



# 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

JAN 10 2011

# National Register of Historic Places Registration Form

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

### 1. Name of Property

historic name Washington Street and E. 22nd Street Historic District

other names/site number

### 2. Location

street & number Washington Street (2162-2255) and E. 22nd Street (215-400) [N/A] not for publication

city or town Dubuque [N/A] vicinity

state Iowa code IA county Dubuque code 061 zip code

### 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this  nomination  request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property  meets  does not meet the National Register criteria. I recommend that this property be considered significant  nationally  statewide  locally. ( see continuation sheet for additional comments).

Barbara A. Mitchell NSHPO January 10, 2011  
Signature of certifying official/Title Date

STATE HISTORICAL SOCIETY OF IOWA  
State or Federal agency and bureau

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

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

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

### 4. National Park Service Certification

I hereby certify that the property is:

entered in the National Register.

See continuation sheet.

determined eligible for the National Register.

See continuation sheet.

determined not eligible for the National Register.

removed from the National Register.

other, (explain):

Law Edson H. Beall 2-28-11  
Signature of the Keeper Date of Action

**5. Classification**

<b>Ownership of Property</b> (Check as many boxes as apply)	<b>Category of Property</b> (Check only one box)	<b>Number of Resources within Property</b> (Do not include previously listed resources in the count.)	
<input checked="" type="checkbox"/> private	<input type="checkbox"/> building(s)	Contributing	Noncontributing
<input type="checkbox"/> public-local	<input checked="" type="checkbox"/> district	25	6
<input type="checkbox"/> public-State	<input type="checkbox"/> site	buildings	
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	sites	
	<input type="checkbox"/> object	structures	
		objects	
		25	6
		Total	

<b>Name of related multiple property listing</b> (Enter "N/A" if property is not part of a multiple property listing.)	<b>Number of contributing resources previously listed in the National Register</b>
The Architectural and Historical Resources of Dubuque, Iowa 1833-1955	N/A

**6. Function or Use**

<b>Historic Functions</b> (Enter categories from instructions)	<b>Current Functions</b> (Enter categories from instructions)
Domestic/single-family	Domestic/single-family
Domestic/multiple dwelling	Domestic/multiple dwelling
Domestic/secondary structure	Domestic/secondary structure
Commerce/Trade/specialty store	

**7. Description**

<b>Architectural Classification</b> (Enter categories from instructions)	<b>Materials</b> (Enter categories from instructions)
Late Victorian/Italianate	foundation stone/Limestone
Late Victorian/Queen Anne	concrete
Late 19 <sup>th</sup> & 20 <sup>th</sup> Century Revivals/Classical Revival	walls brick
	metal/aluminum
	synthetics/vinyl
	concrete
	roof asphalt
	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

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Washington Street and E. 22nd Street Historic District

Dubuque County, Iowa

### 7. Narrative Description:

#### Architectural Classification, Continued:

No style: Side gabled two story duplex

This residential historic district is located in Dubuque, Dubuque County, in northeast Iowa. Dubuque is situated on the Mississippi River and the city site occupies an alluvial terrace along the west side of that river. The older city was built on the south end of that terrace and its residential areas expanded northward following the Civil War. The Couler Valley constitutes the northernmost portion of the city's residential section and the valley, a half mile in width at its southern end, is bordered by bluffs along both of its sides to the east and west and the valley was drained historically by Couler Creek. The creek and the creek's convergence with the 100-year floodplain, presented problems in the fullest exploitation of the valley for residential use. Some areas were virtual wetlands due to their association with that creek and its several tributaries. A major tributary flowed east from the high bluffs to the west of the valley and followed Eagle Point Avenue (now E. 22<sup>nd</sup> Street), a key early travel arterial that linked Eagle Point (another substantial terrace which extends to the northeast from the Couler Valley's base) and the rural district to the northeast of the city. East 22nd Street was developed before its associated cross streets were laid out and improved, but the presence of the creek retarded the building up early in the district's history. The house/storefront at 400 E. 22<sup>nd</sup> Street was the exception, being placed on what was then the opposite side of Couler Creek (Figure 3). As the creek was progressively tamed and relocated to the east, did the E. 22<sup>nd</sup> Street, between Elm/Kniest street and Washington develop.

This district, consisting of one storefront/residence and 22 single-family and multi-family houses (and 8 outbuildings), developed at the junction of Washington Street and E. 22nd Street. Couler Creek formed its eastern boundary except where the storefront, 400 E. 22nd Street was located. The creek turned westward at E. 22nd Street and then ran south alongside the store building to the west. A noticeable gap separated this cluster of houses from those to the east, and while the latter represented the same house types and time period, the two areas were distinguishable by the gap that resulted from the creek's presence, as well as the fact that the avenue to the east boasted larger and more commercial properties, a very substantial Catholic Church, and an even higher elevation. Beginning in the early 1880s a railroad, double-tracked in 1906, also separated this district from its eastern counterpart neighborhood. Washington Street and its associated north-south streets, Jackson and White, were also interrupted in its development by creek and wetlands to the north. So this residential node was a response to the importance of E 22<sup>nd</sup> Street and the availability of slightly higher land to the west of the creek drainage. It was also a jumping off point for residential expansion to the north, as Jackson, White and Washington streets, with their elongated north-south oriented blocks, were developed. The burial of the former Couler Creek as the Bee Branch storm sewer began in 1899 and as a result Elm Street, another north/south-running street just to the east, was cut through what had been an undeveloped creek bed and the railroad was double-tracked as a result.

A high proportion of brick buildings define the historic district and all of the earliest (five) district buildings were of brick construction. The proportion of brick houses is larger in Dubuque than in most other Iowa communities, but frame houses predominate. A brick house denotes a more expensive residence and frequently, an earlier one. Twelve of the 23 district houses are of brick/concrete block construction and brick buildings comprise the outer boundaries at all points save for 215-17 E. 22nd Street. Eight of the twelve are oriented to Washington Street.

The district is located on level land at the intersection of Washington and E. 22nd streets. The west side of Washington Street houses have a rear alley. There is no alley behind or east of the houses that front along the east side of Washington Street, nor is there an alley to the rear (south) of the houses that front north onto E. 22nd Street. There is an alley to the north of that same street. All of the houses are single family or duplex residences and one

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building, located on the southeast corner of the district combines a storefront and upper-level residence. Outbuildings are few in number, there being just nine frame sheds or garages and just three of these are contributing buildings.

The district houses equally represent side gable and gable front house types. Five single or story-and-a-half cottage examples are included, but the rest (19) of the buildings are two stories in height. All of the properties have raised stone (there is one concrete block example, 2234-36 Washington) foundations, this being reflective of the long-dominant local preference for substantial limestone foundations. Raised foundations are also a decided local preference in Dubuque. Several of the houses on the west side of Washington Street are situated on slight raised terraces and have basement windows. Porches are mostly not full-width and the few exceptions (311 E. 22nd Street, 2162-64, 2220-22 Washington Street) tend to be later in origin. The local vernacular tradition is no front porch and this absence persists on a number of houses.

The older houses are placed close to the lot fronts (which accounts in part for the lack of a porch or a narrow porch in some instances) and there are just two exceptions to this tendency (2226, 2245 Washington Street). The houses are closely spaced and only two houses (2226 Washington Street, 306 E. 22nd Street) have driveways that access the properties from the street front. Outbuildings, while slightly more common historically, are few in number and most of the surviving garages are of recent date and are non-contributing to the district. The absence of garages is largely explained by the lack of back alleys along E. 22nd Street to the south, and Washington Street to the east. There are no other distinctive landscape features or structures, apart from the oversized drains that are found on the east end of E. 22nd Street. The two intersecting principal streets are 64 feet in width. There is a complete set of concrete sidewalks and wood utility poles that run along the north side of E. 22nd Street and the east side of Washington Street. Unusual for Dubuque, there are two undeveloped lots in the district, both of which are located on the west side of Washington Street. These yards were historically open and likely contained gardens.

The district contains a good representation of Dubuque's vernacular residential types. The two-story side-gable duplexes are visually dominant due to their cadence and mass, particularly along E. 22nd Street. Equal numbers of brick and frame examples are included in the district, and the houses range over the full breadth of the major time period of Dubuque's vernacular expression, the post-Civil War years through the pre-World War I years. Somewhat more elaborate later examples are included (321 E. 22nd Street, 2220-22 Washington Street) but even these are as much vernacular as they are stylistic in their architecture. The mix of vernacular types mirrors that of Dubuque in general, with a small number of cottages being intermixed with the considerably more dominant larger homes. These larger homes were more typical of the latter part of the 19<sup>th</sup> century. More diminutive frame examples such as 2226 and 2234-36 Washington Street are more representative of a post-1900 effort by larger-scale community builders to construct smaller and more modest working class homes.

Stylistic examples include a good number of Italianate style designs and two Classical Revival examples. The former are so designated due to their use of side gable plans, gable fronts, or elongated narrow windows. They could also be classed as vernacular examples. Most of the examples are of brick construction. There is one Queen Anne style example (2220-22 Washington Street), that classification being based upon the use of a richer intermixing of stone ornamentation and a fancier cast stone lintel. There is also a dominant centered cross gable that distinguished it from the many other two-story side gable plans. The two Classical Revival examples (as 2226 and 2234-36 Washington Street) are so categorized due to their use of interrupted or pedimented gables, and in one case a Palladian window set.

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Dubuque residential lots were replete with outbuildings and the various fire insurance maps document their presence within the district. Most of these buildings were removed over time and just three of eight extant garages are contributing buildings. The elongated frame garage located behind 400 E. 22<sup>nd</sup> Street is the oldest and is the most representative of what was a common vernacular outbuilding. It functions as much as a rear addition as a garage and angles in response to the shape of its lot. The hip roof stucco three-car rusticated concrete block garage, located behind 2222 Washington dates to ca. 1910. Finally the small hip roof frame garage located east of 2172 Washington dates to c.1917. Several garages located west of Washington Street are of an early vintage but have been altered or expanded beyond recognition.

Individual Building Physical Descriptions and Vernacular/Stylistic Categorizations:

215-17 E. 22nd Street (1880-85, pre-1909):

This two story frame duplex has just been rehabilitated by the City of Dubuque. Until very recently its exterior was covered with asphalt siding and generally the building was severely deteriorated. It now is sided with "Cemplank" (a fiber-cement siding material) and it has received new doors and windows. As a result of this work the building is in considerably improved shape and remains a contributing building within the district. In its present condition, this frame duplex with raised stone foundation is a good representative example of a distinctive Dubuque double house. The plan is substantial (30 feet wide, and 42 feet in depth). There is a full-width rear gable roofed wing. The house is fully and symmetrically fenestrated with twin-centered front doors and with overhead transoms. End chimneys survive on the roof. There is a centered hip roof open front porch. The house has a diamond pattern asphalt shingle roof and has no other major alterations. This house is classified as a vernacular frame two-story side gable house type. The building had its origins as a single-story gable front double commercial building. Prior to 1909 it was enlarged as a two-story gable front and by 1909 its tenant history indicates that it was a duplex.

301 E. 22nd Street (pre-1872):

This two-story brick gable front sidehall house plan fronts south onto E. 22nd Street and occupies the northeast corner of that street's intersection with Washington Street. The house is of interest due to its lack of lintels. Elaborate cast stone lintels are common on later Dubuque examples of this type so this is an early local use of that man-made material. Instead, its window arches comprise two rowlock rows of brick. There is and was no front porch, also a common reflection of Dubuque architecture. There is a single story gable roof rear brick wing that aligns with the main west wall (16 feet long, 14 feet wide). There is a side porch along the east sidewall of that wing, the northern part, six feet of which, is enclosed. The whole measures 16 feet in length and five feet in width. The core plan measures 22 feet in width and 30 feet in length. There is a raised stone foundation and a concrete stoop. The entrance is on the right-hand side of the façade. Fenestration is full and symmetrical and, uncommonly, there is no front attic light. There is an in-wall brick chimney on the north end of the west sidewall, an unusual placement. This house is classified as a gable front Italianate style example.

305-07 E. 22nd Street (1873):

Four two-story frame side gable duplexes and one brick example dominate the north side of E. 22nd Street, this being the second from the west end. All front south onto E. 22nd Street and are placed close to the street. These are square in plan (30 feet square) but the depth is increased by a full-width rear gable roof wing (adding 10 feet to the overall plan's depth). These houses have centered front porches (15 feet long and six feet deep), twin in-wall brick chimneys flank the ridgeline and they are fully and symmetrically fenestrated. Twin small attic windows flank the chimneys. The raised foundation is of stone construction. The house has been re-sided with aluminum

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siding but there are no other additions or alterations. This house is classified as a vernacular frame two-story side gable house type.

306 E. 22nd Street (1883):

This two-story gable front frame side gable plan fronts north onto E. 22nd Street. The house has been re-sided and lacks any exterior detailing. Windows have been reduced, an attic light is now a vent and east side fenestration has likely been infilled, and a small deck with railing has replaced its front porch. There is a stone foundation. The entrance (no transom) is a right-hand one. This house has been substantially altered since the original survey and has lost its 2/2 windows, then still present. The plan measures 18.5 feet in width and 30 feet in depth. A single-story gable roof rear addition, full-width, has gained an upper level addition, and is 12 feet in length. This house is classified as a vernacular frame two-story gable front house type with side gable plan. Given the changes of siding, windows and porch, this house is a non-contributing building within the district.

308 E. 22nd Street (1885, 1905):

This is an unusual brick side gabled side gable plan, three bays in width. This house started with its present single-story gable roof rear addition and then gained the two-story front section. Windows on the original portion are 2/2 lights. The house reads like half a duplex that was never completed. Plain stone lintels are set flush with the façade wall plane. The core plan measures 22 feet in width and 19 feet in depth. The rear wing (aligned to east sidewall) measures 20 feet in width and 27 feet in length. The house had no porch historically. This house is classified as a vernacular brick two-story side gable house type with side gable plan.

310 E. 22nd Street (c.1886):

This cottage was probably built at the same time as 308 E. 22nd Street with an identical setback, but only the latter cottage gained its intended front addition. This is a one-story frame gable front plan, a fairly uncommon type in Dubuque. The plan measures just 16.5 feet in width and 28 in length. There is an east-side centered gable roof dormer. The façade entrance is on the right-hand side and the transom, while covered, remains intact. There is a small entry stoop but there never was a front porch. The rear addition was built in 1996. The cottage has been re-sided with aluminum siding. This house is classified as a vernacular brick one-story frame gable front cottage.

311 E. 22nd Street (1880):

This house is one of four nearly identical frame two-story side gable duplex plans and its dimensions and attributes match those described for 305-07 E. 22<sup>nd</sup> Street. The porch, with its four Ionic columns is full-width and dates to c. World War I. Single-story bay windows were likely added on each outer wall at the back of the plan at this same time. The house has been re-sided with aluminum siding. There are no additions or major alterations. This house is classified as a vernacular frame two-story side gable house type.

312-14 E. 22nd Street (pre-1885):

This is a very unusual one-story side gable duplex example with a cross-gable centered about the paired entrances. The plan measures 32 feet in width by 28 feet in depth. There is a centered rear wing (24 feet wide, 14 feet deep) and twin corner recessed porches are the same length, and four feet in width. The raised foundation is of stone. Twin brick chimneys are set inside of each sidewall on the ridgepole. A gable roof cross gable dormer (added 1949) interrupts the front eaves line and contains two shorter windows. Each gable end wall has two

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identical windows. The porch has the same proportions as the original, but has been enclosed. This house is classified as a vernacular frame single-story side gable duplex.

317-19 E. 22nd Street (pre-1885):

This house matches the three other frame duplexes that are to the west of it in terms of massing, scale, materials and fenestration. The front porch has lost its original columns and now has metal supports and it has been re-sided with vinyl siding (1995). This duplex is classified as a vernacular frame two-story side gable house type.

321-23 E. 22nd Street (1891):

This duplex, built of brick, matches the four frame two-story side gable examples found to the west in form, but its dimensions are increased in width by two feet. The façade windows have cast stone lintels, a feature that is common to brick houses of this period in Dubuque. This example has what is likely the original hip roof centered front porch but its columns have been boxed in. It also has twin rear frame porches, now enclosed. The brickwork is a veneer on its exterior, but there is probably an interior gap left between the outer face brick and interior brick wall. End wall windows have rowlock brick arches in lieu of cast stone lintels. This house is classified as a vernacular brick two-story side gable house type.

400 E. 22nd Street (c.1869)

The storefront/residence is the only commercial building in the district and it is one of the oldest buildings in the district. The building is prominently situated on the south side of E. 22nd Street and fronts north. Historically the railroad ran along its east side and Couler Creek along its west side. The storefront is intact and combines cast iron columns with a continuous row of stone lintels capping the display windows. A double door side entrance (right hand front) leads upstairs to the living quarters above. The early date is attested to by the use of segmental brick arches with double rows of rowlock bricks and the absence of cast stone lintels. The attic light also has a semi-circular brick arch. There are just two upper windows at the rear of the east sidewall (the railroad side) and the same on the east side. The plan measures 24x34 with 816 square feet on each floor and there is an additional side entrance on the west wall of the brick portion. There is a 16x24 rear frame wing. There is a 1900 garage (20 feet by 24 feet) that also includes a brick smokehouse on its northeast corner. It is unusual for its width, compared to other Dubuque examples. This building is classified as an Italianate style brick gable front plan.

2162-64 Washington Street (pre-1883)

This two-story side gable brick duplex fronts west onto Washington Street and defines the southern end of the district. This is another example of a common Dubuque form and it measures almost square in plan (32.6 feet wide by 31 feet in depth), including a 14 feet long rear single-story gable roof wing. There was and is no front porch. Fenestration is full and symmetrical with the façade windows featuring curved cast stone lintels. The sidewall windows have brick segmental arches and no lintels. This is one of the earliest district houses. This building is classified as a side gable double house, two story brick vernacular plan.

2172 Washington Street (1869):

This story-and-a-half brick gable front cottage fronts west onto Washington Street and occupies the southeast corner of the junction of E. 22nd and Washington streets. It is another of the three earliest district



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buildings. The plan is that of a side gable and the entrance, with transom and sidelights. The core plan is 22 feet in width and 32 feet in depth. The feature of particular interest is the centered north side three-sided bay that is continued above the eaves line as a rooftop dormer. The cottage was remodeled c.1909 and gained by window, and its front and rear porches and these utilize concrete block piers and columns. The house has at least a partial basement. The garage (1920) measures 12 feet by 18 feet. Its west door entry has been covered over but the garage is otherwise intact and is a contributing building. This cottage is classified as an Italianate style gable front brick cottage.

2201-03 Washington Street (pre-1886):

This two-story side gable brick duplex fronts east onto Washington Street. The core plan measures 32 feet by 29.6 feet. The partial-width single-story rear brick wing measures 14 feet in depth and 20 feet in width. The house is fully and symmetrically fenestrated. Particular points of interest are its more elaborate cast stone lintels that incorporate spring stone forms into a semi-circular arch form, and the fact that this house was sufficiently elevated so as to allow for front basement windows (which also feature stone lintels). The twin front openings, with transoms are paired, but are separated by an unusual distance. There are both end wall chimneys on the core and a centered rear end-wall chimney on the rear wing. The rear wing contains twin rear exits, set in the outer corners. The core attic has twin end windows on each end and the rear wing is actually a story and a half, with twin rear upper level windows. The sidewall and rear wing brick window arches have been painted white and this appears to be a long enduring feature. This house is classified as a vernacular brick two-story side gable house type.

2209 Washington Street (pre-1880):

This is an early single story gable cottage form, comparable to that of 306 E. 22nd Street, but differing in having a centered front entrance. This simple vernacular form is uncommon in Dubuque. While too broad to be considered a true "shotgun," (although there appears to be no interior hall) the plan measures just 14.5 feet in width. The original length has been extended to 38 feet by a rear addition. Until very recently, the original 2/2 Italianate style windows survived. The cottage has been re-sided with aluminum siding and its windows replaced. The hip roof porch with a concrete block base postdates 1964. This cottage is classified as a vernacular frame gable front cottage.

2219 Washington Street (1873):

This two-story side gable double house with centered entry porch fronts east onto Washington Street. It is one of the district's earliest houses and this is indicated by the squeezing in of full-scale windows beneath the front eaves line. The plan is almost square (30 feet wide by 28 feet deep). There is a centered rear porch (13.5 feet by 8.5 feet). The house has been sided with aluminum siding and conversion into a single-family dwelling caused the north door to be transformed into a window. The foundation is of stone. There are no outbuildings and the open yard to the south has always been just that. This house is classified as a vernacular frame two-story side gable house type.

2220-22 Washington Street (1899):

This is an excellent brick example of a two-story side gable duplex design. It is imposing in scale and features numerous decorative elaborations. The rectangular core (36 feet wide, 31 feet in depth) has a full-width hip roof open front porch (34 feet long and seven feet deep), a gable roof front dormer that interrupts the eaves line on the façade, ornate cast lintels and a lunette attic front window that incorporates a spring stone and flanking stone

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segments into its semi-circular brick arch. The rear brick wing, of equal height to the core plan, measures 28 feet in width and 14 feet in depth. Fenestration is full and symmetrical and the front entrances are grouped and retain rectangular transoms. This duplex was remodeled c.1908 with the addition of the present porch and the addition of a single-story three-sided bay on the south sidewall. The house has a full basement. There is a concrete block hip roof three-stall garage (30 feet by 20 feet) that dates to after World War I. This house is classified as a Queen Anne style two-story side gabled brick duplex. While principally a vernacular form, the elaboration in the window treatment warrants the stylistic attribution.

2226 Washington Street (c.1908):

This frame gable front cottage is one of the last district buildings to be erected. It rests on the raised stone foundation of a previous cottage that was moved east to Elm Street. This trend, fairly commonplace along this street, reflected the enhanced house-building potential along Elm Street, once the Bee Branch storm sewer was completed and Elm Street was continued between E. 22nd and E. 24<sup>th</sup> streets. This is a frame story and a half gable front cottage. There is a three-sided bay on the south sidewall. The original plan had a recessed corner porch on the north end of the façade. A near full-width hip roof porch was added and the former porch was enclosed. The core plan measures 24 feet by 27 feet. The front porch measures 24 feet by 6 feet. The house has been re-sided and the porch covered with vertical paneling and enclosed. The porch has a concrete block foundation. A frame shed of recent origin is non-contributing. This cottage is classified as a Classical Revival story-and-a-half frame cottage.

2227 Washington Street (1886):

This two-story brick gable front house fronts east onto Washington Street. It is a side gable plan with its entrance being placed in the right-hand front corner. The core house measures 22 feet in width and 34 feet in depth, while the rear brick wing; aligned with the south sidewall is 16 feet square. Fenestration is full and symmetrical on the façade and rear/west wall. The rear wing has an in-wall brick chimney on its rear wall and a second chimney is centered on the core plan. Full-sized attic windows are located at each end of the core plan. Sidewalls are sparsely fenestrated, due to the hall on the north side and the pre-existence of 2219 Washington Street on the south side. There is a raised stone basement and this house had basement windows on its east front due to its elevated location. These have been infilled. The house originally had no porch. A bracketed gable roof canopy was added around the time of World War I and the transom was sealed with bricks. The rear north side porch was enclosed. A large garage (1997) is located at the back of the lot (non-contributing). This house is classified as an Italianate style brick two-story front gable type.

2234-36 Washington Street (1910):

This is an elaborate example of a Chris Voelker-built concrete block duplex, featuring a common entry and the ownership being vertically divided. Voelker was known as the local "wholesaler" of houses early in the 20<sup>th</sup> century in Dubuque and was largely responsible for providing moderate-cost houses for the laboring class in the northern part of the city. While most of his houses were of frame construction, he also led the way in Dubuque in introducing concrete block construction. The façade design features a projecting pedimented gable front, clad with wood shingles, with a Palladian-like attic window set, that is set flush with a projecting three-sided bay (south half of the façade) and a recessed porch (north side). The core plan measures 25 feet by 41 feet. A full-height porch is recessed into the southeast rear corner (10 feet by 6 feet). The building is constructed of a gray-colored cast concrete block. There is a raised foundation and water table and plain belt course that separates the two stories. Two front "picture windows" set in the bay, feature lead glass transoms. The south sidewall is fully fenestrated on its

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eastern half (two of the upper level windows were concrete blocked in, possibly an original act given the matching block color). The upper level walkout porch has been enclosed and a window on the lower front porch has been infilled with glass block. The house is otherwise well preserved. There are no outbuildings. The house is classified as a Classical Revival style two-story gable front plan.

2237-41 Washington Street (pre-1880):

This two-story side gable double brick house fronts east onto Washington Street. This is a very early darker brown brick duplex example within the district. The overall plan measures 32 feet square and includes a 14 feet deep full-width story-and-a-half rear extension, original to the house. The centered front hip roof open entry porch (nineteen feet wide, eight feet deep) is original as well, although it has gained a concrete block base. The raised stone foundation features a finished stone water table on the façade only. There is a full-basement with windows on three sides of the plan, an indicator that this was a flood-free elevated location. The façade is fully fenestrated and the twin entrances, with large rectangular transoms, are grouped in the plan center. The windows have wrap-around stone lintels with attached spring stone components and stone sills. The twin end brick chimneys are corbelled at the base and cap. A hip roof garage predates 1909 but is deemed to be non-contributing due to vertical paneling on its exterior. This house is classified as a vernacular brick two-story side gable type.

2245 Washington Street (pre-1880):

This two-story gable front frame house, fronts east onto Washington Street and has a deep setback. It started out, prior to 1891, as a single-story plan with the same projecting southwest corner side porch. The house was enlarged between 1910 and 1933 (Sanborn Map). The core plan measures 25 feet in length and 16 feet in width (the rear addition is 22 feet in length). The hip roof front porch is full-width and seven feet in depth. Until very recently, the second floor exterior was sided with asbestos shingles, with the main floor being covered with clapboard. The whole exterior is now covered with aluminum siding. There is a 1950 concrete block garage that measures 16 feet by 20 feet. While technically contributing in terms of age, it is deemed to be non-contributing due to its form (flat roof and materials). This house is classified as a vernacular two-story gable front type.

2255 Washington Street (c.1899):

This two-story gable front brick house fronts east onto Washington Street. This is a side-hall plan and the entrance is on the left-hand side of the façade. The house is notable for corbelled brickwork that incorporates the decorative upper level window arches into a belt course that separates the attic level. This is one of the district's later houses but it still has the expected raised stone foundation and a stone water table on the facade. The core plan is 20 feet wide and 28 feet in depth. The single-story brick rear wing is aligned with the south sidewall. It measures 16 feet in width and 14 feet in depth. There is a rear in-wall chimney at the gable end and small attic lights flank the chimney below the eaves. A frame porch along the north side of the rear wing has been enclosed and there is another rear frame wing, with shed roof, measuring 10 feet square. Like its earliest district brick counterparts, this plan employs no stone lintels due to its later, rather than its earlier date of construction. Semi-circular arches are formed using double brick rowlock courses. There is no south sidewall fenestration apart from a second-story oriel window. The north sidewall is fully fenestrated. Stone sills are used on all of the windows. The porch, executed in matching brick, likely dates to the post-World War I years although no Sanborn Map depicts it until 1964. This house is classified as an Italianate style gable front design.

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Alterations and District Integrity:

The district retains all of its principal original buildings and some outbuildings. All of the houses retain their original massings save for a few that have gained substantial rear additions. The cottage at 2209 Washington Street has a rear extension that matches the original core cottage in terms of form and massing. The house at 2245 Washington Street has a hodgepodge of rear additions but these are not visible from the house front. The house at 2220-22 Washington Street has several rear porch extensions, but these are comparable in scale and form to what might be expected in the city, falling well short of being a large-scale rear addition. None of the frame house examples retains its original wooden cladding exposed and there are no examples of early residing materials such as faux brick or asbestos shingles. The duplex at 215-17 E. 22nd Street had examples of both but it was recently re-sided with Cemplank (a fiber cement board). The houses retain chimneys, porches for the most part, and original fenestration and door patterns. A minor exception is 2219 Washington Street which was converted to single-family use in 1945 and a door became a window. Aluminum or vinyl siding has not been deemed to render any of the frame buildings non-contributing. The houses or cottages at 2209, 2249 Washington and 310, and 3112-14 E. 22nd Street come the closest to being deemed non-contributing due to the cumulative effect of porch enclosures, re-sidings and window replacements. The cumulative changes to the house at 306 E. 22<sup>nd</sup> did make it non-contributing. Because their type and massing is retained and because they bring continuity to the overall district, and because the district integrity rests primarily upon their brick counterparts, they are deemed to be contributing buildings. Four outbuildings, all representing historical period construction, materials and design, are deemed to be contributing buildings as well.

The district boundaries are influenced by the Bee Branch Rehabilitation and Restoration project. That project will restore the original open drainage of Couler Creek, immediately along the eastern edge of this district. Buildings along E. 22<sup>nd</sup> Street in that direction have been demolished. Some garage properties located across the alley that runs north of E. 22<sup>nd</sup> Street, were also demolished. As such the boundary along the eastern edge of this district will consist of open greenspace, with a designed open drainage. The project did not cause the loss of any proposed district buildings but it necessarily had a secondary impact in terms of location and feeling. This nomination is part of the cultural resource mitigation of the Bee Branch project.

The integrity of the immediate setting of the buildings remains intact to the south, west and north. The district buildings remain a part of the broader spacing and orientation of the larger residential neighborhood. E. 22<sup>nd</sup> Street continues to serve as a key arterial. The major change is the removal of houses along E. 22<sup>nd</sup>, Elm and Kniest streets to the east, northeast and southeast.

The integrity of location is similarly impacted by the same demolition and the reconstruction of the new drainage way. The railroad tracks, long a neighborhood feature in the Elm Street right-of-way, have been gone for several decades. These were replaced by a recreational trail. The same pattern will be echoed by replacement trails, although Elm Street will be removed between E. 22<sup>nd</sup> and E. 24<sup>th</sup> streets. Otherwise the district occupies its historic site and retains all of its buildings without any internal gaps. There have been no street widenings or alley closures.

Design survives particularly in the brick house exteriors. The original building exteriors and cores remain unobstructed by additions or other coverings. Additions, if present are uniformly located to the rear of the building plans.

Materials similarly remain visible and in place, particularly in the brick and concrete block examples. Raised stone basements remain visible. Porch materials are in place and also visible.

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Workmanship is also best observed in the same masonry building examples. The high proportion of these makes this measure of integrity a substantial one.

Feeling and association are aspects of integrity that best test the validity of a historic district. In theory, without signage or awareness the "cold" visitor should ideally recognize that the district boundaries are visually apparent and that the cumulative visual impact of the district buildings self-identifies the district as a place that is different in some measurable way from the broader neighborhood. The brick residences and their clustered presence, as well as their function as district boundaries assist in meeting this test.

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**District Buildings Summary Table:**

Address	Construction Date	Style/Type	Evaluation			
			Houses		Out-buildings	
			Contributing	Non-Contributing	Contributing	Non-Contributing
215-17 E. 22nd	1880-85	Vernacular, two-story side gable frame type	1	0		
301 E. 22nd	pre-1872	Italianate, gable front, brick	1	0		
305-07 E. 22nd	1873	Vernacular, two-story side gable frame type	1	0		
306 E. 22nd	1883	Vernacular gable front, frame cottage type		1		
308 E. 22nd	1885, 1905	Vernacular, two-story side gable frame type, side gable	1	0		
310 E. 22nd	ca.1886	Vernacular gable front cottage, brick	1	0		
311 E. 22nd	1880	Vernacular, two-story side gable frame type	1	0		
312-14 E. 22nd	pre-1885	Vernacular, one-story side gable frame cottage type	1	0		
317-19 E. 22nd	pre-1885	Vernacular, two-story side gable frame type	1	0		
321-23 E. 22nd	1891	Vernacular, two-story side gable brick type	1	0		
400 E. 22nd	ca.1869	Italianate, gable front, brick with cast iron storefront	1	0	1	
2162-64 Washington	pre-1883	Vernacular, two-story side gable brick type	1	0		
2172 Washington	pre-1872	Italianate, gable front, brick cottage	1	0	1	
2201-03 Washington	pre-1886	Vernacular, two-story side gable brick type	1	0		
2209 Washington	pre-1880	Vernacular gable front, frame cottage type	1	0		
2219 Washington	1873	Vernacular, two-story side gable frame type	1	0		1
2220-22 Washington	1899	Vernacular, two-story side gable brick type	1	0	1	
2226 Washington	ca.1908	Classical Revival style gable front frame cottage	1	0		1
2227 Washington	1886	Italianate, gable front, brick	1	0		1
2234-36 Washington	1910	Classical Revival style gable front two-story house	1	0		
2237-41 Washington	pre-1880	Vernacular, two-story side gable brick type	1	0		1
2245 Washington	pre-1880	Vernacular, two-story gable front frame type	1	0		1
2255 Washington	ca.1899	Italianate style two-story gable front brick house	1	0		
<b>Total</b>			<b>22</b>	<b>1</b>	<b>3</b>	<b>5</b>

**8. Statement of Significance**

**Applicable National Register Criteria**

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

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

**Criteria Considerations**

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

Property is:

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

**Narrative Statement of Significance**

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

**9. Major Bibliographical References**

**Bibliography**

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

**Previous documentation on file (NPS):**

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

**Areas of Significance**

(Enter categories from instructions)

Community Planning and Development

**Period of Significance**

Ca.1869-1910

**Significant Dates**

1872  
1885  
1900

**Significant Person**

(Complete if Criterion B is marked above)

N/A

**Cultural Affiliation**

**Architect/Builder**

**Primary location of additional data:**

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

Name of repository: #City of Dubuque

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**8. Significance Statement:**

The Washington Street and E. 22nd Street district is locally significant under Criterion A, for its historical association the theme of community planning and development. This cluster of 22 houses and one storefront/residence is located at an important junction point in terms of natural drainage, railroad development, and community development. Each of these factors directly shaped and influenced the district's development. The preponderance of brick houses within the district reflects its comparatively substantial and early up building. The increase of nearby railroad through traffic and the enlargement of related neighborhood railroad shops and yards caused the district residency to include a very high proportion of higher-rank railroad employees. The several major area natural drainages influenced the placement and arrangement of the developing district buildings, particularly along the east end of E. 22nd Street. The district node of residences at this point anchored the northern terminus of a northward residential extension and development of Washington Street. That expansion was interrupted by the presence of a flood-prone area that was located immediately north of this district. Once storm sewers were constructed that void was rapidly infilled. The district placement combined the slight advantage of a minimal elevation above the floodplain to the immediate east with the importance of the E. 22nd Street arterial. Eagle Point Road was one of North Dubuque's primary east/west arterials and it provided access to Eagle Point, a large sandy terrace that angled to the northeast of the city. First established during the city's lead mining era of the 1830s, this road was an early magnet for residential and scattered commercial development. The district's period of significance is 1869-1910. These dates identify the first extant and last built of the district's main buildings. Significant dates are 1872, 1885, and 1900, these marking respectively the arrival dates of the two railroads and the initiation of the Bee Branch storm sewer.

The community planning category is selected because it is the most applicable in this instance. Architecture was not selected as a significance claim because these buildings are typical examples of the broad and massive expanse of identical vernacular houses in Dubuque. The strongest architectural claim for significance is that the higher proportion of brick houses within the district makes it more representative of the original historical appearance of this housing stock. The frame buildings are almost entirely re-sided and as a result have lost their distinctive exterior detailing. The brick concentration by itself was not deemed to be sufficiently convincing to warrant a Criterion C claim. Community planning and development treats the forces, physical and planned, that influenced how a city or part of that city assumed its form. This district represents the confluence of natural impediments (the level Couler Valley, the presence of substantial drainages, floodplains, and the reality of periodic flashfloods) with the pressures of residential growth and expansion and related community planning (the influence of plats and their street layouts, the architecture of raised basements on terraces, the placement of buildings and the provision of storm and sanitary sewers).

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

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

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

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



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This district eligibility recommendation was linked to the second and third contexts, reflecting the focal developmental years of the 1880s-1890s within the district, but extending chronologically to include all of the buildings within the district. The period of significance for the district concludes with 1910 while the contextual period (third context) ends in 1911).

The integrity considerations for each context are:

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

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

This district was defined and recommended as being eligible by the Couler Valley or North Dubuque architectural/historical survey, 2002-02, the first of five successive surveys that successively developed and refined the MPDF (Jacobsen, 2004, pp. 262, 275, 285).

The Bee Branch Rehabilitation and Restoration project, a Section 106 undertaking that is restoring what was originally an open drainage, provided the opportunity to supplement the historical and contextual understanding of the development of this neighborhood. Those findings indicate that in this example, brick houses were indicators of early and more substantial house building and that brick houses tended to be owner-occupied more so than their frame counterparts. The problem with determining a Dubuque vernacular residential historic district boundary is that the housing stock is so very vast and so very uniform by every measure (materials, massing, ornamentation, age, type, setting) that everything could be equally eligible in a theoretical historic district were it not for the residing of frame dwellings.

The resolution practised in Dubuque has been to identify clusters of brick residential buildings (or residential/commercial combinations) with the assumption that brick buildings are of earlier construction, represent more expensive house/cottage styles and types, and by their very propinquity mark key historical nodes. These nodes presumably coincide with historically significant points, given the predominance of brick construction at that point. Frame residences can be included in these districts to the extent to which they have not been re-sided so as to have had their ornamentation removed or obscured, and the degree to which they speak to the district's historical

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association. This approach was employed for this district. Just one frame building was included as a peripheral element, 215-17 E. 22<sup>nd</sup> Street, which was recently rehabilitated, and now reads architecturally as it did when first built. A number of other residential districts, where vernacular architecture plays a lesser role, employ the standard tests of architectural merit, integrity, and historical association.

Historical and architectural surveys of the lower Couler Valley and Eagle Point, conducted in 2001-02 identified a number of potential residential historic districts, including this one and a more extensive one located around the junction of Rhomberg Avenue and Kniest Street. Typically these districts were identified because they contained a disproportional number of brick buildings. The 19<sup>th</sup> Century housing stock of Dubuque is vast and most of its frame houses have been re-sided. The residing inhibits the evaluation of these frame houses because it obscures or eliminates architectural detail, hides alterations and in short produces metal or vinyl clad boxes. The clustering of brick buildings almost always occurs at key street intersections. Dubuque's residential neighborhoods also feature large numbers of corner business buildings. The Rhomberg and Kniest historic district had a greater mix of these commercial buildings. These two proposed districts were in or near the former Couler Creek floodplain and both were affected in their rate of development by the construction of the Bee Branch storm sewer. Currently the City of Dubuque is reopening the lower portion of the storm sewer and this is resulting in the demolition of half of the buildings in the Rhomberg-Kniest district, eliminating its eligibility as a historic district. As a result, this district alone survives to interpret the historical story of Couler Creek and the Bee Branch storm sewer (Jacobsen, 2004, pp. 262, 275, 285).

Flooding and the Residential Development of North Dubuque (Couler Valley):

The Dubuque *Herald* nicely defined the flooding problem in the northern part of the city, stating in late 1898:

Bee Branch, be it known to the outsider, is the name of a small rivulet that forms the outlet or drainage for a tract of country of a few miles in extent, variously known as Glab's Hollow, Stewart's Hollow, and the Millville road. It breaks through the bluff into the Couler valley near the north line of the city, just above the Glab neighborhood, and is about two miles distant from the courthouse. There is usually a little running water in the upper part of the stream, but the lower part is dry. On occasion, however, after heavy storms, showers and cloudbursts, the dry bed becomes a raging torrent, its banks overrun, the surplus water scatters over the streets, tears up sidewalks, floods cellars and lots, and it is the frequent cause of a large amount of damage. People in the neighborhood naturally do not like this and ask the city to protect them from the devastation...

Dubuque is notable for its placement at the foot of substantial bluffs in every landward direction. Drainage occurs all the faster in this terrain and with heavy rains the effect was disastrous. Add to that the deforestation that had occurred (Dubuque has no coal or other fuel sources) and the flash flooding situation was made worse (Dubuque *Herald*, December 6, 1898).

The 100-year floodplain places this district within that floodplain, alongside the west side of Couler Creek/Bee Branch Storm Sewer. Figure 3 indicates that the drainage actually occupied a more westerly course as of 1872 and drained to the west of 400 E. 22<sup>nd</sup> Street. The creek was re-routed east, allowing for the construction of houses along that street. Today, a massive curb drainage marks the historical course of the creek. The 100-year floodplain is a crude measure of relative elevation however. In fact the majority of the district is set comfortably above the more frequent flood level, and the houses along the west side of Washington Street enjoyed an additional although slight terraced advantage. There raised basements could safely employ windows above grade. Generally speaking, the district developed as close to the creek as was reasonable at the time, and it occupied an eastwardly extended peninsula of slightly higher ground next to the creek. Figure 5, an 1889 bird's eye view, reinforces the role of the nearby creek, but it documents considerably more area buildup as developmental pressures pushed houses

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closer to the creek. Lower down to the south, the creek watershed continued to retard house construction. The need for building space close to the city proper, and the increasing public pressure to protect property from flooding, forced the creek's enclosure. The enclosing of the creek beginning in 1899, indirectly influenced the district's development by removing open drainage channels, eliminating the associated bridge crossings, and enabling the streets to be paved with less design reliance being placed upon their use as periodic overflow drainage channels.

Two natural drainages affected this district. Couler Creek was the principal drainage and ran along present-day Elm Street to the east. At times this drainage diverted westward from that course, near its intersection with E. 22nd Street and it was this factor that delayed the eastward construction of houses within the district. The other drainage was along E. 22nd Street and this tributary flowed into Couler Creek at the junction point of the avenue and Elm Street. This drainage was first channelized within stone sidewalls, and covered at the major crossing points with plank. There was a bridge at Washington Street and the avenue. In late 1881 butcher Nelson Frith's son broke his leg crossing the bridge and the family secured the \$18.00 doctor's fee in lieu of filing a lawsuit. This example illustrates that Washington Street at E. 22<sup>nd</sup> Street was doubling in function, as both street and drainage, and that the growing number of creek-related lawsuits, included incidents that occurred within the district. Finally E. 22<sup>nd</sup> Street was substantially re-graded to enhance its service as an overflow drainage with one side being lower and more heavily curbed way (Dubuque City Council Records, September 1881).<sup>1</sup>

The floodplain of Couler Creek remained undeveloped into the early 1890s. The creek's presence had prevented the opening of numerous key streets, notably Lake Street/Rhomberg Avenue between Washington and Johnson Street, Elm Street between Garfield and Sanford Street, Division/Lincoln Street between Johnson and Washington Street, and Washington Street, between 19<sup>th</sup> and Lake Street/Rhomberg Avenue. Seasonal wetlands, railroad tracks and the unwillingness of residences to be assessed for street and other improvements, all played a role in delaying these street connections and associated up-building. Industrial development was also delayed and otherwise hindered by flooding and the fear of flooding, as well as the need for storm sewer and sanitary sewer connections.

These varied influencing factors can be discerned directly within this district by comparing the house building dates on the east side of Washington Street (north of E. 22nd Street) with those on the west side, and doing the same with the houses located on both sides of E. 22nd Street to the east of Washington Street. The later housing was much hindered by the presence of Couler Creek. The platting of the area east of Washington Street was also directly effected by the creek's presence. The lots on the west side of the street were regularly laid out with the usual north/south running alley behind them. The lots on the east side were broader and twice as deep, and there was no alley provision. The development of that side of the street was at the whim of the property owners and over time they would subdivide their larger lots and in at least three instances, earlier houses were relocated to Elm Street at the back of the lots once that street was opened, and more substantial houses replaced the moved ones on Washington Street (2226 Washington is an example in the district). The same larger parcel holdings included the lots north of E. 22nd Street and east of Washington Street. The Kempf family owned all of these lots and subdivided the larger parcel beginning in the mid to late 1880s. They built several of the identical duplexes and these were built west to east as the building conditions improved with creek improvements. The duplex at 321-23 E. 22nd Street was the last to be built in 1891. Another district indicator is that the earliest houses built along the west side of Washington Street had basement windows and several of these were built on low raised terraces. The MPDF traces the impact of Couler Creek on the residential settlement of this part of the city (Jacobsen, 2004, pp. 82, 145, 260).

This residential district had its origin as a loose clustering of four all-brick houses that were built at the intersection of the two roads beginning in the late 1860s and early 1870s (these being 2162-64, 2172, 2219

<sup>1</sup> Frith was a district resident, living at 2237-41 Washington Street (1880 Federal Census, T9 R338 p. 288).

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Washington Street and 301 E. 22nd Street). The store at 400 E. 22nd Street was also built at this time. It was built so early that it was in the way when the regular streets (Elm and Kniest) were laid out and when efforts were made to take the kink out of E. 22nd Street. It was particularly isolated, having the creek to its west and by the early 1880s the railroad to the east. Eight additional brick/concrete block houses would be subsequently built along with 10 frame ones. Figure 2 depicts the cadence of house construction. Two-thirds of the houses were extant by 1885 and only three post-date 1900.

This rapid and substantial development coincided with the development and growth of the nearby Milwaukee Shops, the location of small industrial plants to the southeast and the establishment of Catholic Sacred Heart Parish to the northeast.

E. 22nd Street, including that portion of the avenue that is included within the district, was graded, curbed and McAdamized in the summer of 1877 by contractors Dunn and Tibey. The residents protested an increased cost of the stone curbing and the City Council reduced the assessments in January 1878, but the issue lingered until 1880 as residents complained that they had overpaid and now risked a tax sale of their properties. The south side of the street abutted the storm sewer and as late as mid-1884, there was no north side gutter in place. Charles Saunders complained that as a result the street "is now a filthy place and it can not be kept clean without a gutter" (Dubuque City Council Records, January 1878, H. W. Sanford letter to Council, April 1879; Saunders letter to Council, July 7, 1884).

By mid-1879 the planking on the E. 22nd Street storm sewer was in need of replacement and the city engineer recommended that it be under grounded as a four-foot diameter circular sewer, with the street's gutter and sewer on the south side of the avenue being designed to carry off the overflow. Such a permanent solution of the flooding problem was cheaper and more affected, than repairing the planked culvert. Nothing was done and in mid-1887 the City Council authorized the construction of an arched stone culvert, 64 feet wide, to carry E. 22nd Street over Couler Creek (at the east end of the district) (Dubuque City Council Records, Report by City Engineer M. Tschirgi, June 1879; Council Resolution, July 8, 1887).

District neighbors petitioned for a streetlight to be placed at the corner of Washington and E. 22nd Street in mid-1885. The petition argued "safety and convenience" but the bridge crossing at that point certainly underscored the need. The petition signers included residents on both sides of Washington Street and the avenue as well. District residents who signed the paper included Henry Hussman (2172 Washington Street), Josiah Conzett (312-14 E. 22nd Street), Henry J. Oser (215 E. 22nd Street, half of a duplex) and Fred Rieger (2219 Washington Street) (Dubuque City Council Records, petition dated June 28, 1885).

Elm Street, between Rhomberg Avenue and E. 22nd Street (to the south of the district) was not even proposed for extension until early 1890, at which time the first official street profile was prepared by the city engineer (Dubuque Council Minutes, February 1890).

During the 1880s and 1890s the City tiled or arched (or used surface drainages, streets and ditches) the many tributary connections to Couler Creek. Development also unfolded in all directions, but particularly on the higher lands to the northeast of this district. Public clamor for flood protection grew even as there was more property placed in harm's way for that flooding. A massive brewery was constructed at the upper end of the Couler Valley in 1895-96 and its discharges into the creek added new dimensions to what was already a dumpsite and a health hazard. The city passed an ordinance in early 1887 to begin separating the storm and sanitary sewers, but pre-existing systems were retained and it would require massive expenditures to finally produce adequate and separate sewer systems. The record flood of July 1897 forced the storm sewer issue (Jacobsen, 2002, -35).

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Henry Mueller/Miller, the operator of a grocery store at 400 E. 22nd Street organized his neighbors to petition for a sewer at Kniest Street and E. 22nd Street. Quite possibly this was the initial local call for what would become the Bee Branch storm sewer (*Herald*, November 10, 1896).

A final plan was first developed during 1898 but it involved a northward diversion of the Couler Creek and Bee Branch (the Bee Branch was an upstream designation for the creek's principal tributary-for whatever reason the storm sewer system would take on that name rather than that of Couler Creek) drainage. Once this option failed, a multi-section plan was prepared to begin under-grounding the creek within a stone arched sewer. The initial construction would focus upon the area to the south of the district where the creek was directly limiting development. The concept was to build the sewer parallel to the creek bed and then finally diverting it into its new underground home. The first construction contracts were finalized in early 1900 and work began (Jacobsen, Bee Branch, pp. 33-36).

The store owner Henry Mueller/Miller's store was in an inconvenient place at the time of this initial construction work. The problem was that J. B. Miller, who was contracted to build the uppermost section of the sewer that ran past the store (400 E. 22<sup>nd</sup> Street) had done all of his excavation work upfront, as soon as the construction season had begun. A record low-bidder, Miller's work was plagued by flooding from rain and other causes and by late July storekeeper Miller and others complained that the ditch across the front of his store and the delay in progressing "has practically destroyed the use of our property since [April]." Miller finally defaulted and was replaced by another contractor at a much higher cost, but the work was finished (*Herald*, July 26, 1900; Jacobsen, Bee Branch, pp. 33-36).

With the sewer finished as far as E. 22nd Street, the open drainage to the north would simply overwhelm and bypass the stone-arched point of egress. A meager extension was built to reduce this problem during 1901. Already the effect on development was palpable. Homebuilder Chris Voelker turned his attention to the area (his notable contribution, besides his large number of affordable modest homes, was his promotion of the use of concrete block in house-building). Upstream industrial sites were being filled and a new ballpark was laid out just northwest from the district (*Enterprise*, March 9, 1902; *Telegraph-Herald*, January 5, 1902).

A particular measure of progress was the extension of Elm Street, between E. 24<sup>th</sup> Street to the north and Eagle Point Road. The City ordinance accepting the street profile was adopted on August 24, 1899. This key north/south street lay directly east of the district and the lack of regular platting and the creek's presence has been discussed. The street had been paved and graded back in 1896 with howls of protests from residents along the east side of the new street. The latter owners objected to paying to pave what they considered to be a railroad street, feeling that the railroad should bear the costs. The owners on the west side (including district residents) made no protest, as they were paid \$200-600 for the street right-of-way. Fifteen years later they had also profited considerably by selling land to the railroad company. The street right-of-way, at best an irregular trace, was acquired beginning in 1900 from the landowners on Washington Street, but its real purpose was that of overflow drainage and not for simple street traffic. The other key player in the actual street construction was the Chicago, Great Western Railroad. Its municipal railroad franchise was up for renegotiation and as a result of that contentious agreement, the city got the railroad to build a vital sewer segment and the filling of the future Elm Street and the railroad got the right to double track its right-of-way adjacent to the street. All of this work was done by 1906. Henceforth, the district was a neighbor to the railroad, which continued to use its tracks until the 1980s. With the street and flooding matters resolved, residents could now focus on the dangers of street crossings over the tracks (Jacobsen, Bee Branch, pp. 39-40; Dubuque *Herald*, August 16, 1896; Dubuque City Council Records, City Engineer M. Tschirgi to Council, February 28, 1898, Council Proceedings, item #16).

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District and Neighborhood Development:

The north part of Dubuque and its existing flooding problem became even greater when developmental pressures developed. These came in the form of the railroad.

The Chicago, Milwaukee and St. Paul Railroad (CM&St.P) yards served as the first major impetus to house-building in this part of the city. The *Herald* reported at the end of the 1872 building season as follows:

The march of building improvements [is going] to the northern precinct of the city, around the machine shops and round house of the river railroad company. That portion of the city makes a heavy figure in our showing.

The "river railroad" distinguished the Illinois Central, with its east/west link to Illinois, from the Chicago, Milwaukee & St. Paul, whose route hugged the western riverbank of the Mississippi River around Eagle Point. The more direct northward route of the Dubuque and Northwestern Railroad would be laid out along Elm Street 13 years later (*Herald*, November 24, 1872).

In 1877, the *Herald* noted "a person would be surprised at the building going on in Dubuque, especially in the upper part of the City." Representative of its growing importance, the new ballpark was located there. Recreational uses had always gravitated northward to the open land in that locality (high bluffs to the south constricted such open spaces and bluff-top public uses were not feasible at this time due to the lack of streetcar access) and included the driving park, Union Park, the shooting park and the fairgrounds. *Die Iowa* lauded the new ballpark but wondered "whether the devotion of the Americans for baseball will last...it is all the rage now" (*Herald*, July 16, 1877; *Die Iowa*, April 10, 1878).

Another railroad reached the north part of the city in 1883-84, this being the Dubuque and Northwestern Railroad (later the Chicago and Great Western Railroad). That company offered a competitive link to points west and north and began the erection of its yards and shops at the very north end of the Couler Valley. Residents along Washington Street were strongly opposed to allowing the railroad to use particularly their street, but any others nearby, fearing a loss of property values as a consequence. An initial petition, prepared in late December 1883, which garnered a hundred signatures, demanded that no tracks be laid west of Pine Street or below 17<sup>th</sup> Street, a residential area that was a quarter of a mile south of the historic district. Its signers came from that neighborhood. A second petition, submitted in March 1884, protested any use of Washington Street by the railroad and its signers, equal in number, came from the area north of 17<sup>th</sup> Street, and included many district residents. There never was a real railroad threat to intrude that far west but the ordinance, signed in March 1884, gave the company carte blanche as long as it abided by existing street grades. The petitions show that these neighbors acted en masse to force the tracks to the east, even if that was just a block distant (*Dubuque Trade Journal*, March 20, August 18, 1884; Dubuque City Council Proceedings, Center For Dubuque History, Petition dated December 29, 1883; Petition filed March 4, 1884, Ordinance, March 3, 1884).

Industrial growth in the Couler Valley increasingly drove residential development in an age when workers' homes tended to cluster around the respective places of employment. In mid-1906 the *Telegraph-Herald* reported "the North End is booming." For the first time the ward was described as a place of beauty with the building of many "beautiful" homes. There was a spurt in house building and "more dwellings have been erected there the past year than for many years preceding." There was a new boiler manufacturing plant (presumably Smedley's, re-opened) and a new cigar factory was already building an addition (*Telegraph-Herald*, July 5, 1906).

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Individual House Histories:

215-217 E. 22nd Street (1880-1885, pre-1909):

There was temporarily a second commercial building district use as this corner house housed a barbershop on the west half and a saloon on the east front, as of 1891. A double frame single-story building (1891 Sanborn map) of identical dimension housed these commercial operations. It was then addressed as 119-21 E. 22nd Street. No physical evidence for a lower façade commercial front now exists, so these uses apparently made due with the centered paired single-door duplex front and its fenestration pattern. The earliest tenants for 215 E. 22<sup>nd</sup> were Charles and Mary Wendt (1885) and Nicholas Brandt, who was then operating the saloon (1886). The building appears to have been enlarged prior to 1909 as a two-story gable-front house. The Christ family lived here from 1916 until after 1945. Joseph and Anna Oser occupied 217 E. 22<sup>nd</sup> as of 1880 and the family remained through 1900. They might be the original owner/builders. John and Mary Foley, he being a conductor for the street railway, lived here 1916-29. Directories indicate that multiple-families began to occupy the house as a duplex by 1909.

301 E. 22nd Street-Arnold and Clarence Kempf House (pre-1872):

The Kempf brothers were gardeners and the 1872 Bird's Eye View clearly shows this house present on a large parcel with landscaping. Kempf subdivided the land that borders the north side of E. 22nd Street, between Washington and Elm streets and he built at least the three frame duplexes to the east of this house. This house pre-dates 1886 and appears to be directly associated with Arnold Kempf who owned the entire end of this block, fronting south on E. 22nd Street. This was his residence and he built the several identical frame duplexes to the east of this house. The family was here as late as 1910 and Annie and Elmer Voels, lived here through 1929. The historical address was 143 Eagle Point Road.

305-07 E. 22nd Street (1873):

Arnold Kempf built a two-story frame double tenement (40 feet by 30 feet) for \$1,500 in 1873 (*Herald*, November 9, 1873). He likely built his tenements from west to east, beginning with this one. This duplex was built as a tenement and was owner-occupied from 307 E. 22nd Street only in later years. The historical address was 153-55 E. 22nd Street. The tenants had sustained railroad associations. John and Kate Barker (he was a locomotive engineer, CM&St.P) lived at 305 E. 22<sup>nd</sup> 1880-86. John Ferrell, a fireman with the CM&St.P. lived there in 1886 as well. Theo and Mary Botsford (car repair) lived there in 1900, John and August Zimmerman (same railroad) did the same 1910-21, as did John and Josephine Davidson (same railroad) 1929-60. James and Josephine Frost (he was a painter) were the earliest known tenants at 307 E. 22<sup>nd</sup> (1880). John and Anne Baques (he was also an engineer, CM&St.P) lived there 1885-86. Subsequent tenants were railroad car painters or car carpenters, 1916-21.

306 E. 22nd Street-John and Louisa Meyer House (1883):

John Meyer built this house for a cost of \$4,000 in 1883. He and Louisa Meyer lived here through 1900. He was a blacksmith. Paul Rolwers, a railroad superintendent, lived here as of 1910. John and Minnie Kohl (he was a locomotive engineer) did the same 1920-21. The historical address for this house is 164 E. 22nd Street. (*Herald*, December 20, 1883).

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308 E. 22nd Street-Joseph and Anne Marra House (1885, 1905):

Joseph and Anne Marra likely built the original rear house. At any rate, this Italian-born musician re-sided here as of 1885-86. The Baumhovers, he being a Dutch-born house carpenter, lived at the same address as of 1900 and remained here through 1921. Anton and Anna Baumhover built the two-story brick front onto this pre-existing frame residence in 1905. The \$1,800 building project was said to be at the corner of E. 22nd Street and Elm Street. The historical address for this house is 170 E. 22nd Street (*Telegraph-Herald*, December 21, 1905).

310 E. 22nd Street (c. 1886):

This small cottage was present by 1886 at which time the widow Catherine Kessler lived here. She was a knitter for the A. Jungkt Company and remained here as of 1900. The historical address was 174 E. 22nd Street.

The Assessor dates this house to +/- 1880. A single story cottage was on the rear portion of this property as of 1891 (Sanborn Map). The 1909/36 Sanborn Map shows a story and a half cottage here. This is either the same house or it was enlarged. Addressed 1891 as 174.

311-13 E. 22nd Street-Edwin and Hester Court Duplex (1881):

Edwin Court was a locomotive engineer and built this duplex in 1880. It is described as a \$2,000 residence and also as a "frame residence done near Catholic Church." Other railroad employees occupied the house. Mike and Molly Jennings (he a railroad engineer) were tenants in 311 E. 22<sup>nd</sup> as of 1880; Matthew and May Wagner (railroad inspector) followed in 1900 and Charles and Mary Kempf were owner/occupants 1918-1960+. Next door, the Courts are listed as of 1880; Loras and Nellie Emmers (section fireman) were there in 1900; Edgar and Mary Ferguson (shop carpenter) followed in 1910; as did William and Lena Hopp (fireman, CM&St.P) 1918-29. The historical address was 165-67 E. 22nd Street (*Herald*, October 26, 1880; January 1, 1881).

312-14 E. 22nd Street (pre-1885):

Josiah and Nellie Conzett (he was a dry goods clerk) are the earliest known residents of 312 as of 1885-86. William and Anna Kessler (dry goods salesman) lived there 1910-11. Alfred and Marie Baumhover (see 308 E. 22nd) lived here 1918-60+. Frank and Jessie DeGranger (he was a saloonist) are the first known occupants of 314 E. 22<sup>nd</sup> in 1900. John and Christina Bewer lived there 1900-29. The historical address was 180-82 E. 22nd Street.

317-19 E. 22nd Street (pre-1885):

This duplex was likely built by the Kempf family but there is no positive proof of this. The earliest address entry, for 319, locates Fred and Alice Cawrey (he was a railroad engineer) there as of 1885. Albert and Lena Fahndrick (he was a CM&St.P. brakeman) lived there 1916-18. Joseph Gindrich is the earliest known tenant for 317 E. 22<sup>nd</sup> as of 1900. The historical address was 173-75 E. 22nd Street.

321-23 E. 22nd Street (1891):

The 1891 Sanborn Map labels this house as "being built." The probable builder was the Kempf family which platted the entire block frontage. The earliest tenants date from 1900. William and Catherine Foster lived in 317 E. 22<sup>nd</sup>. William and Anna Kutsch (he was a supervisor for Klauer Manufacturing Company) then lived there 1910-55. John and Barbara Foster (he was a railroad watchman) lived in 323 E. 22<sup>nd</sup> as of 1900. The delay in building this



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house appears to be related to controlling the route of Couler Creek, which cut directly westward across this lot as of 1885. The historic address was 177-79 or 181-185 E. 22nd Street.

400 E. 22<sup>nd</sup> Street-Henry and Eva Mueller/Miller Store and Residence (pre-1872):

This very early storefront occupies a fairly prominent location, being flanked historically by the railroad tracks to the east and Couler Creek to the west. It pre-dates 1872 and likely dates to the middle-1860s. The historical address was 196 E. 22nd Street.

Prussian-born Henry Mueller and wife Eva were associated with this building as early as 1873 at which time he petitioned the City Council "for improvement of Couler Branch of Eagle Point avenue to prevent damage from floods." The Council instructed the Street Commissioner to "have Mr. Mueller's property protected by building a rip-rap wall in front of Eagle Point sewer, cost not to exceed \$50." Mueller had a grocery and saloon at this address as of 1880 and remained through 1900 (the 1870 census places him in this same ward, but he appears as a farmer, although he is clearly within the city proper) (*Herald*, March 7, 1873; 1870 Federal Census, M593, R389, p. 266).

In May 1889 there was a push on the part of Kniest Street residents to straighten the street "in front of the Miller [sic] property near Eagle Point Ave." The implications of the proposal are not clear but apparently the street was to be changed and not the Mueller store/house. Petitioners protested "the present plan" claiming that it would ruin the street. Instead they asked "that the line of curb and the street be carried straight out, without any sidewalk where it will not admit of it." This petition coincides with the first paving, curbing and guttering of this key early road (Petition, May 4, 1889, Dubuque City Council Proceedings).

In early 1896 Mueller asked the City to curb Kniest Street so that he could lay a sidewalk of uniform width along his property. That November he petitioned the Council concerning the sewer on Kniest Street and E. 22nd Street. He submitted a petition bearing neighbors' signatures favoring the extension of the Kniest Street sewer in late 1896. The next fall he again petitioned the Council in "relation to Eagle Point Avenue (E. 22<sup>nd</sup> Street) sewer overflowing and water running into his cellar." The City finally ordered the laying of the Kniest Street curbing along both the avenue and Kniest Street in late 1897, Mueller being responsible for paying half of the cost (*Herald*, February 6, November 10, 1896; September 21, October 26, 1897).

Mueller's store was also the meeting site of Ward Democrats who met to elect delegates to the city party convention. In late March 1896 the Saturday meeting selected 17 5<sup>th</sup> Ward delegates. In 1898 they gathered at the store in March to do the same thing (*Herald*, March 21, 1896; March 19, 1898).

The 1885 Couler Creek Map shows the store building and a residence to the south of the store that was directly across the planned right-of-way for the Dubuque and Northwestern Railroad. By 1891 Sanborn Maps show what is very likely this same dwelling, relocated to right south of the store building. It would appear that the high census densities that are reported for this address include the residents of this unlisted (in terms of a housing unit in the census listing) rear house.

Subsequent commercial tenants at this address included the Burg & Kress Meat Market, c.1909-1918, the R. Nelson Meat Market, 1920-21 and the William Weiss Grocery, 1925-60+. John and Emma Fish (he was a CM&St.P. conductor) lived upstairs as of 1920. The upstairs residence was vacant as of 1963.

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2162-64 Washington Street-Peter and Eliza Leis Brick Duplex (1883):

Peter and Eliza Leis built a \$3,200 brick residence in 1883 and they appear at this address in 1884, living at 2164 Washington Street. The family remains through 1917. Leis was a carpenter. Tenants occupied the other half of the duplex (*Herald*, December 20, 1883).

2172 Washington Street- C. E. M. Bushfield Cottage (1869):

C. E. M. Bushfield built a one-story brick cottage that measured 23 feet by 32 feet, for \$1,200, located on the corner of Washington Street and E. 22nd Street in 1869. The present cottage matches that description. The early date is notable and the cottage does appear on the 1872 Bird's Eye View (*Herald*, December 16, 1869).

John and Anna Baynes (he was a railroad engineer) re-sided here as of 1880. Subsequent owners were long-term and notable. Henry W. and Anna Hussman owned and occupied the house 1885-1909. He was widowed by 1900. He was a partner in a hardware firm. Alois and May Bassler (he owned a shoe store) lived here 1915-60+.

2201-03 Washington Street (pre-1886):

This duplex pre-dates 1886 and at least in recent years is wholly owned by the occupant of 2201 Washington. John O'Connell, a wood finisher, is the earliest known occupant of 2001 (1886) as is John Jaeger, a porter, who then re-sided at 2203 Washington. The latter half housed several railroad men; John (and Elizabeth) Hanlon, a switchman, 1900-04, and Frank (and Josephine) Widmann, a locomotive engineer, 1910-29.

2209 Washington Street (pre-1880):

This is one of two small gable-front cottages that comprised a part of the pre-1891 district layout. The cottage pre-dates 1880. The earliest known tenant family was John and Hellena Beyer. He was a teamster and they were there in 1880. Railroad laborer Adolph (and Barbara) Pfitzner lived there 1916-20.

2219 Washington Street-Fred and Katherine Rieger Duplex (1873):

Friedrich Rieger built this two-story frame house, measuring 24 feet by 30 feet, for \$1,000 in 1873, the house being located "on Washington between Eagle Point Avenue and Sanford." The Rieger family was at this address as of 1880 (the John and Mina Bactenbach family then occupied 2221). The Rieger family remained through 1920 and occupied the entire house. Many of its members were railroad workers. Charles Rieger was a railroad carpenter. George and Charles Rieger were car painters. John and Frances Boet purchased the house in 1940 and presumably permanently unified it as a single-family residence (*Herald*, November 9, 1873).

2222 Washington Street (c.1899):

Both sides of this duplex were long occupied by fairly important families, with owner occupancy continuing in 2220 somewhat later. The earliest known owner/occupants date to 1899. George and Kate Hille (2220) lived there through 1945. He successively worked as a foreman for the noted millwright firm of Farley & Loetscher, had his own sash and door shop by 1910, and was a Deputy Collector for the Internal Revenue Service by 1916. John and Kate Murry lived at 2222. He was a CM&St.P. brakeman. They remained through 1900. William and Margaret Wright lived here 1902 through 1920. She was widowed by the time she lived here. Her late husband was certainly a railroad employee. A son Charles worked in the railroad shops as of 1910.

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2226 Washington Street- John M. and Mary L. Kluck Cottage (c.1908):

The Kluck family lived here as of 1910 and until 1960. John M. Kluck was a confectionery merchant as of 1910 and a musician at the opera house as of 1920.

2227 Washington Street-Gerhard and Gertie Waldorf House (1886):

This house was built in early 1886 but escaped notice in the city directory of that year. The owner/builder is "Gerhard Woldrof" who built a brick dwelling for \$1,100 on Washington Street in 1886. This house is associated with what appears to be a significant family that is in turn linked to the nearby brewery. (*Herald*, May 9, 1886, January 1, 1887).

Gerhardt Waldorf was a foreman for the Dubuque Malting Company, the city's largest brewery that opened for business in 1896 in the upper Couler Valley. Prohibition ended that involvement in 1916. The family and particularly his widow Gertrude, lived here through 1937. George W. Eigenberger then lived here through 1960.

2234-36 Washington Street-Adolph and Elizabeth Luckritz Duplex (1910):

This duplex was being built in late 1909 by Chris Voelker for Adolph and Elizabeth Luckritz. The 1909 Sanborn Map shows a vacant lot but the duplex appears in a list of Voelker's 1909 house completions as a two-flat for A. Luckritz, costing \$4,500. Adolph Luckritz was an order clerk for a wholesale notions firm as of 1910, and a salesman ten years later. The family owned and occupied the house through 1960. George and Clara Belknap were the first tenants in 2236 Washington, upstairs, as of 1910. He was a railroad conductor (*Times Journal*, January 2, 1910).

2237-41 Washington Street (pre-1880):

The earliest known tenant in this duplex date to 1880, when butchers Philip and Ellen Kosner, and Nelson and Julia Nelson (also a butcher) lived at 2237. Charles Vontz/Voltz, stonemason, re-sided at 2233 Washington Street as of 1886.

2245 Washington Street-Ferdinand and Margaret Mertz House (pre-1880):

The original cottage predates 1880 and gained a second floor between 1909 and 1934. Locksmith Ferdinand (and Margarethe) Merze lived at this address from 1880 and the family remained until 1947. The masonry garage dates to 1949 (Building permits).

2255 Washington Street-August J. and Minnie Burdt House (c.1899):

The Burdt family occupied the house as of 1900. August Burdt was then a grocery clerk. The family remained here through 1960.

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Perspective Map of the City of Dubuque. Milwaukee: American Publishing Company, 1889

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**10. Geographical Data**

**Acreage of Property** 3.34 acres

**UTM References**

(Place additional UTM references on a continuation sheet.)

A	[115]	[6911650]	[4709320]	B	[115]	[6911600]	[4709370]
	Zone	Easting	Northing		Zone	Easting	Northing
C	[115]	[6911480]	[4709380]	D	[115]	[6911480]	[4709330]
							[x] See continuation sheet

**Verbal Boundary Description**

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

**Boundary Justification**

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

**11. Form Prepared By**

name/title James E. Jacobsen

organization History Pays! Historic Preservation Consulting Firm date December 24, 2010

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

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

**Additional Documentation**

Submit the following items with the complete form:

**Continuation Sheets**

**Maps**

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

**Photographs**

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

**Additional items**

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

**Property Owner**

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

name Refer to attached list

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

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

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

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

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10. Geographical Data:

USGS Continued:

691560 4709280

Verbal Boundary Description:

Lucious H. Langworthy Addition:

Lots 77-83  
East 35 feet Lot 84

Subdivision of the South one-half of Lot 1 of Lot 3 of Lot 102 (LUCIOUS H. LANGWORTHY)  
Subdivision 3 of Lot 102, Lucious H. Langworthy Addition, north one-half of Lot 1

Kempf's Subdivision of Lucious H. Langworthy Addition, Lots 1-4

Kniest's Addition, Subdivision 1 of 12, Lot 1

Beginning at the midpoint intersection of E. 22nd and Washington streets, the boundary runs west to the southerly continuation of the west boundary of 215-17 E. 22<sup>nd</sup> Street which is 35 feet from the east line of Lot 84, Lucious H. Langworthy Addition; thence north along same line to the south boundary of Lot 83, Lucious H. Langworthy; thence west along same south line to its intersection with the center point of the alleyway, north along same alley to its point of intersection with a westerly extension of the north boundary line of Lot 77, Lucious H. Langworthy; thence east along same to its intersection, extended east, with the center point of Washington Street; thence south along same street to its intersection with the westerly extension of the north boundary line of 2234-36 Washington Street, which is Lot 1 of Sub 3 of Lot 102, Lucious H. Langworthy; thence east to the east boundary line of that parcel (the City has acquired the entire lot and will divide the property for resale, retaining this house on the sold-off parcel-so the line is defined by the City's division of the lot) south along that same line, following the east boundary lines of 2226 and 2222 Washington (the latter being Lot 2 of the subdivision of Lot 1-4 of Kempf's Subdivision of Lucious H. Langworthy to the point of intersection with the centerline of the alleyway; thence east along same centerline to the point of City ownership (reconfigured Bee Branch drainage); thence southeast following same boundary to point of intersection with the east line of Lot 1, Subdivision 1 of 12, Kniest's Addition, following same east line, and then turning west following the south line of same, continuing west along the south line of Lots 1 and 2 of Lot 100, LUCIOUS H. LANGWORTHY, and the south line of Lots 1-2, Wragg Place, continuing west to the center point of Washington Street and thence north to the place of beginning.

Boundary Justification:

This district boundary contains only the historical houses, outbuildings, and open spaces that define the district and represent its historical associations. No buffer areas are included beyond the buildings and no non-contributing building forms any part of the district's external boundary. The district was defined by the predominance of early brick residences and these form its outermost buildings. Only those frame buildings that filled in the areas between these brick residences, perimeter or otherwise, were included in the district.

The boundaries were based upon the distribution of historical brick houses within this residential node. These houses were used to define the district perimeter boundary, save for 215-217 E. 22<sup>nd</sup> Street, which was included due to its recent rehabilitation and the fact that its inclusion resulted in a more regular boundary. The use

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

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

Section number 10 Page 27

Washington Street and E. 22nd Street Historic District  
Dubuque County, Iowa

of brick buildings as a district defining element was driven by the facts that there was such a clustering at this point and that the brick buildings represented more substantial, more expensive and earlier house types and styles. While ostensibly normally a Criterion C argument for significance, it was deemed that these factors in fact underscored the Criterion A claim and association with community planning and development. Similar clusters were used by the successive Dubuque vernacular residential surveys to identify potential historic districts.

The selected boundary utilized alleys and streets to the maximal extent feasible. Along the northeast boundary, north of E. 22<sup>nd</sup> Street, there was no north/south historical alley. The Bee Branch restoration project resulted in the purchase of the east portions of the lots in this area. This ownership acquisition, with its attendant demolition of all outbuildings and buildings to the east of this line, provided a good boundary along this part of the district perimeter. One concrete block garage was included in the district (it is associated with 2222 Washington) and its east rear wall established the boundary that started at the alley to the south and continued north to the north boundary line of the 2234-36 Washington parcel. There was also no alley behind the residences along the south side of E. 22<sup>nd</sup> Street. The district line there followed the parcel lines. Parcel lines were used north of 2234-36 Washington (the house to the north was acquired and demolished due to its deteriorated condition), and 2255 Washington. Finally parcel lines separated out 215-17 E. 22<sup>nd</sup> Street to the west and northwest, to the south of 2201-03 Washington.

Maps: (See Figures 1, 9-11)



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Continuation Sheet

Section number            Photographs            Page   28  

Washington Street and E. 22nd Street Historic District  
Dubuque County, Iowa

Photographs:

Name of Photographer: James E. Jacobsen  
Date of Photographs: September 15, 2009, December 8, 2010 (outbuildings)  
Location of Original Negatives: City of Dubuque

Description of views:

Frame	Orientation	Description
1	East	View along south side of E. 22nd Street toward Elm Street
2	East	View along south side of E. 22nd Street toward Elm Street, further east than Photo #1
3	West	View along north side of E. 22nd Street toward Washington Street
4	West	View along north side of E. 22nd Street toward Washington Street, slightly further west than Photo #3
5	West	View along south side of E. 22nd Street toward Washington Street
6	North	View along east side of Washington Street, from south of E. 22nd Street
7	North	View along east side of Washington Street, from E. 22nd Street
8	North	View along east side of Washington Street, from north of E. 22nd Street
9	North	View along west side of Washington Street, from E. 22nd Street
10	North	View along west side of Washington Street, from north of E. 22nd Street
11	North	View along west side of Washington Street, from north of E. 22nd Street, further north than Photo #10
12	East	Garage behind 400 E. 22 <sup>nd</sup> Street
13	Southeast	Garage behind 2172 Washington Street
14	North	Three-stall garage behind 2222 Washington Street
15	Northeast	Alley view, north of E. 22 <sup>nd</sup> Street
16	North	Garage behind 2209 Washington Street
17	North	Garage behind 2219 Washington Street
18	<del>East</del>	<del>Garage behind 2227 Washington Street</del>
19	North <b>East</b>	Garage behind 2237-41 Washington Street

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National Park Service

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

Section number            Additional Information Page 29

Washington Street and E. 22nd Street Historic District  
Dubuque County, Iowa

**Property Owners List:**

<b>Owner</b>	<b>Property</b>
Thomas J. and Martha J. Blake 115 Skyline Drive Guttenberg IA 52052	215 E. 22nd Street
Thomas E & Mary C. Lightcap 301 E. 22nd Street Dubuque IA 52001	301 E. 22nd Street
John W. & Sandra K. Even 3130 Eagle Point Drive Dubuque IA 52001	305 E. 22nd Street
Winger Construction Inc & Jerald J Aka Gerald J. Winger 175 Washington Street Dubuque IA 52001	306 E. 22nd Street
Ryan R. & Brendal Duve 3435 Sunset Park Circle Dubuque IA 52002	308 E. 22nd Street
Norman L & Angela D. Millman 310 E. 22nd Street Dubuque IA 52001	310 E. 22nd Street
Aaron M. Toskey 311 E. 22nd Street Dubuque IA 52001	311 E. 22nd Street
Gary R & Mary Jo Kircher 312 E. 22nd Street Dubuque IA 52001	312 E. 22nd Street
City of Dubuque City Hall 50 West 13th Street Dubuque IA 52001	317 E. 22nd Street
Gary E. & Susan M. Bay 80 West Dewey Platteville WI 53818	321 E. 22nd Street
Janice Weis 400 E. 22nd Dubuque IA 50010	400 E. 22nd Street
Daniel M & Keri L. Keller 481 Sherwood East Dubuque IL 61025	2162 Washington Street
Enrique & Dania Reyes 2172 Washington Street Dubuque IA 52001	2172 Washington Street (contract, deed holder- Richard E. & Glenna F. Palmer)
Robert E. & Kathryn A. Wagner, PO Box 244 Dickeyville, WI 53808	2201-03 Washington Street
Timothy M & Kristine M. McDonald 8818 Southern Hills Court Dubuque IA 52003	2209 Washington Street
Eliza M. Durrh 2219 Washington Street Dubuque IA 52001	2219 Washington Street (contract, deed holder- Queck Capital Management LLC)
Michael P. & Stephanie S. Kane 2220 Washington Dubuque IA 52001	2220-22 Washington Street
Jeffery A. Runde 2226 Washington	2226 Washington Street

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**Continuation Sheet**

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Washington Street and E. 22nd Street Historic District  
Dubuque County, Iowa

Dubuque IA 52001	
William L. Cook 2227 Washington Street Dubuque IA 52001	2227 Washington Street
City of Dubuque City Hall 50 West 13th Street Dubuque IA 52001	2234 Washington Street
Lyle E. & Melissa B. Hammerand 19701 Kruse Lane Sherrill IA 52073	2237-41 Washington Street
Freedom Development CO LLC 3250 Kennedy Circle Dubuque IA 52002	2245 Washington Street
Wyguiatta Patton Patton, Wyguiatta 2255 Washington Street Dubuque IA 52001	2255 Washington Street (contract, deed holder- Home Dream LLC)

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National Park Service

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**Continuation Sheet**

Section number Additional Documentation Page 31

Washington Street and E. 22nd Street Historic District  
Dubuque County, Iowa

List of Figures:

- Figure 1: District base map and house numbers (City of Dubuque, 2008, annotated)
- Figure 2: House construction in the district, 1866-1910 (Jacobsen, Excel Chart, 2010) (308 E. 22nd Street is counted twice, original house and front addition)
- Figure 3: Detail, "Birds Eye View of the City of Dubuque Iowa, 1872" The view is to the northwest (contemporary street names added)
- Figure 4: 1875 Andreas Atlas city map, detail (p. 111, Couler Creek and Linwood Cemetery highlighted)
- Figure 5: Detail, 1889 Perspective Map of the City of Dubuque, view north
- Figure 6: Sanborn Map Company fire insurance map detail, 1891 (district boundary is shown with black border)
- Figure 7: Sanborn Map Company fire insurance map detail, 1909 (district boundary is shown with black border)
- Figure 8: Detail, 1950 Sanborn Map Company fire insurance map (black lines denote district boundary)
- Figure 9: Contributing/Non-contributing buildings (latter are darker gray) (City of Dubuque, 2009, annotated)
- Figure 10: Photo vantage map (City of Dubuque, 2009, annotated)
- Figure 11: Aerial district map (Iowa Geographic Map Server: <http://ortho.gis.iastate.edu>)

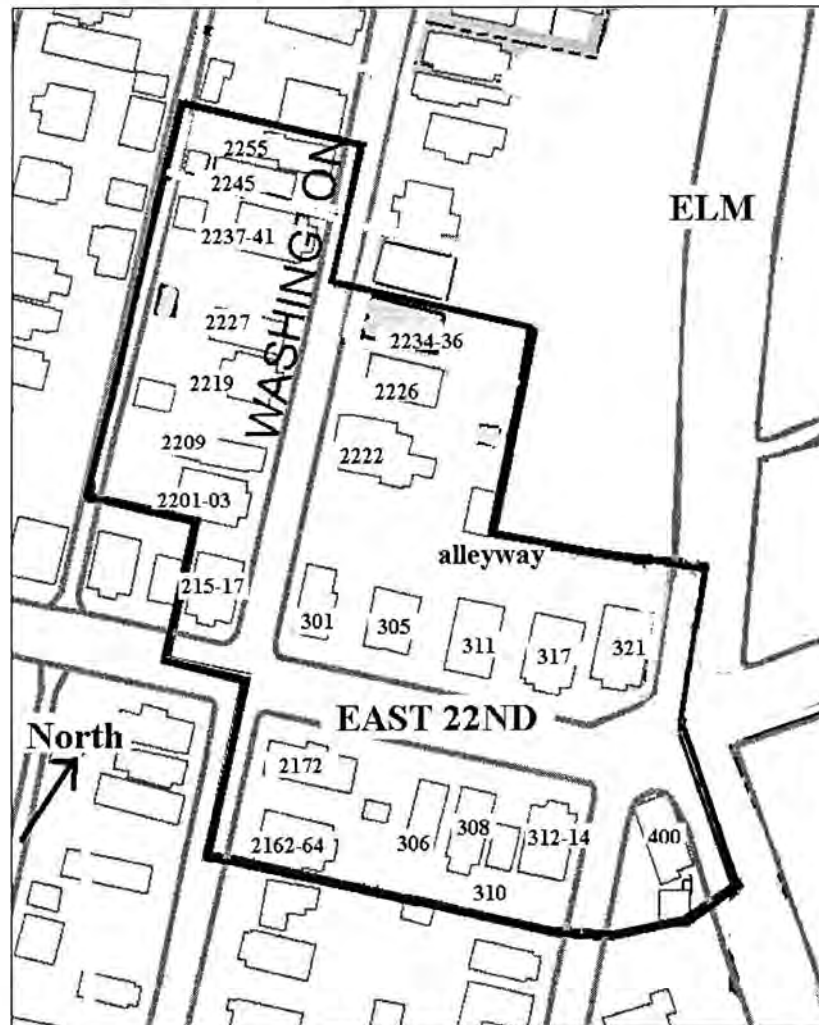


Figure 1: District base map and house numbers (City of Dubuque, 2008, annotated)

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section number Additional Documentation Page 32

Washington Street and E. 22nd Street Historic District  
Dubuque County, Iowa

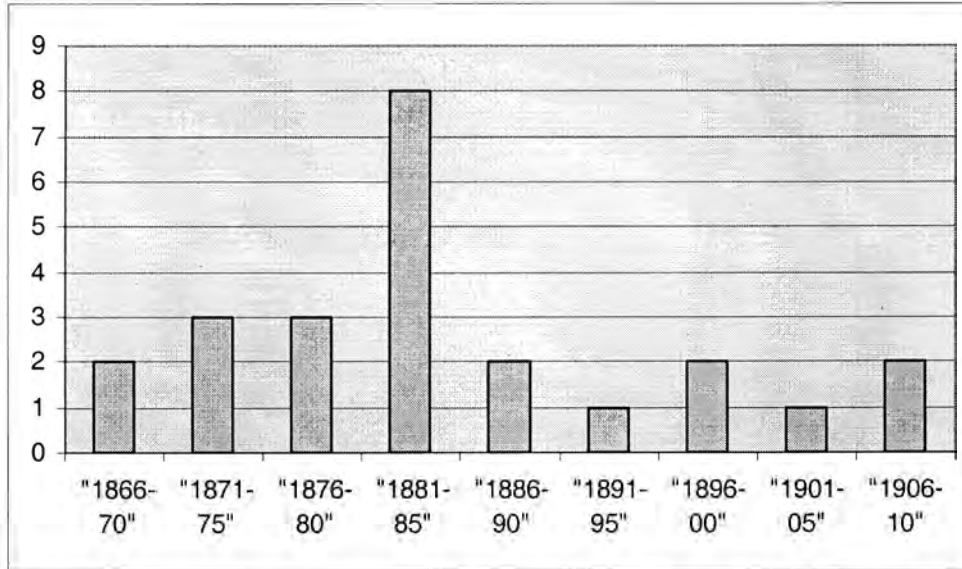


Figure 2: House construction in the district, 1866-1910 (Jacobsen, Excel Chart, 2010)  
(308 E. 22nd Street is counted twice, original house and front addition)

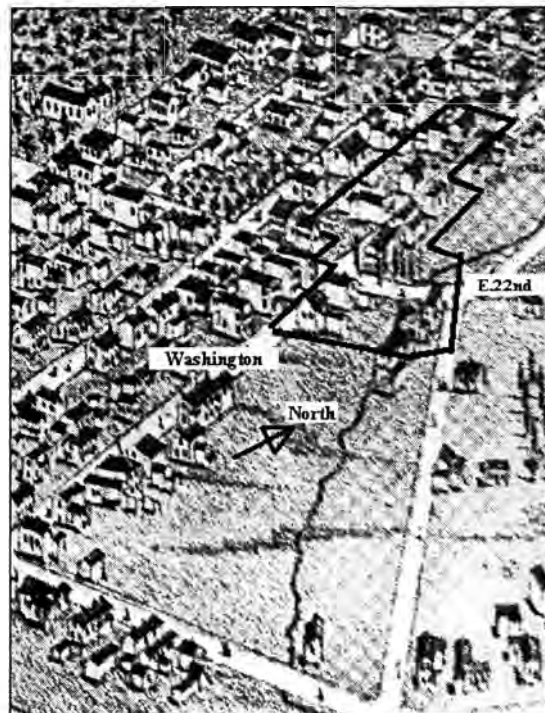


Figure 3: Detail, "Birds Eye View of the City of Dubuque Iowa, 1872"  
The view is to the northwest (contemporary street names added)

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section number Additional Documentation Page 33

Washington Street and E. 22nd Street Historic District  
Dubuque County, Iowa

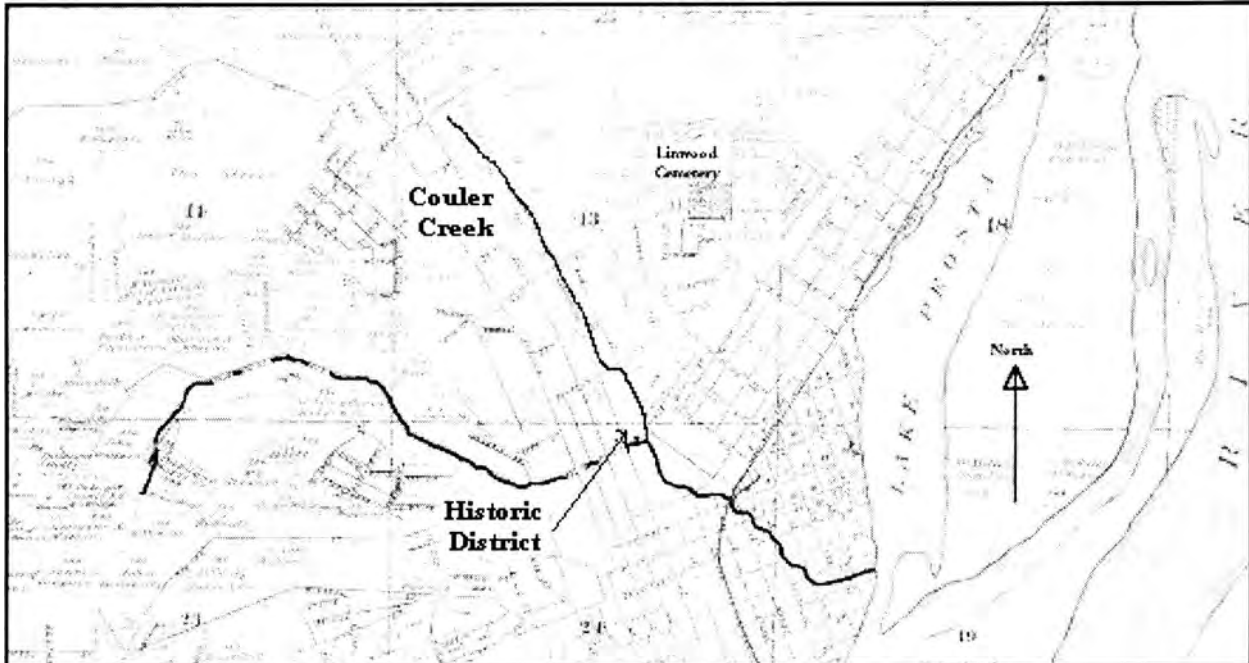


Figure 4: 1875 Andreas Atlas city map, detail (p. 111, Couler Creek and Linwood Cemetery highlighted)



Figure 5: Detail, 1889 Perspective Map of the City of Dubuque, view northwest

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National Park Service

# National Register of Historic Places Continuation Sheet

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Washington Street and E. 22nd Street Historic District  
Dubuque County, Iowa

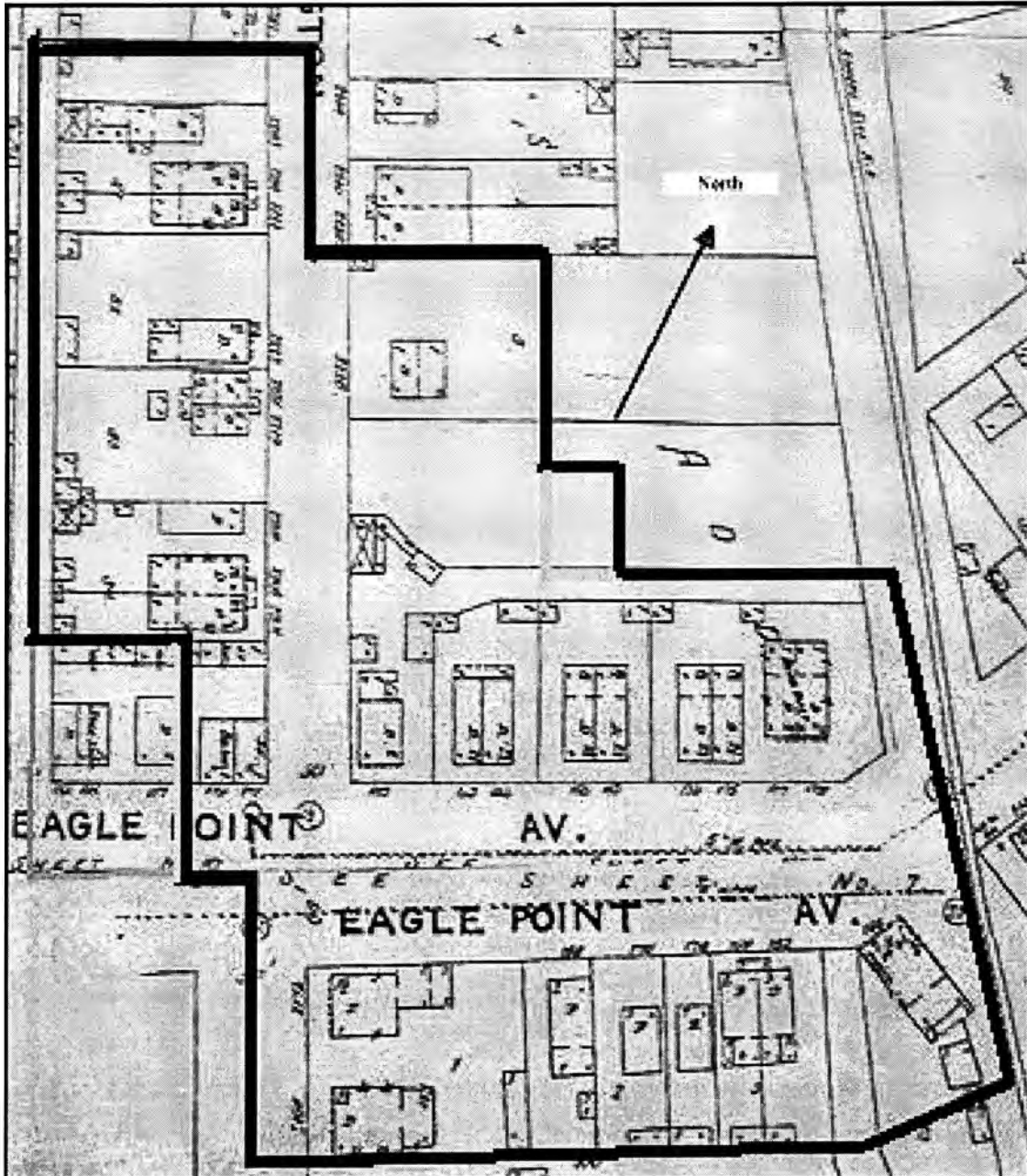


Figure 6: Sanborn Map Company fire insurance map detail, 1891  
(district boundary is shown with black border)

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National Park Service

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Continuation Sheet

Section number Additional Documentation Page 35

Washington Street and E. 22nd Street Historic District  
Dubuque County, Iowa

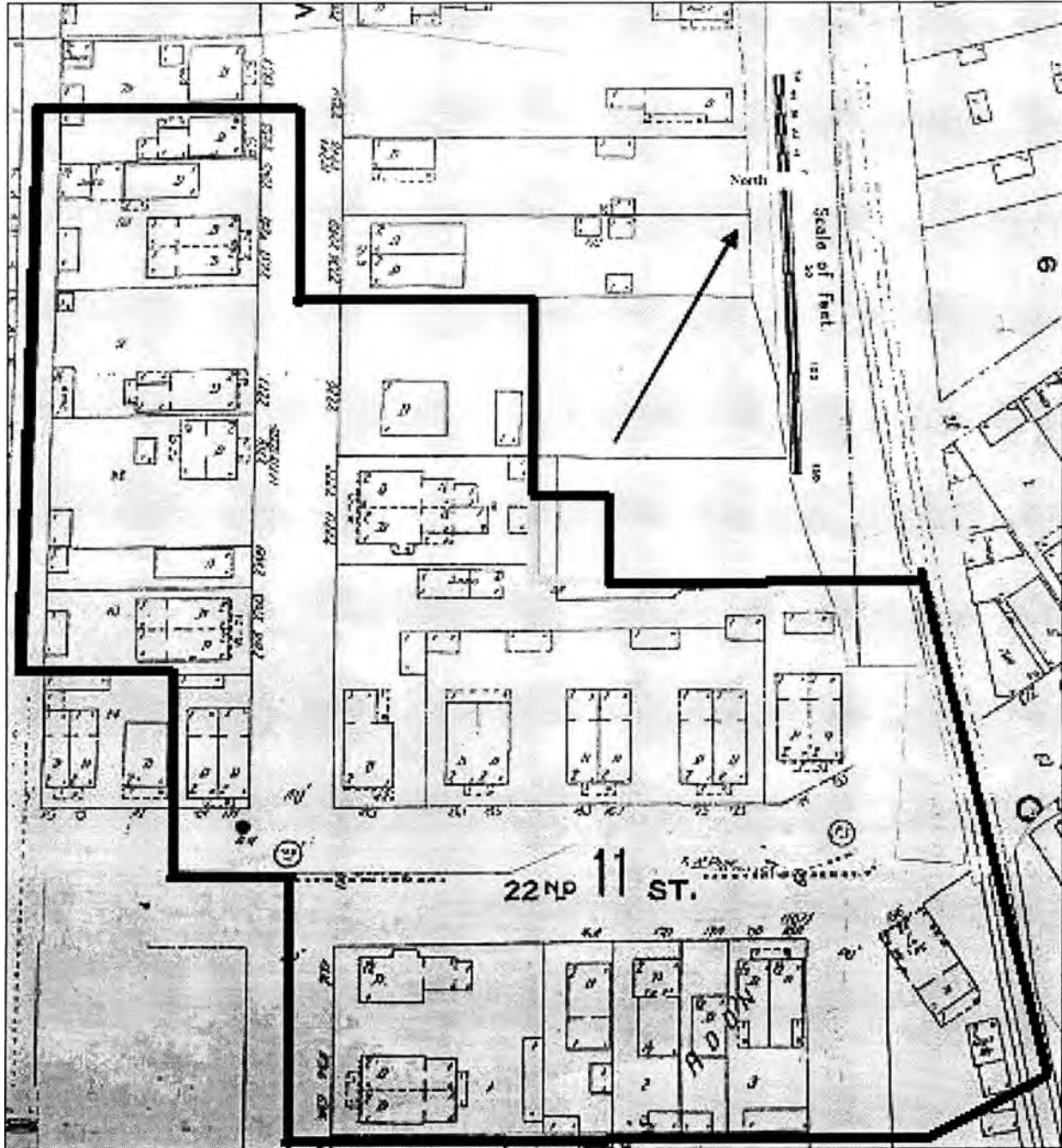


Figure 7: Sanborn Map Company fire insurance map detail, 1909  
(district boundary is shown with black border)



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National Park Service

National Register of Historic Places  
Continuation Sheet

Section number Additional Documentation Page 36

Washington Street and E. 22nd Street Historic District  
Dubuque County, Iowa

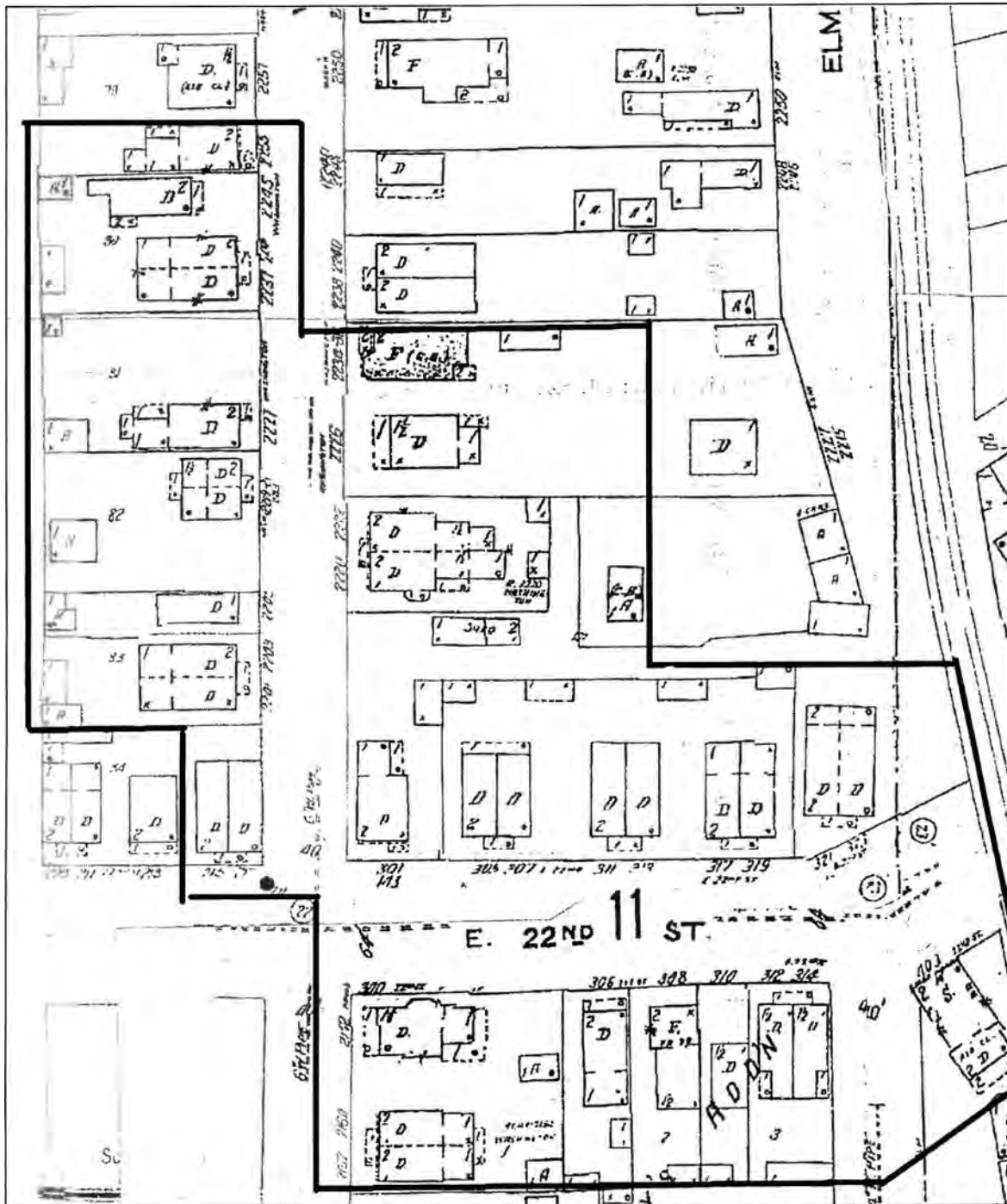


Figure 8: Detail, 1950 Sanborn Map Company fire insurance map (black lines denote district boundary)

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section number Additional Documentation Page 37

Washington Street and E. 22nd Street Historic District  
Dubuque County, Iowa

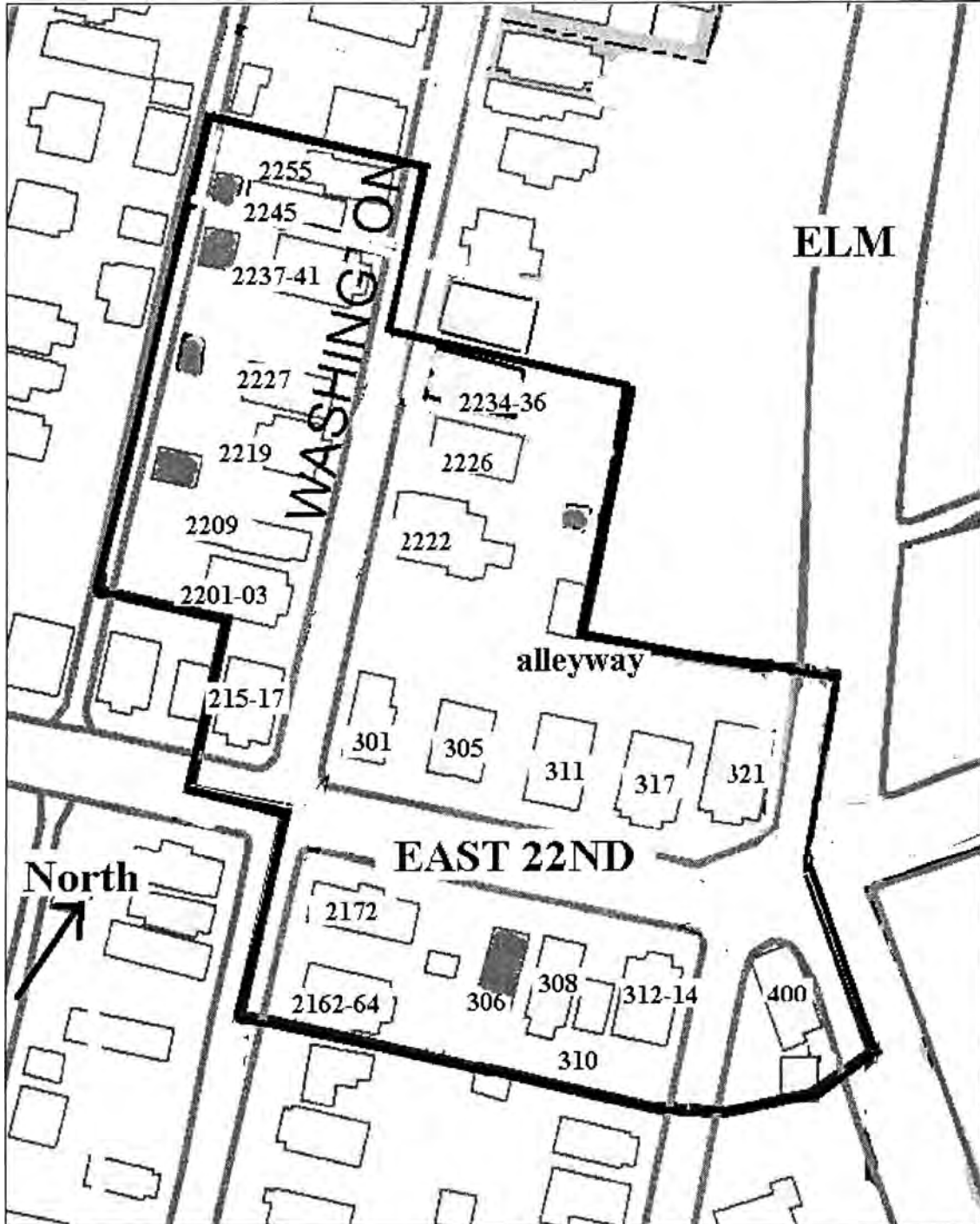


Figure 9: Contributing/Non-contributing buildings (latter are darker gray)  
(City of Dubuque, 2009, annotated)

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section number Additional Documentation Page 38

Washington Street and E. 22nd Street Historic District  
Dubuque County, Iowa

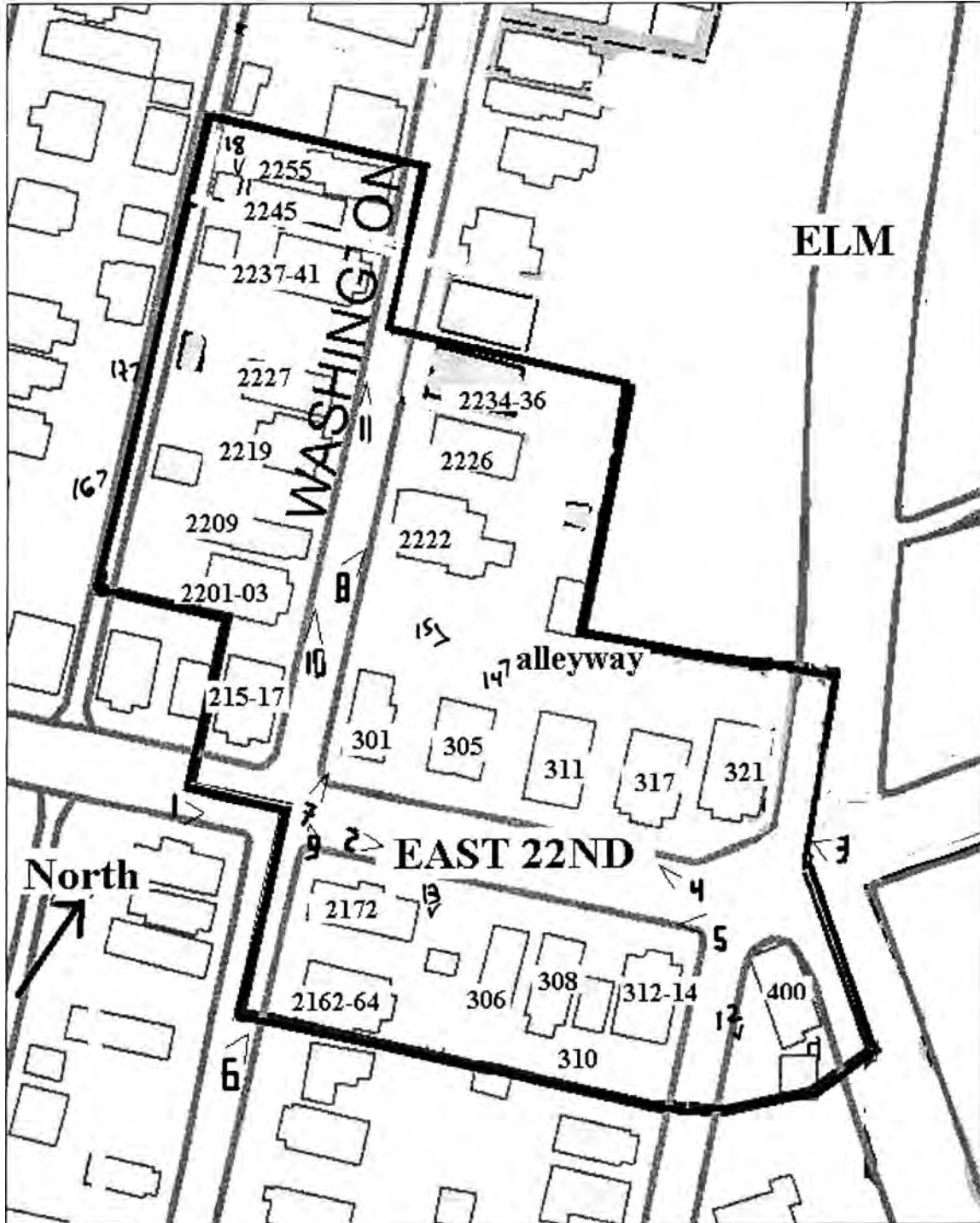


Figure 10: Photo vantage map (City of Dubuque, 2009, annotated)

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National Park Service

# National Register of Historic Places Continuation Sheet

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Washington Street and E. 22nd Street Historic District  
Dubuque County, Iowa



Figure 11: Aerial district map (Iowa Geographic Map Server: <http://ortho.gis.iastate.edu>, 2009)

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Washington Street and East 22nd Street Historic District

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: 11000052

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.



Washington Street and E 22nd Street Historic District  
Dubuque, Dubuque County, Iowa

Photo # 12

12/22/18 022 400e22ndrearse1122210114653-61f3b116.jpg  
K10SK-PLMCT Jacobsen J.M.C.T





Washington Street and E 22nd Street (Historic District)  
Dubuque, Dubuque County, Iowa

Photo #13

12/22/10 019 2172washarsee122210114502-2d7275f3b.jpg  
KIOSK-PLNDCT Jacobsen Jim



Washington Street and E 22nd Street Historic District  
Dubuque, Dubuque County, Iowa

Photo # 14

12/22/10 001  
KIOSK-PLNDCT  
cbsarrear222bosh;122210114701-63eb177d.jp9  
jacobson jim



Washington Street and E 22nd Street Historic District  
Dubuque, Dubuque County

Photo #15

12/22/10 004 317-311e22m@earse:122210114634-008b5e0.jpg  
KIOSK-PLMKT  
jacobson.jim



Washington Street and E. 22nd Street Historic District  
Dubuque, Dubuque County, Iowa

Photo #16

12/22/10 008

2209437

shrearne;122210114513-ba141414f.jpg

KIOSK-PLDCT

Jacobson Jim





Washington street and E 22nd street Historic District  
Dubuque, Dubuque County, Iowa

Photo #17

12/22/10 018 2215washingtonne112210114522-27cfc95a.jpg  
K10SK-PLNDCT Jacobsen Jim



Washington Street and E 22nd Street Historic District  
Dubuque, Dubuque County, Iowa

Photo #18

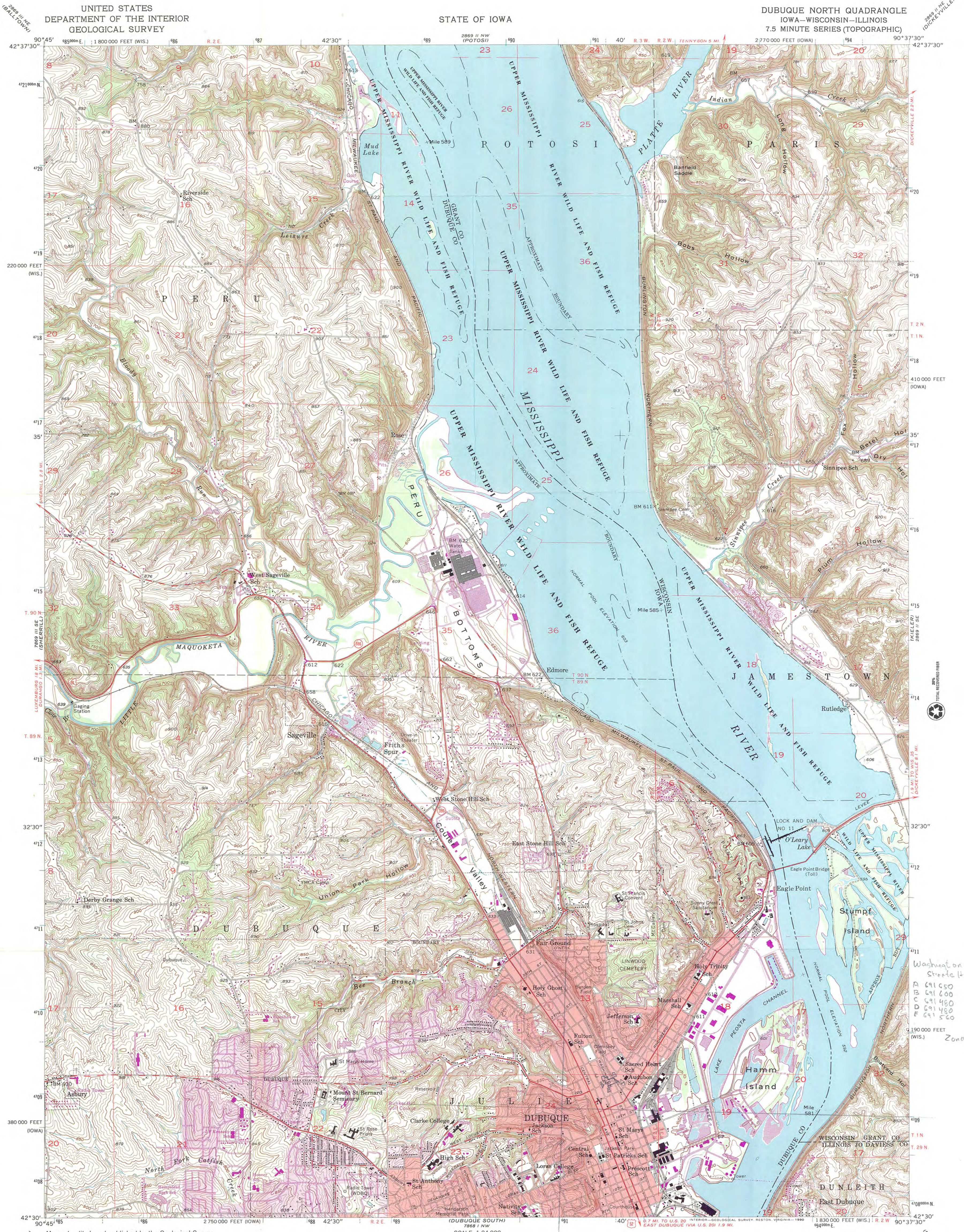
12/22/10 012  
KIOSK-PLNDCT  
2227wasthsearset122210114552-053ae004.jpg  
jacobsen jim

### Missing Core Documentation

<b>Property Name County, State</b>	<b>Multiple Property Name</b>	<b>Reference Number</b>
Washington Street and East 22 <sup>nd</sup> Street Historic District Dubuque, Iowa	Dubuque, Iowa MPS	11000052

The following Core Documentation is missing from this entry:

- Nomination Form
- Photographs (#1-11)
- USGS Map



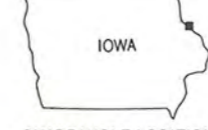
Mapped, edited, and published by the Geological Survey  
Control by USGS, USC&GS, and USCE  
Topography from aerial photographs by photogrammetric methods  
and in part by U. S. Corps of Engineers  
Aerial photographs taken 1954. Field check 1956  
Polyconic projection. 1927 North American datum  
10,000-foot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

Map photoinspected 1978  
No major culture or drainage changes observed

SCALE 1:24 000  
CONTOUR INTERVAL 10 FEET  
DOTTED LINES REPRESENT 5-FOOT CONTOURS  
NATIONAL GEODETIC VERTICAL DATUM OF 1929  
THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS  
FOR SALE BY U. S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092  
IOWA GEOLOGICAL SURVEY, IOWA CITY, IOWA 52240,  
WISCONSIN GEOLOGICAL AND NATURAL HISTORY SURVEY, MADISON, WISCONSIN 53706,  
AND STATE GEOLOGICAL SURVEY, URBANA, ILLINOIS 61801  
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST



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



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

Washington and East 27th  
Streets Historic District

A	691 650	4709 320
B	691 600	4709 370
C	691 480	4709 380
D	691 480	4709 330
E	691 560	4709 280

Zone 15  
G 190 000 FEET (WIS.)



STATE  
HISTORICAL  
SOCIETY of  
IOWA

A Division of the Iowa Department of Cultural Affairs

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