



# United States Department of the Interior

NATIONAL PARK SERVICE  
1849 C Street, N.W.  
Washington, D.C. 20240

February 28, 2011

## Notice to file:

This property has been automatically listed in the National Register of Historic Places. This is due to the fact that the publication of our Federal Register Notice: "National Register of Historic Places: Pending Nominations and Other Actions" was delayed beyond our control to the point where the mandated 15 day public comment period ended after our required 45 day time frame to act on the nomination. If the 45<sup>th</sup> day falls on a weekend or Federal holiday, the property will be automatically listed the next business day. The nomination is technically adequate and meets the National Register criteria for evaluation, and thus, automatically listed in the National Register of Historic Places.

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United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
REGISTRATION FORM

051

JAN 13 2011

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If 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 entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Schroeder-Kleine Grocer Company Warehouse; M.M. Walker Company Warehouse

other names/site number Shields & Bradley Block

2. Location

street & number 40-48 Main Street not for publication N/A  
city or town Dubuque vicinity N/A  
state IA code \_\_\_\_\_ County Dubuque code 061 zip code 52001

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, 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 \_\_\_\_\_ nationally \_\_\_\_\_ statewide X locally.  
( \_\_\_\_\_ See continuation sheet for additional comments.)

Barbara A. Mather DSHPO January 10, 2011  
Signature of certifying official Date

**STATE HISTORICAL SOCIETY OF IOWA**  
State or Federal agency and bureau

In my opinion, the property \_\_\_\_\_ meets \_\_\_\_\_ does not meet the National Register criteria. ( \_\_\_\_\_ See continuation sheet for additional Comments.)

Signature of commenting or other official \_\_\_\_\_ Date \_\_\_\_\_

State or Federal agency and bureau \_\_\_\_\_

4. National Park Service Certification

I, hereby certify that this property is:  
 entered in the National Register See continuation sheet.  
 determined eligible for the National Register  
 See continuation sheet.  
 determined not eligible for the National Register  
 removed from the National Register  
 other (explain): \_\_\_\_\_  
Signature of Keeper Edson B. Ball Date of Action 2.28.11

5. Classification

**Ownership of Property**  
(Check as many boxes as apply)  
 private  
 public-local  
 public-State  
 public-Federal

**Category of Property**  
(Check only one box)  
 building(s)  
 district  
 site  
 structure  
 object

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

Contributing	Noncontributing
<u>1</u>	<input type="checkbox"/> buildings
<u>0</u>	<input type="checkbox"/> sites
<u>0</u>	<input type="checkbox"/> structures
<u>0</u>	<input type="checkbox"/> objects
<u>1</u>	<input type="checkbox"/> Total

Name of related multiple property listing (Enter "N/A" if property is not part of a multiple property listing.) The Architectural and Historical Resources of Dubuque, Iowa, 1833-1955

Number of contributing resources previously listed in the National Register  
N/A

6. Function or Use

**Historic Functions**  
(Enter categories from instructions)  
COMMERCE/TRADE/warehouse  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Current Functions**  
(Enter categories from instructions)  
VACANT/NOT IN USE  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

7. Description

**Architectural Classification**  
(Enter categories from instructions)  
LATE VICTORIAN/Romanesque  
\_\_\_\_\_  
\_\_\_\_\_

**Materials**  
(Enter categories from instructions)  
foundation STONE  
walls BRICK  
\_\_\_\_\_  
roof SYNTHETIC  
other \_\_\_\_\_

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

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## National Register of Historic Places Continuation Sheet

Schroeder-Kleine Grocer Company Warehouse;  
M.M. Walker Company Warehouse  
Dubuque, Dubuque County, IA

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### Summary

The Schroeder-Kleine Grocer Company Warehouse; M.M. Walker Company Warehouse is located at 40-48 Main Street in the lower Main Street area of downtown Dubuque, Iowa. The three-story red brick warehouse building was constructed in 1894 by local builders Shields & Bradley for the M.M. Walker Company (40-42 Main St.) and the Schroeder-Kleine Grocer Company (44-48 Main St.).

Setting: The Schroeder-Kleine Grocer Company Warehouse; M.M. Walker Company Warehouse is located within the lower Main Street commercial area, slightly removed from Dubuque's central business neighborhood. Historically, the area was a commercial and industrial district composed of a mixture of warehouses and factories and commercial operations. Located to the east of Main Street were multiple railroad facilities and Ice Harbor which served the Port of Dubuque. Historically, the adjacent buildings were one-to-five stories in height and constructed of brick. A majority of the buildings within the district were constructed during the late 19<sup>th</sup> and early 20<sup>th</sup> centuries and the area generally remained unchanged through the 1980s. During the 1980s, US Route 151 was constructed to the east of the buildings, on the former railroad property. Today, the area retains much of its early 20<sup>th</sup> century building stock. North of the property is the commercial section of the district, located on Main Street between the modern Route 20 on-ramp and 1<sup>st</sup> Street. Due to the construction of the Route 20 on-ramp, Main Street is bisected and direct access between lower Main Street and upper Main Street is not possible. To the west of the property are multiple low-rise brick manufacturing buildings while south of the building there are modern fast food and retail operations. Directly across Main Street, to the west of the subject property is a triangular shaped public landscaped area known as Flatiron Park.

Site: The Schroeder-Kleine Grocer Company Warehouse; M.M. Walker Company Warehouse is located on Lots 13-16 of the west half of block 1 of the Dubuque Harbor Company Addition. The building is located at the southeast corner of the block bound by Main Street to the west, Route 20 on-ramp to the north, US Route 151 to the east and Jones Street to the south. Due to Jones Street's tangential right-of-way, the south property line is angled and thus the building is not rectangular in form. North of the building, there is a paved parking lot located between the north elevation and the Route 20 on-ramp. The east half of the block is an open lot that abuts US Route 151.

Building: The Schroeder-Kleine Grocer Company Warehouse; M.M. Walker Company Warehouse consists of two nearly identical building sections (north and south) which share a brick party wall. Both sections were constructed utilizing the same materials and techniques. The building features load-bearing red brick perimeter walls, limestone foundation and heavy timber frame.

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Exterior: The building has two distinct sections though both were designed contemporaneously in the Romanesque style and share a common vocabulary of materials and similar features.

*40-42 Main (M.M. Walker Co. Warehouse):* 40-42 Main Street occupies the south section of the property and has four exterior elevations, south, southwest, east and west. The north elevation is an interior party wall that abuts the north section of the building (44-48 Main Street). The building has a trapezoidal plan due to the tangential character of the Main and Jones Street intersection. The building is constructed out of red brick laid in common bond and features an ashlar, rough-faced limestone watertable. On the west, southwest and south elevations, the watertable is capped with a smooth-faced limestone belt course.

The west (Main Street) elevation is primary in function and design (Photo 1). The elevation has projecting brick pilasters accented with intermittent rough-cut limestone belts. The raised brick parapet is accented with patterned brick corbelling and a simple metal cornice.

The first floor storefront is raised above grade and is constructed of cast iron encased in modern aluminum enclosures. The northernmost bay has a full-height wood overhead door and the adjacent bay has a modern single-leaf glazed aluminum door at grade. At the south end, the southwest corner is chamfered and there is a raised modern glazed entrance accessed via a concrete stair. At the corner of the building is an exposed, fluted cast iron column. The remainder of the first floor was originally fully glazed with storefront windows, but these were previously infilled with wood siding and 1/1 aluminum windows. At the second and third floors, the brick spandrels are paneled and corbelled at the window mullions. The windows have continuous limestone sills and cast iron mullions. On the second floor, the windows are arranged in a tripartite configuration and have square heads with exposed cast iron lintels. On the third floor the windows are arranged in a tripartite configuration with Romanesque brick round arched heads accented with limestone spring blocks.

The southwest elevation is accented with simple brick banding and has a stepped brick parapet (Photo 2). The parapet is ornamented with patterned brick and has a simple metal cornice at the west end which is a continuance of the treatment from the west elevation.

On the southwest elevation, the westernmost bay continues the architectural treatments of the west elevation including: cast iron storefront with infilled shop window, paneled brick spandrels, limestone sills and ornamentation and tripartite windows with cast iron mullions. The remainder of the elevation is divided into three window bays and the columns are not expressed. All windows on the elevation have limestone sills. The windows on the first floor have segmental arched heads, the second floor windows have brick flat-head lintels and the third floors windows have round arched heads.

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The south elevation is only two bays wide and is secondary in character (Photo 2). At each end of the elevation are projecting brick pilasters that are accented with limestone banding. The brick parapet is topped with utilitarian clay coping and is accented with a simple projecting denticulated belt cornice. The lower floors feature simple brick string courses. On the first floor, there are two wood overhead doors: one at-grade and one located above the water table. Above each door is a brick segmental arch which has been infilled. On the second floor, the two windows each have limestone sills and squared heads while on the third floor the windows have Romanesque arched heads.

The east elevation previously abutted railroad tracks until the construction of US Route 151 in the 1980s. The east elevation is utilitarian in character and features little ornamentation (Photo 3). On the first floor there are two above-grade diagonal board and batten sliding freight doors and six window bays which feature limestone sills and brick segmental arched heads. On the upper floors, there are 12 window bays. The upper windows have limestone sills and soldier course brick lintels. Above the third floor windows are two courses of corbelled brick and a modern metal gutter system. Below the third floor windows, remnants of advertisement signage painted onto the brick spandrel span the elevation. The east elevation has no parapet except at the south end where the parapet from the south elevation wraps around which is consistent with secondary elevations.

*44-48 Main (Schroeder-Kleine Grocer Co. Warehouse):* The three-story Schroeder-Kleine Warehouse section was designed in the Romanesque style and has three exposed exterior elevations: north, west and east, while the south elevation is a party wall shared with 40-42 Main St. This section is constructed of red brick laid in common bond and features an ashlar rough-cut limestone base.

The primary, west (Main Street) elevation is six bays wide and has an exposed rough-faced watertable that is capped with a smooth limestone belt course (Photo 1). The west elevation has a center stepped parapet that is heavily corbelled and topped with brick panels and a denticulated metal cornice. Above the first floor the perimeter pilasters and center pilasters, where the parapet is stepped, are corbelled and ornamented with rough-cut limestone insets. Within the watertable, there are multiple cellar window openings which were previously infilled with red brick. At the first floor, there are three shop windows, two entrances and an infilled garage opening. The shop windows and former garage opening feature brick segmental arched heads. The shop window openings are infilled with modern aluminum siding and small single-light windows. The former garage opening is infilled with aluminum siding and three small aluminum framed windows. The two pedestrian entrances are located above grade and are accessible via concrete stairs. The entrances are each recessed within vestibules framed by grand Romanesque brick arches capped with rough-cut limestone arched bands. The concentric arches rest upon rough-cut limestone plinths. The entrance doors are each modern single-leaf glazed aluminum units with sidelights.

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At the second floor, the square headed windows have a continuous smooth-cut limestone sill and cast iron lintel. The windows appear to have a paired configuration, but have been boarded or infilled with modern aluminum units. Between the second and third floor, the brick spandrels feature recessed panels at each window location. On the third floor, the windows have a paired configuration with brick mullions. Each pair of windows has a continuous smooth-cut limestone sill and an ornamental limestone belt course located at the transom bar. Within the center "stepped" section of the west elevation, the windows on the third floor feature rounded arched heads while the window openings to the north and south feature segmental arched heads.

The north elevation is secondary in character and utilitarian in design (Photo 4). Historically, the small strip of land adjacent to the north elevation was utilized for parking and deliveries. The north elevation has one infilled shop window at the west end and a modern porch and entrances at the east end. Above the first floor, there is only one modern aluminum window and the remainder of the elevation is utilitarian red brick with no ornamentation. The unornamented brick parapet slopes downward from west to east. Remnants of painted brick signage denoting former tenants, including the Schroeder-Kleine Grocer Co., remain on the upper portions of the elevation.

The east elevation previously abutted railroad tracks until the construction of US Route 151 in the 1980s. The east elevation is utilitarian in character and features little ornamentation (Photo 3). The elevation has an exposed limestone water table and corbelled brick cornice. At the first floor, there are eight window openings and two former freight openings. The window openings have limestone sills and segmental arched heads. The former freight openings have segmental arched heads and the openings were previously infilled with plywood and aluminum paneling. On the upper floors, the windows have limestone lintels and flat arched brick heads. Below the third floor windows, remnants of painted signage, denoting the Schroeder-Kleine Grocer Co., remains visible on the brick spandrel.

Interior: Although constructed in one campaign, the Schroeder-Kleine Grocer Company Warehouse; M.M. Walker Company Warehouse was initially designed to accommodate two wholesale grocery concerns. The building was later owned and operated by the Schroeder-Kleine Grocer Company, and the two sections were functionally interrelated during the period of significance.

*40-42 Main (M.M. Walker Co. Warehouse):* This section of the building has a trapezoidal plan and is divided into two sections on each floor. The floors are divided into a north and south section by an east-west brick party wall. Throughout the section, the brick walls and wood columns and beams are either exposed or painted. The two sections are connected via arched openings on each floor. Generally, the floors are exposed utilitarian wood plank, though in areas concrete slabs have been installed over the wood floor. Within the south section, there is a utilitarian wood stair located along the north party wall. Near the east elevation, within the south section, there is a

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freight elevator which is located within an exposed hoistway. Throughout the section, the windows have exposed wood and steel lintels and utilitarian wood frames without any moldings.

*44-48 Main (Schroeder-Kleine Grocer Co. Warehouse):* This section of the building has an open, rectangular floor plan on each floor. On the first floor, the brick walls and wood columns and beams are both exposed and painted (Photo 11). Along the south wall, it appears that the brick was previously repointed with an unsympathetic mortar. On the upper floors, the brick walls and wood columns and beams are exposed (Photos 12 and 13). Throughout the section, the floors are utilitarian wood plank and are painted in many areas. The section has three fully exposed wood stairs and no elevator. Throughout the section, the windows have a combination of exposed wood and steel lintels, utilitarian wood frames and no moldings.

Alterations: The Schroeder-Kleine Grocer Company Warehouse; M.M. Walker Company Warehouse generally retains its original appearance with limited alterations. On the exterior, a significant number of windows have been boarded, infilled or replaced with modern aluminum units. On the east elevation, the two northernmost former loading doors were previously removed and the openings have been infilled with aluminum siding. On the interior of the building, changes have been minor and include: pouring of concrete slabs, spot repointing and repair of masonry and the installation of modern wood stairs, HVAC equipment and a fire suppression system.

The building is currently undergoing a historic tax credit rehabilitation and will be utilized for commercial space on the first floor and residential apartments on the upper floors. In the rehabilitation, the existing wood windows will be replaced with wood windows to match and the interiors will be subdivided with gypsum board demising walls. Within the corridors, commercial spaces and residential units, the brick perimeter walls, wood columns and timbers will remain exposed. At the time of submission, the M.M. Walker Co. Warehouse (40-42 Main Street) is under construction as illustrated in photos 1 – 10.

Integrity: The Schroeder-Kleine Grocer Company Warehouse; M.M. Walker Company Warehouse retains a high degree of all seven aspects of integrity.

*Location:* Although the surrounding area has been altered with the introduction of modern roads to the north and east of the site, the subject building remains in its original location at the lower end of Main Street and retains its integrity of location.

*Design:* The building generally retains its original exterior appearance with limited alterations as noted above. The building is currently undergoing a historic tax credit rehabilitation and new wood windows to match the extant are being installed. The exterior masonry will be cleaned and new historically compatible storefronts are being installed. On the interior, the building will be converted for use as commercial space on the first floor and residential on the upper floors. This



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conversion will subdivide the floor plates which are currently open. Although alteration of the floor plan is necessary for reuse, the exterior design and character defining interior design elements will be retained.

*Setting:* The setting of the building was previously altered with the addition of the adjacent highway. Historically, railroad lines and buildings were located directly to the east of the building. These facilities were removed and replaced with a divided highway during the 1980s, though the railroad lines are still extant to the east of the highway. Prior to the construction of the adjacent highway, multiple low-rise brick warehouses were located to the north on Main Street. When the highway was constructed, four one and two-story garages located to the north of the subject building were demolished and replaced with a highway ramp which now separates the subject building from the remainder of the Main Street business district.

The area immediately adjacent to the subject building includes Flatiron Park and industrial facilities which maintain the setting of the southernmost section of Main Street. The adjacent industrial buildings include the Trausch Bakery, Mulgrew Company office and Midland Chemical factory. The buff-colored brick Trausch Bakery building is located at 25 Main Street, cattycorner to the subject building, and was constructed in 1931. Directly across Jones Street, to the south of the subject building, is a small two-story stucco office building which formerly was the office for the Thomas J. Mulgrew Company which operated a wholesaling company on the adjacent land, though the office building is the only extant structure. The Midland Chemical factory is located at 210 Jones Street and was constructed in 1908. The building is a simple 2-story red brick warehouse. These buildings delineate the southern end of the Dubuque business district.

*Materials:* The building retains a majority of its original construction materials. Red brick walls, wood divided light windows, and wood beams, columns and flooring remain and exhibit the building's integrity of materials. These materials will all be retained in the historic tax credit rehabilitation with the exception of the wood divided light windows which will be replaced to match. Limited alterations to the original materials have previously been undertaken including: installation of modern aluminum storefronts and windows and infilling of the basement windows with concrete block.

*Workmanship:* The building retains integrity of workmanship as the building shell and interior features generally remain unchanged since construction. On the interior, the wood beams and joinery remain exposed and the wood plank floors are generally intact. On the exterior, the ornamental brick work and Romanesque brick window and door arches exemplify the workmanship of late 19<sup>th</sup> century masons.

*Feeling:* The building retains its integrity of feeling. When viewing the building from the exterior it exudes the feeling of a turn of the century warehouse building with its heavy masonry and

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multiple loading docks. On the interior, the exposed brickwork and heavy timber frame and utilitarian wood plank flooring convey the feeling that this space was utilized for warehousing goods. The open floor plans evoke the sense of flexible space utilized for the storage of goods.

*Association:* The building retains its integrity of association as the warehouses for the Schroeder-Kleine Grocer and M.M. Walker Companies. Painted ghost signage on the north elevation indicates that the building was the home of the Schroeder-Kleine Grocer Co. This signage will be retained as part of the rehabilitation project.

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)

- X 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.
X 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.)

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

Areas of Significance

(Enter categories from instructions)

COMMERCE
ARCHITECTURE

Period of Significance

1894-1941

Significant Dates

1894
1921
1941

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Shields, J.H.
Bradley, W.L.

Narrative Statement of Significance

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

9. Major Bibliographical References

Bibliography

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

See continuation Sheet.

Previous documentation on file (NPS)

- X 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
X recorded by Historic American Buildings Survey # IA-160-BI, IA-160-BJ
recorded by Historic American Engineering Record #

Primary Location of Additional Data

- X State Historic Preservation Office
Other State agency
Federal agency
x Local government
University
x Other
Name of repositories: City of Dubuque Library

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### Summary

The Schroeder-Kleine Grocer Company Warehouse; M.M. Walker Company Warehouse, located at 40-48 Main Street in Dubuque, Iowa is individually eligible for listing on the National Register of Historic Places under Criterion A for commerce and Criterion C for architecture. The 3-story warehouse was constructed in 1894 by local builders Shields & Bradley for the M.M. Walker Company (40-42 Main Street) and the Schroeder-Kleine Grocer Company (44-48 Main Street). The Schroeder-Kleine Grocer Company Warehouse; M.M. Walker Company Warehouse is significant under Criterion A for commerce as the warehouse and headquarters for two of the most prominent wholesale food distributors in the upper Midwest region at the turn of the 20<sup>th</sup> century. In 1921, M.M. Walker Co. and the Schroeder-Kleine Grocer Company merged and the building was functionally fully interconnected. The building continued in use as a food distribution warehouse until 1959. The subject building is also significant under Criterion C for architecture as a strong example of a late 19<sup>th</sup> century Romanesque Revival warehouse. The level of significance for the Schroeder-Kleine Grocer Company Warehouse; M.M. Walker Company Warehouse is local and the period of significance is 1894 – 1941, extending from the initial date of construction through the year when the M.M. Walker Company ceased operations.

### Commercial Development of Dubuque

The city of Dubuque, Iowa was established as a mining community in 1833 with the adoption of the Black Hawk Purchase Treaty and was officially chartered in 1837.<sup>1</sup> By 1860, the city had grown from a backwater mining town, to a major Mississippi River port of 13,000 residents. Laid out utilizing a traditional grid pattern, the majority of commercial development occurred between First and Sixth Streets, adjacent to the port facilities on the Mississippi River.<sup>2</sup> By the 1860s, the city had developed into a major transportation hub, not only serving riverboat traffic, but three major railroad lines: the Illinois Central, Chicago, Burlington and Quincy (Burlington Route) and the Chicago, Milwaukee and St. Paul (Milwaukee Road). In order to take advantage of Dubuque's status as a United States Port of Entry, the railroads constructed facilities along the waterfront, directly to the east of the burgeoning commercial and industrial district centered on Main Street between First and Sixth Streets. With the convergence of three railroad lines, river traffic, and the Dubuque-Dunleith wagon bridge, the city of Dubuque became a focal point of trade within the upper Midwest region.

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<sup>1</sup> "History." Dubuque, IA - Official Website. 23 July 2009 <<http://www.cityofdubuque.org/index.aspx?nid=1060>>.

<sup>2</sup> United States of America. National Park Service. Historic American Building Survey. Commercial and Industrial Buildings, Dubuque, Dubuque County, Iowa. Comp. Clayton B. Fraser. Denver, CO: Rocky Mountain Regional Office, NPS, 1989: 2.

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In order to capitalize on the city's transportation assets, businessmen established commercial concerns within the central business district which was centered on Main Street. As the waterfront became fully developed with industries and transportation facilities, and upper Main Street (First – Sixth Streets) was established as the city's commercial district, it became necessary for Dubuque's growing manufacturing and distribution industries to expand outward into south Dubuque. Prior to 1880 the city of Dubuque, south of First Street (where the subject resource stands), was generally unimproved land, though it had been plotted and subdivided as part of the city's gridiron street layout. To the east of Main Street, the Illinois Central Railroad constructed its railroad line and depot on Iowa Street, though little ancillary commercial activity formed, as most activity remained near the port to the northeast. In 1879, commercial activity in south Dubuque was very limited with less than ten buildings extant south of First Street. The industries located within the area included: railroading facilities, meat packing concerns, a brewery and malt house, a shoe factory, plow factory and multiple buggy manufacturers.<sup>3</sup>

### Development of Lower Main Street

Due to the lack of available land within Dubuque's established port area, it became necessary for manufacturers to expand their operations away from the port facilities. By 1880, although the Mississippi River remained a significant source of business for the city, many of the local industries became reliant upon the speed and flexibility that rail transportation offered. At this time, south Dubuque became the ideal site for commercial and industrial growth as there was ample available land, and the rails of all three railroads ran along Iowa Street, directly to the east of Main Street. By 1884, the area to the east of the railroad tracks was developed as the Dubuque Harbor Addition, later known as the Ice Harbor, and the railroad infrastructure had grown to include a yard and spur tracks to serve the harbor.<sup>4</sup>

Located to the west of the railroad tracks, the focal point of the area was the First Ward Market, which was established by the Dubuque City Council in 1858. The Market was located on a triangular piece of land at the intersection of Main, Jones and Shields Streets. Home to the city's scales and hay market, the blocks surrounding what became known as "Flatiron Park" were ideally situated to capitalize upon the proximity of the railroad lines, and the business which took place at the market.<sup>5</sup>

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<sup>3</sup> "Dubuque, Iowa" Map. New York, NY: Sanborn Map & Publishing Company, 1879.

<sup>4</sup> "Dubuque, Iowa." Map. New York, NY: Sanborn Map & Publishing Company, 1884. The Sanborn Library. Environmental Data Resources Inc. 2008.

<sup>5</sup> United States of America. National Park Service. Historic American Building Survey. Flatiron Park, Dubuque, Dubuque County, Iowa. Comp. Clayton B. Fraser. Denver, CO: Rocky Mountain Regional Office, NPS, 1988.

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Between 1880 and 1930, the area south of First Street grew as an industrial extension of the city's central business district, specifically Main Street. While upper Main Street expanded with the addition of low-rise masonry commercial buildings, lower Main Street, with its proximity to the railroads on nearby Iowa Street, grew as a diversified district containing a mixture of commercial buildings, factories and warehouses.<sup>6</sup> The buildings constructed during this period were generally one-to-five stories in height and constructed of red brick. The buildings ranged from simple brick garages to highly stylized warehouse buildings such as the Bishop's Block (90 Main Street) constructed in 1887 and the Schroeder-Kleine Grocer Company Warehouse; M.M. Walker Company Warehouse constructed in 1894. The warehouse buildings that were located on the east side of Main Street, including the subject building, had direct access to the three railroad lines which ran along Iowa Street at the rear of the property. Factories and warehouses not located adjacent to the established rail lines were serviced by spur tracks located within the adjacent streets.<sup>7</sup>

Within the lower Main Street neighborhood, a variety of industries and warehousing operations were established during this period of substantial growth. Industries including International Harvester and Loetscher-Ryan Mfg. Co. produced heavy machinery and farming implements. Other industries including coal and lumber yards were established during the early 1880s and were later replaced with factories and warehouses as the district evolved. On Main Street, much of the land between Jones and First Streets was developed by the mid-1880s. The west side of Main Street was predominately occupied by the F.E. Roberts Iron Foundry and Bush Brothers Plaining Mill. The east side of Main Street was more commercial in character and was populated with two and three-story brick structures including: the Bennett House hotel, the C.L. Pritchard Buggy Company and multiple grain warehouses.

By 1910, lower Main Street had undergone significant alterations since its initial period of growth, owing to the fact that multiple buildings had succumbed to fire in the previous decades. While the west side of Main Street, and the blocks south of Jones Street remained industrial in character, the east side of Main Street transitioned into the city's unofficial food distribution center.<sup>8</sup> As previously witnessed during the initial development of the area, access to Dubuque's three railroad lines was paramount to the development of these properties. The ability to transport foodstuffs quickly and efficiently and the improvement of refrigerated railroad cars allowed food manufacturers and distributors to utilize a central location to distribute products

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<sup>6</sup> United States of America. National Park Service. Historic American Building Survey. Commercial and Industrial Buildings, Dubuque, Dubuque County, Iowa. Comp. Clayton B. Fraser. Denver, CO: Rocky Mountain Regional Office, NPS, 1989: 6.

<sup>7</sup> "Dubuque, Iowa." Map. New York, NY: Sanborn Map & Publishing Company, 1909. The Sanborn Library. Environmental Data Resources Inc. 2008.

<sup>8</sup> United States of America. National Park Service. Historic American Building Survey. Flatiron Park, Dubuque, Dubuque County, Iowa. Comp. Clayton B. Fraser. Denver, CO: Rocky Mountain Regional Office, NPS, 1988.

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throughout regional markets that were previously inaccessible. Between 1885 and 1910, multiple food production and distribution firms relocated to the block including: M.M. Walker Co., Schroeder-Kleine Grocer Co., McFadden Coffee & Spice Co., Jackson Vinegar Co., National Biscuit Co., and the John T. Hancock Grocery Co.

Throughout the early half of the 20<sup>th</sup> century, the warehouse neighborhood generally remained intact physically. By the 1950s most of the food-related industries had closed and the buildings on the east side of Main Street were either utilized for a different purpose or were vacated. Although strategically located for early 20<sup>th</sup> century transportation methods, by the mid-20<sup>th</sup> century, trucks began to dominate shipping and the lower Main Street warehouses became relegated to alternative businesses as the buildings were landlocked and unable to efficiently operate in the modern age of truck delivery.

At the southwest corner of the warehouse neighborhood, a large bakery and chemical manufacturer occupied the c.1910 and c.1920 buildings located directly to the south of Flatiron Park. Until 1990 the area was substantially intact, though a number of the buildings had been altered to meet the needs of changing occupants. In the early 1990s, a significant section of the warehouse district, between Jones and First Streets, was demolished and a limited access road (Route 946 connector) was constructed to provide access to the recently constructed US Route 151, which was constructed on the former railroad right-of-way located directly to the east. Today, while the southern section of the warehouse neighborhood continues to thrive as an industrial area still served by the railroad which helped to shape the district, the section north of the Route 946 connector, has undergone a rebirth as many of the buildings have been rehabilitated for commercial and residential use.

### History of the Building

Prior to the construction of the Schroeder-Kleine Grocer Company Warehouse; M.M. Walker Company Warehouse, the subject lot was vacant with the exception of two small 1-story frame houses located at the southeast corner of the property.<sup>9</sup> The two sections of the subject building were constructed concurrently during the summer of 1894 by the Dubuque contracting firm of J.H. Shields and W.L. Bradley. 40-42 Main Street, the south section of the building known as 110-120 South Main Street until 1920, was constructed for the M.M. Walker Company while the north section of the building, known until 1920 as 90-104 South Main Street, was constructed for the Schroeder-Kleine Grocer Company. In total, the 3-story building was constructed for approximately \$80,000 (equivalent to approximately \$1.9 million dollars today).

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<sup>9</sup> "Dubuque, Iowa." Map. New York, NY: Sanborn Map & Publishing Company, 1884. The Sanborn Library. Environmental Data Resources Inc. 2008.

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The Schroeder-Kleine Grocer Company Warehouse; M.M. Walker Company Warehouse was constructed as the culmination of a process of business partnerships and market expansion for both the M.M. Walker and Schroeder-Kleine companies. Following a series of mergers, the M.M. Walker Company was incorporated in 1890 with the Schroeder-Kleine Grocer Company incorporated two years later.<sup>10</sup> Both firms grew as wholesale food distributors within the upper Midwest region and it soon became necessary and financially prudent to expand their operations.

As regional food distributors, efficient and reliable transportation was vital to the success of each company, and thus the location of their new facilities was dictated by the availability of and proximity to transportation options. The location at Main and Jones Street proved ideal for food distribution warehouses as the property was cleared except for two small buildings, and three major railroad lines were located adjacent to the property. In addition, the recently completed Dubuque-Dunleith, Illinois wagon bridge was easily accessible from the subject property.<sup>11</sup>

In February 1894, the firms contracted with local builders J.H. Shields and W.L. Bradley to construct their warehouses at 90-120 South Main Street. Designed to share a central party wall, each section was to have similar architectural treatments, though each section was specifically designed to meet the needs of the intended occupant.<sup>12</sup> The building was to be three stories in height with full basements and was considered individually to be "with one exception the largest building used for the wholesale grocery business in the state."<sup>13</sup>

Since the M.M. Walker Company was a wholesale fruit distributor, its warehouse (40-42 Main St.) was specifically designed to preserve fresh domestic and imported fruit, and was said to have cold storage capacity of 14 railcar loads. The warehouse was divided into two sections with a thick east-west brick wall, which provided insulation between the two sections. The south section was utilized for the company office, shipping and warehousing on the first floor, and warehousing on the upper floors. The north section of the M.M. Walker Co. warehouse was utilized for cold storage, with a refrigerated first floor, ice room on the second and warehouse space on the third. The warehouse was powered and lit by electricity and featured a freight elevator and platform scales.<sup>14</sup>

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<sup>10</sup> Dubuque City Directory. Dubuque, IA: Hardie & Scharle's, 1896.

<sup>11</sup> United States of America. National Park Service. Historic American Building Survey. Commercial and Industrial Buildings, Dubuque, Dubuque County, Iowa. Comp. Clayton B. Fraser. Denver, CO: Rocky Mountain Regional Office, NPS, 1989: 4.

<sup>12</sup> "M.M. Walker Co." Dubuque Daily Herald 1 Jan. 1895. / "Business Demands It." Dubuque Daily Herald 4 Feb. 1894.

<sup>13</sup> "Business Demands It." Dubuque Daily Herald 4 Feb. 1894.

<sup>14</sup> "M.M. Walker Co." Dubuque Daily Herald 1 Jan. 1895.



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The Schroeder-Kleine Grocer Company supplied a diverse assortment of goods to grocers throughout the northern Midwest region including: staple groceries and canned goods and grocery store fixtures. Its warehouse (44-48 Main St.) was designed to meet all the spatial needs of the company, from warehousing and cold storage to office space and salesrooms.<sup>15</sup> Similar to the M.M. Walker Co. warehouse, the Schroeder-Kleine Co. warehouse was fully electrified and each floor was readily accessible by freight elevators (not extant).<sup>16</sup> The west section of the first floor was utilized for offices and salesrooms while the east section was utilized for shipping. The upper two floors were utilized for warehouse space and most likely included separate areas for cold storage as the company supplied fresh clams which were highly perishable.

Paramount to both concerns, and the pivotal factor in construction at this location, was access to the adjacent Chicago, Milwaukee and St. Paul Railroad line which was located directly to the east of the property. With additional access from the two railroads which paralleled the Milwaukee Road, the two concerns were guaranteed cost-efficient and reliable railroad access from suppliers throughout the country. In order to take advantage of this valuable resource, the east half of the property was developed as two rail spurs, one which ran adjacent to the building, and a second parallel spur which was utilized for railcar storage. Both sections of the building were designed to efficiently service the railcars, as freight doors on the east elevation provided direct access between the railcars and each firm's shipping and receiving department.

While the building sufficiently met the spatial needs of each business, the lack of a fire suppression system in conjunction with a large amount of wood and paper packaging and shipping materials made the building extremely susceptible to fire. Only four years after its construction, the building experienced a major fire within the M.M. Walker Co. warehouse (40-42 Main). The fire occurred at the northeast corner of the third floor and much of the floor was scorched and a significant amount of inventory was ruined in both warehouses due to fire and ancillary smoke and water damage.<sup>17</sup> In October 1904, the M.M. Walker Co. warehouse again was heavily damaged by fire which led to both warehouses being retrofit with automatic sprinkler systems.<sup>18</sup>

Through the 1920s, the building and associated grocery operations remained generally unchanged. In 1921, the M.M. Walker Co. and Schroeder-Kleine Grocer Co. merged.<sup>19</sup> Schroeder-Kleine continued to operate M.M. Walker, with William Schroeder as president,

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<sup>15</sup> Gardner, H.W. Greater Dubuque. Dubuque, IA: Times Journal, 1911: 59.

<sup>16</sup> "Schroeder-Kleine." Dubuque Daily Herald 1 Jan. 1895: 13.

<sup>17</sup> "Disastrous Fire." Dubuque Daily Herald 12 Mar. 1898.

<sup>18</sup> No Title. Dubuque Daily Herald 15 Oct. 1905.

<sup>19</sup> United States of America. National Park Service. Historic American Building Survey. M.M. Walker Company Warehouse, 40 Main Street, Dubuque, Dubuque County, Iowa. Comp. Clayton B. Fraser. Denver, CO: Rocky Mountain Regional Office, NPS, 1988: 2.

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through the mid-1920s until the firms' operations were combined under the Schroeder-Kleine moniker.<sup>20</sup> Following the merger, the Schroeder-Kleine Grocer Co. occupied both sections of the building into the 1930s when operations were consolidated into the former M.M. Walker Co. warehouse at 40-42 Main Street.<sup>21</sup>

The former M.M. Walker Co. warehouse remained occupied by the Schroeder-Kleine Grocer Company until its closure in 1941. The building was last utilized for wholesale grocery distribution by the Dubuque Wholesale Grocery Company which occupied it from 1941 to 1959.<sup>22</sup> Since the closure of the Dubuque Wholesale Grocery Co., the building has been utilized for multiple commercial enterprises including: beer and soda bottling and distribution, chemical production, overhead door sales, hair products retailer and pet groomer. The building is currently undergoing rehabilitation for use as commercial space on the first floor with apartments above utilizing the federal and state historic tax credit programs.

### CRITERION A: SIGNIFICANCE IN COMMERCE

The Schroeder-Kleine Grocer Company Warehouse; M.M. Walker Company Warehouse is significant under Criterion A for commerce as the warehouse and headquarters for the M.M. Walker Company and Schroeder-Kleine Grocer Company, two of the most prominent wholesale food distributors in the upper Midwest region at the turn of the 20<sup>th</sup> century.

The subject building is included in The Architectural and Historical Resources of Dubuque, Iowa, 1833-1955 Multiple Property Documentation Form that was approved by the Keeper of the National Register on August 12, 2004. The Schroeder-Kleine Grocer Company Warehouse; M.M. Walker Company Warehouse was determined eligible for listing under Historic *Context #3, Fitful Growth and Maturation, 1894-1910*. The Criterion A registration requirement for Context #3 includes *properties that are directly associated with the development of Dubuque, 1894-1910*. The subject property meets this registration requirement as it was constructed in 1894 and is representative of the grocery industry, which was one of Dubuque's key commercial sectors at the turn of the 20<sup>th</sup> century.<sup>23</sup>

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<sup>20</sup> Dubuque City Directory. Dubuque: Telegraph-Herald, 1925.

<sup>21</sup> "Dubuque, Iowa." Map. New York, NY: Sanborn Map & Publishing Company, 1936.

<sup>22</sup> United States of America. National Park Service. Historic American Building Survey. M.M. Walker Company Warehouse, 40 Main Street, Dubuque, Dubuque County, Iowa. Comp. Clayton B. Fraser. Denver, CO: Rocky Mountain Regional Office, NPS, 1988: 2.

<sup>23</sup> Jacobsen, James E. *The Architectural and Historical Resources of Dubuque, Iowa, 1833-1955*. National Register of Historic Places: Multiple Property Documentation Form. 2004: E96.

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### M.M. Walker Company

First established in 1860 by Marshall M. Walker and a Mr. Amsden, the firm became known as the M.M. Walker Company in 1869 following M.M. Walker's purchase of Mr. Amsden's interests in the company.<sup>24</sup> The firm was renamed M.M. Walker & Co. in 1888 with the additions of D.T. Smith, C.M. Walker and C.C. Taft to the partnership, but was later incorporated as the M.M. Walker Co. in 1890 with an initial capital stock of \$70,000.<sup>25</sup> The firm quickly grew as a wholesale grocery engaged in the trade of imported and domestic produce. Between 1869 and 1886, the firm's annual sales increased from \$150,000 to nearly \$1 million.<sup>26</sup>

During the 1880s the firm expanded greatly and constructed a four-story cold storage facility to further increase its ability to handle perishable products. The firm utilized two traveling salesmen to establish customers throughout the upper Midwest and eventually grew its territory to include: Iowa, Minnesota, Wisconsin, South Dakota and Illinois, with branch offices in Chicago, IL and Fort Dodge, IA. By 1887 the firm controlled the entire fruit trade in Northern Iowa and was the largest produce wholesaler in the state.<sup>27</sup>

In 1889, M.M. Walker Co. relocated to the Bishop's Block on the corner of First and Main Streets. The company prospered at this location and employed upwards of 15 people. As the firm's five-year lease expired in 1894, M.M. Walker determined that additional warehousing space was required to meet the company's growing volume of products and the decision was made to construct the subject building at 40-42 Main Street. The concern prospered under the leadership of M.M. Walker who was recognized as a shrewd and honest businessman. Along with running his own firm, Walker also held positions as director of the First National Bank and Sioux City Railroad and was president of the Dubuque Board of Trade.<sup>28</sup>

M.M. Walker continued as president of the company until his death in 1904, when he was succeeded by J.W. Hay. The firm continued to operate independently until 1921 when it merged

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<sup>24</sup> "M.M. Walker Co." Dubuque Daily Herald 1 Jan. 1895.

<sup>25</sup> The Industries of Dubuque. Dubuque, IA: J.M. Elstner & Co., 1887: 94. / Dubuque City Directory. Dubuque, IA: Hardie & Scharle's, 1896.

<sup>26</sup> United States of America. National Park Service. Historic American Building Survey. M.M. Walker Company Warehouse, 40 Main Street, Dubuque, Dubuque County, Iowa. Comp. Clayton B. Fraser. Denver, CO: Rocky Mountain Regional Office, NPS, 1988: 2.

<sup>27</sup> The Industries of Dubuque. Dubuque, IA: J.M. Elstner & Co., 1887: 94.

<sup>28</sup> United States of America. National Park Service. Historic American Building Survey. M.M. Walker Company Warehouse, 40 Main Street, Dubuque, Dubuque County, Iowa. Comp. Clayton B. Fraser. Denver, CO: Rocky Mountain Regional Office, NPS, 1988: 3.

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with the Schroeder-Kleine Grocer Company.<sup>29</sup> Following the merger, the company was operated under the M.M. Walker Co. moniker until the mid-1920s when it was fully absorbed into the Schroeder-Kleine operation.

### Schroeder-Kleine Grocer Company

The Schroeder-Kleine Grocer Company can be traced to the establishment of the W.H. Rumpf wholesale grocery house in 1853. Rumpf's concern was one of the first groceries established in Dubuque along with the John T. Hancock & Son Co. (est. 1858) and John Mehlhop, Son & Co. (est. 1853).<sup>30</sup> Under Rumpf's tutelage, Frank Schroeder and John Kleine established themselves in the wholesale grocery trade with each working at the concern for seventeen years and six years respectively.<sup>31</sup>

In 1882, Messrs. Schroeder and Kleine left Rumpf's concern and established the Schroeder & Kleine Co., a competing wholesale grocery. The firm began as a small operation with only five employees, but quickly grew due to the owner's business acumen and reputation. By 1887, the firm supplied goods to customers throughout the upper Midwest region and was a direct reflection of Messrs. Schroeder and Kleine. One source described them as "courteous and fair in all their dealings, understand their business thoroughly, and the goods they deal in are of the most popular brands."<sup>32</sup> At this time, Schroeder & Kleine remained a small concern with the regional market dominated by the long established firms of J.T. Hancock & Sons, John Mehlhop, Son & Co. and Rumpf, Hosferd & Ferring. Competition was furthered increased when John Ferring established his own grocery wholesale concern in 1890.<sup>33</sup>

The wholesale grocery trade in Dubuque underwent a major transformation in 1892 with the merger of three established concerns. Following the merger of the F.A. Rumpf, John P. Ferring, and Schroeder & Kleine companies, the consolidated Schroeder-Kleine Grocer Company began operations on November 1, 1892. It was said that the consolidation occurred due to Mr. Rumpf's interest in alternative ventures and the untimely death of Mr. Ferring, though market saturation and the smart business practices of Messrs. Schroeder and Kleine cannot be overlooked.<sup>34</sup> With an initial capital stock of \$100,000 and the amalgamated market share and voluminous supply of three established wholesalers, Schroeder-Kleine instantaneously rivaled the concerns of John T.

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<sup>29</sup> United States of America. National Park Service. Historic American Building Survey. M.M. Walker Company Warehouse, 40 Main Street, Dubuque, Dubuque County, Iowa. Comp. Clayton B. Fraser. Denver, CO: Rocky Mountain Regional Office, NPS, 1988: 2.

<sup>30</sup> The Industries of Dubuque. Dubuque, IA: J.M. Elstner & Co., 1887: 60-61.

<sup>31</sup> "Business Demands It." Dubuque Daily Herald 4 Feb. 1894.

<sup>32</sup> The Industries of Dubuque. Dubuque, IA: J.M. Elstner & Co., 1887: 81.

<sup>33</sup> "A Consolidation." Dubuque Daily Herald 20 Oct. 1892.

<sup>34</sup> Ibid.

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Hancock and John Mehlhop. Initially, the firm was headquartered at Schroeder & Kleine's Main Street office, and the three existing warehouses were utilized for storage since none of the three could individually warehouse the company's vast product inventory.<sup>35</sup> In 1894, Schroeder-Kleine commissioned the construction of 44-48 Main Street and consolidated its warehousing and office operations at the subject building. At the new location, Schroeder-Kleine maintained a voluminous product inventory which included: "staple and fancy groceries, canned goods, sugars, syrups, teas, coffees and spices."<sup>36</sup> Beyond foodstuffs, the firm also supplied an entire line of fixtures for retail grocers including: "holders, racks, cheese safes, egg cases, money drawers and showcases."<sup>37</sup>

By 1911, the firm employed 27 people and distributed to states throughout the upper Midwest region including: Iowa, Illinois, Wisconsin, South Dakota and Minnesota. In order to grow the business, and maintain rapport with established customers, Schroeder-Kleine employed seven traveling salesmen.<sup>38</sup> At this point, the firm was one of only two large wholesale grocers in Dubuque, as John Mehlhop, Son & Co. quit the grocery trade in 1901. Schroeder-Kleine's primary competition was the Western Grocery Company, which had purchased John T. Hancock & Sons in 1908.<sup>39</sup> Prior to Schroeder-Kleine's consolidation, Hancock & Sons was considered "the largest wholesale grocery house between Chicago and Omaha, east and west, and St. Louis and St. Paul, north to south."<sup>40</sup> Following the consolidation in 1892 and construction of the subject building (44-48 Main St.), Schroeder-Kleine became a direct competitor with Hancock & Sons, matching its size, regional distribution network and stock. By 1911, Schroeder-Kleine was the leading wholesale grocery concern in the region "in point of years of established business and in the volume of goods handled, taking the lead in that line in this section of the state."<sup>41</sup>

The Schroeder-Kleine Grocer Company merged with the M.M. Walker Co. in 1921 and remained in operation at the Schroeder-Kleine Grocer Company Warehouse; M.M. Walker Company Warehouse until 1941 when the company went out of business. The south section of the building was then operated by the Dubuque Wholesale Grocery until 1959. In 1959, all grocery wholesale operations at the Schroeder-Kleine Grocer Company Warehouse; M.M. Walker Company Warehouse ceased with the dissolution of the Dubuque Wholesale Grocery.<sup>42</sup>

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<sup>35</sup> Ibid.

<sup>36</sup> "Schroeder-Kleine." Dubuque Daily Herald 1 Jan. 1895: 13.

<sup>37</sup> Greater Dubuque. Dubuque, IA: The Times Journal, 1911: 59.

<sup>38</sup> Ibid.

<sup>39</sup> Greater Dubuque. Dubuque, IA: The Times Journal, 1911: 57.

<sup>40</sup> The Industries of Dubuque. Dubuque, IA: J.M. Elstner & Co., 1887: 60.

<sup>41</sup> Greater Dubuque. Dubuque, IA: The Times Journal, 1911: 59.

<sup>42</sup> Dubuque City Directory. Dubuque: R L Polk & Co Publishers, 1960.

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### CRITERION C: SIGNIFICANCE IN ARCHITECTURE

The Schroeder-Kleine Grocer Company Warehouse; M.M. Walker Company Warehouse is significant under Criterion C for architecture as a strong example of a late 19<sup>th</sup> century Romanesque Revival warehouse. The building was determined to be architecturally significant in *The Architectural and Historical Resources of Dubuque, Iowa 1833-1955* Multiple Property Documentation Form (MPDF) that was certified by the National Park Service on August 12, 2004.

The Schroeder-Kleine Grocer Company Warehouse; M.M. Walker Company Warehouse is documented in the MPDF under *Property Type #3: The buildings, structures, objects and districts associated with Context #3, Fitful Growth and Maturation, 1894-1910*. The Criterion C registration requirement for Context #3 includes *properties that best illustrate significant design and construction techniques in the city of Dubuque during the years 1894-1910*. The subject property meets this registration requirement as it was constructed in 1894 and is one of the few wholesale and jobbing houses from the era to survive. The Romanesque Revival ornamentation is characteristic of the large warehouse buildings that were being constructed in Dubuque during this era.

#### Romanesque Revival Style

The Romanesque Revival Style became popular in the United States during the 1840s and continued to be utilized through the first decade of the 1900s. The style manifested as a response to the Gothic Revival which was prevalent during this time period. The Gothic Revival style was characterized by architectural features including: pointed arch windows and doors, intricate tracery, finials and heavy medieval styled ornamentation. In turn, the Romanesque Revival style turned away from intricate designs of the Gothic Revival and instead focused on massive features and shapes. Romanesque Revival architecture took its character not from applied ornament, but from its fundamental masonry forms, shapes and massing. Unlike Gothic Revival architecture which was utilized heavily on buildings ranging from churches and institutions to vernacular housing, the Romanesque Revival architecture's prescriptive massing and heavy masonry features limited its use primarily to larger commercial, civic and institutional buildings. The heavy massing exuded a feeling of strength and confidence in the entity, be it civic, institutional or business.

Whereas the Gothic Revival style was predicated on the pointed arch, the defining characteristic of the Romanesque Revival style was the rounded arch. The rounded arch was utilized for entrances, windows and multi-story arcades with inset windows and ornamental masonry spandrels. The Romanesque Revival style was characterized by massive masonry construction, generally emphasized with a heavy stone base, squat columns and belt courses marking

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horizontal divisions. Commercial buildings of multiple stories in height tended to have an early base, shaft, capital composition, though this would not become institutionalized until the development of the Chicago style at the end of the 19<sup>th</sup> century. Other notable features that characterize the Romanesque Revival style include: asymmetrical facades, banked windows, corbelled brick ornamentation, raised pediments and rounded towers with conical roofs.<sup>43</sup>

Although constructed after the death of H.H. Richardson, the subject building is a fine vernacular example of commercial Romanesque architecture, which was popular at the time in the Midwest region of the country. Richardson established the archetype for the Romanesque commercial building with the design of the Marshall Field Wholesale Store in Chicago in 1885. The predominant masonry features of this building include: massive piers, grouped windows within multi-story arches, and horizontal stone belt courses demarcating arch bases. These features were to be emulated and imitated throughout the Midwest region by architects and builders who observed the designs of Richardson and his more notable contemporaries in Chicago and other large cities of the upper Midwest.

*In the late 19<sup>th</sup> century, Richardson's work, as interpreted by other architects, prominently dotted midland city landscapes from Minneapolis to San Antonio...Perhaps an even more important influence was Richardson's Marshall Field Wholesale Store in Chicago. A monolithic but simple masonry structure, this was one of the best commercial buildings of the nineteenth century. More than Richardson's other works, this building gave form to the identity of the prairie cities. Its simplified mass quietly underscored the importance of work, and work was something these cities understood. The Field Warehouse was seldom copied exactly – its size and bulk would have been overwhelming for most prairie cities at this time. But its spirit and its message were replicated in banks and office buildings throughout the prairies, in small towns as well as in the larger cities. The Field Warehouse embodied the dominant role of commerce in the midland cities. To no one's surprise, this vision resonated positively wherever it went in the Midwest.<sup>44</sup>*

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<sup>43</sup> Paradis, Thomas W. "Romanesque Revival Architecture." *Www2.nau.edu*. Thomas Paradis, Northern Arizona University, Oct. 2009. Web. 02 June 2010. <<http://jan.ucc.nau.edu/~twp/architecture/romanesque/>>., "Romanesque Revival Style 1840-1900." *Architectural Field Guide*. Pennsylvania Historical and Museum Commission. Web. 02 June 2010. <[http://www.portal.state.pa.us/portal/server.pt/community/late\\_victorian\\_period/2389/romanesque\\_revival\\_style/294764](http://www.portal.state.pa.us/portal/server.pt/community/late_victorian_period/2389/romanesque_revival_style/294764)>.

<sup>44</sup> Larson, Paul Clifford, and Susan M. Brown, eds. *The Spirit of H.H. Richardson on the Midland Prairies: Regional Transformations of an Architectural Style*. First ed. Ames, IA: Iowa State University Press, 1988. 119-120.

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Although the Romanesque style was not copied in an academic nature as with the contemporary Gothic style and Queen Anne style, it was utilized throughout the Midwest to underscore the strength and work of the building's tenant. In general, the architectural treatments, including heavy masonry massing, rounded arches and banked windows, were utilized in this way, though architects and builders took license to adapt the style to their preferences and economic realities.

### Commercial Romanesque Revival Architecture in Dubuque

The years between 1894 and 1910 were a period of growth and economic success within the city of Dubuque. Unlike many other cities in the region, Dubuque was not significantly affected by the financial panic of 1893 and construction of large-scale commercial and industrial buildings continued. During this period, a significant amount of new commercial and industrial buildings were constructed to meet the spatial demands of the growing wholesale, manufacturing and processing industries, including "some of the state's largest and best examples of the Romanesque style."<sup>45</sup>

Romanesque Revival style commercial buildings constructed in Dubuque during this time period include: the Dubuque Brewing and Malting Company (3002 Jackson St.), Dubuque Star Brewery (East 4<sup>th</sup> St.), John Trudell Carriage Works (870 Central St.), NABISCO Building (80 Main St.) and the Schroeder-Kleine Grocer Company Warehouse; M.M. Walker Company Warehouse.

### Schroeder-Kleine Grocer Company Warehouse; M.M. Walker Company Warehouse

The Schroeder-Kleine Grocer Company Warehouse; M.M. Walker Company Warehouse was considered eligible for listing in the National Register of Historic Places as part of *The Architectural and Historical Resources of Dubuque, Iowa, 1833-1955* MPDF which was certified by the NPS in August 2004. The Schroeder-Kleine Grocer Company Warehouse; M.M. Walker Company Warehouse is one of a limited number of surviving Romanesque Revival buildings within in the city of Dubuque. The building was constructed by local builders J.H. Shields and W.L. Bradley, and the interior floor plans were said to have been developed with the assistance of the warehouse owners. Although the building has a significant amount of architectural detail, historic accounts of the building's construction do not indicate that an architect was commissioned.

The Schroeder-Kleine Grocer Company Warehouse; M.M. Walker Company Warehouse exhibits the typical design traits of a Romanesque Revival building of the period. The M.M.

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<sup>45</sup> Jacobsen, James E. *The Architectural and Historical Resources of Dubuque, Iowa, 1833-1955*. National Register of Historic Places: Multiple Property Documentation Form. 2004: F286.



United States Department of the Interior  
National Park Service

Schroeder-Kleine Grocer Company Warehouse;  
M.M. Walker Company Warehouse  
Dubuque, Dubuque County, IA

## National Register of Historic Places Continuation Sheet

Section number 8 Page 21

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Walker Co. Warehouse (40-42 Main), is of a less ornate design than the Schroeder-Kleine Grocer Co. Warehouse (44-48 Main) and features Romanesque details including: a massive limestone base, limestone string courses, corbelled brick detailing and circular arched windows.

The Schroeder-Kleine Grocer Co. Warehouse (44-48 Main) features a highly stylized primary (west) elevation and is a fine example of the Romanesque Revival style. The west elevation features a massive limestone base with a limestone string course located above the first floor windows. At the first floor there are two Romanesque circular arched entrances with multiple courses of red brick framed within limestone arches. At the second and third floors, the windows are paired and recessed within heavy columns. The third floor windows each feature round arched heads which give each bay an arcade aesthetic. The perimeter and two interior columns are corbelled above the second floor and project outward. Above the third floor windows, the elevation is ornamented with a stepped parapet with a raised pediment at the center. The parapet is highly articulated with brick panels and corbelling. The pediment is bookended by two massive tapered brick columns that rise above the simple metal cornice.

### Future Plans

Since the closure of the Dubuque Wholesale Grocery Co., the building has been utilized for multiple commercial enterprises including: beer and soda bottling and distribution, chemical production, overhead door sales, hair products retailer and pet groomer. The building is currently undergoing rehabilitation for use as commercial space on the first floor with apartments above utilizing federal and state historic tax credit incentives. In the rehabilitation, the exterior of the building will be cleaned and the masonry will be repaired. New historically appropriate storefronts will be installed and the extremely deteriorated windows will be replaced to match. On the east elevation, the former freight doors will be retrofit for use as commercial entrances and will be accessible via a compatible wood porch. On the north elevation, a modern and compatible brick stair tower will be constructed. On the interior of the building, the first floor will be utilized for commercial space and the upper floors will be utilized for apartments. Access to each floor will be provided by modern stairs and elevator as the existing do not meet code and must be replaced. The floors will be subdivided with modern drywall demising and will feature a center-loaded north-south corridor. Throughout the building the character defining features including exposed brick walls, painted wood beams and columns and wood plank floor will remain exposed to the greatest extent possible.

### Conclusion

The Schroeder-Kleine Grocer Company Warehouse; M.M. Walker Company Warehouse is individually eligible for listing in the National Register of Historic Places under Criterion A for Commerce as the warehouse and headquarters for the Schroeder-Kleine Grocer Company and

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

Schroeder-Kleine Grocer Company Warehouse;  
M.M. Walker Company Warehouse  
Dubuque, Dubuque County, IA

## **National Register of Historic Places Continuation Sheet**

Section number   8   Page  22 

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M.M. Walker Company, two of the most prominent wholesale food distributors in the upper Midwest region at the turn of the 20<sup>th</sup> century; and under Criterion C for Architecture as it embodies the distinctive characteristics of the Romanesque Revival style and is one of a limited number of Romanesque Revival commercial buildings remaining within the city of Dubuque .

United States Department of the Interior  
National Park Service

**National Register of Historic Places  
Continuation Sheet**

Schroeder-Kleine Grocer Company Warehouse;  
M.M. Walker Company Warehouse  
Dubuque, Dubuque County, IA

Section number   9   Page  23 

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United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Schroeder-Kleine Grocer Company Warehouse;  
M.M. Walker Company Warehouse  
Dubuque, Dubuque County, IA

Section number   9   Page  24 

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Schroeder-Kleine Grocer Company Warehouse; M.M. Walker Company Warehouse  
Name of Property

Dubuque County, IA  
County and State

=====

**10. Geographical Data**

=====

**Acreage of Property** 2.3

**UTM References**

(Place additional UTM references on a continuation sheet)

1 <u>15</u> Zone	<u>0744797</u> Easting	<u>4280310</u> Northing	2 _____ Zone	_____ Easting	_____ Northing
3 _____ Zone	_____ Easting	_____ Northing	4 _____ Zone	_____ Easting	_____ Northing

\_\_\_\_\_ See continuation sheet.

**Verbal Boundary Description** (Describe the boundaries of the property on a continuation sheet.)

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

=====

**11. Form Prepared By**

=====

name/title Nicholas Paul Kraus

organization Heritage Consulting Group date December 17, 2010

street & number 15 West Highland Avenue telephone 215-248-1260

city or town Philadelphia state PA zip code 19118

=====

**Additional Documentation**

=====

Submit the following items with the completed form:

**Continuation Sheets**

**Maps**

- A USGS map (7.5 or 15 minute series) indicating the property's location.
- A **sketch map** for historic districts and properties having large acreage or numerous resources.

**Photographs**

Representative black and white photographs of the property.

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

=====

**Property Owner**

=====

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

name 40 Main Street, LLC

street & number 3211 N. Cedar Court telephone 563-580-9306

city or town Dubuque state IA zip code 52003

=====

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

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

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

**National Register of Historic Places**  
**Continuation Sheet**

Schroeder-Kleine Grocer Company Warehouse:  
M.M. Walker Company Warehouse  
Dubuque, Dubuque County, IA

Section number   10   Page  25 

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**Verbal Boundary Description**

The boundary for the nominated property includes the following Dubuque County, Iowa land parcels: 1025290010 (40-42 Main Street), 1025290009 (44 Main Street) and 1025290008 (48 Main Street). The nominated property is located on Lots 13-16 of the west half of Block 1 of the Dubuque Harbor Company Addition.

**Boundary Justification**

The boundary includes the building historically associated with the M.M. Walker Company and Schroeder-Kleine Grocer Company operations at this location.

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National Park Service

## National Register of Historic Places Continuation Sheet

Schroeder-Kleine Grocer Company Warehouse;  
M.M. Walker Company Warehouse  
Dubuque, Dubuque County, IA

Section number Photos Page 26

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### PHOTOGRAPH LIST

Schroeder-Kleine Grocer Company Warehouse; M.M. Walker Company Warehouse  
Dubuque County, IA  
Chris Miller  
Heritage Consulting Group, July 2010

Digital Photographs  
Photo Printer: Epson Stylus Pro 4800  
Photo Paper: Epson Premium Glossy Paper  
Ink: Epson Ultra Chrome K3

Photo #	View
1	West Elevation, Looking Northeast
2	South and Southwest Elevations, Looking North
3	East Elevation, Looking West
4	North Elevation, Looking South
5	M.M. Walker Company Warehouse (40-42 Main St.): 1 <sup>st</sup> Floor, Looking Southeast
6	M.M. Walker Company Warehouse (40-42 Main St.): 1 <sup>st</sup> Floor, Looking West
7	M.M. Walker Company Warehouse (40-42 Main St.): 2 <sup>nd</sup> Floor, Looking North
8	M.M. Walker Company Warehouse (40-42 Main St.): 3 <sup>rd</sup> Floor, Looking North
9	M.M. Walker Company Warehouse (40-42 Main St.): 3 <sup>rd</sup> Floor, Looking West
10	M.M. Walker Company Warehouse (40-42 Main St.): 3 <sup>rd</sup> Floor, Looking East
11	Schroeder-Kleine Grocer Company Warehouse (44-48 Main St.): 1 <sup>st</sup> Floor, Looking Northeast
12	Schroeder-Kleine Grocer Company Warehouse (44-48 Main St.): 2 <sup>nd</sup> Floor, Looking Northwest
13	Schroeder-Kleine Grocer Company Warehouse (44-48 Main St.): 3 <sup>rd</sup> Floor, Looking Northwest

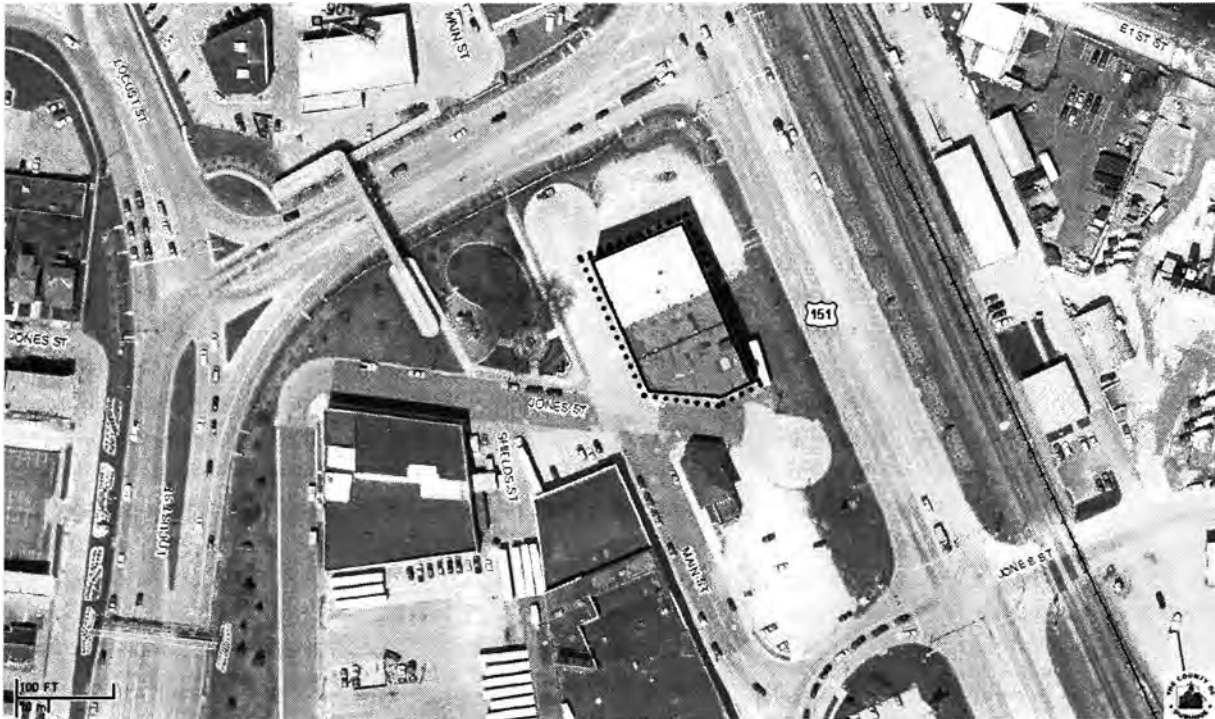
United States Department of the Interior  
National Park Service

Schroeder-Kleine Grocer Company Warehouse;  
M.M. Walker Company Warehouse  
Dubuque, Dubuque County, IA

## National Register of Historic Places Continuation Sheet

Section number Figure 1 Page 27

Schroeder-Kleine Grocer Company Warehouse; M.M. Walker Company Warehouse  
40-48 Main Street  
Dubuque County, IA  
National Register Boundary Map  
Dubuque County Real Estate Mapping Application (Dubuque County GIS)  
12/2009



National Register Boundary [.....]



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National Park Service

Schroeder-Kleine Grocer Company Warehouse;  
M.M. Walker Company Warehouse  
Dubuque, Dubuque County, IA

# National Register of Historic Places Continuation Sheet

Section number Figure 2 Page 28

Schroeder-Kleine Grocer Company Warehouse; M.M. Walker Company Warehouse  
40-48 Main Street  
Dubuque County, IA  
Photo Map  
Google Earth  
April 3, 2009



United States Department of the Interior  
National Park Service

Schroeder-Kleine Grocer Company Warehouse;  
M.M. Walker Company Warehouse  
Dubuque, Dubuque County, IA

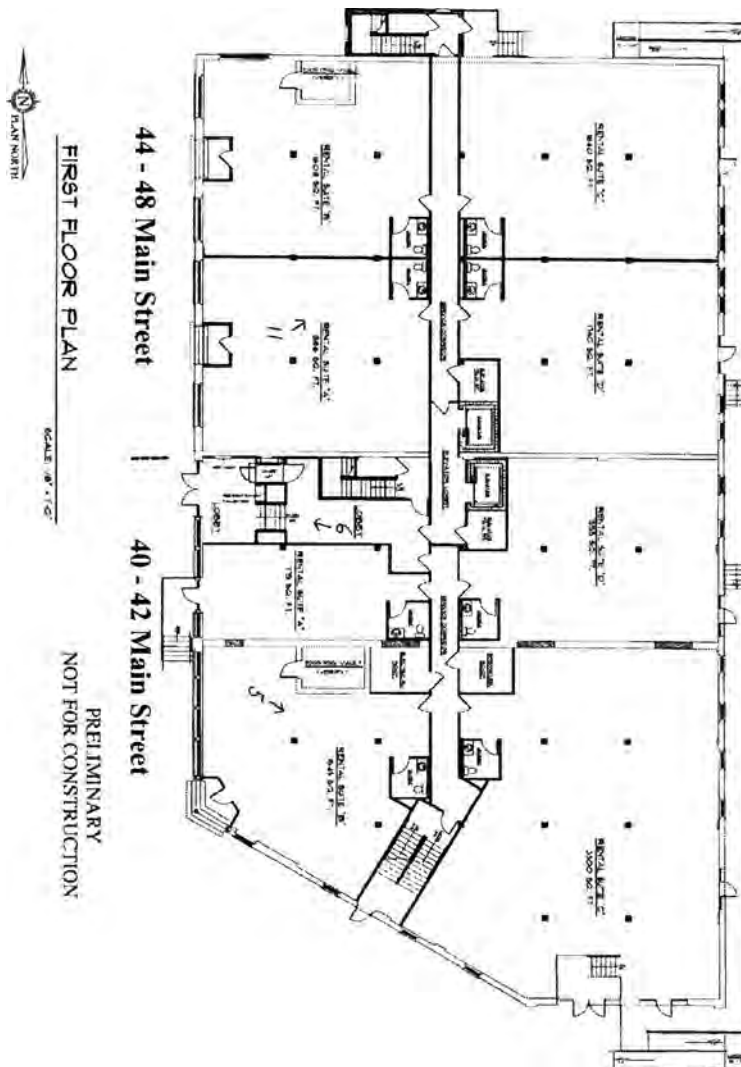
# National Register of Historic Places Continuation Sheet

Section number Figure 3 Page 29

Schroeder-Kleine Grocer Company Warehouse; M.M. Walker Company Warehouse  
40-48 Main Street

Dubuque County, IA

1<sup>st</sup> Floor Photo Key Plan (Note: North arrow points to project North, not true North, as the street grid in this section of Dubuque is not oriented towards the cardinal directions.)



PRELIMINARY  
 NOT FOR CONSTRUCTION  
 SCALE: 1/8" = 1'-0"  
 PLAN NORTH  
 40 MAIN, LLC  
 40-48 MAIN STREET PROJECT  
 DUBUQUE, IA 52001-7628  
 FUSION  
 ARCHITECTURE  
 2220 WEST MAIN STREET  
 DUBUQUE, IA 52001-7628  
 (562) 222-1111  
 WWW.FUSIONARCHITECTURE.COM  
 A-101

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National Park Service

Schroeder-Kleine Grocer Company Warehouse;  
M.M. Walker Company Warehouse  
Dubuque, Dubuque County, IA

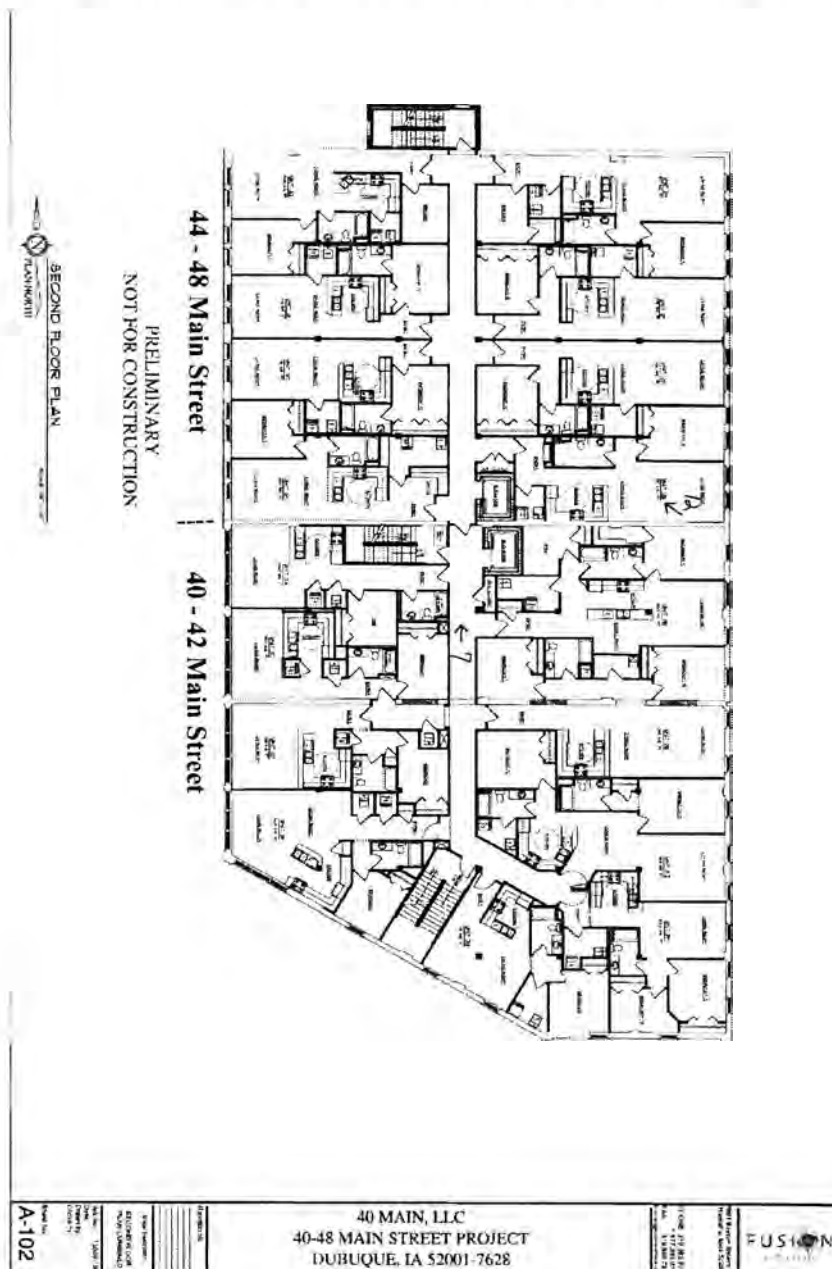
# National Register of Historic Places Continuation Sheet

Section number Figure 4 Page 30

Schroeder-Kleine Grocer Company Warehouse; M.M. Walker Company Warehouse  
40-48 Main Street

Dubuque County, IA

2<sup>nd</sup> Floor Photo Key Plan (Note: North arrow points to project North, not true North, as the street grid in this section of Dubuque is not oriented towards the cardinal directions.)



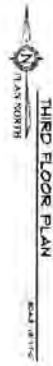
United States Department of the Interior  
National Park Service

Schroeder-Kleine Grocer Company Warehouse;  
M.M. Walker Company Warehouse  
Dubuque, Dubuque County, IA

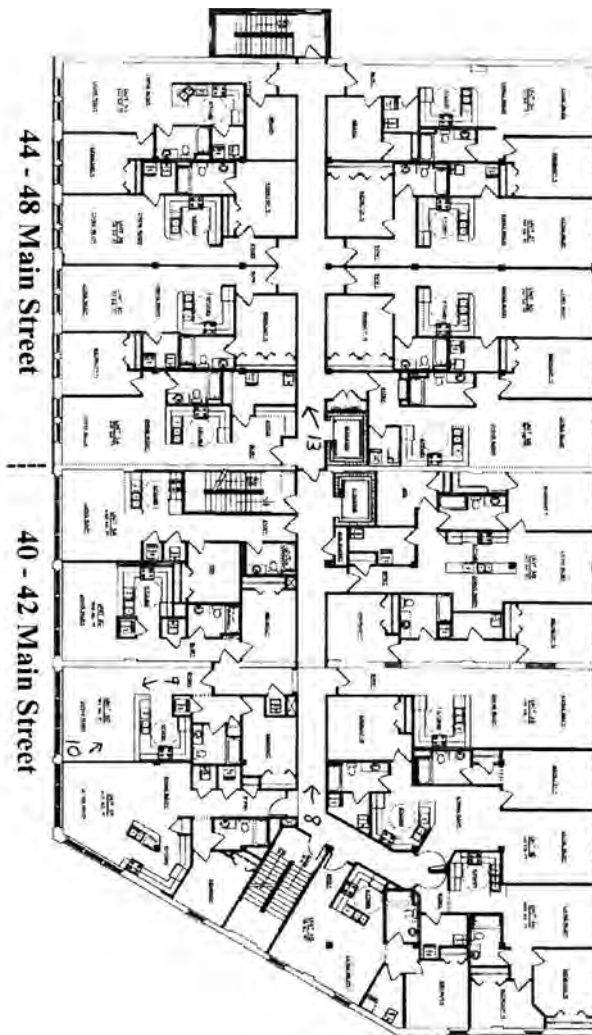
# National Register of Historic Places Continuation Sheet

Section number Figure 5 Page 31

Schroeder-Kleine Grocer Company Warehouse; M.M. Walker Company Warehouse  
40-48 Main Street  
Dubuque County, IA  
3<sup>rd</sup> Floor Photo Key Plan (Note: North arrow points to project North, not true North, as the street  
grid in this section of Dubuque is not oriented towards the cardinal directions.)

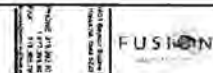


PRELIMINARY  
NOT FOR CONSTRUCTION



THIRD FLOOR  
PLAN COMMAND  
DATE: 12/28/18  
DRAWN BY: [Name]  
CHECKED BY: [Name]  
SCALE: AS SHOWN  
A-103

40 MAIN, LLC  
40-48 MAIN STREET PROJECT  
DUBUQUE, IA 52001-7628



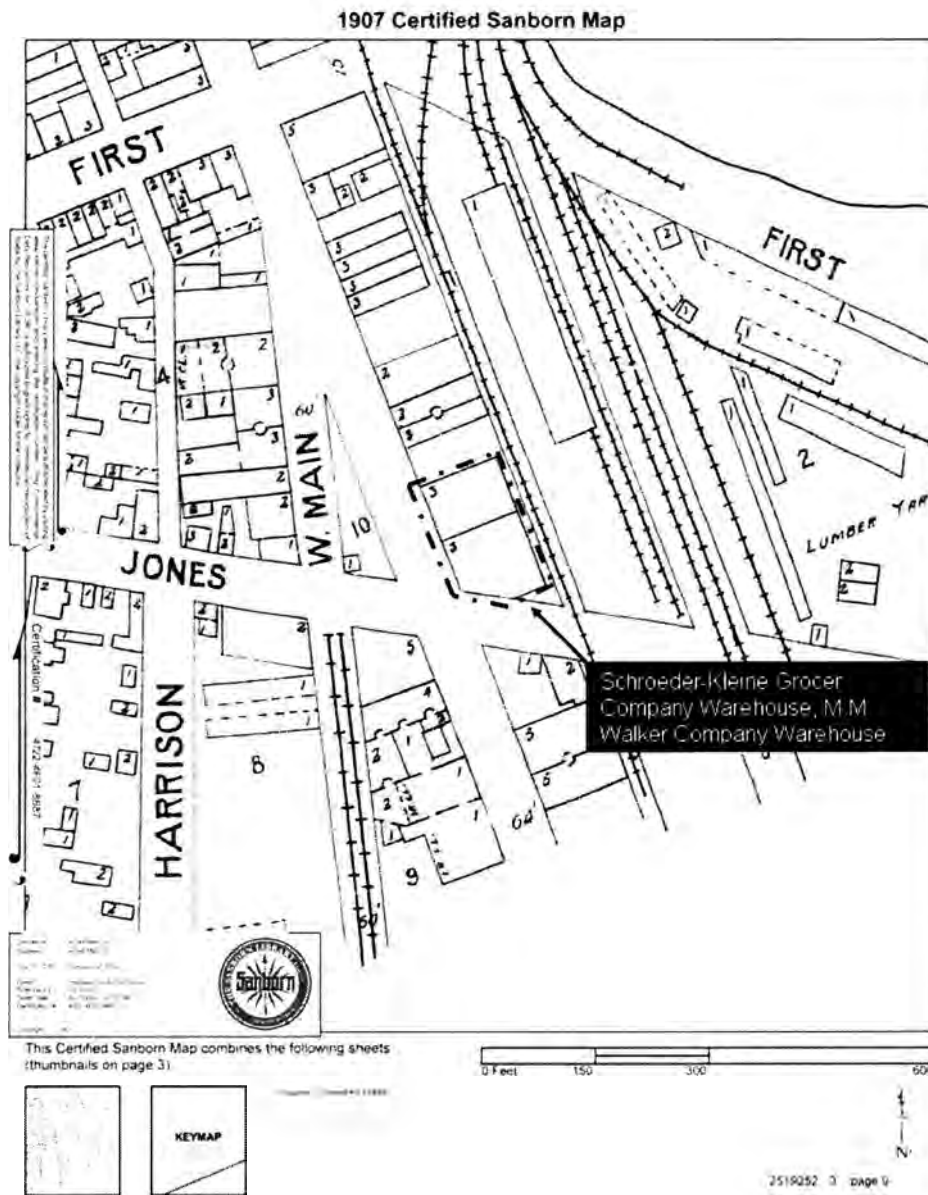
United States Department of the Interior  
National Park Service

Schroeder-Kleine Grocer Company Warehouse;  
M.M. Walker Company Warehouse  
Dubuque, Dubuque County, IA

# National Register of Historic Places Continuation Sheet

Section number Figure 6 Page 32

Schroeder-Kleine Grocer Company Warehouse; M.M. Walker Company Warehouse  
40-48 Main Street  
Dubuque County, IA  
1907 Sanborn Map (The Sanborn Library, LLC)



United States Department of the Interior  
National Park Service

Schroeder-Kleine Grocer Company Warehouse;  
M.M. Walker Company Warehouse  
Dubuque, Dubuque County, IA

# National Register of Historic Places Continuation Sheet

Section number Figure 7 Page 33

Schroeder-Kleine Grocer Company Warehouse; M.M. Walker Company Warehouse  
40-48 Main Street  
Dubuque County, IA  
1909 Sanborn Map (The Sanborn Library, LLC)



United States Department of the Interior  
National Park Service

Schroeder-Kleine Grocer Company Warehouse;  
M.M. Walker Company Warehouse  
Dubuque, Dubuque County, IA

# National Register of Historic Places Continuation Sheet

Section number Figure 8 Page 34

Schroeder-Kleine Grocer Company Warehouse; M.M. Walker Company Warehouse  
40-48 Main Street  
Dubuque County, IA  
Schroeder-Kleine Grocer Co. 1919 Business Receipt

ALL CLAIMS FOR SHORTAGE AND DAMAGE SHOULD BE MADE PROMPTLY UPON RECEIPT OF GOODS, AND R.R. EXPENSE BILL WITH PROPER NOTATION THEREON BY AGENT, SHOULD BE MAILED AT ONCE.



United States Food Administration  
License No. G 06222

## SCHROEDER-KLEINE GROCER CO.

IMPORTERS & JOBBERS

90 TO 104 50 MAIN ST. DUBUQUE, IOWA, July 13-1919.

TERMS: 2 % 10 DAYS.  
60 DAYS NET.

Sold to

Geo. Watson

IMPORTANT: DISCOUNT NOT ALLOWED, UNLESS  
PAID WITHIN DISCOUNT PERIOD

↓ Dz 17 Pail Sweet Duba F.C. ↓

9 00 \$4 50

Handwritten calculation:  
\$ 75  
1219 00  
22  
84  
60

United States Department of the Interior  
National Park Service

**National Register of Historic Places  
Continuation Sheet**

Schroeder-Kleine Grocer Company Warehouse;  
M.M. Walker Company Warehouse  
Dubuque, Dubuque County, IA

Section number Figure 9 Page 35

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Schroeder-Kleine Grocer Company Warehouse; M.M. Walker Company Warehouse  
40-48 Main Street  
Dubuque County, IA

Undated Schroeder-Kleine Grocer Co. Warehouse Historic Photo (Note: Image altered to show building with four stories but has always had three stories as originally constructed.)





United States Department of the Interior  
National Park Service

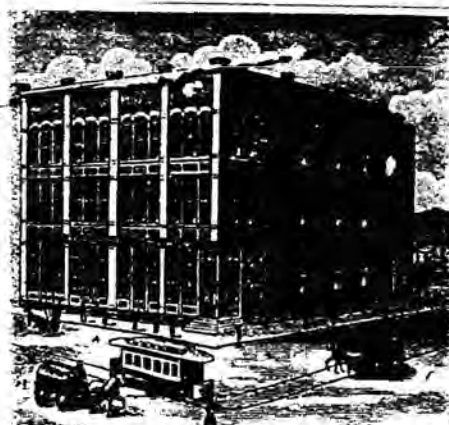
**National Register of Historic Places  
Continuation Sheet**

Schroeder-Kleine Grocer Company Warehouse;  
M.M. Walker Company Warehouse  
Dubuque, Dubuque County, IA

Section number Figure 10 Page 36

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Schroeder-Kleine Grocer Company Warehouse; M.M. Walker Company Warehouse  
40-48 Main Street  
Dubuque County, IA  
M.M. Walker Co. Warehouse Historic Photograph  
"M.M. Walker Co." Dubuque Daily Herald 1 Jan. 1895.



United States Department of the Interior  
National Park Service

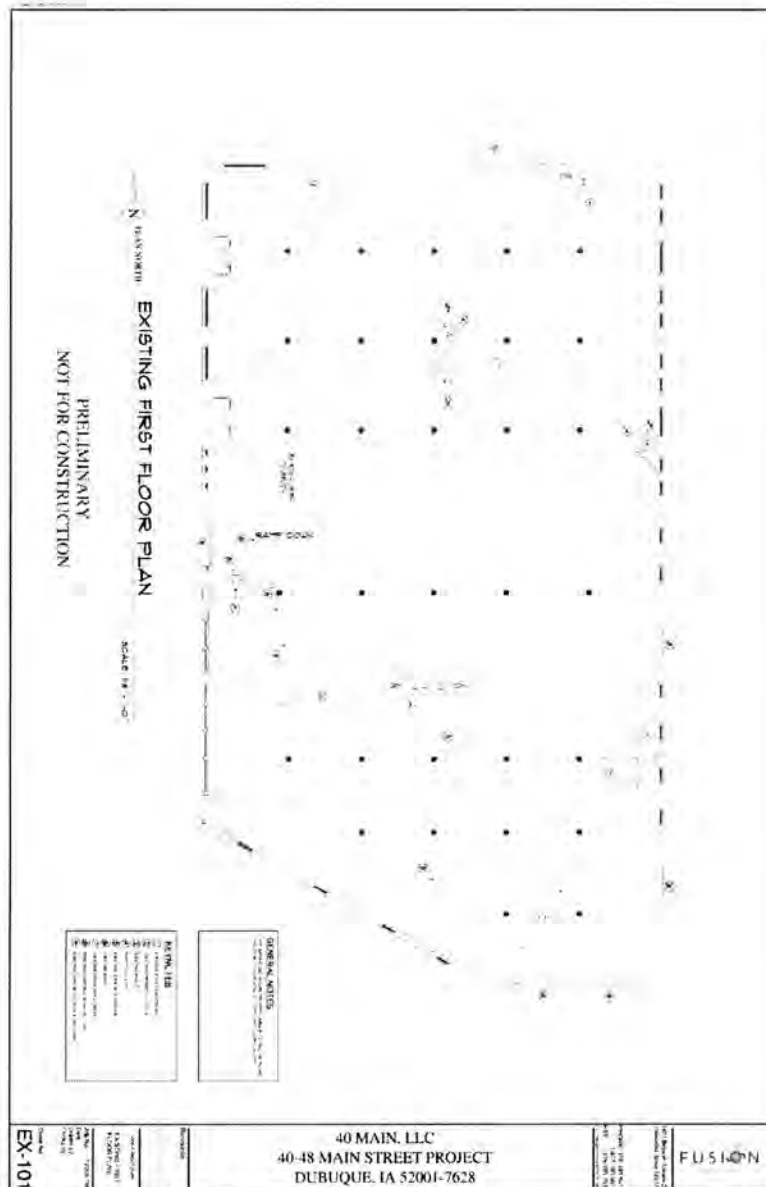
Schroeder-Kleine Grocer Company Warehouse;  
M.M. Walker Company Warehouse  
Dubuque, Dubuque County, IA

# National Register of Historic Places Continuation Sheet

Section number Figure 11 Page 37

Schroeder-Kleine Grocer Company Warehouse; M.M. Walker Company Warehouse  
40-48 Main Street  
Dubuque County, IA

1<sup>st</sup> Floor: Pre-rehabilitation Floor Plan (Note: North arrow points to project North, not true North,  
as the street grid in this section of Dubuque is not oriented towards the cardinal directions.)



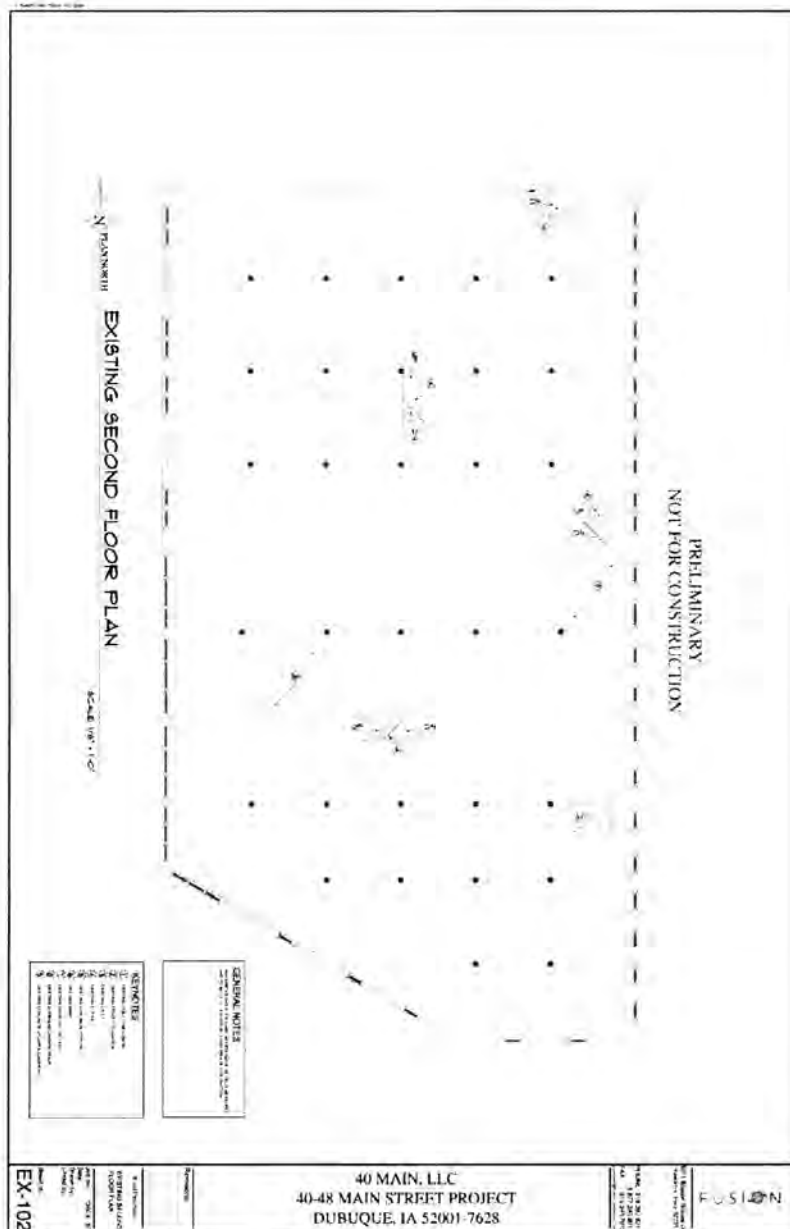
United States Department of the Interior  
National Park Service

Schroeder-Kleine Grocer Company Warehouse;  
M.M. Walker Company Warehouse  
Dubuque, Dubuque County, IA

# National Register of Historic Places Continuation Sheet

Section number Figure 12 Page 38

Schroeder-Kleine Grocer Company Warehouse; M.M. Walker Company Warehouse  
40-48 Main Street  
Dubuque County, IA  
2<sup>nd</sup> Floor: Pre-rehabilitation Floor Plan (Note: North arrow points to project North, not true North, as the street grid in this section of Dubuque is not oriented towards the cardinal directions.)



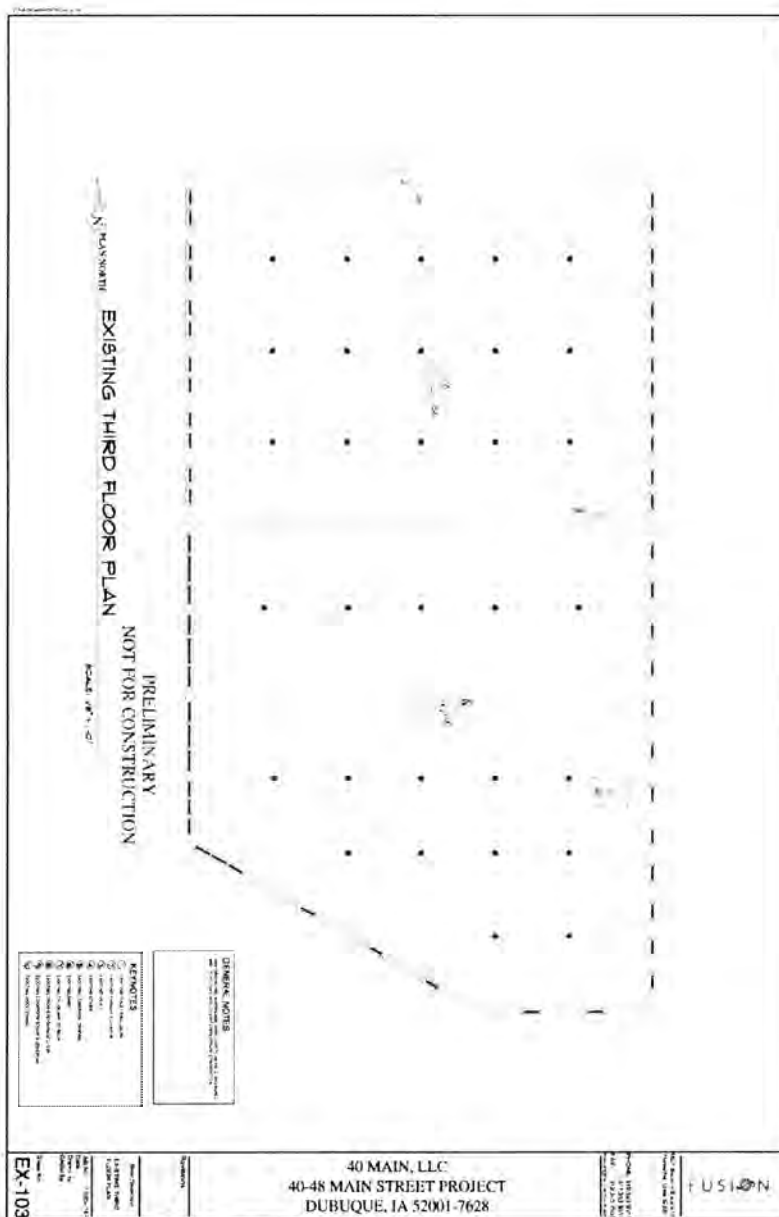
United States Department of the Interior  
National Park Service

Schroeder-Kleine Grocer Company Warehouse;  
M.M. Walker Company Warehouse  
Dubuque, Dubuque County, IA

# National Register of Historic Places Continuation Sheet

Section number Figure 13 Page 39

Schroeder-Kleine Grocer Company Warehouse; M.M. Walker Company Warehouse  
40-48 Main Street  
Dubuque County, IA  
3<sup>rd</sup> Floor: Pre-rehabilitation Floor Plan (Note: North arrow points to project North, not true North,  
as the street grid in this section of Dubuque is not oriented towards the cardinal directions.)



UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Schroeder--Klein Grocery Company Warehouse

MULTIPLE NAME: Dubuque, Iowa MPS

STATE & COUNTY: IOWA, Dubuque

DATE RECEIVED: 1/13/11      DATE OF PENDING LIST:  
DATE OF 16TH DAY:      DATE OF 45TH DAY: 2/28/11  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 11000051

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      2.28.11 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.













McDermott

Primer Ball

NO 16

Schroeder-Klein Grocer Company Warehouse; MM Walker Company Warehouse  
Dubuque County, IA  
Photo 0003



SAPOLIN  
EVERY DAY  
REST ON SUN  
SCH 3000  
HE LINE  
GAS 2000

Schroeder-Klein Grocer Company Warehouse; MM Walker Company Warehouse  
Dubuque County, IA  
Photo 0004



Schroeder-Klein Grocer Company Warehouse; MM Walker Company Warehouse  
Dubuque County, IA  
Photo 6005









Schroeder-Klein Grocer Company Warehouse; M M Walker Company Warehouse  
Dubuque County, IA  
Photo 0007



Schroeder-Klein Grocer Company Warehouse; M M Walker Company Warehouse  
Dubuque County, IA  
Photo 6008



















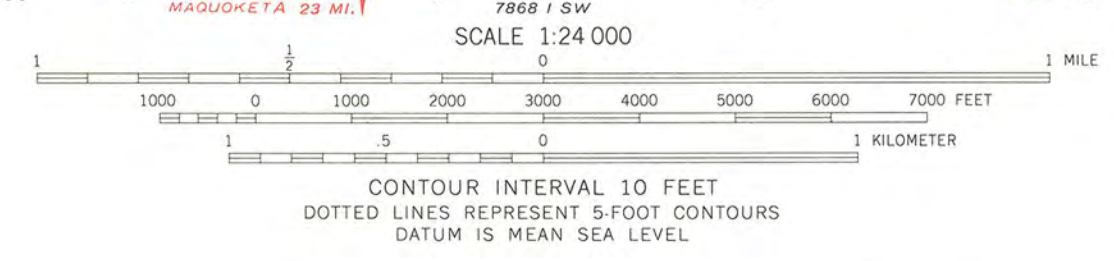
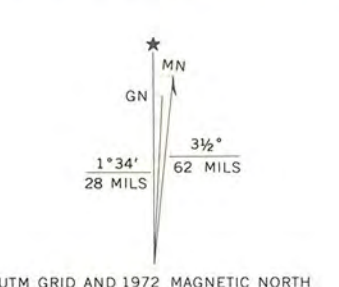






Shields + Bradley Block  
 Dubuque Dubuque County, IA  
 UTM Reference:  
 15/074799/4280310

Mapped, edited, and published by the Geological Survey  
 Control by USGS, USC&GS, and USCE  
 Topography from aerial photographs by multiplex methods  
 and in part by U. S. Corps of Engineers  
 Aerial photographs taken 1954. Field check 1955  
 Polyconic projection. 1927 North American datum  
 10,000-foot grids based on Iowa coordinate system,  
 north zone, and Illinois coordinate system, west zone  
 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



ROAD CLASSIFICATION

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

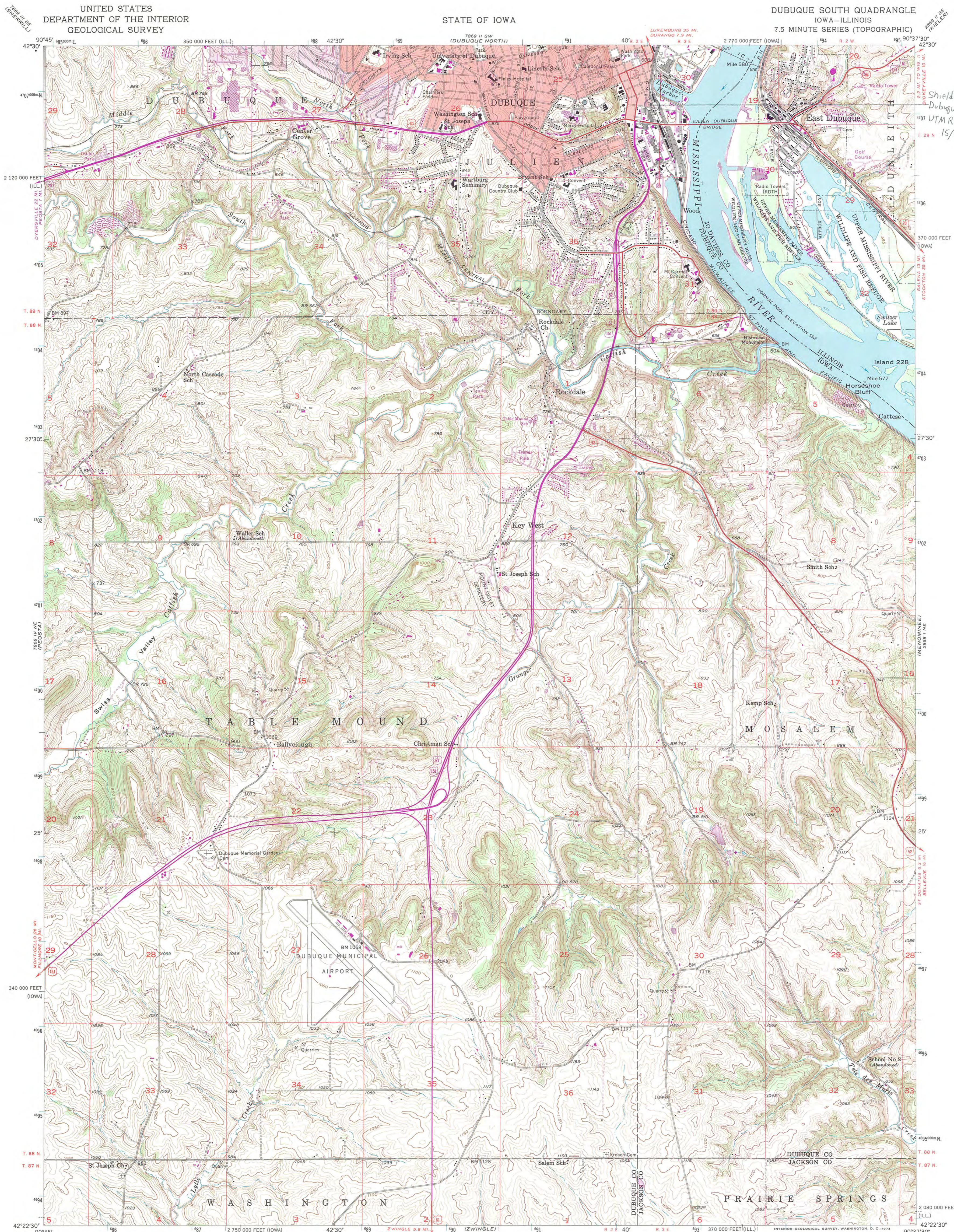
CONTOUR INTERVAL 10 FEET  
 DOTTED LINES REPRESENT 5-FOOT CONTOURS  
 DATUM IS MEAN SEA LEVEL

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

DUBUQUE SOUTH, IOWA-ILL.  
 N4222.5-W9037.5/7.5  
 1955  
 PHOTOREVISED 1972  
 AMS 7888 1 NW-SERIES 8786

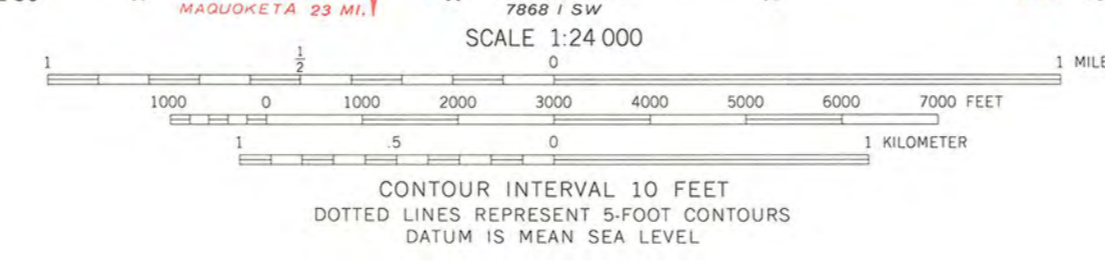






Shields+Bradley Block  
Dubuque, Dubuque County IA  
UTM Reference:  
T 29 N  
15/074497/4280310

Mapped, edited, and published by the Geological Survey  
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DUBUQUE SOUTH, IOWA-ILL.  
N4222.5-W9037.5/7.5  
1955  
PHOTOREVISED 1972  
AMS 7868 I NW-SERIES V876

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JAN 13 2011

January 11, 2011

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

Dear Ms. Shull:

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

- Grandview Park Music Pavilion, 2600 block of McDonald Street, Sioux City, Woodbury County, Iowa
- Hotel Greenfield, 110 East Iowa Street, Greenfield, Adair County, Iowa
- Schroeder-Kleine Grocer Company Warehouse; M.M. Walker Company Warehouse, 40-48 Main Street, Dubuque, Dubuque County, Iowa
- Washington Street and E. 22<sup>nd</sup> Street Historic District, Washington Street (2162-2255) and E 22<sup>nd</sup> Street (215-400), Dubuque, Dubuque County, Iowa

Sincerely,



Elizabeth Foster Hill  
Tax Incentive Programs Manager/  
National Register Coordinator