

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Registration Form

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Nat. Register of Historic Places  
National Park Service by SHPO

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 Washington Residential Historic District

other names/site number

2. Location

street & number 1100's-1900's blocks, White, Jackson and Washington streets [N/A] not for publication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).

Steve King 23 AUGUST 2015

Signature of certifying official/Title \_\_\_\_\_ Date \_\_\_\_\_

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

I 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:)

Edson H. Beall 10-13-15

Signature of the Keeper \_\_\_\_\_ Date of Action \_\_\_\_\_

Washington Area Historic District  
Name of Property

Dubuque County, Iowa  
County and State

### 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	
262	61	buildings
		sites
		structures
	2	objects
264	63	Total

#### Name of related multiple property listing

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

Dubuque-The Key City: The Arch & Hist. Res...1837-1955

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

2

### 6. Function or Use

#### Historic Functions

(Enter categories from instructions)

Domestic/Single Family \_\_\_\_\_

Domestic/Multiple Dwelling \_\_\_\_\_

Domestic/Secondary Structure \_\_\_\_\_

Commerce/Trade/Specialty Store \_\_\_\_\_

Religion/Religious Facility \_\_\_\_\_

Religion/Church School \_\_\_\_\_

Religion/ Church Related Residence \_\_\_\_\_

Industry/Processing/Extraction/manufacturing Facility \_\_\_\_\_

#### Current Functions

(Enter categories from instructions)

Domestic/Single Family \_\_\_\_\_

Domestic/Multiple Dwelling \_\_\_\_\_

Domestic/Secondary Structure \_\_\_\_\_

Commerce/Trade/Specialty Store \_\_\_\_\_

Religion/Religious Facility \_\_\_\_\_

### 7. Description

#### Architectural Classification

(Enter categories from instructions)

Mid-19<sup>th</sup> Century/Federal \_\_\_\_\_

Late Victorian//Italianate \_\_\_\_\_

Late Victorian/ Second Empire \_\_\_\_\_

#### Materials

(Enter categories from instructions)

foundation Brick

walls Brick

Stone

roof Asphalt

other Metal/steel

#### 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)

Community Planning and Development

Architecture

**Period of Significance**

1866-1965

**Significant Dates**

**Significant Person**

(Complete if Criterion B is marked above)

N/A

**Cultural Affiliation**

**Architect/Builder**

Heer, Fridolin Joseph Sr  
Heer, Martin

**Primary location of additional data:**

- State Historic Preservation Office
  - Other State agency
  - Federal agency
  - Local government
  - University
  - Other
- Name of repository: City of Dubuque

Washington Residential Historic District  
Name of Property

Dubuque County, Iowa  
County and State

**10. Geographical Data**

**Acreage of Property** 36.3 acres

**UTM References**

(Place additional UTM references on a continuation sheet.)

1	[115]	[6911820]	[4708200]	2	[115]	[6911900]	[4708900]
	Zone	Easting	Northing		Zone	Easting	Northing
3	[115]	[6911780]	[4708900]	4	[115]	[6911460]	[4709020]

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 August 20, 2015

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 Refer to attached list

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

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

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

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IowaDubuque County,**7. Narrative Description:**

Architectural Classifications, Continued:

Late Victorian/Romanesque  
Late Victorian/GothicData Categories For Materials, Continued:Foundation: Concrete  
Stone  
Walls: Concrete  
Stucco  
Asbestos  
Metal/aluminum  
Synthetic/vinyl  
Roof: Synthetics/rubber**District Description:**

This seven by three block portion of the original city is bounded roughly by 11<sup>th</sup> Street East on the south, the alleyway that runs east of Central Avenue or White Street on the west, 18<sup>th</sup> Street East to the north, and the alleyway east of Washington Street on the east. The east side of Washington Street is excluded south of 14<sup>th</sup> Street East, and the entire street is excluded below 13<sup>th</sup> Street East. The east side of Jackson Street is excluded south of 12<sup>th</sup> Street East and the entire street below 1193-95 Jackson. Both sides of Jackson Street are included between 18<sup>th</sup> and 20<sup>th</sup> streets east. While principally a residential district, it does include a range of religious properties (historic and current), corner commercial buildings and in its northeast corner, a handful of industrial properties. The historical commercial properties include upper level residences.

The associated multiple property submission (MPS) titled "Dubuque-The Key City: The Architectural and Historical Resources of Dubuque, 1837-1955." That MPS utilized National Register architectural styles and types in defining a sequence of temporal historical contexts. By definition, time-fixed styles and types were variously applicable to those contexts in architectural terms, but many buildings were historically significance across multiple contexts. For the purposes of this district submission the district buildings will be organized by these styles and types and a more detailed address based property list will be appended to this submission. The Washington Area Residential Historic District is, as its title indicates, predominantly residential in its building type, having a range of notable religious buildings, a number of corner commercial buildings and a few factory buildings. Collectively the district as a whole meets the registration requirements set forth in the MPS by retaining sufficient integrity and by representing the earliest phase of near-downtown Dubuque growth and development. The district's riverfront location distinguishes it from the bluff-based residential neighborhoods (Cathedral Historic District, Jackson Park Historic District, NRHP). While all of these historic neighborhoods are located around the commercial downtown and on the level river terrace, this district as noted fronts to what approximated Dubuque's Mississippi River front. In reality due to sloughs and secondary bodies of water, the actual river channel was well to the east.

The district could be compared to Boston's "Back Bay," the latter area having backed up against the Charles River. In this Dubuque example the district comprises the city's oldest extant residential area as well as the section of the city that was bordered to the east by wetlands. Thus in historical times there was no possibility of using a numbered street to go anywhere east of the district. All through-traffic passed along the named streets, running north and south. In at least partial consequence

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of this pattern, but also due to the platting of the blocks, there are very few side street properties, the vast majority fronting on the named streets. This area is level in its topography, reflective of its placement on the alluvial terrace upon which the original city developed.

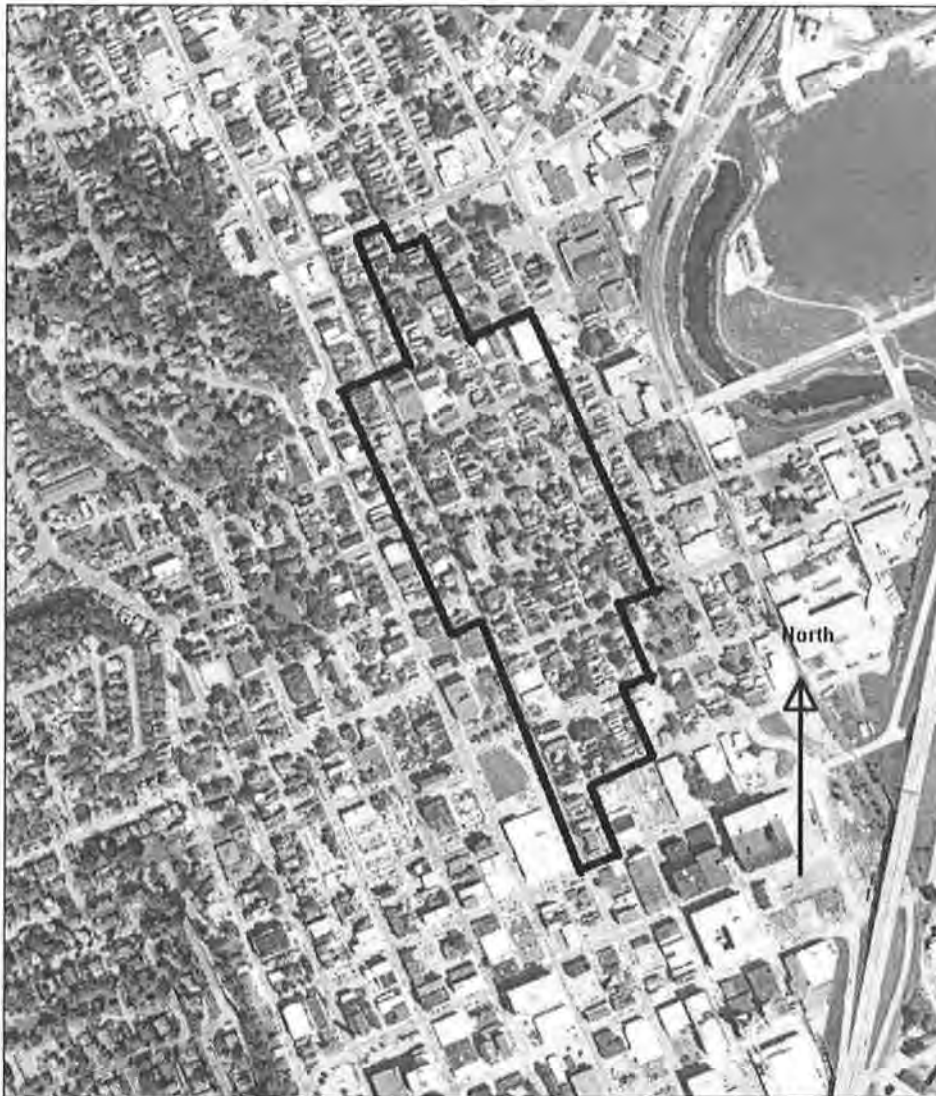


Figure 1: Relationship of the district to the larger urban area (Iowa Geographic Map Server, 2015, annotated)

While primarily a residential area, this district stands out because of its higher proportion of brick residences, the earliest range of architectural styles and types, and the presence of a number of very early church edifices and other institutional buildings. A number of corner storefronts are present as are several industrial buildings on the northeast district periphery.

Houses are of varied setbacks with many earlier examples having a considerable setback. In some instances second houses are found along alleyways and in several cases buildings that front onto a side street address to the named street rather than the numbered one it fronts to. The district is largely tree-covered. There is a surprisingly low survival rate of historical outbuildings. The few early examples of early stables have been for the most part re-sided. Rusticated concrete block garages comprise the majority of the earliest surviving outbuilding examples. What typifies this residential area is the general lack of

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setbacks, nearly non-existent side yards and the associated narrow spaces between adjacent buildings. Side porches are commonly found on the south-sides of single dwellings, these being placed behind the shadow lines of the neighboring building to the south. Thus buildings to the east of a street have this porch arrangement on the right-hand side of their plans, while west side plans are reversed. Typically a side-hall plan also relegates the entry and stair side of the plan to the north resulting in a largely unfenestrated north wall.

The breakdown in age of construction for the district is impressive. Nearly three-quarters of all of the buildings pre-date 1884. A third pre-dates 1875, while 40 percent date to 1876-1883. Twelve percent date to 1885-1891 and just 16 percent post-date 1891 excluding the nine new properties. In most instances these dates are prior to dates based upon Sanborn maps which means many buildings are much earlier than their given years of construction would indicate.

The district name is not an ideal one but it is the earliest neighborhood reference that is known. The 1962 Victor Gruen report identified neighborhood names and boundaries and presumably used existing area names in lieu of coining new ones. As this document indicates, Washington Street is the least significant of the district's principal named streets by all measures so it is ironic that it rises to be the neighborhood's namesake. The more recently coined Old Town Neighborhood title, while reflecting the early age of the city's oldest neighborhood, smacks of "Ye Olde" tavern signage and stands to be confused with the Old Main Historic District.

The district includes two National Register of Historic Places listings. The Michael Hollenfelz residence, with two contributing buildings, was listed September 13, 1977. The Dubuque Casket Company Building, with one contributing buildings, was listed February 6, 2006.

Styles and Types:

The vernacular front and side gable sidewall plan is commonplace in the district and in Dubuque generally. It is a functional component for residences that front east or west in particular given that the hall and entry is then placed on the dark side of the plan resulting in a largely unfenestrated sidewall on that side. Just two examples are deemed to represent the more formal Federal townhouse model (McAlester), these being 1360 and 1657 Jackson Street. Most sidewall entries include transoms and a good number are double door entries again with transoms. Transom features remain in place even when they are paneled over. Row houses per se are uncommon in Dubuque and the city's best example, of seven units, is located at 1765-95 Washington Street.

There are 11 examples of the Italianate style and all of these are located on White and Jackson streets. This style encompasses most of the early churches and related church buildings. Narrowed elongated windows, representative of this style, worked well with the narrower residential plans of the district, although near-floor length window openings are rare occurrences. Bracketed eaves lines are the style's hallmarks and are commonly found on multi-unit plans. Triangular cross-dormers, and pediment forms are also associated with this style and are found on the same duplexes and tri-plexes.

The Gothic Revival style accounts for the remainder of later church designs (1276, 1584, 1702, 1772 White Street and 1698, 1795 Jackson). Gothic style examples number 8 (with two buildings at 1584 White Street), all of these being churches or church related buildings. These examples offer lancet windows, pilaster (with shoulder stones) framed bays, with shoulder stones, steeples, square towers, and oculus windows. Several churches have lost original fenestration due to residential conversion or have gained substantial educational wings and new entrances.

Second Empire examples number 12 buildings (1263, 1494-96, 1913 Jackson Street and 1128-34, 1200-02, 1274, 1539, 1555-57, 1584, 1635, 1651, 1709-11 White Street). All of these are in the west part of the district and all but four examples are

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on White Street. This is a clear indication of the architectural primacy of that street. All examples have a mansard attic/roof component although a few building designs employ a single plane (façade) vertical mansard-like cladding on the uppermost floor. True mansard examples, have a four-sided angled mansard attic cap. All of the district examples are important due to their earlier building dates. Many Dubuque Second Empire examples date to the turn-of-the century and reflect a later German cultural revival. Six examples pre-date 1884, while all but one pre-date 1891, just one dates as late as 1896. The form is particularly popular on larger mixed-use buildings. All examples are brick and all but two are two-story plans, the others three with the attic level. Most are addressed not as duplexes or triplexes, but as single units. The distribution of these examples is notable, with all but two occurring on White Street, the others low down on Jackson Street, with no Washington Street examples.

Queen Anne examples number just three and all of these represent later modifications of pre-existing vernacular examples (1133 White, 1300 Jackson, 1502 Washington). These examples feature bays or oriel windows, turrets, patterned shingle work, side wings, and wrap-around porches.

The sole Romanesque style example is located at 1930 Jackson Street. The district is primarily comprised of smaller-scale residential building forms. Some 38 properties are duplexes, triplexes (6) and fourplexes (3) and there are two apartment row houses or buildings (1765-95 Washington, seven units, 1891-1909, and 1100 White, 1870, unknown number of units). Each of these represents multiple units, for a total of 103 addresses, or 37 percent of the total number of primary properties. Side gable duplexes number 31 and only six of these are frame buildings. Two have parapet fronts and one has a hip roof. Thirty-one gable front duplexes are of frame construction. Brick is the material of choice for side-gable duplex plans. One subtype of particular interest is the broad square-plan gable front duple/triplex. They tend to be of early construction date, with all but one example pre-dating 1884. Most have twin-front and rear attic lights and a high profile. Examples are found at 1403-05, 1428-30, 1609-11, and 1664-68-70, and 1725-31-37 Washington. All are found on this street.

The Classical Revival style represents the later infilling of the district, in most cases being replacement homes that removed first-generation residences. The 14 properties (1248, 1250, 1257, 1308, 1318, 1404-06, 1530, 1710, 1920, 1949 Jackson Street, 1503, 1543, 1693-95 Washington Street and 1722-35 White Street) are concentrated in the center of the district and to the east, reflecting the later infilling that typified this part of the district. The style is more broadly represented in the form of returned eaves or closed eave gable ends but is augmented by more authentic examples that add Palladian-like gable end window sets or other Classical components. The style overlays with earlier massings as well.

Vernacular plans, commonly combined with some stylistic components (most commonly a sidewall entry) predominate within the district. Gable front houses (two full stories) number 63 and are evenly split in frame and brick construction. Two examples are of rusticated concrete block construction and one frame example is stuccoed.

Gable front cottage (less than two stories) examples are infrequent with but 7 examples and only two are simple single story examples. Just one of the 7 examples is of brick construction.

There are 9 gable front duplexes, 5 of brick construction. With but one example on White Street, these are in the central or east part of the district.

Side gable vernacular house plans are less common with just 21 examples or a third of the gable front type count. These are more commonly of brick construction (13 examples). These are also in the district core (Jackson Street) or to the east with but two White Street examples. Side gable cottages consist of but two frame examples, both on Jackson Street.



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The full two-story side gable type becomes more numerous and visually dominant in its multi-unit form, with 25 duplexes and a single tri-plex example. Brick examples again predominate with 19 properties and two frame examples emulate the brick with faux brick or permastone claddings. These examples are predominantly on the cross streets and Washington Street where 12 examples make this type the most dominant on that lesser street's architecture. There is one single-story duplex example (1846-48 Jackson Street) and it is of brick construction.

Hip roof house examples number just four examples and there is but a single true foursquare property (145 17<sup>th</sup> Street).

Popular house or cottage types include one Cape Cod cottage (1472 White Street), one Dutch Colonial cottage (1398 Jackson Street).

Parapet front duplexes number 5 examples but these are visually important within the larger mix of duplex types, particularly as they inter-play with combination commercial/apartment examples. All but one of the former are of brick construction. They are on the periphery of the district along White and Washington streets in even numbers.

There are 20 commercial properties and these include two newer buildings. A total of 8 of the 20 are non-contributing properties. The distribution across the district is clearly concentrated with Jackson Street claiming 11 of the total. This is good evidence that Jackson Street functioned as the "backbone" of commercial activity. There are but two commercial properties on Washington Street and 4 on White Street. There are two factory buildings (1866 Jackson Street, 1798 Washington Street) both are contributing and are in the northeast corner of the district.

The district includes nine vacant lots, three of these being located on cross-streets. One property contains just a secondary garage building (1536 Washington Street). There is just one new residence (1660 Washington Street, 1993). Two traffic circles on Washington Street are counted as non-contributing structures.

The majority of secondary buildings are of concrete block construction. Substantial buildings are garages and almost all of the other examples are temporary storage sheds small in scale and recent in date. Later-date garages are still mostly of concrete block makeup while historical period examples use a rusticated block. These later block garages read visually as historic buildings but only those built after 1965 are deemed to be non-contributing. Flat roofs predominate. Many garages are multi-car and extend fully across the rear of lots. Frame garages of the historical period tend to be one-car hip roof types. These tend to have been resided but are deemed to be contributing if their form and massing are visible.

Frame houses are in every case re-clad. Historically they would have had a narrow clapboard with corner boards. Wood shingle applications in gable ends are not common, nor is the use of stringcourse trim work. Soffits are not ornamented in any manner apart from a frame edging in gable fronts. Window frames are mostly slightly projected beyond the wall plane and the re-cladding makes them flush. Given these baseline features or lack thereof, re-cladding does not obscure original details in most instances, the exception being if window openings are covered up. Primary buildings that have been re-clad are deemed to be contributing if the basic form remains visible. This includes porch profiles, fenestration, entryways, bays or the like. Porches that retain their superstructure and form yet have lost supports or original bases do not render a property non-contributing. Porches that have been built in with the downsizing or elimination of windows, or completely replaced porch systems do make their associated buildings non-contributing.

**Property List and Evaluations:**

Contributing "(number)" and non-contributing "(number nc)" are tabulated in descending order. Both counts jump between the first and third columns. Non-contributing counts are bolded.

Address, Historical Name, Date, Evaluation	Historical Data and Alterations	Secondary Buildings
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Address, Historical Name, Date, Evaluation	Historical Data and Alterations	Secondary Buildings
<p><b>1104 White Street, c.1870:</b></p> <p>This is a contributing (1) three-story brick apartment building with rear porches. There is a corbelled brick parapet with metal cornice.</p>	<p>The building appears on the 1872 lithograph of Dubuque.</p> <p>Alterations: The windows have been reduced.</p>	<p>None.</p>
<p><b>1118 White Street, pre-1884</b></p> <p>This is a contributing (2) two-story front gable brick residence.</p>	<p>The building present is shown on the 1884 Sanborn map.</p>	<p>None.</p>
<p><b>1128-1132-1134 White Street, 1885-90:</b></p> <p>These five contributing (7) buildings comprise a three-story brick apartment house with mansard roof and seven gable roofed dormers.</p>	<p>The building present is shown on the 1884 Sanborn map.</p> <p>Alterations: Windows have been reduced in size.</p>	<p>Non-contributing (1 nc) garage.</p>
<p><b>1152-1154 White Street, pre-1872? pre-1884?:</b></p> <p>This is a contributing (8) two-story gable front brick house.</p>	<p>The building appears on the 1872 lithograph of Dubuque.</p>	<p>None.</p>
<p><b>1172 White Street, pre-1884:</b></p> <p>This is a contributing (9) two-story gable front brick house.</p>	<p>The building present is shown on the 1884 Sanborn map.</p>	<p>None.</p>
<p><b>1188 White Street pre-1884:</b></p> <p>This is a contributing (10) two-story gable front brick house, with a left side sidewall entryway.</p>	<p>This building is historically associated with the storefront at 1198 White (see below). The building present is shown on the 1884 Sanborn map.</p>	<p>Contributing (11) tile garage.</p>
<p><b>1198 White Street, J. C. Joos-Peter Hoffman Grocery/Saloon, 1871:</b></p> <p>This is a contributing (12) two-story brick gable front combination residence and store with no setback. The north side exterior stairs remain and there is a frame rear addition.</p>	<p>This building might have been built in 1871 by J. Sager (<i>Dubuque Tribune</i>, December 20, 1871).</p> <p>Alterations: Brick infilled storefront.</p>	<p>None.</p>
<p><b>1200-1202 White Street, c.1879-80:</b></p> <p>This is a contributing (13) two-story brick commercial block with mansard roof.</p>	<p>This building appears on the c.1880 streetscape view of White Street and the 1884 Sanborn Map.</p>	<p>None.</p>
<p><b>1240 White Street, pre-1872:</b></p> <p>This is a contributing (14) two-story brick gable front plan (with a jerkin head façade roof treatment).</p>	<p>This building in reduced form appears appear on the 1872 lithograph of Dubuque This building might have evolved from a one-story core (1884 Sanborn map) but this massing was in place by 1891.</p>	<p>Non-contributing (2 nc) shed.</p>

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Address, Historical Name, Date, Evaluation	Historical Data and Alterations	Secondary Buildings
<p><b>1250-1252 White Street, pre-1872:</b></p> <p>This is a contributing (15) two-story frame vernacular frame house design with a gable-front core.</p>	<p>It appears on the 1872 lithograph of Dubuque.</p> <p>Alterations: Porch partially shortened.</p>	<p>Contributing (16) tile garage.</p>
<p><b>1274 White Street, St. John's Lutheran Church Hall, 1886:</b></p> <p>This is a contributing (17) three-story brick Second Empire style church building. That assumed this final form by 1909, evolving from a pre-1884 single-story school building. The single-story north link to the church was present by 1962.</p>	<p>Date of construction documented (<i>Dubuque Herald</i>, March 28, May 9, 1886).</p> <p>Alterations: The north side single-story church link was present by 1962.</p>	<p>None.</p>
<p><b>1276 White Street, St. John's Lutheran Church, 1880:</b></p> <p>This is a contributing (18) brick Gothic style church plan that retains its 125-foot high steeple.</p>	<p>St. Johns was the mother church of all Lutheran churches in Dubuque, being established in 1853, this being the second church building on this site.</p> <p>Architect: John Keenan (<i>Dubuque Herald</i>, January 1, 1880).</p>	<p>Non-contributing (3 nc) shed.</p>
<p><b>1310 (1310-34) White Street, Brannon Monument Works:</b></p> <p>This is a recently expanded (1995) single-story commercial building (1970). It is a non-contributing (4 nc) building.</p>		<p>None.</p>
<p><b>1364-66 White Street, vacant lot: (not counted)</b></p>		<p>None.</p>
<p><b>1368 White Street, vacant lot: (not counted)</b></p>		<p>None.</p>
<p><b>1376 White Street, pre-1884:</b></p> <p>This is a contributing (19) 1.5-story gable front frame plan.</p>	<p>The building present is shown on the 1884 Sanborn map.</p> <p>Alterations: Porch enclosed but not built in.</p>	<p>Non-contributing (5 nc) garage.</p>
<p><b>1390 White Street, Chas. Weber House, 1883:</b></p> <p>This is a contributing (20) two-story brick gable front house plan.</p>	<p>The building present is shown on the 1884 Sanborn map.</p>	<p>None.</p>
<p><b>1398 White Street, Chas. Weber Store, 1871:</b></p> <p>This is a contributing (21) two-story gable front brick store building. The storefront is capped with a full-width stone lintel, an indication of a very early construction date. The cast iron remains in place, as does an operable awning.</p>	<p>Construction data documented (<i>Dubuque Herald</i>, December 23, 1871; June 13, 1868; <i>Dubuque Tribune</i>, December 21, 1871).</p>	<p>None.</p>

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<p><b>1402 White Street, 1986, Alliant Health Services:</b></p> <p>This is a new non-contributing (6 nc) single story stuccoed commercial building.</p>		Non-contributing (7 nc) shed.
<p><b>1438 White Street, pre-1884:</b></p> <p>This is a contributing (22) two-story brick gable front plan.</p>	The building present is shown on the 1884 Sanborn map.	None.
<p><b>1458 White Street, 1871:</b></p> <p>This is a contributing (23) Italianate style single-story brick gable front cottage with a left hand sidewall front entry.</p>	The building present is shown on the 1884 Sanborn map.	Contributing (24) 4-car garage.
<p><b>1467 White Street, pre-1884:</b></p> <p>This is a contributing (25) Classical Revival style remodeling of an early small two-story side gable brick vernacular residence.</p>	The building present is shown on the 1884 Sanborn map.	Non-contributing (8 nc) tile garage.
<p><b>1472 White Street, 1950:</b></p> <p>This is a contributing (26) polychrome brick Cape Cod style brick cottage.</p>		Contributing (27) garage.
<p><b>1475-77 White Street, 1860:</b></p> <p>This is a contributing (28) narrow two-story brick house plan with an unusual side gable roof for so narrow a plan.</p>	The building is present is shown on the 1884 Sanborn map.	None.
<p><b>1496 White Street, pre-1884, 1892-1908:</b></p> <p>This is a contributing (29) two-story side gable brick corner store building, designed in the Italianate style with raised sidewalls and bracketed eaves. The duplex rear wing is separately counted as 110-12 East 15<sup>th</sup> Street.</p>	The building is present is shown on the 1884 Sanborn map.	Contributing (30) garage.
<p><b>1539-41 White Street, 1885-1890:</b></p> <p>This three-story brick Second Empire style duplex is counted as two contributing (31-32) buildings based on split ownership.</p>	The building present is shown on the 1891 Sanborn map.	Contributing (33) 2-car concrete block garage.
<p><b>1555-1557 White Street, 1892-1895:</b></p> <p>This three-story brick Second Empire style duplex is counted as two contributing (33-34) buildings based on split ownership. The plan is identical to 1539-41</p>	The north half alone is shown on the 1891 Sanborn map.	Contributing (35) frame garage.

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White Street immediately to the south. A striking fact is that the north half of this duplex was complete and present by 1891, while its south half followed a few years later		
<p><b>1584 White Street-St. Mary Church, 1866:</b></p> <p>This is a contributing (36) Gothic Revival style brick church with building and has been individually recommended as being eligible for the National Register of Historic Places.</p>	<p>The construction of this church represented the initial northward extension of Dubuque's Catholic community. It closed in 2010.</p> <p>Architect: John Mullany Alterations: Sanctuary extended 1911 and rear chapels added.</p>	None.
<p><b>1584 White Street, St. Mary's Rectory 1892, 1908:</b></p> <p>This is a contributing (37) three-story brick gable front Second Empire house design.</p>	<p>Contractor: William McLarens</p> <p>Alterations: Originally a Gothic Revival design, remodeled by 1908.</p>	Attached garage not counted.
<p><b>1585 White Street, pre-1889:</b></p> <p>This is a contributing (38) Italianate style two-story gable front brick plan.</p>	<p>The building appears on the 1891 Sanborn Map.</p> <p>Alterations: Permastone front (façade only)</p>	None.
<p><b>1591-1593-1595 White Street, James Reddan Triplex, 1868, 1871:</b></p> <p>This triplex is a contributing (39-41) two-story brick side gable plan and counts as three buildings. A special vernacular feature of this plan is the presence of an open ground level passageway between the south unit and those to the north.</p>	<p>The buildings are present is shown on the 1884 Sanborn map. Construction documentation based on <i>Dubuque Times</i>, January 1, 1869; <i>Dubuque Herald</i>, December 13, 1869, December 17, 1871; and the <i>Dubuque Tribune</i>, December 12, 1871.</p> <p>Contractor: T. B. Tuttle</p>	Contributing (42) concrete block garage.
<p><b>1600 White Street, St. Mary Casino, St. Mary Day School, 1900/1959:</b></p> <p>A metal/multi-colored panel exterior now encases this non-contributing (9 nc) two-story former church community hall and school.</p>	Alterations: Guted and rebuilt 1959.	None.
<p><b>1605 White Street, August Sprengelmeyer Bakery, c.1880:</b></p> <p>This is a contributing (43) brick two-story side gable commercial block.</p>	<p>Sprengelmeyer is the original commercial tenant based on city directory listings.</p> <p>Alterations: South storefront now bricked in.</p>	None.
<p><b>1620-28 White Street, pre-1884 (north half), 1892-1908 (south half):</b></p>	The north half of this duplex appears on the 1884 Sanborn map.	Contributing (45) rusticated concrete block garage.

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<p>This is a contributing (44) buildings two-story flat roof brick duplex plan. The modern oversized fenestration is notable.</p>		
<p><b>1635 White Street, pre-1884:</b></p> <p>This is a contributing (46) Second Empire style three-story side gable brick duplex.</p>	<p>The building appears with two stories on the 1884 Sanborn Map.</p> <p>Alterations: The Mansard effect is a vertical overlay on the lower parapet, added when the house gained a floor by ca.1910.</p>	<p>None.</p>
<p><b>1651 White Street, Michael Hollenfelz House, St. Mary Commercial High School, 1891:</b></p> <p>This is a contributing (not counted) Second Empire style two and a half-story brick residence with a most distinctive mansard roof and tower. The property is individually listed on the National Register (September 13, 1977) and is not counted.</p>	<p>The house was a parochial school and then an apartment house.</p> <p>Alterations: In 1957 the house was converted into apartments.</p>	<p>Carriage house not counted as NRHP listed.</p>
<p><b>1660 White Street, J. M. and Clara Werner House, 1872:</b></p> <p>This is a contributing (47) two-story gable front brick house plan.</p>	<p>Construction data documented by the <i>Dubuque Herald</i>, November 24, 1872 and the <i>Dubuque Times</i>, November 23, 1872.</p>	<p>Contributing (48) two-car concrete block garage.</p>
<p><b>1670-1672 White Street, Hugh Miller House, 1872</b></p> <p>This is a contributing (49) two-story brick side gable duplex plan.</p>	<p>The building is present is shown on the 1884 Sanborn map and its construction is documented by the <i>Dubuque Herald</i>, November 24, 1872 and the <i>Dubuque Times</i>, November 23, 1872.</p>	<p>None.</p>
<p><b>1690 White Street, pre-1884:</b></p> <p>This is a contributing (50) two-story side gable brick plan.</p>	<p>The building is present is shown on the 1884 Sanborn map.</p>	<p>None.</p>
<p><b>1709-1711 White Street, Nick Palen/Leonard Hartman Duplex, 1885 (initials/date stone):</b></p> <p>This is a contributing (51) two story brick Second Empire style duplex.</p>	<p>The building appears on the 1891 Sanborn Map.</p>	<p>None.</p>
<p><b>1710/14-1718 White Street, (as 1710 White) 1885-1890:</b></p> <p>This is a contributing (52) two-story hip roof triplex.</p>	<p>The building is present on the 1891 Sanborn Map.</p>	<p>Non-contributing (10 nc) concrete block garage.</p>
<p><b>1733-1735 White Street, pre-1884:</b></p> <p>This is a contributing (53) two-story brick duplex, the roof combining side and cross gables. This is a</p>	<p>The building is present on the 1884 Sanborn Map.</p>	<p>Contributing (54) concrete block garage.</p>

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vernacular plan that was apparently modernized in Classical Revival form.		
<b>1743 White Street, pre-1884:</b>  This is a contributing (55) brick Federal style two-story gable front plan with a left-hand side hall entry.	The building is present on the 1884 Sanborn Map.	None.
<b>1763-65 White Street, pre-1884:</b>  This is a contributing (56) two-story side gable brick duplex plan.	The building is present on the 1884 Sanborn Map.	None.
<b>1772 White Street, St. Matthews Church 1908 (date stone):</b>  This is a later-date contributing (57) Gothic Revival church building having a three-story square tower and steeple.	This building first appears on the 1909/36 Sanborn map.  Alterations: The south addition post-dates 1962 map.	None.
<b>1781 White Street, North Star Livery, 1885-1890:</b>  This is a non-contributing (11 ne) former two-story brick livery building/warehouse.		None.
<b>1205 Jackson Street, 1870, pre-1884:</b>  This is a contributing (58) two-story brick cross gable house plan. Its placement is of particular interest because it fronts south onto East 12 <sup>th</sup> Street but has always been addressed from Jackson Street and the yard east of it has always been open.	The building is present on the 1884 Sanborn Map.	None.
<b>1208 Jackson Street, 1885-90:</b>  This is contributing (59) brick Italianate style two-story gable front corner house plan.	This house first appears on the 1891 Sanborn map.	Contributing (60) concrete block garage.
<b>1214 Jackson Street, pre-1884, pre-1891:</b>  This is a contributing (61) two-story gable front brick building.	This house appears on the 1884 Sanborn map as a cottage, being enlarged by 1891.  Alterations: The gable front porch has been enclosed and its polychromatic brickwork dates to ca.1930s.	Contributing (62) concrete block garage.
<b>1228 Jackson Street, pre-1884:</b>  This is a contributing (63) two-story brick side gable plan with raised parapet sidewalls.	This house appears on the 1884 Sanborn map.	Contributing (64) concrete block garage.
<b>1229 Jackson Street, John Strelutz Tenement, 1873:</b>	This house appears on the 1884 Sanborn map. The construction data are documented in the Dubuque <i>Herald</i> , November 7, 1873.	None.

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This is a contributing (65) two-story side gable brick house plan with stepped sidewalls.		
<b>1238 Jackson Street, pre-1884:</b>  This is a contributing (66) two-story frame side gable house plan.	This house appears on the 1884 Sanborn map.	Contributing (67) frame garage.
<b>1241 Jackson Street, pre-1884:</b>  This is a contributing (68) two-story gable front frame house plan.	This house appears on the 1884 Sanborn map.	Non-contributing (12 nc) single car gable roof garage.
<b>1248 Jackson Street, James Harren House, 1902:</b>  This is a contributing (69) two-story frame gable front house plan with Classical Revival style treatments.	James Harren petitioned the City Council for permission to "erect a two story frame dwelling on Jackson street, between Twelfth and Thirteenth streets" within the fire district, in mid-1902 (Dubuque <i>Telegraph Herald</i> , June 24, 1902; Council Minutes, June 19, 1902).	None.
<b>1250 Jackson Street, 1892-1908:</b>  This is a contributing (70) Classical Revival style two-story gable front frame residence.	This house appears on the 1909 Sanborn map.  Alterations: Porch enclosed but not built-in.	None.
<b>1250 Jackson Street (on alley), Dubuque Electric Motor Service, pre-1959:</b>  This is a contributing (71) two-story concrete block building commercial property is on the alley east of Jackson and south of East 13 <sup>th</sup> Street.	This building appears only on the 1909/62 Sanborn map as an electric motor sales and repair shop.	None.
<b>1257 Jackson Street, post-1884, 1885-1890:</b>  This is a contributing (72) two-story frame Classical Revival style residence house plan.	This house appears in cottage form on the 1884 Sanborn Map and in house form on the 1891 map.  Alterations: Permastone re-cladding.	Contributing (73) garage.
<b>1263 Jackson Street, pre-1884:</b>  This is a contributing (74) two story brick Second Empire style house with a mansard roof treatment (façade only) and a bracketed cornice.	This building appears on the 1884 Sanborn Map.	None.
<b>1266 Jackson Street, DeSoto House and Saloon/Dewey House Hotel, pre-1866:</b>  This is a contributing (75) three-story brick parapet front store and dwelling block.	This building appears as a boarding house on the 1884 Sanborn map. It was called the DeSoto House Hotel and as early as 1867.  Alterations: Storefront sided closed but the structural elements survive behind the covering. A corbelled brick cornice has	None.



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	replaced a probable original metal one.	
<b>1267 Jackson Street, 1885-90:</b>  This is a contributing (76) two-story brick side gable house plan. The building reads like the south half of a side gable duplex. The core plan is 22 feet by 32 feet with single-story rear wing.	This building appears on the 1884 Sanborn Map.	None.
<b>1276 Jackson Street, pre-1884:</b>  This is a contributing (77) two-story side gable brick house with raised side parapets and a single offset front dormer.	This house appears on the 1884 Sanborn map.  Alterations: While the porch has been enclosed, it still reads as an open porch.	Contributing (78) shed.
<b>1290 Jackson Street, 1971:</b>  This is a new non-contributing (13 nc) single-story brick insurance office building.		None.
<b>1297 Jackson Street: (vacant lot)</b>		None.
<b>1308 Jackson Street, 1892-1908:</b>  This is a contributing (79) Classical Revival style two-story frame gable front residence. There is a distinctive angled front corner, a south facing three-sided bay and a southeast corner side porch.	This house is present on the 1909 Sanborn map. Alterations: Porch removed.	None.
<b>1318 Jackson Street, 1892-1908:</b>  This is a contributing (80) Classical Revival style two-story frame gable front residence.	This house appears on the 1909/36 Sanborn map.	None.
<b>1328 Jackson Street, 1892-1908:</b>  This is a contributing (81) two-story gable front frame residence.	This house appears on the 1909/36 Sanborn map.	Two contributing (82-83) tile garages.
<b>1329-1331 Jackson Street, Jacob F. Platt Duplex, 1885-1890:</b>  This is a contributing (84) two-story brick side gable duplex.	This house appears on the 1891 Sanborn map.	Contributing (85) broad two-car concrete block garage.
<b>1344 Jackson Street, pre-1884:</b>  This is a contributing (72) a two-story frame front gable plan having a side hall entry on the left side.	Alterations: Resided and replaced porch posts.	Non-contributing (14 nc) 1984 garage.
<b>1349 Jackson Street, pre-1884:</b>  This is a contributing (86) two-story frame foursquare plan with an added north wing.	The 1884 Sanborn map shows a deeply set back 1.5 story square plan with front porch that evolved into this building by 1909. Alterations: Porch enclosed.	Attached 1984 garage is not counted.

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plan with an added north wing.		
<p><b>1360 Jackson Street, pre-1884:</b></p> <p>This is a contributing (87) two-story gable front Federal style brick plan with a left-hand side hall entry.</p>	<p>This building appears on the 1884 Sanborn map.</p>	<p>None.</p>
<p><b>1364 Jackson Street, Ludwig Bechtel Cobbler Shop, pre-1872:</b></p> <p>This is a contributing (88) two-story gable front frame house with a right hand side hall entry.</p>	<p>Ludwig Bechtel (1829-1898), described as being one of the city's prominent German citizens, died at this address in 1898 (Dubuque <i>Herald</i>, November 24, 1872; January 18, 1898).</p>	<p>None.</p>
<p><b>1365 Jackson Street, Conrad Hafner Block, 1912 :</b></p> <p>This is a prominent contributing (89) brick three-story store building with a parapet front and a distinctive centered pediment. The storefront is very well preserved with its cast iron elements (Iowa Iron Works of Dubuque).</p>	<p>This building first appears on the 1909 Sanborn map.</p>	<p>None.</p>
<p><b>1366 Jackson Street, pre-1884:</b></p> <p>This is a contributing (90) 1.5-story gable front frame cottage plan and a right-hand side hall entry.</p>	<p>This cottage appears on the 1884 Sanborn map.</p> <p>Alterations: Resided.</p>	<p>Non-contributing (15 nc) shed roof garage with vertical metal siding.</p>
<p><b>1385-97 Jackson Street, John P. Merkes Block, 1875, ca.1910-15:</b></p> <p>This is a contributing (91) two-story brick parapet front double storefront block. The two storefronts share an integrated cast iron storefront lintel system. Very early painted signage above this beam bears the south building address on each end and J. P. Mierkes in the center. The north storefront has an angled northeast corner entry and a well-preserved open storefront. A two-story brick side gable duplex is included with this building, and was historically separately addressed as 260-62 East 14<sup>th</sup> Street.</p>	<p>The original north building dates to 1875 and the south addition to ca.1910-15.</p>	<p>None.</p>
<p><b>1398 Jackson Street, pre-1884:</b></p> <p>This is a contributing (92) 1.5-story side gable frame cottage plan. The Dutch Colonial style appearance represents a remodeling of a much earlier cottage, crudely accomplished by adding large shed roof dormers on each roof plane.</p>	<p>This building appears on the 1884 Sanborn map as a 1.5 story square plan.</p> <p>Alterations: Re-sided.</p>	<p>None.</p>

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<p><b>1404-1406 Jackson Street, 1910-15:</b></p> <p>This is a contributing (93) Classical Revival style two-story rusticated concrete block duplex. This building form, materials and style are not uncommon in the city but this example has an unusual custom-built south wing or bay and an open yard to the south.</p>	<p>This building first appears on the 1909 Sanborn map as a flat.</p>	<p>None.</p>
<p><b>1430 Jackson Street, pre-1866? pre-1884:</b></p> <p>This is a contributing (94) two-story frame gable front house plan.</p>	<p>This house appears on the 1884 Sanborn map.</p> <p>Alterations: Re-sided.</p>	<p>Contributing (95) concrete block garage.</p>
<p><b>1437 Jackson Street, post-1884, pre-1891:</b></p> <p>This is a contributing (96) two-story gable front frame house plan with a right-hand side hall entry.</p>	<p>This house appears on the 1884 Sanborn map.</p> <p>Alterations: Re-sided with appropriately scaled narrow siding.</p>	<p>Non-contributing (16 nc) 1984 garage.</p>
<p><b>1448 Jackson Street, pre-1884:</b></p> <p>This is a contributing (97) two-story gable front frame house plan.</p>	<p>This house appears on the 1884 Sanborn map.</p> <p>Alterations: Re-sided, eaves lines cut back. Storm cellar and narrow type plan make it contributing.</p>	<p>None.</p>
<p><b>1449 Jackson Street, 1885-90:</b></p> <p>This is a contributing (99) two-story steeply pitched gable front brick house plan.</p>	<p>This house appears on the 1891 Sanborn map.</p> <p>Alterations: The porch has plain timber posts.</p>	<p>Contributing (99) tile garage.</p>
<p><b>1458 Jackson Street, pre-1884:</b></p> <p>This is a non-contributing (17 nc) two-story gable front frame building.</p>	<p>This house appears on the 1884 Sanborn map.</p> <p>Alterations: It is a non-contributing because it gained its second floor after 1962.</p>	<p>Non-contributing (18 nc) 1991 garage.</p>
<p><b>1461 Jackson Street, Larenz Hauer Cigar Factory and House, 1871:</b></p> <p>This is a contributing (100) a two-story frame gable front house plan.</p>	<p>The 1884 and 1909 Sanborn maps show the current footprint in use as a cigar factory. Lawrence Hauer was making cigars at this address as of 1875-98 (<i>Dubuque Herald</i>, December 17, 1871; November 3, 1898).</p> <p>Alterations: Re-sided</p>	<p>Contributing (101) stucco covered frame garage.</p>
<p><b>1465 Jackson Street, 1885-90:</b></p> <p>This is a contributing (102) two-story gable front brick house plan.</p>	<p>This house appears on the 1891 Sanborn map.</p>	<p>Non-contributing (19 nc) garage.</p>

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<p><b>1466 Jackson Street, pre-1884:</b></p> <p>This is a contributing (103) two-story frame gable front house plan. This is an interesting example of its type given that it never gained any rear additions or other porches.</p>	<p>This building, apparently in association with a large alley side carpenter shop was extant as of 1884 (Sanborn map).</p> <p>Alterations: Early asbestos siding covers the exterior.</p>	<p>Non-contributing (20 nc) garage.</p>
<p><b>1476-1478 Jackson Street, 1885-1890:</b></p> <p>This is a contributing (104) 2.5 story brick broad brick gable front duplex plan that matches the plan of 1497 Jackson Street. This plan has paired centered entries and a full width front porch.</p>	<p>This house appears on the 1891 Sanborn map.</p> <p>Alterations:</p>	<p>Non-contributing (21 nc) shed.</p>
<p><b>1479-1481 Jackson Street, pre-1872:</b></p> <p>This is a contributing (105) 2.5 story brick broad brick gable front duplex plan being counted as two buildings based on split ownership. This plan matches that of 1476 White Street.</p>	<p>This duplex appears on the 1872 Dubuque birds eye lithograph.</p>	<p>None.</p>
<p><b>1494-1496 Jackson Street, Henry Krakow Tenement, 1896:</b></p> <p>This is a contributing (106) two-story brick square duplex Second Empire style plan with a full mansard roof and a gabled pediment/dormer. The original slate roof has a decorative band (three rows of rounded slate shingles) midway up the roof.</p>	<p>In mid-1896 the <i>Herald</i> noted "Henry Krakow is erecting a large double tenement house on the corner of Fifteenth and Jackson. The entire building is of brick, with neat trimmings and is of immense size. The building will figure \$4,800" (Dubuque <i>Herald</i>, May 24, 1896).</p>	<p>None.</p>
<p><b>1497-1499 Jackson Street, Joseph Auchter Grocery/Saloon, 1870:</b></p> <p>This is a non-contributing (22 nc) two-story broad gable frame combination store (north part) and residence (south).</p>	<p>Alterations: Conversion as a duplex, with re-siding, the elimination of the corner storefront, the covering or removal of anything of architectural interest.</p>	<p>None.</p>
<p><b>1501 Jackson Street, St. Mary's School-Catholic Charities, 1873-74:</b></p> <p>This is a contributing (107) large and a impressive Italianate style three-story side gable brick plan with centered pediment and pavilion on the east front. The building orients north south and fronts to Jackson Street to the east.</p>	<p>The foundation for the school (56 feet by 80 feet) was started in late 1873 and cost \$1,000. The school followed the next year, 3.5 stories high, eight classrooms and a 650-student capacity (Dubuque <i>Herald</i>, November 7, 1873; November 22, 1874).</p>	<p>None.</p>
<p><b>1504 Jackson Street, Peter Jungk House, post-1891, pre-1909/36:</b></p> <p>This is a contributing (108) Craftsman style two-story</p>	<p>This version of this building, assuming that it was not wholly new built after 1910, first appears on the 1909/36 Sanborn map.</p>	<p>Non-contributing (23 nc) 1999 front yard garage/office.</p>

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<p>foursquare house plan with stucco exterior. This house has a deep setback on its corner lot and represents the remodeling of twin south-fronting duplex units ca. 1910-19.</p>		
<p><b>1530 Jackson Street, M. Mullin House, 1908:</b>  This is a contributing (109) two-story rusticated concrete block gable front Classical Revival style house plan.</p>	<p>This house first appears on the 1909 Sanborn map. Mullin hired builder Chris Voelker to build two "residence(s) of Peer-amid concrete stone" for \$3,750 in 1908 (Dubuque <i>Telegraph Herald</i>, December 27, 1908).</p>	<p>None.</p>
<p><b>1532 Jackson Street, M. Mullin House, c.1908,:</b>  This is a contributing (110) two-story rusticated concrete block gable front Classical Revival style house plan.</p>	<p>This house first appears on the 1909 Sanborn map. Mullin hired builder Chris Voelker to build two "residence(s) of Peer-amid concrete stone" for \$3,750 in 1908 (Dubuque <i>Telegraph Herald</i>, December 27, 1908).</p>	<p>Contributing (111) garage.</p>
<p><b>1550-1552 Jackson Street, pre-1866:</b>  This is a contributing (112) two-story side gable brick duplex, counting as two buildings due to split ownership.</p>	<p>This building appears in the 1866 lithograph photograph of St. Mary Church.</p>	<p>Two contributing (113-114) garages.</p>
<p><b>1561 Jackson Street-Maria House-St. Mary's Convent, St. Mary's Church Complex, pre-1884:</b>  This is a contributing (115) three-story side gable brick convent with a very plainly executed east façade</p>	<p>The building appears on the 1884 Sanborn map.</p>	<p>None.</p>
<p><b>1580-84 Jackson Street, Michael Brown House, pre-1868:</b>  This is a contributing (116) two-story brick flat-capped hip roof duplex.</p>	<p>Brown is credited with adding a \$800 addition to his dwelling on this site in 1868 (Dubuque <i>Times</i>, January 1, 1869). It appears to be shown on the 1872 lithograph of Dubuque and is present on the 1884 Sanborn map.</p>	<p>Non-contributing (24 nc) garage.</p>
<p><b>1598 Jackson Street, Michael Brown Store, 1887</b>  This is a contributing (117) and very distinctive two-story brick double storefront block with a raised attic level.</p>	<p>Michael Brown, grain dealer, built this brick store for \$4,000 in 1887 (Dubuque <i>Times</i>, November 24, 1887).  Alterations: The storefront base or kick plate areas have been infilled with a blonde colored brick veneer.</p>	<p>None.</p>
<p><b>1603 Jackson Street, pre-1884, probably c.1873:</b>  This is a contributing (118) Italianate style two-story brick gable front house plan. This is a corner building and is fully and even amply fenestrated on its south side. The porch is full-width. The core measures 22 feet by 31 feet.</p>	<p>The house appears on the 1884 Sanborn map.</p>	<p>Contributing (119) rusticated concrete block two-car garage.</p>

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<p><b>1605 Jackson Street, Bernhardt Baumhover House, 1873:</b></p> <p>This is a contributing (120) Italianate style two-story gable front brick plan.</p>	<p>This house appears on the 1884 Sanborn map. The probable builder was Bernhardt Baumhover (<i>Dubuque Herald</i>, November 7, 1873).</p> <p>Alterations: The two-story rear wing has been re-sided (1978)</p>	<p>None.</p>
<p><b>1610 Jackson Street, John Enright House, 1867:</b></p> <p>This is a contributing (121) small two-story gable front frame house plan with a north wing and left-hand front side hall entry. Brick rowlock arches substitute for stone lintels. The hip roof porch appears to be original and retains detailing. is set to the north and the house itself is well set back and there is a front fenced side yard. The core plan measures 20 feet by 28 feet.</p>	<p>John Enright built this house (<i>Dubuque Herald</i>, September 5, 1867).</p> <p>Alterations: It is contributing despite re-siding due to retention of the open porch.</p>	<p>Non-contributing (25 nc) garage.</p>
<p><b>1629 Jackson Street, 1892-1908:</b></p> <p>This is a contributing (122) two-story gable front brick house plan.</p>	<p>The house first appears on the 1909/36 Sanborn map.</p>	<p>None.</p>
<p><b>1631 Jackson Street, pre-1884:</b></p> <p>This is a contributing (123) two-story front gable brick house plan.</p>	<p>The Sanborn maps document the elongation and enlargement of a shorter-plan single story brick cottage between 1884 and 1891 Sanborn maps).</p>	<p>None.</p>
<p><b>1636 Jackson Street, pre-1884:</b></p> <p>This is a contributing (124) two-story side gable brick house plan that originally incorporated a storefront (two brick piers remain visible) and painted signage survives. The core measures 22 feet by 40 feet.</p>	<p>The 1884 Sanborn map shows this as a meat market.</p> <p>Alterations: Built-in storefront.</p>	<p>Contributing (125) concrete block garage.</p>
<p><b>1646 Jackson Street, pre-1884:</b></p> <p>This is a non-contributing (26 nc) two-story side gable roof house design.</p>	<p>This house is depicted on the 1884 Sanborn map.</p> <p>Alterations: The exterior has been re-sided with the apparent loss of windows up and down and the rear south porch has been built in.</p>	<p>None.</p>
<p><b>1656 Jackson Street, pre-1884:</b></p> <p>This is a contributing (126) single-story front gable (shotgun like) design. It is contributing due to its type and narrow scale despite the presence of a full-width altered porch roof.</p>	<p>The cottage is on the 1884 Sanborn map.</p> <p>Alterations: Metal roof porch</p>	<p>Contributing (127) pre-1936 rusticated concrete block with gambrel roof, and two east side dormers and non-contributing (27 nc) garage.</p>

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<p><b>1657 Jackson Street, pre-1884, 1888:</b></p> <p>This is a contributing (128) building Federal style two-story brick side gable house plan with stepped sidewalls. The side hall plan has a right-hand side entry.</p>	<p>This house appears on its own lot with open yard to the south on the 1884 Sanborn map.</p> <p>Alterations: None noted.</p>	<p>Contributing (129) three-car concrete block garage (pre-1936) with shed roof and metal windows.</p>
<p><b>1666 Jackson Street, pre-1884:</b></p> <p>This is a contributing (130) two-story gable front house plan with an off-street south entryway.</p>	<p>This house appears on the 1884 Sanborn map.</p> <p>Alterations: Re-sided.</p>	<p>None.</p>
<p><b>1667 Jackson Street, pre-1884, enlarged 1892-1908:</b></p> <p>This is a contributing (131) two-story gable front brick house plan with full height left side frame bay.</p>	<p>This building, one story and a short plan, was present as of 1884 (Sanborn map). The 1909/36 map shows it two stories high.</p> <p>Alterations: None noted.</p>	<p>A contributing (132) frame garage.</p>
<p><b>1675 Jackson Street, pre-1884:</b></p> <p>This is a contributing (133) single-story gable front brick cottage plan.</p>	<p>This house appears on the 1884 Sanborn map.</p> <p>Alterations: None noted.</p>	<p>Non-contributing (28 nc) shed.</p>
<p><b>1676 Jackson Street, pre-1883:</b></p> <p>This is a contributing (134) two-story gable front frame house plan.</p>	<p>This house first appears on the 1884 Sanborn map.</p> <p>Alterations: Fixed metal awnings re-siding.</p>	<p>None.</p>
<p><b>1697 Jackson Street, John Nagel School/Store, Washington Center and Tool Library, 1869:</b></p> <p>This is a contributing (135) building two-story gable front brick store block with a nice enframed cast iron storefront.</p>	<p>John Nagel built a two-story brick store on Jackson near 17<sup>th</sup> in 1869 and it was first used as a school (<i>Dubuque Herald</i>, November 12, 1869).</p> <p>Alterations: None noted apart from enclosed storefront.</p>	<p>None.</p>
<p><b>1698 Jackson Street, Zion Evangelical Lutheran Church (1873):</b></p> <p>This is a contributing (136) two and a half-story brick parapet front church plan with a centered projecting square tower built in the Italianate style.</p>	<p>The First Church Society of the Evangelical Association, commonly called the "Albright Methodists" built this two-story brick church in 1873 (<i>Dubuque Herald</i>, May 30, November 7, 1873).</p> <p>Architects: Fridolin Heer and Edward Naescher</p> <p>Alterations: The tower has lost its spire but the projecting tower base survives, window alterations. The building is contributing despite the window and tower alterations given the early age and rarity of this lesser church denominational type.</p>	<p>None.</p>

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<p><b>1710 Jackson Street, 1910-15:</b></p> <p>This is a contributing (137) two-story brick Classical Revival style gable front house plan. The house occupies a prominent corner location and is north-shifted on its lot allowing for open yard to the south.</p>	<p>This house was present by 1936 (amended Sanborn map).</p>	<p>None.</p>
<p><b>1717 Jackson Street, pre-1872:</b></p> <p>This is a contributing (138) Italianate style two-story front gable L-plan brick house plan. It is distinctively located on a corner lot but it occupies the north half of double lot, allowing for open yard to the south. As such, its south side recessed two-story side porches are very prominent.</p>	<p>This building appears on the 1872 lithograph of Dubuque and the 1884 Sanborn map.</p>	<p>A non-contributing (29 nc) 1992 garage.</p>
<p><b>1720-1722 Jackson Street, pre-1872:</b></p> <p>This is a contributing (139) two-story vernacular brick side gable duplex plan, that is of special interest due to its use of half sized windows upstairs, these being set just below the eaves line.</p>	<p>This building appears on the 1872 lithograph of Dubuque and the 1884 Sanborn Map.</p> <p>Alterations: Polychrome brick piers</p>	<p>Contributing (140) three-car hip roof rusticated concrete block garage.</p>
<p><b>1732 Jackson Street-, pre-1884:</b></p> <p>This is a contributing (141) one-story gable front cottage plan. It is contributing due to its vernacular form, the front south wall being unfenestrated due to the presence of a stairway.</p>	<p>This cottage is shown on the 1884 Sanborn map.</p> <p>Alterations: Re-sided and loss of its porch.</p>	<p>Non-contributing (30 nc) shed.</p>
<p><b>1737 Jackson Street-vacant lot:</b></p>		<p>None.</p>
<p><b>1756 Jackson Street, 1885-1890:</b></p> <p>This is a contributing (142) two-story gable front frame house plan.</p>	<p>This house first appears on the 1891 Sanborn map.</p> <p>Alterations: Re-sided, it is deemed contributing given that the porch is enclosed but not built in.</p>	<p>None.</p>
<p><b>1760 Jackson Street, -1884:</b></p> <p>This is a contributing (143) two-story gable front frame house plan.</p>	<p>This house was present on the 1884 Sanborn map.</p> <p>Alterations: Asbestos siding, and the fact the porch while enclosed is not built in and a south porch remains open.</p>	<p>None.</p>
<p><b>1768 Jackson Street, pre-1884:</b></p> <p>This is a contributing (144) two-story gable front frame house plan.</p>	<p>This house was present on the 1884 Sanborn map</p> <p>Alterations: It is contributing because, despite re-siding, the porch is enclosed but not so as to unrecognizable.</p>	<p>Contributing (145) concrete 1936 block garage.</p>



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<p><b>1776 Jackson Street, pre-1884:</b></p> <p>This is a contributing (146 two-story frame gable front house plan. It is of interest due to its short and narrow footprint (18 feet by 30 feet).</p>	<p>The house appears on the 1884 Sanborn map.</p> <p>Alterations: The porch is enclosed, but not built in and the original porch columns remained exposed.</p>	<p>Contributing (147) concrete 1936 block garage.</p>
<p><b>1786 Jackson Street, pre-1884:</b></p> <p>This is a contributing (148) two-story frame gable front house plan. While, the upper window retain their semi-circular hoods. One front ground floor has been reduced but its original void remains visible.</p>	<p>This house appears on the 1884 Sanborn ma.</p> <p>Alterations: Re-sided and has lost a full-width front porch.</p>	<p>None.</p>
<p><b>1795 Jackson Street, Immanuel Congregational Church of Christ, 1887-88, 1958 ( Fellowship Hall), early 1960's (entry, spire removed):</b></p> <p>This is a contributing (149) Gothic Revival brick church building. It is contributing due to the fact that the front additions fall within the period of significance and because the original church remains visible from the north side. The original building front and sidewalls remain visible and the steeple base survives.</p>	<p>The German Congregational Church acquired this site in 1887 and the new church cost \$8-10,000 (<i>Dubuque Herald</i>, October 3, 1887; April 22, December 23, 1888).</p> <p>Alterations: A square-cut tower and steeple were lost in the remodeling. The original church was remodeled in 1934 (south gymnasium wing), 1959 and the new entryway followed a few years after that; <a href="http://www.immanueluccdbq.org">http://www.immanueluccdbq.org</a>.</p>	<p>None.</p>
<p><b>1796 Jackson Street, J. V. Gibbons Cottage, 1870:</b></p> <p>This is a contributing (150) a 1.75-story gable front frame cottage plan.</p>	<p>J. V. Gibbons built this cottage for \$1,200 on (<i>Dubuque Times</i>, December 18, 1870; <i>Dubuque Herald</i>, December 18, 1870).</p> <p>Alterations: Re-siding. The hip roof porch while enclosed has not been built in.</p>	<p>A contributing (151) metal clad garage.</p>
<p><b>1800 Jackson Street-1905:</b></p> <p>This is a contributing (152) two-story gable front frame house plan. (1983).</p>	<p>The house appears on the 1909/36 Sanborn map so was moved to the site between 1910 and 1935.</p> <p>Alterations: It is sided with asbestos shingle. The full-width hip roof porch has plain posts.</p>	<p>Non-contributing (31 nc) 1983 frame garage.</p>
<p><b>1805 Jackson Street, -1884:</b></p> <p>This is a contributing (154) Classical Revival style two-story gable front brick house plan. A detached brick garage dates to 1922 and is contributing.</p>	<p>The house appears on the 1884 Sanborn map.</p> <p>Alterations: The interesting feature is that the lower façade and south walls have been covered with permastone and the outer brick was removed to accomplish this. The</p>	<p>Contributing (154) 1922 brick garage.</p>

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	house has also lost a full-width front porch. It is contributing given that this change pre-dates the end of the district period of significance.	
<p><b>1814 Jackson Street-1890:</b></p> <p>This is a contributing (155) two-story gable front frame house plan. The house has been. The core measures 18 feet by 28 feet with a single-story rear wing and south fronting side porch. An early frame garage measures 14 feet by 18 feet.</p>	<p>A side-gable frame duplex occupied this lot prior to 1962.</p> <p>Alterations: Moved in post-1962, porch has replaced columns and deck. Contributing due to type and the probability that it came from within the district. Resided.</p>	<p>Non-contributing (32 nc) garage.</p>
<p><b>1815 Jackson Street-pre-1884:</b></p> <p>This is a contributing (156) Italianate style two-story gable front brick house plan. The design is exception with paired black cast brackets and cast window hoods.</p>	<p>The house appears on the 1884 Sanborn map.</p>	<p>None.</p>
<p><b>1829-31 Jackson Street, Joseph and Mary Maresh House, pre-1880:</b></p> <p>This is a contributing (157) two-story side gable frame duplex plan.</p>	<p>The house appears on the 1884 Sanborn map. The Marsh family lived here as of 1880 (<i>Dubuque Herald</i>, December 7, 1880).</p> <p>Alterations: A metal canopy has replaced the porch.</p>	<p>Contributing (158) rusticated concrete block garage/shop (1910).</p>
<p><b>1830 Jackson Street-1890?:</b></p> <p>This is a non-contributing (33 nc) single-story frame side gable cottage plan.</p>	<p>The house appears on the 1884 Sanborn map.</p> <p>Alterations: It is non-contributing because it simply reads like a newer building due to presumed window changes, residing and a recent side wing.</p>	<p>None.</p>
<p><b>1845 Jackson Street, 1892-1908:</b></p> <p>This is a contributing (159) two-story frame duplex plan (uncommon vertical separation) with a stuccoed exterior.</p>	<p>The house appears on the 1909 Sanborn map.</p> <p>Alterations: The house was originally a single-family residence.</p>	<p>None.</p>
<p><b>1846-48 Jackson Street-1878:</b></p> <p>This is a contributing (160) two-story brick side gable duplex design.</p>	<p>This duplex appears on the 1884 Sanborn map.</p> <p>Alterations: Has a pedimented rusticated concrete block porch (c.1910).</p>	<p>Contributing (161) tile garage.</p>
<p><b>1849 Jackson Street-vacant lot</b></p>		<p>None.</p>
<p><b>1866 Jackson Street-1852, 1913:</b></p>	<p>This house was present by 1936 (amended</p>	<p>None.</p>

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<p>This is a contributing (162) two-story parapet fronted brick factory plan.</p>	<p>Sanborn map).  Alterations: The storefront transom level is stuccoed over.</p>	
<p><b>1877 Jackson Street, 1885-90:</b>  This is a non-contributing (34 nc) building two-story frame gable front house plan.</p>	<p>This house is pictured on the 1884 Sanborn map.  Alterations: It is non-contributing due to residing despite the fact that the siding is narrow in scale and corner boards were employed.</p>	None.
<p><b>1882 Jackson Street-1890:</b>  This is a non-contributing (35 nc) single-story brick commercial building.</p>	<p>Alterations: Absent a historic photo, the building is assumed to be too altered.</p>	None.
<p><b>1885 Jackson Street-1880:</b>  This is a contributing (163) Italianate style two-story brick side gable parapet front duplex plan. A bracketed and paneled cornice conveys the style.</p>	<p>This duplex is pictured on the 1884 Sanborn map.  Alterations: None noted.</p>	None.
<p><b>1889 Jackson Street, George Widmer Block, 1884:</b>  This is a contributing (164) two-story brick Italianate style commercial building is arguably one the best of its type and style preserved in the city. The storefront has stone lintels set atop cast iron and corner brick supports. The local Iowa Iron Works of Dubuque produced the cast iron storefront. The highly ornamental pediment reads "GW" superimposed with the building date 1884.</p>	<p>This building housed George Wiedmer's meat market here in a previous building and then in this one.  Alterations: None noted.</p>	Contributing (165) garage and attached shed.
<p><b>1903 Jackson Street, -1884:</b>  This is a contributing (166) two-story gable front brick duplex plan.</p>	<p>This building appears on the 1884 Sanborn map.  Alterations: None noted.</p>	None.
<p><b>1905 Jackson Street, Bakery, 1892-1908:</b>  This is a contributing (167) two-story brick parapet front bakery building. It is of interest due to its very small size and deep setback.</p>	<p>While present by 1909 (Sanborn map) no city directory listing is found for it through 1915.  Alterations: None noted.</p>	None.
<p><b>1913-17 Jackson Street, H. Doft Dry Goods, 1886:</b>  This is a key contributing (168) three-story brick Second Empire style combination store/residential</p>	<p>This building is present by 1891 (Sanborn map) and is dated to 1886. Construction documented by the Dubuque <i>Herald</i>, January 1, 1887.</p>	None.

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design with double storefronts. The nearly vertical mansard attic roof form covers just the upper façade and is set between side stepped parapet walls. The storefront has continuous stone lintels set atop cast iron or brick supports.	Alterations: None noted.	
<b>1920 Jackson Street, 1890:</b>  This is a contributing (169) Queen Anne style two-story frame house plan. The house is very well preserved with its original wrap around porch and exterior clapboard.	This building is present by 1891 (Sanborn map). Alterations: None noted.	Contributing (170) frame garage.
<b>1930 Jackson Street, Jacob Traut House, 1896:</b>  This is a contributing (171) Romanesque style two-story gable front brick duplex residence. The design is residence is simply unique in the city. The key feature is a Richardsonian stone arch fronted recessed entry.	This is certainly Jacob Traut's new residence, built with "immense proportions" and mostly of brick, of a "neat design", two and a half stories, costing \$3,800 ( <i>Dubuque Telegraph Herald</i> , November 14, 1901; <i>Dubuque Herald</i> , March 18, May 24, 1896).  Alterations: None noted.	None.
<b>1946 Jackson Street-1886:</b>  This is a contributing (172) two-story brick house plan.	This house is extant as of 1891 (Sanborn map). Construction data documented by the <i>Dubuque Herald</i> , January 1, 1887.  Alterations: None noted.	Non-contributing (36 nc) frame garage.
<b>1949 Jackson Street-1905:</b>  This is a contributing (173) two-story brick Classical Revival style brick residence.	This house first appears on the 1909 Sanborn map.  Alterations: The porch has lost its original supports.	Non-contributing (37 nc) 1984 frame garage .
<b>1997 Jackson Street-1884:</b>  This is a contributing (174) 1.5-story frame side gable cottage.	This building appears on the 1884 Sanborn map.	Non-contributing (38 nc) 1995 frame garage.
<b>1303-1309-1313 Washington Street, Patrick Maloney Tenements-1870:</b>  This is a contributing (175) two-story side gable brick tri-plex plan.	Patrick Maloney built this two-story tri-plex tenement in 1870 <i>Dubuque Times</i> , December 18, 1870.  Alterations: None noted.	Non-contributing (39 nc) shed (1995).
<b>1325 Washington Street, pre-1876:</b>  This is a contributing (173) two-story side gable frame plan with a deep setback.	This house is depicted on the 1884 Sanborn Map.  Alterations: Resided and standing seam	Attached garage not counted.

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	metal roof that is assumed to be of recent vintage.	
<p><b>1355 Washington Street, pre-1884:</b></p> <p>This is a contributing (176) a two-story frame side gable house plan. Its core plan largely matches that of 1325 Washington to the south, and both have deep setbacks.</p>	<p>This house is depicted on the 1884 Sanborn Map.</p> <p>Alterations: None noted.</p>	<p>Non-contributing (40 nc) garage.</p>
<p><b>1380-1390 Washington Street, vacant lot:</b></p>		<p>None.</p>
<p><b>1395-1397 Washington Street, pre-1866 (north half), 1910-35 (south half):</b></p> <p>This is a contributing (179) commercial brick two-story side gable building. The north or corner double is considerably older. That to the south has a brick parapet front. The rear wing, a two-story brick side gable duplex historically, addressed as 260-62 E. 14<sup>th</sup> is treated as an addition.</p>	<p>This building appears on the 1866 City of Dubuque lithograph and the 1884 Sanborn map.</p> <p>Alterations: Metal cornice lost on south half. Replacement storefronts cover any surviving structural elements as well as the transom areas of both fronts.</p>	<p>Contributing (178 rusticated concrete block garage.</p>
<p><b>1403-1405 Washington Street, pre-1884:</b></p> <p>This is a contributing (180) gable front two-story brick duplex plan.</p>	<p>This duplex appears on the 1884 Sanborn map.</p> <p>Alterations: None noted.</p>	<p>None.</p>
<p><b>1408 Washington Street, John Pickley Cottage, 1868:</b></p> <p>This is a contributing (181) 1.5 story frame gable front vernacular cottage plan. Its upper side windows are reduced in size and tucked under the eaves lines. The cottage is recessed west and north and abuts the building to the north to allow for yard room.</p>	<p>Construction data found in the (Dubuque Herald, December 13, 1868.</p> <p>Alterations: Pre-1964 broader siding.</p>	<p>Non-contributing (41 nc) frame garage (1978).</p>
<p><b>1412-1414 Washington Street, John Pickley Saloon, 1872:</b></p> <p>This is a contributing (182) two-story brick side gable duplex plan.</p>	<p>Construction data found in the Dubuque Herald, November 24, 1872.</p> <p>Alterations: None noted.</p>	<p>None.</p>
<p><b>1428-1430 Washington Street, pre-1884:</b></p> <p>This is a contributing (183) two-story frame front gable duplex plan.</p>	<p>This duplex appears as a single-story plan on the 1884 Sanborn map and has gained its second story by 1891 (ibid.).</p> <p>Alterations: None noted apart from gaining a floor.</p>	<p>Non-contributing (42 nc) shed.</p>
<p><b>1433 Washington Street, Van Miller House, 1873:</b></p> <p>This is a contributing (184) two-story side gable brick house plan. This is a narrow plan with a deeper</p>	<p>Construction data found in the Dubuque Herald, November 7, 1873.</p> <p>Alterations: Bricked-in original entrance</p>	<p>Contributing (185) rusticated brick garage (1940).</p>

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setback. Unique rusticated concrete block side porch columned are unmatched in the city and date from ca.1910.	(right side).	
<p><b>1448 Washington Street, 1885-1890:</b></p> <p>This is a contributing (186) two-story frame gable front plan. The house is placed northwards on its lot with some open yard to the front and south.</p>	<p>This house first appears on the 1891 Sanborn map.</p> <p>Alterations: Porch has been "built in." The hip roof porch is structurally original in terms of its roof component and original supports might well survive.</p>	None.
<p><b>1453 Washington Street, pre-1884:</b></p> <p>This is a contributing (187) one-story side gable house plan that is deeply setback on the lot against the alley.</p>	The house is present on the 1884 Sanborn map.	None.
<p><b>1455 Washington Street, pre-1884:</b></p> <p>This is a contributing (188) two-story frame side gable duplex-like plan but has a single centered entry.</p>	<p>This house is first present on the 1884 Sanborn map.</p> <p>Alterations: Asbestos siding</p>	None.
<p><b>1460 Washington Street, pre-1884, pre-1872:</b></p> <p>This is a contributing (189) two-story frame gable front plan. The house is centered and shifted north on its lot with some open yard to the front and south.</p>	<p>It appears on the 1872 lithograph of Dubuque.</p> <p>Alterations: Resided. The hip roof porch is merely enclosed and not built in.</p>	None.
<p><b>1467-1471 Washington Street, post-1884, pre-1891:</b></p> <p>This is a contributing (190) two-story brick side gable duplex plan. Flat cast stone ornamented lintels match those found at 1539-41 White street.</p>	<p>This duplex first appears on the 1891 Sanborn map.</p> <p>Alterations: None noted.</p>	None.
<p><b>1470 Washington Street, Anna Wache House, ca.1869:</b></p> <p>This is a non-contributing (43 nc) two-story front gable frame house plan. The core 16 feet by 35 feet.</p>	<p>It appears on the 1872 lithograph of Dubuque and on the 1884 Sanborn map. Construction and first owner data is found in the Dubuque <i>Telegraph Herald</i>, February 1, 1903.</p> <p>Alterations: Resided but with corner boards. The integrity problem is a crate-like shed roofed front porch roof replacement with plain timber posts.</p>	Non-contributing (44 nc) garage.
<p><b>1478-1480 Washington Street, pre-1884, pre-1872:</b></p> <p>This is a contributing (191) two-story brick side gable plan.</p>	<p>This duplex first appears on the 1872 lithograph of Dubuque and the 1884 Sanborn map.</p> <p>Alterations: Porch has a polychromatic</p>	None.

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	brick base and columns (ca.1930s) and this is one of a few porches that remains screened.	
<p><b>1493-1495 Washington Street, pre-1884:</b></p> <p>This is a contributing (192) two-story brick side gable duplex. A chalet-type gable roof porch may be original and has bracket supports.</p>	<p>This duplex first appears on the 1884 Sanborn map. The property was auctioned March 14, 1898 and was described as follows: "comprising double brick residence of five rooms each, with large floored attics, cellar all the length of the building, pantries, closets, cisterns, well, woodsheds, front and rear porches, iron fence all around and all necessary conveniences..the entire property is always rented and in demand, near to St. Mary's church and school, market and motors, excellent neighborhood, rooms large, airy, clean and very desirable" (<i>Dubuque Herald</i>, March 13, 15, 1898).</p>	<p>Non-contributing (45 nc) garage.</p>
<p><b>1498 Washington Street, pre-1884:</b></p> <p>This is a contributing (193) two-story gable front brick plan.</p>	<p>This house first appears on the 1884 Sanborn map.</p> <p>Alterations: The porch has newer brick piers and is enclosed but not built in.</p>	<p>None.</p>
<p><b>Traffic Circle, non-contributing (1 nc structure) structure, 1975:</b></p>		<p>None.</p>
<p><b>1502 Washington Street, pre-1884:</b></p> <p>This is a contributing (194) two-story front gable brick example of the Queen Anne style and is a contributing building.</p>	<p>This house the appears on the 1872 lithograph of Dubuque and the 1884 Sanborn map.</p> <p>Alterations: None noted.</p>	<p>None.</p>
<p><b>1503 Washington Street, pre-1872:</b></p> <p>This is a contributing (195) Classical Revival style two-story brick gable plan. This plan is set well back on the lot. A anomaly is the use of wood lintels on the basement windows.</p>	<p>This house appears on the 1884 Sanborn map.</p> <p>Alterations: The porch has new timber posts.</p>	<p>None.</p>
<p><b>1513 Washington Street, Mrs. Leopold Voelker House, ca.1896:</b></p> <p>This is a contributing (196) two-story gable front house plan.</p>	<p>The house dates to 1892-1908, and first appears on the 1909 Sanborn map. Its owner died here in 1896 (<i>Dubuque Herald</i>, April 28, 1896).</p> <p>Alterations: Faux brick covering (the upper front of the façade is aluminum sided).</p>	<p>Contributing (197) rusticated concrete block garage.</p>
<p><b>1514 Washington Street, 1953:</b></p>		<p>Non-contributing (46 nc) 1984 garage.</p>

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This is a contributing (198) brick colonial style side gable bungalow.	Alterations: None noted.	
<b>1525 Washington Street, 1885-1890:</b>  This is a contributing (199) two-story brick gable front house plan.	This house first appears on the 1891 Sanborn map.  Alterations: None noted.	None.
<b>1536 Washington Street, garage, 1948:</b>  This is a contributing (200) concrete block garage/shop, 1948 that measures 22 feet by 43 feet. It is placed at the rear of property and the parcel has otherwise been historically vacant.	Alterations: None noted.	Contributing (201) rusticated concrete block garage.
<b>1539 Washington Street, pre-1872:</b>  This is a contributing (202) two-story hip roof house plan having a right-hand side hall entry with no porch.	The house appears on the 1872 lithograph of Dubuque and the on the 1884 Sanborn map.  Alterations: The exterior was re-clad in permastone.	None.
<b>1543 Washington Street, 1885-1890:</b>  This is a contributing (203) two-story Classical Revival style brick plan with a parapet front. The striking feature is a cantilevered south finial with a mini-spire cap. The house retains its original paired entry doors and transom.	This house was on this parcel as of the 1891 Sanborn map.  Alterations: None noted.	Non-contributing (47 nc) shed.
<b>1556 Washington Street, Maggie Martin House, -1877:</b>  This is a contributing (204) two-story brick gable front stuccoed plan with right hand front side hall entry.	The 1884 Sanborn map first shows this house present.  Alterations: None noted.	Non-contributing (48 nc) metal shed, contributing (48 nc) garage.
<b>1559 Washington Street, pre-1872:</b>  This is a contributing (205) two-story gable front frame plan. The core measures 16 feet by 28 feet.	This house was extant by 1884 (Sanborn map).  Alterations: Resided. The porch, while enclosed with windows, is not built in and the porch retains an early hip-roof core structure.	Contributing (206) two-story stable carriage house.
<b>1571 Washington Street, pre-1872:</b>  This is a contributing (207) two-story gable front frame house plan. This is a narrow vernacular plan with an unusual diamond-shaped front attic light.	This house appears on the 1872 lithograph of Dubuque and on the 1884 Sanborn map.  Alterations: None noted.	None.
<b>1574-1576-1578 Washington Street, James Crawford Triplex, 1870:</b>	This triplex appears on the 1872 lithograph of Dubuque and the 1884 Sanborn map.	Contributing (211) rusticated concrete block



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<p>This is a contributing (208-210) two-story frame side gable triplex plan, being counted as three buildings due to split ownership. The north two units are 60 percent of the overall plan and their entries are paired while the south entry is at the right-hand corner. Two hip roof porches are of early date but have new posts.</p>	<p>Builder James Crawford built this building in 1870 (<i>Dubuque Herald</i>, December 18, 1870).</p> <p>Alterations: The recently residing replaced a faux brick covering.</p>	<p>garage.</p>
<p><b>1575-1577 Washington Street, James O'Farrell Duplex, 1892-1908:</b></p> <p>This is a contributing (212) two-story side gable brick duplex plan, counts as two buildings due to split ownership.</p>	<p>This duplex, was present by 1909 Sanborn map. Builder Farrell's wife died here in 1903 (<i>Dubuque Telegraph Herald</i>, April 6, 1903).</p> <p>Alterations: None noted.</p>	<p>None.</p>
<p><b>1586-1588 Washington Street, Michael Hardy Duplex, 1887:</b></p> <p>This is a contributing (213) two-story brick side gable duplex plan. End parapet walls are raised and there is a centered chimney that is shared.</p>	<p>Michael Hardy built a two-story brick house on this corner in 1887 (<i>Dubuque Herald</i>, January 1, 1887).</p> <p>Alterations: The porch has been removed. Masonite re-siding.</p>	<p>Contributing (214) rusticated concrete block garage.</p>
<p><b>1597-1599 Washington Street, pre-1872:</b></p> <p>This is a contributing (215) two-story side gable stuccoed brick duplex plan.</p>	<p>This duplex appears to be shown on the 1872 lithograph of Dubuque and does certainly appear on the 1884 Sanborn map.</p> <p>Alterations: None noted.</p>	<p>Non-contributing (49 nc) 1991 garage.</p>
<p><b>1598 Washington Street, Michael Hardy House, 1870:</b></p> <p>This is a contributing (216) two-story brick gable front plan.</p>	<p>Michael Hardy built this corner house on this corner in 1870 for \$2,000 (<i>Dubuque Herald</i>, December 18, 1870; <i>Dubuque Times</i>, December 18, 1870). It appears on the 1872 lithograph of Dubuque and the 1884 Sanborn map.</p> <p>Alterations: None noted.</p>	<p>None.</p>
<p><b>Traffic circle, non-contributing (2 nc structures) structure, 1975:</b></p>		<p>None.</p>
<p><b>1603 Washington Street, pre-1872:</b></p> <p>This is a contributing (217) two-story brick gable front house plan with a left-hand side hall entry.</p>	<p>This house was extant on the 1872 lithograph of Dubuque and the 1884 Sanborn map.</p> <p>Alterations: The attic light has been paneled over.</p>	<p>Contributing (218) stuccoed tile garage.</p>
<p><b>1608 Washington Street, pre-1872:</b></p> <p>This is a non-contributing (50 nc) two-story side gable frame house plan. The core plan measures 24</p>	<p>This house appears on the 1872 lithograph of Dubuque and the 1884 Sanborn map.</p> <p>Alterations: It has been resided with the</p>	<p>None.</p>

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feet by 28.	addition of faux shutters but the loss of ca.1910 concrete block front porch columns renders it a resided box.	
<p><b>1609-1613 Washington Street, pre-1872:</b></p> <p>These are two contributing (219) buildings. The plan is that of abroad. This is a contributing two-story gable front frame duplex that counts as two buildings based on split ownership.</p>	<p>This duplex appears on the 1872 lithograph of Dubuque and the 1884 Sanborn map.</p> <p>Alterations: It is contributing only because of its retained vernacular plan. Otherwise it has lost a full-width front porch and gable front attic lights if present are covered by a residing.</p>	None.
<p><b>1618 Washington Street, pre-1872:</b></p> <p>This is a contributing (220) two-story front gable frame house plan.</p>	<p>This house appears on the 1872 lithograph of Dubuque and the 1884 Sanborn map.</p> <p>Alterations: While re-sided a square attic light remains and the hip roof front porch is enclosed but not built in.</p>	Non-contributing (51 nc) shed.
<p><b>1620-1622 Washington Street, 1892-1908:</b></p> <p>This is a contributing (221) two-story brick side gabled duplex. It features stepped end walls, and a triangular cross gable or dormer with an attic window.</p>	<p>This duplex is squeezed in after 1891 (Sanborn map), the rear wing being constrained by the presence of the house to the north.</p> <p>Alterations: A new reproduction full-width front porch replaces a recently removed metal full-width canopy.</p>	None.
<p><b>1623-1629-1635 Washington Street, 1891:</b></p> <p>This is a contributing (222) two-story brick triplex plan with a parapet front. It counts as three buildings due to split ownership.</p>	<p>Only the foundation for this building was present as of 1891 (Sanborn map).</p> <p>Alterations: There likely was a lost metal cornice.</p>	None.
<p><b>1628 Washington Street, pre-1884:</b></p> <p>This is a contributing (223) building two-story frame T-plan house.</p>	<p>This building is shown on the 1884 Sanborn map. The rear south wing of this cross-plan forced the later duplex to the south to alter its profile to wrap-around its neighbor.</p> <p>Alterations: It is contributing despite residing and the reconstruction of its porch base due unusual façade fenestration.</p>	Non-contributing (52 nc) garage.
<p><b>1649 Washington Street, pre-1872:</b></p> <p>This is a contributing (224) two-story gable front frame house plan. Features include an diamond attic front light and a right-hand side hall entry.</p>	<p>This house appears to be shown on the 1872 lithograph of Dubuque and the 1884 (Sanborn map).</p> <p>Alterations: New front porch.</p>	Contributing (225) 1936 concrete block garage.
<p><b>1663-1665 (1669) Washington Street, pre-1872:</b></p>	<p>This building appears on the 1872</p>	None.

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<p>This is a contributing (226) two-story gable front frame duplex plan.</p>	<p>lithograph of Dubuque and the 1884 (Sanborn map).</p> <p>Alterations: It was until recently the only intact clapboard exterior to be found in the district.</p>	
<p><b>1664-1668-1670 Washington Street, 1885-90:</b></p> <p>This is a contributing (227) two-story side gable brick triplex plan. The key features are a unified hip roof porch and triple individual roof dormers. Two entries are paired left of center, the other single entry is to the right. Carved stone lintels are quite ornate with a broad flat pediment top, pointed top and twin lower projecting points.</p>	<p>This triplex appears on the 1891 Sanborn map</p>	<p>Two non-contributing (53-54 nc) garages.</p>
<p><b>1669 Washington Street, 1885-90:</b></p> <p>This is a contributing (228) two-story frame gable front house plan.</p>	<p>This building was extant by 1891 (Sanborn map).</p> <p>Alterations: The hip roof front porch has a new base. The house has been re-sided.</p>	<p>Non-contributing (55 nc) garage.</p>
<p><b>1689 Washington Street, 1885-1890:</b></p> <p>This is a contributing (229) two-story gable front frame house plan. The entry is on the right hand side and there is metal canopy. The core is just 16 feet by 32 feet.</p>	<p>This house was present by 1891 (Sanborn map).</p> <p>Alterations: It remains a good vernacular example of its type despite recently having lost its front porch. Asbestos re-cladding.</p>	<p>None.</p>
<p><b>1693-1695 Washington Street, 1892-1908:</b></p> <p>This is a contributing (230) two story gable front Classical Revival style duplex (split up and down).</p>	<p>This house first appears on the 1909 Sanborn map.</p> <p>Alterations: despite its having been re-sided and losing its porch columns.</p>	<p>Non-contributing (56 nc) 1982 garage</p>
<p><b>1696 Washington Street, pre-1872:</b></p> <p>This is a non-contributing (57 nc) 1.5-story side gable frame cottage plan.</p>	<p>This house appears on the 1884 Sanborn map.</p> <p>Alterations: It is non-contributing due to board and batten, permastone (base) cladding, having become a commercial property. The house was duplexed between 1891 and 1909.</p>	<p>None.</p>
<p><b>1699 Washington Street, Carson E. McElrath House, 1881:</b></p> <p>This is a contributing (231) two-story side gable frame house plan.</p>	<p>Horse dealer Carson McElrath built this house in 1881 (Dubuque <i>Herald</i>, January 1, 1881).</p> <p>Alterations: It is contributing despite it</p>	<p>Non-contributing (58 nc) garage.</p>

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frame house plan.	residing due to its narrow plan and the fact that it is unusual to find a small house plan on a corner parcel. The full-width hip roof given open porch is possible of recent vintage.	
<p><b>1715 Washington Street, John Sieg Cottage, 1869 (enlarged 1885-91):</b></p> <p>This is a contributing (232) two-story gable front brick house. It has an unusual frame hip roof full-length south end porch that reflects its fronting to 17<sup>th</sup> Street rather than to Washington Street. Shifted to the north edge of its parcel, this allowed for a substantial open yard to the south. The plan is unusual in that it presents its gable end to the east but the entrance is on the south side wall.</p>	<p>John Siege built a 1.5 story brick cottage that was expanded later (<i>Dubuque Herald</i>, , December 13, 1868; December 16, 1869; <i>Dubuque Times</i>, January 1, 1869).</p> <p>Alterations: A three-sided bay, now removed after 1962.</p>	Non-contributing ( <b>59 nc</b> ) garage.
<p><b>1725-1731-1737 Washington Street, pre-1884:</b></p> <p>This a contributing (233-235) two-story brick side gable triplex that is counted as three buildings due to split ownership.</p>	<p>This building is extant on the 1884 Sanborn map.</p> <p>Alterations: Its permastone cladding was applied around three porches facade and their removal has left their profiles on the façade above each door.</p>	None.
<p><b>1741 Washington Street, 1892-1908:</b></p> <p>This is a contributing (236) narrow 1.75-story frame gable front cottage plan. It is deemed to be contributing because it represents a vernacular cottage form that is best evidenced by the smaller upper sidewall windows that are tucked beneath its north eaves line. Another feature is the fact that the south eaves nearly touch the north wall of the building to the south.</p>	<p>This cottage first appears on the 1909 Sanborn map.</p> <p>Alterations: It was resided using a broad and early siding form and it gained a gable front entry porch after 1962.</p>	None.
<p><b>1753 Washington Street, vacant lot (paved with brick):</b></p>		None.
<p><b>1765-1767-1775-1777-1785-1787-1795 Washington Street, 1909:</b></p> <p>This is a contributing (237-243) seven-unit two-story brick row house plan that is counted as seven buildings due to split ownership. It is the district's largest multi-unit row house. given its unit count. Windows are paired and the parapet base is arcaded.</p>	<p>The block appears being "drawn from plans" on the 1909 Sanborn Map, replacing a frame factory complex.</p>	None.
<p><b>1798 Washington Street-Dubuque Casket Company/Boyes Auto Parts, pre-1884 (northern one-third) Assessor says 1892, post-1891, pre-1909</b></p>		None.

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<p><b>(middle section) Assessor says 1897+/-, and post-1909, pre-1936 (southern third):</b></p> <p>This is a contributing (not counted) building and being National Register listed (February 9, 2006) it is not counted as a newly added Register building as part of this district. This is a four-story brick factory block with basement.</p>		
<p><b>141-149 11th Street East , vacant lot:</b></p>		
<p><b>155 12<sup>th</sup> Street, 1892-08:</b></p> <p>This is a contributing (244) Classical Revival style two-story brick gable front house plan.</p>	<p>The house is first present on the 1909 Sanborn map.</p> <p>Alterations: None noted.</p>	<p>None.</p>
<p><b>125 13<sup>th</sup> Street East -vacant lot:</b></p>		<p>None.</p>
<p><b>129-131 13<sup>th</sup> Street East, Joe Plapp Quadplex, 1875:</b></p> <p>This is a contributing (245) two story brick gable front quadplex plan.</p>	<p>Joseph Plapp built this dwelling, in 1875. It appears on the 1884 Sanborn map (<i>Dubuque Herald</i>, October 31, 1875).</p> <p>Alterations: None noted.</p>	<p>None.</p>
<p><b>206-208-210-212 13<sup>th</sup> Street East, pre-1872:</b></p> <p>This is a contributing (246) two-story frame side gable quadplex plan.</p>	<p>The quadplex first appears on the 1872 lithograph of Dubuque and also on the 1884 Sanborn map.</p> <p>Alterations: While resided, and having lost two of its four entrances, the building has lost no porches and its early date and vernacular massing (a very narrow core and a shed roof single story rear addition or saltbox-like profile) remain apparent. The missing entrances are blank voids in the façade.</p>	<p>Contributing (247) garage.</p>
<p><b>195 14<sup>th</sup> Street East, Teamsters Local 421, 1981:</b></p> <p>This is a new non-contributing (60 nc) commercial building. There is a parking lot in front of the building.</p>		<p>None.</p>
<p><b>232-236-244-246 14<sup>th</sup> Street East, pre-1866:</b></p> <p>This is a contributing (248) two-story brick side gable quadplex plan. The core measures 50 feet by 26 feet.</p>	<p>The building appears on the 1866 lithograph of St. Mary Church and as two buildings on the 1872 lithograph of Dubuque. It is also shown on the 1884 Sanborn map.</p>	<p>None.</p>

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	Alterations: The east end suffered fire damage and its east wall is now metal covered and the interior is being repaired.	
<p><b>235-237 14<sup>th</sup> Street East, pre-1884:</b></p> <p>This is a contributing (249) two-story side frame gable duplex plan.</p>	<p>The duplex appears on the 1884 Sanborn map.</p> <p>Alterations: It has been re-sided but is contributing due to its structural hip roof porch retention (despite metal posts).</p>	<p>Non-contributing (61 nc) garage.</p>
<p><b>253-259 14<sup>th</sup> Street East, pre-1884:</b></p> <p>This is a contributing (250) two-story brick gable front duplex plan.</p>	<p>The duplex appears on the 1884 Sanborn map.</p>	<p>None.</p>
<p><b>55 15<sup>th</sup> Street, pre-1884:</b></p> <p>This is a contributing (251) Classical Revival style two-story frame side gable residence plan.</p>	<p>A shallower two-story rectangular plan with centered front porch, centered rear wing and a wrap-around porch on the back, is depicted on the 1884 Sanborn map.</p> <p>Alterations: In its original plan, the centered rear wing had a wrap-around porch (pre-1884-1936) and prior to 1962 the wing gained a floor and was extended to be flush with the core, gaining elongated and elevated half-sized windows.</p>	<p>None.</p>
<p><b>210/230 15<sup>th</sup> Street East, pre-1866:</b></p> <p>This is a contributing (252) two-story brick side gabled up/down duplex.</p>	<p>The duplex appears on the 1884 Sanborn map.</p> <p>Alterations: None noted.</p>	<p>None.</p>
<p><b>258 15<sup>th</sup> Street East, pre-1884:</b></p> <p>This is a contributing (253) two-story side gable brick residence. It started out as a shed roofed single story cottage, being doubled in height (core and a rear wing, also brick, 1892-1908) likely as a duplex with a rear wood stairway. The element of special interest is its east-end off street entrance in lieu of a front entry.</p>	<p>This cottage appears on the 1884 Sanborn map.</p> <p>Alterations: None noted.</p>	<p>None.</p>
<p><b>342-344 15<sup>th</sup> Street East, pre-1884:</b></p> <p>This is a contributing (254) two-story side gable duplex plan clad with faux polychrome brick siding.</p>	<p>This house appears as a single dwelling on the 1884 Sanborn map. It is duplexed by 1891.</p> <p>Alterations: The odd oversized "Tudor" style gabled canopy on metal supports postdates 1962, there being no porch historically.</p>	<p>Contributing (255) garage.</p>
<p><b>247-249 16<sup>th</sup> Street East, pre-1872:</b></p>	<p>This duplex appears on the 1872 lithograph</p>	<p>None.</p>

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<p>This is a contributing (256) two-story frame side gable duplex plan. It is a very early vernacular form comprising a narrow two-story core and a single story shed roof rear wing.</p>	<p>of Dubuque and on the 1884 Sanborn map.</p> <p>Alterations: The upper floor above the sill level is asbestos shingled. Lower end walls and the rear wing are permastone and the lower façade is newer metal siding.</p>	
<p><b>344 16<sup>th</sup> Street, pre-1872:</b></p> <p>This is a contributing (257) two-story frame vernacular side gable frame saltbox house plan, the only one found in the district. There is right-hand side hall entry.</p>	<p>This dwelling first appears on the 1872 lithograph of Dubuque and is on the 1884 Sanborn map as a duplex.</p> <p>Alterations: None noted.</p>	None.
<p><b>52-54 17<sup>th</sup> Street East, pre-1872:</b></p> <p>This is a contributing (258) two-story frame hip roof house plan. Likely originally an Italianate style duplex design, it is now completely permastone covered.</p>	<p>The duplex appears on the 1884 Sanborn map.</p> <p>Alterations: Permastone cladding. While this change took place within the district period of significance the point of interest is that every surface and every separate building received the same new cladding. The cladding included faux voissoir lintels, but stone sills were left in place.</p>	Contributing (259) tile garage.
<p><b>145 17<sup>th</sup> Street East, ca.1915:</b></p> <p>This is a contributing (260) two story brick foursquare plan. The, polychrome brick exterior is brownish/red in color.</p>	<p>This house first appears on the 1909/36 Sanborn map.</p> <p>Alterations: None noted.</p>	None.
<p><b>244 17<sup>th</sup> Street East, "Zion" German M. E. Church (parsonage), 1886:</b></p> <p>This is a contributing (261) two-story brick side gable parsonage plan. It is attached to the church to the west and its entry porch is set against the projecting east rear wall of the church. The side hall entry is on the right-hand side.</p>	<p>The church built this dwelling at 254 17<sup>th</sup> Street in 1886 (Dubuque <i>Herald</i>, January 1, 1887).</p> <p>It is separately enumerated given its functional separation from the church proper and because it was always separately addressed.</p> <p>Alterations: None noted.</p>	None.
<p><b>54 18<sup>th</sup> Street-W. H. Cushing's Livery, ca.1889</b></p> <p>This is a non-contributing (60 nc) brick two-story warehouse. An early livery building is the core but the exterior is completely altered.</p>	<p>This building first appears on the 1892 Sanborn map.</p> <p>Alterations: Iron posts replaced wood posts between 1932-62.</p>	None.
<p><b>260 18<sup>th</sup> Street East, Dubuque Clamp Works-Schmid Manufacturing Company, 1892-1908:</b></p>	<p>This building first appears on the 1909 Sanborn map.</p> <p>Alterations: The building originally had a</p>	None.

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Address, Historical Name, Date, Evaluation	Historical Data and Alterations	Secondary Buildings
This is a contributing (262) two-story rusticated concrete block parapet front factory plan, one of the better such examples in the city in terms of its scale and massing. Of particular interest is the deeply recessed raised entry vestibule.	matching rear single-story wing but this has been largely rebuilt with regular concrete block.	
<b>Property Counts: Contributing buildings=262</b> <b>Non-Contributing buildings=61</b> <b>Non-Contributing structures=2</b>		

District Alterations:

The district has suffered a small number of demolitions since it was formally identified and documented in 2003. The majority of these losses (three buildings) were on the numbered side streets. The west side of White Street, beginning half way between 14<sup>th</sup> and 15<sup>th</sup> streets, has been almost completely cleared away due to the construction of the new Prescott Elementary School. The southeast corner of 20<sup>th</sup> and Jackson streets lost several buildings for the construction of a filling station. Within the district the most notable loss were the brick buildings at 1364 and 1368 White Street. These removals in conjunction with newer buildings to the south, leave a gap along the east side of White Street. Several church parking lots have also removed buildings on Jackson and White streets north of 17<sup>th</sup> Street but these are not recent losses. A single building at 1753 Washington Street was also recently demolished. Collectively these losses mostly impact the southwest corner of the district. One alteration dating to the 1990s was the construction of two traffic circles along Washington Street, created to impede through-truck traffic. One of these was just transformed into an artistic painted plaza.

Integrity Evaluation:

The overall historical integrity of this district is very good and the district retains all seven aspects of historical integrity. This large predominantly residential district has survived largely intact, along with its associated churches and a range of storefronts. Given the small number of side street buildings, it has a north/south oriented patterning with tightly packed buildings. The level of integrity is directly reflected in the very low number of non-contributing buildings in the district. There are very few instances where historic buildings have been greatly altered or covered over. The methodology for determining contributing status within the district is given at the beginning of the building inventory. In summary however, the vast majority of district buildings retain their fenestration patterns, their massings, their ground level integrity and their exterior materials. The only exception to the last point are the frame residences, that have been reclad but in such a manner as to not obscure fenestration, ornament or massing. The core of the district is the predominance of brick buildings.

Integrity of location is vested in the level terrace setting of the district and particularly in its association with industrial buildings to the south, former wetlands to the east, and the Eagle Point Peninsula with its major east/west running roads. Historically the traveler couldn't go very far east using a numbered street given the proximity of the Mississippi River floodplain. Today with filling and the re-working of 16<sup>th</sup> Street, there is at least one direct route east from within the district.

Integrity of design is embodied in the surviving original plat with rectangular blocks, each with a north/south running alleyway centered upon it, that orient north/south with their longer dimensions. The East Dubuque plan employed narrower lots to the east of Jackson Street, while the original town plat, with larger numbered city lots, applies to the west half of the district. Design is also vested in the buildings, individually and collectively. The latter are low in profile, being mostly two-stories in height with a predominance of brick construction. Landmark buildings, churches and their spires and particular, project above the district. Most buildings are advanced on their lots with minimal porch space and side yards, let alone front



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yards are few in number. The district is predominantly vernacular in type, materials and plan, all built in substantial form reflective of a German speaking association.

Setting is retained with the same characteristics previously referenced, topography, plat, architecture and also important, an intact tree canopy. Porches are important to setting in that they connect building interiors and the outside world and the district retains a surprising proportion of early porches as well as a good number of restored porches.

Materials favor brick construction, which remains visible, unlike re-clad frame buildings. Stone foundations, porch materials and wood cornices represent this aspect. Of particular note is the range of window arch/lintel treatments and their various materials, stone, cast stone, cast iron and brick. A number of very early storefronts exhibit solid stone lintels and cast iron columns, representing some of the city's earliest examples of this building type.

Workmanship is most notably vested in brick and stonework, ornamentation, some original chimney profiles, porch detailing, cast iron work and in undocumented interior features (trim work, fireplaces, metal ceilings).

Feeling is strongly represented by the district. This is one of the largest Dubuque residential districts but one that also hosts a large number of early churches (including many non-Catholic) and a scattering of more substantial institutional and commercial/industrial buildings. Cumulatively the scale and character of the district conveys a palpable sense of time and place.

Integrity of association is mostly the district's "back bay" function as part of the early city development. While proximate to the north downtown along upper Central Avenue, it was principally residential in land use but a host of churches, and church halls made this part of Dubuque a destination point for most residents. It was the closest residential neighborhood relative to the nearby mill-working district to the south and it had the advantage of being a key part of the "walking city" despite the provision of public transit.

### Future District Plans:

There are no large-scale municipal plans for this district apart from a general expectation that this National Register listing will foster neighborhood identity and community and will protect the district properties from demolition. It is also hoped that property owners will avail themselves of the Iowa State historic rehabilitation tax credit program.

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8. Historical Significance:

Architects List, Continued:

Heer & Naescher  
Keenan, John  
Mullany, John  
Naescher, Edward

The Washington Street Historic District is recommended as being National Register of Historic Places eligible on the basis of its architectural significance (Criterion C) and its historical significance (Criterion A, Community Planning and Development). The architectural significance rests collectively on the fact that district developed substantially and solidly and was largely full built up at an early date compared to other extant Dubuque historic neighborhoods. This is the only substantial surviving vestige (apart from portions of the Cathedral and Jackson Park residential districts) of the original residential section of the city. The district represents the dominance of vernacular, and in a very high proportion brick types. The district contains all of the earliest surviving Protestant church buildings and its overlay with the St. Mary's Catholic Parish is the only such contrasting combination of these contrasting religious faiths. The sheer scale of the district speaks to the function of a "walking city" set in immediate proximity to the city's industrial plants. The vast majority of the district buildings pre-date 1891 and a great many date to the years 1855-1870 (the earliest documented dating to 1866). The buildings include a very high proportion of brick buildings (unlike the more distant neighborhoods to the north and northeast, Couler Valley and Eagle Point) and there is a much higher state of physical integrity, with minimal new intrusive construction. The district is also architecturally significant due to the large number of significant church edifices and related religious buildings, including a good number of Protestant churches. Most notable of these is St. Mary Roman Catholic Church (1864-66). Academic residential styles are also well represented, with a strong Second Empire presence along White and Jackson streets.

The district is significant historically for its association with the early German speaking population of Dubuque. This linkage is best illustrated by the clustering of the several coffin-making factories around the district to the northeast and east, but also its proximity to the railroad yards and the woodworking district to the southeast. The presence of a number of the city's earliest protestant churches attests to the early history of those important institutions. The district also contains a good number of important retail business buildings and these interpret the nexus of small-scale commercial activities within residential neighborhoods. The period of significance is 1866-1965. The beginning date being the earliest documented building, the ending date being the 50-year National Register program standard for determining historical significance.

This district is nominated in association with the multiple property document "Dubuque—The Key City: The Architectural and Historical Resources of Dubuque, Iowa, 1837-1955." That document defines a range of historical contexts (pages E9-175), a range of Dubuque styles (pages F-176-268), and further defines a residential historic district as an eligible property type. This district is recommended as being National Register eligible as a residential district under the following five contexts, 1859-1955. These contexts are:

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

The architectural significance of the district embraces a good number of very early and very well preserved houses, as well as the turn-of-the century and early 20<sup>th</sup> century house designs that comprise the majority of its houses.

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The multiple property document defines a range of individual property types including the residential type, the multiple-family residential type, as well as the residential district property type (pages F-259-302). Registration requirements are established for each of these property types. The following requirements are set for the district property type:

- Residential, Commercial, Industrial District properties must be directly associated with the City of Dubuque, 1833 to present.
- Residential, Commercial, Industrial District properties must have a direct and significant association with one or more of the established historical contexts which are defined in this document.
- Residential, Commercial, Industrial District properties Individual institutional properties eligible under Criterion A must retain the integrity aspects of location, design and the cumulative aspects of feeling and association. The property has to be in its original location, and its original design must be visually apparent, unobstructed by additions or alterations. The integrity aspects of setting, materials and workmanship are expected to have changed the most, and their substantial loss does not disqualify eligibility.
- Residential, Commercial, Industrial District properties eligible under Criterion B are eligible if they retain the same integrity aspects required for Criterion A. The aspects of workmanship and materials must at least be minimally reflected in the visible façade.
- Residential, Commercial, Industrial District properties eligible under Criterion C must represent a significant style, type, period or method of construction. Rarity of example is a justified reason for significance if the property represents a once common type now rarely found. Many Dubuque properties will warrant state or national levels of significance because they combine architectural significance with rarity. Significance is possessed if the property represents and interprets the working career of a notable artist, architect, engineer or landscape architect and explains how that individual contributed to their respective fields. A property is significant if it possesses high artistic qualities, which characterize the architectural heritage of Dubuque.
- Residential, Commercial, Industrial District properties are eligible under Criterion D if they possess the potential to yield information through archeological treatment. For subsurface remains of buildings, structures or objects, it is expected that the integrity aspects of materials, workmanship, and the cumulative aspects of feeling and association are sufficiently retained so that the property is recognizable and qualifies to yield information. For the subsurface remains of dumps, sinks, or other cultural debris, it is necessary that the deposits be relatively intact and undisturbed. The individual nomination form must identify key research questions to be answered and must explain how the information yielded from the property will shed light on these questions.

The document specifically recommends the Washington Area Residential Historic District as being National Register eligible. Finally the document identifies the following district buildings as being distinctive examples of Dubuque's historic architecture.

Italianate Style: St. John's Lutheran Church, 1294 White Street  
Italianate Style: St. Matthew's Lutheran Church, 1780 White Street  
Gothic Revival Style: St. Mary's Catholic Church, 1584 White Street  
Second Empire Style: Hollenfelz House (NRHP), 1651 White Street  
Classical Revival Style: Hafner Block, 1365 Jackson Street

### District Historical Development:

The 1866 lithograph (Figure 2) documents the early development of the area and clearly shows that building activity clustered along White and Jackson streets. Washington Street in fact terminated at 14<sup>th</sup> Street. Buildings east of Jackson appear to be mostly of frame construction. The dominant presence is St. Mary Roman Catholic Church, known early on as the

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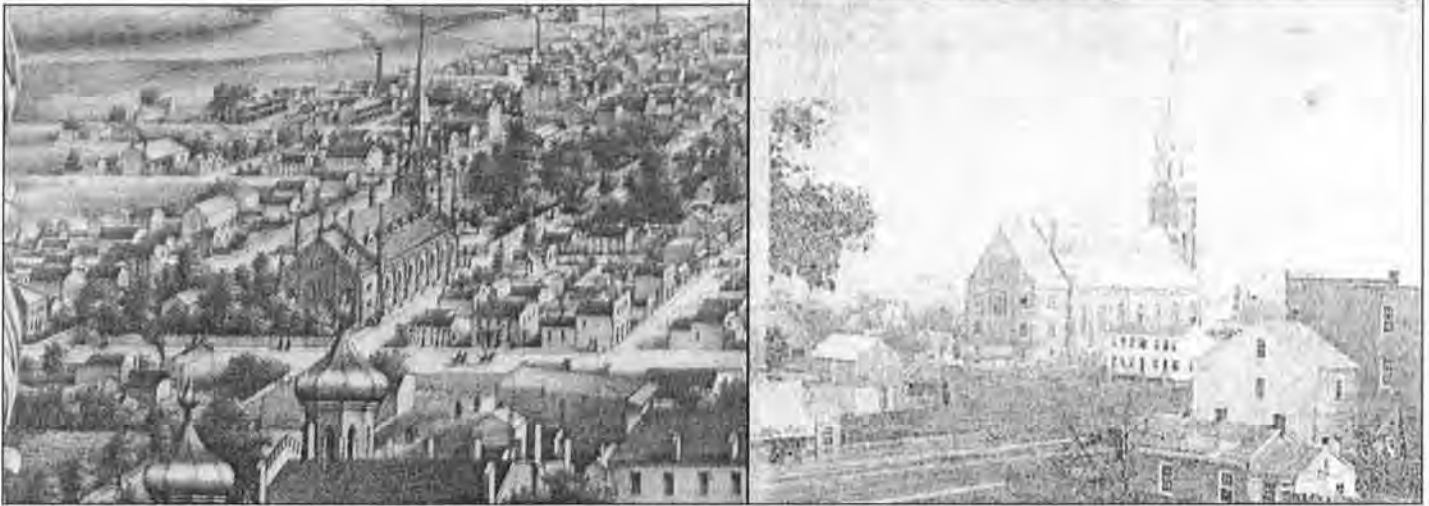
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“German” Catholic Church in the city. It was built 1864-66 and likely was a major influence in pushing the development of this upper end of the old city. The German emigrant influx after the Civil War provided a population base to fuel that growth.



Figures 2-3: [left] Detail, 1866 Lithographic detail, looking at St. Mary's (center) (City of Dubuque, 1866), [right] c.1868 photo of St. Mary, from west of Central, view southeast (State Historical Society of Iowa, Photograph, Iowa City, Dubuque Photographs)

By 1872 development had shifted eastward to include both sides of Washington Street, but Elm Street was largely undeveloped above 14<sup>th</sup> Street. There was just one major industry in the area, the Dubuque Furniture and Burial Case factory at 18<sup>th</sup> and Washington. The railroad lines to the east formed a buffer between this neighborhood and a developing one to the east that centered on Maple between 14<sup>th</sup> and 17<sup>th</sup> streets.



Figure 4: St. Mary's, view northeast, photograph by Samuel Root, c.1870  
Note the numerous stepped end gables visible in the image.  
(State Historical Society of Iowa, Photograph, Iowa City, Dubuque Photographs)

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Eighteenth Street had some importance as an east/west link to the rail yards to the east. By 1884 a hotel (18<sup>th</sup> and Washington), the aforementioned factory and a flourmill were all located along that street. A developing industrial sector was emerging along Elm Street between East 11th and 19<sup>th</sup> streets. Two factories, including the Iowa Coffin Company, were east of this district.

City directories give an approximation of the number of commercial properties that were in operation (this is based on listings which appeared in the separate business section of each directory, a list that included the more prominent businesses).

Directory/ Sanborn	White	Jackson	Washington	Total
1859	1	1	0	2
1865	1	2	0	3
1870	8	4	2	14
1875	7	5	2	14
1880	6	7	2	15
1883	10	10	7	26
1884 Sanborn	10	12	6	26
1890	17	15	13	45
1891 Sanborn	6	7	6	19
1899	8	13	12	33
1909	5	10	7	22



Figure 5: View southeast from Seminary Hill, c.1880 with St. Mary's Church to the left (State Historical Society of Iowa, Iowa City, Photographs, Dubuque)

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From the start, Washington Street lagged behind White and Jackson streets and didn't catch up until 1890. White dominated Jackson as well until 1880. The commercial activities covered a broad range and went well beyond corner groceries and saloons. At the peak of activity in 1890, there were just eight groceries in operation and six saloons. Small manufactures included blacksmiths, cigar makers, carpet weavers, dressmakers, cobbler, cooper, church furniture makers, express men, insurance dealers, music teachers, engravers, marble cutters, wagon maker, and a stone yard. Large-scale factories were at each end of Washington Street. Service businesses included a chimney sweep, livery, boarding house, hotel, baker and confectioner. Retail businesses included single instances of stove seller, notions (several), meats, books and stationery, drug store, feed warehouses (several), billiard hall, and dry goods. A good number of contractor/builders resided and worked from the district, eight in 1890. One non-commercial service, that is included in this tally, is a sub-police station that was in operation at 13<sup>th</sup> and Washington streets.

It is interesting to note the close correlation between the directory listings and Sanborn maps for 1883 and 1884 respectively. This is not the case in comparing 1890 directory and the 1891 Sanborn data. Clearly there were several periods of increase in commercial activity, notably 1870, the early 1880s, and the late 1890s. The tally for businesses drops abruptly as of 1891 but recovers at the turn of the century.

The 1889 birds eye view indicates that housing had advanced to the west side of Elm Street and the line of factories was already well developed. Coffin factories were at 12<sup>th</sup> and Elm, and 18<sup>th</sup> and Washington, a flourmill was at 18<sup>th</sup> and Pine, and an icehouse was at 14<sup>th</sup> and Pine. By 1909 there were factories at 18<sup>th</sup> and Washington (Schmid and the Dubuque Casket Company), 18<sup>th</sup> and Elm (Dubuque Altar Manufacturing and the flour mill), 17<sup>th</sup> and Elm (Metz Manufacturing), and 16<sup>th</sup> and Elm (Iowa Coffin Company). From the south the main industrial area was steadily advancing, displacing housing and less-intensive land uses. By 1909 the solid factory district's north boundary was 11th Street East.



Figure 6: 1889 panoramic view north portion of the district (Perspective May of the City of Dubuque, Iowa, 1889)

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Figure 7: c.1880s view north along east side of White Street from 12<sup>th</sup> Street  
(Center for Dubuque History, Loras College)



Figure 8: Detail, 1957 overview, view east, White and Jackson streets, 10<sup>th</sup> to 12<sup>th</sup> streets (the district boundary starts lower center)  
(Center for Dubuque History, Loras College)

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Figure 9: John Vachon photo, 15<sup>th</sup> and White, view northwest, April 1940  
55 East 15<sup>th</sup> Street (left) and 1539 White Street (left of center) are visible at left  
(Library of Congress, American Memory Collection)

Dubuque's Coffin Making Industry:

The Dubuque Casket Company, which was located in the district and is one of the key buildings in the district, was the second Dubuque casket company, a predecessor firm, the Dubuque Furniture and Burial Case Company, was on this same site (and across the street to the west) and was established in 1877, and another, the Iowa Coffin Company, located just two blocks to the southeast at Elm and 15<sup>th</sup> streets, was established in 1880 and incorporated in 1882. By 1911 it apparently the largest coffin-making firm, being capitalized at \$350,000 with 140 employees. A third firm, apparently the Hawkeye Casket Company, was organized in 1905 and remained in operation as late as 1924. It occupied the former Key City Furniture Company plant at 11th Street East and Elm streets. The initial Dubuque Casket Company building dated to 1895 and cost \$7,000 to construct. It was described as a four-story building. A \$12,000 addition was built 1904-05, and this was followed by a \$60,000 addition built in 1919. Comparison of the 1903 photo shown above indicates that this last-named addition nearly doubled the building frontage to the south (Dubuque *Herald*, January 23, 1896; Dubuque *Telegraph Herald*, March 19, 1905, December 22, 1919; *Greater Dubuque*, 1911, p. 17).

For whatever reason, all of these companies located in this same part of the city, arrayed in an arc that ran from Elm and 16<sup>th</sup> to 18<sup>th</sup> streets east and Washington Street. Supplementing the coffin making firms were Schmid Manufacturing Company (also 18<sup>th</sup> Street East and Washington Street, another key surviving district industrial plant), which produced casket hardware, and the Dubuque Altar Manufacturing Company.

The Dubuque Furniture and Burial Case Company established this trend and by 1880, had in just three years grown from "a comparatively small beginning it was grown into proportions that place it beside the largest establishments of the kind in the West." The firm had a retail storefront for its extensive furniture line at 584 Main Street. It was one of a number of large



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municipal furniture makers but it also made a specialty of its coffin manufacturing, in which it did “a very heavy trade.” The company was established February 1, 1877 with a capitalization of just \$16,000. By 1880 it employed 50 workers. Its board of directors was comprised by John Hartman, Henry Huber and A. Koester (Dubuque *Telegraph Herald*, October 19, 1933).



Figures 10-11: [left] Dubuque Casket Company, c.1911, view southeast (Towards A Greater Dubuque), [right] current view (Dubuque County Assessor, 2015)

The Dubuque Casket Company was established in 1892 and its initial officers were F. A. Belier, president, J. K. Deming (local bank president), vice president, and A. C. Gasser, secretary-treasurer. The *Enterprise* noted, “...its plant, at Washington and Eighteenth streets, is one of the very largest manufacturing establishments in the city. It is devoted to the manufacture of caskets, robes, linings and other accessories and to a general jobbing business in funeral directors’ supplies, such as chemicals, instruments, and everything used by undertakers.” By 1911 it was capitalized at \$100,000 and employed 15 salesmen. Its annual products were valued at \$300,000. The plant was an exception in that it owned its own lumberyard. It was the first concern “west of the Mississippi) to make its own burial robes and coffin liners, and was a pioneer firm in those areas. Its market area included North and South Dakota, Iowa, Illinois, Wisconsin, Missouri, Nebraska, and Wyoming (*Enterprise*, c.1902; Greater Dubuque, 1911, pp. 17, 51).

The 1884 Sanborn Map places the Dubuque Furniture and Burial Case Company in three buildings on both sides of 18<sup>th</sup> and Washington. Hamlin & Wagner built a three-story cabinet factory on one of the corners in 1871 and this might have been one and the same as Peter Klaur’s three-story cornice works that stood on the southeast corner of Washington and 18<sup>th</sup> streets as of 1891. It is possible that that building is incorporated into the present building. A disastrous fire struck the Dubuque Furniture and Burial Case complex in early 1883, this could have involved the buildings on either side of 18<sup>th</sup> and might have left the one on this corner untouched (Dubuque *Tribune*, December 12, 1871; Dubuque *Herald*, December 17, 1871; April 29, 1883). The three-story building remained as of 1891, and the present complex is shown on the 1909/36 map, by which time all of the building had been raised to four stories. A small loading dock was then present on the southeast corner. It remained through 1962 and the present south addition post-dates that date. Directories list the company here through 1952.

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Figure 12: Aerial view to the north, c.1949  
(Center for Dubuque History, Loras College)

This aerial view nicely documents the row of coffin making firms, which were north and east of the district. In the foreground from left to right can be seen the Dubuque Casket Company, Dubuque Alter Manufacturing Company (above Dubuque Casket), Metz Manufacturing, and Iowa Coffin Company. The Casino and St. Mary's church complex are visible in the left foreground.

Churches in the district:

As noted previously, St. Mary Roman Catholic Church was the largest church in the district, dating to 1864-66 and it would develop an entire school and religious complex, adding a rectory, sisters' residence, parochial school, and after 1900, a major recreational center, the Casino, just to the north of the church's square. It wasn't the first to move to this area, St. John's Lutheran Church, credited with being the mother church of all city Lutheran churches, was located at 1276 White as of 1855. The present church dates to 1885. Zion Lutheran Church, which dates to 1873, was built at 1698 Jackson and is one of the city's oldest surviving smaller church designs. Immanuel Lutheran Church, located at 1795 Jackson, was established there in 1878, its current building, greatly altered, dates to 1887-88. St. Matthews Lutheran Church, at 1772 White, dates to 1908 and was the last church congregation to locate within the neighborhood. St. Johns also operated a parochial school.

District Historical Building Photographs:

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Figure 13: Peter B. Hoffman's Grocery, view southeast, 1188-98 White  
(Center For Dubuque History, Loras College, Photo Hoffman #01530)



Figures 15-15: [left] Schmid Manufacturing Company/Dubuque Clamp Works, 260 18<sup>th</sup> Street (Towards A Greater Dubuque, p. 65), [right] current view (Dubuque County Assessor, 2015)

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[A broader range of resources are identified in the MPDF].

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Washington Residential Historic District  
Iowa

Dubuque County,

### Bibliography, Continued:

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### **Photographs:**

Dubuque County Historical Society  
Center for Dubuque History, Loras College, Dubuque

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Washington Residential Historic District

Dubuque County, Iowa

10. Geographical Data:

Additional UTM:

5. 691530 4708530

Verbal Boundary Description:

The southwest corner of the district is centered at the intersection of East 11<sup>th</sup> and White Streets. The boundary follows White Street north to 1467 White Street, on the west side of the street, where it runs west to the west line of City Block 432, from which point it continues northwards to East 18<sup>th</sup> Street. The boundary then runs easterly to the southwest corner of City Block 490, where the boundary turns northward and continues to East 20<sup>th</sup> Street. The boundary turns easterly along that street to Jackson Street, where it turns southerly to the north boundary line of 1940 Jackson Street. The boundary turns eastwardly along that line continuing to the alley that is the east boundary line of said address. It continues south to East 18<sup>th</sup> Street where it turns easterly along said street, continuing to the alley that forms the east boundary of the former Dubuque Casket Company at 1789 Washington Street. The boundary turn southward along said alleyway continuing to East 14<sup>th</sup> Street. There it turns westerly along that street to Washington Street. Turning southward on that street the boundary runs to East 13<sup>th</sup> Street where it turns westerly continuing to the alleyway that parallels Washington Street to the west. Following that alleyway it runs southward to East 12<sup>th</sup> Street. There it continues westwardly to the alleyway that forms the east boundary of City Lot 480. The boundary runs southwardly along said alleyway to East 11<sup>th</sup> Street where it turns west and continues to the point of beginning.

Boundary Justification:

This 35-block district includes the entire residential neighborhood as it developed historically. It excludes lesser historical residences along Elm Street to the west and a range of lost buildings to the south. The west boundary is now defined by larger-scale demolition, although that excluded area combined commercial and residential buildings. The northern boundary remains contiguous to other residential blocks but the boundary is based on the inclusion of the same architectural and historical mix found in the district as a whole.

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Washington Residential Historic District

Dubuque County, Iowa

Maps:

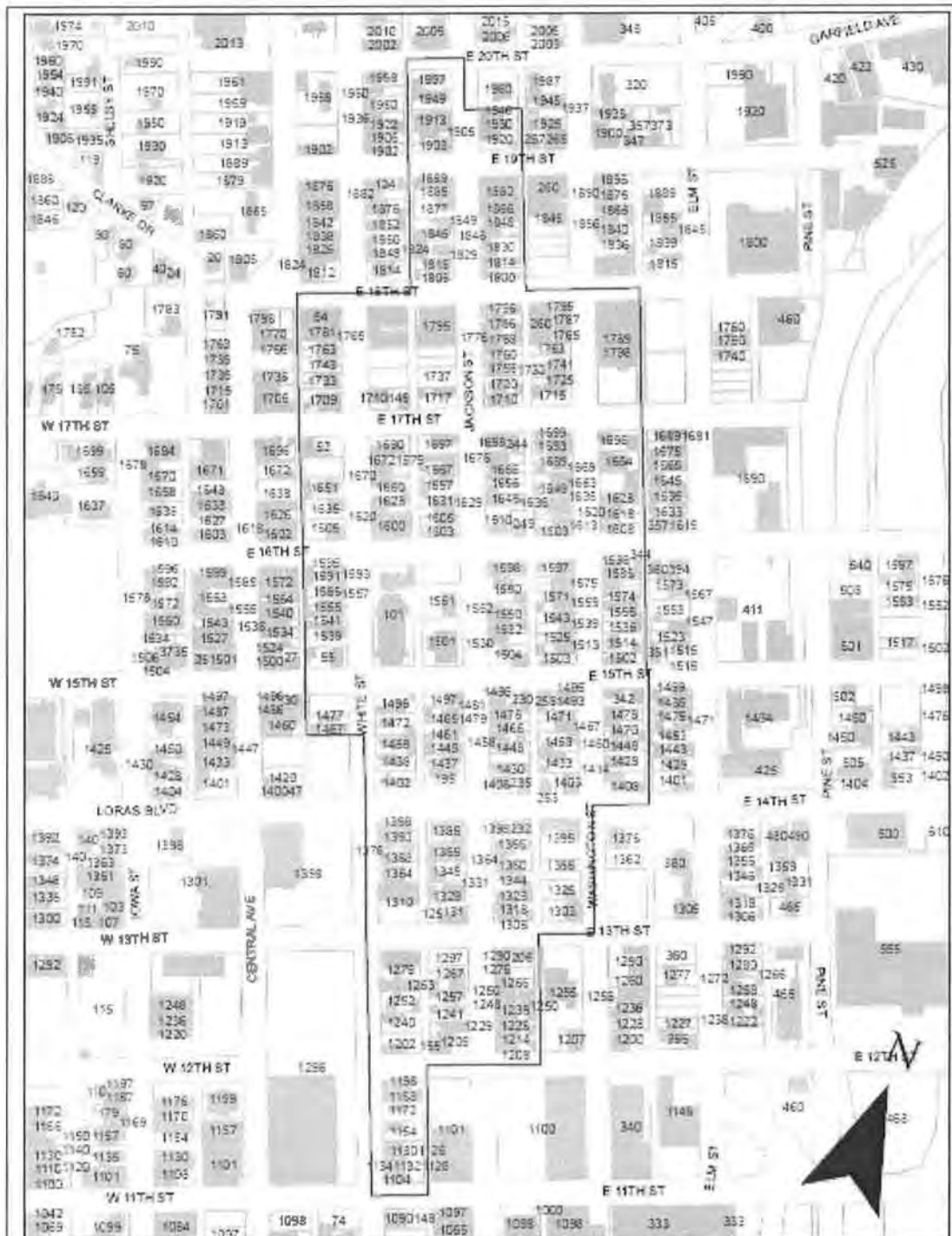


Figure 16: Historic District Map (City of Dubuque, 2014)



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Washington Residential Historic District

Dubuque County, Iowa

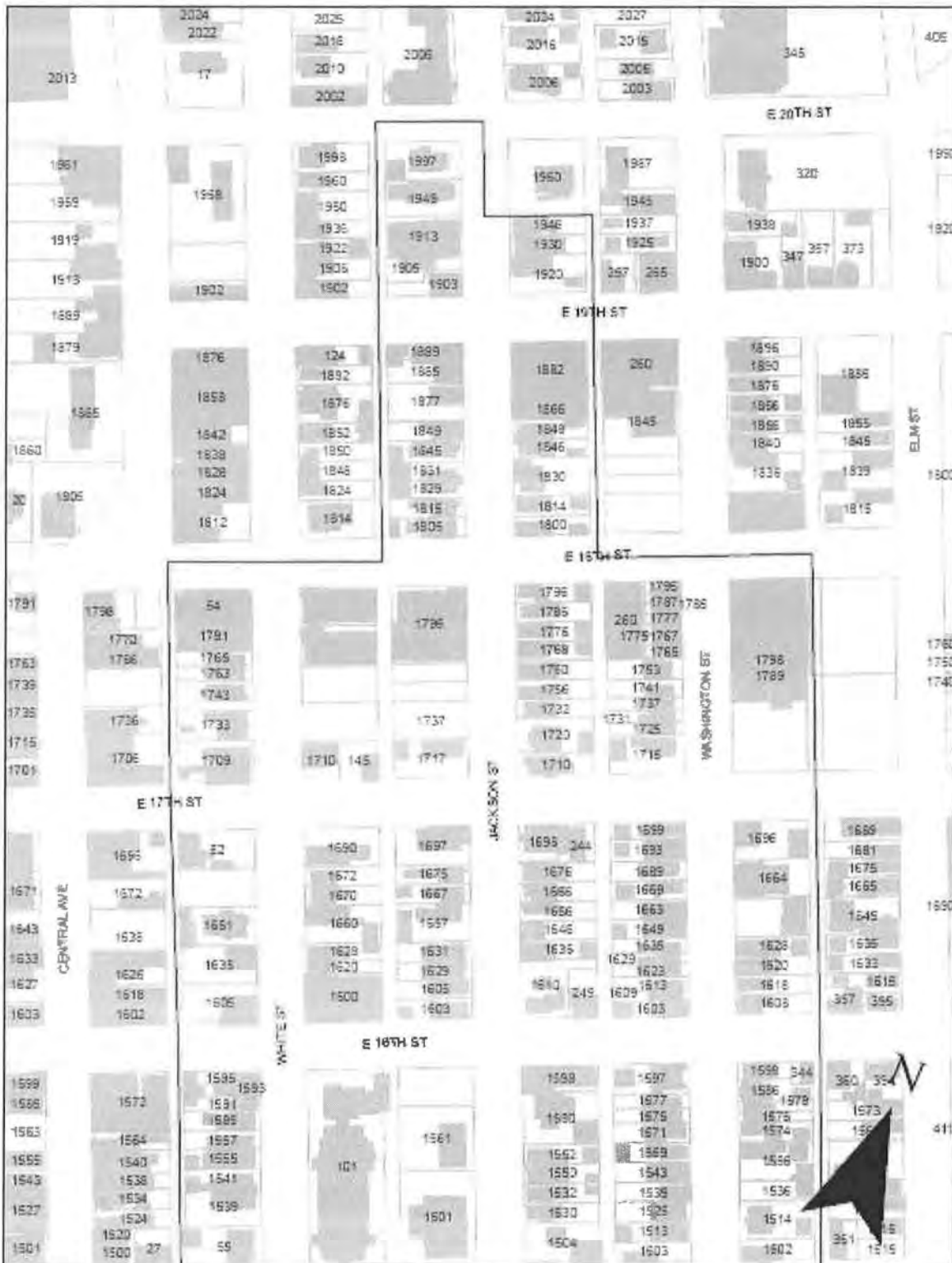


Figure 16a: North half of the Historic District Map (City of Dubuque, 2014)

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Washington Residential Historic District

Dubuque County, Iowa

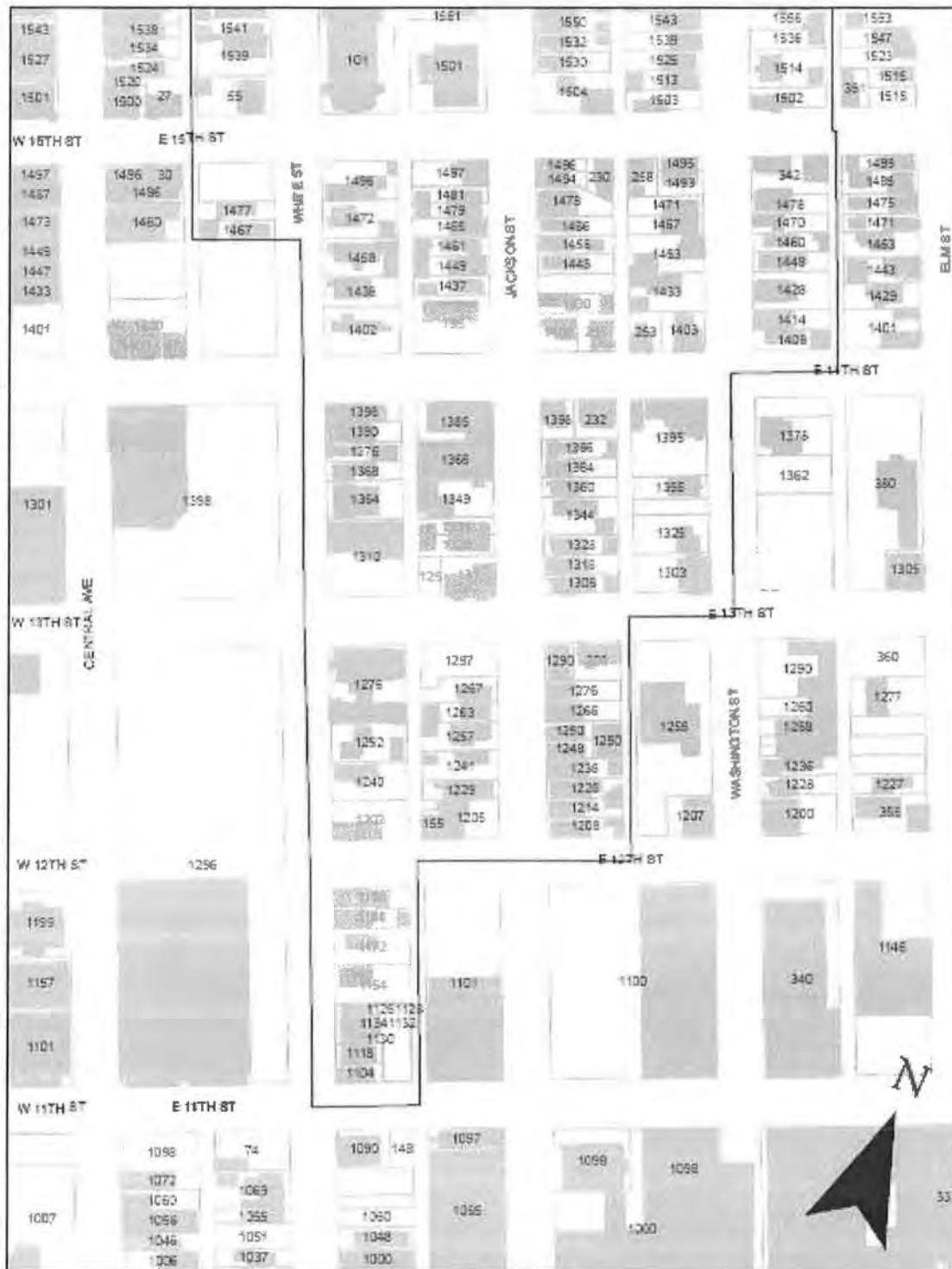


Figure 16b: South half of the Historic District Map (City of Dubuque, 2014)

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Washington Residential Historic District

Dubuque County, Iowa

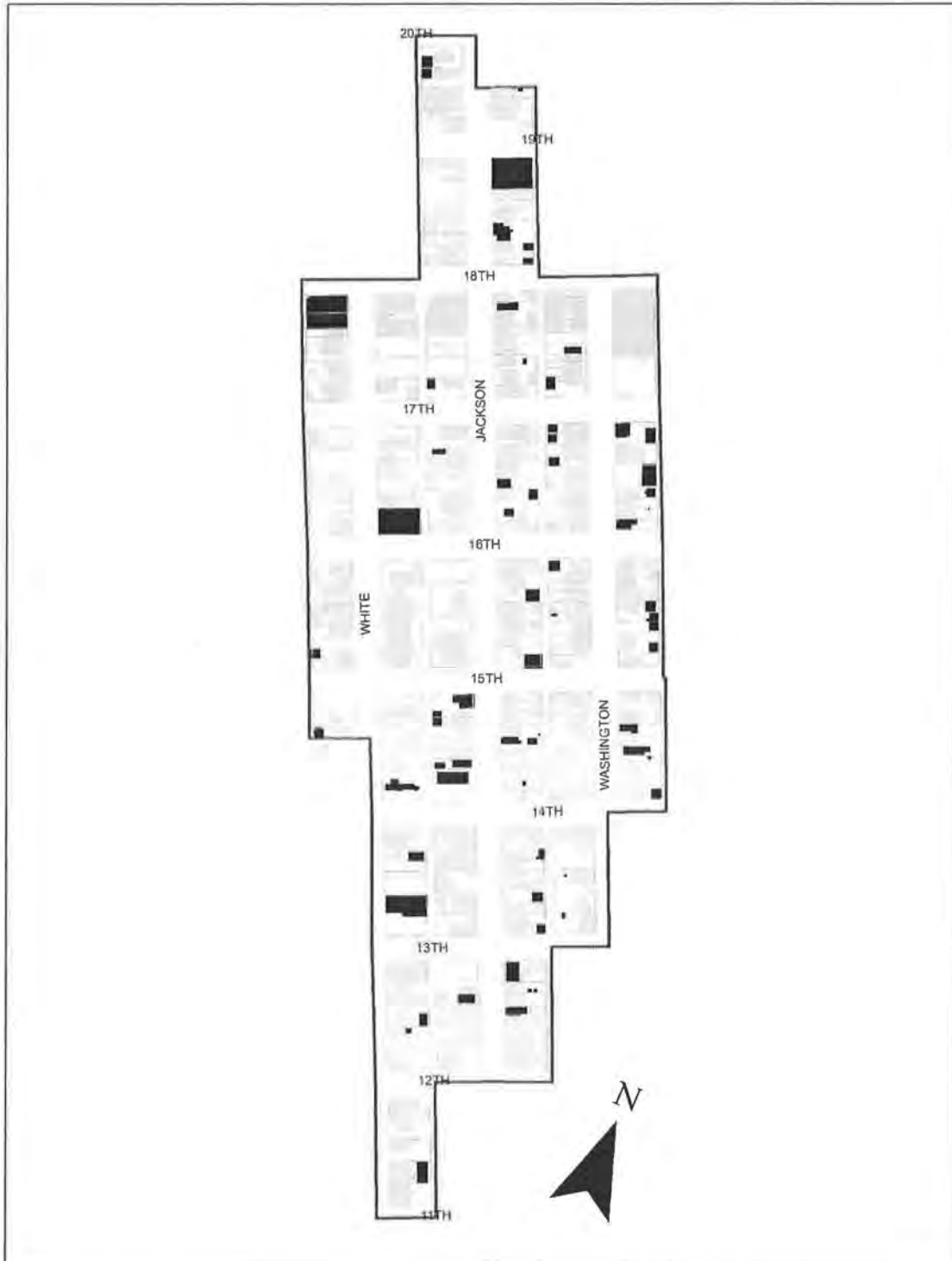


Figure 17: Historic District Contributing/Non-contributing Building Map (City of Dubuque, March 2015)  
Key: Non-contributing buildings are shaded black

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Washington Residential Historic District

Dubuque County, Iowa

Photographs:

Name of Photographer: James E. Jacobsen

Film Type: Ilford 100ASA

Date of Photographs: November 19, 2014

Location of Original Negatives: City of Dubuque, Planning Department

Description of views:

1. White Street, east side, looking northeast from East 11th Street
2. White Street, east side, looking northeast from 12<sup>th</sup> Street East
3. White Street, east side, looking northeast from 13<sup>th</sup> Street East
4. White Street, east side, looking northeast from 14<sup>th</sup> Street East
5. White Street, west side, looking southwest from 15<sup>th</sup> Street East
6. White Street, west side, looking southwest from 15<sup>th</sup> Street East
7. 15<sup>th</sup> Street and White Street, east side, looking northeast from 15<sup>th</sup> Street East, west of White Street
8. White Street, west side, looking southwest from 17<sup>th</sup> Street East
9. White Street, west side, looking southwest from 17<sup>th</sup> Street East
10. White Street, west side, looking northwest from 17<sup>th</sup> Street East
11. 17<sup>th</sup> Street, north side, looking northeast from White Street
12. White Street, east side, looking northeast from point north of 17<sup>th</sup> Street East
13. Jackson Street, east side, looking northeast from 19<sup>th</sup> Street East
14. Jackson Street, west side, looking northwest from 19<sup>th</sup> Street East
15. Jackson Street, west side, looking northwest from 18<sup>th</sup> Street East
16. Jackson Street, east side, looking northeast from 18<sup>th</sup> Street East
17. Jackson Street, west side, looking southwest from 18<sup>th</sup> Street East
18. Jackson Street, east side, looking southeast from 18<sup>th</sup> Street East
19. Jackson Street, east side, looking northeast from point north of 17<sup>th</sup> Street East
20. Jackson Street, west side, looking southwest from 17<sup>th</sup> Street East
21. Jackson Street, east side, looking southeast from 16<sup>th</sup> Street East
22. Jackson Street, west side, looking southwest from 16<sup>th</sup> Street East
23. Jackson Street, east side, looking northeast from 15<sup>th</sup> Street East
24. 15<sup>th</sup> Street, looking southeast from Jackson Street
25. Jackson Street, east side, looking southeast from 15<sup>th</sup> Street East
26. 16. Jackson Street, west side, looking southwest from 15<sup>th</sup> Street East
27. Jackson Street, west side, looking southwest from 14<sup>th</sup> Street East
28. 14<sup>th</sup> Street looking east from west of Jackson Street
29. Jackson Street, east side, looking southeast from a point south of 14<sup>th</sup> Street East
30. Jackson Street, east side, looking southeast from 13<sup>th</sup> Street East
31. Jackson Street, west side, looking southwest from 13<sup>th</sup> Street East
32. Washington Street, west side, looking northwest from 13<sup>th</sup> Street East
33. Washington Street, west side, looking northeast from 14<sup>th</sup> Street East
34. Washington Street, east side, looking northeast from 14<sup>th</sup> Street East
35. Washington Street, west side, looking northwest from 15<sup>th</sup> Street East
36. Washington Street, east side, looking northeast from 15<sup>th</sup> Street East
37. Washington Street, west side, looking northwest from 16<sup>th</sup> Street East
38. Washington Street, east side, looking northeast from 16<sup>th</sup> Street East
39. Washington Street, west side, looking northwest from 17<sup>th</sup> Street East
40. Washington Street, east side, looking northeast from 17<sup>th</sup> Street East

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Dubuque County, Iowa

41. 18<sup>th</sup> Street, south side, looking west from east of Washington Street East

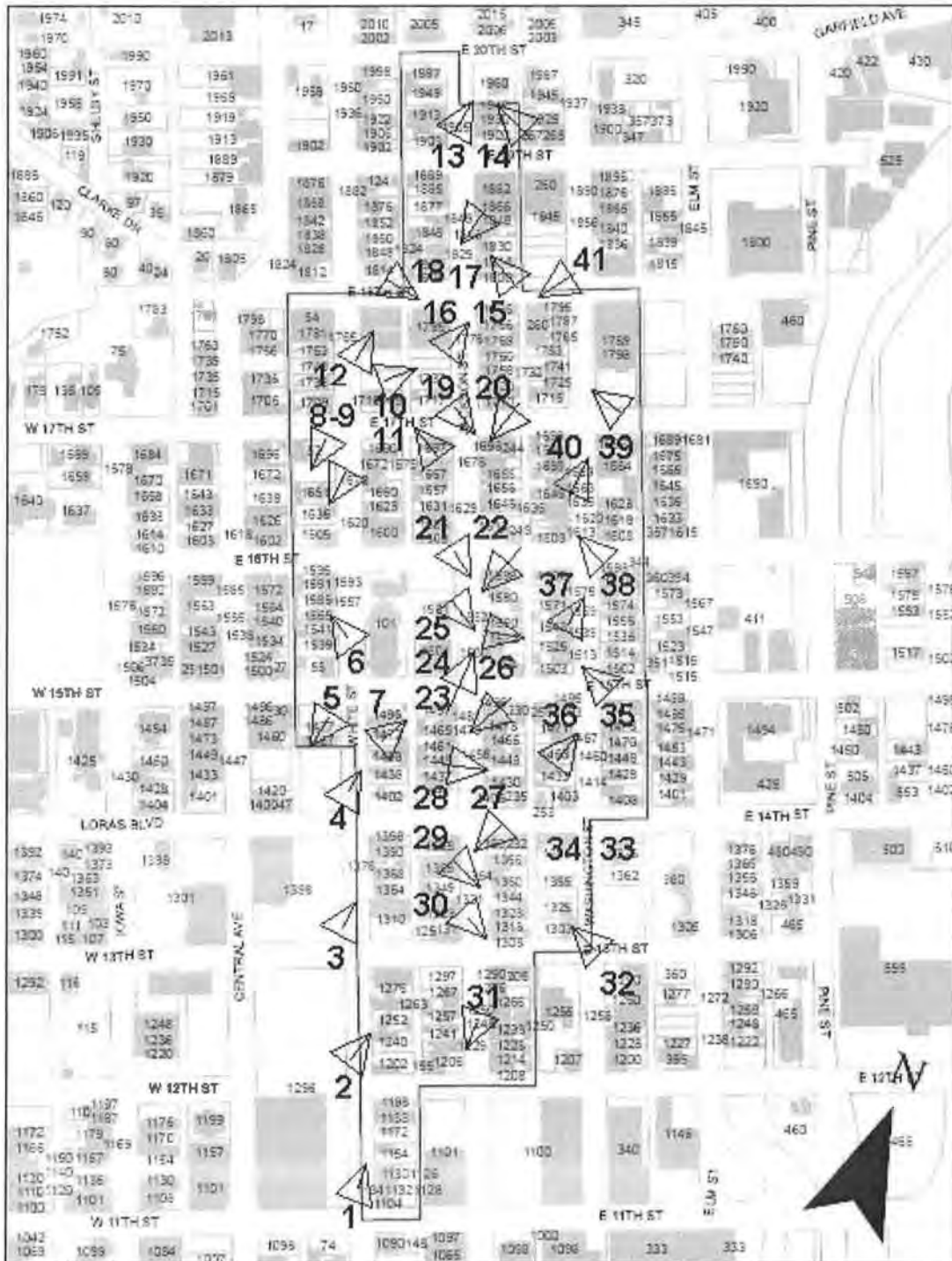


Figure 18: District photo location map (Jacobsen, 2014 on City of Dubuque base map, 2014)

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National Park Service  
1849 C Street, N.W.  
Washington, D.C. 20204

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Appendix:

Property Owners Mailing List:

DAVIS, KEVIN C & LENORA L 1997 JACKSON STREET DUBUQUE, IA 52001	1997 JACKSON ST
MCMAHON, JAMES L 1381 OAK PARK PLACE #153 DUBUQUE, IA 52002	1949 JACKSON ST
BRANDEL, BRIAN 2304 JACKSON DUBUQUE, IA 52001	1913 JACKSON ST
WINGER CONSTRUCTION LC 2175 WASHINGTON ST DUBUQUE, IA 52001	1905 JACKSON ST
MCMAHON REAL EST RENTALS LLC 1381 OAK PARK PLACE #153 DUBUQUE, IA 52002	1903 JACKSON ST
ACKERMAN, VICTOR K 1946 JACKSON STREET DUBUQUE, IA 52001	1946 JACKSON ST
GENESIS TWO HOLDINGS LLC 3197 HIGHLAND PARK DRIVE DUBUQUE, IA 52001	1930 JACKSON ST
WINGER CONSTRUCTION LLC 2175 WASHINGTON STREET DUBUQUE, IA 52001	1920 JACKSON ST
T & M INVESTMENT PROPERTIES LLC 9120 LONG TAIL LN DUBUQUE, IA 52003	1889 JACKSON ST
T & M INVESTMENT PROPERTIES LLC 9120 LONG TAIL LN DUBUQUE, IA 52003	1885 JACKSON ST
MAGLAR PROPERTIES LLC 1857 N MAIN ST DUBUQUE, IA 52001	1877 JACKSON ST
HANSEN, CHAD R 1849 JACKSON DUBUQUE, IA 52001	1849 JACKSON ST
KLAUER, ROBERT F 430 GARFIELD AVENUE DUBUQUE, IA 52001	1845 JACKSON ST

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Dubuque County, Iowa

ROLLE, SHAWN A 2304 WHITE ST DUBUQUE, IA 52001	1831 JACKSON ST
HALLAHAN, WILLIAM R JR 2105 RHOMBERG AVE DUBUQUE, IA 52001	1829 JACKSON ST
BAY, SUSAN M & GARY E 80 WEST DEWEY STREET PLATTEVILLE, WI 53818	1815 JACKSON ST
BAY, GARY E & SUSAN M 80 WEST DEWEY PLATTEVILLE, WI 53818	1805 JACKSON ST
DICKEY, DAVID A & KATHY M 2088 HUMMINGBIRD DRIVE DUBUQUE, IA 52002	1866 JACKSON ST
COOK, STEVEN J & PAULA J 3500 DODGE DUBUQUE, IA 52003	1557 WHITE ST
COOK, STEVEN J & PAULA J 3500 DODGE DUBUQUE, IA 52003	1555 WHITE ST
NEMMERS, CHARLES & WOHLERS, DAPHNIE J 1541 WHITE DUBUQUE, IA 52001	1541 WHITE ST
WALLACE, CHRISTEE A 1539 WHITE ST DUBUQUE, IA 52001	1539 WHITE ST
KIRCHER, JASON R & TABATHA A 55 EAST 15TH STREET DUBUQUE, IA 52001	55 E 15TH ST
RUNDE, DEBRA M 145 EAST 17TH ST DUBUQUE, IA 52001	145 E 17TH ST
IMMANUEL CONGREGATIONAL CHURCH P O BOX 1002 DUBUQUE, IA 52004-1002	1795 JACKSON ST
IMMANUEL UNITED CHURCH OF CHRIST P O BOX 1002 DUBUQUE, IA 52004-1002	JACKSON ST
IMMANUEL CONGREGATIONAL UNITED CHURCH OF CHRIST P O BOX 1002 DUBUQUE, IA 52004-1002	1737 JACKSON ST



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Dubuque County, Iowa

WHITTINGTON, JAY 1717 JACKSON ST  
1717 JACKSON STREET  
DUBUQUE, IA 52001

CRIPPES, MARY M 1796 JACKSON ST  
1796 JACKSON  
DUBUQUE, IA 52001

NICOLALDE, DAISY Y 1786 JACKSON ST  
2525 DATE ST, #602  
HONOLULU, HI 96826

WIEMERSLAGE, ANNETTE 1776 JACKSON ST  
1776 JACKSON STREET  
DUBUQUE, IA 52001

PLUYM, RONALD D 1768 JACKSON ST  
1616 LINCOLN AVENUE  
DUBUQUE, IA 52001

MIHALAKIS, ELIZABETH ANN AND/ OR MICHAEL 1760 JACKSON ST  
1756 JACKSON  
DUBUQUE, IA 52001

MIHALAKIS, ELIZABETH A & MICHAEL M 1756 JACKSON ST  
1756 JACKSON  
DUBUQUE, IA 52001

HAGENSTEN, JOSEPH G 1732 JACKSON ST  
1732 JACKSON STREET  
DUBUQUE, IA 52001

VORWALD, JEAN M 1720 JACKSON ST  
1710 JACKSON ST  
DUBUQUE, IA 52001

VORWALD, JEAN M 1710 JACKSON ST  
1710 JACKSON  
DUBUQUE, IA 52001

CLARK, KEITH KARLTON 260 E 18TH ST  
260 EAST 18TH STREET  
DUBUQUE, IA 52001

STARR, MEGAN O 1795 WASHINGTON  
ST  
1795 WASHINGTON ST  
DUBUQUE, IA 52001

CARSTENS, DANIKA M 1787 WASHINGTON  
ST  
1787 WASHINGTON ST  
DUBUQUE, IA 52001

HEMENWAY, BAILEY M 1785 WASHINGTON  
ST  
1785 WASHINGTON ST  
DUBUQUE, IA 52001

LUNA, ALBERT O 1777 WASHINGTON  
ST  
1777 WASHINGTON ST

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Dubuque County, Iowa

DUBUQUE, IA 52001

HERRIG, COLLIN  
350 W 6TH ST STE 312  
DUBUQUE, IA 52001

1775 WASHINGTON  
ST

TASKER, ALYSON M  
1767 WASHINGTON ST  
DUBUQUE, IA 52001

1767 WASHINGTON  
ST

BISHOP, GARY F  
1765 WASHINGTON  
DUBUQUE, IA 52001

1765 WASHINGTON  
ST

DUBUQUE, CITY OF HOUSING & COMMUNITY DEVELOPMNT  
350 W 6TH ST STE 312  
DUBUQUE, IA 52001

1753 WASHINGTON  
ST

WAGNER, SHARON M  
1741 WASHINGTON STREET  
DUBUQUE, IA 52001

1741 WASHINGTON  
ST

TRAUSCH, FORREST R  
PO BOX 4  
DUBUQUE, IA 52004-0004

1737 WASHINGTON  
ST

TRAUSCH, FORREST R  
PO BOX 4  
DUBUQUE, IA 52004-0004

1731 WASHINGTON  
ST

TRAUSCH, FORREST R  
PO BOX 4  
DUBUQUE, IA 52004-0004

1725 WASHINGTON  
ST

KNOCKEL, FRANK J  
1715 WASHINGTON  
DUBUQUE, IA 52001

1715 WASHINGTON  
ST

RANSDELL, MARY H  
583 W 7TH ST  
DUBUQUE, IA 52001

1593 WHITE ST

REICHLER, WILLIAM G & JULIE A  
1591 WHITE  
DUBUQUE, IA 52001

1591 WHITE ST

HUSEMANN, LAWRENCE H & BRENDA A  
18491 W MICHELLE CT  
EAST DUBUQUE, IL 61025

1585 WHITE ST

SAINT MARYS CHURCH  
1584 WHITE  
DUBUQUE, IA 52001

101 E 15TH ST

SAINT MARYS CHURCH & SCHOOL  
1584 WHITE  
DUBUQUE, IA 52001

1501 JACKSON ST

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Washington Residential Historic District

Dubuque County, Iowa

HAGENSTEN, JOANNE M 54 EAST 17TH STREET DUBUQUE, IA 52001	52 E 17TH ST
WHITE STREET APARTMENTS LLC P O BOX 1129 DUBUQUE, IA 52004-1129	WHITE ST
WHITE STREET APARTMENTS LLC P O BOX 1129 DUBUQUE, IA 52004-1129	1651 WHITE ST
WHITE STREET APARTMENTS LLC P O BOX 1129 DUBUQUE, IA 52004-1129	1635 WHITE ST
COOK, STEVEN J & PAULA J PMB #149 3500 DODGE ST DUBUQUE, IA 52003	1605 WHITE ST
MAIERS, TERRANCE J 3090 CASTLE WOODS LN DUBUQUE, IA 52001	1690 WHITE ST
FAITH INVESTMENT GROUP LLC 1400 WEST DEVON AVENUE #354 CHICAGO, IL 60660	1672 WHITE ST
PALMER, JUDITH D 1670 WHITE STREET DUBUQUE, IA 52001	1670 WHITE ST
FREIBURGER, WILLIAM F 13763 - 400TH AVENUE BELLEVUE, IA 52031-9020	1660 WHITE ST
NOTTINGHAM PROPERTIES LLC 2115 KENNEDY RD DUBUQUE, IA 52002	1628 WHITE ST
RAFOTH, ELEANOR J 45 MCINTYRE DR ASHEVILLE, NC 28803	54 E 18TH ST
RAFOTH, ELEANOR J 45 MCINTYRE DR ASHEVILLE, NC 28803	1781 WHITE ST
BROWN, PHILLIP M & DIANE M 1765 WHITE DUBUQUE, IA 52001	1765 WHITE ST
RICHARDS PROPERTIES LLC PO BOX 146 DICKEYVILLE, WI 53808	1763 WHITE ST
FRENCH MARKET ESTATES LC 3500 DODGE #387	1743 WHITE ST

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DUBUQUE, IA 52003 BUSH, DIANE 1733-1735 WHITE ST DUBUQUE, IA 52001	1733 WHITE ST
MAC DONALD, STEVEN J & HEIDI J 22774 MARY LN EPWORTH, IA 52045	1709 WHITE ST
SAINT MATTHEW LUTHERAN CHURCH 1780 WHITE DUBUQUE, IA 52001	WHITE ST
EHRlich, KEVIN L 2103 LOMBARD DUBUQUE, IA 52001	1710 WHITE ST
CARNER, GARY L 1696 WASHINGTON STREET DUBUQUE, IA 52001	1696 WASHINGTON ST
CARNER, GARY L 1664 WASHINGTON DUBUQUE, IA 52001	1664 WASHINGTON ST
CARNER, FRANK J & GARY L 1664 WASHINGTON DUBUQUE, IA 52001	WASHINGTON ST
URBAIN, LOUISE M 1628 WASHINGTON ST DUBUQUE, IA 52001	1628 WASHINGTON ST
CARNER, GARY L 1800 WASHINGTON ST DUBUQUE, IA 52001	1620 WASHINGTON ST
SMITH, RANDY & LISA 1618 WASHINGTON STREET DUBUQUE, IA 52001	1618 WASHINGTON ST
SCHUMACHER, TYLER J & ROGAN, SAMANTHA R 1608 WASHINGTON ST DUBUQUE, IA 52001	1608 WASHINGTON ST
DUBUQUE COMMUNITY FOOD PANTRY PO BOX 1664 DUBUQUE, IA 52004-1664	1598 JACKSON ST
NOTTINGHAM PROPERTIES LLC 2115 KENNEDY RD DUBUQUE, IA 52002	1620 WHITE ST
RADIUS CHURCH INC 1600 WHITE ST DUBUQUE, IA 52001	1600 WHITE ST

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MID-AMERICA PROPERTY MANAGEMENT LLC  
PO BOX 1572  
DUBUQUE, IA 52004  
1697 JACKSON ST

RAY, RICHARD M & JUDY L  
1675 JACKSON  
DUBUQUE, IA 52001  
1675 JACKSON ST

COMMUNITY HOUSING INITIATIVES INC  
14 W 21ST ST SUITE 3  
PO BOX 473  
SPENCER, IA 51301  
1667 JACKSON ST

WELTER, WAYNE J  
16092 HUMKE RD  
DUBUQUE, IA 52002-9518  
1657 JACKSON ST

COMMUNITY HOUSING INITIATIVES INC  
1631 JACKSON ST  
DUBUQUE, IA 52001  
1631 JACKSON ST

WELTER, CONNIE M  
2742 PLEASANT VIEW DR UNIT 2  
DUBUQUE, IA 52001  
1629 JACKSON ST

SUMMERS, FELON M  
350 W 6TH ST STE 312  
DUBUQUE, IA 52001  
1605 JACKSON ST

CURRIER, GLENDA F  
1603 JACKSON STREET  
DUBUQUE, IA 52001  
1603 JACKSON ST

JACKSON SQUARE ESTATES LC  
3500 DODGE #387  
DUBUQUE, IA 52003  
1698 JACKSON ST

MCSTAC PROPERTIES LLC  
206 SAUNDERS  
DUBUQUE, IA 52001  
244 E 17TH ST

WINTER-SMITH, NORMA J  
1676 JACKSON STREET  
DUBUQUE, IA 52001  
1676 JACKSON ST

LEARMAN, CAROL A  
1666 JACKSON  
DUBUQUE, IA 52001  
1666 JACKSON ST

REUTER, MARY R & MERLIN N  
8376 OLDE DAVENPORT RD  
DUBUQUE, IA 52003  
1656 JACKSON ST

GREEN HILLS LLC  
119 SYLVA SWITCH RD  
BERNARD, IA 52032  
1646 JACKSON ST

GREEN HILLS LLC  
119 SYLVA SWITCH RD  
1636 JACKSON ST

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BERNARD, IA 52032

GROH, ROBERT R & JANIS E  
1610 JACKSON  
DUBUQUE, IA 52001

1610 JACKSON ST

KEMP, JASON J  
249 E 16TH ST  
DUBUQUE, IA 52001

249 E 16TH ST

SUMMERS, KC JAMES  
1699 WASHINGTON ST  
DUBUQUE, IA 52001

1699 WASHINGTON  
ST

HARKER, DANIEL B & DIANE K  
4812 BENNETT ST  
BENTON, WI 53803

1693 WASHINGTON  
ST

ROUSSEL, RAYMOND  
1689 WASHINGTON  
DUBUQUE, IA 52001

1689 WASHINGTON  
ST

BRADLEY, GLEN J  
1669 WASHINGTON  
DUBUQUE, IA 52001

1669 WASHINGTON  
ST

HARKER, BRIAN D & CYNTHIA L  
27993 COUNTY RD W  
BENTON, WI 53803

1663 WASHINGTON  
ST

PFEIFFER, EUGENE E  
1649 WASHINGTON STREET  
DUBUQUE, IA 52001

1649 WASHINGTON  
ST

CROW, ALINA J  
1635 WASHINGTON ST  
DUBUQUE, IA 52001

1635 WASHINGTON  
ST

COMMUNITY HOUSING INITIATIVE INC  
PO BOX 473  
SPENCER, IA 51301

1629 WASHINGTON  
ST

COMMUNITY HOUSING INITIATIVES INC  
14 W 21ST ST SUITE 3  
PO BOX 473  
SPENCER, IA 51301

1623 WASHINGTON  
ST

MID-AMERICA PROPERTY MANAGEMENT LLC  
PO BOX 1572  
DUBUQUE, IA 52004-1572

1613 WASHINGTON  
ST

MID-AMERICA PROPERTY MANAGEMENT LLC  
PO BOX 1572  
DUBUQUE, IA 52004-1572

1609 WASHINGTON  
ST

JK INVESTMENTS LLC  
9120 LONG TAIL LN  
DUBUQUE, IA 52003

1603 WASHINGTON  
ST

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OAKWOOD INVESTMENTS G P 2613 UNIVERSITY SUITE 1 DUBUQUE, IA 52001	1595 WHITE ST
GINTER, PATRICIA JEAN 1559 WASHINGTON DUBUQUE, IA 52001	1559 WASHINGTON ST
RICHARD, ROGER 1543 WASHINGTON STREET DUBUQUE, IA 52001	1543 WASHINGTON ST
YM PROPERTIES LLC 2125 BUNKER HILL RD DUBUQUE, IA 52001	1539 WASHINGTON ST
RIVERA, FRANCISCO 1525 WASHINGTON DUBUQUE, IA 52001	1525 WASHINGTON ST
RICHARD, ROGER 1543 WASHINGTON STREET DUBUQUE, IA 52001	1513 WASHINGTON ST
CONRAD JR., RONALD 985 VALENTINE DR DUBUQUE, IA 52003	1503 WASHINGTON ST
DUBUQUE, CITY OF 50 W 13TH ST DUBUQUE, IA 52001	1598 WASHINGTON ST
DUBUQUELAND PROPERTIES LLC PO BOX 61 DUBUQUE, IA 52004-0061	344 E 16TH ST
H & R PROPERTIES 1400 UNIVERSITY DUBUQUE, IA 52001	1586 WASHINGTON ST
MK PROPERTIES LLC 8282 TURKEY VALLEY LN DUBUQUE, IA 52003	1496 JACKSON ST
MK PROPERTIES LLC 8282 TURKEY VALLEY LN DUBUQUE, IA 52003	1494 JACKSON ST
MCMAHON REAL EST RENTALS LLC 2380 SAMANTHA DR DUBUQUE, IA 52002	1478 JACKSON ST
BURBACH, THOMAS E & MONA L 614 EAST 22ND STREET	230 E 15TH ST

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

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Washington Residential Historic District

Dubuque County, Iowa

DUBUQUE, IA 52001

MAGLAR PROPERTIES LLC  
1857 N MAIN ST  
DUBUQUE, IA 52001

1479 JACKSON ST

COOK, STEVEN J & PAULA J PMB #149  
3500 DODGE ST  
DUBUQUE, IA 52003

1465 JACKSON ST

TRAUTWEIN, HARRY & BARBIE  
1461 JACKSON STREET  
DUBUQUE, IA 52001

1461 JACKSON ST

VOLZ, SCOTT  
1449 JACKSON STREET  
DUBUQUE, IA 52001

1449 JACKSON ST

LINDAUER, MICHAEL J & DONNA M  
1437 JACKSON  
DUBUQUE, IA 52001

1437 JACKSON ST

TEAMSTERS LOCAL 120 BUILDING HOLDING COMPANY  
9422 ULYSSES ST  
NEBLAINE, MN 55434

195 E 14TH ST

MCPMAHON REAL EST RENTALS LLC  
2380 SAMANTHA DR  
DUBUQUE, IA 52002

COMMUNITY HOUSING INITIATIVES INC  
14 W 21ST ST SUITE 3PO BOX 473  
SPENCER, IA 51301

1466 JACKSON ST

MK PROPERTIES LLC  
8282 TURKEY VALLEY LN  
DUBUQUE, IA 52003

1458 JACKSON ST

MCSTAC PROPERTIES LLC  
206 SAUNDERS  
DUBUQUE, IA 52001

1448 JACKSON ST

MCSTAC PROPERTIES LLC  
206 SAUNDERS  
DUBUQUE, IA 52001

JACKSON ST

LANSER, JENNA M  
1430 JACKSON STREET  
DUBUQUE, IA 52001

1430 JACKSON ST

FAGAN, KEVIN B & PAM D  
6997 OLDE DAVENPORT ROAD  
LAMOTTE, IA 52054-9526

1406 JACKSON ST

FAGAN, KEVIN B & PAMELA D  
6997 OLDE DAVENPORT ROAD  
LAMOTTE, IA 52054

235 E 14TH ST

RICHARD PROPERTIES LLC

253 E 14TH ST



United States Department of the Interior  
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Continuation Sheet

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Washington Residential Historic District

Dubuque County, Iowa

PO BOX 146  
DICKEYVILLE, WI 53808

KOCH, THOMAS M & COFFMAN, PATRICIA  
176 LOCUST STREET  
DUBUQUE, IA 52001

258 E 15TH ST

PARKER, SANDY A/K/A SANDRA SUSAN  
2597 HANOVER DR  
DUBUQUE, IA 52003

1495 WASHINGTON  
ST

LONG, JAMES R & JILL E  
1493 WASHINGTON  
DUBUQUE, IA 52001

1493 WASHINGTON  
ST

WANGER, JOSEPH A  
1471 WASHINGTON  
DUBUQUE, IA 5200

1471 WASHINGTON  
ST

WANGER, JOSEPH A  
1471 WASHINGTON  
DUBUQUE, IA 52001

1467 WASHINGTON  
ST

MCMAHON REAL EST RENTALS LLC  
2380 SAMANTHA DR  
DUBUQUE, IA 52002

1453 WASHINGTON  
ST

NIENKE, RICHARD A  
2620 ROOSEVELT STREET  
DUBUQUE, IA 52001

1433 WASHINGTON  
ST

DIXON, JAMES R JR  
2505 MARQUETTE PLACE  
DUBUQUE, IA 52001

1403 WASHINGTON  
ST

KUNZ, BETTY JANE & GEO W  
1498 WASHINGTON  
DUBUQUE, IA 52001

342 E 15TH ST

KUNZ, BETTY JANE & GEO W  
1498 WASHINGTON  
DUBUQUE, IA 52001

1478 WASHINGTON  
ST

MARTELLE, BARBARA J & CHARLES L  
3018 CARTER RD  
DUBUQUE, IA 52001

1882 JACKSON ST

STREINZ, JAY A  
1578 WASHINGTON  
DUBUQUE, IA 52001

1578 WASHINGTON  
ST

SOULE, ELIZABETH ANN  
1576 WASHINGTON  
DUBUQUE, IA 52001

1576 WASHINGTON  
ST

LEICK, CAROL A, THOMAS J & DONALD A  
1574 WASHINGTON  
DUBUQUE, IA 52001

1574 WASHINGTON  
ST

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section number            Additional Items            Page   74  

Washington Residential Historic District

Dubuque County, Iowa

LEICK, CAROL A AKA LEICK, CAROL ANN  
1556 WASHINGTON ST  
DUBUQUE, IA 52001

1556 WASHINGTON  
ST

LEICK, CAROL A AKA LEICK, CAROL ANN  
1556 WASHINGTON ST  
DUBUQUE, IA 52001

1536 WASHINGTON  
ST

LEICK, THOMAS J  
1514 WASHINGTON  
DUBUQUE, IA 52001

1514 WASHINGTON  
ST

SIMON, JASON M  
350 W 6TH ST STE 312  
DUBUQUE, IA 52001

1502 WASHINGTON  
ST

SAINT MARY'S CHURCH  
1584 WHITE  
DUBUQUE, IA 52001

BARRETT, DANIEL J  
700 ENGLISH LN  
DUBUQUE, IA 52003

1477 WHITE ST

BARRETT, JOHN H & JUANITA V  
1467 WHITE  
DUBUQUE, IA 52001

1467 WHITE ST

HIGH PERFORMANCE LLC  
8505 SOUTHERN HILLS COURT  
DUBUQUE, IA 52003

1496 WHITE ST

WIRTH, JAMES D  
1472 WHITE ST  
DUBUQUE, IA 52001

1472 WHITE ST

QUECK CAPITAL MANAGEMENT LLC  
PO BOX 762  
DUBUQUE, IA 52004-0762

1458 WHITE ST

JOHNSON, PATRICIA E  
2063 LINCOLN AVE  
DUBUQUE IA 52001

1438 WHITE ST

ALLIANT CREDIT UNION  
1200 ASSOCIATES DR SUITE 102  
DUBUQUE, IA 52002

1402 WHITE ST

MAGLAR PROPERTIES LLC  
1857 N MAIN ST  
DUBUQUE, IA52001

1497 JACKSON ST

MAGLAR PROPERTIES LLC  
1857 N MAIN ST  
DUBUQUE, IA 52001

1481 JACKSON ST

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section number \_\_\_\_\_ Additional Items \_\_\_\_\_ Page 75

Washington Residential Historic District

Dubuque County, Iowa

JACKSON SQUARE ESTATES LC  
3500 DODGE #387  
DUBUQUE, IA 52003 1575 WASHINGTON  
ST

NOTTINGHAM PROPERTIES LLC  
2115 KENNEDY RD  
DUBUQUE, IA 52002 1571 WASHINGTON  
ST

BAILEY, JAMES P & BIRCH, ANNETTE M  
1848 JACKSON  
DUBUQUE, IA 52001 1848 JACKSON ST

BAILEY, JAMES P & BIRCH, ANNETTE M  
1848 JACKSON  
DUBUQUE, IA 52001 1846 JACKSON ST

MILES, JOHN D & LISA M  
1830 JACKSON  
DUBUQUE, IA 52001 1830 JACKSON ST

GEARHEART, LARRY E & CRIPE, MARY JO  
1580 JACKSON STREET  
DUBUQUE, IA 52001 1580 JACKSON ST

HOPPMANN, DONALD F  
1552 JACKSON  
DUBUQUE, IA 52001 1552 JACKSON ST

HOPPMANN, MARK F  
1550 JACKSON STREET  
DUBUQUE, IA 52001 1550 JACKSON ST

NADERMANN, LINDSY JORDAN NICHOLE  
1532 JACKSON ST  
DUBUQUE, IA 52001 1532 JACKSON ST

COMMUNITY HOUSING INITIATIVES INC  
14 W 21ST ST SUITE 3  
PO BOX 473  
SPENCER, IA 51301 1530 JACKSON ST

HACKERT, BRANDY J  
1504 JACKSON ST  
DUBUQUE, IA 52001 1504 JACKSON ST

JACKSON SQUARE ESTATES LLC  
3500 DODGE #387  
DUBUQUE, IA 52003 1597 WASHINGTON  
ST

JACKSON SQUARE ESTATES LC  
3500 DODGE #387  
DUBUQUE, IA 52003 1577 WASHINGTON  
ST

SMITH, STEVEN J  
2150 TUSCANY RIDGE DR  
DUBUQUE, IA 52002 1470 WASHINGTON  
ST

MILLER, CONSTANCE ANN 1460 WASHINGTON  
ST

United States Department of the Interior  
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National Register of Historic Places  
Continuation Sheet

Section number            Additional Items            Page 76

Washington Residential Historic District

Dubuque County, Iowa

1460 WASHINGTON DUBUQUE, IA 52001	ST
NOGGLE, THOMAS W 1448 WASHINGTON DUBUQUE, IA 52001	1448 WASHINGTON ST
JACKSON SQUARE ESTATES LC 3500 DODGE #387 DUBUQUE, IA 52003	1428 WASHINGTON ST
BIRCH, KENNY J 1414 WASHINGTON DUBUQUE, IA 52001	1414 WASHINGTON ST
ACKERMAN, PATRICIA ANN 1408 WASHINGTON DUBUQUE, IA 52001	1408 WASHINGTON ST
DUBUQUE BANK & TRUST COMPANY 1398 CENTRAL AVE DUBUQUE, IA 52001	1398 WHITE ST
DUBUQUE BANK & TRUST COMPANY 1398 CENTRAL AVE DUBUQUE, IA 52001	1390 WHITE ST
DUBUQUE BANK & TRUST COMPANY 1398 CENTRAL AVE DUBUQUE, IA52001	1376 WHITE ST
DUBUQUE BANK & TRUST COMPANY OF DUBUQUE IA 1398 CENTRAL AVE DUBUQUE, IA 52001	1368 WHITE ST
DUBUQUE BANK & TRUST COMPANY 1398 CENTRAL AVE DUBUQUE, IA 52001	1364 WHITE ST
BRANNON, MICHAEL P & STASIA L 489 S GRANDVIEW AVE DUBUQUE, IA 52003	1310 WHITE ST
WALZ, EDWARD F & SUSAN M 9170 JOHNSON LANE DUBUQUE, IA 52003-9344	1385 JACKSON ST
WALZ, EDWARD F 9170 JOHNSON LANE DUBUQUE, IA 52003	1365 JACKSON ST
SCHONHOFF, MARK A & ZANDRA L 1349 JACKSON STREET DUBUQUE, IA 52001	1349 JACKSON ST
REICHEL, TERRY W & TAMMY J 9199 ROYAL WOOD DRIVE	1331 JACKSON ST

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National Register of Historic Places  
Continuation Sheet

Section number            Additional Items            Page 77

Washington Residential Historic District

Dubuque County, Iowa

PEOSTA, IA 52068

REICHEL, TERRY W & TAMMY JO  
9199 ROYAL WOOD DR  
PEOSTA, IA 52068

1329 JACKSON ST

BRANNON, MICHAEL P & STASIA L  
489 S GRANDVIEW AVE  
DUBUQUE, IA 52003

125 E 13TH ST

HUSEMANN, LARRY & BRENDA  
18491 W MICHELLE CT  
EAST DUBUQUE, IL 61025

131 E 13TH ST

AMBROSY, ROBERT M  
1810 GARFIELD AVE  
DUBUQUE, IA 52001

1398 JACKSON ST

14TH STREET PROPERTIES LLC  
800 SPRING STREET  
GALENA, IL 61036

232 E 14TH ST

PIKE, HERSCHEL S & JAN R  
1366 JACKSON STREET  
DUBUQUE, IA 52001

1366 JACKSON ST

T & M INVESTMENT PROPERTIES LLC  
9120 LONG TAIL LN  
DUBUQUE, IA 52003

1364 JACKSON ST

MURRAY, DAVID F  
1360 JACKSON STREET  
DUBUQUE, IA 52001

1360 JACKSON ST

YAGER, JAMES P  
16230 HUMKE ROAD  
DUBUQUE, IA 52001

1344 JACKSON ST

WERNIMONT, THOMAS J SR & ANNE M  
1328 JACKSON  
DUBUQUE, IA 52001

1328 JACKSON ST

DUBUQUE, CITY OF  
50 W 13TH ST  
DUBUQUE, IA 52001-4864

1318 JACKSON ST

DEVEREAUX, ROBERT J & MARIBETH P  
PO BOX 684  
ELK GROVE VILLAGE, IL 60009

1308 JACKSON ST

BOATHOUSE INVESTMENT PROPERTIES LLC  
579 "B" RARITAN ROAD SUITE 209  
ROSELLE, NJ 7203-2455

1395 WASHINGTON  
ST

MC CARTHY, DENNIS & MARLENE  
1355 WASHINGTON  
DUBUQUE, IA 52001

1355 WASHINGTON  
ST

YAGER, JOHN E

WASHINGTON ST

United States Department of the Interior  
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Section number            Additional Items            Page 78

Washington Residential Historic District

Dubuque County, Iowa

2125 BUNKER HILL  
DUBUQUE, IA 52001

YAGER, JOHN E  
2125 BUNKER HILL  
DUBUQUE, IA 52001

YM PROPERTIES LLC  
2125 BUNKER HILL RD  
DUBUQUE, IA 52001

SAINT JOHNS LUTHERAN EVANGELIC  
1276 WHITE  
DUBUQUE, IA 52001

1252 WHITE LLC  
548 W 7TH ST  
DUBUQUE, IA 52001

FROST, FRANK L & DORIS MAE  
1240 WHITE STREET  
DUBUQUE, IA 52001

SWIFT HEARTLAND TRADING COMPANY INC  
1330 LOCUST STREET  
DUBUQUE, IA 52001

DUBUQUE BANK & TRUST COMPANY  
1398 CENTRAL AVE  
DUBUQUE, IA 52001

REIFF, ALBERT  
PO BOX 496  
HAZEL GREEN, WI 53811

APARTMENT DEPARTMENT LLC  
105 S GRANDVIEW AVE  
DUBUQUE, IA 52003

LEUTE, KEVIN J & SUSAN A  
7718 NORTH BADGER ROAD  
EAST DUBUQUE, IL 61025

MILLER, ANNETTE E  
1241 JACKSON ST  
DUBUQUE, IA 52001

RUDEN, LEROY P & CAROL A  
412 4TH AVENUE SE  
DYERSVILLE, IA 52040

BEALS, DAVID E & PATRICIA A  
155 EAST 12TH STREET  
DUBUQUE, IA 52001

SCHWARTZ, MILTON E  
1450 MAPLE  
DUBUQUE, IA 52001

1325 WASHINGTON  
ST

1303 WASHINGTON  
ST

1276 WHITE ST

1252 WHITE ST

1240 WHITE ST

1202 WHITE ST

1297 JACKSON ST

1267 JACKSON ST

1263 JACKSON ST

1257 JACKSON ST

1241 JACKSON ST

1229 JACKSON ST

155 E 12TH ST

1205 JACKSON ST

United States Department of the Interior  
National Park Service

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Continuation Sheet

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Washington Residential Historic District

Dubuque County, Iowa

CARNER, GARY L & KRIER, RENEE  
1800 WASHINGTON ST  
DUBUQUE, IA 52001  
1290 JACKSON ST

LEUTE, KEVIN JOHN  
7718 NORTH BADGER ROAD  
EAST DUBUQUE, IL 61025  
206 E 13TH ST

MULLADY, BETTY ANN A/K/A ELIZABETH A  
1276 JACKSON  
DUBUQUE, IA 52001  
1276 JACKSON ST

MOONLIT BEACHES INVESTMENTS LLC  
816 VINE ST  
MAQUOKETA, IA 52060  
1266 JACKSON ST

COLSON, PATRICIA M & ANTHONY J  
350 WEST 6TH ST SUITE 315  
DUBUQUE, IA 52001  
1250 JACKSON ST

CONRAD SR, RONALD J & SANDRA J  
1111 DODGE ST  
DUBUQUE, IA 52003  
1248 JACKSON ST

KUNNERT, ROBERT A  
1250 JACKSON REAR  
DUBUQUE, IA 52001  
1250 JACKSON ST  
REAR APT REAR

ULHAQ, IRFAN & KWON, MIYEON  
995 MOUND VIEW COURT  
PLATTEVILLE, WI 53818  
1238 JACKSON ST

KIRCHBERG, MAURICE A  
1228 JACKSON  
DUBUQUE, IA 52001  
1228 JACKSON ST

SCHNEIDER, GARY  
2701 EAST BREMER  
WAVERLY, IA 50677  
1214 JACKSON ST

SCHEFFERT, EDORA M  
1208 JACKSON STREET  
DUBUQUE, IA 52001  
1208 JACKSON ST

G B HOLDINGS LLC  
5250 SARATOGA DRIVE  
DUBUQUE, IA 52002  
1198 WHITE ST

TOMKINS, PATRICK A TRUST  
13258 HAMMERAND RD  
SHERRILL, IA 52073  
1188 WHITE ST

STACKIS, THEODORE J JR & DARLA A  
PO BOX 762  
DUBUQUE, IA 52004  
1172 WHITE ST

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section number            Additional Items            Page 80

Washington Residential Historic District

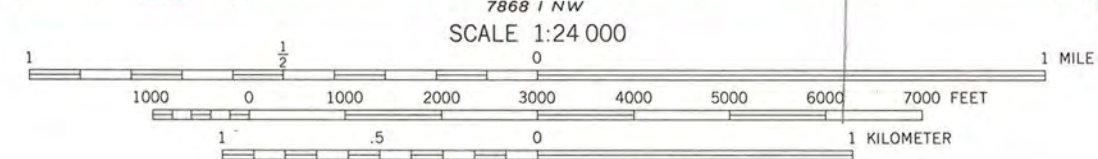
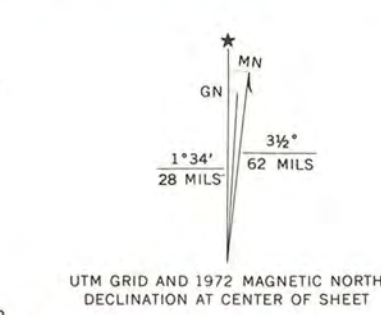
Dubuque County, Iowa

OBERHOFFER, KENNETH J & JULIE L 15781 WOODMOOR DR DUBUQUE, IA 52002	1154 WHITE ST
DRAKE HOUSE LLC 14574 HIDDEN MEADOWS DR DUBUQUE, IA 52002	1118 WHITE ST
DRAKE HOUSE LLC 14574 HIDDEN MEADOWS DR DUBUQUE, IA 52002	1104 WHITE ST
CROSH, ANDREW A 1134 WHITE STREET UNIT 1 DUBUQUE, IA 52001	1134 WHITE ST
BARTOLOTTA, JOSEPH J & LAURIE L 1800 JACKSON STREET DUBUQUE, IA 52001	1800 JACKSON ST
MVP DUBUQUE LLC 9010 ROYAL WOOD DR PEOSTA, IA 52068	1814 JACKSON ST
PINE BOX LLLP 900 JACKSON ST. STE LL-2 DUBUQUE, IA 52003	1789 ELM ST
WASHINGTON COURT LP PO BOX 473 SPENCER, IA 51301	1798 WASHINGTON ST
HYDE, JACK W & SHARON M 1126 WHITE STREET UNIT #2 DUBUQUE, IA 52001	1126 WHITE ST
CUNNINGHAM, RICARDO E 1132 WHITE STREET UNIT 3 DUBUQUE, IA 52001	1132 WHITE ST
KRAAYENBRINK, MICAH & EMMA S 1130 WHITE ST, UNIT #4 DUBUQUE, IA 52001	1130 WHITE ST
AMOSON, RANDY S & CHRISTINE S 1128 WHITE ST DUBUQUE, IA 52001	1128 WHITE ST
SAINT MARYS CHURCH & SCHOOL 1584 WHITE DUBUQUE, IA 52001	JACKSON ST
OPENING DOORS 1561 JACKSON ST DUBUQUE, IA 52001	1561 JACKSON ST





Mapped, edited, and published by the Geological Survey  
Control by USGS, USC&GS, and USCE  
Topography from aerial photographs by photogrammetric methods  
and in part by U.S. Corps of Engineers  
Aerial photographs taken 1954. Field check 1956  
Polyconic projection. 1927 North American datum  
10,000-foot grids based on Iowa coordinate system, north zone  
and Wisconsin coordinate system, south zone  
1000-meter Universal Transverse Mercator grid ticks,  
zone 15, shown in blue  
Red tint indicates area in which only landmark buildings are shown  
Revisions shown in purple compiled from aerial photographs  
taken 1972. This information not field checked  
Purple tint indicates extension of urban areas



CONTOUR INTERVAL 10 FEET  
DOTTED LINES REPRESENT 5-FOOT CONTOURS  
NATIONAL GEODETIC VERTICAL DATUM OF 1929  
THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS  
FOR SALE BY U.S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092  
IOWA GEOLOGICAL SURVEY, IOWA CITY, IOWA 52240,  
WISCONSIN GEOLOGICAL AND NATURAL HISTORY SURVEY, MADISON, WISCONSIN 53706,  
AND STATE GEOLOGICAL SURVEY, URBANA, ILLINOIS 61801  
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST



ROAD CLASSIFICATION

Heavy-duty	Light-duty
Medium-duty	Unimproved dirt
U.S. Route	State Route

DUBUQUE NORTH, IOWA-WIS.-ILL.  
42090 E6-TF-024

1956  
PHOTOREVISED 1972  
DMA 7868 II SW-SERIES V876  
PHOTOINSPECTED 1978

WASHINGTON HISTORIC DISTRICT

1	4708200	691820
2	4708540	691900
3	4708700	691780
4	4708020	691460
5	4708200	691530

2869 (U.S. NE)  
1988 (U.S. NE)

2869 (U.S. NE)  
1988 (U.S. NE)





























SPEED  
LIMIT  
25



































































UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Washington Residential Historic District  
NAME:

MULTIPLE Dubuque, Iowa MPS  
NAME:

STATE & COUNTY: IOWA, Dubuque

DATE RECEIVED: 8/28/15 DATE OF PENDING LIST: 9/17/15  
DATE OF 16TH DAY: 10/02/15 DATE OF 45TH DAY: 10/13/15  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 15000725

REASONS FOR REVIEW:

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

COMMENT WAIVER: N

ACCEPT  RETURN  REJECT 10-13-15 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in  
The National Register  
of  
Historic Places

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

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

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

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

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

IOWA DEPARTMENT OF  
CULTURAL AFFAIRS

MARY ZWANEK, DIRECTOR  
CATHY GARDNER, DEPUTY DIRECTOR

TERRY E. BRANSTAD, GOVERNOR  
KIM REYNOLDS, LT. GOVERNOR

RECEIVED 2280

AUG 28 2015

Nat. Register of Historic Places  
National Park Service

August 25, 2015

J. Paul Loether, Deputy Keeper and Chief  
National Register and National Historic Landmarks  
1201 Eye St. NW, 8th Fl.  
Washington D.C. 20005

Dear Mr. Loether:

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

- Fort Dodge Junior High School, 416 South 10<sup>th</sup> Street, Fort Dodge, Webster County
- Fort Dodge Senior High School, 1015 5<sup>th</sup> Avenue North, Fort Dodge, Webster County
- Miller, Alex and Ola (Viola) Babcock, House, 429 S. Marion Ave., Washington, Washington County
- Washington Junior High School and Jefferson Grade School, 751 2<sup>nd</sup> Avenue South, Clinton, Clinton County
- Grant Vocational High School, 346 2<sup>nd</sup> Avenue SW, Cedar Rapids, Linn County
- Bloomfield Public Library, 107 N. Columbia, Bloomfield, Davis County
- Gobble & Heer/Spurgeons Building, 51 East Broadway, Fairfield, Jefferson County
- St. Joseph Hospital Historic District, 312 E. Alta Vista Ave. & 317 Vanness Ave., Ottumwa, Wapello County
- St. John's Danish Evangelical Lutheran Church Historic District, 1207 Indigo Ave., Hampton, Franklin County
- Old Main Street Historic District Boundary Increase and Amendment, Main Street between West 1<sup>st</sup> and 4<sup>th</sup> Streets, Dubuque, Dubuque County
- Seminary Hill residential Historic District, Clarke Drive, North Main, Madison streets, and Madison Park, Dubuque, Dubuque County
- Upper Iowa Street Historic District, Iowa Street between West 11<sup>th</sup> and 12<sup>th</sup> streets, Dubuque, Dubuque County
- Washington Residential Historic District, 1100's - 1900's blocks, White, Jackson and Washington streets, Dubuque, Dubuque County

Thank you for your consideration.

Sincerely,



Elizabeth Foster Hill  
National Register