

United States Department of the Interior
National Park Service



National Register of Historic Places Registration Form

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

1. Name of Property

historic name Upper Central Avenue Commercial Historic District
other names/site number _____

2. Location

street & number 1460-1965 Central Avenue N/A not for publication
city or town Dubuque N/A vicinity
state Iowa code 073 county Dubuque code 061 zip code 52003

3. State/Federal Agency Certification

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

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

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

___ national ___ statewide X local

[Signature] 8/1/12
Signature of certifying official/Title Date

State Historical Society of Iowa
State or Federal agency/bureau or Tribal Government

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

Signature of commenting official Date

Title State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

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

[Signature] 9.19.12
Signature of the Keeper Date of Action

Upper Central Avenue Commercial Historic District
Name of Property

Dubuque County, Iowa
County and State

5. Classification

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

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

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

- private
- public - Local
- public - State
- public - Federal

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

Contributing	Noncontributing	
56	8	buildings
		district
1		site
		structure
		object
57	8	Total

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

Number of contributing resources previously listed in the National Register

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

0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

- Commerce/Trade/Specialty Store
- Commerce/Trade/Financial Institution
- Commerce/Trade/Restaurant
- Commerce/Trade/Professional
- Domestic/multiple dwelling
- Domestic/single dwelling
- Government/Fire Station

Current Functions

(Enter categories from instructions.)

- Commerce/Trade/Specialty Store
- Commerce/Trade/Restaurant
- Domestic/multiple dwelling
- Domestic/single dwelling

7. Description

Architectural Classification

(Enter categories from instructions.)

- Late Victorian/Italianate
- Late Victorian/Second Empire
- Late Victorian/Renaissance
- Late 19th and Early 20th Century American Movements/Commercial

Materials

(Enter categories from instructions.)

- foundation: stone
- walls: brick
- stucco
- roof: asphalt
- other:

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The Upper Central Avenue [originally Clay Street and Couler Avenue, the latter north of 18th Street) Commercial Historic District consists of all or parts of six city blocks that front onto the avenue between a point south of 14th Street, and 20th Street. The district (Figure 1) is located in the northern part of the Dubuque downtown proper, and extends into the southern part of the Couler Valley. Both parts of the district consist of raised terraces that are bordered to the west by steep bluff lines. The Couler Valley is bounded along its east and west sides by higher ground. The City of Dubuque is one of the state's major urban centers and is located in the northeast corner of the state with the Mississippi River as its eastern boundary. One of Iowa's earliest cities, Dubuque's original downtown developed along Main Street (parallel to Central Avenue and two blocks west), nearly a mile to the south of the south end of this district. While the downtown proper is broader in its scale, this is an arterial commercial district. Residential areas flank it both to the east and the west. Central Avenue was always an important farm-to-market route and street car route, and the district developed as a "gateway" entrance for travelers coming south into Dubuque.

While the district is essentially a linear one, a key distinctive feature is the half-block long eastward jog in Central Avenue that occurs at 18th Street. That jog was substantial enough that it marked the break in street names, with then Clay Street running south from the jog, and Couler Avenue extending north of it. Today all is termed Central Avenue. While the district, like the city as a whole was fundamentally ethnic German (or German-speaking) in its character, this jog serves to mark the transition point where the commercial life of the district became almost exclusively German-speaking. The two blocks that comprise this northern section consist of rows of buildings that front on just one side of the avenue. The 1800's block fronts west while the 1900's do the opposite. While it is preferred to have a building stock on both sides of a street, these buildings are included because they are significant, exemplify in a few instances excellent late vernacular architectural examples, and include numerous substantial buildings. While the 1900's block represents the loss of comparable buildings to the east of the avenue, the 1800s block never had comparables to the west. That block front consisted principally of a south-facing fire engine house (1805 Central Avenue) and frame residences.

Commercial Architectural Context:

Figure 19 maps the locations of six National Register of Historic Places listed districts and this district. Large sections of the city's historic core have been successively listed in the form of residential and commercial districts and these district boundaries are frequently juxtaposed on one another. The majority of these districts and the same proportion of district total acreage is committed to residential historic districts. The West 11th and Langworthy districts are bluff top districts so the shared boundary with Jackson Park and the West 11th districts is more apparent than real inasmuch as the elevated district (West 11th) looks down upon the lower one. The Jackson Park and Cathedral residential districts are earlier in date and are oriented to early city churches and public parks. These are on the lower terrace upon which the original city and its downtown rest. There are two listed commercial districts, both of which are located along Main Street (Upper and Old Main). There is also an unmapped Millworking District that is largely off of the map to the east and which is centered between the

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two commercial districts. The subject district shares its western boundary with that of the Jackson Park district.

The other two listed commercial districts are also linear in their configurations and district boundaries. The Upper Main district has a period of significance of 1856-1919 but its historic commercial development was during the 1870s and 1880s. Its commercial architectural mix is consequently earlier than the other districts. Its buildings are lower in profile and larger and more monumental blocks serve as "bookends" on each corner. Historically it represents the development of a neighborhood commercial node to the north of the original downtown (Old Main district). Over time the two commercial areas merged, displacing residential buildings. The Old Main district period of significance is less helpful (1800-1899) but the district does include buildings that pre-date the Civil War. Its commercial architecture is historically much older although the majority of its buildings have been refronted over time. It has a higher degree of later building replacements than do the other two districts.

Building Chronology:

While the term "key building" is no longer used in National Register district nominations, this district's buildings include nine major commercial blocks. Nearly two dozen district buildings are so architecturally prominent and distinctive that they serve the function of being key or landmark buildings within the district. This is a high proportion and they are generally distributed across the district. Twenty-eight district buildings retain their original cast iron storefront structural components. These include square or rounded columns, many of which are fluted with ornamental bases and capitals; beams with decorative rosettes or other ornamentation (see 1706 Central Avenue) and cast iron thresholds. Many buildings retain their stone thresholds and a number of examples have stone lintels within their storefronts. Stone columns are used in a few instances while brick pilasters, usually in the form of projecting sidewalls, are commonly intermixed with the cast iron components. Several storefronts retain original doors, transoms, a number have prism glass transoms. All in all the district storefronts collectively represent an excellent range of cast iron and stone storefront examples.

<u>Address:</u>	<u>Historic Name:</u>	<u>Date:</u>	<u>Style:</u>
1460 Central Avenue	Chas. W. Bittman Block	1869	Italianate
1496 Central Avenue	R. W. Lacy Block	1866, 1896	Italianate
1497 Central Avenue		1890	Queen Anne
1501-15 Central Avenue	Mathias M. Hoffman Block	1885, 1892-1909	Queen Anne
1527 Central Avenue		1887	Italianate
1540 Central Avenue			
1543 Central Avenue	H. Richter Block	1899	Italianate
1572 Central Avenue	J. Simones Block	1884	Italianate
1603 Central Avenue	J. P. Schroeder Block	1882	Italianate
1618 Central Avenue	R. H. Heller Block	1887	Italianate
1643 Central Avenue		-1866	Italianate
1706 Central Avenue	Rider-Lacy Block	1891	Queen Anne

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Address:	Historic Name:	Date:	Style:
1715 Central Avenue		1888	Queen Anne
1736 Central Avenue	Fred Nesler Block	1892	Queen Anne
1735-37 Central Avenue	Edward Muntz Block	1888	Italianate
1763 Central Avenue		1892-1908	Queen Anne/
1798 Central Avenue	G. F. Thorman Block	1887	Queen Anne
1812 Central Avenue	N. Palen Block	1895	Italianate
1838 Central Avenue		-1891	2 nd Empire
1842 Central Avenue	German Savings Bank	1905	Queen Anne
1876 Central Avenue	Northern Hotel	-1884	Italianate
1879 Central Avenue		+1891	Queen Anne
1885 Central Avenue		-1884, +1891	Italianate/ vernacular
1913 Central Avenue	J. Ostdorf Block	1890	Italianate / Italianate

The great majority of these examples date from the early 1880s through the early 1890s. Not surprisingly, nearly half of these buildings occupy prominent corner locations and most of this subset are very substantial and ornamented blocks. Just one example of the Second Empire Style, in the form of a mansard roof, is located within the district and is included on this list of exceptional buildings.

The district buildings are divided by elevation into four categories; these being 8 single story buildings, 30 2-story buildings, 25 3-story buildings and a single 4-story building. Thus there are nearly equal numbers of two and three story buildings and these account for more than five out of every six district buildings. Similarly the majority of buildings contain multiple storefronts, as many as four tenant spaces in the largest example.¹

The Multiple Property Documentation Form *Dubuque—The Key City: The Architectural and Historical Resources of Dubuque, Iowa, 1837-1955* relied principally upon Virginia and Lee McAlester's *A Field Guide to American Houses* as an architectural guide. While less useful for non-residential architecture, the document generally defines the Italianate style as dating to 1840-85, being two or more stories high, with narrow windows having arched and stylized hoods. The residential hip roof form with its broad bracketed eaves was replaced in commercial uses with an elaborate straight cornice, with either a flat roof or a side-gable form in earlier examples. The Queen Anne style is dated to 1880-1910 and was defined by the very busy exterior shell, replete with patterned or molded masonry, undulations in the forms of turrets, towers, bays, and decorative inserts. The style is very vertical, meaning that it favored cornice level extensions, including crestings, pediments, finials, and chimney extensions (Jacobsen, 2000, p. F-195, 216).

¹ This count is based upon entire buildings, the total will not tally to the number of enumerated buildings because some blocks comprise multiple separately owned buildings, and the small number of lesser outbuildings is excluded from this count.

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The Phase III Architectural and Historical Survey Report-Downtown Dubuque applied both styles to the commercial form. The Italianate commercial form was closely associated with the emergence of cast iron structural and design components, and was applied in this city in quantity by the early 1870s. Such fronts arrived as a complete design, in pre-cast form and all were certainly designed by architects or major builders. As glass-making technology evolved, the resulting storefronts were virtually all glass, with minimal kick plates. Multi-paned display windows were replaced with very heavy single light glass. Most early commercial fronts were single-store fronts, which also suited the style and its vertical emphasis. These earliest buildings utilized low-profile hip roofs and their parapet walls were minimized, and often used as signage panels. In local contradiction to the style, flat stone lintels squared off many upper level window openings. Another favored roof-top level feature in the city, beginning in the middle 1880s was the use of a centered pediment that either capped the cornice or interrupted its line. The latter is found at 1842, 1603, 1715, 1739, and 1961 Central Avenue. The former, always in a triangular form occurs at 1572, 1812 and 1763 Central Avenue. The 1603 Central Avenue example is very unusual in that a pendant or circular pediment intrudes into the cornice line below it. Seven buildings have date stones and names inscribed on their pediments. A number of examples have recessed wall panels, set behind the pilasters that define their façade bays. This treatment is very common in pre-Civil War stylistic examples but continued in use in Dubuque into the late 1880s. Good examples of this wall plane treatment are found at 1643, 1739 and 1812 Central Avenue. Later examples, such as 1572 Central Avenue added vertical bay elements. The same design is notable for its undulating cornice line, with triangulated cornice profiles on its outer bays (Jacobsen, 2003, pp. 110, 121-33).

The same source also utilized Richard Longstreth's commercial historical typology. All of the district examples, apart from the residential inclusions, are two-part commercial blocks. This means that the building is less than five stories in height and its façade(s) can be divided into two components, the ground level storefront and two to three stories that comprise a separate zone. While the building likely has a cornice, there is no extraordinary third or uppermost zone that caps the whole (Jacobsen, 2003, pp. 110-113).

The same source focuses upon the commercial variation of the Queen Anne style. Again, examples are so categorized on the basis of their extreme façade elaborations. This is clearly a style that is most commonly applied to prominent corner settings, with seven such examples in the district. An extensive use of decorative stone occurs in two examples. A stone arch and stone columns is used in the storefront at 1706 Central Avenue. An entire bay is faced with a polished stone surround on 1497 Central Avenue. The former example has Romanesque style arches and a rather unusual square-cut hip roof tower on its outer upper corner. A two-bay wide pressed metal oriel fills the upper façade of 1736 Central Avenue. The Richter Block, at 1543 Central Avenue has a three-sided upper level oriel. A square cut two-story oriel on the north sidewall of 1497 Central Avenue extends well above the parapet line and is capped with a gable pediment and stone finial. Full-height bays are also prominent on 1715 and 1763 Central Avenue (Jacobsen, 2003, pp. 137-43).

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A number of buildings feature solid stone lintels, set above the storefronts. There are also a number of plans that combine cast ironwork with stone footings, all of these being on the west side of Central, between 16th and 18th streets.

There are a number of gaps in the district but most of these represent historic voids, or spaces where late-surviving frame houses or storefronts were lost. Despite some minor losses, the district retains a strong sense of time and place.

Block by block streetscapes:

1400's block of Central Avenue:

Five buildings located south of 15th Street are included. Those on the east side represent a contiguous group and there are no contiguous historic buildings to the south (in fact there are no buildings, rather several vacant lots). The two west side buildings are adjacent to a massive former livery building (1473 Central Avenue). This building, five stories high and equivalent to two large buildings, has been completely refronted as a result of catastrophic fire damage during the mid-1890's. The removal of what might be a brick "slip screen" might well reveal the original façade. Upon re-evaluation, this building might be deemed to be a contributing building. The five included buildings as a group are among the oldest in the district, save for 1497 Central Avenue (1890), which is a very ornate Queen Anne style design. The five buildings are, with the latter exception (four stories high), all two or three-story buildings.

1500s block of Central Avenue (east side):

Nine buildings compose this block front, and with two substantial exceptions, these are two-story brick buildings. The architecture reflects the belated and somewhat incremental evolution of this block and two frame buildings and several small-scale ones are the best examples of this. The block's commercial buildings first infilled the center and south end of the block, and the massive Simone's Block (1572 Central Avenue, built 1884) was the last commercial installment. The Italianate style almost exclusively typifies the block's architecture.

1500s block of Central Avenue (west side):

The block front is composed of more recent commercial buildings, with 1527 Central Avenue (1887) being the oldest. The southern two-thirds of the block is infilled with two impressive three-story blocks and 1543 Central Avenue, which is two-stories high and is of the Queen Anne style. The northern third of the block contains two more modern facades, on earlier building cores.

1600s block of Central Avenue (east side):

This block first developed commercially on its north half, and the surviving buildings within that range are of a very early date (1867-72). The south half was built up ca. 1885-87.

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The block's buildings as a whole are lower in height, with just two buildings that are three-stories high. A prominent corner building, 1602 Central Avenue, has a façade that is almost completely covered with slip screens. That building has the potential to be contributing upon their removal and based upon the determination when a re-evaluation of its integrity. Demolition, some very recent in occurrence, has removed three buildings and shortened another to just a single-story remnant. The most substantial and most recent loss was that of 1672 Central Avenue (pre-1884), a side-gable Italianate style plan that always housed the Lenz Monument Works. A portion of the now-open area, a part of that company, was always an open lot.

1600s block of Central Avenue (west side):

The architecture of this block reflects its later and never-completed commercial development. Two buildings, a side-gabled residence at 1627 Central Avenue (pre-1884) and 1643 Central Avenue (pre-1866) survive from the earliest years. The latter, an Italianate style three-story block, resembles the Dubuque City Hall (1857) with its prominent pattern of semi-circular brick arches and pilasters with deeply recessed brick wall panels. There are two three-story buildings on the south half of the block but there are gaps that were never built-up. The north half of the block was never built up at all, and contained a few frame residences. A more recent store building and parking now occupies that part of the block.

1700s block of Central Avenue (east side):

This block front is the youngest architecturally within the district, all of its buildings having been built between 1887 and 1892. A substantial vacant lot in the middle of the block was never built up and was last occupied by several frame houses on the south half of the void. Apart from the two smaller buildings north of this opening, the block is solidly three-stories in height and is Queen Anne style in its architecture. The bookend corner buildings featured corner turrets (that on 1798 Central Avenue being removed). The jog in the avenue at 18th Street allowed 1798 Central Avenue to front north onto 18th Street.

1700s block of Central Avenue (west side):

Reflective of its more recent and more substantial counterpart to the east, this side of the avenue consists of four (counted as five properties) three-story business blocks. This group of commercial buildings was built from the south north. Only 1701 Central Avenue was extant prior to 1884. The next three buildings north were all built in 1888 and the last, 1763 Central Avenue, post-dates 1892. The isolated three-story side gable residence at 1791 Central Avenue is an early survivor of a row of similar residences, but it was the tallest. Given the later building dates, the Queen Anne style predominates on this block front.

1800s block of Central Avenue (east side):

This very substantial and architecturally elaborate block front dates mostly from 1885 to 1908 with four buildings dating 1885-90. The block is an even mix of two and three-story

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buildings. The dominance of the Italianate style is due to the relatively early range of construction dates. While the block front is intact, storefronts tend to be more modified.

1900s block of Central Avenue (east side):

There is just one surviving three-story building on the south end of this block front. 1902 Central Avenue (1900) is a Renaissance Revival style design.

1900s block of Central Avenue (west side):

The two building complexes having open covered passageways within their plans have long been recognized as exemplifying vernacular architecture. This entails the provision of drive-through passages through buildings. In this instance these are German-built examples. While vernacular buildings are often associated with the earliest periods of construction, these examples are neither very early nor were they built simultaneously. Rather in both cases, the composite designs date to ca. 1890-91, and each incorporates pre-1884 buildings. A third example, 1961 Central Avenue, dating to 1887, has had its passageway infilled. Save for the latter, these are all two-story buildings and are evaluated as combining Italianate and vernacular design influences. The southernmost, 1879 (post-1891) alone is of the Queen Anne design.

Property Architectural and Historical Notes:

1460 Central Avenue, Chas. W. Bittman Block: (1869; contributing, Italianate style)

This is a triple-storefront, three-story two-part brick commercial block. The plan is that of a parapet front. The front is plainly wrought with a raised parapet wall, a thin denticulated cornice, and a terra-cotta frieze beneath it. There are two smaller storefronts on the south end of the front, with a broader one to the north of an off-center upstairs entrance. The façade is a plain one with straight cut and unelaborated window caps. The metal cornice is denticulated and projects from the parapet front base. The storefront is protected by a straight-cut metal canopy and the transoms are covered with metal. Figure 9 indicates that this block was originally a two-story side gable Italianate style plan. It gained a third floor and a parapet front with flat roof.

1486 Central Avenue: (pre-1866, pre-1866; contributing, Italianate style)

This brick, two-story two-part commercial block pre-dates 1884 and has a side gable residential plan. There is a bracketed cornice. It is a shorter plan, originally with back porches and stairway. There was a single-story rear extension present by 1891, running beneath the porch. The side-gable roof form indicates an early construction date. City building permits document the replacement of the storefront with two smaller windows in 1990, a rear roof deck the same year, a rear deck in 1992 and two frame rear additions in 1991.

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1487 Central Avenue, Thomas Kelly Building: (1886, contributing, Italianate style)

This is a two-part commercial block, two stories high. The plan is that of a parapet front with broad overhang, and a denticulated and bracketed parapet.

1496 Central Avenue, R. W. Lacy Block: (1896; contributing, Italianate style)

This is a three-story brick two-part commercial block. The plan is that of a parapet front with a simple metal cornice and flat stone lintels and sills. It had its origin as a two-story corner brick storefront that pre-dated 1884. The building was extended south and enlarged to a double storefront. The cut in the brickwork addition is apparent on the façade. The building has plain straight stone lintels and sills, a cast iron storefront, and a simple denticulated brick cornice. City building permits document the present storefront infill to 1978 and 1986. There is a non-contributing garage on this parcel (pre-1950).

1497 Central Avenue: (1886, 1890, contributing, Queen Anne style)

The façade combines a most usual two-story window bay on a three-story plan, with a stone surround and spandrel, with a second window bay that is deeply recessed into the façade-usually one of these would be a projecting bay. The parapet mimics the Bishop's Block with corner turret, a combination gable roof pavilion front that is set beneath a raised flat parapet front, and a splendid bracketed metal cornice/parapet. On the sidewall windows are paired and there is a splendid square-cut oriel with gable roof and finial cap. There is a north side external metal stairway. This is a three-part commercial block, three stories high. The plan measures 25.6 feet by 52 feet with a 25.6 feet by 10 feet rear frame addition. Floor elevations measure six feet in the basement, 12 feet on the first floor, and ten feet on the upper floors. City building permits document the repair of minor fire damage (1985), new external stairs (1993) and the rebuilding of concrete block walls (1988). (see Figure 18).

28-30 East 15th Street: (1896, contributing, Queen Anne style)

This is a two-story brick side-gabled duplex. The brick is painted white. There is a raised basement. The two entrances are paired at the center of the north front. The building is symmetrically fenestrated on its façade and sidewalls. There is a large attached gable roof garage, and the south first floor is continued out about four feet to serve as a base for a second-story open porch. While not a commercial property, it is located on the same lot as 1496 Central Avenue. It is a contributing property.

27 East 15th Street: (1937-1961, contributing, Commercial style)

This is a single story concrete block/tile storefront. It consists of two parts, a west end narrow storefront and a larger eastern unit, likely a warehouse/garage. The façade's parapet wall with tile coping steps down in stages across the façade from west to east. The west storefront has an angled entry. That storefront has a buff brick kick plate and surround, a wrap-around flat canopy and its main display window is covered with plywood sheeting. There are

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two lesser display windows and two other single-door south entrances on the façade. The building exterior is stuccoed.

25-27 West 15th Street: (1892-1908, contributing, Renaissance Revival style)

This is a two-story brick duplex with raised stone foundation, matching outside three-sided full height front bays and a Neo-Classical Revival style cornice front. The plan measures 34 feet by 37 feet. Stone lintels are broad but plain cut, and the stone sills are thin and plain. There is a stone water table. The porch foundation is of later date. This building is located on the same parcel as 1501 Central Avenue.

1500 Central Avenue: (pre-1866, contributing, Italianate style)

This is the south half of a two-story double storefront, a stuccoed side gable two-part commercial type plan. A two-story rear addition was present by 1891. City building permits document the repair of second-story fire damage in 1985 (\$2,000). See Figures 8, 9.

1501 Central Avenue, Mathias M. Hoffman Block: (1896, contributing, Queen Anne style)

This is a two-part commercial block, three stories high with a double storefront. The plan has a large octagonal turret/oriole, a high raised parapet front with a raised cross decorative pattern, a denticulated cornice and paired window sets. The building occupies a prominent northwest corner and features a rounded corner turret and a two-story bay window. The plan measures 51 feet by 54 feet (a 4 feet by 24 feet light well is recessed into the northwest side wall). The floor elevations measure seven feet in the basement, 14 feet on the ground floor, and ten feet on the upper two floors. There are four three-bedroom apartments on the upper levels. City building permits document a new north storefront (1957).

1504 Central Avenue: (pre-1884, contributing, Italianate style)

This is the north half of a two-story double storefront plan with a stuccoed side gable two-part commercial type plan. This is a shorter plan than 1500 to the south.

1516 Central Avenue: (1947, non-contributing, Commercial style)

This is a single-story brick storefront. A chalet roof obscures the pediment and the storefront is covered with permastone. It is of recent date and requires additional investigation. It is a one-part commercial type plan. City building permits document the original construction (permit dated May 3, 1947, \$1,500) and a new storefront in 1969.

1524 Central Avenue: (pre-1884, non-contributing, Commercial style)

This is an early two-story side-gable two-part commercial type plan. It pre-dates 1884 (saloon) and there is a one-story rear addition. A two-door concrete block garage is behind that addition but does not extend to the alley. The formerly stuccoed building has been re-clad with

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a vertical board but it retains its upper fenestration pattern, massing and has a well preserved storefront. City building permits document the construction of the south-side stairs (1945) and a new storefront in 1949. The cedar siding was added in 1990. The latest rear addition dates to 1985 (\$10,000). The covered front renders the building non-contributing but if that material was removed and the original cladding exposed if present, that status would be subject to re-evaluation.

1527 Central Avenue: (1887, contributing, Italianate style)

The plan combines a rounded pediment with a parapet front, the pediment being formed by the parapet/cornice. The cornice features elongated brackets. The brick window arches feature spring stones. This two-part commercial block, three stories high, first appears on the 1891 Sanborn map as a double front with a rear porch system. The plan Central Avenue, measures 51 feet by 65 feet, with a single-story brick rear wing 51 feet by 35 feet. Floor elevations are seven feet in the basement, 14 feet on the ground floor, and ten feet on the upper levels. There are nine apartments on the upper levels.

1534 Central Avenue: (pre-1884?; contributing, commercial false front type)

This is a two-story frame two-part commercial type building. The south wall is exposed, has a stairway and porch, and there is a single story rear addition, which runs halfway to the alley. City building permits document a 1972 rear addition.

1538 Central Avenue: (pre-1884, contributing, Italianate style)

This two-story brick two-part commercial type plan has a prominent projecting metal cornice, elaborate stone window lintels, and an I-beam support above the storefronts. Originally a single storefront, it was divided into two small storefronts between 1936 and 1962. There is a single-story attached concrete block garage behind the store, but it reaches just halfway to the alley. City building permits document the construction of a rear addition in 1996. See Figure 12.

1540 Central Avenue: (pre-1884, 1885-90, contributing, Italianate style)

This is brick three-story double storefront block, a two-part commercial type plan. The plan is that of a parapet front and features a high parapet with a simple metal cornice at the top. The windows have stone lintels and sills. A third floor was added by 1891. City building permits document the construction of a storefront canopy in 1973. See Figure 12.

1543 Central Avenue, H. Richter Block: (ca.1899, Assessor dates to 1894+/-, contributing, Italianate style)

The storefront is an elaborate and well-preserved one and this is a key building within the district. The enlarged plan then featured a rooftop porch or frame penthouse. There is a fine projecting metal cornice with a pediment ("H. Richter"), a three-corner second story bay.

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There is a singular carved stone belt course, an elaborately carved second floor window arch with a shield keystone and an oriel with cornice. There are stone bases on the sidewall pilasters. There is an exposed I-beam support above the storefronts. There are rosettes on the beam and these match rosettes on the cornice. The plan measures 24.6 feet by 60 feet with a 1.75 story brick rear wing (11 feet by 35 feet). Floor elevations measure seven feet on the basement level, 12 feet on the ground, and nine feet on the second floor. There are two apartments in the plan. The current front represents the re-fronting of a pre-1884 two-story brick residence. The house plan featured a back stairway and a north-facing second floor porch on the back of the north sidewall.

1555 Central Avenue, John Drehouse Building: (1887, contributing, Italianate style)

This two-story narrow plan replaced a single-story frame carpenter's shop post-1884. There is a high denticulated brick cornice on a narrow plan. Lintels are rounded. The storefront has been sided in. The presence of a gap between it and the house/store to the south allowed for a south-facing upper level side porch, along with front and rear exterior stairways. There is a single-story rear addition that runs to the alley. City building permits document new exterior stairs (1999), a new storefront (1936), and a new open side porch (1970). There are two non-contributing garages (1955, 1981).

1564 Central Avenue: (1870, contributing, Italianate style)

This is an elaborate, early brick two-story two-part commercial type plan. This is a parapet front plan. The brick window arches have keystones, and the storefront features a continuous stone lintel. It pre-dates 1884, at which time it housed a boots and shoes shop. At that time there were no buildings located immediately north. This is a shorter plan with full-height rear porches and stairs. There is a partial width concrete block garage (1920, contributing building) across the north part of the back lot. The plan is L-shaped, the core measures 18 feet by 56 feet, the south rear wing 7.5 feet by 12 feet. There is a square frame rear addition (15 feet by 14 feet) with rear porch (12 feet by 6 feet). City building permits document the construction of a new masonry garage in 1957 and a new storefront in 1963. See Figure 12.

1572 Central Avenue, J. Simones Block: (1884, 1897, contributing, Italianate style)

This is a splendid three-story brick Italianate style block, with four storefronts. It was deemed to be individually eligible for the National Register as a part of the Phase III survey and it is a key contributing building within the district. It is a two-part commercial type plan. The singular plan features an elaborate pressed metal cornice that has twin flanking open gables at each corner and a centered pedimented pediment on the façade. There is a second centered triangular pediment on the fronts and both pediments are inscribed with the date "1884." There is a narrow two-story square cut centered oriel on the central bay. The cornice is unusual with a two-layer effect. The core plan measures 81 feet by 56 feet. There are porches on the north and northeast sides. The storefront with ca.1920s prism glass transoms is intact. There is a metal stairway and porch on the north sidewall. The windows have cast stone lintels and plain

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lintels. A single-story rear wing that includes an attached garage and carport measures 40 feet by 44 feet. Excavation work was underway for a rear addition to this block in May 1897 when workers found a gravestone dated to 1847 (Dubuque *Daily Telegraph*, May 7, 1897). City building permits document a substantial remodeling of the upper-level apartments in January 1945. See Figure 12.

1563-85 Central Avenue: (1885-1890, 1941, 1974, contributing, Commercial style)

This building originated as a single-story plan with two small storefronts. It gained a second story in 1945 and its west rear was remodeled in 1962 to house a paint store. A two-story warehouse addition (1974) is set perpendicular to the south rear wall of the building and measures 40 feet by 50 feet. It is considered to be an addition to this building. A small loading dock door on the east front is the only opening. A parking lot is to the east of the addition and that parcel is addressed as 1563 Central Avenue.

1599 Central Avenue: (1909-1936, contributing, Commercial style)

This is a single-story double storefront. This is a single-story, one-part commercial block type plan. The plan is a short one. It was a photo studio with a rear north-side skylight or window as of 1909/36.

40 East 17th Street: (ca. 1858, Assessor, contributing, Italianate style).

This is a very early two-story brick duplex, side gable in plan with a unified centered entryway and short porch. If the 1858 date is anywhere close, then this one of the city's earlier surviving buildings. The plan measures 34 feet by 38 feet with rear porches (25 feet by 4 feet). The duplex is divided vertically. The building is set close to the rear porch system of the commercial block to the west and it physically connects with a curtain wall on the ground level. There is a single story brick wing set immediately behind (south) of this house, it has an L-plan and there is a carport in the void. This is a contributing property. See Figure 8.

1602 Central Avenue, Henry Hoffman's Palace Saloon: (1885, non-contributing, Italianate style).

This is a brick, three-story two-part commercial type plan. A solid façade covering disguises the fact that this building is actually three stories high. The cornice is apparently lost and the second floor slipcover might disguise other damage or losses. The storefront is covered with a Carrara glass front. Metal slipcovers obscure both the transom and parapet fronts and this is a close call to call it contributing, but the exposed sidewall indicates that very exceptional and elaborate brick and stone trim work is to be found intact beneath it. This is a single storefront design. There is a south side metal exterior fire escape. Sanborn maps show a completely vacant corner as of 1884 (post-fire?) and this building, extending nearly to the alley, was present as of 1891. City building permits document the present storefront to 1971. See Figure 12.

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1603 Central Avenue, J. P. Schroeder Block: (1882, contributing, Italianate style)

This is a key contributing building within the district. This is an early and well-preserved two-story brick block, a two-part commercial block type design. An ornate semi-circular pediment and rounded end finials are the outstanding features of the parapet front. The pediment is superimposed on the cornice which is unusual. Stone lintels are ornate and stone sills have brackets. An I-beam supports the storefront. The storefront is obscured but is likely well preserved. Round metal support columns are visible. There is a south side metal fire escape. City building permits document a new storefront (1971). Its brick exterior was painted prior to 1938 at which time it was repainted.

1618 Central Avenue: R. H. Heller Cigar Factory: (1887, contributing, Italianate style)

This is a brick three-story two-part commercial type plan. This is a parapet front plan but the cornice has been lost. The fenestration is asymmetrical. Pilasters are boldly projected from the third floor level, which is also unusual. Elaborate stone belt courses and polychromatic arches make the design special. Its elaborate combinations of decorative brick and stonework is apparently identical to the building to the immediate south. The latter building was built in 1885 and was designed by architect Fridolin Heer. The plan measures 25.5 feet by 60 feet, elevations are seven feet in the basement, 12 feet on the upper floors. City building permits document a new front door in 1972, dropped ceilings for a tavern (1981), and the addition of another apartment (1950). There is a 1931 single-story concrete block addition that extends to the alley. See Figure 12.

1626 Central Avenue: (1886, contributing, Italianate style)

This is a two-story brick double storefront, a two-part commercial type plan (25.5 feet by 34 feet). This is a parapet front plan with an exquisite metal cornice. There is a continuous stone lintel that caps the storefront. The storefront is cast iron. Lintels are elaborate. The parapet has likely lost a centered pediment. A rear brick wing measures 13 feet by 10 feet and there are two smaller rear frame extensions (7 feet by 20 feet, 6 feet by 10 feet). There is an elaborate denticulated metal cornice, carved or cast stone lintels, plain stone sills, and a solid stone lintel set atop a cast iron storefront. The stone lintel usually identifies an early building but this one occupied a lot that was vacant as of 1884. There is a partial rear wing on the north side of the plan. City building permits document a new storefront in 1971. See Figure 12.

1627 Central Avenue: (pre-1884, contributing, Italianate style)

This is a very well preserved two-story brick side gable residence with stepped sidewalls, a survivor from the street's residential past. The plan measures 25 feet by 35 feet, the porch 7 feet by 5 feet, and a rear centered frame addition 19 feet by 16 feet. Elevations are seven feet in the basement, 10 feet on the ground floor, and eight feet on the second floor. The façade has slightly rounded stone lintels and an original double door side entry. A concrete block shed 11.6 feet by 12 feet (1963) is non-contributing.

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1633 Central Avenue (1892-1904, Assessor dates to 1900+/-, contributing, Queen Anne style)

This three-story brick building is a two-part commercial block type design. This is a parapet front plan with a plain metal cornice and raised sidewalls. Fenestration is asymmetrical. The storefront has been enclosed. An I-beam with rosettes caps the storefront level. The plan measures 25.6 feet by 58 feet; floor elevations are seven feet in the basement, 12 feet on the ground floor, and 12 feet on the upper levels. There is a cast iron front and a front fire escape. There is a full-height rear porch system and two and one-story rear additions which carry the plan to the alley (24 feet by 28 feet, and 24 feet by 14 feet including an attached garage). City building permits document the replacement of the upper level windows (1983).

1638 Central Avenue: (1884, 2000, non-contributing, Commercial style, altered)

A two-story double dwelling was on this property in 1884 and its south sidewall imprint remains visible on the north sidewall of 1626 Central. The present single-story brick building with a cast iron storefront is the south half of the lower story of this earlier building. It has been re-clad with faux rounded logs. The upper level was destroyed by fire in 2000 and that level was removed and a new roof was constructed. See Figure 12.

1643 Central Avenue: (pre-1866, 1868, contributing, Italianate style)

This is a double storefront, three-story brick block, and a two-part commercial type design. This is a parapet front plan with a brick paneled parapet. The façade is solidly fenestrated with deeply set window openings. The storefront is capped with an exposed I-beam with decorative rosettes. The ironwork is based on stone footings or steps. The plan is L-shaped; the front core measures 32 feet by 31 feet, the rear three-story wing 19 feet by 19 feet, and the two-story infill 13 feet by 19 feet. A three-story rear porch measures 10 feet by 7.5 feet, the two-story rear porch 13 feet by 7.6 feet. A frame garage (18 feet by 20 feet) dates to 1981 and is non-contributing. A second garage (concrete block, 20 feet by 30 feet) dates to 1955 and is also non-contributing. See Figures 8-9, 12.

1654 Central Avenue (vacant lot):

A two-story brick building on this site was demolished in 2001 due to fire damage.

1671 Central Avenue:(1977, non-contributing)

This single-story one-part commercial building with a full basement is of recent date. It infilled a previously open and underutilized area.

1672-76 Central Avenue, Frank Lenz Marble Works: (1933, 2008, non-contributing building, contributing site)

A very early two-story side-gable brick shop/residence was demolished in 2008. The metal shed (1933) at the rear was re-veneered following fire damage in 1988. A monuments

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firm has been on this site for generations and an open display area now occupies the front of the lot. The site, which still displays funerary monuments, is counted as a contributing site, while the altered out building is non-contributing.

1690 Central Avenue: (1869, contributing, Italianate style)

This is a two-story frame storefront, a two-part commercial block, with a commercial false front. It is a double storefront that pre-dates 1884, and as such is a very early frame commercial building. The upper level is covered with metal siding and cannot be evaluated. The storefronts are replacements and evidence no historical materials. City building permits document the repair of 1988 fire damage and the construction of a small concrete block rear addition in 1998. The storefront area was infilled in 1998. See Figure 12.

1696 Central Avenue, Joseph Reinfreid Grocery: (1880, contributing, Italianate style)

This three-story scoured stucco two-part commercial plan has straight stone lintels and sills and star bolts on its south wall. There is no intact storefront. The flat roof projects with a broad overhand. Sills and lintels are of a straight cut. The building was present as of 1884 and had a cupola centered on its rooftop (see 1889 lithograph which depicts same). It's held a grocery and there was a two-story rear addition at that time. By 1891 there was a stairway and balcony on the north side. The marks remain on the exterior wall. The rear addition held a saloon. Today there is a frame garage at the back of the property. City building permits document the infilling of the storefront in 1992. A brick gable roof rear addition reads like a half-duplex. Historically this has functioned as a single building under unified ownership so the whole is counted as one building (Photo #19). A frame carriage house appears extant as of 1909 (1909 Sanborn map, Photo #30) and is counted as a contributing building. See Figure 12.

1701 Central Avenue, Adam Vogel Building: (1873, 1890, contributing, Italianate style)

This is a two-part commercial type design. This is a three-story parapet front plan with denticulated cornice. The side windows have semi-circular brick arches; the façade has straight stone lintels. There is a metal cornice and a stone belt course across the third floor lintel level. There is a south side external fire escape. The third floor was present by 1887. The rear south porch system is new, constructed out of pressure-treated lumber. A formerly separate single-story residence has been incorporated into the back of this plan. Its raised stone foundation is depicted in Photo #35. See Figure 12.

1706 Central Avenue, Rider & Lacy Block: (1892, contributing, Queen Anne style)

This key contributing corner building is three stories, of brick construction, and is a two-part commercial type design. This design features a tower, hip roof, a stone entry surround, and bays formed by pilasters. The windows are Romanesque in style. The plan measures 65 feet by 64 feet with a 26 feet by 30 feet rear wing on the north half of the plan. Floor level elevations measure eight feet (basement), 14 feet (first floor), and 10 feet each on the upper floors. There is a square-cut corner tower with hip steeple roof. There is a large stone

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entryway with flanking twin stone columns. The cast iron work is uniquely ornamented with Corinthian capitals, rosettes, hinge-like ornaments, raised scrollwork and a very unusual patterning using recessed square holes. The brickwork on the pediment and tower is exceptionally fine and ornamental. Stone capitals served as bases for the tower corner and cap. Very unusual elongated straight stone lintels are continued across separated window sets on the second floor. The parapet front is highly ornamented with terra cotta bands and corbelled brickwork. There is a two-story rear wing that has a raised entrance on 17th Street. It has the same brick and stone decorative pattern as well as twin parapet level gable roof dormers. The whole forms an "L" and there is a full-height wrap around rear porch behind the building. The south sidewall has a raised stone foundation with stone water table. The builder and building date have yet to be found.

1715 Central Avenue; (ca.1888, contributing, Queen Anne style)

This is a two-part commercial block, three stories high, and the plan measures 37 feet by 51 feet. Floor level elevations measure seven feet (basement), 12 feet (first floor), and 10 feet each on the upper floors. The two storefronts are of different depths, the southern one being shorter. This design closely resembles 1732-36 in that it features a central three-sided oriel that covers the fronts of the upper floors and that carries the parapet front forward. This is a narrower bay in section however. Heavy stone lintels surmount window bands on the second floor on either side of the bay. On the third floor, huge stone lintels with rounded undersides are set above twin window sets in the same manner. The metal parapet front is quite elaborate. This is one of a number of major buildings on this block that have cast iron storefronts (National Iron Works) set on stone steps or footings. The columns on this building are identical to those to the north on the Muntz Block, but the rosettes are different. There is a rear porch system on 1713 as well as a single story rear addition. The lack of directory listings for 1890 and 1899 imply a post-1899, pre-1909 building date.

1735 Central Avenue, Edward Muntz Block: (1888, contributing, Queen Anne style)

This is the south half of the Muntz Block. The Muntz Block is an example of the Italianate style (rounded pediment). This is a two-part commercial block, three stories high, and the plan measures 38 feet by 46 feet. Floor level elevations measure seven feet (basement), 12 feet (first floor), and 12 feet each on the upper floors. City building permits document the reframing of the storefront windows (2001).

1736 Central Avenue, Fred A. Nesler Block: (1892, contributing, Queen Anne style)

This is a two-part commercial block, three stories high, and the plan measures 37 feet by 64 feet. The style is Queen Anne given the presence of a broad flattened oriel/pavilion that nearly covers the upper façade. There is a three-story rear porch system on the plan. The special feature of this building is a unique two-story pavilion/bay that covers most of the upper two floors. The parapet steps out as well and bears the name and date of the building. The storefront and side walls of the façade have been covered with metal but this is still an exceptional commercial building.

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1739 Central Avenue, Edward Muntz Block: (1888, contributing, Queen Anne style)

This is the north half of the Muntz Block. The Muntz Block is an example of the Italianate style (rounded pediment). This is a two-part commercial block, four stories high, and the plan measures 37 feet by 46 feet. A broad semi-circular pediment proclaims the block name and building year. The brickwork on the façade is highly ornamental and the parapet front is corbelled. The cast iron storefronts remain intact and are placed on stone steps or footings. The iron columns match those on the building to the south. Floor level elevations measure seven feet (basement), and 12 feet on the first and other floors. The rear porches were removed in 1996 and the upper three floors are unheated and vacant. The Assessor dates this building to 1888.

1746 Central Avenue: (vacant lot)

1763 Central Avenue: (1905-07, contributing, Queen Anne style)

This is a two-part commercial block, four stories high, and the plan measures 23 feet by 50. This is a Queen Anne style design given the presence of a three-story oriel on the left half of the façade. It's spandrels feature Neo-Classical detailing, indicative of a later building date. Floor level elevations measure eight feet (basement), 12 feet (first floor), and 10 feet each on the upper floors. This is a tall, narrow plan with a three-story bay set to the south side of the façade. The cast iron storefront has round columns set atop stone footings or steps.

1766 Central Avenue: (1899, non-contributing, Italianate style)

This two-story brick two-part commercial type design retains a combination corbelled brick and pressed metal cornice/parapet and stone lintels and sills. The storefront is completely modern and the windows have been replaced with casement openings. City building permits document a rear addition (1947) and a remodeled storefront (1981). The Assessor notes 1945 addition, two-stories, 890 square feet.

1770 Central Avenue: (1897, non-contributing, Commercial style)

This is a single-story brick storefront, apparently built as a tin shop. This is a one-part commercial type plan. A second story frame level penthouse aligns with the south sidewall. There is a two-story rear addition that runs to the alley. The storefront materials on the parapet front appear to be metal panels and might be associated with the tenant firm. City building permits document a remodeled storefront in 1981.

1791 Central Avenue: (1869, contributing, Italianate style/vernacular type)

This is the last surviving of five houses, which lined this north end of the block as of 1884. This one housed a carpet weaving shop at that time. There was a second row of houses northwest of this house, on the east side of Heeb Street, none of which survive. This is three-

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story brick side gable residence with a reduced-height uppermost floor. The half-sized attic level windows reflect a vernacular influence.

1798 Central Avenue, G. F. Thorman Block: (1887-88, contributing, Queen Anne style)

This is a Queen Anne style design given the prominent placement of a rounded corner bay or turret on the northwest corner. This building served as a gateway to the district from the north given the turn in the road to the west and the high visibility of the corner tower. This is a three-story brick block with two storefronts fronting on 18th Street. The wall bays are defined by pilasters. Terra cotta panels and bands and art glass transoms on the second floor windows appear to date this building to post-1884. The 1891 Sanborn map shows that the east half was built after that year. The building is a two-part commercial type design. See Figure 12.

1805 Central, Fire Engine House Number 1: (1884, contributing, Italianate style)

Fire Engine House Number 1 is located at 18th Street and Central Avenue, at a prominent eastward jog in the latter avenue. The building fronts to the southwest and is aligned with Central Avenue. This location places it at the "gateway" into the Couler Valley that comprises the historic north bottomland residential extension of Dubuque proper. This is a two-story double bay brick building that is rectangular on plan. There is no basement. The perimeter walls are load bearing. There is a raised parapet on three sides of the roof. The roof is flat in form and angled for drainage, to the north.

The design is categorized as of the Commercial style. The narrow dimensions of the windows might represent an Italianate style influence. The design of some particular interest given the specific function of the building. There was a simple triangular pediment inscribed "The City of Dubuque" and, save for a wooden belfry and metal flagpole, there was no other rooftop element, such as a projecting hose tower. The design integrated the building stable within its plan (across the back of the building, and occupying the rearmost bay. The two vehicular entrances were separated by twin front entry doors, one of which communicated upstairs. So the building is structurally two bays in width, while design wise its façade is a three-bay arrangement. Six upper level windows are clustered in three separated sets. The outermost sets are centered above the garage doors below them, while the central set is centered above and aligned with the twin single door entrances.

1812 Central Avenue, N. Palen Block: (1878, 1895, contributing, Italianate style)

This is a two-part commercial plan, a three-story brick building measuring 51 feet by 61 feet, with a south rear wing. There are apartments on the upper floors. The façade consists of a central pavilion with two flanking side bays of equal width. Cast or carved stone lintels vary by each of the upper floor levels and consist of semi elliptical forms with keystones on the uppermost. The parapet projects forward by means of corbelled brick brackets and the whole is surmounted by a raised pediment and decorative finials, three atop the pediment and one at each corner. The brick work beneath the corner caps projects outward turret-like, reflecting a Dubuque building custom. The name of the owner/builder and date appear in the pediment.

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1824 Central Avenue: (1885-1890, contributing, Italianate style)

This is a two-story commercial building with a flat parapet line. This is a two-part commercial building that measures 25 feet by 68 feet. There are apartments upstairs. The interior support system includes timber beams and iron columns. There is a two-story rear tile office addition that dates to 1926, which is separately addressed as 1827 White. The use of semi-elliptical brick window arches argues for an earlier building date (assessor says +-1900, Sanborn shows as of 1891, frame building 1884). Plain projecting stone lintels underscore the upper window line. The parapet is ornamented with a projecting corbelled brick treatment. There was apparently a centered dormer on the roof front and it is probable that the building employs a side gable roof form. The permastone storefront and that of 1826/28 has been unified by means of a modern storefront and this alteration has greatly impacted this buildings integrity despite the high level of preservation of the upper level.

1828 Central Avenue: (1878, contributing, Italianate style)

This is a front gable two-story brick residence/storefront. This is a two-part commercial building that measures 24 feet by 33 feet. The permastone storefront has been substantially altered. Window arches are brick, semi-elliptical in form, with flat stone lintels. The Assessor dates to 1878. City building permits document a new storefront in 1968.

1838 Central Avenue: (1885-90, contributing, Second Empire design)

This narrow plan features a barely perceivable mansard attic treatment on this third floor. This is a three-part vertical block. The core measures 20 feet by 45 feet. There are two rear additions and three apartments upstairs. Sanborn shows 1891 it in use as a meat market. The Manhattan Meat Market was here 1915. A modern storefront obscures the first floor level. Second floor windows feature flat-topped wrap-around stone lintels (painted a dark color) while the upper level windows have unusual classical surrounds with Corinthian columns and temple caps.

1842 Central Avenue, German Savings Bank: (1905, contributing, Queen Anne style)

This is a two-part commercial building type that measures 25 feet by 70 feet. The Assessor dates this building to ca. 1900, but the likely date is 1905 when the branch bank was established here. This three-story brick commercial building with apartments upstairs features classical-inspired broad carved stone lintels set above paired windows. There is a three-sided bay on the second floor and a very distinctive projecting bracketed parapet with a decorative pediment. The whole front is enframed by side pilasters and the pediment and might be said to represent a minimal version of Longstreth's vault façade classification, which commonly was used by banks of this period. The storefront has been obscured but might survive to some extent beneath the covering. City building permits document a new storefront (1954) and a backlit awning (1994).

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1850 Central Avenue: (1898, contributing, Italianate style)

This is a two-part commercial type building that measures 40 feet by 41 feet. The plan is irregular with the façade being 10 feet wider than the core. A single story rear addition extends the plan to the alley. This two-story brick commercial building has a replacement storefront. Its second floor window hoods are unusual in that they combine a stone keystone and stone shoulder spring stones, with semi-elliptical brick infilling between these. The parapet is nicely ornamented with an arcade of rounded corbelled brick columns and arches. A projecting copper cornice, gutter line surmounts the whole. A plain tile capped parapet wall rises above the cornice. The Assessor dates ca. 1890, but the 1891 Sanborn map fails to show the building as being present. The plan contains a double storefront. City building permits document a new storefront (1962).

1858 Central Avenue: (ca. 1884-90, contributing, Italianate style)

This two-story brick double storefront is a two part commercial building that measures 37 feet by 58 feet. The upper level windows are elongated and are topped with semi-elliptical brick arches. Sills are of flat stone. The pediment front is ornamented with two horizontal belt course lines of corbelled brick. There is a separate single story rear garage (37 feet by 35 feet). Sanborn maps indicate that the building postdates 1884, but is present as of 1891, with an internal link to the Northern Hotel to the north. There is a non-contributing garage of recent date.

1865 Central Avenue: (1977, non-contributing, no style)

This single-story veterinary clinic has a three-staged parapet elevation from south to north. The southernmost section is two-stories high or nearly so, and its façade is slightly recessed. This is a former filling station that was built in 1959 (building permit dated December 30, 1958). The building was enlarged in 1975-76.

1876 Central Avenue, Northern Hotel: (pre-1873, contributing, Italianate style)

This three-story brick commercial front is dated to 1896 by Assessor but is surely present in same form as of 1884 (grocery/saloon) and certainly as of 1891 when is Northern Hotel. It is a two-part commercial type measures 26.5 feet by 58 feet, and there is a single-story rear addition. The rear (east) half has enclosed two-story full-width porches. There is painted signage on south sidewall. Cut flat-topped stone lintels are typical of 1890s construction. Storefront now covered with permastone. The building is built of soft red brick. It is possible that the sills are replacements of original semi-elliptical brick arches. City building permits document the conversion of two apartments to four in 2000, and a new storefront (1939).

1879 Central Avenue: (1895, contributing, Queen Anne style)

This two-story brick two-part commercial type measures 34 feet by 50 feet.

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This block presents a distinctive octagonal corner turret and steeple as if was a corner building. This detailing was likely due to the fronting of the building onto the head of 19th Street to the east. Reflective of later-date construction the upper floors feature broad semi-elliptical brick arches with stone top border trim set above paired window sets. The cast iron storefront is well preserved. The cornice line is bracketed and straight-cut. The Assessor dates it "18--." This building fails to appear on either the 1884 or 1891 Sanborn maps. The turret and façade design make it probable that at a minimum the façade was made over ca. 1905. A detached concrete block garage (1978) is non-contributing.

1889 Central Avenue: (north half 1885, south half 1890, contributing, Italianate style/vernacular type)

This combination storefront/residence was cited by Lawrence Summer as one of two city examples of a German vernacular architecture that utilized a central drive pass-through to a rear core area. The two-story building has been little changed save for the elimination of four roof dormers and the infilling of the storefront. Semi-elliptical brick arches indicate an early date for this building. Even the replacement windows replicated this arch form. Note also the massive stone beam that forms the pass-through opening. The Assessor dates ca. 1880. Sanborn maps indicate that the two halves developed separately and the pass through appears as an alleyway. The 1884 map shows the north half in place as a hardware store. By 1891 the south half is still absent. This building complex is individually eligible for the National Register due to its vernacular architecture

This is a two-part commercial type. The south half measures 16.6 feet by 50 feet with a pass-through (6.6 feet by 29 feet). The north half measures 19.6 feet by 30 feet, with a 16 feet by 24 feet rear addition. The pass-through has a bead board ceiling and its walls have signs of extensive wear by passing vehicles. There is a cellar trap door in rear of south part of building. It was an eight-plex through 1992 and now has half that many units. It has a stone foundation. See Figure 17.

1902 Central Avenue: (pre-1884, 1885-1890, contributing, Italianate style)

This is a narrow (21 feet by 102 feet original, 21 feet by 64 feet two-story rear addition, full basement) two-story brick two-part commercial type building. The building has a steeply pitched flat roof (to the east) with high tile-capped side parapet walls. The façade consists of a bracketed pressed metal cornice, three upper level windows with lunette transoms and side pilasters that flank a paneled over storefront with reduced windows. The upper transoms have been covered with panels. The brick is a dark brown in color. City building permits document a masonry rear addition (1974) and the addition of a second apartment (1986).

1913 Central Avenue, J. Ostdorf: (1890, contributing, Italianate style/vernacular type)

This is a two-part commercial type. The south half measures 18 feet by 36 feet, while the north half measures 24 by 66 feet, with an 8-foot wide drive-through passage. This two-part building mimics that to the south, the difference being that the pass-through is simply a brick

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arched gateway with a wooden deck added above the driveway. Otherwise two buildings have been linked into a single complex. Number 1913 is a two-story brick store building. This half of the building bears the Ostdorf-1890 inscription. The 1884 Sanborn map shows the north half present as a saloon. The unusual feature of 1913 is the use of brick to mimic carved stone window lintels. The storefront's central entry has been filled in. Number 1915 is also a two-story brick but has a gable front plan. Its windows also employ semi-elliptical brick window arches. Of interest is the rounded attic light. The 1891 map shows both buildings, the southernmost as a store, with a driveway and a broad south-facing side porch along the side of the north half. This building complex is individually eligible for the National Register due to its vernacular architecture. City building permits document the infilling of the front wall (1982).

1919 Central Avenue: (1885-1890, contributing, Italianate style/ vernacular type)

This is a two-story brick gable-front residence type that measures 19 feet by 44 feet. There is a rounded and centered attic window. The stone lintels are plain, with cap window openings. There is a side hall entry to south with a stoop. The assessor dates to 1898. There is a frame two-car garage to the northwest rear of the building, apparently an enclosed 1975 detached carport (non-contributing). There is a non-contributing frame garage on this parcel (1975).

1959 Central Avenue: (pre-1884, contributing, Italianate style)

This is a two-story brick side gable vernacular residence type that measures in its core 28 feet by 32 feet. A rear centered addition makes the footprint a "T" plan. The "I-house"-like façade has an offset entry. Angled rubbed bricks form flat arches over the windows, and there are stone sills. Sanborn maps show the building present as early as 1884. City building permits document the building of an attached two-car frame garage (1994).

1961 Central Avenue, P. Mersh: (1887, contributing, Queen Anne style)

This is a two-part commercial type that measures 50 feet square in plan. Twin rear frame additions are located at each end. This remarkable and well-preserved three-story commercial block nicely underscores the early and substantial commercial development of Central Avenue. Originally this building was similar to the (later) buildings to the south with their central passages. The 1891 Sanborn map shows such a passageway with the note that the interior flanking walls went up to the third floor. A broad carved stone archway appears to locate the dimensions of this open hallway. Despite the bricking in of the store window openings, the square-cut massive cast iron beams remain exposed. The storefront terminates in a broad solid stone belt course. A line of connected plain stone sills, supported by projecting stone brackets, underscores the second floor windows. Carved stone wrap-around stone lintels with pediments cap those windows. The third floor windows have the same continuous stone belt course/still decorative treatment. The windows are connected at the lintel spring point level by a darker row of soldier course bricks. Square stone inserts are placed at the spring points and five-sided stone keystones are centered in the semi-elliptical brick arches. A massive projecting pressed metal cornice with a prominent centered pediment (with the builder's/owner's

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#	Year	Style	Main Bldgs		Outbuildings		Cont. Site	Notes
			Con.	Non	Con.	Non		
1671	1977	Commercial		4				
1672-76	1933, 1988	N/A		5			1	Counts as a contributing
1690	1869	Italianate	26					
1696	1880	Italianate			1			
1696	Pre-1909	Commercial	27					
1701	1873, 1890	Italianate	28					
1706	1892	Queen Anne	29					
1715	1888	Queen Anne	30					
1736	1892	Queen Anne	31					
1735	1888	Queen Anne	32					
1746								Vacant lot
1739	1888	Queen Anne	33					
1763	1905-1907	Queen Anne	34					
1766	1899	Italianate		6				
1770	1897	Commercial		7				
1791	1869	Queen Anne	35					
1798	1887-1888	Queen Anne	36					
1805	1884	Italianate	37					
1812	1878, 1895	Italianate	38					
1824	1885-90	Italianate	39					
1828	1878	Italianate	40					
1838	1885-90	Second Empire	41					
1842	1892-1897	Queen Anne	42					
1850	1898	Italianate	43					
1858	1884-1890	Italianate	44					
1865	1977	Commercial		8				
1876	-1873	Italianate	45					
1879	1895	Queen Anne	46					

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#	Year	Style	Main Bldgs		Outbuildings		Cont. Site	Notes
			Con.	Non	Con.	Non		
1889	1885, 1890	Italianate/ vernacular	47					
1902	-1884, 1885-90	Italianate	48					
1913	-1884, 1890	Italianate/ vernacular	49					
1919	1885-1890	Italianate	50					
1919	1975	N/A				1		
1959	-1884	Italianate	51					
1961	1887	Queen Anne	52					
15th Street								
28-30 East	1896	Queen Anne	53					
27 East	1931-61	Commercial	54					
25-27 West	1892-1908	Renaissance	55					
17th Street								
40	1858	Italianate	56					
Totals:			56	8	1	1	1	Contributing 56, non-contributing 8, contributing site 1, total contributing 57

District Physical Alterations and Integrity:

The district as a whole has remained virtually unchanged in terms of its topography and its nearby land uses. Street widths have remained the same. One important change was the removal of double streetcar tracks on Central Avenue. The district continues to function as a gateway between north Dubuque (the Couler Valley) and the downtown proper. This gateway function was originally caused by impeding bluffs to the west of the avenue. As a result the avenue jogs abruptly east at 18th Street. Buildings at 1805 (the fire station) and 1798 Central Avenue oriented south and north at this jog, departing from the district's east-west orientation norm.

The upper facades of the district buildings are very well preserved and the presence of so many three and four-story buildings makes this all the more impressive. Virtually every building retains its original cornice or parapet front. Details such as pediments, turrets and bay windows all survive save for one instance. No substantial building has been reduced in height or breadth by demolition. Since 1950 15 buildings have been demolished, and one, 1638 Central Avenue, lost its upper floor. Eight of these buildings were dwellings. A filling station (site of 1865 Central Avenue), a fire alarm station (1950s, associated with the fire station), and

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a frame two-story building were demolished along the west side of Central Avenue, north of 18th Street. Two two-story buildings were demolished in the 1500s block (west side) of Central Avenue. A small house and small frame shop were demolished on the north end (west side) of the 1600s block of Central Avenue. Three brick row houses were demolished at the north end (west side) of the 1700s block of Central Avenue. Two small attached frame dwellings were demolished in the 1700s block (east side) of Central Avenue, and three two-story buildings, including 1672, were taken down in the 1600s block (east side) of Central Avenue.

Dubuque buildings commonly used a semi-circular upper window sash that fit the arches of the same shape. In this district the majority of windows are flat-topped with straight lintels, although a sizeable proportion of the windows are rounded or flat with rounded upper corners. The difficulty of replicating these sash or more to point the glass in them results in the infilling of the upper window area and the use of regular rectangular sash. This trend has played out within the district. Otherwise a good proportion of the upper level windows are either original or faithful replications of 1/1 sash. Commonly metal storm windows obscure the condition of the windows. Only one example of covered or reduced upper windows occurs at 1603 Central Avenue. A few windows are paneled over at 1701 Central Avenue.

The evaluative factors used in evaluating the overall façade were materials (visibility, integrity), its windows (original cadence, openings, and infill) and its cornice (materials, visibility, ornamentation, integrity). Each of these components was evenly weighed in evaluating the integrity of the upper façade. Massing was also an evaluating factor, with the number of floor levels being present being included as a factor. Thus a taller building with an intact upper façade could outweigh a much-altered storefront. Crediting massing in this district application made particular sense given that these buildings play a stronger defining role due to their large number and considerable scale. Storefronts (meaning the actual ground level component) were evaluated using the components of the overall opening, its key segments (transom, entry, display windows), and each of these factors was evenly weighed. Storefronts having reduced display windows, or substantial coverings using modern materials were rated as having a negative impact on integrity. Storefronts were more critical on shorter buildings in terms of an integrity analysis. Buildings that post-date the period of significance were not evaluated, being automatically non-contributing. Non-commercial buildings were not penalized for lacking storefronts.

Summary: Seven Measures of Historical Integrity:

Location: The district occupies its original physical location and retains its important relationship with nearby bluff lines. The district continues to be a thin arterial that is otherwise a part of a broader residential area, with a good number of churches and religious school properties.

Design: The impressive scale of many of the district buildings and the generally high level of individual building historical integrity collectively make this district distinctly recognizable in terms of its boundaries and composition. No major building has been lost since 1950.

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Setting: The district is bordered on both sides (east and west) by residential neighborhoods that to the west being more commercialized due to its proximity to Main Street and the Upper Main Street Commercial Historic District. The district occupies the "gap" that marks the south end of the Couler Valley and serves as the entry point into the city proper from that northernmost residential neighborhood.

Materials: The district, again due to its scale, remains impressive with its unobstructed brick fronts. There is but one slipcover within the district on an important building. Storefronts are well preserved and a good many cast iron storefronts present columns and lintels.

Workmanship: The district is composed of a mix principally of the Italianate and Queen Anne styles, applied to commercial buildings. Many buildings are very early and well preserved architectural examples. Both styles utilize a very visible proportion of ornamental overlay (window surrounds, cornices, bay windows, turrets), and these features are very well preserved. The storefronts with their cast iron components also contribute to this retention of original craftsmanship. Many stores retain their raised entrances and cast iron doorplates.

Feeling: Feeling is imparted by the continued mix of commercial and upper-level residential use. The buildings are very fully utilized and the human scale feeling of their function is retained.

Association: The district retains its physical and functional associations with the larger community and within its own internal function.

Upper Central Avenue Commercial Historic District
Name of Property

Dubuque County, Iowa
County and State

8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

Property is:

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

Areas of Significance

Architecture

Commerce

Period of Significance

Ca. 1858-1962

Significant Dates

1868

1896

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

Architect/Builder

Heer, Fridolin Joseph

Howie, James

Hyde, Franklin

9. Major Bibliographical References

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

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 # _____
- recorded by Historic American Landscape Survey # _____

Primary location of additional data:

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

Name of repository: Certified Local Government, Dubuque

Historic Resources Survey Number (if assigned): _____

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Builders, Continued:

Coates, F. W.
Jones, B. W.

Historical Significance:

The Upper Central Avenue Commercial District is locally historically significant on the basis of its architecture (Criterion C) and its association with the economic and commercial history of Dubuque (Criterion A). The district is a well preserved and excellent example of Dubuque's commercial architecture, dating from the latter half of the Nineteenth and the first decade of the Twentieth centuries (Criterion C, architecture). Collectively, this range of architectural examples represents the largest, the most ornate and best preserved commercial buildings in downtown Dubuque. They are also the most unified in terms of period of development and design cohesion. The district is stylistically dominated by substantial and ornate examples of the commercial designs of the Italianate and Queen Anne styles. This district includes many of the best Dubuque examples of substantial late-19th Century commercial designs. Many of the more ornate design examples could very likely be deemed to be individually eligible for National Register of Historic Places listing, to be found in downtown Dubuque. The north portion of the district, including several vernacular architectural designs, is more directly associated with the commercial role played by the city's German population. Architecturally this was Dubuque's "uptown" commercial center. The period of significance is ca. 1858 to 1962. The architectural features of the district were virtually all in place by 1910. The beginning date within the period of significance is the earliest known building date for an extant building. A sprinkling of residential buildings are included and these reflect the earliest mixed land-use origins of the district. Significant dates are 1868, and 1896, the dates when street car service was first established, and when that service was doubled in capacity and became modern in terms of electrification and other measures of efficiency and capacity.

Main Street, north to 13th, and Central (Clay), north of 13th Street, were the principal commercial streets of Dubuque. This configuration assumes the form of a "z" with 13th Street serving as the principal streetcar connector between the two parallel streets, these being separated by a single block. Main Street was the premier commercial street and was the locale of the city's finest commercial buildings and its most substantial retailers. The Upper Central Avenue portion of the district matched its Main Street counterpart in scale, but its tenant firms tended to be smaller in scale and the intermixing of other functions, including some light industry, distinguished its commercial history. This district also differed markedly from Main Street by virtue of its much more substantial downtown housing. The Main Street blocks tended to house professional offices on their upper floors but those on Upper Central Avenue were almost exclusively residential in use. There were some fraternal and public halls in both parts of the downtown. The commercial significance claim posits that the very substantial, contiguous and well designed buildings of the district attest to the commercial vibrancy of the district. While not attempting to claim a Criterion C justification for a Criterion A significance, the long-term commercial role played by the fast and early developing district reflected the nexus of transportation, a local and regional commercial market, and the presence of a highly

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urban residential population that represented one large purchasing power for commercial services within the district.

The city's administrative center was at 13th Street, where the 1857 Italianate style City Hall still serves in that capacity. The town markets were initially clustered in this area. To the north the Couler Valley plank road provided the only near-level grade approach into the city and most of the city's supplies reached the city using that thoroughfare. The same approach ushered in travelers from a broad area that included southwest Wisconsin. Necessarily, a commercial node developed along this much-used approach. When the city's streetcar system was first established in 1868, it was natural that the key trunk line would trace the Main Street-13th Street and Clay Street route, continuing northward along Couler Avenue. This commercial node, while most impressive in its architecture today, never housed the city's largest commercial firms, nor was it the location of any substantial industrial firms. The buildings were massive due to the need to provide residential space. There are but few examples of commercial use on the upper floors of the larger buildings, as these were built for residential use. Owners commonly lived above their stores, particularly in the smaller buildings. The range of commercial services within the district were of a basic nature in the early years. There were numerous early department stores and in its later years, the district emerged as a more self-sufficient commercial center, with its own bank and branch fire department. ⁱⁱ

The district today represents a well-preserved commercial node, and as a node it clearly reflects a collective historical evolution, one that had its origins in the post-Civil War years. The buildings are remarkably well designed and they are equally ornate. The district looms large today due to considerable losses of commercial buildings in the city along Main Street and Central Avenue (south of 15th Street).

Multiple Property Document:

The Multiple Property Documentation Form titled *Dubuque—The Key City: The Architectural and Historical Resources of Dubuque, Iowa, 1837-1955* applies to this district. That document defined a commercial district property type and established a range of chronologically based historic contexts. Regarding the registration requirements for this property type, the document stated:

Industrial and commercial districts can be more simply defined as contiguous groupings of each respective property type. Residential uses frequently occur on the upper levels in commercial areas but the properties are still deemed to be primarily commercial. Dubuque's downtown was always a multi-use area and witnessed an intermingling of all types of land uses. The apparent dominance of commercial properties today is more the result of demolition and the loss of [other types of] buildings (Jacobsen, p. F-297).

The earliest context "Frontier City on the Mississippi River, 1833-58" concludes just at the time of the construction of the district's earliest surviving building and is not applicable. The next

ⁱⁱ Early Dubuque publications almost ignore this area in terms of photographs or individual building images.

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context, "The Key City, 1859-93" applies to the majority of the period of significance. Two sub-themes directly apply to the district under this context, these being the expansion of the city northward into the Couler Valley and the emergence of banking and local capital amassment. The third context, "Fitful Growth and Maturation, 1893-1910" applies to the final years of the district period of significance. Three sub-themes apply to the district, these being the continued construction of major buildings in the city despite the national recession of the early 1890s, the continued growth of local banking and the rise of ethnic identity towards the end of the Nineteenth century. No local banks were lost during this time period. The German Trust and Savings Bank, established in 1887, was in a position to establish a branch bank in the district in 1905. Local mass transportation in the form of the street car, also played a key and continuous role in the district's development. The formerly primitive horse-drawn street car service was finally consolidated and modernized by 1890 and lines were extended to the northern suburbs. The maturation of Dubuque as a regional railroad hub during the late 1880s was also a principal cause for growth, but growth in North Dubuque in particular, this being the large neighborhood located adjacent to and north of the subject district. Central Avenue was the backbone of this linkage and any traveler coming from those precincts necessarily went through or stopped in the district. By 1885 39 percent of city residents were foreign born and German-speaking residents comprised 55 percent of that figure.ⁱⁱⁱ The Couler Valley and the northeast part of the city proper (to the east of the district) were the core German neighborhoods of Dubuque, but the district straddled the German and non-German parts of Dubuque. St. Mary's (1851), the first German Catholic Church, is to the southeast of the district, while the Irish St. Patrick's Catholic Church is to the west of the district court. The lesser frame German Congregational Church occupied the bluff immediately west and above the firehouse (1805 Central Avenue). The German Presbyterian Church (Iowa Avenue and 17th Street) was just a block west. Other German Catholic churches are located to the north and northeast of the district (1878) (Jacobsen, pp. E-29, 47, 56, 65; 166-68; F-297-99).

The multiple property document summarizes and supports a series of six area survey projects. The first of these targeted the Couler Valley, while the third focused on the city's downtown core. The former report summarized the German presence there. The valley was the place of choice for most of the city's earliest breweries, all of which were German operations. Beginning in the middle-1880s the Germans completed their immigration/migration to the city and a vast range of fraternal, cooperative, social and commercial operations were established. The Shooting Park was established in the upper valley. A Saengerbund Auditorium was built on Central Avenue in 1896. Representative of this ethnic flourishing, the west side of Central Avenue was rather belatedly built up and three brick complexes, with open central passageways, were constructed. These have been recognized as an example of the combination of the vernacular tradition with domestic architectural styles (Jacobsen, pp. E-161-172). The Phase I survey report found the buildings north of 18th Street (1812-1961 Central Avenue) to be collectively significant and National Register eligible (Jacobsen, 2002, p. 28). The Phase III survey similarly recommended that the buildings south of 18th Street (the district

ⁱⁱⁱ The "German" nationalities of Dubuque included Luxembourgers, Austrians, as well as the many distinct areas that eventually comprised Germany proper. The use of "German" in this document is therefore intended to be all-inclusive.

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as presented) were National Register eligible. Six district buildings were featured in that report as stylistic examples (Jacobsen, 2003, pp. 162-63).

The multiple property document titled "Dubuque The Key City: The Architectural and Historical Resources of Dubuque, Iowa, 1837-1955," applies to this historic district and its boundary increase. The multiple property document establishes four successive historical contexts. These are: Frontier City on the Mississippi River, 1833-1858, The Key City, 1859-1893, Dubuque's Golden Age, 1894-1910, An Era of Stability, 1911-1955. These chronological contexts subsume all applicable themes such as commerce, industry, ethnicity, religion, transportation and so on. The registration requirements for each context are:

Criterion A: properties that are directly associated with the development of Dubuque [for the context's respective period of significance].

Criterion B: properties that are directly associated with the working careers of significant Dubuque residents, [for the context's respective period of significance].

Criterion C: properties that best illustrate significant design and construction techniques in the city of Dubuque during the years [for the context's respective period of significance].

The integrity considerations for each context are:

In all cases, the most important integrity consideration is that the property or district retains sufficient elements of the original design, materials, and setting, so that the historical owner during the period of significance would theoretically recognize it today. The property must retain its ability to convey a sense of time and place as it relates to this context.

Buildings should reflect the original function of their designs, as well as their original construction materials. They should possess their original shape and proportions, windows and doors should not have been substantially changed. Residential buildings can be held to a higher test of integrity, given their larger number of surviving examples and their better state of preservation. Additions must be secondary in scale and setback relative to the original core design, and must be comparable in design and materials to the original residence. Scored stucco on stone is not considered to be a replacement siding, but an attempt to modernize within the historical period. Replacement siding (metal, vinyl) does not automatically compromise historical integrity if the scale of the siding matches the original, if decorative features such as wood shingle, brackets, and trim work remain visible, and if the key massing and design of the building remains discernible. The re-sided building must retain its ability to represent its type or style absent the availability of a comparable example not re-sided. Most re-sided buildings will, at best, be deemed to be contributing properties within a historic district. Even then, those re-sided buildings must pass a collective lesser test, that being whether they continue to make a positive

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contribution to the district. The re-siding of brick, stone or stucco buildings eliminates historical integrity.

Building Chronology:

In its final commercial form, circa 1910, Central Avenue was the location of a fairly continuous range of business buildings between the lower Couler Valley (as far north as 25th Street) and 4th Street to the south. This fairly compact linear commercial center developed from several nodes and did not emerge in any unified form. A key node was located at 13th Street, where public markets, the City Hall and the city's first public school all clustered. By the early 1900s banking services for the German community were deemed critical and, while the city's banking center was located on south Main Street, this district gained a bank at 18th Street.

This district, like much of Central Avenue, was first infilled with a mix of mostly residential buildings (many with ground level commercial spaces), with a mix of other uses. The mix also included early larger blocks, but much of the development was small in scale and there were numerous open tracts. The east side of the avenue was the initial focus of increased commercial development and many of the earliest extant buildings are located on that side today as a result. Of the 1867-70 buildings, all are located on the east side of Central. This is also true for the 1871-84 buildings, nine of which are on that side of the avenue.

The shift in development to the west side of the avenue took place between 1885 and 1891 with just six of 14 examples being on the east side of Central Avenue. The pattern is all the more pronounced 1892-1909, with just four of ten examples being on the east side. When commercial land uses along Main Street expanded northward between 9th and 12th streets, the east side was favored and tended to outpace growth on the west side of that street. The same pattern is found here, with the west side playing catch-up in the later years.

The waves of new construction and the building of increasingly larger and more ornate commercial blocks can be keyed to the previously discussed improvements in streetcar transportation within the district. The *Herald* observed in the fall of 1886, that "in the retail portion many new stores are [being] erected, particularly on Main and Clay streets and Couler avenue." A dozen years later, the same source observed "there is more building improvements in process on Clay street and Couler avenue than any other business streets in the city" (Dubuque *Herald*, September 26, 1886; May 25, 1898).

One distinct advantage was protection from the city's severe flooding. Dubuque's terrace location, surrounded on virtually all sides by high bluffs, meant that heavy rains resulted in torrential flooding. The Couler Valley and the areas to the immediate east of the district were low-lying and were flood prone whenever the Mississippi River flooded. West 17th Street was long subjected to destructive washouts and even the fiscally conservative German newspaper, *Die Iowa*, welcomed its paving and sewerage in 1878, terming the project "costly but good." The district proper seems to have flooded just once, in April 1897 (Dubuque *Die Iowa*, April 18, 1878; Dubuque *Herald*, July 10, 1897).

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The year-end newspaper progress reports identify the construction of commercial buildings within the district as early as 1857. When Nicholas Eichman raised up a frame store building at 18th and Central Avenue in 1867, his building site was termed "a central location and in the heart of business at the Market house [City Hall at 13th and Central]." The earliest surviving commercial building in the district (1690 Central Avenue) dates to 1867. There was area pressure to move the public markets northward even as the City Council sought to move them southward. In 1876 *Die Iowa's* editor urged that the new hay market be located at 14th Street, east of Central Avenue, rather than at 1st and Main streets. In 1898 the Mettel Brothers and a host of other uptown merchants petitioned the City Council to establish a hog scale at 18th and White streets, a block west of the district. The district also warranted fire protection by 1884 and gained a modern firehouse. Banking needs also became pressing, given the considerable distance between the city's downtown banks and the district. As early as 1891 a rumor was afoot to the effect that the Dubuque State Bank and the German Bank planned to establish a branch bank at 17th and Central Avenue (Dubuque *Die Iowa*, November 23, 1876; Dubuque *Herald*, February 22, 1867; August 7, 1891; May 10, 1898).

The continuing mixed land uses within the developing district were underscored by two 1883 examples. Two frame residences went up for auction in March due to their not being "easily" converted for store use. And in June, John J. Flynn was even considering building a elegant mansion on the northeast corner of Central Avenue and 16th Street. This proposal reflected a Dubuque tendency to intermix land uses but to have a mansion envisioned in this area at so late a date is of particular interest. The residence was not built, however. The 1884 Sanborn map shows a vacant series of lots on that corner at that time. It is instructive that Flynn considered this to be an acceptable location for his larger home (Dubuque *Die Iowa*, February 22, June 17, 1883; Dubuque *Herald*, June 19, 1883).

The city's new commercial architecture was so much improved that the editors of the Dubuque *Telegraph* called for the demise of the corner two-story store building, several "unsightly" examples of which remained on Main and Central. They urged, that "the day of the two story brick store building on a street corner with a stairway on the outside, ought to be a thing of the past in a city of 50,000 inhabitants." By this time the district was in a final stage of development, and this growth was moving south, finally producing a Central Avenue that was predominantly commercial in its architecture. A surviving cluster of old frame buildings stood on the west side of Central Avenue, below 15th Street. These were acquired in mid-1898 and the existing buildings, being "of little value," were replaced with a massive three-story brick livery block (Dubuque *Telegraph*, May 7, 1898).

Commercial Significance:

This district contains the most substantial and ornate surviving commercial buildings to be found in a collective or district setting in historical downtown Dubuque. This fact is made all the more impressive by virtue of two functional facts. The first is that the district functioned mostly as a neighborhood retail and commercial center, serving a large neighborhood population and serving as the entry point for a substantial proportion of the city's rural trade. The second factor is that the neighborhood population and resulting market strength was very

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much augmented by a very substantial upper-story resident population within the district itself. As Figure 19 has indicated, this district shares a boundary with the Jackson Park Historic District (National Register of Historic Places) and the residential area contiguous to the east, known as the Washington neighborhood, has been recommended by successive studies to be National Register eligible as well. The district, in its linear commercial form, is part and parcel of a larger intact historical residential architecture.

The district layout and location derive from the elongated and very substantial (although narrow) river terrace upon which the original city developed. Commerce first concentrated on the south edge of that terrace. A neighborhood commercial node followed to the north of 10th Street, and eventually Main Street evolved into a nearly solid commercial arterial between 11th and 1st streets. With the filling of low land to the south it also expanded in that direction. A parallel linear commercial avenue was established along Central Avenue (formerly Clay-Couler avenues) in response to the geographic reality that produce and other commodities could best reach the city only from its north end, via the Couler Valley. The evolving streetcar system responded to this developing pattern and linked the three commercial nodes, with the most important commercial streets being double-tracked (Figure 20).

The evolved commercial history combined with the scale of this district translates architecturally in one distinct way, when compared with the two listed commercial districts. This is the lower proportion of corner landmark buildings within this district. Out of total of some 19 prominent corners within the district, larger and more ornate buildings occur only on 13 of these. The loss of buildings accounts for just a few of these vacant corner examples. This comparatively diminished pattern of prominent corner architecture doesn't necessarily weaken the architectural claim of the district but rather expresses the more specialized commercial function of it. Given that the commercial district functioned historically primarily as a local trade and city entry point market function, it remains impressive that in a good number of examples, commonplace early corner buildings would evolve by enlargement to assume a more impressive appearance. Other frame residential buildings survived within the intervening block fronts.

One measure of documenting the dominant commercial function and its evolution over time is to tally the district's listings that appeared in the city directory "yellow pages" of the day. These were paid-for advertisements so they are not comprehensive, but they tend to include the major firms in each commercial category.^{iv} The 1885-85 listings included one dry goods firm, four groceries, a hardware store, three saloons, and one meat market, one notions dealer and one tin ware store. The 1884 Sanborn Map is more comprehensive in its coverage, detailing 49 businesses. Most numerous among these were 2 toy stores, 6 saloons, 3 undertakers, 3 jewelers, 6 grocers, 3 boots and shoes dealers, 2 confectioners and 3 barbers. Less common businesses included a news depot, sewing machine dealer, a book binder, photo shop, and a marble shop. The 1890-91 directory enumerated three boots and shoes dealers, seven confectioners, one cooperage, one drug store, two dry goods firms, a fruit dealer, one furniture dealer (and undertaker), four groceries, a hardware store, one meat market, two

^{iv} City directories in Dubuque do not include street cross-indexes until 1909. For this reason the indexed commercial categories tallies are utilized, as are the Sanborn map data.

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merchant tailors, a restaurant, and seven saloons. The 1891 Sanborn map is less helpful, but identifies (in addition to many "stores") 27 potentially fire-prone businesses that were worthy of buying (or their neighbors buying) fire insurance. There were just three saloons and two drug stores. The Northern Hotel was in operation at 18th Street and the unusual businesses included pork packing, a fence maker, a house mover, a saw filer, a commission house and a paint shop. The first hall is noted at this time. The 1894-95 directory listed a bakery, bookstore, four boots and shoes dealers, a clothing store, four confectioners, two druggists, four grocers, three meat markets, two merchant tailors, two millineries, five saloons and one jeweler.

The 1909 Sanborn map tallies 34 specific commercial uses, apart from the many "store" labels. Several new trends are apparent within the district, these including the first bank, a number of automobile related firms (vulcanizing and battery shops) and a number of factories (two sausage plants, a cigar factory, book binder, two tin shops and two printing firms). There were three saloons, a picture framer, an upholsterer, confectioner, a cobbler, repair shop, two drug stores and two restaurants. The several undertaker shops are known to have remained in business at this time but they aren't labeled. In all of these tallies, the fire engine house and the monument shop were included.

The 1936 Sanborn map enumerated just 21 non-store building functions, including the engine house. Industry had declined with just a cigar factory and one very large bakery that occupied a number of storefronts. The two undertakers remained in trade, there were two drug stores, three photo shops and four saloons, reflecting the return of that line of work with the demise of prohibition in 1933. The other businesses of interest included a printing firm, plumber, a cobbler, the monuments business and a small bakery.

The 1950 Sanborn Map typifies the continuing commercial strength of the district. In terms of public service, the fire engine house had gained both a public restroom and a centralized fire and emergency alarm station (neither of which survives). A new entity, a filling station (now 1865 Central Avenue), had replaced a number of lost buildings. The commercial mix remained otherwise stable and a trend that had held true since the early 1900's was that the same specialty operations continued at the same locations. There were two restaurants, three wallpaper and paint stores, two drug stores, plumbing and printing firms, a book binder, the cigar factory, the monuments shop, tin shop, the confectioner, and the upholsterer. The Orioles (a fraternal organization) remained in their upstairs hall. The individual building histories further supplement this overview and document the district tendency for the persistence of the same use at the same address over many decades.

In addition to a strong commercial presence, the German-speaking dominance within the neighborhood around the district is attested to by the presence of the majority of their downtown churches. By 1884 five churches clustered within a block of, although outside of, the district. Four of these, the German Theological Seminary, German Presbyterian Church, German Methodist Church and the German Congregational Church, were all on or west of the district. St. Mary's Roman Catholic Church was a block to the southeast.

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Architects and Builders:

A mere handful of the district buildings have identified architects and builders. These architects are among the most important of Dubuque's local designers.

Fridolin Joseph Heer, Sr. (1834-1910), like many European architects, started as a stonecutter in Switzerland. His father was a builder. Heer came to the United States in 1865 and reached Dubuque three years later. He started his architectural firm in 1870 and was joined in the practice by his son in 1887. By 1880 he had "built up a large business and [was] the architect of many of the best buildings in the city." He first practiced with Edward Naescher as Heer & Naescher c.1874-76+. By 1875 Heer had designed buildings, monuments, bridges, viaducts and tunnels, furniture and also did fresco paintings. Heer joined the Architectural Association of Iowa in 1885 and was elected into the American Institute of Architects a year later. He was a charter member of the newly organized (1903) Iowa Chapter of the American Institute of Architects. Fridolin Heer Sr. is rated as being one of the city's leading architects and it is important that the city was the point where he opened his practice and received the majority of his design efforts. The Heer design team, father and son, were significant as Dubuque's pre-eminent early architects (Sommer, pp. 159-60; Oldt, pp. 597-601; Lyon, p. 195; *1880 County History*, p. 803; Shank, pp. 79-80).

Within this district, architect Heer is credited with four known building designs: 1602 Central Avenue (1887); 1805 Central Avenue (Fire Engine House #1) (1884); 1500 Central Avenue (1885) and 1497 Central Avenue (remodel, 1890).

Franklin (or Francis) Douglass Hyde, (1849-1920+) was born in Maine but grew to adulthood in Wisconsin and Minnesota. He came to Dubuque in 1878, having been trained as an architect in St. Paul, Chicago and Boston. By 1880 it was reported that Hyde "is taking a leading position in his profession." A 10-page inventory of his designs covers Iowa and includes a few commissions in Wisconsin, Minnesota and Montana. The projects date from 1879-1892. He was a charter (1885) member of the Architectural Association of Iowa, the Western Association of Architects (1884) and the Architectural Association of Des Moines. He was professionally committed to the education of architects and served as secretary of the National American Institute of Architecture. He first (1881) specialized in school designs and later advertised a specialty in remodeling existing buildings. Hyde departed Dubuque in 1893 apparently in response to the panic of 1893-94, although there is no indication that large architectural commissions in the city were impacted by that downturn. By 1910 he was living in Oklahoma City. Architect Hyde was one of Dubuque's most notable and prolific designers during the late 19th Century. He is associated with one known district design, that of 1497 Central Avenue. He also designed the O. Oliver building (two stories), said to be located at Clay and 15th Street (1885-86) but that building has not been identified (Wilkie, p. 319; *1880 County History*, p. 814; Shank, pp. 86-87).

James Howie (1841-?) was a noted Dubuque builder and developer. Scots-born Howie reached Dubuque in 1869 and started his firm employing 10 to 15 hands. Howie was a significant and major builder-contractor-developer. Howie is credited with but one district building, 1876 Central Avenue (1885) (Childs, p. 813).

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Builder B. W. Jones (1837-?) constructed Fire Engine House Number 1, 1805 Central Avenue (1884). English-born Jones came to America in 1845 and to Dubuque in 1856. He worked in the city through the late 1800s and served as city alderman beginning in 1879 (Sommer, p. 16; Child, p. 817).

Individual Building Histories:

1460 Central Avenue, Bittman and Schroeder Block: (1869; contributing)

Grocers Bittman and Schroeder built this block in mid-1869. It originally had a stone faced storefront and a large ventilated cellar. The nearly square footprint of the original building was due to the presence of a frame tenement that prevented adding another 20 feet to its depth. The 1869 account noted "The old building will front with the new one in style and appearance and will be used as a storehouse. Charles W. Bittman was still the property owner, as of 1910. This is one of the earliest and more substantial commercial blocks to be built on this end of Central Avenue. The original building cost \$5,000 and a third floor was added between 1885 and 1890 (Dubuque *Herald*, May 14, December 16, 1869; Sanborn maps). Bittman & Schroeder were still in operation at this address as late as 1875. Richard Kirmse ran a jewelry store in 1464 as of 1890. Henry Blankenburg ran a grocery at 1476 in 1890. The 1884 Sanborn confirms the two-story elevation and locates a jeweler, sewing machine dealer and grocery warehouse in the stores from south to north. The Kirmse family remained in business here through 1925

1486 Central Avenue: (pre-1866; contributing)

The 1884 Sanborn map places a boots and shoes firm here and Conrad Voss is addressed as 1486 with such a firm as of 1875-1883. He owned the partial lot as of 1910 when the block was first sewerred. The 1872 and 1866 lithographs show the building, as does the 1889 lithograph. Nicholas Wolff had a shoe store here from pre-1904 until after 1925. George Nicolidakis had a shoe repair shop through 1941 as did the Kuhl Brothers through 1960.

1487 Central Avenue, Thomas Kelly Building: (1886, contributing)

This building has housed undertakers for most of its history. S. Korrman was at 1475 Central as of 1880, as were Korrman & Voelker in 1883. John Voelker, undertaker was at 1487 Central by 1891 and remained in business through 1921. S. Korrman owned the northern middle fifth of the block as of October 1889 when the block was first sewerred, while Thomas Kelly owned the south half of the northern fifth. Thomas Kelly built 1487 Central, a two-story brick store and dwelling, for \$2,430 in 1887 (Dubuque *Herald*, January 1, 1887; May 9, 1896;). The 1889 lithograph (see below) shows the building. Leo Link operated a tavern here from prior to 1948 through 1960.

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1496 Central Avenue, R. W. Lacy Block: (1896; contributing)

Judge Lacy replaced an "old rookery" on this corner (Dubuque *Herald*, April 30, 1896). A. Lorenz (and then his son Carl) had a books and church goods business here from pre-1899 until after 1960. It was later a religious art store.

1497 Central Avenue, Hoffman Mortuary: (1886, 1890, contributing)

Mortician Mathias M. Hoffmann built this building as a two-story plan, in 1886. Dubuque architect Franklin Hyde designed the building. In 1890 he had added a third story and the prominent north bay at a cost of \$3,000 with Fridolin J. Heer as architect (Dubuque *Herald*, January 23, 1891; April 23, 1923). Hoffman's last name curiously appears on the base of the corner cast iron storefront column and he got the Sanborn Company map makers to include his entire name on the 1891 map (Dubuque *Times*, January 20, 1886).

Hoffman remained at this address through 1934. Hoffmann is now best known for his photographic collection of early Dubuque (ca. World War I). Leo and Paul Martin resided here and ran Martin Wall Paper & Paint as of 1948-60 plus.

28-30 East 15th Street: (1896, contributing)

Judge R. W. Lacy built this duplex at the same time that he built his new store and flats building on the corner to the west in the spring of 1896 (Dubuque *Herald*, April 30, May 24, 1896).

27 East 15th Street: (post-1936/pre-1962, contributing)

Michael Buchman owned the lot as of 1902 when the block was first sewered.

25-27 West 15th Street: (1892-1908, contributing)

This is a residential property.

1500 Central Avenue: (pre-1866, contributing)

Henry Hoffman ran a saloon at this address in 1880-84. He built a \$5,000 brick store building, with Fridolin Heer as architect in 1885, but the 1884 Sanborn map shows this building as already extant (Dubuque *Times*, January 20, 1886). A two-story brick dwelling, 20 feet by 30 feet, was built with no named builder, for \$2,100, in 1856-57, and could be this building (Dubuque *Weekly Express and Herald*, March 8, 1857). Peter Lehmes ran a saloon at this location as of 1870. The building was still a saloon as of 1909/36. This building appears on the 1866 and 1872 lithographs. Directory references list the whole double building under 1504 Central Avenue. It was a confectionery post-prohibition. It was the place to buy hats prior to World War II and the 1500 address first appears in 1941 when the North Dipper Ice Cream

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Parlor was there. It was a Maid Rite Sandwich Shop, pre-1948-55+ and then the Hastee Tastee Restaurant through 1960.

1501 Central Avenue, Judge R. W. Lacy Block: (1896, contributing)

This building was constructed by Judge R. W. Lacy in 1896. He "demolished an old landmark near the corner of 15th and Central" and built stores and flats which adjoined his corner property. The cost was \$6,000. An account about the foundation work places the building on the corner, notes that the parcel was recently acquired, and adds that "an old rookery" had been removed (*Dubuque Herald*, April 30, May 24, 1896).

The street address 1509-13 is in use by 1899, and this was the Rutland Flats as of 1904 with four apartments. By 1909 John Beck's Drugs occupied the corner storefront (it remained there through 1952). The current street address was in use in 1921.

Mathias M. Hoffman, undertaker, started out on the northwest corner of W. 15th and Central Avenue as early as 1886. That year he built a two-story block (the note references the architect's design, which might mean 1885 or 1886 as the construction year and the 1884 Sanborn map confirms that this corner was then undeveloped. If this was that building, then the present building has been enlarged by a story at some point. Mrs. McCooney owned the lot as of November 1889 when the block was first sewered. The 1880 photo shows this building to be a two-story side gable plan and likely a double storefront.

1504 Central Avenue: (pre-1884, contributing)

Henry Hoffman had his saloon here as of 1884. Katie Heinz ran a millinery at 1508 in 1890. Kiebler Brothers, barbers, were here (as 1516) from prior to 1921 through 1941.

1516 Central Avenue: (1947, contributing)

William Varvis, confectioner, is first listed here as of 1948.

1524 Central Avenue: (pre-1884, contributing)

There are at least two potential owner/builders; Charles Auber, who built a two-story frame store/residence for \$800 in 1872, and a Mr. Pilmeyer, saloon keeper, who built a store a year later. Given the description, Auber is the more likely builder (*Dubuque Herald*, November 24, 1872; July 12, 1883). John Dedrick ran a saloon on Central between 15th and 16th as of 1870. Peter Hilkin's saloon was at this address as of 1880-83. M. Michaels sold sewing machines here in 1890 and he owned the lot as of 1902 when the block was first sewered.

1527 Central Avenue: (1887, contributing)

The building was likely built by L. Zust & Sons Meat Packers, these being the first tenants listed in the entire building as of 1891. H. B. Glover owned the lot as of November

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1889 when the block was first sewered. Herman J. Kiebel's business was here from pre-1899 through 1909. Humkes Sanitary Bakery occupied 1527 Central 1925-52.

1533 Central Avenue: (1887, contributing)

It appears on the 1889 lithograph. Otto Neumeister's Meat Market was in 1533 as of 1904-09, being followed by the White Market (1913), and R. Reavell's Meat Market (1921-41). Trieweiler's Meat Market was there in 1948-55.

1534 Central Avenue, Kolb's Jewelry Store: (pre-1884; contributing)

It is possible that the two-story frame news depot (P. Meyer, boots & shoes, 1875, August Wirzbach, books/stationery, 1870, 1880, and John W. Schuller, tailor, 1890) shown on the 1884 Sanborn map forms the core of this building. Jacob Kolb operated a jewelry store here pre-1921 through 1955.

1538 Central Avenue: (pre-1884, contributing)

John Pilmaier had his dry goods store here in 1884. John Breithaupt, barber, first appears at this address, in 1890. A host of small firms occupied the ground floor, with an apartment upstairs. Baker F. O. Humke started out here in 1918 (see 1527 Central Avenue).

1540 Central Avenue: (pre-1884, 1885-90, contributing)

John Pilmaier had his saloon here in 1884. The Atlantic and Pacific Tea Company grocery store was in the south store front by 1918 and remained there through 1929. Charles Kress' meat store occupied the north half, 1921-52, being followed by the Bon Ton Bakery, 1955-60+.

1543 Central Avenue, Henry Richter Block: (ca.1899, contributing)

John Drehouse, carpenter/building (1883) safe agent (1890), was at this address as of 1883-90 and owned the lot as of November 1889 when the block was first sewered. Emma Richter operated a millinery from this address as of 1899 and that probably closely dates the storefront. Richter remained through 1925, the building then being accompanied by several soft drink dealers (John Gronana as of 1921, Frank Buffington in 1925. J. J. Eisback Sheet Metal Works was here 1929-34. By 1945 the Five and Ten Tavern occupied the north half, remaining through 1955.

1555 Central Avenue, John Drehouse Building: (1887, contributing)

The 1891 Sanborn locates a house mover at this address. John Drehouse built a two-story brick shop, 1557 Central, in 1886, valued at \$1,200 (Dubuque *Herald*, May 9, 1896; January 1, 1887) and owned the lot as of November 1889 when the block was first sewered. Mettel Brothers (J. P. and CA. P. Mettel) had a flour and feed store here as of 1898 (Dubuque

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Herald, April 21, 1898). Two families occupied the building through 1915, and the first commercial tenant, by 1921, was Herbert Roses' second-hand store. Joe Bluestein, in the same line, was there through 1929. The storefront was then vacant for many years. By 1941 the Owl's Tavern was there, followed by the Idle Hour Tavern, pre-1948-post-1960.

1564 Central Avenue: (1870, contributing)

Adam Geisler, furniture dealer, was here 1880. In 1875 he was manufacturing furniture at 1540 Central. He is a probable builder. Peter Meyer had a boots and shoes shop here as of 1890-99. Peter Meyer remained until 1921 and was succeeded by Joseph Meyer by 1925. Peter Meyer, certainly the same person, owned the lot as of 1902 when the block was first sewered. The Royal Café was at 1564 by 1934 and remained through 1948, as was Johnnies Café in 1952-55+.

1572 Central Avenue, Joseph Simones Block: (1884, 1897, contributing)

Joseph Simones built this four-storefront block, valued at \$16,000 in 1884 (*Dubuque Herald*, December 12, 1884). This building appears on the 1887 photo. The building had the same name in 1898 when the bay window was added to its façade (*Dubuque Herald*, December 3, 1898). A rear south-half addition dates to 1897 (*Dubuque Telegraph*, May 7, 1897). Simones owned the a lot and a half as of 1902 when the block was first sewered.

The first tenant was Alexander's Clothing (*Dubuque Die Iowa*, October 16, 1884). The editor of *Die Iowa* was impressed with an architecture, represented by this building, that made "buildings look taller and more elegant" (*ibid.*). The Joseph Simones & Company Department Store was here as of 1890-1909, and was succeeded as of 1915 by Sprengelmeyer Brothers, also occupying the entire building's ground level. By 1918, as many as five storefront listings are recorded. William Olanosky's Department Store was in the south end from 1913-41 and expanded to occupy most of the building's storefronts. Frank Weber, furrier, occupied the north storefront from 1921-1952+. This was called the Hershe Building by 1955.

1563-85 Central Avenue, Henry Willging Wallpaper and Paint Building: (1885-1890, 1941, contributing)

A single-story brick storefront was extant by 1891 and a change in the sidewall brickwork documents the enlargement of this building to two stories. By 1908 it housed two small storefronts (1583-85) and housed a soft drinks firm and a repair shop. Henry Willging previously had his wallpaper and paint shop at other addresses and it is probable that his business was sufficient so as to allow him to enlarge this building prior to 1925. His firm was here 1941+, enlarged the building with a two-story addition (\$6,000), and likely was renamed the Tri-State Wallpaper and Paint Company, which was here 1960+.

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1599 Central Avenue: (1892-1908, non-contributing)

The 1909 Sanborn map shows this building extant as a photo store. Jacob G. Preitauer built a \$5,000 photo studio at this location in 1915, replacing a single-story studio that preceded it (1909 Sanborn map; Dubuque *Telegraph-Herald*, January 2, 1916). The address (as 1597) only appears by 1918 and Jacob Preitauer, photographer, was located here through 1952, being followed by Miller Radio and TV (through 1960). Probable directory listings place V. H. Oswald here in 1899 and Alex Hasler's warehouse here as of 1904.

40 East 17th Street, ca. 1858 (Assessor dates to 1858, contributing).

The very early date is worth further investigation—the building is present on the 1872 lithographic overview and the 1866 lithograph. It also appears in the 1880 photograph (Section 8, below).

1602 Central Avenue, Henry Hoffman's Palace Saloon: (1885, non-contributing).

Henry Hoffman built this building for his saloon in 1885 at a cost of \$5,000. Fridolin Heer was the building's architect. Hoffman owned the lot when the block was sewered in 1902. Fridolin Heer was the building's architect. The 1962 Sanborn map locates a hall on the second floor. Henry Hoffman had his Palace Saloon at this address beginning in 1886. He offered fine wines, liquors and cigars. This building appears on the 1887 photo (Dubuque *Times*, January 20, 1886).

Mrs. Florence Totten's White Rose Millinery was here 1915-21, followed by the Great American Stores Grocery (19250 and the National Tea Company Grocery (1929-48+). The Fraternal Order of the Orioles occupied the upstairs hall from 1914 until post-1960, by which time they had occupied the entire building. Their hall space survives but has been converted into apartments. That same year, the fraternal body expended \$10,000 to remodel their new quarters (Dubuque *Telegraph-Herald*, December 27, 1914).

1603 Central Avenue, J. P. Schroeder Block: (1882, contributing)

Grocer J. Peter Schroeder built this store/dwelling at this address in 1882 for \$3,000. The building's construction garnered special newspaper interest and it was described as being "an ornament to the street" with "wonderful apartments" (Dubuque *Herald*, March 4, September 28, 1882; January 1, 1883). The Nicholas Schroeder, estate owned this lot when the block was sewered in November 1889. The J. P. Schroeder & Company, flour/feed and grocery, was here in 1883 (and confirmed by the 1884 Sanborn map, which shows two storefronts, grocery on the corner, and a rear-two story warehouse extension to the alley). A. M. Bucholz & Son, grocers, were here in 1890. Grocer Alex Hasler was at 1603 Central Avenue as of 1883 when he suffered a \$8,000 fire loss. He appears to have recovered and occupied the entire double storefront pre-1904 to after 1925 and was "situated in a splendid double front, corner room, in a good business section of the city" (Dubuque *Times-Journal*, May 12, 1883). His was "one of the largest and best groceries in the city, and has an immense stock of staple and fancy

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groceries...Mr. Hasler is only a young man, but is already one of the most progressive hustling business men of Dubuque." Hasler had a warehouse across the street south (1599 Central Avenue) at that time. By 1908 this storefront was numbered one of his several outlets. The north storefront was frequent vacant. Seulert and Fesler (pre-1941-post-1952) and George Beaves (pre-1955-post-1960) long occupied the south storefront and the latter firm filled both storefronts.

1618 Central Avenue: R. H. Heller Cigar Factory: (1887, contributing)

This building was built in 1887 as a combination dwelling and store, costing \$3,500 (Dubuque *Herald*, November 24, 1887). Heller & Vogt, manufacturers of cigars, were here 1891-1909, followed by Linehan & Heller 1913-18. Heller owned the lot when the block was sewered in 1902. Christopher P. Linehan had a billiard parlor here in 1918-25. The Palace Tavern was here in 1934, followed by Mengis & Shannon tavern 1948-60+. This building appears on the 1887 photo and also on the 1889 lithograph.

1626 Central Avenue: (1886, contributing)

As of 1891, Margaret Lorenz had a millinery in 1626 (and owned the lot when the block was sewered in 1902). The storefront was divided into two sections when the building was built. G. A. Hoerner, glassware, was at 1630. William R. Polymeyer, milliner, was in 1626 in 1899-1925. Jacob Hacksema, grocer, was also addressed as 1626 but likely was in the north half, 1909-21. The Fancy Fruit Store (1925), Gussie's Candy Shop (1948) and Helen Cahill's Candy Shop (1952) followed. This building appears on the 1887 photo.

1627 Central Avenue: (pre-1884, contributing)

J. P. Ferring owned the lot when the block was sewered in November 1889. He is a probable builder of this residence and he partnered with N. Schroeder in a feed and flour business at 1603 Clay, next door south, as early as 1870. The Ferring family remained through 1899 but occupancy changed frequently, and the house was duplexed by 1929, indicating that it was a rental property.

1633 Central Avenue (post-1891, pre-1904, Assessor dates to 1900+/-, contributing)

The 1909/36 Sanborn map locates a tin shop here. Christian Jungk owned a lot and a half when the block was sewered in November 1889. Peter Lang Hardware was here from prior to 1905 until post-1925 (the company name remains in a tile floor south doorstep) and was followed by the Enterprise Printing Co. 1948-62+.

1638 Central Avenue, Jacob Becker Building: (1884, 2008, non-contributing)

Jacob Becker built this building for \$2,000 in 1884 (Dubuque *Herald*, December 12, 1884). Mary Sohn, midwife was at this address as of 1891-99 and again in 1915-18. Sohn owned the lot when the block was sewered in 1902. The Pacific Hat Factory was here as of

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1902 (Dubuque *Herald*, August 3, 1902). Shoe repair shops occupied the building through 1934 and it was a tavern by 1941.

1643 Central Avenue: (pre-1866, 1868, contributing)

The two-story brick portion of the plan is likely one and the same with a brick warehouse addition of that scale that Christian Jungk built for \$2,500 in 1868 (Dubuque *Herald*, January 1, 1869; Dubuque *Times*, January 1, 1869). Christian Jungk owned a lot and a half when the block was sewered in November 1889. The 1884 Sanborn map shows a grocery in the north half and a dry goods store on the south half. A bakery is shown in 1891 and in 1909. Christian Jungk had a grocery on Central between 16th and 17th streets as early as 1859, is listed again in 1865, as a dry goods merchant in 1870, and again as a grocer at this address in 1883. F. J. Zugenbuehler, confectioner, was there in 1890. There is no 1880 entry for this address. Robert Jungk, plumber, was at 1633/43 in 1899 through 1925. Krug Tire Service was there in 1934, as was Clarence Splinter's used furniture shop in 1948. Frank Carter had the same business there in 1952.

1671 Central Avenue, Welu Printing Company Building: (1977, non-contributing)

The 1950 and 1962 Sanborn maps shows this property to be vacant. Earlier maps show three buildings on the parcel, the northernmost of which was a store building. The Welu Company built this masonry building in 1977 for \$35,850 (Building permits).

1672 Central Avenue, Frank Lenz Marble Works: (1933, 2008, non-contributing)

Marble monument dealer Frank Lenz was located here as of 1883, having first been located on the west side of the block, and the firm continues in operation today (Dubuque *Die Iowa*, May 7, 1883). The original brick house was recently demolished but a metal shop survives at the back of the lot, placed on a new concrete foundation, with a new front.

1676 Central Avenue: (1988, contributing as a site)

Assessor records appear to indicate that this small building was largely rebuilt in 1988 following a fire. The core building pre-dates 1884 in its construction. In later years it was a beauty shop and then a real estate office. This lot has been in continuous use as a burial monument display location and that use continues. It is therefore counted as a site while the re-fronted building is counted as a non-contributing building due to those recent changes.

1690 Central Avenue: (1867, 1869, contributing)

The 1884 Sanborn map shows the south half as a saloon, the north half as a dwelling. Anton Stines had a boots and shoes store on Central at 17th in 1870, and a dry goods store at 1688 Central as of 1875. Stines built a two-story brick store with a wood front (30 feet by 40 feet) for use as a clothing and dry goods store, with a residence on the upper floor, in 1867 (Dubuque *Herald*, September 5, 1867). A year later he built a \$1,200 store addition and he

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Dubuque County, Iowa

made minimal further improvements in 1872 (Dubuque *Times*, January 1, 1869; Dubuque *Herald*, November 24, 1872). "A Steines" was credited with building a "plain store" at this location in 1875 (Dubuque *Die Iowa*, November 11, 1875). A chimney fire in early 1877 caused no damage (ibid., January 4, 1877). M. Aurner built a "neat two room frame house next to Stine's new block" in 1867, possibly the north portion of the present building (Dubuque *Herald*, September 5, 1867).

Joseph Reinfreid had a grocery at 1696 Central, likely in the building to the north, in 1880. J. Desotelle had a billiards parlor at 1688 Central in 1883. Mary Engler had a confectionery shop at 1688 in 1890, although her listing would have been south of the marble shop that was listed as 1692.

1696 Central Avenue, Joseph Reinfreid Grocery: (ca.1880, non-contributing)

Joseph Reinfreid had a grocery at 1696 as of 1880, the first year this address appeared (in sampled directories). He had moved to 1904 Central by 1883. Bernard Westercamp, saloonkeeper, was on this corner as of 1890-1934. Westercamp owned the north one-fifth of the block when the block was sewered in 1902 and the name continued in association with building tenants (a basement antiques store) through 1960.

1701 Central Avenue, Adam Vogel Building: (1873, 1890, contributing)

Adam Vogel built a two-story brick store (42 feet by 28 feet) at 17th and Central in 1873, at a cost of \$2,800. In 1890 he rebuilt the building, adding a third floor, at a cost of \$3,300 (Dubuque *Herald*, November 11, 1873; January 13, 1891). City directories places him on Central between 17th and 18th, and 1875 directory lists same, boots & shoes, at 1703 (Dubuque *Herald*, November 11, 1873). He owned the lot (6) when the block was sewered in 1902. The two-story original store appears on the 1884 Sanborn map and a boots and shoes store is noted. Vogel's shoe firm, A. Vogel & Son, remained through 1909. The 1889 lithograph shows a two-story plan with a mansard roof on this building, and the 1887 photograph appears to also show the upper roof as a mansard form. The building also appears on the 1872 lithograph.

1706 Central Avenue, Rider & Lacy Block: (1892, contributing)

John V. Rider and Ben W. Lacy owned the parcel when the block was sewered in August 1894. The Dubuque *Herald* (December 25, 1892) credits them with building a three-story brick store and flats for \$19,000 in 1892. By 1899 the residential levels of this building were called the Columbia Building or Flats (eight apartments). Upper level commercial or industrial uses included a sausage factory on the third floor (1909, 1936-41), and the Eisbach Company Sheet Metal works (1948-the 1962). There was a cigar store on the south end from 1941 through 1960.

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1715 Central Avenue; (ca.1888, Queen Anne style, contributing)

The Novelty Candy Company was here as of 1915-18 but otherwise the commercial tenancy was highly transient and small in scale. The 1887 photo appears to show a two-story building on this site, south of the German Methodist Church. Adam Vogel owned the lot (6) when the block was sewered in 1902.

1735 Central Avenue, Edward Muntz Block: (1888, contributing)

Edward Muntz built four three-story brick stores at 1739-49 Central Avenue in 1888 at a cost of \$13-18,000 (*Dubuque Herald*, April 22, December 23, 1888). Muntz operated the Dubuque Fruit and Produce Company from the entire building (1735-63) from 1888 until post-1909. The other long-term tenants were Enterprise Printing Company (1921-1934), Pier Refrigeration Company (1952-post-1960) and Jacquinet Antiques (1948-post-1960). The building front was painted by 1898 at which time it was termed the "Blue Front Building" (*Dubuque Telegraph*, August 27, 1898).

1736 Central Avenue, Fred A. Nesler Block: (1892, contributing)

Jeweler Fred Nesler built this building and had his store here through 1960 (in the south storefront). The north storefront tenants were all short term, but Fred Nesler's radio repair was there from before 1948 through 1960.

1739 Central Avenue, Edward Muntz Block: (1888, contributing)

The building is now owned in two equal halves and is counted as two buildings accordingly. Refer to 1735 Central Avenue history.

1763 Central Avenue: (1905-07, contributing)

This was an addition to the Muntz Block, being also built by Edward Muntz. Muntz's department store occupied all of 1735-39 Central Avenue as of 1908 and extended into this addition, and the Muntz Company remained here through 1934 in some capacity.

1766 Central Avenue: (ca. 1899, non-contributing)

CA. Frederick Weidlich ran a soft drinks business here in 1899-1908, returning as of 1921. The Turnquist Floor Covering Company was here 1941-post-1960.

1770 Central Avenue: (1897, non-contributing)

Thorman's Creamery relocated from 1187 Iowa Street to this address in mid-1897 (*Dubuque Telegraph*, May 12, 1897). The metal false front on this building reflects its long-term tenant firm, A. CA. Rafter Furnace and Sheet Metal Company, which was here pre-1918

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Section number 8 Page 47 Upper Central Avenue Commercial Historic District
Dubuque County, Iowa

through 1960. Carl Bochert with an unspecified firm, was here as of 1899, remaining through 1909.

1791 Central Avenue: (1869, contributing)

William Pirt built a three-story store, 25 feet by 26 feet, for \$2,000 in 1869. This is the only building of that height shown as of 1884 (Dubuque *Herald*, December 16, 1869; 1884 Sanborn map). H. Kahn and J. Thum, carpet weavers were at 1793 Central as of 1880-84. Mary Newhouse owned the property when it was sewered in 1902 and her family resided here as of 1899-1909 at which time the address was 1801 Central Avenue. The house was a rental property by 1915.

1798 Central Avenue, George F. Thorman Block: (1887-88, contributing)

Thorman, dealer in paints and oils, built a block of brick stores at 18th and Central in 1887, at a cost of \$5,000 (Dubuque *Times*, November 24, 1887). An identical entry, save for a cost of \$10,000, followed the next year, indicating a stage construction (Dubuque *Herald*, December 23, 1888). Thorman owned the lot when the block was sewered in August 1894. His business was here by 1891 and remained as of 1909 when the building was addressed as 1800 Central Avenue. The October 1887 photo shows this building under construction. The base for the rounded corner turret is apparent. The 1889 lithograph identifies this building as the German Trust and Savings Bank but a drugstore occupied the corner storefront, ca. 1891-1952 (Robert McFarlane's Drugstore, 1909-52). There was also a Thorman's Creamery, which opened at 1770 Clay, having relocated from 1187 Iowa, in May 1897 (Dubuque *Daily Telegraph*, May 12 1897). The east storefront was addressed as 14 East 18th Street until 1921. The A. CA. Rafoth Furnace and Sheet Metal Company, located at 1770 Central Avenue, next door south, expanded into this building and used its upper floors as a warehouse, expending \$12,000 on warehouse alterations in 1964. The company signage replaced a removed corner bay.

1805 Central, Fire Engine House Number 1: (1884, contributing)

Fire Engine House Number 1 is one of two surviving Dubuque fire engine houses that date from the last quarter of the 19th century. It was designed by the noted Dubuque architect Fridolin Heer and was constructed by B. W. Jones (Dubuque *Herald*, July 28, 1883). The building is also very prominently located at the head of Central Avenue and symbolically played a secondary role as the gateway to the Fifth Ward. Historically this engine house played a continuing and central role (1884-1980) as one of Dubuque's fire company buildings. It was the first fire engine house to house a paid fire company, and it was the first to headquarter the city's fire department headquarters. The building also housed the city's ambulance beginning at the end of 1941.

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1812 Central Avenue: (1878, 1895, contributing)

Nicholas Palen built a two-story brick double-storefront block at this site in 1878. Palen had previously occupied an adjacent building with his grocery and saloon business. He announced plans to replace that building once his new one was finished. Herman Nienstadt, druggist, was announced as a tenant firm for the new building (Dubuque *Herald*, April 17, 1878). He expended an additional \$2,000, adding a third storefront (ibid., January 3, 1879). The present three-story building resulted in 1895 when he enlarged it and put on a new building plate glass front (ibid., June 25, 1895).

Nicholas remained in business as late as 1897 and was succeeded by his son Joseph A. Palen, druggist and dealer in paints, oils, toilet articles, by 1899. Joseph remained as of 1903, and still lived here as of 1909 but had no resident business. John Palen's Dubuque Fire and Marine Insurance Company was also present. The Dubuque Fire and Marine Insurance Company was organized in 1883 with Charles Schrup president, John Palen, vice-president. By 1925 it claimed to be "Iowa's Most Successful Fire Insurance Company." The Palen name continues to be directly associated with the building through 1925. The German Savings Bank was present 1908-09, being succeeded by the German American Savings Bank by 1915 (being hastily renamed the American Savings Bank by 1918). By 1921 the bank had relocated north to 1842 Central Avenue, where it failed in 1929. The undertaker Edward Strober (1921-29), barber Joseph Keppler (1921-41) and Stampfer's Uptown Bakery (1948-55) were later tenant firms.

This building is historically significant for its association with the city's prosperous banking business as well as the German component of that business. The German Savings Bank organized in 1864 and required that its officers could speak German. It was renamed German Bank in 1873 and the bank survived the panic of that year. By 1884 only three of its directors were German. In the 1890s the bank joined the Dubuque Clearinghouse Association, a local banking consortium. In 1901 the bank opened a new three-story bank building on Main Street and in 1904 renamed itself the German Savings Bank. In 1905 a branch bank was opened at this address. The aforementioned bank consortium brought its members through the hard times of 1906-07. The popularity of this branch bank proved the wisdom of moving banking services closer to the outlying neighborhoods. In late 1911 the bank renamed itself the German American Savings Bank. The anti-German feelings of World War forced a name change to the Pioneer Savings Bank and Trust, and a year later to Pioneer Trust and Savings Bank. In 1926 the bank consolidated with the National Bank, which failed in 1932 (Lyon, pp. 174-75).

1824 Central Avenue: (1885-90, contributing)

Lembke Brothers occupied the building as of 1899. John N. Juergens' paint and wallpaper business was here from 1904 through 1960, being briefly accompanied by August Nachtman's meat store (1918-21).

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1828 Central Avenue: (1878, contributing)

The Assessor dates this building to 1878. It housed a fruits store 1921-28 and was a tavern by 1941 (Elmer Meyer's Tavern, 1948-60).

1838 Central Avenue: (1885-1890, contributing)

Olanseky's Manhattan Meat Market (1915-18), Peter Weirich's grocery (1921-41) and McDowell Appliance (1952-60) all occupied this address.

1842 Central Avenue: (1892-1897, contributing)

Herman Dement operated a confectionery on this site in an earlier building until late 1880 when he changed to a notions line. He built this building and was in operation by 1897. He died in a bicycle/street car accident in 1899. His widow Margaret continued the firm and it became Frohs and Dement by 1909, and continued through 1915. The Behr Funeral Home was first located here 1921-48 prior to removing to its modern new building on Iowa Avenue.

1850 Central Avenue, Mettel Brothers Block: (1898, contributing)

Contractor F. W. Coates (Coates and Robinson) built this building for Mettel Brothers Grocery, with the new building being addressed as 1850-60 Central Avenue. The new building had its grand opening on July 2, 1898. While the building was underway, the firm occupied the south half of 1858 Central Avenue (Dubuque *Herald*, April 21, July 2, 1898).

Later tenant firms were Noel & Wagner (1903-09), the Dubuque Mercantile Company – (1915), a bakery and confectionery (1921-41) and the Excel Photo Service (1948-60).

1858 Central Avenue: (1884-90, contributing)

Hardware companies occupied this building (D. & J. Hoerner, Emil Henschel) 1915-41, being followed by the Luxembourg Club/Lux Tap (1948-55).

1865 Central Avenue: (1977, non-contributing)

This is a former Mid-Continent (1934)/DX Service Station (1948). The present building dates from 1958 and was converted for commercial use in 1977.

1876 Central Avenue, The Northern Hotel: (Pre-1873, contributing)

A decorative arch, across the avenue at this point, was the southernmost part of the Saengerfest festivities, held in June 1873 (Dubuque *Herald*, June 21, 1873). This three story building was offered for sale with attached stables, in mid-1880 (Dubuque *Herald*, May 28, 1880). Architect/contractor James Howie improved the building in 1885 at a cost of \$400 (Dubuque *Times*, January 20, 1886). The Northern Hotel was still in operation at this site as of

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1891 (Sanborn map). J. J. Pfiffner's grocery was here 1877-80 and promised free delivery city-wide. F. W. Coates owned the building as of 1897-99 when saloon keeper E. L. Eells occupied the building (*Dubuque Herald*, September 30, 1897; February 6, 1898). Clothing stores occupied the building 1908-21, being followed by Nachtman's Meats, Nachtman & Ward and Ward's Market (1925-48) and Donovan's Cash Market (1952-60).

1879 Central Avenue: (1895, contributing)

Housed Henry Gatena's piano store 1896-1925, that firm being followed by a rubber company, a tire and battery shop, Bateman's barbershop (1952-55) and the Home Service Beer Store (1948-60) (*Dubuque Herald*, March 29, 1896).

1889 Central Avenue, Martin Jacquinet Residence: (1885-1890, contributing)

This series of buildings, addressed as 1889-1895, housed the Jacquinet family as late as 1934. Martin Jacquinet was buried from this house, aged 72 years, in 1900 (*Dubuque Herald*, February 24, 1900). The building functioned as a multi-family residence and commercial usage was not present until ca. 1960. William H. Deming lived here 1918-60.

1902 Central Avenue, Frank Jaeger Building: (pre-1884-north half, 1885-90 south half, contributing)

Former mayor and alderman A. Frank Jaeger built a \$3,500 "large two story brick store, corner 19th" in 1880. Other accounts credit him with a \$4,000 store building, built in 1881. It appears that one of these building efforts refers to Jaeger's Couler Avenue residence (*Dubuque Times*, December 8, 1880; *Dubuque Herald*, January 1, March 3, December 4, 1881). Later tenant firms were the Zehenter Fruit Company (1934-41) and then a series of taverns.

1913 Central Avenue, J. Osthoff Building (south half): (pre-1884-north half, 1890-south half, contributing)

A date stone documents the construction of the south half of this double building. Commercial use of the south half began with tailors Lemmer and Doescher, with the latter remaining there through 1934. A barber shop and beauty salon were there as of 1941. The Horst family occupied the north half, with other renters, from 1899 through 1934.

1919 Central Avenue: (1885-1890, contributing)

A good candidate owner/builder is William Hollnagel who built a brick store and dwelling in 1886 for \$3,600 (*Dubuque Herald*, May 9, 1886). This was always a residential property and the constant turnover of occupants indicates that it was a rental property.

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1959 Central Avenue: (pre-1884, contributing)

This was a residential property that was, as of 1899, associated with Frank X. Schmidt. The family continued in residence here through 1952.

1961 Central Avenue, Peter Mersch Building (1887, contributing)

The 1891 Sanborn map shows a saloon in the south half, and a store to the north. As of 1899-1908 painters Giegerich & Wesselhoft were in the south half, and were followed by the Dubuque Rug and Carpet Works (1909-15). Subsequent commercial use was fitful and of short duration.

Undertaker Frank L. Reinfried was in the north half 1897-1921. Shoe repair firms followed 1941-60. "Union Hall" is listed as of 1908 and was occupied as the Highland Nobles Hall (1911-12). Curiously, P. Mersch is not to be found 1880-1903 city directories. The *Herald* announced on November 24, 1887 that Peter Mersch had completed a brick store at 1961-65 Couler Avenue during the year, valued at \$5,000.

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7. Major Bibliographical References:

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_____, _____. "*Dubuque—The Key City: The Architectural and Historical Resources of Dubuque, Iowa, 1837-1955: Phase I Historical and Architectural Survey Report [Lower Couler Valley]*." Des Moines: History Pays, 2002

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_____, _____. [Fire] Engine House Number 1/Fifth Ward [Fire] Engine House/18th Street [Fire] Engine House. Des Moines: History Pays, 2011 [Part 1 Investment Tax Credit Application]

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Maps and Lithographs:

"City of Dubuque," Davenport; Charles Vogt, 1866

Reps, John W. Cities of the Mississippi. Nineteenth-Century Images of Urban Development.
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Sanborn Map Company: Dubuque fire insurance maps, 1884, 1891, 1909, 1909/50, 1909/62

Newspapers:

Die Iowa:

November 11, 1875; November 23, 1876; January 4, 1877; April 18, 1878;
February 22, May 7, June 17, 1883; July 24, October 16, 1884

Herald:

February 22, September 5, 1867; October 2, 1868; May 14, 12, 16, 1869;
November 24, 1872; June 21, November 11, 1873; April 17, 1878; May 28, 1880;
March 4, 1882; January 1, March 3, June 19, December 4, 1883; December 12,
1884; May 9, July 16, September 26, 1886; January 1, November 24, 1887; April
22, December 23, 24, 1888; April 24, 1890; January 23, April 8, August 7, 1891;
December 25, 1892; 1891; June 25, 1895; March 29, April 30, May 9, 24, 1896;
May 7, July 10, 30, November 24, 1897; February 6, April 21, May 10, 25, July 2,
August 27, December 3, 1898; April 4, 1899; February 24, 1900; August 3, 1902;
April 23, 1923

Republican:

July 21, 1856

Telegraph:

May 7, 12, 1897; May 7, 1898

Telegraph-Herald:

December 27, 1914; January 2, 1916

Times:

January 1, 1869; January 20, 1886; November 24, 1887; April 26, 1895

Times-Journal:

May 12, 1883

Weekly Express and Herald:

May 12, 1883

Upper Central Avenue Commercial Historic District
Name of Property

Dubuque County, Iowa
County and State

10. Geographical Data

Acreege of Property 10.81

UTM References

(Place additional UTM references on a continuation sheet)

1	<u>15</u>	<u>691420</u>	<u>4708920</u>	3	<u>15</u>	<u>691630</u>	<u>4708490</u>
	Zone	Easting	Northing		Zone	Easting	Northing
2	<u>15</u>	<u>691510</u>	<u>4708900</u>	4	<u>15</u>	<u>691560</u>	<u>4708470</u>
	Zone	Easting	Northing		Zone	Easting	Northing

11. Form Prepared By

name/title James E. Jacobsen
organization History Pays! date July 17, 2012
street & number 4411 Ingersoll Avenue telephone 515-274-3625
city or town Des Moines state Iowa zip code 50312
e-mail hp@raccoon.com

Additional Documentation

Submit the following items with the completed form:

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

Property Owner:

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

name (refer to attached list)
street & number _____ telephone _____
city or town _____ state Iowa 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.A.460 et seq.).

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

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Dubuque County, Iowa

11 Additional Documentation:

Verbal Boundary Description:

The district includes seven entire blocks that flank either side of Central Avenue, between 15th and 18th streets. Alleyways form the eastern and western district boundaries along these and the fractional blocks south of 15th Street and the fraction of City Lot 437. Partial City Lots south of 15th Street (the northernmost two buildings along the west side of Central Avenue and the northernmost three buildings on the east side of same) are included. The west side of Central Avenue, beginning at the south end, 17th Street, and continuing through the parcel occupied by 1961-65 Central Avenue.

Legal parcels that are included consist of the following:

The entirety of City Lots 436, 440, 441, 442, 451, and 452 are included in the district. The following partial City Lots are also included:

The north one-fourth of City Lot 443 and Lots 1-2, Subdivision of City Lot 443a.
The north one-fifth of City Lot 450.
Lots 1-6 of City Lot 675 (Lot 6 is also known as Kennedy Central Avenue Place)
Lots 2-11, Subdivision of City Lots 438, 439 and a part of 676.
The south 75 feet of the south two-fifths of City Lot 437.

Boundary Justification:

The area included in the district consists of those parcels that were historically associated with the commercial development of the district's architectural and historical development. Given the district's proximity to a bluff front along its northwest boundary, that elevated land and its associated retaining walls are excluded because the commercial district history was relegated to the terrace setting located at the base of the bluff.

Map:

Refer to Section 10, Additional Information, imbedded images, initial figures.

Photographs:

Name of Photographer: James E. Jacobsen
Date of Photographs: September 12, 2011
Film: Illford ASA 400

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Frame	Direction	Description:
1	Northwest	West side of Central Avenue, from south of 15 th Street
2	South	West side of Central Avenue, from north of 15 th Street
3	West	West side of Central Avenue, from south of 15 th Street
4	South	West side of Central Avenue, from center of 1500's
5	South	West side of Central Avenue, from north of 16 th Street
6	West	West side of Central Avenue, from south of 16 th Street
7	South	West side of Central Avenue, from north of 17 th Street
8	East	View along 17 th Street, across Central Avenue
9	West	West side of Central Avenue, from south of 17 th Street
10	South	West side of Central Avenue, from 18 th Street
11	South	West side of Central Avenue, from 19 th Street
12	West	West side of Central Avenue, from 19 th Street
13	West	West side of Central Avenue, from north of 19 th Street
14	Southwest	View along 19 th Street towards Central Avenue
15	Southeast	East side of Central Avenue, from 19 th Street
16	North	East side of Central Avenue, from south of 18 th Street
17	Southeast	Elevated perspective, east side of Central Avenue, from 18 th Street
18	North	East side of Central Avenue, from south of 17 th Street
19	Southeast	East side of Central Avenue, from north of 17 th Street
20	North	East side of Central Avenue, from 16 th Street
21	Southeast	East side of Central Avenue, from north of 16 th Street
22	North	East side of Central Avenue, from south of 15 th Street
23	Southeast	East side of Central Avenue, from north of 15 th Street
24	Northwest	Alley view, east side of Central Avenue, from middle of 1500's block
25	Southwest	View along 15 th Street across Central Avenue
26	Northwest	Alley view, east side of Central Avenue, from 15 th Street
27	South	Alley view, east side of Central Avenue, from 16 th Street
28	Southwest	View along 16 th Street across Central Avenue
29	Northwest	Alley view, east side of Central Avenue, from 16 th Street
30	South	Alley view, east side of Central Avenue, from 17 th Street
31	South	Alley view, east side of Central Avenue, from 18 th Street
32	Northwest	Alley view, east side of Central Avenue, from 18 th Street
33	South	Alley view, east side of Central Avenue, from 19 th Street
34	North	Alley view, west side of Central Avenue, from 17 th Street
35	North	Alley view, west side of Central Avenue, from 16 th Street
36	Southeast	Alley view, west side of Central Avenue, from 17 th Street
37	Southeast	Alley view, west side of Central Avenue, from center of 1600s block
38	North	Alley view, west side of Central Avenue, from middle of 1500s block
39	North	Alley view, west side of Central Avenue, from 16 th Street
40	Southeast	Alley view, west side of Central Avenue, from 16 th Street

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Upper Central Avenue Commercial Historic District
Dubuque County, Iowa

Property Owners' List:

J & J GROSS LLC 2345 CLARKE CREST DRIVE DUBUQUE IA 52001	1460 CENTRAL AVENUE
HELICON RESOURCES LLC 800 SPRING ST GALENA IL 61036	1486 CENTRAL AVENUE
SHARPI PROPERTIES LLC 315 LOWELL ST DUBUQUE IA 52001	1487 CENTRAL AVENUE
LOCAL BOARD OF TRUSTEES OF CHURCH OF GOD 1496 CENTRAL AVENUE DUBUQUE IA 52001	1496 CENTRAL AVENUE
SMITH, KENNETH D 1497 CENTRAL AVENUE DUBUQUE IA 52001	1497 CENTRAL AVENUE
SCHMITT, STEVEN J & JANA L 1910 KITTY HAWK DRIVE WATERLOO IA 50701	1500 CENTRAL AVENUE
SCHMITT, STEVEN J & JANA L 1910 KITTY HAWK DRIVE WATERLOO IA 50701	1501 CENTRAL AVENUE
KOCH, ANTHONY J & ROBIN J 1534 CENTRAL AVENUE DUBUQUE IA 52001	1520 CENTRAL AVENUE
SCHMITT, STEVEN J & JANA L 1910 KITTY HAWK DRIVE WATERLOO IA 50701	1504 CENTRAL AVENUE
SCHMITT, STEVEN J & JANA L 1910 KITTY HAWK DRIVE WATERLOO IA 50701	1516 CENTRAL AVENUE
LAUGESEN, MICHAEL & NANCY 1524 CENTRAL AVENUE DUBUQUE IA 52001	1524 CENTRAL AVENUE
YANKEE 3 LLC 1664 WASHINGTON STREET DUBUQUE IA 52001	1527 CENTRAL AVENUE
KOCH, ANTHONY & ROBIN 1534 CENTRAL AVENUE DUBUQUE IA 52001	1534 CENTRAL AVENUE
WALLACE, SIDNEY R & COLLEEN M 1538 1/2 CENTRAL AVENUE DUBUQUE IA 52001	1538 CENTRAL AVENUE
DUGGAN, PATRICK J 2005 SIMPSON DUBUQUE IA 52003	1540 CENTRAL AVENUE
RUBIO, ELIGIO 961 BLUFF STREET DUBUQUE IA 52001	1543 CENTRAL AVENUE
SPECHT, TIMOTHY L 8760 KEMP COURT DUBUQUE IA 52003	1555 CENTRAL AVENUE

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Continuation Sheet

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Upper Central Avenue Commercial Historic District
Dubuque County, Iowa

DIAMOND PRODUCTS CO C/O VOGEL CORPORATE SUPPORT CT 1110 ALBANY PL SE PO BOX 380 ORANGE CITY IA 51041	1563 CENTRAL AVENUE
RAMIREZ, PABLO & JULIE M RAMIREZ-RUBEL 6686 CRYSTAL LAKE CAVENUE ROAD DUBUQUE IA 52003	1564 CENTRAL AVENUE
YOUNG, DAVID A 1572 CENTRAL AVENUE DUBUQUE IA 52001	1572 CENTRAL AVENUE
DIAMOND PRODUCT COMPANY C/O VOGEL CORPORATE SUPPORT CT 1110 ALBANY PL SE PO BOX 380 ORANGE CITY IA 51041	1585 CENTRAL AVENUE
TURNER, GERALD G 9086 CONRAD AVENUE EAST DUBUQUE IL 61025	1599 CENTRAL AVENUE
ARENSDORF, PAMELA BARRY 1602 CENTRAL AVENUE DUBUQUE IA 52001	1602 CENTRAL AVENUE
YAGER, JOHN E 2125 BUNKER HILL ROAD DUBUQUE IA 52001	1603 CENTRAL AVENUE
KAMP, MARY LOU 1618 CENTRAL AVENUE DUBUQUE IA 52001	1618 CENTRAL AVENUE
TEPLY, DANIEL F JR & RUTH A C/O TEPLY JR, DANIEL F 6812 NORTH MENOMINEE ROAD EAST DUBUQUE IL 61025	1626 CENTRAL AVENUE
SHARPI PROPERTIES LLC 315 LOWELL ST DUBUQUE IA 52001	1627 CENTRAL AVENUE
SHARPI PROPERTIES LLC 315 LOWELL ST DUBUQUE IA 52001	1633 CENTRAL AVENUE
UNITED BROTHERHOOD OF CARPENTERS & JOINERS OF AMER 1638 CENTRAL AVENUE DUBUQUE IA 52001	1638 CENTRAL AVENUE
BEYER, JAMES E. & AVENUENARIUS, HAROLD J. 3940 DOVE ST DUBUQUE, IA 52001	1643 CENTRAL AVENUE
WELU INC 1685 CENTRAL AVENUE DUBUQUE IA 52001	1671 CENTRAL AVENUE
NEUSES, RICHARD C & KATHY J 1672 CENTRAL AVENUE DUBUQUE IA 52001	1672 CENTRAL AVENUE
DOWNS, PAUL A & RENEE 2165 ROCKDALE RD DUBUQUE IA 52003	1690-96 CENTRAL AVENUE

National Register of Historic Places
Continuation Sheet

Section number Additional Information Page 58

Upper Central Avenue Commercial Historic District
Dubuque County, Iowa

STEFFEN, CHARLES E 1701 CENTRAL AVENUEVUE DUBUQUE IA 52001	1701 CENTRAL AVENUEVUE
KLAUER, ROBERT D & LIVIJA 1043 MAIN STREET DUBUQUE IA 52001	1706 CENTRAL AVENUE
WELU INC 1685 CENTRAL AVENUE DUBUQUE IA 52001	1715 CENTRAL AVENUE
SEVEN HILLS DEVELOPMENT INC C/O GREG FROMMELT 8610 WILDLIFE RIDGE DUBUQUE IA 52003	1735 CENTRAL AVENUE
RAFOTH, ELEANOR J C/O DAVID RAFOTH 11875 RUPP HOLLOW RD DUBUQUE IA 52001	1736 CENTRAL AVENUE
HIGH, STEPHEN D & MARCIE 1763 CENTRAL AVENUE DUBUQUE IA 52001	1739 CENTRAL AVENUE
RAFOTH, ELEANOR J UND 1/2 INT & RAFOTH, DAVID RUSSELL (1/2) 11875 RUPP HOLLOW RD C/O DAVID DUBUQUE IA 52001	1746 CENTRAL AVENUE
HIGH, STEPHEN D & MARCIE 1763 CENTRAL AVENUE DUBUQUE IA 52001	1763 CENTRAL AVENUE
TRI-STATE PROPERTY MANAGEMENT LLC 18186 WILLIAMSBURG CT DURANGO IA 52039	1766 CENTRAL AVENUE
ZHENG, ZHENG JI 1707 LEA LANE DUBUQUE IA 52001	1770 CENTRAL AVENUE
WITTER, DAVID J. & MICHELINE R. 2591 OLD COUNTRY LN DUBUQUE, IA 52001	1791 CENTRAL AVENUE
ZHENG, ZHENG JI 1707 LEA LANE DUBUQUE IA 52001	1798 CENTRAL AVENUE
CITY OF DUBUQUE, CITY HALL 50 WEST 13TH STREET DUBUQUE IA 52001	1805 CENTRAL AVENUE
HENKELS & COMPANY INC C/O RICHARD HENKEL 13912 WHISTLEWIND LANE DUBUQUE IA 52002	1812 CENTRAL AVENUE
HIGH PERFORMANCE PROP LLC 8505 SOUTHERN HILLS CT DUBUQUE, IA 52003	1824 CENTRAL AVENUE
HIGH PERFORMANCE PROP LLC 8505 SOUTHERN HILLS CT DUBUQUE IA 52003	1828 CENTRAL AVENUE
SIEFKER, DAN A/K/A SIEFKER, DANIEL J 1838 CENTRAL AVENUE DUBUQUE IA 52001	1838 CENTRAL AVENUE

National Register of Historic Places
 Continuation Sheet

Section number Additional Information Page 59

Upper Central Avenue Commercial Historic District
 Dubuque County, Iowa

OBERHOFFER LLC 3237 ARROWWOOD LANE DUBUQUE IA 52001	1842 CENTRAL AVENUE
K & J ASSETS, LLC C/O KURT R HEINE 4825 AMBASSADOR COURT DUBUQUE IA 52002	1850 CENTRAL AVENUE
K & J ASSETS, LLC C/O KURT R HEINE 4825 AMBASSADOR COURT DUBUQUE IA 52002	1858 CENTRAL AVENUE
LT KUTSCH LLC 1865 CENTRAL AVENUE DUBUQUE IA 52001	1865 CENTRAL AVENUE
LAKEVIEW INVESTMENTS LLC C/O DAVID & CYNTHIA OBERHOFFER 3327 ARROWOOD LN DUBUQUE, IA 52001	1876 CENTRAL AVENUE
CLARK, CAROL C 1614 LINCOLN DUBUQUE IA 52001	1879 CENTRAL AVENUE
KOPPE, HAROLD D & IONA R C/O HAROLD KOPPE 3472 CRESTWOOD DRIVE DUBUQUE IA 52002	1889 CENTRAL AVENUE
OBIE'S KING OF CLUBS COMPANY LLC C/O DAVENUE OBERHOFFER 3237 ARROWWOOD LANE DUBUQUE IA 52001	1902 CENTRAL AVENUE
KOPPE, HAROLD D & IONA R C/O HAROLD KOPPE 3472 CRESTWOOD DRIVE DUBUQUE IA 52002	1913 CENTRAL AVENUE
KEARNEY, RICHARD J (UND1/2INT) & MARY (UND 1/2 INT EACH) 1919 CENTRAL AVENUE DUBUQUE IA 52001	1919 CENTRAL AVENUE
DAMASO, MAXIMO C & CELESTINA M 2620 PEARL STREET DUBUQUE IA 52001	1959 CENTRAL AVENUE
DAMASO, MAXIMO C & CELESTINE M 2620 PEARL STREET DUBUQUE IA 52001	1961 CENTRAL AVENUE
EMPRESS ENTERPRISES LLC 199 NEW MONTGOMERY ST #706 SAN FRANCISCO CA 94105	25-27 West 15 th
LAUGESEN, MICHAEL R & NANCY M 2453 ROOSEVELT STREET DUBUQUE IA 52001	27 E 15th
RUBIO, ELIGIO 961 BLUFF STREET DUBUQUE IA 52001	28-30 East 15 th
DOWNS, PAUL A & RENEE 2165 ROCKDALE RD DUBUQUE IA 52003	40 East 17 th

National Register of Historic Places
Continuation Sheet

Section number Additional Information Page 60

Upper Central Avenue Commercial Historic District
Dubuque County, Iowa

ZHENG, ZHENG JI 1707 LEA LANE DUBUQUE IA 52001	East 33 feet of the east 60 feet of the north one-fifth of City Lot 440
MOLO OIL COMPANY 123 SOUTHERN AVENUE P O BOX 1540 DUBUQUE IA 52004	Lot 1 of City Lot 675
STEFFEN, CHARLES E 1701 CENTRAL AVENUE DUBUQUE IA 52001	LOT A, KENNEDY CENTRAL AVENUE PLACE
HIGH, STEPHEN D & MARCIE 1763 CENTRAL AVENUE DUBUQUE IA 52001	North 17 feet of Lot 4 and the South 13'11" of the South 15'8" of Lot 3 of City Lot 675
UNITED BROTHERHOOD OF CARPENTERS & JOINERS OF AMER 1638 CENTRAL AVENUE DUBUQUE IA 52001	South 23.5 feet of the middle one- fifth of City Lot 441 (1654 Central AVENUE)
UNITED BROTHERHOOD OF CARPENTERS & JOINERS OF AMER 1638 CENTRAL AVENUE DUBUQUE IA 52001	North 27.7 feet of the middle one- fifth of City Lot 441
WELU INC 1685 CENTRAL AVENUE DUBUQUE IA 52001	NORTH ONE-FIFTH OF CITY LOT 452
ZHENG, ZHENG JI 1707 LEA LANE DUBUQUE IA 52001	West 27 feet of the east 50 feet of the north one-fifth of City Lot 440

National Register of Historic Places
Continuation Sheet

Section number Imbedded Images Page 61

Upper Central Avenue Commercial Historic District
Dubuque County, Iowa



Figure 1: District boundary and building addresses and their locations

National Register of Historic Places
Continuation Sheet

Section number Imbedded Images Page 62

Upper Central Avenue Commercial Historic District
Dubuque County, Iowa

Key: The district boundary is indicated using white lines.

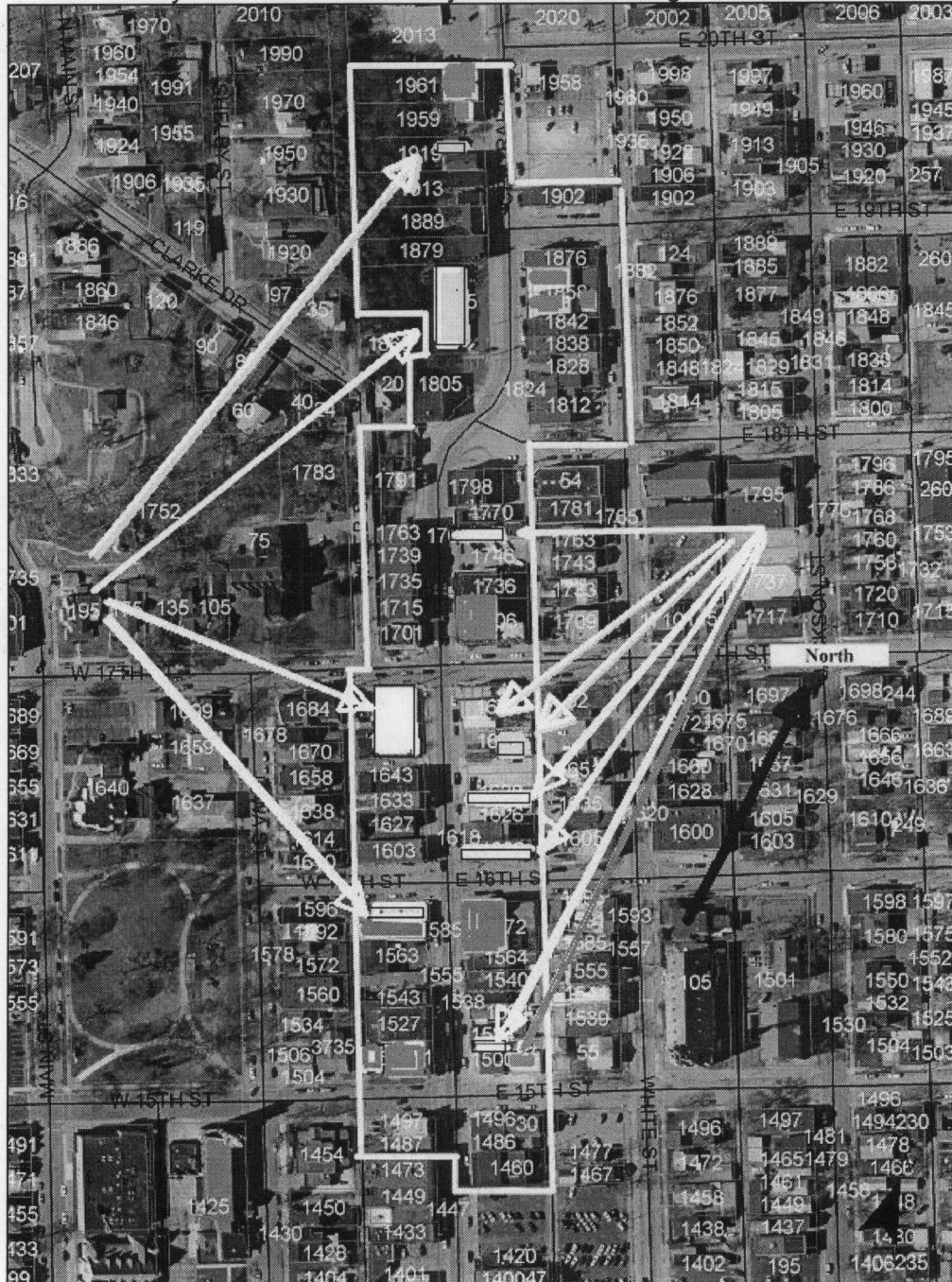


Figure 2: District Contributing/Non-contributing buildings map

National Register of Historic Places
Continuation Sheet

Section number Imbedded Images Page 63

Upper Central Avenue Commercial Historic District
Dubuque County, Iowa

Key: Non-contributing buildings are identified by a white rectangle. Those buildings having light-colored roofs have been grayed so as to not appear to be non-contributing. White arrows also locate the non-contributing buildings.



Figure 3: Photo vantage map, north half of district (Jacobsen, 2012)

National Register of Historic Places
Continuation Sheet

Section number Imbedded Images Page 64

Upper Central Avenue Commercial Historic District
Dubuque County, Iowa



Figure 4: Photo vantage map, south half of district (Jacobsen, 2012)

National Register of Historic Places
Continuation Sheet

Section number Imbedded Images Page 65

Upper Central Avenue Commercial Historic District
Dubuque County, Iowa

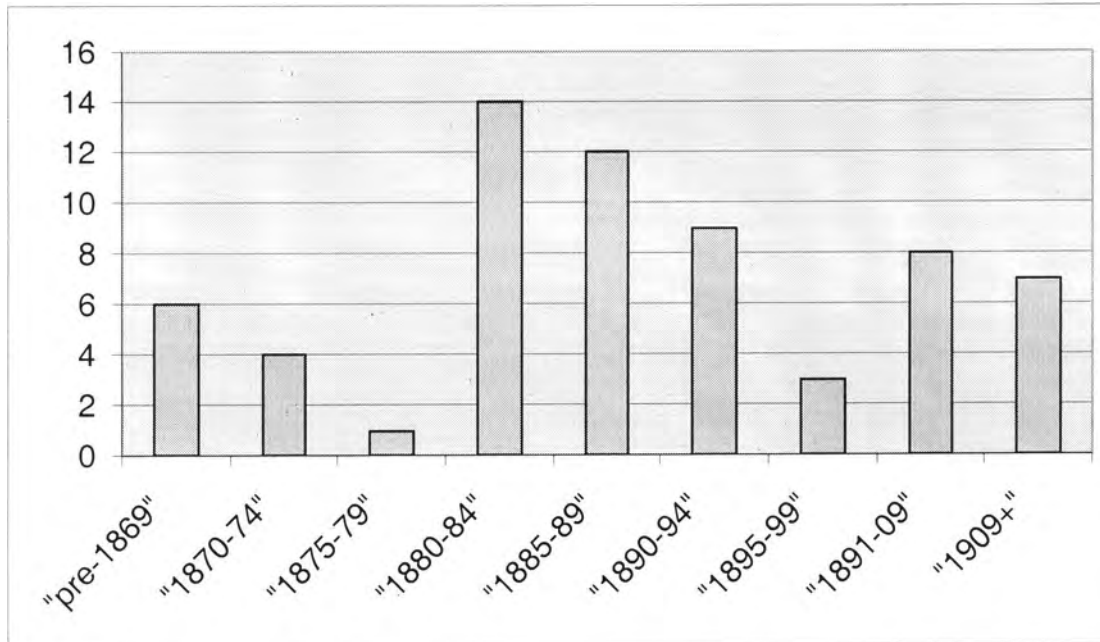


Figure 5: Building Construction Within The District (Jacobsen, 2011)

Note the redundancy of the eighth subset, which encompasses two decades of time as this group of buildings have not been made more specific.

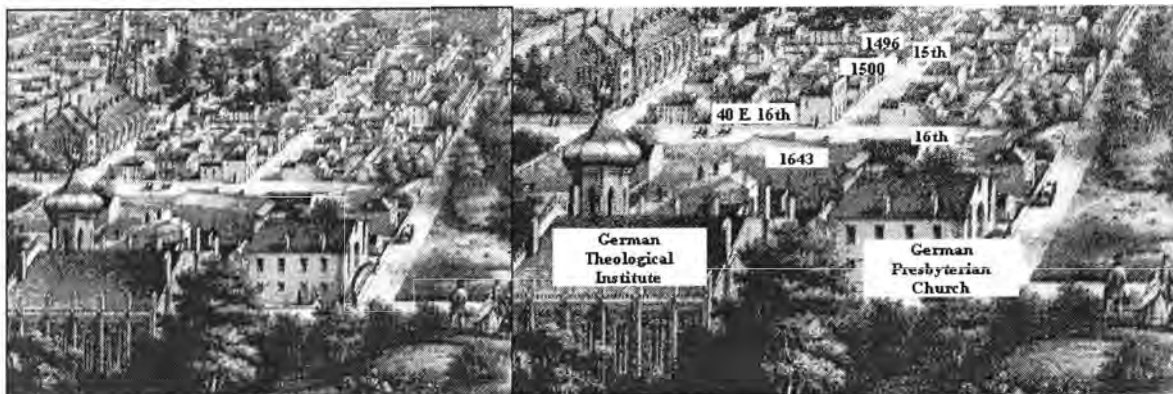


Figure 6: Lithographic detail, 1866, looking southeast from Seminary Hill

National Register of Historic Places
Continuation Sheet

Section number Imbedded Images Page 66

Upper Central Avenue Commercial Historic District
Dubuque County, Iowa



Figure 7: Samuel Root view toward St. Mary Church from Seminary Hill, view southeast, ca.1870

Note that the same buildings appear in the foreground as are found in the 1866 lithograph (Dubuque County Historical Society)

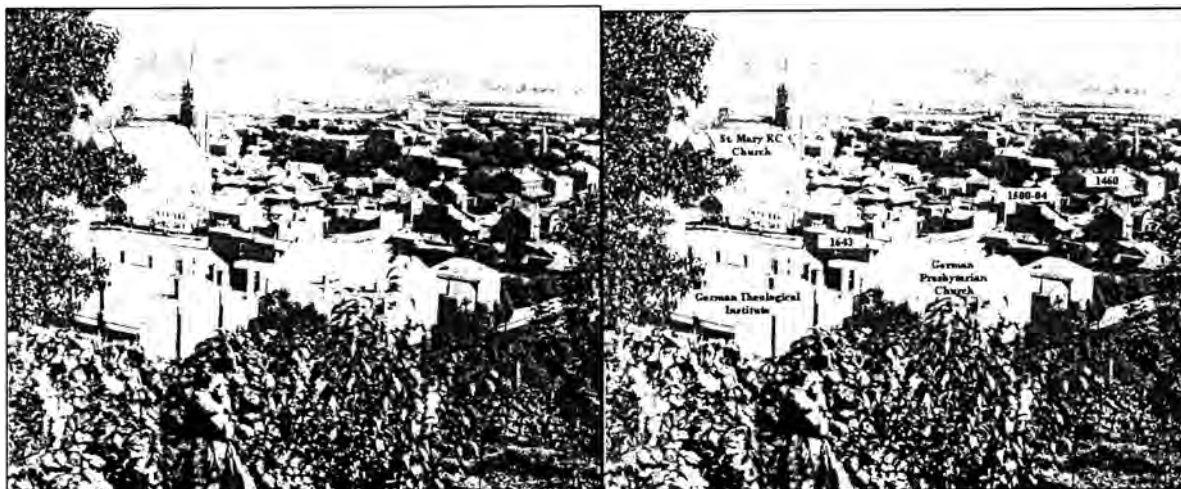


Figure 8: View southeast from Seminary Hill, ca.1880
(State Historical Society of Iowa, Iowa City, Photographs, Dubuque)

National Register of Historic Places
Continuation Sheet

Section number Imbedded Images Page 67

Upper Central Avenue Commercial Historic District
Dubuque County, Iowa

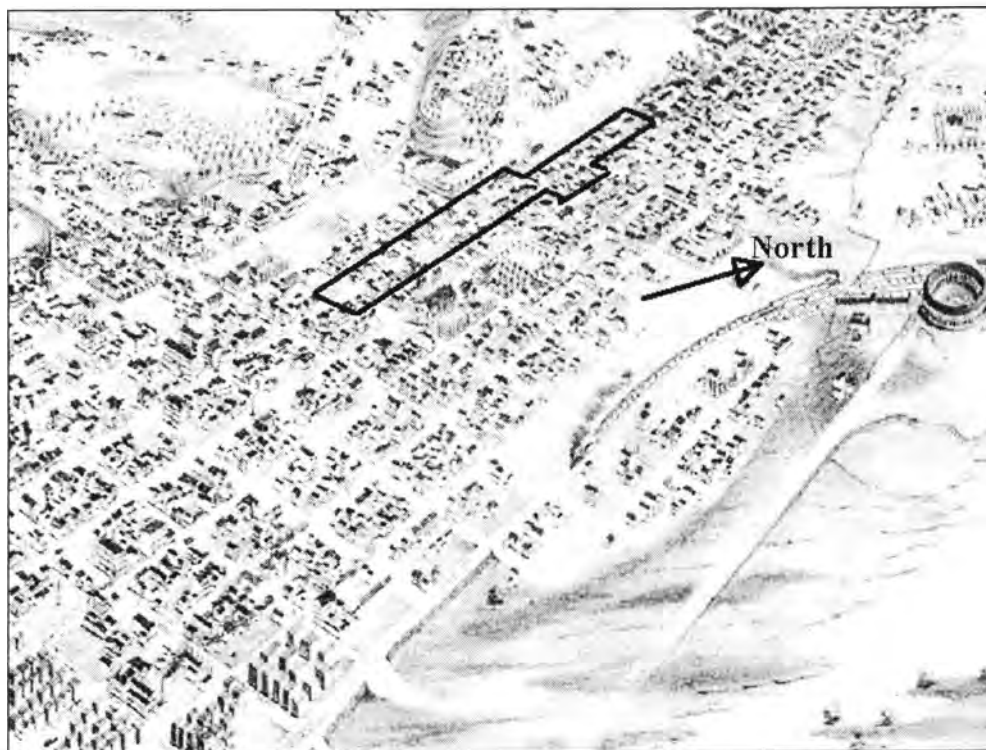


Figure 9: Detail, 1872 lithographic overview of Dubuque, view northwest (Reps, p. 267)



Figure 10: October 1887 taken by W. H. Morhiser, looking south from Seminary Hill
(Center For Dubuque History)

This excellent overview documents the appearance of many substantial commercial blocks along Central (still Clay) as of 1887. The frame German Congregational Church is in the foreground and the row of houses immediately south of it stood atop the bluff, east of Heeb Street (to the right). The City Hall steeple is visible at the distant upper right hand corner.

National Register of Historic Places
Continuation Sheet

Section number Imbedded Images Page 68

Upper Central Avenue Commercial Historic District
Dubuque County, Iowa

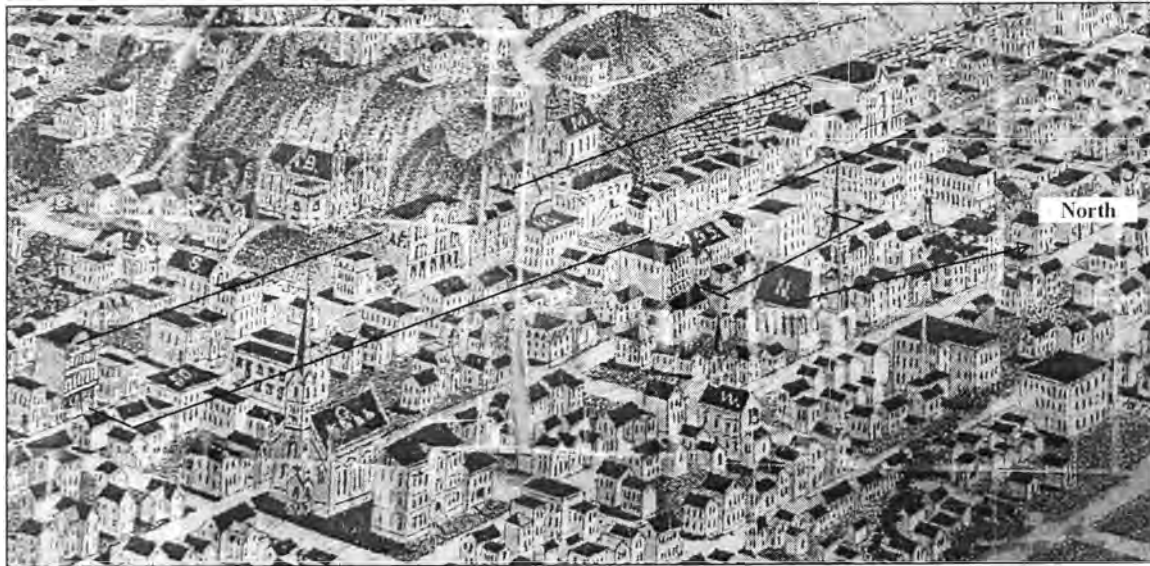


Figure 11: Perspective Map of the City of Dubuque, Iowa, 1889, Lithograph

The lithograph detail, shown above, nicely details the district's buildings as they appeared in 1889. Key labeled buildings, from north to south, are #40, the German Bank & Trust Building, "AB" German Presbyterian College, "S", the German Presbyterian Church, #50, Simone's Department Store. St. Mary Church is in the center of the image.



Figure 12: Central Avenue, view northwest from 13th Street, ca. 1905
(Center For Dubuque History, Dubuque *Telegraph-Herald* photograph, #964)

National Register of Historic Places
Continuation Sheet

Section number Imbedded Images Page 69

Upper Central Avenue Commercial Historic District
Dubuque County, Iowa

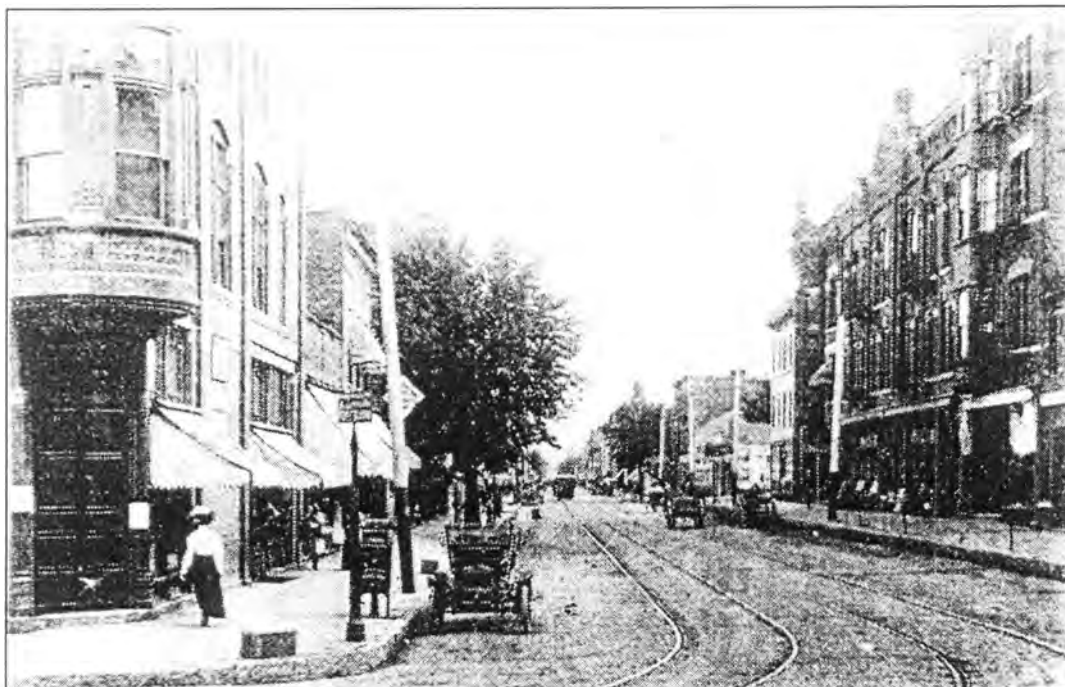


Figure 13: Central, viewed south from 18th Street, ca.1911 (Greater Dubuque, 1911, p. 11)



Figure 14: View north on Clay from 13th Street, ca.1920, note single-story firehouse
(Center for Dubuque History, Loras College, Photograph Hoffman #1054)

National Register of Historic Places
Continuation Sheet

Section number Imbedded Images Page 70

Upper Central Avenue Commercial Historic District
Dubuque County, Iowa

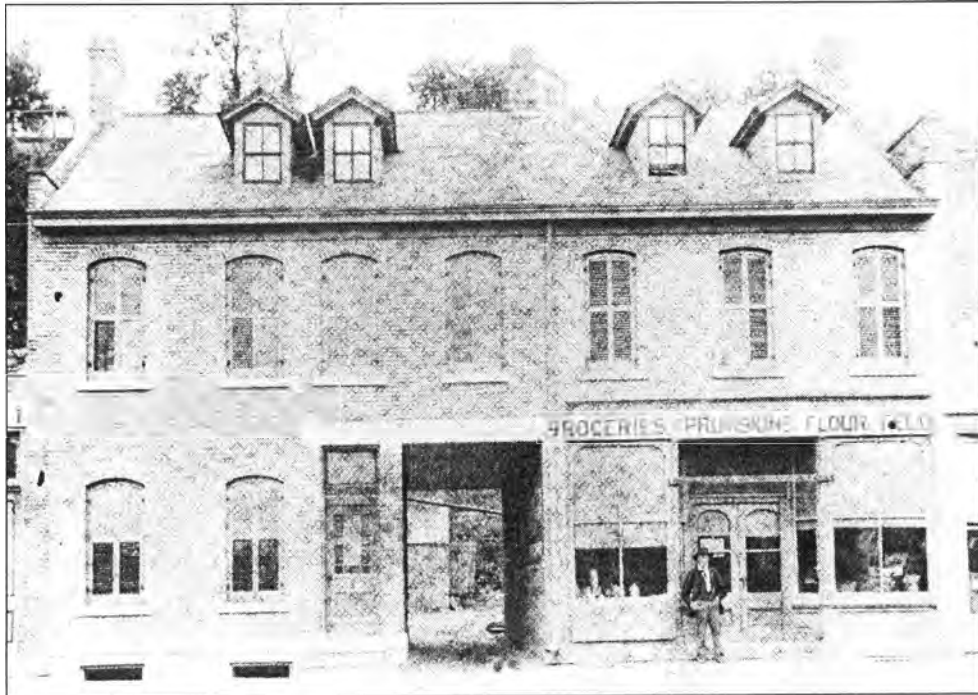


Figure 15: 1895 Central Avenue, ca. 1895 (Wilkie, p. 297)



Figure 16: Remodeled façade and exterior, 1497 Central Avenue, ca. 1910
(Center For Dubuque History, Photographs, Hoffman, Photo #1056)

National Register of Historic Places
Continuation Sheet

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Upper Central Avenue Commercial Historic District
Dubuque County, Iowa



Figure 17: Figure #18 with locational overlays labeled



Figure 18: Overview from above the fire house (1805 Central Avenue), ca. 1915, view southeast (Center For Dubuque History, Hoffman Photo #1227)

National Register of Historic Places
Continuation Sheet

Section number Imbedded Images Page 72

Upper Central Avenue Commercial Historic District
Dubuque County, Iowa

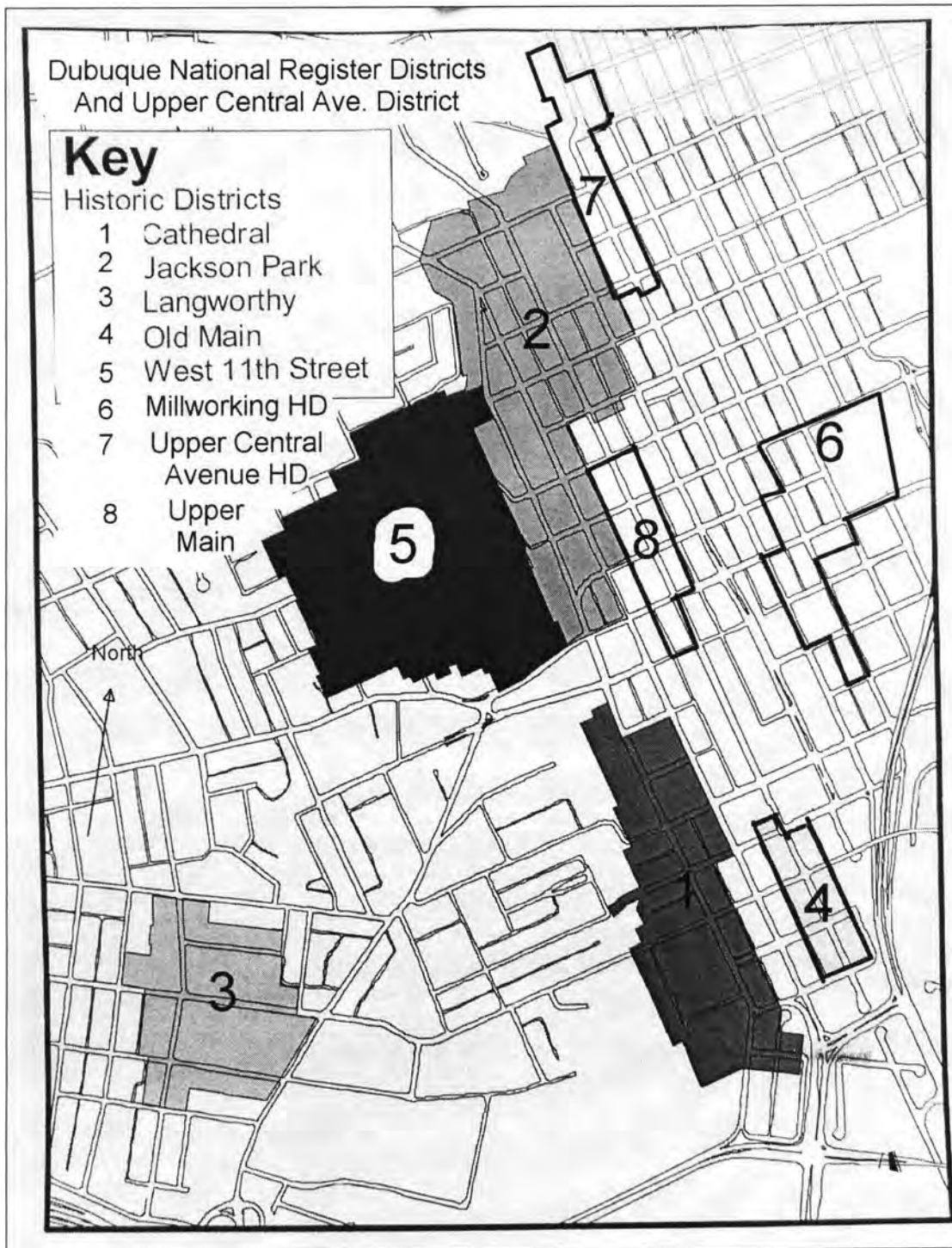


Figure 19: Currently NRHP-listed historic districts in Dubuque
(City of Dubuque basemap, 2012, www.cityofdubuque.org) annotated)

National Register of Historic Places
Continuation Sheet

Section number Imbedded Images Page 73

Upper Central Avenue Commercial Historic District
Dubuque County, Iowa

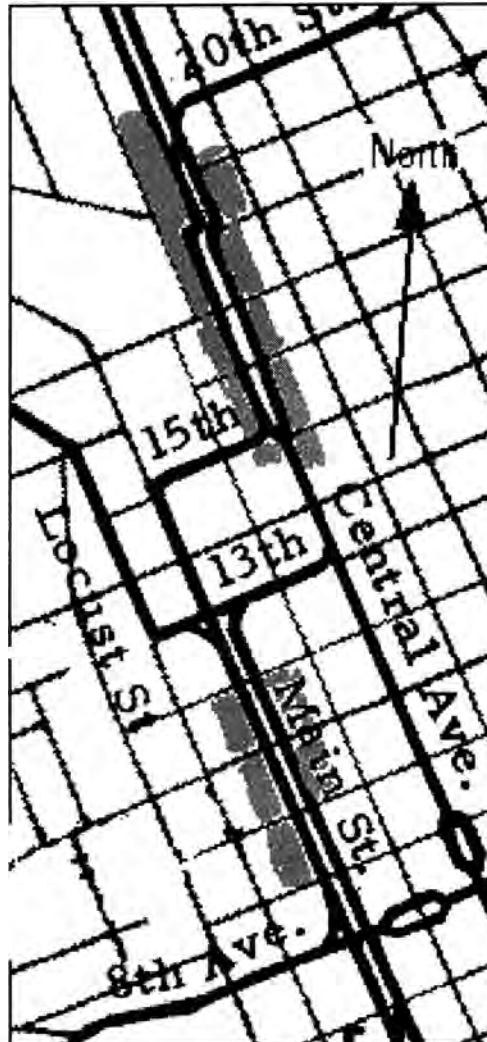


Figure 20: Detail of 1928 Dubuque streetcar map

Doubled car tracks coincide with the most substantial commercial nodes. The subject district and Upper Main Commercial Historic District are overlaid on this transportation map. The double tracking on Main Street continued south across the Old Main Historic District. Note the east/west connections and the streetcar loop that was formed on 13th and 15th streets. The commercial corridor leaped eastward by two blocks at this point.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Upper Central Avenue Commercial Historic District
NAME:

MULTIPLE Dubuque, Iowa MPS
NAME:

STATE & COUNTY: IOWA, Dubuque

DATE RECEIVED: 8/03/12 DATE OF PENDING LIST: 8/31/12
DATE OF 16TH DAY: 9/17/12 DATE OF 45TH DAY: 9/19/12
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 12000793

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 9.19.12 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.



PHOTO

GREAT DRAGON EXPRESS

GREAT DRAGON EXPRESS
CHINESE RESTAURANT

FOR RENT

THE GREAT DRAGON EXPRESS

THE GREAT DRAGON EXPRESS

Upper Central Bureau Commercial Historic District
Des Moines, Des Moines County, Iowa

Photo #1

09/21/11 082 79-889713
97150022 1068ED9 79-889713



Upper Central Avenue Commercial Historic District
Dubuque, Dubuque County, Iowa

Photo #2

09/21/11 021 29-889213
92150018 1868ED9 79-889213



Upper Central Avenue Commercial Historic District
Dubuque, Dubuque County, Iowa

Photo # 3

09/21/11 086 79-889713
97150023 10688ED9 79-889713



Upper Central Avenue Commercial Historic District
Dubuque, Dubuque County, Iowa

Photo # 4

09/21/11 068 79-889713
92150012 7008ED9 79-889713



Upper Central Avenue Commercial Historic District
Dubuque, Dubuque County, Iowa

Photo #5

09/21/11 053 79-889713
92150012 - 10688ED9 79-889713



Upper Central Avenue Commercial Historic District
Des Moines, Des Moines County, Iowa

Photo #6

09/21/11 065 29-889713
92150816 1808ED9 29-889713



17th St

←

NO LEFT TURN

Upper Central Avenue Commercial Historic District
Dubuque, Dubuque County, Iowa

Photo # 7

09/21/11 047 29-889713
97150810 L068ED9 29-889713



Upper Central Avenue Commercial Historic District
Dubuque, Dubuque County, Iowa

Photo # 8

09/21/11 012 79-889213
97130006 1868ED9 79-889213



Upper-Central Avenue Commercial Historic District
Dubuque, Dubuque County, Iowa

Photo # 9

09/21/11 049 29-889213
97150811 1068ED9 29-889213



**The House
on the
Rock**
Attraction ·
Inn · Resort ·
27 Hole Golf Course
DODGEVILLE, WI

COMPASS
SALES SERVICE
REPAIRS

WV

WV

WV

Upper Central Avenue Commercial Historic District
Dubuque, Dubuque County, Iowa

Photo # 10

09/21/11 044 29-889713
97150009 L068ED9 29-889713



CLUB
BONDABOG

R
A
F
O
T
H

ESB
The Best of
Personal Bank

CENTRAL ANIMAL HOSPITAL

Upper Central Avenue Commercial Historic District
Dubuque, Dubuque County, Iowa

Photo # 11

09/21/11 038 29-889213
97150002 79-889213



CORNERSTONE

FOR THE
CORNERSTONE

Upper Central Avenue Commercial Historic District
Des Moines, Des Moines County, Iowa

Photo # 12

09/21/11 023 79-889713
97150002 L068ED9 79-889713



Upper Central Avenue Commercial Historic District
Dubuque, Dubuque County, Iowa

Photo #13

09/21/11 034 29-889713
92150006 1068ED9 79-889713



Upper Central Avenue Commercial Historic District
Dubuque, Dubuque County, Iowa

Photo #14

09/21/11 031 29-889213
97150005 1068ED9 29-889213



Upper Central Avenue Commercial Historic District
Dubuque, Dubuque County, Iowa

Photo # 15

09/21/11 100 29-889713
97150028 1868ED9 29-889713



Before Treatment
LARRY HARRIS

Upper Central Avenue Commercial Historic District
Dubuque, Dubuque County, Iowa

Photo #16

09/21/11 098 79-889213
97150022 1868ED9 79-889213



RAFOTH

Upper Central Avenue Commercial Historic District
Dubuque, Dubuque County, Iowa

Photo # 17

09/21/11 094 79-889213
92150826 1068ED9 79-889213



Upper Central Avenue Commercial Historic District
Dubuque, Dubuque County, Iowa

Photo #18

09/21/11 106 29-889713 97150030
L068ED9 29-889713



Upper Central Avenue Commercial Historic District
Dubuque, Dubuque County, Iowa

Photo #19

09/21/11 104 79-889713
97150029 L068ED9 79-889713



Upper Central Avenue Commercial Historic District
Des Moines, Des Moines County, Iowa

Photo # 20

09/21/11 112 29-889213
92150032 L089ED9 29-889213



1854

B&B
Buy All Things
Buy All Things
Buy All Things

ONE WAY

H&R BLO

Upper Central Avenue Commercial Historic District
Osborne, Osborne County, Iowa
Photo #21

09/21/11 111 79-889713 97150031
L868ED9 79-889713



Upper Central Avenue Commercial Historic District
Dubuque, Dubuque County, Iowa
Photo # 22

09/21/11 120 79-889213
97150034 L068ED9 79-889213



BISPIN
NEBRASKA
1887

ONE WAY

THE BISPIN STORE

THE BISPIN STORE & HARDWARE

Upper Central Avenue Commercial Historic District
DuBuque, DuBuque County, Iowa
Photo # 23

09/21/11 116 29-889213
97150033 7068ED9 29-889213



Upper Central Avenue Commercial Historic District
Dubuque, Dubuque County, Iowa

Photo # 24

09/21/11 079 79-889713
97150821 L069ED9 79-889713



Upper Central Avenue Commercial Historic District
Dubuque, Dubuque County, Iowa
Photo # 25

09/21/11 026 29-889213
97150020 L888ED9 79-889213



Upper Central Avenue Commercial Historic District
Dubuque, Dubuque County, Iowa

Photo # 26

09/21/11 073 29-889713
92150019 1068ED9 29-889713



Upper Central Avenue Commercial Historic District
Dubuque, Dubuque County, Iowa

Photo #27

09/21/11 055 29-889713
92150013 1068ED9 29-889713



Upper Central Avenue Commercial Historic District
Dubuque, Dubuque County, Iowa

Photo # 28

09/21/11 058 29-889713
92150814 L068ED9 79-889713



Upper Central Avenue Commercial Historic District

DuBoque, Dubuque County, Iowa

Photo #29

09/21/11 061 29-889213 97150015 1068ED9 29-889213



Upper Central Avenue Commercial Historic District
Dubuque, Dubuque County, Iowa

Photo #30

09/21/11 019 29-889213
92150001 7088ED9 29-889213

ADVANTAGE
SMOKE REMOVAL
COMMERCIAL & RESIDENTIAL
HEATING & COOLING
SERVICES
563-656-4822

SOUTH EAST
52 3
No Left Turn

Upper Central Avenue Commercial Historic District
Des Moines, Des Moines County, Iowa
Photo #31

09/21/11 041 29-889213
97150008 1068ED9 29-889213



Upper Central Avenue Commercial Historic District
Dubuque, Dubuque County, Iowa

Photo #32

09/21/11 025 79-889713
97150003 1068ED9 79-889713



Upper Central Avenue Commercial Historic District
Dubuque, Dubuque County, Iowa

Photo #33

09/21/11 030 29-889713
92150004 L868ED9 79-889713



Upper Central Avenue Commercial Historic District
Dubuque, Dubuque County, Iowa

Photo #34

09/21/11 089 79-889713
92150024 L068ED9 79-889713



Upper Central Avenue Commercial Historic District
Dubuque, Dubuque County, Iowa
Photo # 35

09/21/11 011 29-889213
97130004 L068ED9 29-889213



WELU
PRINTING

All the Way Home

WELU PUMPING

WELU

Upper Central Avenue Commercial Historic District
Dubuque, Dubuque County, Iowa
Photo # 36

09/21/11 093 29-089713
97150025 1068ED9 29-089713



Upper Central Avenue Commercial Historic District
Dubuque, Dubuque County, Iowa

Photo # 37

09/21/11 015 29-889713
97130005 L068ED9 29-889713



NO
PARKING
IN
ALLEY

THE
NEW
JERSEY
STATE
UNIVERSITY
OF
ARTS
AND
SCIENCE

Upper Central Avenue Commercial Historic District
Oubouque, Oubouque County, Iowa

Photo #38

09/21/11 009 29-889713
97130003 79-889713



Upper Central Avenue Commercial Historic District
Dubuque, Dubuque County, Iowa

Photo # ~~38~~ 39

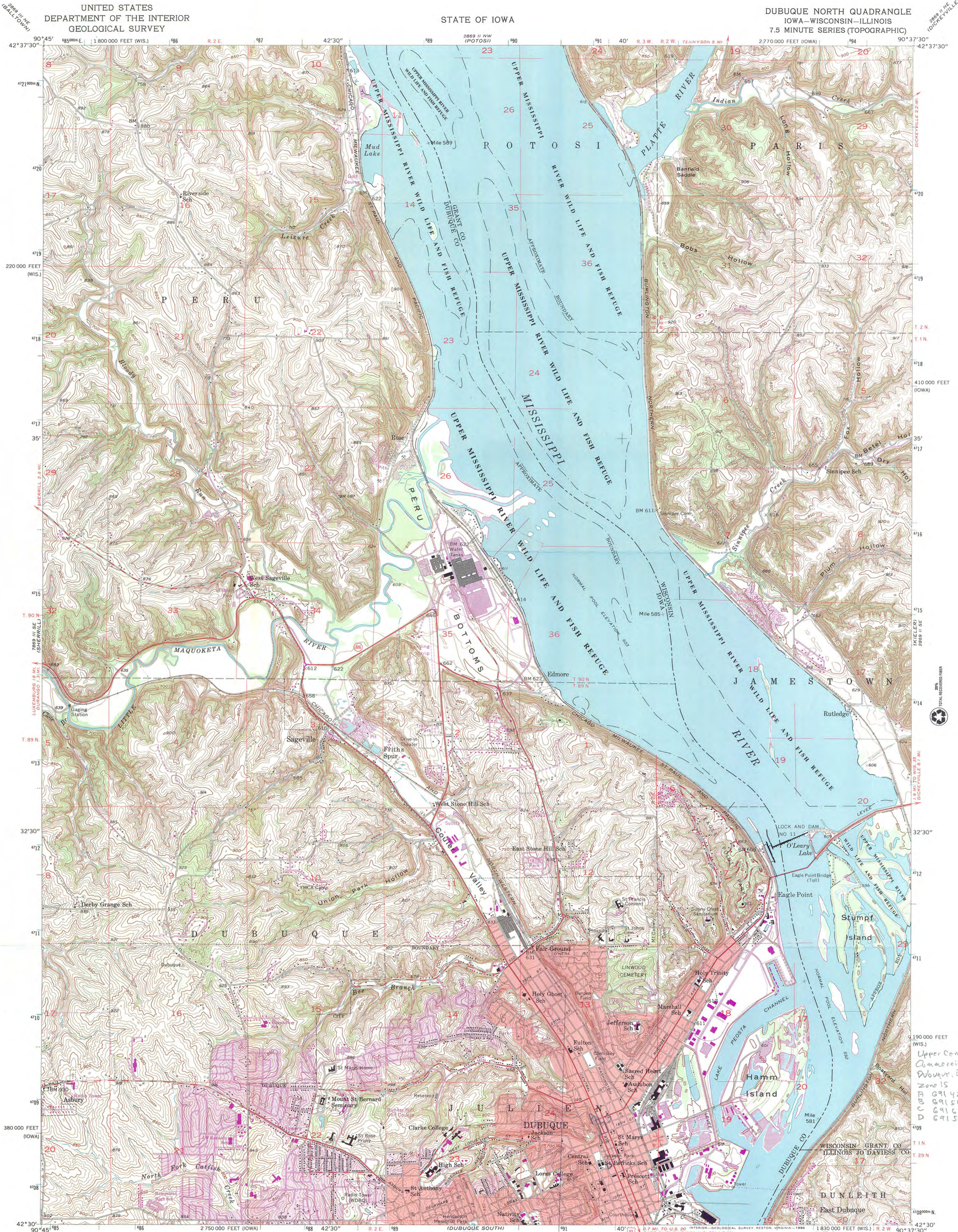
09/21/11 001 29-889213 97130001
1068ED9 29-889213



Upper Central Avenue Commercial Historic District
Durboque, Osburque County, Iowa

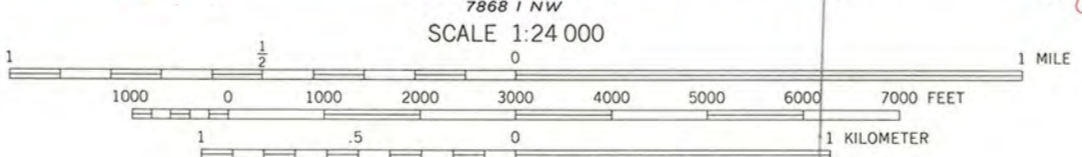
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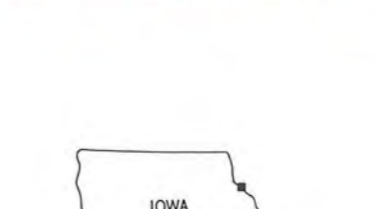
Mapped, edited, and published by the Geological Survey
Control by USGS, USC&GS, and USCE
Topography from aerial photographs by photogrammetric methods
and in part by U. S. Corps of Engineers
Aerial photographs taken 1954. Field check 1956
Polyconic projection. 1927 North American datum
10,000-foot grids 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

Map photoinspected 1978
No major culture or drainage changes observed



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

DUBUQUE NORTH, IOWA-WIS.-ILL.
42090-E6-TF-024
1956
PHOTOREVISED 1972
DMA 7869 II SW-SERIES V876
PHOTOINSPECTED 1978

Upper Central Avenue
Commercial Historic District
Dubuque, Dubuque County, IA
Zone 15
E 691 420 4708 920
B 691 510 4708 900
C 691 630 4708 490
D 691 560 4708 470



JUN 11 2012

DIAMOND PRODUCTS COMPANY

**1110 ALBANY PLACE SE
ORANGE CITY, IOWA 51041**

June 5, 2012

State Historical Society of Iowa
600 E. Locust Street
Des Moines, IA 50319

Re: Objection to Listing 1585 Central Avenue in Dubuque in the National Register of Historic Places

Dear State National Register Nominations Review Committee:

Diamond Products Company received your letter dated May 8, 2012 notifying it that its Dubuque, Iowa store located at 1585 Central Avenue (the "Property") will be considered for nomination to the National Register of Historic Places by your committee.

As noted in the letter, owners of private properties nominated for inclusion in the National Register have the opportunity to object to the listing in according with the National Historic Preservation Act and 36 CFR 60. In response, Diamond Products Company hereby certifies that it is the sole owner of the Property and that as the sole owner, it objects to the listing of the Property in the National Register of Historic Places.

If you have any questions or need any additional information or documentation, please do not hesitate to contact me.

Sincerely,

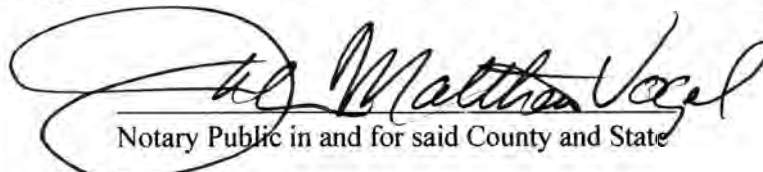


Bert Aarsen
Secretary Treasurer, Diamond Products Company
C/O Vogel Corporate Support Center
1110 Albany Place SE | Orange City, IA 51041
bert.aarsen@vogelpaint.com | 712-737-8880

State of Iowa

County of Sioux

On this 5th day of June, 2011, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Bert Aarsen, to be known to be the identical person named in and who executed the within foregoing instrument and acknowledged that he executed same as his voluntary act and deed.



Notary Public in and for said County and State

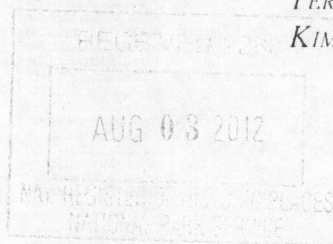
IOWA DEPARTMENT OF

CULTURAL AFFAIRS

MARY TIFFANY COWNIE, DIRECTOR

TERRY E. BRANSTAD, GOVERNOR

KIM REYNOLDS, LT. GOVERNOR



August 1, 2012

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

Dear Ms. Shull:

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

- Upper Central Avenue Commercial Historic District, 1460-1965 Central Avenue, Dubuque, Dubuque County, Iowa
- Clinton High School and Public Library, 600 S Fourth St., Clinton, Clinton County, Iowa

Sincerely,

Elizabeth Foster Hill, Manager
National Register and Tax Incentive Programs

STATE
HISTORICAL
SOCIETY of
IOWA

JEROME THOMPSON
ADMINISTRATOR



MATTHEW HARRIS
ADMINISTRATOR

600 E. LOCUST
DES MOINES, IOWA
50319

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

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