note that the present building has no heating plant per se. The building is warmed and cooled by a small number of zone furnaces and geo-thermal heating and cooling supplies the basement and ground floor areas.

The alley or east wall of the building is remarkable for the very extensive fenestration pattern, some of which has been sealed off with brick (three half-sized windows, all openings in the northernmost bay, and many of the first floor and mezzanine level windows).

Current Building Floor Plans:

The current building interior presents a remarkably comprehensive replacement or covering up of virtually every vestige of the original and most subsequent elements of the building. In fact, original vestiges, structural and ornamental, were found in just three areas, the basement area beneath the alleyway, an elevator shaft and the attic.

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Continuation Sheet

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The Security Building

Dubuque, Dubuque County, Iowa

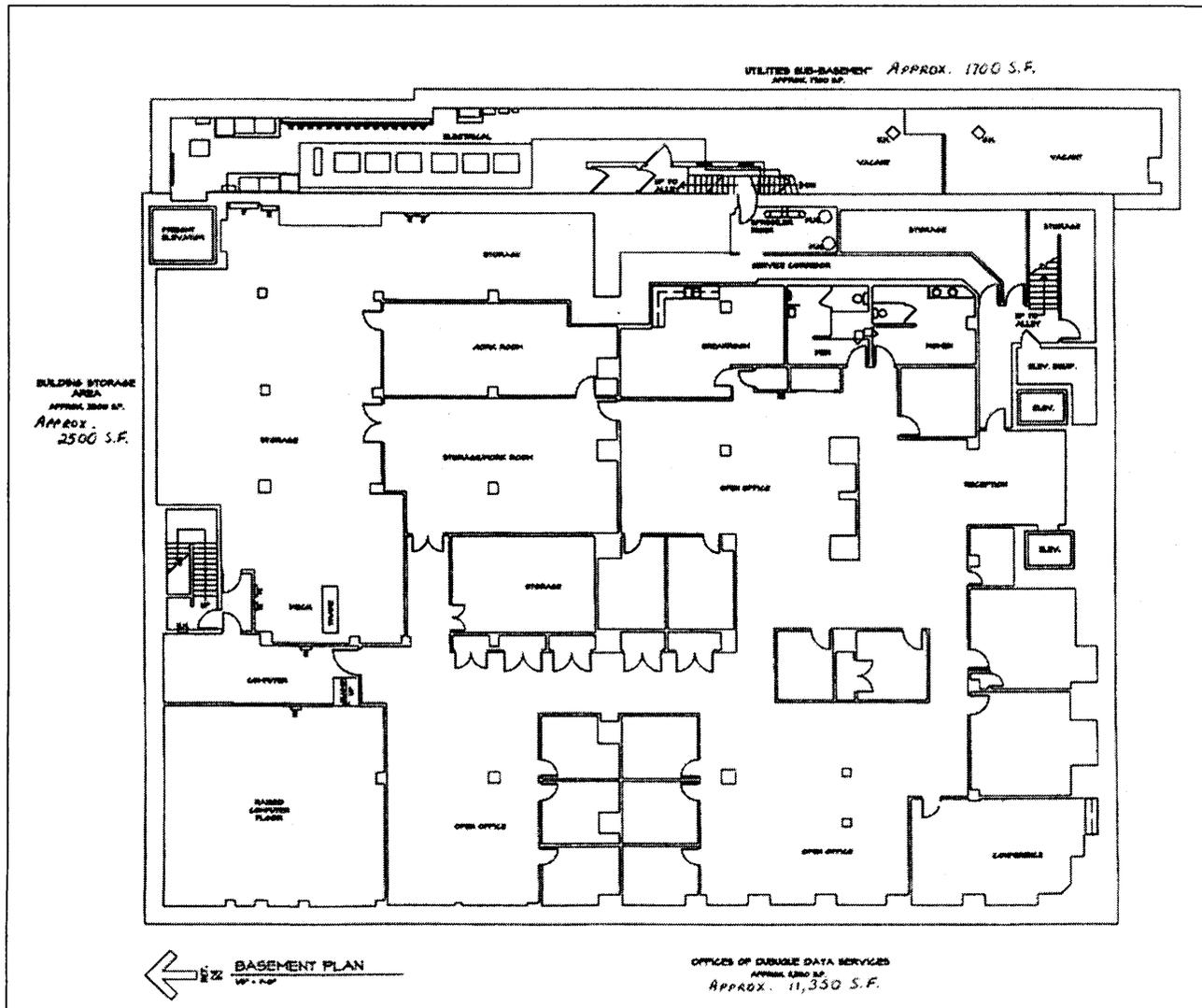


Figure 2: Current Basement Plan
(Cottingham & Butler, 2006)

This basement floor plan locates the former heating plant beneath the alley (now housing the electrical services on its north end). Note the absence of load-bearing walls even at this level. Not shown, is the subterranean passage to the Clock Tower Building to the west beneath Main Street (built in 2004-05). Elevator stacks are located on either side of the south or Eighth Street entrance and in the northeast corner of the plan. Staircases are located in the southeast corner (connecting only to the first floor) and at the midpoint of the north wall. Note how there is no standard column support pattern, although the pattern is more apparent in the newer 1907 (north) portion of the plan.

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National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number 7 Page 9

The Security Building

Dubuque, Dubuque County, Iowa

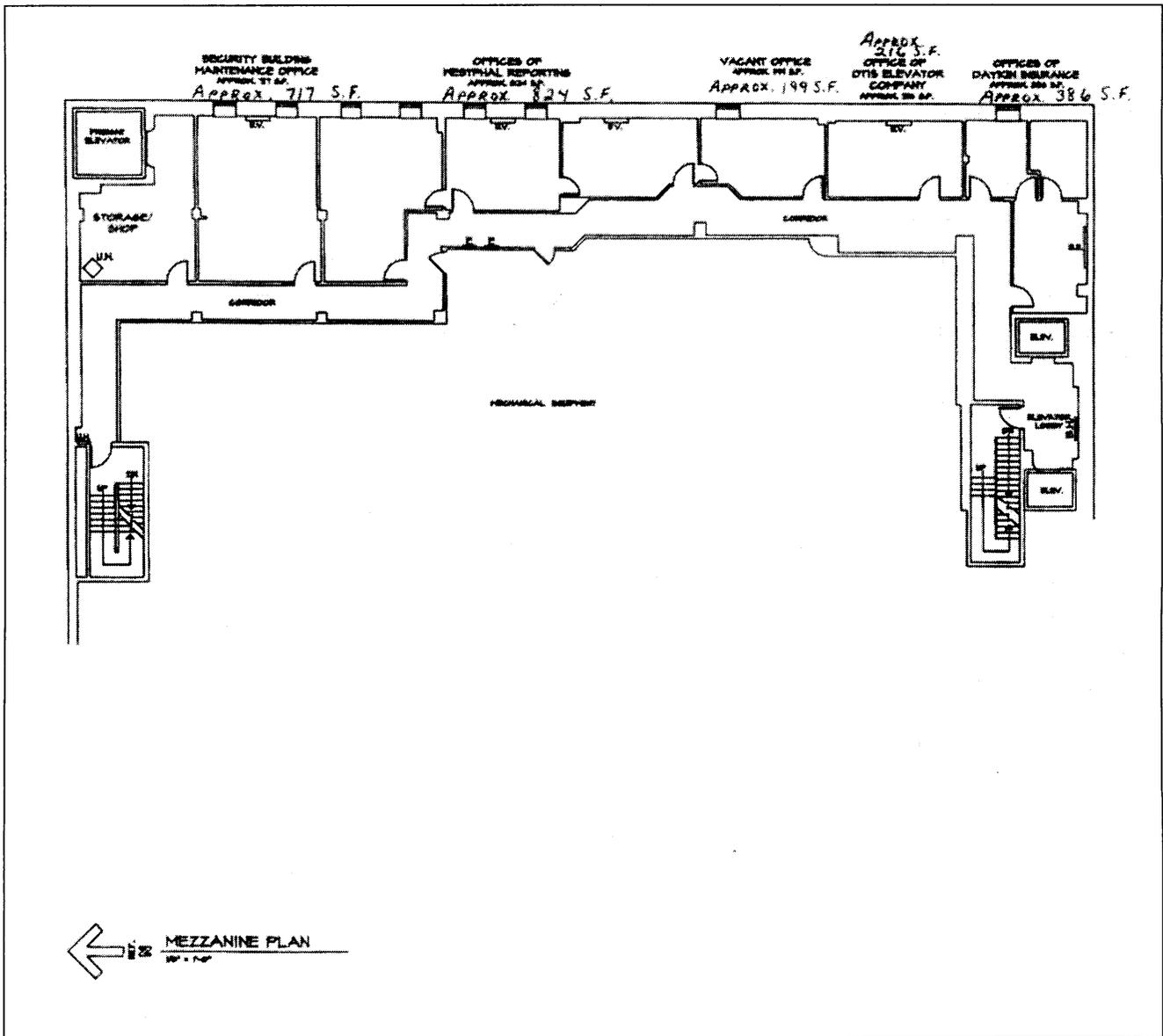


Figure 4: Current Mezzanine Floor Plan
(Cottingham & Butler, 2006)

This mezzanine area dates to 1938 and the present configuration is entirely closed off relative to the rest of the plan. Note how the mezzanine links the two stairwells centered on the north and south ends of the present plan. The mezzanine windows on the alleyway can be readily mistaken for second story openings.

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Continuation Sheet

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The Security Building

Dubuque, Dubuque County, Iowa

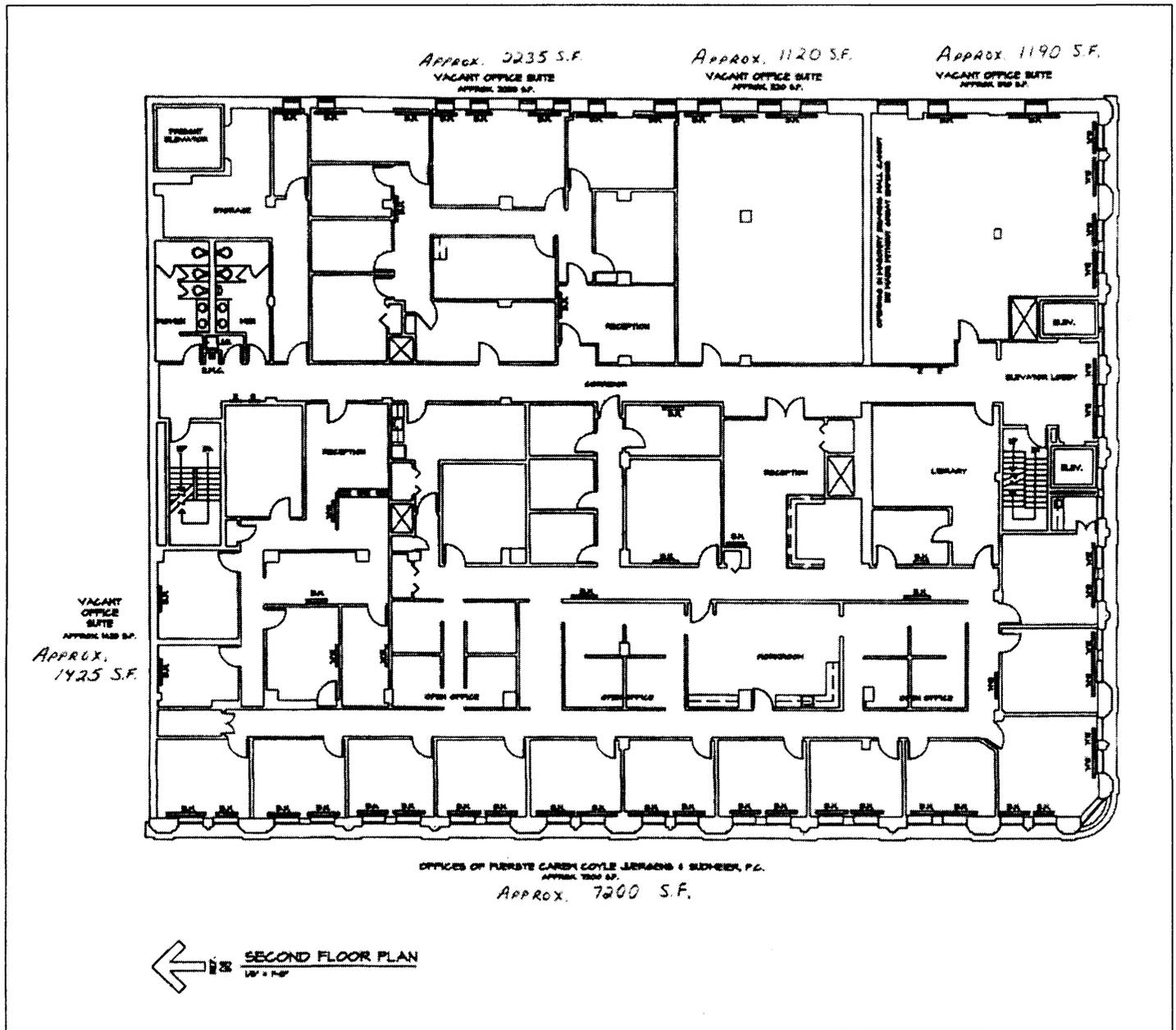


Figure 5: Current Second Floor Plan
(Cottingham & Butler, 2006)

The second floor plan provides a good sense of the extensive and open nature of this level of the building. On the second floor a single brick load-bearing wall is visible running east/west across the south/right side of the layout. Three elevators and two staircases are located on this level.

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The Security Building

Dubuque, Dubuque County, Iowa

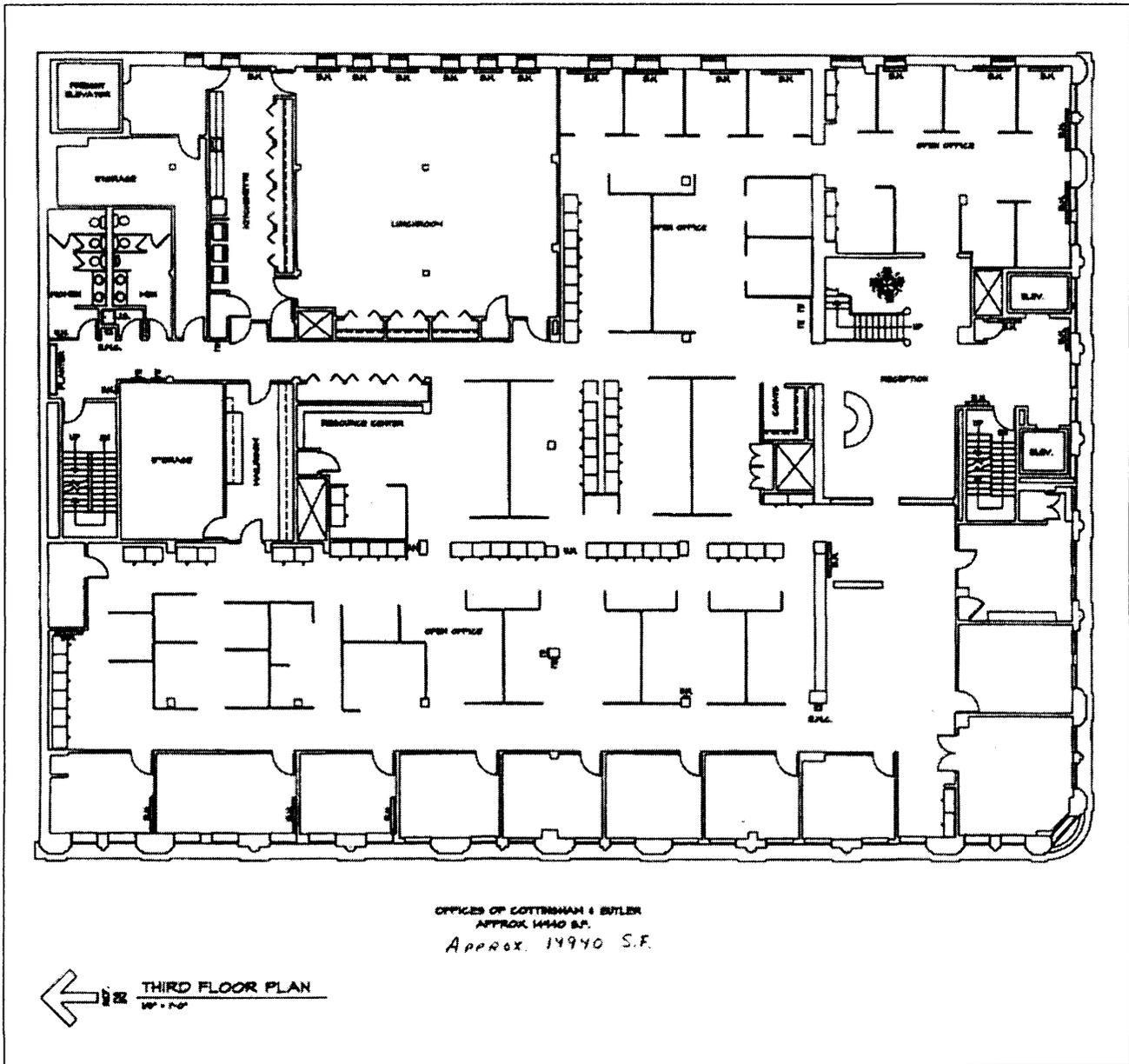


Figure 6: Current Third Floor Plan
(Cottingham & Butler, 2006)

On the third floor a single brick load-bearing wall is visible running east/west across the south/right side of the layout. Like the second floor, this level is largely unobstructed by columns and is extensively used.

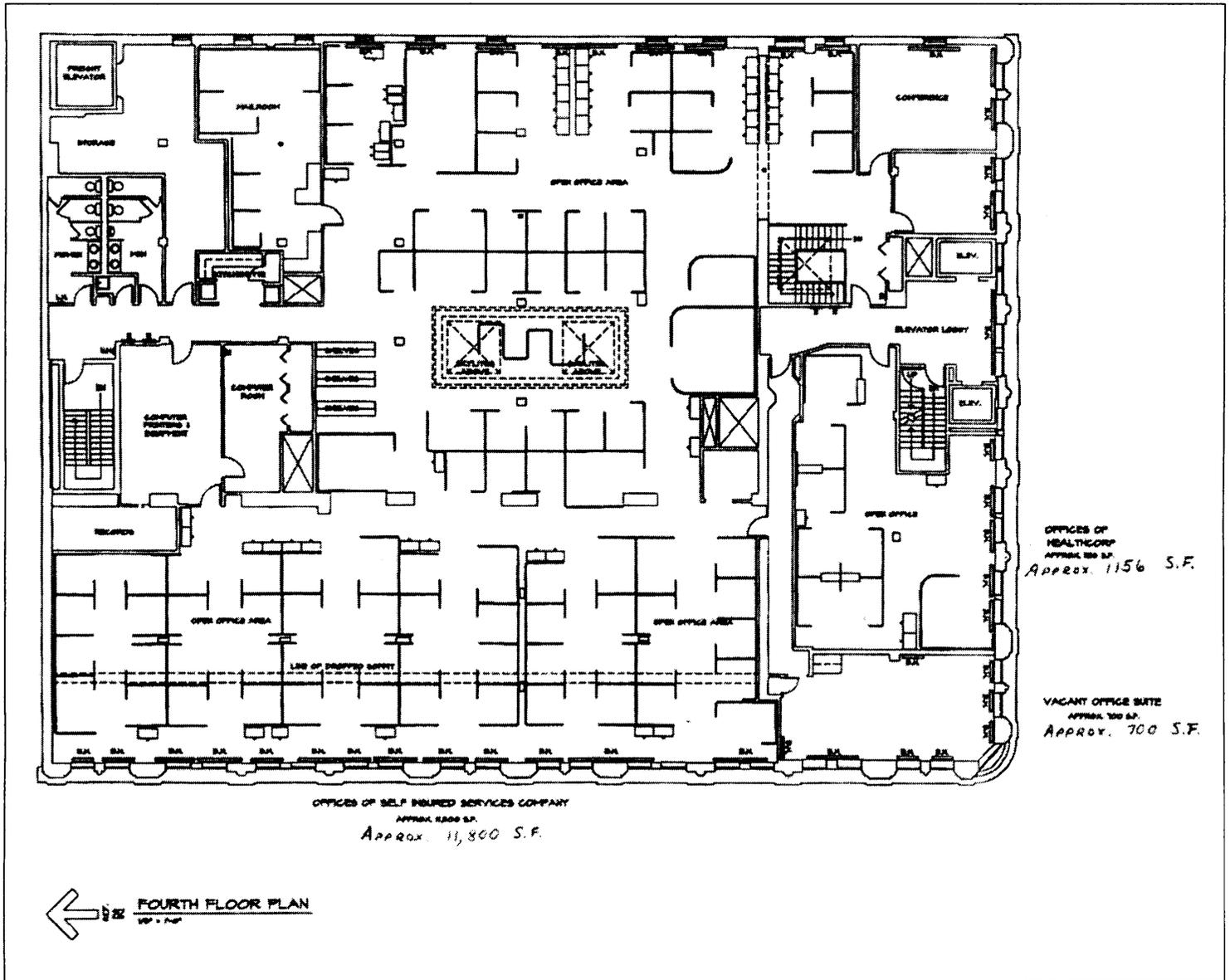
United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

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The Security Building

Dubuque, Dubuque County, Iowa



On the fourth floor brick load-bearing walls are visible running east/west across the south/right side of the layout and north/south from the west end of the north stairwell. These walls originally separated the higher front portions of this level from the rest of the building which reached only to the third floor level.

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Continuation Sheet**

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The Security Building

Dubuque, Dubuque County, Iowa

Building Location Context:



Figure 8: 1897 overview, looking northwest
(Loras College; Center for Dubuque History)

This panoramic view, taken from the Dubuque County Courthouse, shows the Romanesque style Grand Opera House (National Register of Historic Places) in the right foreground and the Security Building just to the west. Behind the Security Building is the Town Clock Building (National Register of Historic Places). The Bank and Insurance Building is visible at the far right. Note the chimney of the Security Building which projects from just behind the raised front of the Grand Opera House

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The Security Building

Dubuque, Dubuque County, Iowa

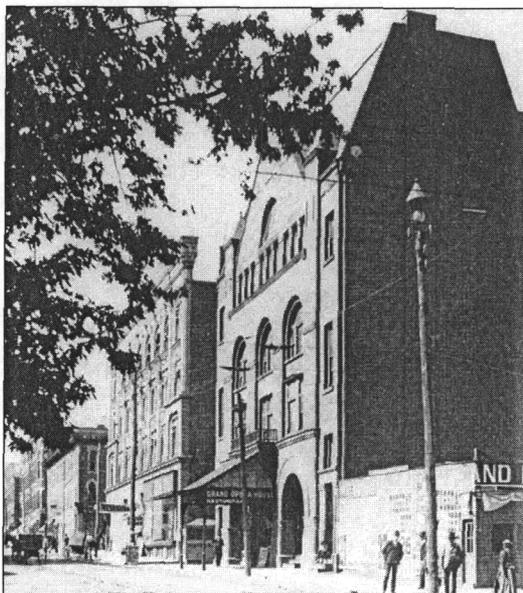


Figure 9: A c.1897 ground level view northwest with Grand Opera House (1889-90) in foreground (photo, Sommer, p. 132)

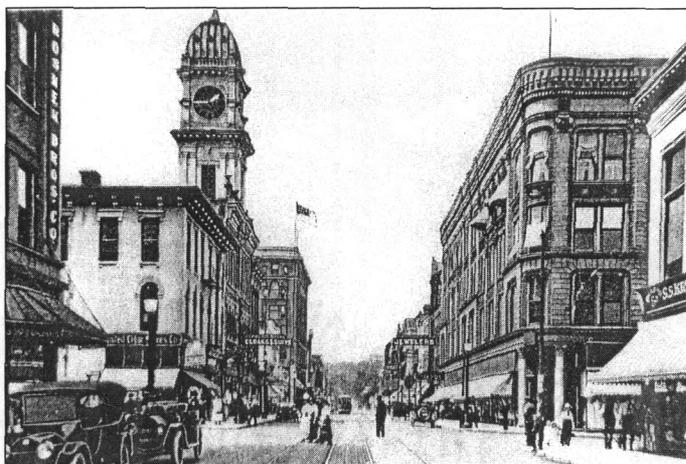


Figure 10: Main Street, viewed north from just south of 8th Street, c.1917
Harger & Blish sign present along with flagpole
(Loras College; Center For Dubuque History, FBL 3820)

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Figure 11: Main Street viewed south from below Tenth Street, c.1950, Bank and Insurance Building right foreground, the Security Building is visible left of center at rear
(Loras College; Center For Dubuque History, FBL 3826)

Integrity Evaluation:

The exterior of the Security Building maintains a high degree of all seven aspects of integrity: location, design, setting, materials, workmanship, feeling, and association. The integrity of the immediate setting of the building, illustrated by its commercial setting and streetscape, contributes to the building's ability to maintain integrity of feeling and association. Because the Security Building is being nominated under Criterion C, and in accordance with the MPDF, integrity of design, materials, and setting is especially important. Workmanship, reflected in the well-preserved terra cotta veneer, is also of particular importance. The overall form of the building has remained unchanged once it assumed its intended scale in 1907. No additions or alterations, apart from the extension of its fourth floor level, and the replacement of its storefront level, have been built. All the original architectural materials and detailing, including cornice, window openings, and ornament remain as built. The interior retains no vestige of its original configuration, wall or ceiling surfaces, or architectural detailing. The ornamental steel columns on the ground floor, while intact, are concealed.

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8. Significance Statement:

The Security Building is locally significant on the basis of its architectural merit (Criterion C). The building is an excellent and very well preserved Dubuque example of the Beaux Art style, and its façade is completely veneered in cream-colored terra cotta. The two successive parts of the building were designed by regionally notable architects, Fridolin Heer & Son and Thomas Carkeek. The Security Building is also locally significant for its association with the commercial history of Dubuque (Criterion A), specifically its long-term linkage with the Stampfer & Sullivan/Stampfer department store. This building represents the retail success enjoyed by that firm and the emergence of the department store and its associated architecture, in Dubuque. The building of the Security Building marked the development of the intersection of Main and Eighth streets as a key location for major retailers.

The Beaux Arts style (dated variously to beginnings in 1870, and lasting as late as 1930) derives its name from the Ecole des Beaux Arts (which means “the school of fine arts”), a French architectural design school that trained a great many post-Civil War American architects. Established in 1648 as an art school, architecture was added to the curriculum in 1819 and had a classical architectural emphasis. The Beaux Arts was a Classical or historically-derived style that emphasized symmetry of massing and plan, combined with grandiose ornamentation. The style is uncommon in Dubuque because it was so much more ostentatious than the more solid and brooding Romanesque style which was used for all of the major buildings of the early 1890s in the city. The overall unity of design of the Beaux Arts style was in sharp contrast to the willy-nilly mixing of detail, patterns and material in the Victorian aesthetic. The Beaux Art style was ideal for public buildings and spaces and it coincided with what was termed the American Renaissance of the early 1890s. Best exemplified by and popularized as well by the Columbian Exposition in Chicago (1892-93), this style became the architectural standard bearer for the City Beautiful movement in urban design and aesthetics. It offered a popular alternative style for the new emerging tall and massive office building (Burden, p. 117; McAlester, pp. 378-80; Baker, p. 98; and Calloway, pp. 384-86).

The Security Building is a notable example of the more substantial commercial office building architecture that emerged in Dubuque during the mid-1890s. This increased scale was measurable both vertically and horizontally. While not tall by city standards, four stories massed to nearly a complete half city block and committed completely to commercial usage was exceptional in Dubuque. The higher massing reflected the emergence of a new commercial building form, the office block which combined professional offices, modern building systems such as elevators and a lighter building structure, with street-level storefronts. The building’s considerable massing reflects the increased need for larger storefront spaces and facades.

Dan A. Sullivan (1851-1913) was a Dubuque County native who established a dry goods firm with partner Paul Kees in 1877. Kees died in 1883 and was succeeded by Joseph Frederick Stampfer (1855-1937). The firm occupied the Town Clock Building, directly across the street from the future Security Building. Sullivan retired in 1902 and the firm of Sullivan & Stampfer became the J. F. Stampfer Company. The motto of the firm was “from the mills to the masses” and Stampfer had a reputation for delivering quality goods at “rock-bottom prices.” While ostensibly a dry goods firm, the business also sold carpets, millinery, cloaks and shoes and over time these several lines developed as separate and distinct departments within the business layout. The success of the firm allowed for the construction of the southern half of this building in 1897, and its concluding half ten years later. While architects designed the exterior, J. F. Stampfer designed a multi-story open layout for his firm, a plan that reflected the

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appearance of the department store retail model in the city. The Stampfer Company continued to occupy almost the entire building well into the 1960s (Dubuque *Enterprise, Telegraph Herald*, September 20, 1913; *Our Spirited Years*, c.1961).

Architectural Context:

The multiple property document titled “The Architectural And Historical Resources of Dubuque, Iowa, 1837-1955: Phase IV Edition (2004)” identifies the original section of the Security Building as a notable and surviving example of the architects Fridolin Heer & Son. Subsequent research attributes the 1907 addition to noted Dubuque architect Thomas Carkeek. The document identifies these designers as being leading regional architects. Most of Carkeek’s early designs have been lost, so this is at least an important example. The original design contribution by architect Carkeek would have been the structural system, and possibly the foundation system which is not documented or otherwise visible (The Architectural And Historical Resources of Dubuque, Iowa, pp. 229-230).

The document defines property types on the basis of a series of chronological historic contexts. The Security Building is subsumed under those buildings, structures, objects and districts which are associated with the third such context, titled “Fitful Growth and Maturation, 1894-1910.” Commercial buildings under the registration requirements of that context comprise most of the city’s “landmark” commercial architecture with large, ornate and imposing buildings being built in the Romanesque, Beaux Arts and Neo-Classical styles. The Security Building, with its multiple storefronts, massive scale and ornate design, as well as its use of terra cotta, fits the descriptive requirements of context and property type. The registration requirements further mandate that a significant building illustrate the significant design and construction techniques of the contextual period and using Criterion A, that it have a direct association with that context. Integrity requirements emphasize design, materials and setting, and also prioritize original function, and the retention of window openings and window infill. Not mentioned was the importance of workmanship, which applies here (The Architectural And Historical Resources of Dubuque, Iowa, pp. 285-292).

The Beaux Arts style is included in the list of significant architectural styles that are reflected in Dubuque’s historic buildings. The onset of the style locally is the design and construction of the third Dubuque County Courthouse (1891-93, NRHP), located at 7th and Iowa Avenue, and designed by Chicago architect W. W. Boyington. The courthouse combines the Beaux Arts with Romanesque and other styles, so it isn’t a pure example of any one style. The Business and Investment Building, at 9th and Main (1894) was also a Boyington design, and was the purest and most significant example of this style on a commercial building in Dubuque (Figure 12). The building has lost its prominent parapet exterior as well as its storefront level. The Security Building, while smaller in scale than the Business and Investment Building copied its predecessor in style, materials and massing. It is the only significant Beaux Art commercial example to have employed local architects. The Carnegie Stout Public Library (1901, NRHP), yet another Boyington design, mixed the Neo-Classical and Beaux Arts styles. A final Beaux Art example, non-extant, is the Chamber of Commerce Building, 9th and Locust (1902) designed by Chicago architect W. G. Williamson (Figure 13) (The Architectural And Historical Resources of Dubuque, Iowa, pp. 200, 202-203).

The Phase III Dubuque survey (2003), which focused on the downtown area and was titled “The finest street west of Chicago and North of St. Louis: Phase III Architectural and Historical Survey Report-Downtown Dubuque,” summarizes the development of taller and more massive commercial buildings in Dubuque. The tallest building built in Dubuque was only 13 stories tall (The Federal Bank Building, 9th and Main, 1922). Commercial architecture in

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Dubuque was predominantly two and three stories in height and the first appearance of buildings taller than that were factories, hotels or wholesale commercial blocks. Just two buildings exceeded seven stories in height, the second example being Roshek's Department Store (nine stories, 1929). The Bank and Insurance Building stood seven stories high. While fourteen buildings were five stories high, just one of these was for commercial use (Bishop's Block, 1887, storefront, and warehouse, NRHP). Four story examples, including the Security Building, numbered at least 30 examples, but again, these were either purely commercial retail (Roshek's Department Store, 1907), were factories, or combined warehousing with retail trade. As a purely commercial example, the Security Building is massive, in terms of height and breadth, occupying as it does nearly an entire half block. It presaged other similarly large wholly commercial buildings in the city, being the second such example. As such, it is representative of developing building technologies (steel skeleton support systems, efficient elevators, heating and lighting systems, and ornamental terra cotta) (Phase III Dubuque Survey, pp. 147-151).



Figure 12: Bank and Insurance office building, Ninth and Main, view northwest (Beaux Arts style)
(Dubuque of Today, 1897, p. 20)

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Figure 13: Chamber of Commerce/Dubuque Club, southwest corner 9th and Locust (non-extant) (Dubuque *Enterprise*, August 10, 1902)

Architects:

Architects Heer, Fridolin Joseph Sr. (1834-1910), Jr. (1864-1940), Fridolin J. Heer & Son:

Like many European-born architects who worked in Dubuque, Fridolin Heer Sr. first started working as a stonecutter in Switzerland (others came from Germany or Ireland). His father was a builder. He came to the United States in 1865 and to Dubuque three years later. He started his architectural firm in 1870 and was joined in the practice by his son in 1887. By 1880 he had “built up a large business and [was] the architect of many of the best buildings in the city.” He first practiced with Edward Naescher as Heer & Naescher c.1874-76+. By 1875 Heer advertised that he prepared drawings for buildings, monuments, furniture and fresco paintings. He also designed bridges, viaducts and tunnels. Beginning in 1886 he partnered with Guido Beck, but a year later was in partnership with his son, Fridolin Heer Jr.. Beginning in 1889 church design led their list of advertised specialties. Heer joined the Architectural Association of Iowa in 1885 and was elected into the American Institute of Architects a year later. His son practiced until 1934. Fridolin Heer Sr. is rated as being one of the city’s leading architects, and it is important that the city was the point where he opened his practice and received the majority of his design commissions (Sommer, pp. 159-60; Oldt, pp. 597-601; Lyon, p. 195; 1880 County History, p. 803; Shank, pp. 79-80).

The Bank and Insurance Building owners utilized Chicago architect W. W. Boyington as their architect in 1895, but the Security Building builders chose the Heers, father and son, to design the city’s second Beaux Arts “skyscraper.” Non-local designers had been selected for most of the monumental Romanesque edifices in Dubuque, so it is notable that a local design firm was chosen. Heer & Son had a regional reputation and was credited at the time with having designed “scores of the most prominent public buildings, ecclesiastical structures, residences, halls and

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schools in this and other cities throughout this section of Iowa and the west...and indeed, nearly all of the most prominent buildings in the city have been designed or superintended by them” (Dubuque *Weekly Times*, January 28, 1896).

Architect Thomas Carkeek (1843-1928+):

The assumption would naturally be made that the same architects would be called upon to design the 1907 addition to the Security Building, but Thomas Carkeek was selected for this task. In truth, the only designing to be done was that of the structural system and the massing, given that an identical terra cotta façade continued the design of the 1896 building. There is no indication that the original architects were not available, although it is true that Fridolin Heer Sr. would die in 1910 and might well have been retired in whole or in part by 1907. Several of Carkeek’s major designs were in close proximity to the Security Building. The YMCA (extant, National Register of Historic Places) and the Central Fire Station (non-extant), both dating to the early 1890s, were just to the northeast, the latter on the northeast corner of the same block, the former just across Ninth Street to the north. He also designed a residence for Stampfer’s business partner Daniel A. Sullivan at the corner of 5th and Bluff (extant). English-born Carkeek was self-trained and he received major commissions when he opened his own design firm in 1892. He is credited with 200 Dubuque designs for the years 1891-1911 (Shank, p. 38, *Dubuque of Today*, 1897, p. 87).

While the original architects prepared the plans they incorporated the ideas of J. F. Stampfer when they laid out the department store interior. The Dubuque *Enterprise* informs us “That part of the building that Mr. Stampfer occupies was built especially for him and on plans, which his long experience in the business taught him were the most practical and convenient and is the most modern and complete dry goods store in the state.” Mr. Stampfer’s retail concept envisioned the emerging concept of the department store. Not only were storefronts consolidating horizontally, the department store was multi-level and involved the vertical integration of store levels. No longer were the upper reaches of the store block consigned to warehousing. Stampfer’s department concept was truly innovative, inasmuch as over time, his very successful business evolved to comprise a broad array of truly independent small departments or specialty shops, all embraced by the Stampfer imprimatur. Increasingly these departments had their own names, addresses and directory listings (*Dubuque Enterprise*, April 17, 1902).

Stampfer’s design provided for this departmentalizing along vertical lines. The household goods, including carpets, linoleums and draperies, occupied the third floor, with dress goods on the ground floor, millinery and ready-to-wear on the second floor. The fourth floor presumably functioned as a warehouse. Flow of shoppers was also central to Stampfer’s plan and he provided for two storefront entries, on Main and on Eighth streets. His store wrapped around a corner storefront, which was to be a drug store and had its own corner entrance. Stampfer was the likely source of the combination of department store with office building, using the Bank and Insurance Building model that was principally offices with individual ground-level storefronts. It is documented that he designed the interior building layout with his store needs in mind. Stampfer needed most of the building for his own store but recognized the advantages to be gained by diversification, adding office spaces and other leased retail spaces to his department store scheme. Unlike the Bank and Insurance Building, the Security Building was primarily retail with much if not most of the basement being reserved for commercial use. Just 26 two-room and three-room suites were located on the upper three floors of the plan, and then only in the easternmost three bays (Eighth Street wing) of the original building. It is worth noting that when the building was doubled in 1907, the new addition did not add any more offices (*Dubuque Enterprise*, April 17, 1902; city directories).

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Continuation Sheet**Section number 8 Page 21**The Security Building****Dubuque, Dubuque County, Iowa****The Building Design and Structure:**

When it was built, the Security Building was locally described as being "Grecian" in design. This was certainly a reference to its Classical trappings. In more advantageous architectural hindsight, it is now classed as Beaux Arts and this building is the best preserved of the two larger office building examples in Dubuque. The Bank and Insurance Building (1895), while larger and earlier, has suffered the removal of its elegant cornice along with the usual obliteration of its storefront level.

The Security Building was described as being fireproof, being built of steel and terra cotta. The floors were "laid in tiling and the halls have marble wainscoting." In actual fact, the building's internal support system is principally of wood frame construction with steel support columns and beams. The present support system can be directly inspected only in the attic but those who are familiar with the more recent interior remodeling projects confirm that the floors are all of wood framing, using wooden beams, and there is a concrete coating on top of the floors. The roof is of wood frame construction. Steel I-beams support the roof framing and the fourth floor ceiling so it is probable that they similarly support the other floor framing. In the lower levels, 2x10 joists are placed eight inches on center. The roof joists are spaced sixteen inches on center. This most unusual combination of steel vertical elements with wood framing merits additional research attention. The implication is that dry goods required a comparatively low live load and building costs could be reduced by substituting wood for steel (the beams). It can only be concluded that the Security Building is a documented example of a commercial building being designed solely to meet the needs of its original use. There was no over-building done in this instance. This is noteworthy within the Dubuque building context because there was a strong tradition for such over-building, particularly for more massive buildings. Not only does this design combine wood and steel, the steel columns are themselves singular in their composition. A caveat must be made. Only the attic level columns could be inspected and it can only be assumed that the entire system of columns was of the same design. It is quite possible that lighter composite columns were used only in the attic level.

The observed steel columns are composite in their construction. They consist of at least two and possibly three parts. There are two main sections each having two I-beam edges set at ninety degrees, with a concave connecting center section. These were pre-drilled to receive hot rivets. The holes for these rivets do not have a consistent spacing however. It is probable that some sort of a boxed spacer was placed between the two half-sections before they were riveted together. Even more unusual is the apparent ad hoc system of connecting the columns with the steel beams.

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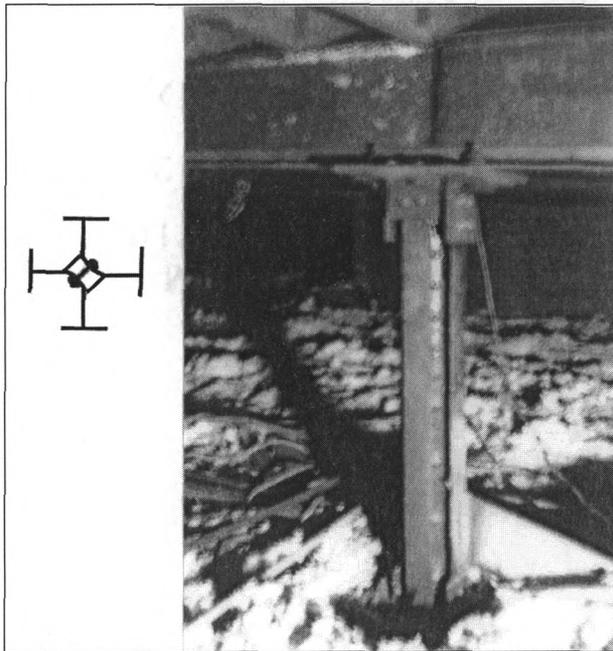


Figure 14: Attic column with cross-section sketch of column composition (photo by J. Jacobsen, 2006)

Earlier Lot History: The Sanford Block:

The first substantial commercial block on this site was the Horatio W. Sanford Block. This three-story L-shaped brick block encompassed eight narrow storefronts on its 150-foot wide Main Street front, and two additional storefronts on the Eighth Street secondary front. The block was built by architect/contractor William Rebman in 1856. Sanford (?-1884) was perhaps the most successful realtor in Dubuque's early history, at least in terms of sheer volume and longevity. Along with a great many significant commercial firms, the block also served as the armory for the "Governor's Greys," one of several Dubuque militia companies that saw distinguished service during the Civil War (Wilkie, p. 161; *Telegraph*, May 8, 1896).

A principal reason for the location of the Sanford Block at this corner was the importance of Eighth Street as a principal westward artery and commercial cross street. A number of the largest Dubuque hotels were located along this street. The Tremont House, on Iowa Street, was immediately east of the Sanford Block.

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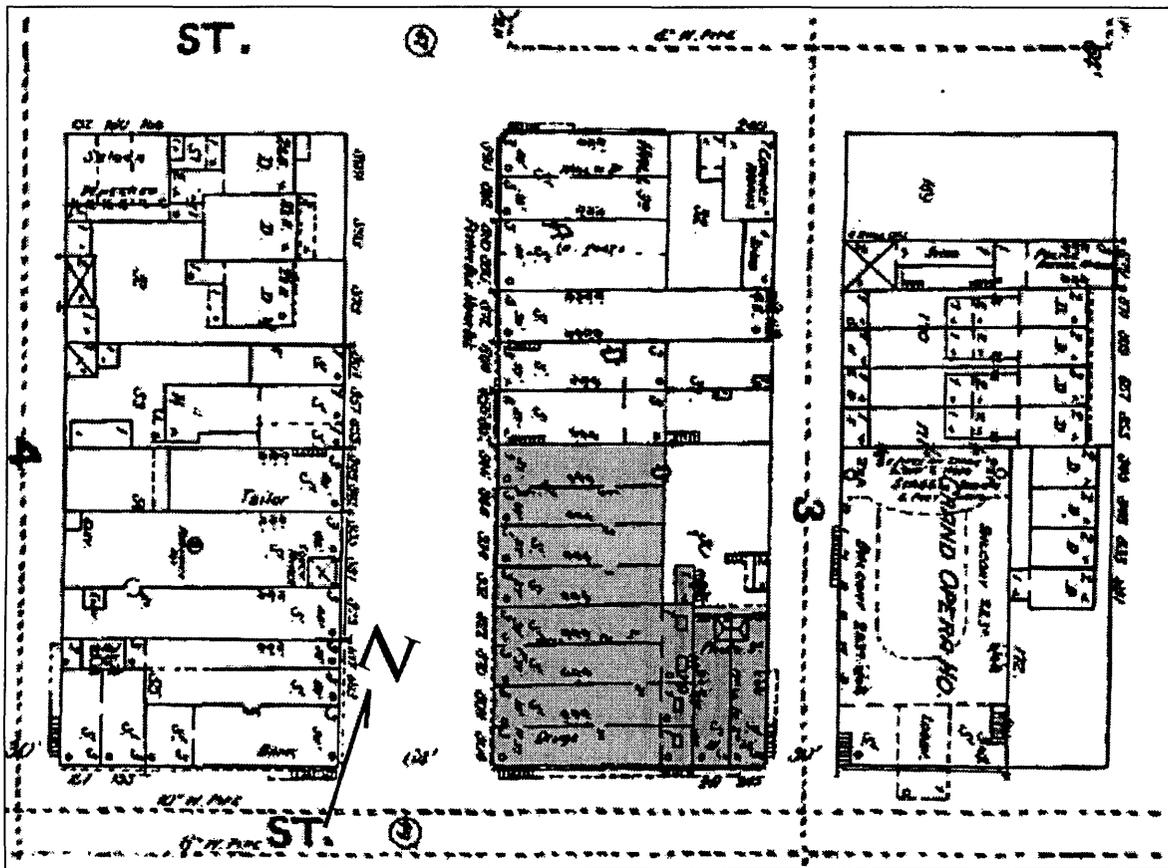


Figure 15: 1891 Sanborn Fire Insurance Map
Sanford Block is shaded gray

This block of Main Street long served as the northern terminus of Dubuque’s impressive downtown. The Town Clock Building (National Register of Historic Places) was located in the center of the west side of the block. In keeping with a local tradition, the east side of Main was more substantially built up than was its western counterpart. The 1891 Sanborn Map reflects this lingering trend, with the west side of the 800’s block retaining converted residences and single-story frame buildings. The east side of the same block was uniformly built up with three and even four-story commercial blocks.

The seeds for commercial expansion northward were sown during the middle 1850s when scattered though substantial brick commercial blocks were constructed as far north as Eleventh Street. During the 1870s and 1880s substantial commercial nodes developed between Ninth and Eleventh streets. By the 1890s there was continuous substantial commercial up-building along the length of the east side of Main between these streets. During the middle 1890s developing technology, changing business needs, and a local desire for “sky-scrapers” resulted in the construction of the Bank and Insurance Building, a six-plus story office building, at Ninth and Main.

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The Security Building Dubuque, Dubuque County, Iowa

The Security Building, Planning and Construction:

The Security Building Company, representing a partnership between J. F. Stampfer and F. W. Altman, dates to November 2, 1895. Articles of incorporation, with capital stock valued at \$100,000, were finally filed for record in early January 1896. The corporation was established for twenty years. Corporate debt was limited to two-thirds of the subscribed stock (*Dubuque Telegraph*, January 8, 1896).

The location for the Security Building is explained by the *Dubuque Enterprise*, which noted, six years after its construction that "The Security Building has the advantage of having the most central location in the city. It is the point from which the street cars radiate and is the very center of the traffic of the city" (*Dubuque Enterprise*, April 17, 1902).

The planned building was first described in early December 1895. The four-story block would occupy just the southern half of its block (75-foot frontage on Main Street, and 113 feet deep to the alley on Eighth Street). The exterior would be "composed wholly of terra cotta, plate glass and the necessary architectural iron work. There will be no brick nor stone on the façade." This was a thunder stroke to Dubuquers who had always measured their architecture in the solid measures of both of those building materials, but particularly in stone. In keeping with conservative local tastes, plans depicted "a building as plain in architecture as the office building [Bank and Insurance Building], there being no tower, no turrets and the ornamentation consisting of scroll work in terra cotta on the façade." The Bank and Insurance Building similarly lacked the elaborations mentioned, commonly associated with the Romanesque style and the major cities. It did offer an elaborate attic or cornice executed as an elaborate capital atop a formal column (base, column, capital). The building plan included a corner storefront that was to house a drug store. A second storefront to the north was to house the dry goods firm of Sullivan & Stampfer. At this stage, the two storefronts were just 17 feet in width, but the northernmost unit, as well as the two storefronts on the Eighth Street "ell" were combined with store space on the second and third floors. Twenty four offices were in the Main Street portion of the block, with another eight in the ell. The second half of the block would follow in 1896 it was promised (*Daily Telegraph*, December 5, 1895).

The first indication that the Sanford Block was doomed was the November 12, 1895 notice made to the Sanford Block tenants by the company to the effect that demolition would begin in March and that their leases would end effective March 1, 1896. Tenant jeweler Henry F. S. Schneider (808 Main) announced on December 20, 1895, that he was offering his stock "at greatly reduced prices...on account of the removal." The company posted a notice to contractors on January 6 which called for bids for the removal of the old block and for the excavation and foundation masonry work on the new building. Bids were due on January 13. The *Telegraph* announced January 18 that the demolition would instead start in February. Promised tenants were Fraatz & Clark, for the drugstore space and Nic Groff in the basement (*Daily Telegraph*, November 12, 1895; January 18, 1896).

In fact, demolition began in early May. The *Daily Telegraph* observed that the loss of the Sanford Block, revealed how large the adjoining opera house truly was. It noted: "Now that the Sanford block is disappearing the Grand Opera House begins to loom up like the back-stop of a base ball field." A day into the demolition, an opera house poster was prominently pasted onto the fence that surrounded the doomed block. Actually, just the southern half of the Sanford Block was taken down; the remainder would survive until the new building was doubled in size in 1907 (*Daily Telegraph*, May 5, 6, 1896).

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Contracts for the building proper were announced in late February but no general contractor was identified. J. P. Schroeder was to do the masonry work. J. P. Scharle was also announced as the contractor for the "brickwork." Voggenthaler & Ragatz got the contract for the steel and ironwork and Albert Ney was to do the carpentry work (*Daily Telegraph*, February 26, 27, 1896).

On March 29, 1896 the Dubuque *Daily Herald* reported that the new building's foundation work would be done by the end of the week (*Daily Herald*, March 29, 1896).

Further details were made available about the planned building at the end of May 1896, the information being provided by the *Herald*:

The Security Building: At the northeast corner of Eighth and Main, is to be built upon a much grander scale than at first contemplated. In many respects it will be fully equal to the new Bank and Insurance building, built last year. The steel columns and pillars for the first floor are now being erected, and the work is moving on rapidly. It will be an elegant building throughout, and although it will be but four stories in height it will be of mammoth proportions and a credit to our city. The cost of this building as it will now be built will be \$75,000.

The final construction cost would reach \$100,000 so this was a rare example of under-estimating rather than inflating the cost of a building (*Herald*, May 24, 1896; January 16, 1907).

No image of the building graced the *Daily Telegraph* although one was displayed for public viewing in the window of Sullivan & Stampfer by mid-June. It was announced that a restaurant and buffet would occupy the basement of the new building (*Daily Telegraph*, June 12, 1896).

The *Daily Telegraph* announced the completion of the buildings' exterior walls on July 2. That newspaper reported:

The shell of the Security Building at Main and Eighth streets is now about completed, the cornice having been reached to-day. The work of covering the steel frame with cream terra cotta was speedily done and it is now seen that the building will be a substantial ornament to the street. It will be ready for occupancy in September.

Apparently, the half-building wasn't deemed to be too impressive until it actually assumed its final form with its terra cotta cladding (*Daily Telegraph*, July 2, 1896).¹

¹ The Dubuque *Herald* was a bit later in reporting in mid-July that the exterior work on the building was about done (*Dubuque Herald*, July 15, 1896).

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Figure 16: Newly completed Security Building, 1897, Grand Opera House visible at the right, Althauser Building, removed for 1907 expansion, is to the left

(Souvenir Gems of Dubuque, Harger & Blish Booksellers & Stationers, 1897)

A curiosity was the fact that the new building stood on lease ground, and even more curious, the lease for the ground wasn't concluded until the building was finished. The 99-year lease, at \$5,000 annually, payable in gold coin only (its termination date was March 1, 1995!) was filed for record on September 2. The signatories on the lease, representing the landowners, were W. L. Bradley, George M. Staples (and his wife), Mrs. M. E. Lull, J. V. Rider (and his wife) and James Wallace (and his wife). J. F. Stampfer signed for the Security Building Corporation (*Daily Telegraph*, September 2, 1896).

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The Security Building

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Figure 17: 1897 view of the Security Building (Loras College; Center for Dubuque History)

The Grand Opening:

The building's completion was celebrated with the grand opening of its principal store, Sullivan & Stampfer, which took place on September 22, 1896. There was minimal publicity, just two advertisements which ran the day prior to and the day of the opening. Publicity or not, the word was out and an estimated 4,000-5,000 persons, almost all women, descended on the scene (The *Daily Herald* claimed the crowd exceeded 10,000). The police were called to control egress into the new building and to finally re-open the streetcar lines on Main to car traffic, when the crowd filled sidewalk and street. The point of entry was the Main Street door and the intended point of exit was the Eighth Street door and its associated elevator. The crowd filled the 20,000 square feet of the store and many never had a chance to ascend to the upper two floors of the store. These were open galleries which fronted on a light well from a massive skylight. The hosts of the evening ran an apology for their lack of preparedness but they were clearly pleased. The new store was termed "The Big Store" (Dubuque *Daily Telegraph*, September 21-23, 1896; *Daily Herald*, September 23, 1896).

Coverage by the *Times* focused more on the physical store and building, and described the movement of goods of Sullivan & Stampfer from the Town Clock Building across the street during the night of September 19. The *Times* noted "The opening of this house will be an event in the business history of Dubuque, which will be long remembered, for it will signalize the opening of one of, if not the finest dry goods emporiums in the northwest." The plate glass in the storefront was claimed to be "the largest in Iowa." The basement remained unfinished at the time of the opening and the third floor was temporarily used to house "the reserve stock." The store fixtures were of red oak and ash but the store counters on the first and second floors were of solid glass, said to be "a decided novelty in Dubuque

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The Security Building Dubuque, Dubuque County, Iowa

and which give the store a decided metropolitan appearance.” The four-story electric elevator was described as being “one of the best and the most modern in the city.” Five arc electric lights illuminated the ground floor. The same source continued:

The L portion, on the Eighth street side, will be a solid plate glass front and be used as a show window and it will be the largest in Iowa, affording ample space to make a most magnificent display of goods.

There is a court in the center of the main store, running up to the third floor, and it is finished in keeping with the surroundings.

There are 20,000 square feet of floor space, and the height from floor to ceiling is sixteen feet, and the large columns, which recede from the entrance to the rear, give the store the appearance of a temple or public building.

The apparently contradictory description of a solid glass front on Eighth Street is a reference to the alley-side storefront that is east of the entrance on that façade. The “L” descriptive concept was based on the fact that the fourth floor had an “L” footprint, even though the building overall assumed a rectangular footprint. Thus the Eighth Street façade west of the entrance was all stone, while this east end was a glassed storefront (*Daily Times*, September 22, 23, 1896)

Across the street to the south, J. V. Rider had remodeled a two-story block, unifying the former double storefront and extending French Plate glass to the Eighth Street sidewall. The City had anticipated the construction of a five-story high “apartment store” on this lot in early 1896. That plan failed in the face of resistance by an adjoining building owner who had added two stories to his building without bothering to bolster his foundation. Any excavation would have brought the rookery down. So it was the Security Building that first delivered a “sky-scraper” to the Eighth and Main intersection (the first and only tall building to be built there as it turned out). At any rate, Rider’s building was finished first and his tenant, Roshek, Aiman & Company, had its open house on September 2. This was another dry goods firm so the competition was “on” when Sullivan & Stampfer opened their doors. A quaint battle of the advertisements was waged. Roshek & Aiman titled their business the “The People’s Big Store” in response to the “Big Store” title claimed by Sullivan & Stampfer. The latter then countered with “The Big Bright Busy Store” and finally “The Big Bright New Store,” this despite the fact that the Rider store was perhaps three weeks older than theirs (*Daily Telegraph*, May 1, June 30, September 1, October 7, 9, 12, 1896).

No mention was made of filling up the professional offices during the fall of 1896 and it is probable that these remained unfinished. Fraatz & Clarke’s Drug Store had quietly opened without notice in 814 Main, apparently by opening day. Schaeztle & Kiefer, owners of a year-old gentlemen’s furnishing store, occupied quarters in a small Main Street storefront sandwiched between the corner drug store and Sullivan & Stampfer. Curiously, the new tenant had started in the new Building and Insurance building, at Ninth and Main, and now occupied space in the newer building that emulated that landmark (*Daily Telegraph*, October 6, 1896).

The 1907 Doubling of the Original Building:

The original intention of the Security Company was to double the original building in 1898. For unknown reasons, this was not accomplished for eleven years. One factor was the paying off of the 1896 bonds, which had become due on September 1, 1906. A new bond issue for \$75,000 was made on March 2, 1907. It is possible that

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competition pushed for the expansion. As before in 1896, there was competition on the same corner. This time, it was the Roshek Department Store that was being erected on the southwest corner of Main and Eighth streets. Certainly the expansion was made necessary by the need for additional space for Mr. Stampfer's store. The *Telegraph-Herald* observed "with the rapid growth of Dubuque, Mr. Stampfer has felt, for some time, the dire need of more floor space..." He would occupy the entirety of the addition and would have "an up-to-date, modern dry goods department store." The same source continued:

...It will be the policy of this store to deal largely in the better grades of merchandise, such as are handled only by the best stores in the larger cities.

No pains nor expense will be spared in fitting up the new store. It is Mr. Stampfer's intention to make it equal in every way to any retail establishment in the northwest.

In making these changes the present entrance to the office section of the Security Building, now on Main street, will be removed to the Eighth street side of the building. A new elevator, for the exclusive use of the office tenants, will be installed.

This will give the new store a solid modern glass front of eighty feet on Main street. A new corner structure will be erected in keeping with the store and the architecture of the building.

The construction of this major addition and Roshek's Department Store, immediately to the southwest, were clear "demonstrations" that Dubuque was "progressing rapidly" despite the effects of the 1906 national recession (*Telegraph-Herald*, March 24, 1907; Property Abstract).

Just the southern half of the Sanford Block was taken down in 1896. By 1907 the remnant was known as Althausser's Store. Plans for the demolition of the existing building were announced in mid-January 1907. The addition would cost just \$75,000 "because it will not be necessary to have as much front." The original building, had twin facades due to its corner setting and cost \$100,000. The new addition would include no additional offices and the Stampfer Store would occupy the entire new building it was reported (*Telegraph-Herald*, January 16, 1907).

The actual demolition work began the first day of March. The Althausser building was termed "one of the landmarks of Main Street." Main Street, at Eighth was a labyrinth to traffic and streetcars given this demolition work and the construction work underway on the Roshek corner. That building was already up to the third floor level. The Security Building addition would be a "twin sister" to the original (*Telegraph-Herald*, March 1, 1907).²

The excavators of the new basement tunneled a dozen feet into the alleyway to the east of the site. The remaining alley passage was barely sufficient for a wagon to pass through and sewer pipes were threatened with undermining. Street Commissioner Carney shut the digging down. An investigating committee visited the site and the work was allowed to proceed once the owners promised to repair any damages to the sewer system (*Telegraph-Herald*, April 10, 1907).

² Worker John Kreiger fell from the top of the building to the pavement on March 6, but was not seriously injured (*Telegraph-Herald*, March 7, 1907).

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The brick work in the front has been begun on the second story of the new Security building. The arcade, recently erected, permitting passersby to go along on the sidewalk, instead of cutting out into the street, is proving a source of much convenience to pedestrians.

Telegraph-Herald, May 19, 1907

Up Like Magic: Much comment has been caused of late by the manner in which the Security Building is shooting up. Within the past few days the front of the second and third stories has been added, and work on the interior and the roof will be pursued from this time on. If the inside work is accomplished as rapidly as that on the exterior has been, it will be but a very short time until the handsome structure will be ready for occupancy.

Telegraph-Herald, June 7, 1907

The next cause for delay was a general construction strike which began in May and continued in effect for six weeks. The problem was non-union imported workmen. By late June it was reported that "Several large buildings among them the new public schools have been tied up because of the carpenters strike..." The strike tied up millwork deliveries as well. Real movement towards a settlement developed only in early July (*Telegraph-Herald, May 27, June 26, July 5, 1907*).

The earlier promise on the part of the Stampfer Company to occupy all of the new addition was replaced by announcements by other firms that they would occupy the new storefronts along Main Street. The Boston One Price Clothing Store had for 25 years been located on lower Main Street. The owners announced the first week of July that larger quarters had been secured in the Security Building. Harger & Blish, dealers in books, stationery, sheet music, "talking machines," and instruments, finalized a lease in early August to occupy the four stories and "middle store" of the new building. They had been in their present location since 1897. The conversion of their new quarters entailed a fourth floor recital hall, their own electric elevator, and a mezzanine level. Stampfer had apparently determined to occupy all of the ground level of the original building and druggist Thomas Clark was displaced in late July as a result. He refuged to the southwest corner of Main and Ninth and secured architect John Spencer to transform his new quarters. (*Telegraph-Herald, July 7, 27, August 7, 1907*).

Boston One Price

We need a larger store-one that is strictly modern in all its facilities---a store that will house one of the largest and best selected stocks of men's and boy's clothing and furnishing goods in the State of Iowa-and such a store we shall soon have **for our new store opposite the town clock is now approaching completion.**

Telegraph-Herald, July 12, 1907

The Roshek's building easily won the race to be finished and opened. The new building was enclosed with its new plate glass windows by the end of April and the tool house that had long obstructed Main Street was removed at the end of June. The building finally opened on August 27 (*Telegraph-Herald, May 28, June 28, August 26, 28, 1907*).

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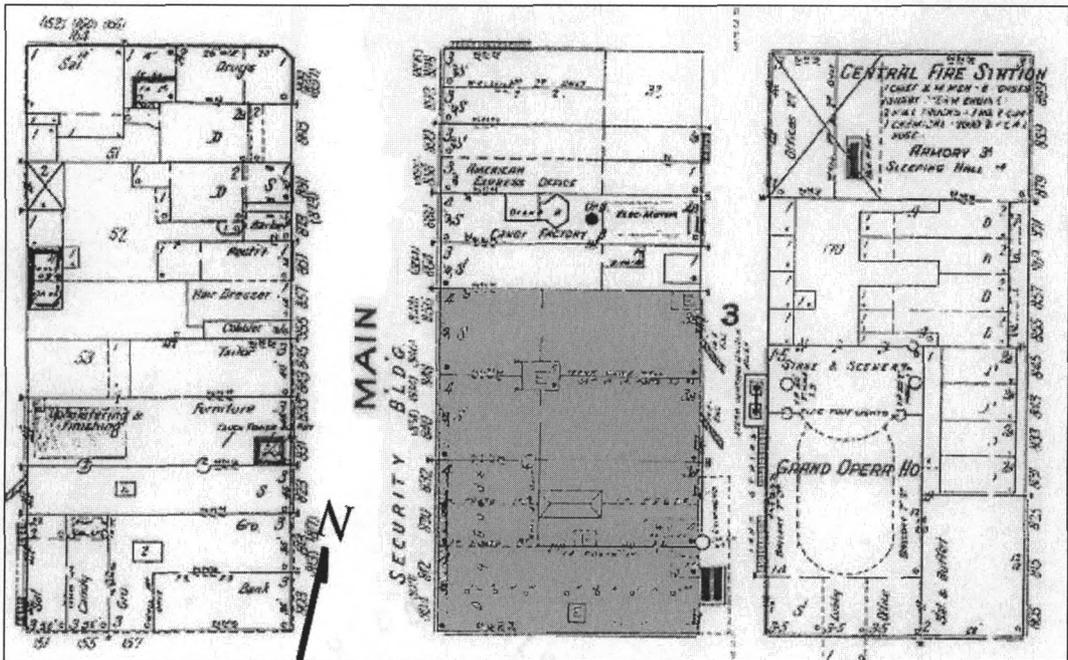


Figure 18: 1909 Sanborn Fire Insurance Map
Security Building is shaded gray

Work continued on the Security Building addition and a construction fatality occurred. Adding to the tragedy was the fact that the casualty was the son of the building contractor, Christopher Burdt Sr. His son Christopher fell from the second floor above the stairwell into the basement, breaking his neck. Defective scaffolding was blamed for the accident (*Telegraph-Herald*, September 3, 1907).

The opening of the Security Building addition failed to garner the public attention awarded the Roshek opening. Indeed the final completion of the building is inferred only by the relocation of its two tenant firms. The Boston One Price Clothing Store started its move on September 30. The firm reopened for business on October 7. The *Telegraph-Herald* reported "The store is situated in the north end of the new Security addition...The firm is one of the oldest and most substantial of the city and opens the new epoch in its history under most pleasing auspices. The new store is a dream of beauty and will undoubtedly continue to be one of the most popular clothing establishments in Dubuque." An October 9 advertisement invited its customers to an evening reception on October 11 to celebrate its new quarters. In fact, the store was gone within two years of its move. Harger & Blish conducted a lengthy pre-move sale and made their move to 848 Main in the new addition on September 27, where they reopened for business on October 13. Their former location was remodeled as the Lyric movie theater (*Telegraph-Herald*, September 27, 30, October 9, 13, 1907).

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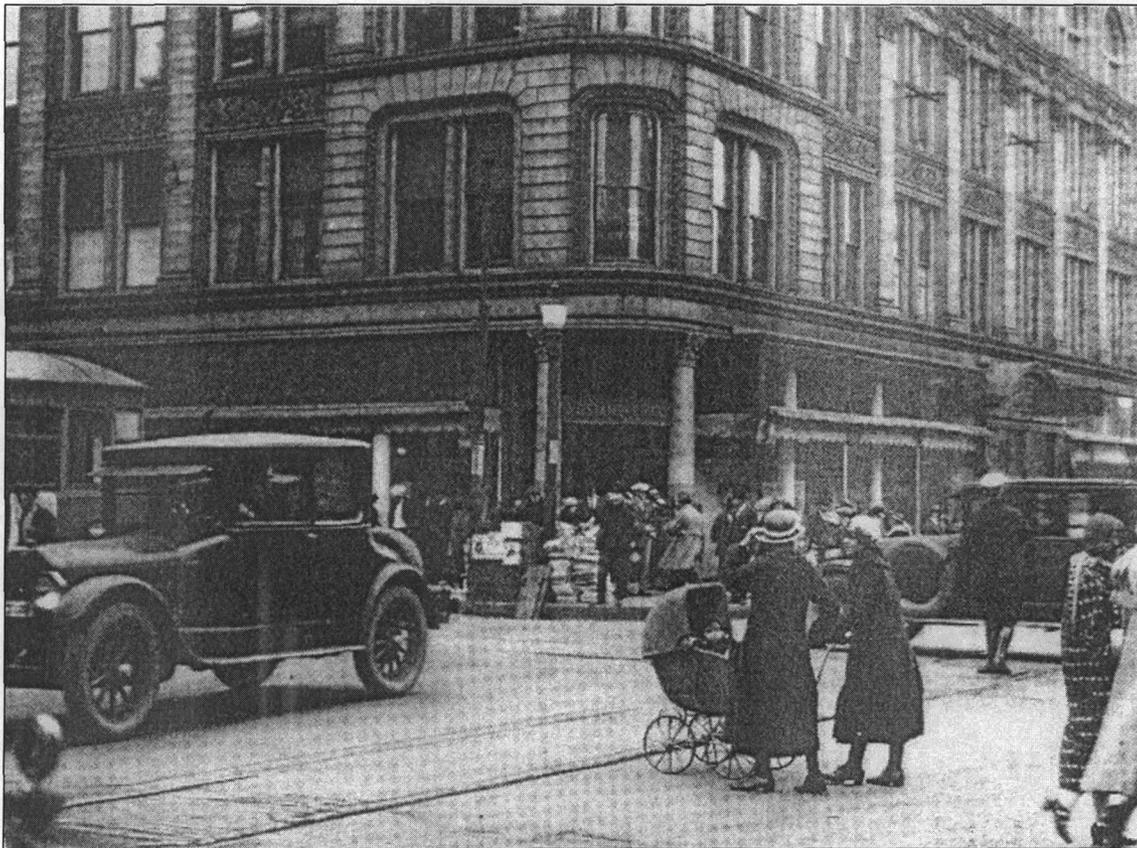


Figure 19: Storefront and corner detail, view northeast, c.1910-12
(Wilkie, p. 421 who credits First National Bank)
Note entrance canopy on new Eighth Street entrance

The *Telegraph-Herald* end of year progress report noted that the addition to the Security building had been completed a few months previous at a cost of \$90,000. Stampfer was only then making changes in the original building, expending \$15,000 to change the storefront areas. The offices gained a private elevator on the Eighth Street front, along with a new entryway (*Telegraph-Herald*, December 29, 1907).

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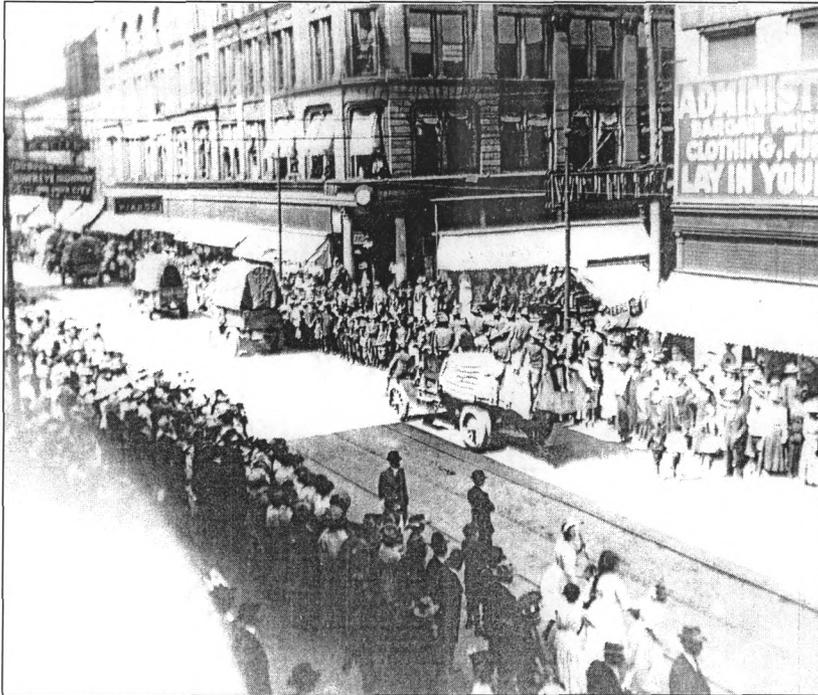


Figure 20: World War I bond drive parade, c.1917-18, Main and Eighth, view northeast
Harger & Blish sign remains, note apparent clock on corner entrance
(Loras College; Center For Dubuque History, KRE 140)

Sullivan-Stampfer Company History and Significance:

Paul Kees and Daniel Sullivan established a dry goods store in 1882. Joseph Frederick Stampfer (1855-1937) purchased an interest in the firm in 1883 when partner Kees died, and it became Sullivan & Stampfer. The firm was located at Main and Fifth until 1886, and then occupied the Town Clock Building, on Main above Eighth. The Security Building was occupied in 1896. In 1901, Daniel Sullivan retired effective August 1 and the firm became the J. F. Stampfer Company.³ By 1901, the firm had become "...one of the most successful retail dry goods houses in the state of Iowa." The company always served as a higher class store and for much of its history the store operated with little concern for competition. Wilkie credits it with being "one of the Midwest's most successful clothing store[s]." Joseph Stampfer died in 1937 and Joseph Stampfer's son, Thomas M. Stampfer (1898-1962), became president. The firm changed the name of the Security Building Company to that of the Stampfer Building Company and the Security Building was similarly renamed (although the prominent original name, emblazoned on each façade, remained on the

³ Sullivan (1851-1913) turned to mining interests and was fatally injured by a train, dying September 20, 1913 (*Telegraph-Herald*, September 20, 1913).

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cornice). Thomas Stampfer was a veteran of World War I and had been involved with the company since his return from military service (*Telegraph-Herald*, July 7, 1901).

J. F. Stampfer, Dry Goods, Carpets, Millinery, Cloaks and Shoes, N. E. Corner Main and Eighth Streets. This house has been established for twenty years and is the largest department store in the city. For many years its influence has been felt in the commercial circles of Dubuque and the reputation established for high grade goods is an enviable one. "From the mills to the masses" is their motto, their large trade enabling them to buy direct from the manufacturers at manufacturers' prices and save jobbers' profits. The firm carries the largest open stock of strictly up-to-date merchandise in Northeast Iowa, embracing dress goods, millinery, cloaks, shoes and carpets. They occupy more than three-fourths of the Security Building, a modern steel and terra cotta structure fronting 80 feet on Main street, and 115 feet on 8th street, and which is four stories high. This building was built in 1896 for the express accommodation of Mr. Stampfer's mammoth stock, and it is only the ample accommodations it affords which has enabled the business to reach its present magnitude (*Dubuque Of Today*, 1897, p. 8)

The Security Building Company was incorporated January 7, 1895 and was authorized to "buy, sell and lease Real Estate, erect buildings thereon, and sell, lease and rent same, and may own personal property at pleasure." The period of incorporation was from November 2, 1895 through November 1, 1915. A 20-year renewal as filed on January 14, 1916, terminating November 1, 1935. Yet another renewal was filed on January 25, 1938 at which time the Corporate name was changed to "The Stampfer Building Company." This corporate filing would last through November 1, 1957. Bonds were issued by the corporation in 1896 (\$25,000, in 40 \$1,000 bonds and 30 \$500 bonds, payable September 1, 1906) and in 1907 (\$75,000 in six \$5,000 bonds, 12 \$2,000 bonds and 21 \$1,000 bonds, payable five years from March 2) (Property Abstract).

The firm substantially remodeled the Security/Stampfer Building during the early 1940s and added a complete fourth floor in 1960. Two years later the company was sold to the Johnson-Hill's Corporation. The McCoy's-Stampfer Corporation assumed ownership in 1975 and was sold a year later to Mr. Tenny Pickslay. The store was transformed into a discount store. Tom and Mary Graham purchased the firm in 1979 and made an effort to restore its faded greatness. The store was closed in August 1981 and in 1991 the building was remodeled completely for office use (Wilkie, p. 420-21; *Our Spirited Years*).

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Figure 21: View from window of Security Building (note Harger & Blish sign) looking northwest towards the Bank and Insurance Building at Ninth and Main streets (Loras College; Center For Dubuque History, KRE 141)

Property Ownership History:

The present property includes two and a half lots, numbered 29-31, which run in numerical order from south to north. Between 1839 and 1854, William Rebman and Dr. Asa Horr acquired the south half of Lot 31, while Horatio W. Sanford acquired the two southernmost lots. Rebman built the Sanford Block in 1856 and Sanford acquired the entire building in mid-December 1857, thus accounting for its name. Sanford died December 6, 1884 and his estate transferred ownership of the building and property to William L. Bradley, John V. Rider, John H. Lull, George M. Staples and James Wallis on January 1, 1886. The property abstract traces the changes in proportional ownership as these individuals died.

The abstract also traces the lease ownership interests of the Security Building Company beginning August 17, 1895. Peter Kiene Jr. was the first trustee and his deed of trust was renewed in 1907 when the company financed the doubling of the building. Kiene died in 1915 and was succeeded by William Hetherington, who served as trustee until his death in 1926. The 1907 mortgage of \$75,000, held by the First National Bank, was paid off and released in 1927.

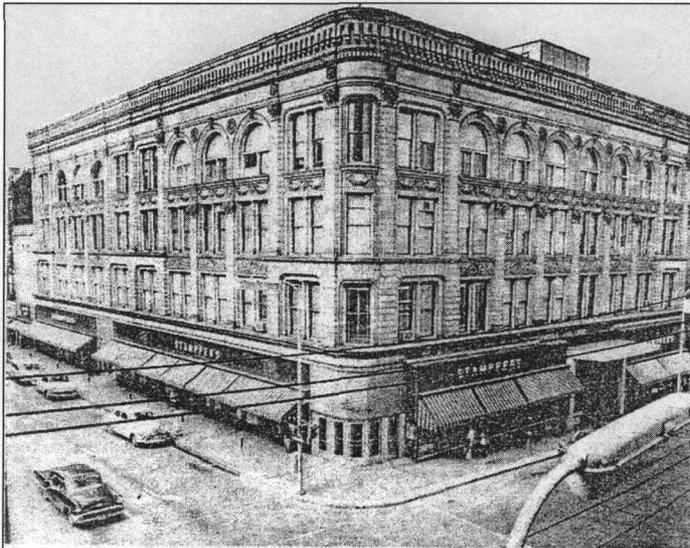
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**DOWNTOWN DUBUQUE'S
OLDEST DEPARTMENT STORE**

Stampfer's has been an important department store in Dubuque since 1885. The store was founded by J.F. Stampfer, who became sole owner of the company in 1901. The present building was completed in that same year, modernized in 1940 and completely remodeled in 1960. The Stampfer family owned the business until 1962 when it was purchased by the Johnson-Hill's Corporation.

Since February of 1975, Stampfer's has been operated by its current owners, the McCoy's-Stampfer's Corporation. The Corporation was purchased by Mr. Tenny Pickslay, a former Stampfer's manager, in June, 1976.

STAMPFER'S
Town Clock Plaza 556-4000

Figure 22: Security Building viewed from roof of Roshek's, view northeast, c.1957
("Our Spirited Years")

A 1939 mortgage on the leasehold provided \$60,000 for building improvements, as did a 1940 note for \$85,000. These debts were satisfied and released in 1940 and 1942 respectively. A third mortgage, for \$100,000, was negotiated in March 1942 and a fourth mortgage, for \$150,000 was arranged for in February 18, 1946 (released in October 1951). The 99-year lease arrangement was superceded by a new 20-year lease, which set the monthly rent at \$4,500 effective February 1, 1942, and then at \$5,000 beginning December 31, 1943. That agreement was amended February 16, 1946 by setting an annual figure of \$48,000.

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An external heating plant was built across the alley to the northeast of the Security Building on land that had been acquired by the landowners sometime prior to 1886. Thomas Stampfer asked the City Council to approve the construction of a steam tunnel from the plant to his building in July 1946. The fourth floor was completely infilled in 1959-60 based on plans prepared by Des Moines architects Wetherell and Harrison. The land and building were finally joined in unified ownership on September 18, 1994, when Security Partners, L.P., originally titled Security Building Partnership, purchased the land.

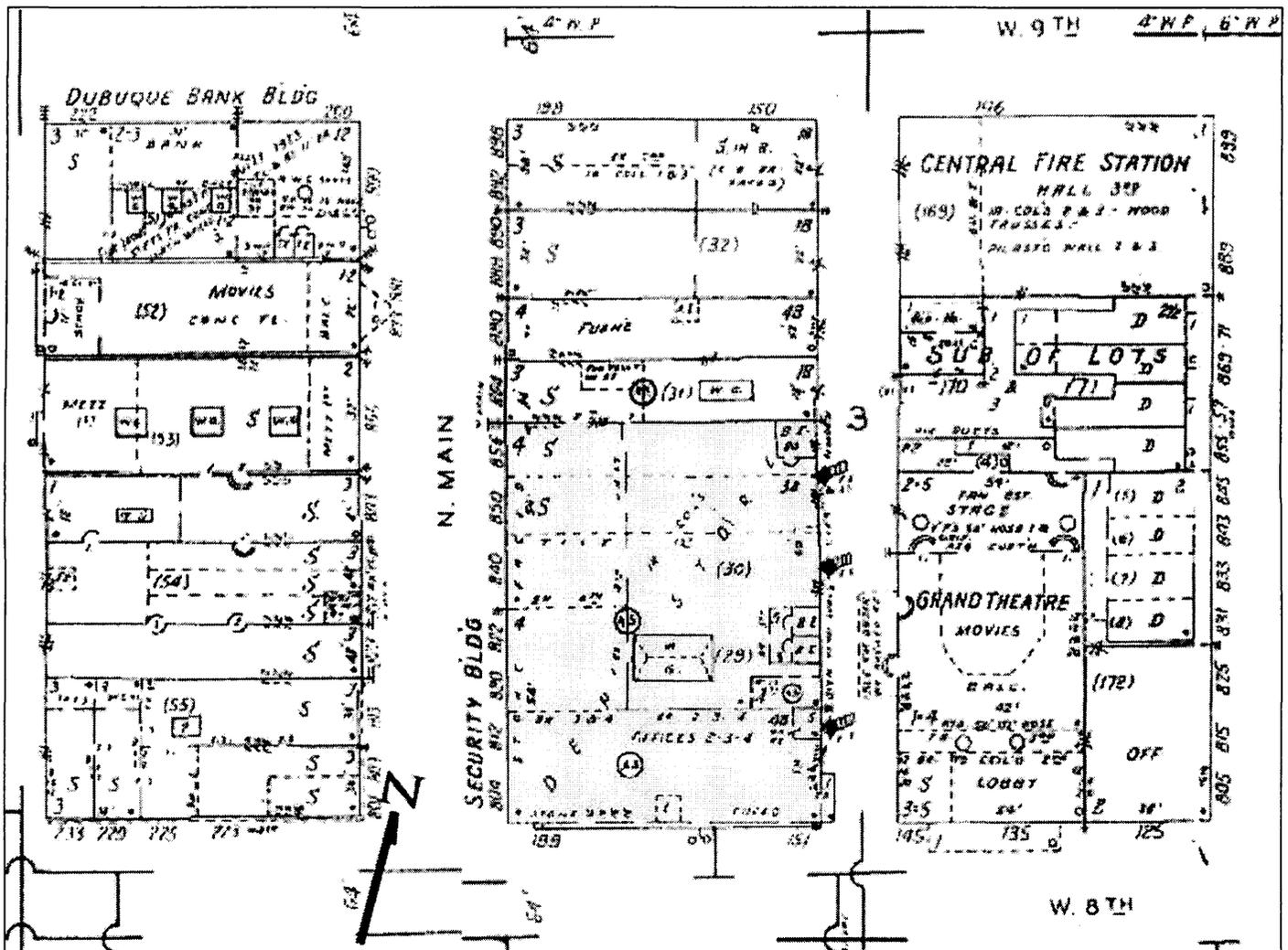


Figure 23: 1909/50 Sanborn Fire Insurance Map
Security Building is shaded gray

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Building Tenant History:

As of 1899, the storefronts were occupied by G. Schaetzle's Meat Market (806 Main), Sullivan and Stampfer, dry goods (812 Main), Fraatz and Clark, druggists (814 Main) and Munyen Brothers Confectionery (842 Main). This allowed for four storefronts along Main Street. The druggists had previously been housed in the Sanford Block, and returned to occupy the replacement building (1899-1900 Dubuque City Directory).

The 1909 Sanborn Map indicates that there were five storefronts, all facing Main Street and addressed as 800-04, 820-22, 840, 850 and 856 Main Street. The corner storefront, site of the drug store, was doubled by 1909 and whole building was occupied by a department store. Offices were on the upper floors, indicating an expansion of office space probably realized when the building was enlarged two years previously.

By 1950 the same source denotes four double storefronts, addressed as 800-12, 820-32, 840 and 856 Main Street. A massive elevator was centered towards the front of the 1907 addition and was added after 1909.

Building Tenants, Security-Stampfer Building

Year	800-806/800-848	808-812	814-822	842-848
1899	806-G. Schaetzle, meats	812-Sullivan & Stampfer	814-Fraatz & Clark, drugs	842-Munyen Bros., confectionery
1900	Same	Same		
1904	802-Thos. H. Clark, druggist	Same		
1908		808-12-J. F. Stampfer, Stampfer & Jaeggi Carpet Co.	822-Harger & Blish	848-Boston One Price Clothiers (Ben Kaufman & Son)
1909	800-812-Same			844-Harger & Blish
1915	800-848-Same		850-56-Standard Supply Co.	
1918	800-848-Same		?	
1925	800-848-Same		850-Green Mill Sweet Shop	856-Federal Bakery
1929	800-848-Same		Same	Same
1934	800-848-Same		?	Same
1937	800-848-Same		850-Callaghan Confectionery	Same
1941	800-848-Same		850-LaParisian Bakery	Same
1945	800-848-Same		Same	856-Ames' Dress Shop
1950	800-848-Same		Same	Same
1955	800-848-Same		Same	Same
1960	800-848-Same		O'Connor Millinery	

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10. Geographical Data:

Legal Description:

City Lots 29, 30 and the South one-third of City Lot 31, City of Dubuque

Legal Justification:

This property includes the entire Security Building as it was originally built and expanded in 1907, and which has been directly associated with this site since its 1896 construction.

Maps:



Figure 24: Downtown Dubuque (Dubuque County Assessor, 2006)

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Figure 25: Intersection, 8th and Main (Dubuque County Assessor, 2006)

Photographs:

Photographer: James E. Jacobsen
Date of Photographs: February 13, 2006

Photo: View Description:

- | | | |
|---|----|--|
| 1 | NW | south/8 th Street frontage, elevated view |
| 2 | NW | alley, elevated |
| 3 | N | detail, upper levels of South facade |
| 4 | NE | south façade, Grand Opera House in left background |
| 5 | NE | rounded corner, west façade (Main Street) |
| 6 | NE | break point between 1896, 1907 facades |
| 7 | SE | north end wall |
| 8 | SW | east or alley wall |
| 9 | NE | overview from Roshek's Building, roof and elevator penthouse |