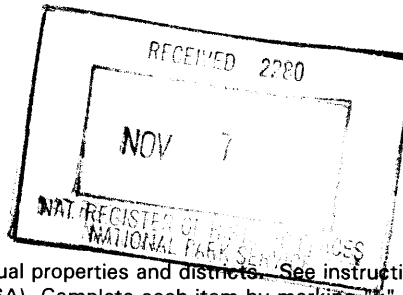


**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Registration Form**



1/5/01

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

**1. Name of Property**

historic name The Ziepprecht Block

other names/site number

**2. Location**

street & number 1347-53 Central Avenue [N/A] not for publication

city or town Dubuque [N/A] vicinity

state Iowa code IA county Dubuque code 061 zip code 52004

**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).

Howell G. Lake  
Signature of certifying official/Title

October 31, 2002  
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:)

Edson R. Beall  
Signature of the Keeper  
12/30/02  
Date of Action

The Ziepprecht Block  
Name of Property \_\_\_\_\_

Dubuque County, Iowa  
County and State

**5. Classification**

**Ownership of Property**

(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

**Category of Property**

(Check only one box)

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

**Number of Resources within Property**

(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
1	0	buildings
		_____ sites
		_____ structures
		_____ objects
1	0	Total

**Name of related multiple property listing**

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

N/A \_\_\_\_\_

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

\_\_\_\_\_ N/A

**6. Function or Use**

**Historic Functions**

(Enter categories from instructions)

Commerce/Trade/ specialty store \_\_\_\_\_

Commerce/Trade/ department store \_\_\_\_\_

Domestic/multiple dwelling \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Current Functions**

(Enter categories from instructions)

Commerce/Trade/business \_\_\_\_\_

**7. Description**

**Architectural Classification**

(Enter categories from instructions)

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

\_\_\_\_\_

\_\_\_\_\_

**Materials**

(Enter categories from instructions)

foundation--stone \_\_\_\_\_

walls--brick \_\_\_\_\_

roof--asphalt \_\_\_\_\_

other \_\_\_\_\_

**Narrative Description**

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

**8. Statement of Significance**

**Applicable National Register Criteria**

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

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

**Criteria Considerations**

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

Property is:

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

**Narrative Statement of Significance**

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

**9. Major Bibliographical References**

**Bibliography**

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

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

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

**Areas of Significance**

(Enter categories from instructions)

Architecture

**Period of Significance**

1888

**Significant Dates**

1888

**Significant Person**

(Complete if Criterion B is marked above)

**Cultural Affiliation**

N/A

**Architect/Builder**

Architect not identified, masonry work by Freeman, Hart & Co., Chicago

**Primary location of additional data:**

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

Name of repository:

Ziepprecht Block  
Name of Property

Dubuque County, Iowa  
County and State

### 10. Geographical Data

**Acreage of Property Less than one acre.**

#### UTM References

(Place additional UTM references on a continuation sheet.)

1 [1]5] [6]9]1]7]3]0] [4]7]0]8]3]8]0]  
Zone Easting Northing

2 [ ] ] [ ] ] [ ] ] [ ] ] [ ] ] [ ] ] [ ] ]  
Zone Easting Northing

3 [ ] ] [ ] ] [ ] ] [ ] ] [ ] ] [ ] ] [ ] ] [ ] ]

4 [ ] ] [ ] ] [ ] ] [ ] ] [ ] ] [ ] ] [ ] ] [ ] ]

See continuation sheet

#### Verbal Boundary Description

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

#### Boundary Justification

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

### 11. Form Prepared By

name/title James E. Jacobsen

organization History Pays! Historic Preservation Consulting Firm date October 21, 2002

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

city or town Des Moines state IA zip code 50312

#### 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 Dubuque Bank & Trust

street & number 1398 Central Avenue, P.O. Box 778 telephone 563-589-2158

city or town Dubuque state IA zip code 52004

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

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

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

# National Register of Historic Places Continuation Sheet

Section number 7 Page 1

Ziepprecht Block

Dubuque, Iowa

7. Narrative Description:

The Ziepprecht Block (1888) is architecturally significant as a well-preserved example of a double storefront, three-story commercial block, designed using a transitional Italianate commercial style (the heavy projecting cornice, the rounded pediment) with both Second Empire (the paired larger window forms) and Queen Anne (the three-sided bays) influences. The façade is an elaborate design, given the early use of matching bays in the lower corners, the fancy carved or cast stone lintels, and the decorative broad banding and inserts. The cast iron storefront survives intact and one c.1920s prism glass transom remains intact.

Architectural historian Richard Longstreth would categorize this design as a two-part commercial design, one that combines a storefront level with one or more floors above it. The plan includes a three-story front core with a plan of 51x68 (with 3,468 square feet on each level), and a single story rear addition (32x51 plan, containing 1,632 square feet on the basement and ground floor levels).



Figure 1: Ziepprecht Block, 1888, view northwest

The block is a double storefront and the façade design arrangement consists of two identical half facades in a mirror-image arrangement. A broad slightly recessed wall plane, bordered by side pilasters and a projecting parapet

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# National Register of Historic Places Continuation Sheet

Section number 7 Page 2

Ziepprecht Block

Dubuque, Iowa

wall base, defines each half façade. Four windows on each of the two floor levels, are placed in pairs, the outermost sets by different and linked lintels, the innermost are actually joined and are capped with a single broad semi-elliptical lintel. A three-sided bay window substitutes for the outermost window sets on the second floor.

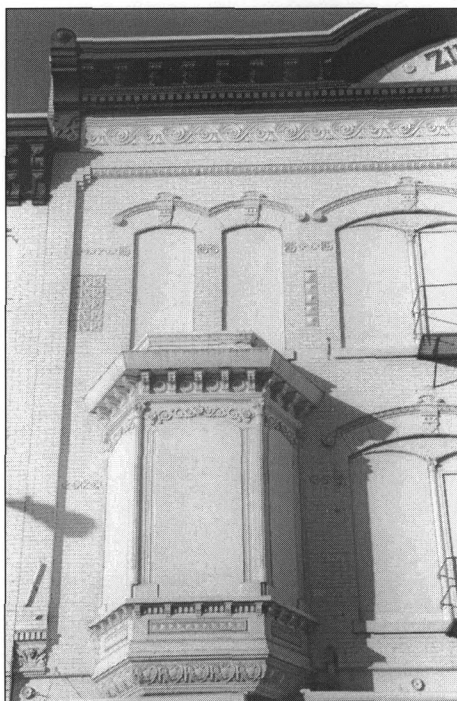


Figure 2: Upper façade detail, view west

Cast stone lintels are highly ornamented with scrolled projecting caps and key stones. Sills are of plain cast stone. Terra Cotta decorative inserts form vertical panels on either side of the third floor windows, and a belt course traces the base of the spring stone level. On the second story only the belt course is employed. The bays feature egg and dart bases, inset panels, a bracketed sill, ornamented semi-circular lintels, and a heavily bracketed cornice. A mansard roof tops the whole.

The cornice and pediment (Figure 3) are the dominant upper façade components. The pressed metal cornice line is broadly projected, with a denticulated fascia, modillions, and a curved central pediment that is incorporated into the parapet front. A rounded name and date stone bears the words “ZIEPPRECHT” and the date “1888.” An unusual broad metal scroll molding panel forms the top of the parapet base.

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**National Park Service**

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**Continuation Sheet**

Section number 7 Page 3

Ziepprecht Block

Dubuque, Iowa

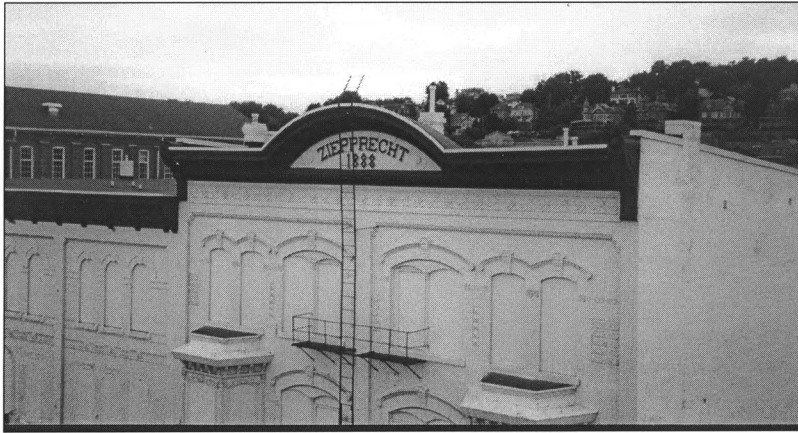


Figure 3: Cornice and pediment, view southwest

The north sidewall is blank (Figure 4). Two in-wall chimneys project from each end of the wall. The back or west wall (the upper two stories) is fully fenestrated with a combination of narrow and broader semi-segmental window openings. Both floors had full-width balconies, which ran beneath the openings and in the center of each floor level, two doors exited onto these balconies. There is a single-story brick rear addition. The alleyway back wall (west) has the same variety of sizes of windows. Atop the rear addition, on the southwest corner, is a most curious raised room. The south and west walls are of brick, but the others are of frame. There is a shed roof. The interior of this room indicates its use as a smokehouse.

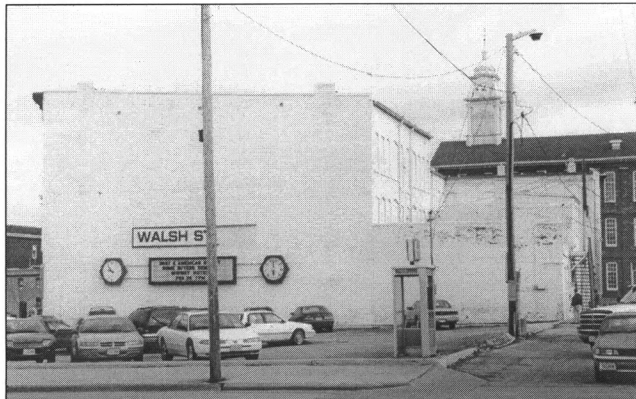


Figure 4: North wall and rear addition, view south (photo by J. Jacobsen).  
The City Hall is visible in the right background.

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**National Park Service**

# National Register of Historic Places

## Continuation Sheet

Section number 7 Page 4

Ziepprecht Block

Dubuque, Iowa

### Architectural Context:

There are five other comparable examples of the double storefront, three-story business block of the middle-1890s in downtown Dubuque. There is one two-story example. All of these are grouped due to the presence of a dominant centered raised pediment, either triangular or half-round in profile. Most of the pediments bear the building name or date, or at least the date.

The C. Muntz Block at 1523-37 Central dates to 1888. The pediment is rounded. The storefront has been replaced and there are no bays in the design. The unnamed block at 1131-35 Main Street dates to c.1885 and features twin elongated bays. The unnamed block at 1071 Main Street has a triangular pediment (and pre-dates 1891) and a centered bay window. The O'Neill Block, 103-07 Main Street, dates to 1884 and has a small triangular pediment with corner pylons. The façade brickwork on this building is singular. The brick arches wrap around the upper sashes and terminate midway on the window opening. The lower sash is flanked by a projecting wall base that curves out just below the arch base, and forms a second wall plane line along the base of each of the two upper floors. The John Bell block (the other John Bell, a local contractor, see nomination for the John Bell Block, 1301-07 Central Avenue unnamed block) at 470 Central has a large rounded pediment and twin bays. It dates to 1892. The two-story example is located at 1655 Central and dates to 1876. It has upper level bays and a large rounded pediment (name and date).

Collectively these seven buildings represent the once-common double storefront, two or three-story commercial block design form with an elaborate metal cornice, surmounted by a centered oversized pediment. This form developed as early as the late 1860s in the city. All of these examples post-date the mid-1880s however. A survey and evaluation project is currently underway to determine which of these examples warrant an individual National Register evaluation rating. All of them would be deemed as contributing properties within a historic district, and it is probable that all will also be judged to be individually eligible based on both architecture and history. These eligibility ratings will be based both on architecture and history. These distinctive buildings comprise many of the earliest surviving intact commercial storefronts in the downtown. The address ranges also reflect the fact that they are scattered fairly broadly within the downtown. Just two examples, including the subject property, are located north of 13<sup>th</sup> Street. Two are located in the middle of the downtown, both on Main Street. Three more are below Fifth Street.

The Ziepprecht Block is recommended as being individually eligible on the basis of its highly ornamental design, particularly the bays, its excellent level of integrity both on the storefront and upper floor levels, and the fact that its northward location represents the up-building of the Clay/Central Street portion of the downtown.

### Plan and Materials:

The building has a yellow limestone foundation, basement walls, and brick exterior and interior load-bearing walls. The plan consists of two bays and each bay is further supported by rows of 10x10 heavy timber columns which



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# National Register of Historic Places

## Continuation Sheet

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Ziepprecht Block

Dubuque, Iowa

run down the center line of each bay. These columns support 10x12 timber beams. Wooden joists measure 2x12 and are set 16 inches on center. The joists are set into the stone walls and stone infills the voids between them.

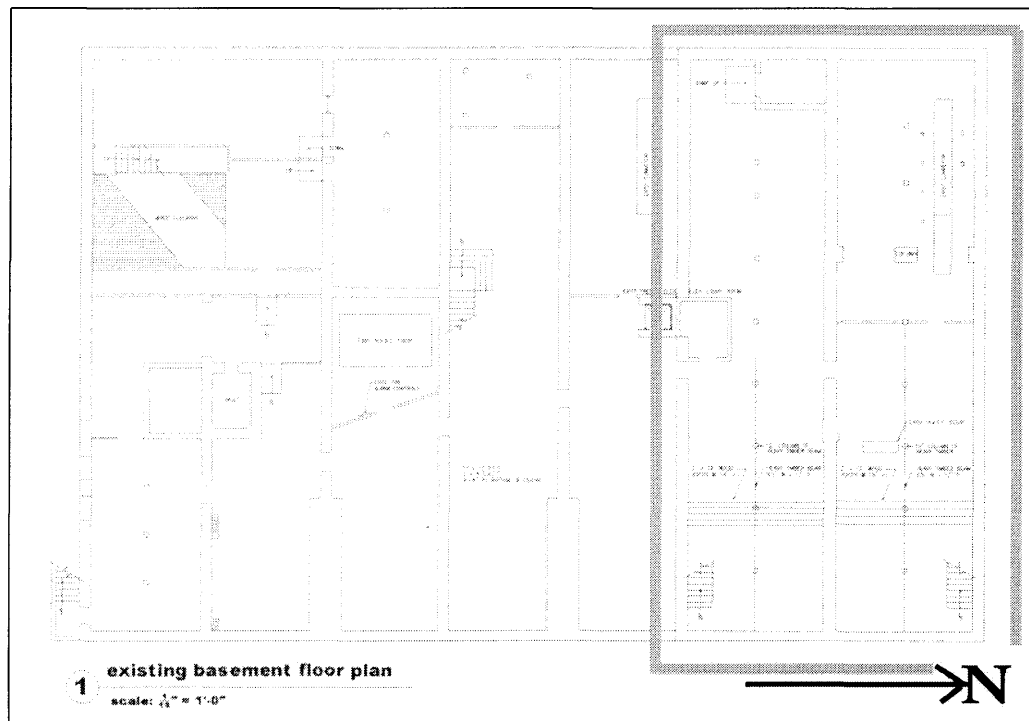


Figure 5: Current basement plan (the Ziepprecht Building is highlighted)

The 1891 Sanborn Map (Figure 23) indicates that only the southern half of the building originally extended (in single story form) back to the alley. Figure 5 and an inspection of the basement confirm this. The stone wall remnants near the back of the northernmost bay mark where a stone wall was removed and the back of the plan extended sometime between 1891 and 1909, by which time it was present. There is a window with carved stone sill extant in the north rear wall of the southern bay. Originally this window looked out into a sunken courtyard. This same arrangement occurred in the John Bell Block, immediately south. Basement window openings, now sealed, originally had window wells along the building frontage.

There is every design indication that the Bell and Ziepprecht blocks were coordinated in their massing and design. They likely had a common architect and likely a common builder, although ownership was not the same. The Ziepprecht Block is slightly taller. Its floor levels from basement to third floor measure nine feet, 13 feet, 12 feet and 11.6 feet respectively, for a total of 41 feet from ground to the parapet base. The John Bell Block is a half-foot shorter on the second floor and is credited with a 40.6 feet high facade. Obviously the vertical difference is more pronounced, with the Ziepprecht Block's third floor being more than two feet above that of the Bell Block. Today ramps enable one to pass from building to building.

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Ziepprecht Block

Dubuque, Iowa

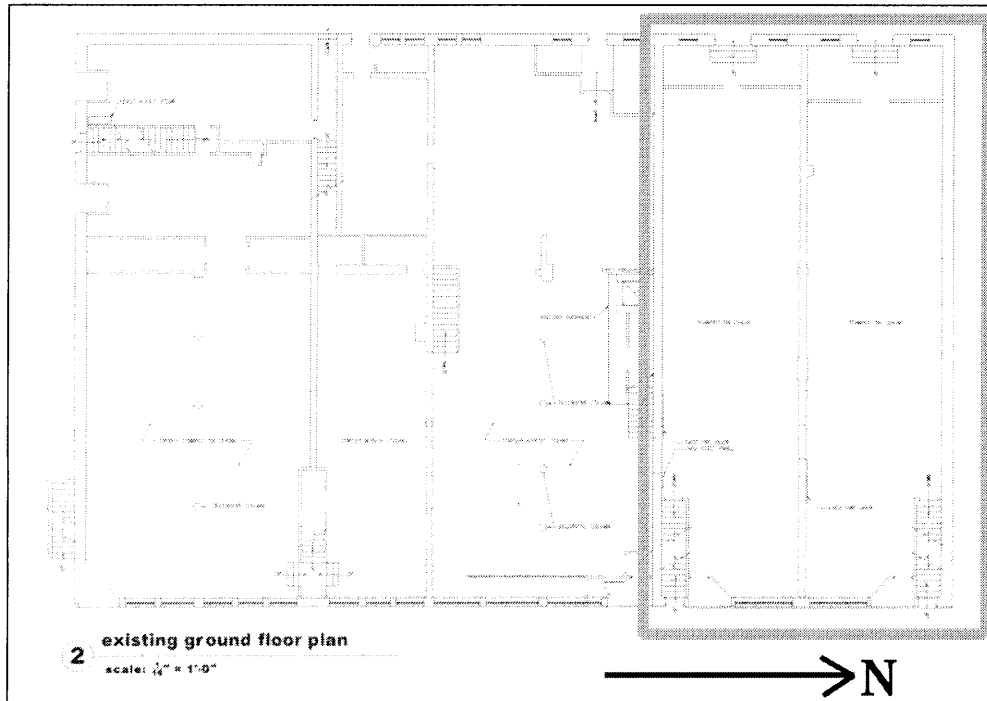


Figure 6: Current ground floor plan (the Ziepprecht Building is highlighted)

The original storefront entrances were centered in each bay. The current angled side entrances probably date from the early 1920s. Both storefronts are quite narrow, given the side stairways, which reduce the width of the bay front. The stairways are original to the plan and serve the upstairs apartments. The basement stairs are beneath the ground floor ones. Trim work around the basement stair doors includes corner blocks and corner guards on the plasterwork. Both store bays retain their original pressed metal ceilings (Figure 7). The southern storefront is very well preserved, retaining a prism glass transom and probably additional storefront components. The store areas indicate the presence of stovepipe holes. The rear alleyway exits both have steps up to egress the building. The southern bay has a structural support beam that is incorporated into the decorative metal ceiling. This projecting beam supports the back wall of the three-story portion of the building. This feature is absent in the northern bay (this is the point where the single story rear wing was added after initial construction) so the support system must be above the ceiling level. A sliding metal fire door and passageway now links the two store bays.

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# National Register of Historic Places Continuation Sheet

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Ziepprecht Block

Dubuque, Iowa



Figure 7: metal ceiling and cove molding, southern half of plan, view north

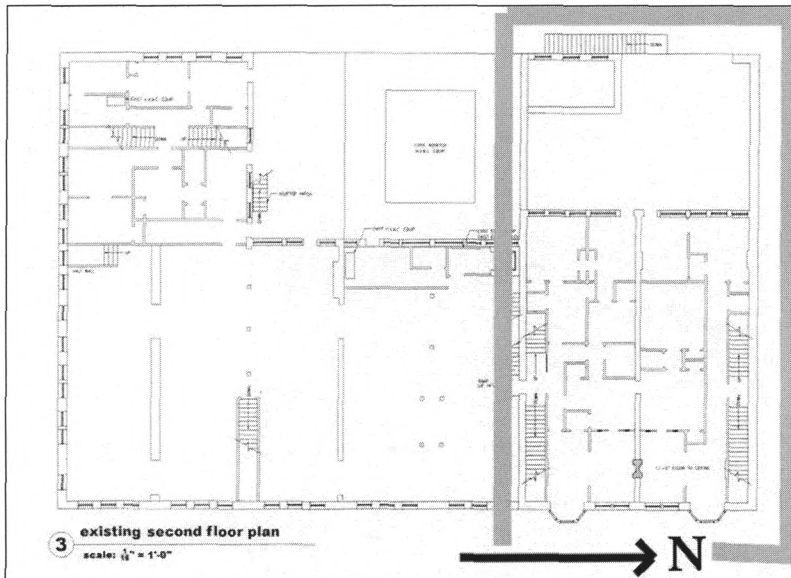


Figure 8: Existing second floor plan (the Ziepprecht Building is highlighted)

The Ziepprecht Block contains four elongated apartment plans on its upper two floors. The second floor units are slightly fancier, given the presence of the two bays and working fireplaces (the third floor had gas fireplaces, Figures 9 and 10). The second floor apartment plans are elongated, with exits onto the stairway landing midpoint in the layout. Side halls parallel the stair halls and link the layouts. Rear doors exited out onto west-facing covered

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Ziepprecht Block

Dubuque, Iowa

balconies. The southern apartment plan has smaller chambers due to the inclusion of a secondary interior hall. In both plans the kitchen and dining room were probably at the back (west end) with bedrooms in the center of the plan. A hall parlor arrangement filled the front of the plan. Sliding doors (Figure 10) separated the parlor and bedrooms. Note the fireplace location in the interior support wall. Separate in-wall flues served the basement and ground floor heating systems originally (Hunter, p. 234; Binney, pp. 110-11).

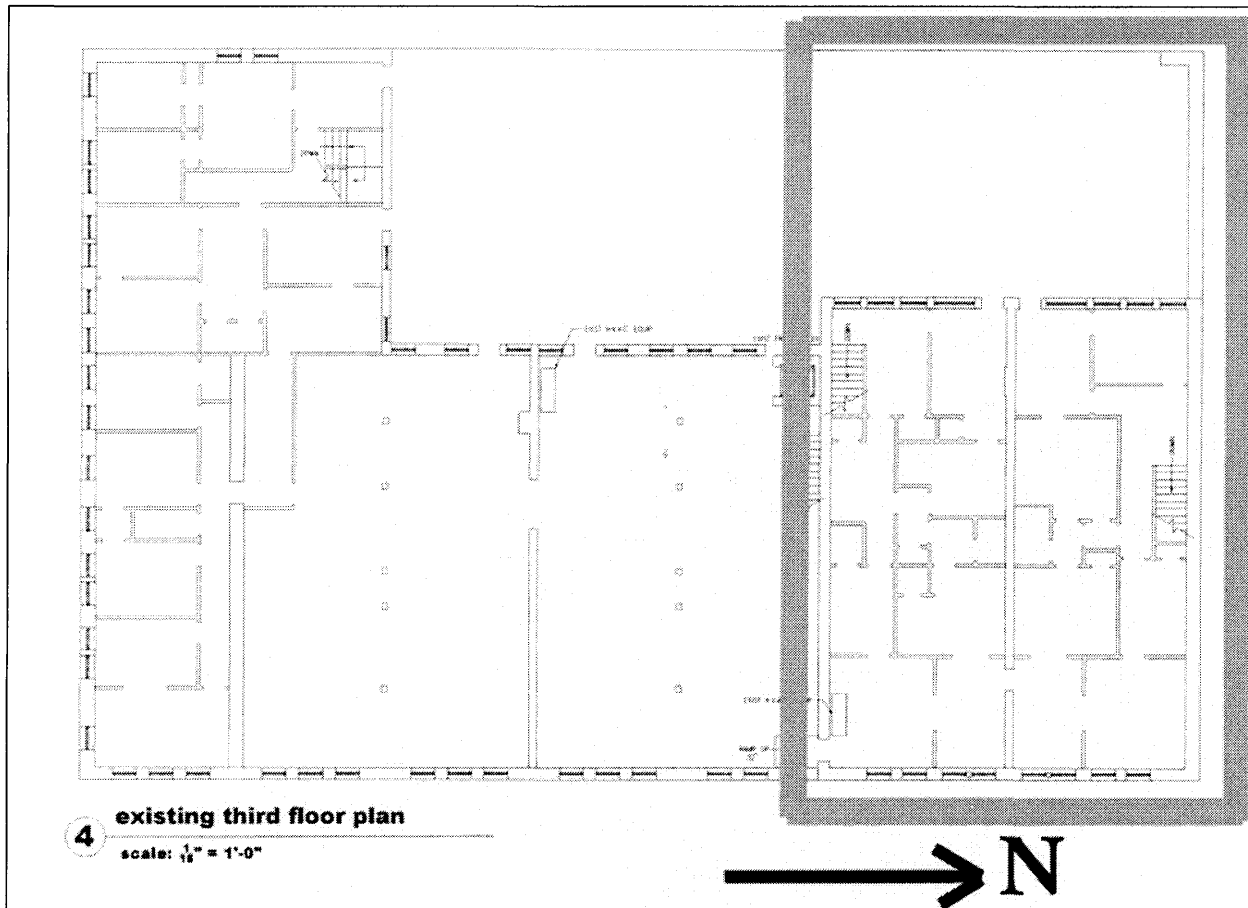


Figure 9: Existing third floor plan (the Ziepprecht Building is highlighted)

On the third floor level, the stairways intrude into the apartment layouts at the back of each plan. The stairway location in Figure 9 is incorrect, the southern stair location should match that in the north bay. The front hall and parlors in each unit are larger given the lack of intruding stair halls, but as noted, these are plainer in their ornamentation with no sliding doors, faux fireplaces and no bay windows.

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Zieprecht Block

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Figure 10: False or gas Fireplace, third floor apartments



Figure 11: Working fireplace and sliding door, second floor, view northeast

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Ziepprecht Block

Dubuque, Iowa



Figure 12: Stair hall detail, enclosed stairwell

The southern second floor stair hall (Figure 12) was left open originally. Historical records indicate that the Ziepprecht family initially occupied both floors and the two units were unified. This meant that third floor passersby would have passed by an open hallway. For whatever reason, this hall was not integral to that unit's plan (and indeed, a secondary hallway is indicated in the room layout). At some point a fairly crude frame wall was added to close off the stair hall. Note the newel post and rail detailing in this image.

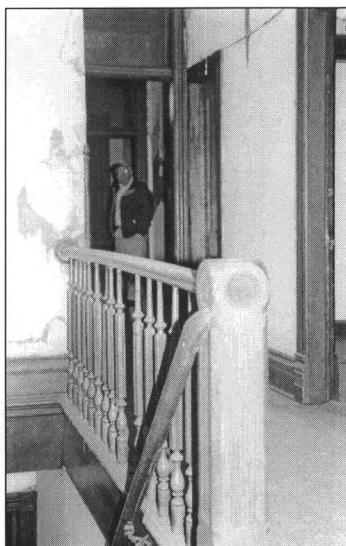


Figure 13: Stairway, newel post and rail, hand rail, third floor, rear of plan, view east

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Ziepprecht Block

Dubuque, Iowa

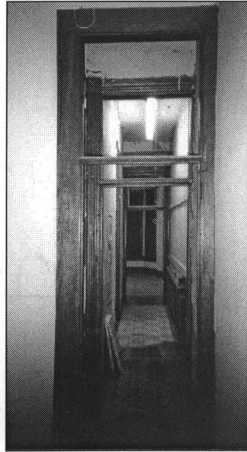


Figure 14: Hall detail, second floor, south unit, view east

Figure 14 depicts the transom and door hallway pattern in the same area depicted in Figure 12. These doors would have fronted on what was a public stair landing originally.



Figure 15: Door with transom lights, third floor, southwest corner of north apartment, view southwest  
(Photo by J. Jacobsen)

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**Continuation Sheet**

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Ziepprecht Block

Dubuque, Iowa

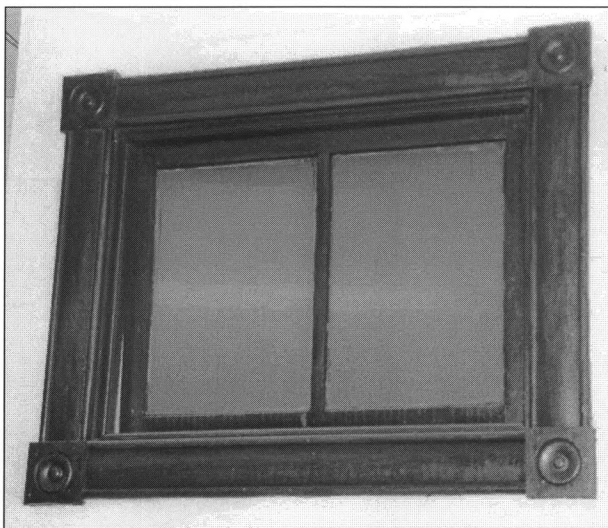


Figure 16: Single transom light with elaborate trim work (Photo by J. Jacobsen)

Location and Setting:

The building is located immediately north of the City Hall, a remarkable Italianate style landmark that was designed by architect John Rague and built in 1857. The city hall's open area long served as an open market area. Clay Street, now Central, developed as a major commercial arterial over time.

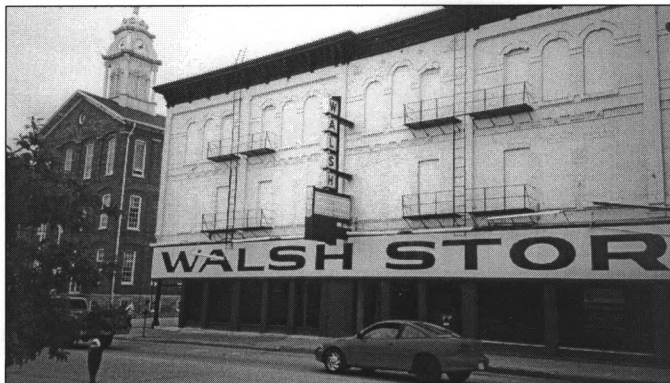


Figure 17: View to southwest, City Hall in left background



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Zieprecht Block

Dubuque, Iowa

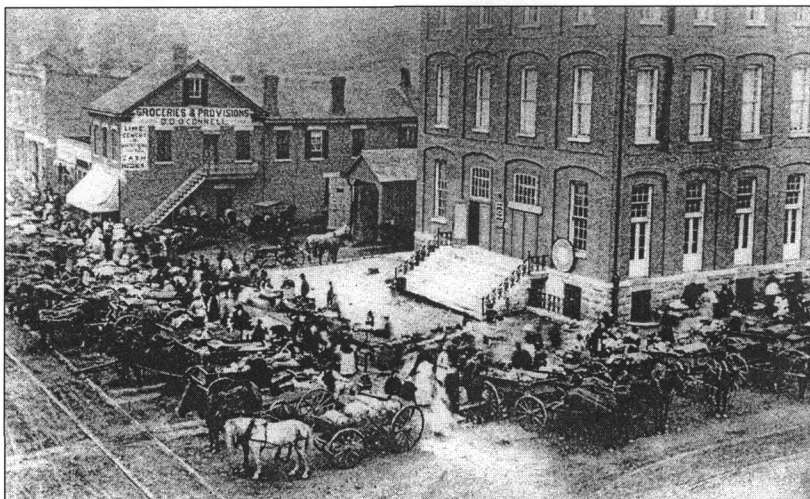


Figure 18: City Hall market, c.1880, view southwest. Note streetcar tracks on Clay (now Central).



Figure 19: Both buildings, view to the southwest

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Ziepprecht Block

Dubuque, Iowa



Figure 20: Ziepprecht and German Trust buildings, view to southwest

The building in the distance is the oldest surviving school building in the city. It also dates to 1857 and was designed by architect John Rague. The other buildings on the subject block have been demolished or are in the process of being demolished. To the east, across Central Avenue, there is a new bank and parking lot and to the northeast, the second Iowa Trust Bank building.



Figure 21: general rear view of building, viewed to southeast.

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Ziepprecht Block

Dubuque, Iowa

## 8. Historical Summary:

The Ziepprecht Block (1888) is architecturally significant as a well-preserved example of a transitional Italianate commercial style (the heavy projecting cornice, the rounded pediment) with both Second Empire (the paired larger window forms) and Queen Anne (the three-sided bays) influences, applied to a 1888 three-story double storefront commercial block (Criterion C, Architecture). This building represents one of a small number of surviving and well preserved mid- to late 1880s commercial double storefront blocks. These buildings, built throughout the entire downtown on its principal business streets, re-built or extended northward the commercial core of the city in the years 1882-1895. The Ziepprecht Block plan substituted four middle class flats for the expected public hall or office levels, and offered an elaborate symmetrical façade design with highly decorated twin two-story rounded bays along with a broad metal cornice and half-round centered pediment cap.

## Downtown Development and Construction Context:

The historic Dubuque downtown was much narrower than it is today. The Mississippi River and sloughs then comprised most of the now filled-in riverfront area. The downtown was particularly narrow and close to the bluffs south of 5<sup>th</sup> Street. As of 1884, Main Street was the key business street, between First and 11<sup>th</sup> streets. Iowa Street, one block east, was principally a warehousing, industrial and jobbing street, up to Eighth, after which it was residential. Clay (now Central) one more block east, was residential and it had the city and county public buildings and several schools. Above 12<sup>th</sup> Street, the east side was much more commercially developed, but there was just a single three-story store between 12<sup>th</sup> and 18<sup>th</sup> streets (1884 Sanborn Map).

### **Dubuque's Improvements.**

This will be one of the greatest building years Dubuque has seen for some time. Buildings of all kinds have been or are being erected in almost every part of the city. In the mercantile region new warehouses are built of splendid size and front; in the retail portion many new stores are erected, particularly on Main and Clay streets and Couler Avenue...All these are evidences of Dubuque's little boom. The hopes of our citizens, and particularly the most active men, are more and more raised for the splendid prospects of the city. Dubuque is going forward and no mistake.

*(Herald, September 26, 1886).*

By 1891, by which time the subject building was three years old, three major downtown changes had taken place since 1884. First, the completion of a Mississippi River vehicular bridge had commercialized Seventh Street, transforming it into the new principal gateway into the city from the east. Several new hotels line the street. Main Street was substantially rebuilt, within the same area, and its buildings were solidly three-stories in height south of Ninth Street. Along Clay, the subject block between 13<sup>th</sup> and 14<sup>th</sup>, was now solidly occupied by stores, but only the John Bell (1886, immediately south) and Ziepprecht (1888) blocks were three stories in height. Clay between 15<sup>th</sup> and

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**Ziepprecht Block**

**Dubuque, Iowa**

17<sup>th</sup> streets was less intensely commercialized, more so on the east side of the street. North of 17<sup>th</sup> Street, three-story blocks predominated (1891 Sanborn Map).

The Bell and Ziepprecht blocks anchored the southern end of this Clay Street commercial development. Chris Voelker, onetime city mayor and an important builder/developer, was the first to build a substantial block at Clay and 13<sup>th</sup> in 1879, on the northeast corner, across the street from the Bell Block. That was the same year that the *Herald* declared the city's downtown as being "past its infantile condition." The years 1879-82 were record years in new construction. Much of the Clay Street improvement was preceded by substantial commercial building construction along Couler Avenue, the northern extension of Clay above 18<sup>th</sup> Street (*Herald*, January 1, 1880).

The Bell Block also represented an up-building of key cross streets along Clay, 13<sup>th</sup> and 14<sup>th</sup> Street. As early as 1876 the *Herald* observed "Fourteenth street has been fortunate. From an uncouth, rough roadway two or three years ago, it has been metamorphosed into one of the most handsome and desirable streets in the city." Capitalist John Bell, the later builder of the subject block, was a leader in this movement. That same year (1876) partners Bell & Ryder built a combination store and seven unit tenements at the northwest corner of 13<sup>th</sup> Street and Iowa, one block west of the future Bell Block site. The tenements were modern, were for middle class tenants, and cost \$16,000. Capitalist W. H. Peabody built a row of six brick tenements on 14<sup>th</sup>, to the north, for \$12,000. Bell also added a storage room behind Putnam & Jones' store, on Iowa Street, and improvements to a store on Iowa between 12<sup>th</sup> and 13<sup>th</sup> streets (*Herald*, December 2, 1876 April 27, 1886 and January 1, 1887).

The year 1886 the beginnings of a most notable improvement, that of a vehicular bridge over the Mississippi River. The stock company project started as a pontoon bridge design, with a draw, and by September was transformed as the permanent "High Bridge" and work on its construction began that same month. The bridge opened on November 26, 1887. The building season had an early start, in middle April. A building boom was on by mid-year, mostly in the form of residences, but many new business blocks were under construction. By mid-June, Novelty Iron Works had orders for 60 cast iron columns for new stores and business blocks. Ironwork for house building exceeded all other orders at the plant (*Times*, May 18; September 17, 1886; *Herald*, June 11, 1886).

During 1887, five new store buildings were constructed north of 10<sup>th</sup> Street along Clay, Iowa and Washington streets. The next year, this number grew to nine new buildings, including the Ziepprecht Block. This was the year that the massive Julien Hotel was rebuilt, occupying an entire half-block on Main Street near its south end. Countervailing influences early in the year were the failure of the Commercial National Bank on March 23 (there wouldn't be another such failure in the city until 1932) and a mechanics strike. Edward Keas revised his plans to build a double house at Iowa and 13<sup>th</sup>, and instead combined a double storefront with flats. The building up of Clay Street, between 10<sup>th</sup> and 18<sup>th</sup>, would continue through the mid-1890s.

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Ziepprecht Block

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Figure 22: The newly completed John Bell Block, c.1887, view northeast 1890  
(Courtesy Center for Dubuque History, Loras College)

Figure 22 depicts the first Ziepprecht building, barely visible immediately to the right (north) of the new Bell Block. The Ziepprecht Block design was patterned somewhat after that of the Bell Block, with matching storefront scale, and similar cornice and window set patterning. It accomplished a bit of one-upmanship however by means of a higher elevation and a larger pediment.

### Henry Ziepprecht (1826-1887):

Henry Ziepprecht was born in Hesse Cassel, Germany, learned the druggist trade there, and came to America in 1854. He arrived in Dubuque in the spring of 1856. That same year he established his drugstore. His store occupied 1347 Clay (Central) as early as 1868 according to city directories. Ziepprecht died at his 770 West Fifth street residence on May 12, 1887 after an illness of several weeks. The *Times* noted "Mr. Ziepprecht was a strictly honest man, very attentive to his business, and was considered quite wealthy" (*Daily Times*, May 13, 1887; *Herald*, May 13, 1887).

Ziepprecht's life was a hard one. His first wife was Caroline Kompe, who was born in Mecklenburg, Germany. They married in 1857 and had two children, Mary (born c.1858) and Conrad (born c.1860). His wife died in 1864. He remarried in 1870 to Emma Heinlein, also a German native, and they had two children, a son Leo (born c.1871) and another child, William (born c.1879). Emma and the infant child were both drowned in the mid-1880s. Three children survived. Ziepprecht resided in his later years with a sister, Mary Heinland (born c.1818). He had two brothers in the country, living at Prairie du Chien and in Michigan (*ibid.*).

With Henry Ziepprecht's death in 1887, his estate likely passed to his second wife and children. Son Leo and daughter Mary were still at the family home on Fifth Street as of 1888. Mary, aged 31, died of typhoid fever in the family flat at 1347 Clay on July 9, 1890. The notice mentioned only one brother, who then resided in Massachusetts.

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Ziepprecht Block

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Carl William Ziepprecht (not identified) resided in one of the flats in the new Ziepprecht Block (1347 Clay) as of 1896 through 1903. Edward W. Duncan was executor of the Ziepprecht estate and transferred the ownership of the Ziepprecht Block to Carl Ziepprecht and the Young Mens Library Association on October 18, 1901. The Library Association transferred the property back to William C. Ziepprecht on August 21, 1905. Ziepprecht sold the building to the Dubuque Bank & Trust under contract in 1975. The property was owned by the Clifford G. Walsh, Inc. as of 1980 and the bank was owner as of 2002 (Dubuque County Assessors data, city directories; *Herald*, July 10, 1890).

The 1870 federal census found Henry, aged 44, living with his first wife and two children, his sister and a servant. The 1880 census found the same couple and their four children living together. Henry is listed as an Apothecary in 1870, with real estate valued at \$10,000, and personal estate worth \$6,000 (1870, 1880 census).

Block Construction History:

The Henry Ziepprecht Estate funded the construction of this impressive three-story double block during the second half of 1888, for a reported cost of \$14,000. Edward Keas completed the building of a three-story brick double storefront building on the southwest corner of Iowa and 13<sup>th</sup> Street during the first half of 1888. Keas' new building was seeking tenants when the Ziepprecht building was being planned and begun. On July 20, 1888, the *Herald* announced that the drugstore in the existing Ziepprecht building, managed by Joseph Wittmer, would occupy one of Kea's storefronts during the building of what was described as a new store that "will be a fine one and an ornament to the city" (*Herald*, April 22, July 20, 1888, December 23, 1888).

Ziepprecht the druggist has moved his stock of drugs into the Keas building on Iowa street opposite the city hall. He will occupy this building until he tears down and rebuilds on his lot on Clay street.

*Daily Times*, July 27, 1888

The Ziepprecht building replacement was belatedly planned well into 1888. As late as April 22, the building permit for the new block was yet to be secured and there was no reference to its planned construction in the list of possible building projects (*Herald*, April 22, 1888).

Work was finally underway by the first week of August, at which time the *Daily Times* reported "The work of tearing down the old Ziepprecht building on Clay near Thirteenth street, will be completed in two or three days. A double brick store will take its place" (*Times*, August 4, 1888).

Good progress is being made on the building under way by the Ziepprecht estate. It will be under roof by the 15<sup>th</sup> inst. and finished early in November. Pressed brick and Terra Cotta trimmings ornament the front. It will be a large, commodious drug store, with flats overhead.

*Herald*, October 3, 1888

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The Ziepprecht building on Clay near the corner of Thirteenth, will be completed about the first of December, if the weather should prove favorable. The front is of pressed brick, which is being laid by Freeman, Hart & Co. of Chicago. They are also doing the terra cotta work.

*Herald, October 7, 1888*

The new drug building erected for the Zeiprecht [sic] estate will be ready for occupancy the latter part of this month. It will be a magnificent structure, a credit to its owner and an ornament to the city, increasing the value of adjoining property.

*Herald, November 4, 1888*

The construction work proceeded swiftly despite the hot summer. It required about two months to complete the excavation, foundation and brickwork. The building work was accident free (a source of additional local comment about construction progress) until the end of November. Early on November 23 a scaffold sixteen feet above ground, collapsed, and threw a number of workers to the ground. Most had slight injuries but a Mr. Fuller suffered "a deep gash cut in the side of his face and another in his right forearm" and possible internal injuries (*Herald, November 24, 1888*).

By mid-December the building was ready for occupancy and a branch confectionary was added to the drug store that would occupy both of the storefronts:

A branch of Dockstader's confectionery has been established in the Ziepprecht block on Clay street, above Thirteenth, for the convenience of uptown people during the holidays. A large stock of Dockstader's celebrated goods will be kept on hand.

The first city directory listings for the new building list only the drug store, so this addition must have served as a department within the drug store layout (*Herald, December 12, 1888*).

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Ziepprecht Block

Dubuque, Iowa

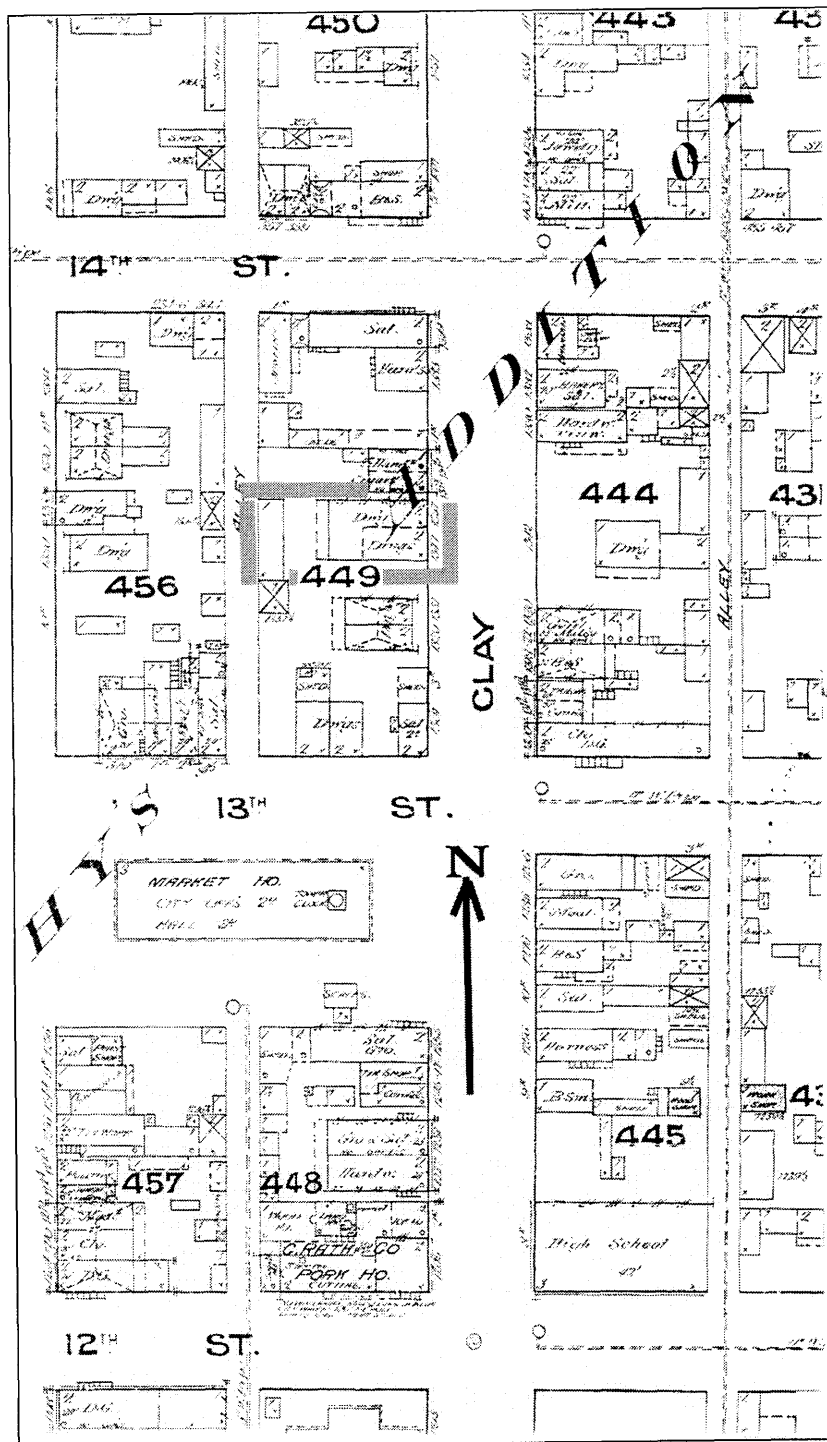


Figure 23: 1884 Sanborn Map (buildings are not yet built, see half block 449)



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Ziepprecht Block

Dubuque, Iowa

Figure 23 depicts City Lot 449 as it appeared just prior to the construction of the Ziepprecht Block. Clay (later Central) Street is sparsely developed, with a mixture of frame and brick storefronts and residences. The latter outnumber the former. H. Ziepprecht was operating a drugstore at 1347 Clay as of 1886-87. His two-story combination storefront (south bay) and residence is centered on the lot. Ziepprecht was deceased by the time his substantial replacement three-story block was constructed on this same property in 1888 (Dubuque City Directory, 1886-87).

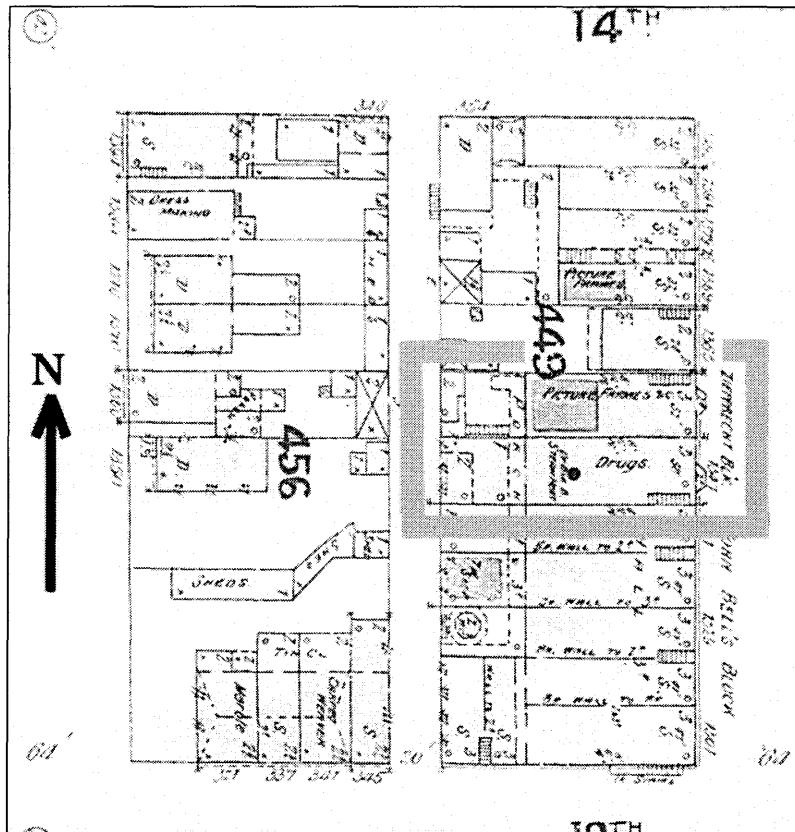


Figure 24: 1891 Sanborn Map (the Ziepprecht Building is highlighted)

Figure 24 depicts the Ziepprecht Block, just three years after its completion and nicely labels the double storefront block with the same title. A drug store fills the southern storefront and the existing building outline is indicated, including the mysterious two-story rear second floor appendage (see Section 7). An art and picture frame firm occupies the northern storefront. There is no rear addition on that bay.

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Figure 25: Wellge, Perspective Map of Dubuque, 1889  
The arrow points to the new Ziepprecht Block.

The 1889 birds-eye drawing (Figure 25) is both accurate and inaccurate with regards to the Ziepprecht Block. The greater height, in contrast to the Bell Block, immediately south is indicated, as is the scale of the building, but the bays and pediment are not depicted (*ibid.*).



Figure 26: Photograph north on Central, c.1890 (Courtesy Center for Dubuque History, Loras College)

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Ziepprecht Block

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Figure 26 shows the Ziepprecht block, complete with a flagpole set behind its pediment front. Clay Street has street car tracks down its center line. Thirteenth Street is in the foreground.



Figure 27: Photograph north on Central, 1918, both buildings visible to the right (courtesy of Center For Dubuque History, Loras College)

Figure 27 depicts the same scene in 1918. The German Bank and Trust bank in the Bell Block, to the south, has dropped its German name (Union Bank and Trust) and sports a patriotic banner. Note that the rest of the block on the west side of Clay has developed only to the two-story height.

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Dubuque, Iowa

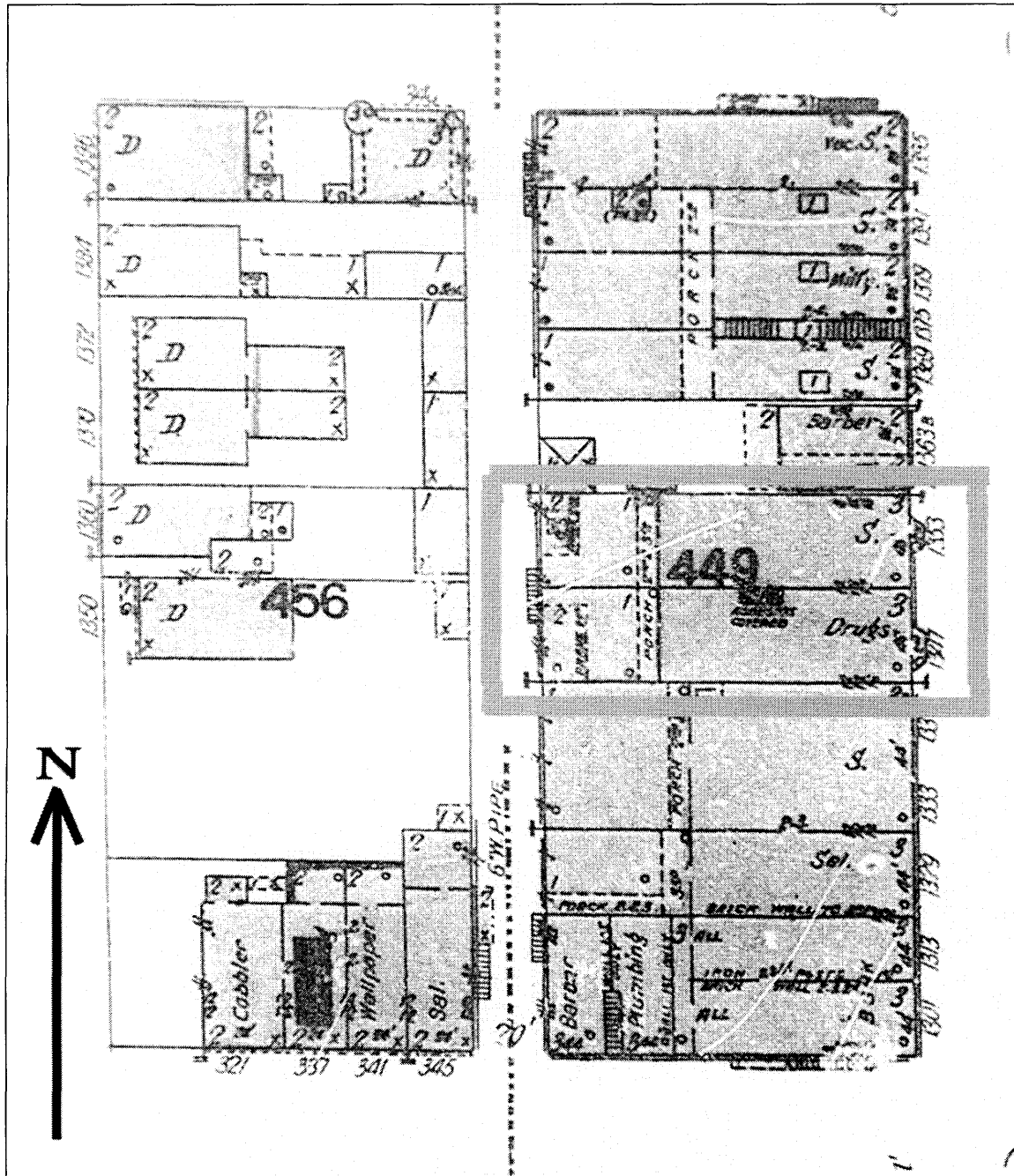


Figure 28: Sanborn Map, 1909 (the Ziepprecht Building is highlighted)

Figure 28 depicts the building as of 1909. A drugstore continues to occupy the southern storefront. The northern bay has been extended back to the alley with a single-story addition and another two-story protuberance

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Ziepprecht Block

Dubuque, Iowa

added atop it. Note also that the large two-story block to the north of the Ziepprecht Block has the same rear multiple balcony arrangement.

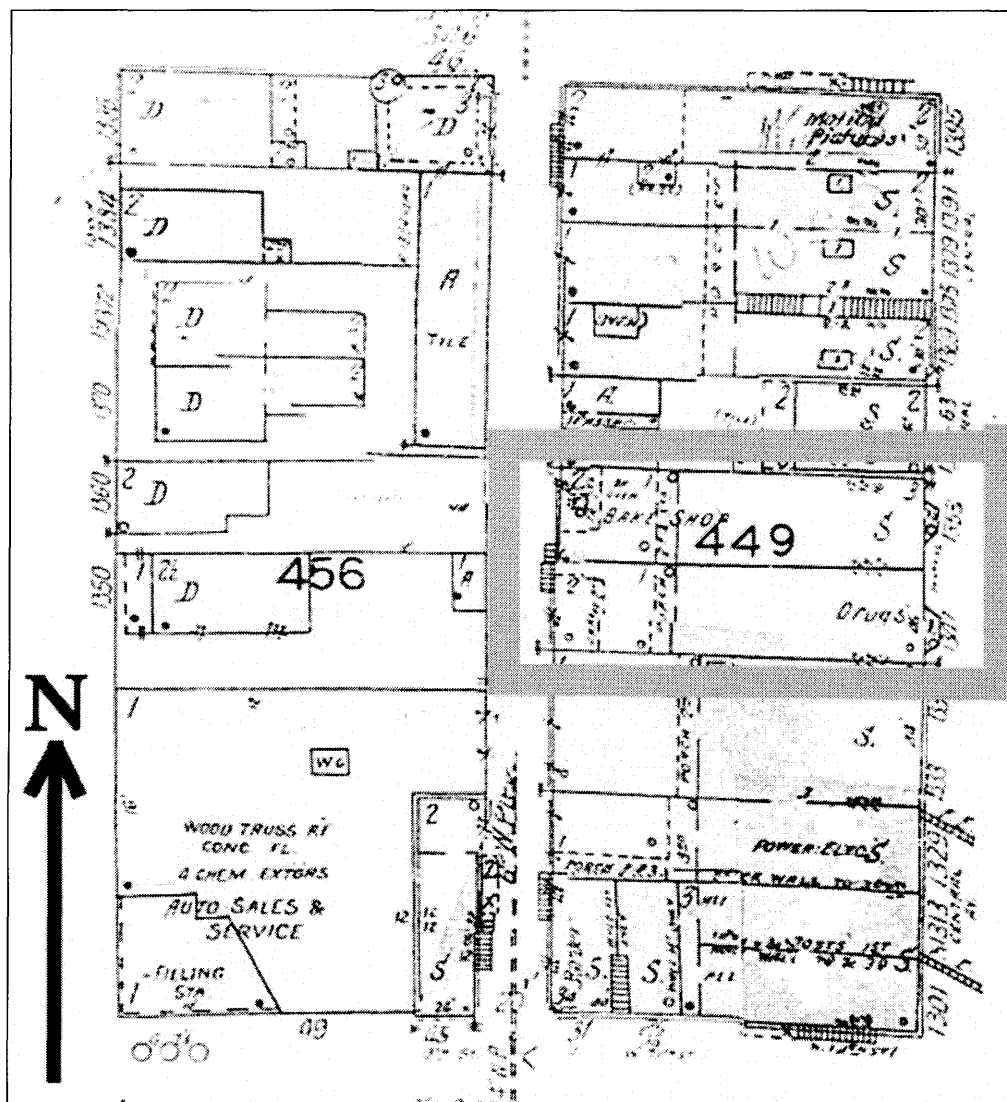


Figure 29: 1909/1936 Sanborn Map (the Ziepprecht Building is highlighted)

Figure 29 locates a drugstore in the southern bay and a bakery in the northern one. Note that the northwest quadrant of the block remains residential.

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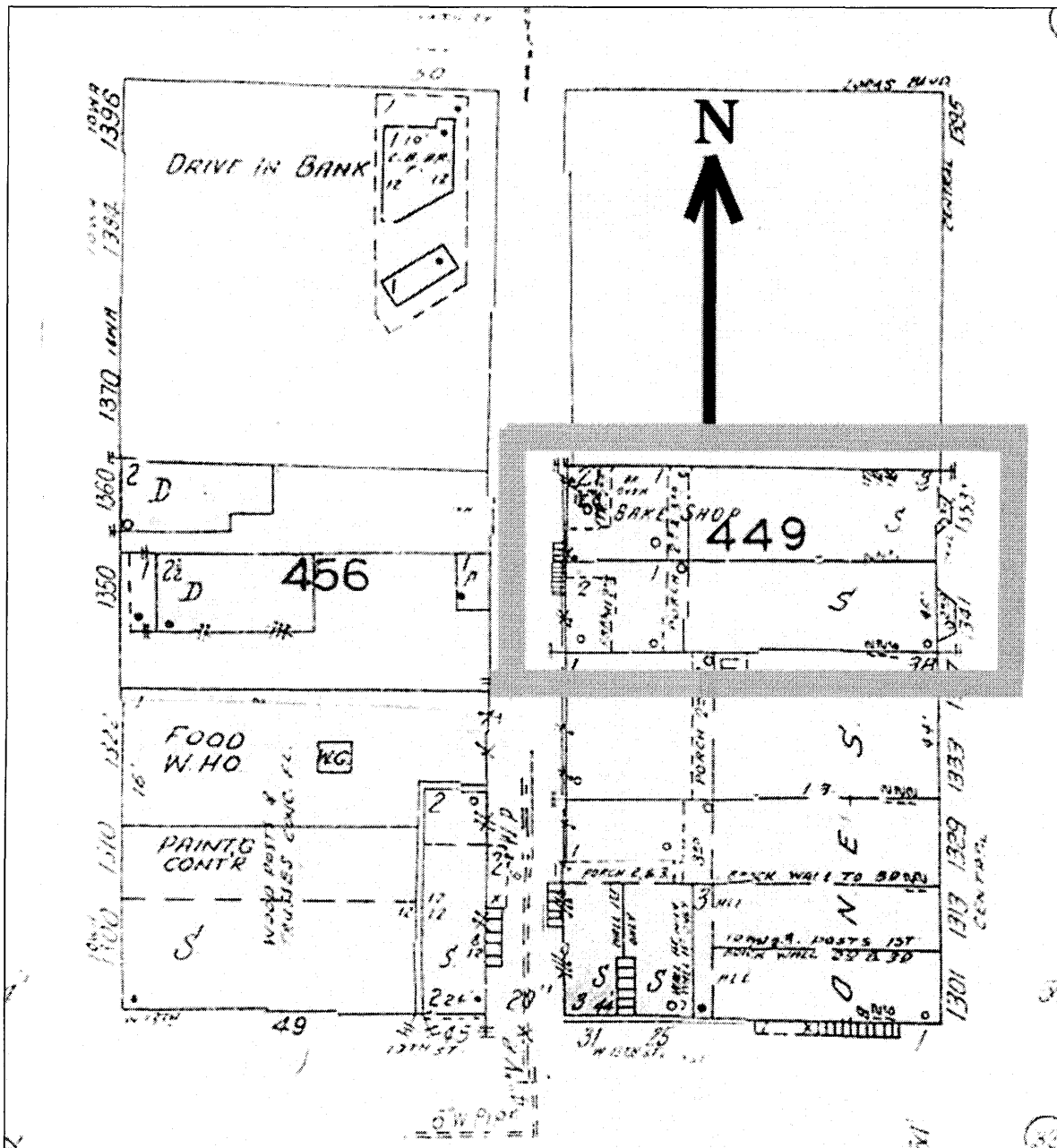


Figure 30: 1909/1966 Sanborn Map

Figure 30 documents the trend of demolishing commercial properties for parking and drive-in banking. The Ziepprecht Block has lost its neighboring buildings to the north.

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Building Tenancy:

**Table I Tenant Firms and Residents**

Date	1347 Clay Commercial tenant	1347 Clay Residences	1353 Clay Commercial tenant	1353 Clay Residences
1888	Joseph W. Wittmer, manager of Ziepprecht Drugstore, drugs, paints, oils, glass			
1890-	same	Leo, Marie Ziepprecht		
1896	J. W. Witmer, druggist	C. William Ziepprecht		
1899	same	same	Rhomberg Bros. wholesale liquors	Robert H. Thompson
1901	same	same	?	Wm. Brandon, Nicholas Elligen, Lucius Warren
1903	same	same	?	Brandon, Granville Davis, Elligen, W. A. Hamilton
1908	same	Carl, W. E. Ziepprecht		
1911	Adam Zillig, drugs Postal substation #8	?	Granville H. Davis & Co. 5 & 10 Cents	Mrs. Susie Traut
1915	Adam Zillig, drugs, paint, soil	Philip Schildknecht, salesman Miss Marg. Thompson, nurse	same	Mrs. Allie Lamb, Mrs. Edith Heiller
1921	same, also Brau Brothers Variety Store	Mrs. Oliver James, wid. Charles Geo. H. Meyer (Mary), Harold, Thomas and Pearl	Paul Henry, 5 & 10 Cents Store	Mrs. Susan Traut, Karl Staufenbeil
1923	same	Mrs. Rosalind Hahn (wid. Christopher) William Brosky (Cora)	?	?
1929	Adam Zillig, drugstore	vacant	Braun's Variety Store	?
1934	same	Miss Emily Hird	Till's Hatchery. Lowell W. Morton, manager	?
1939	Alfred Finch's Pharmacy	Herman Dimke-2, Ernest Halferson-3, John Drucker-4 Leander Kluesner-3, Josephine Tegeler-6	Sutter's Bakery	
1947	same	Herman Dimke-9		
1952	same	same-12		
1955	same	Herman Dimke, furnished rooms		
1960	same	Archie Oneyear	same	Jacob Petry, apt. supervisor-3 units
1965	same	same	same	same
1970	vacant	Chas. J. Burke, Frank Martin Archie Oneyear	same	Mary Bockes
1974	Walsh Stores?	?	same	Mary Bockes (2 <sup>nd</sup> ) Kath. Raines (3 <sup>rd</sup> )
1980	Walsh Stores	vacant	Walsh Stores	?

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*Daily Times*



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10. Additional Documentation:

Geographical Data:

Verbal Boundary Description:

The middle one-fifth of City Lot 449.

Boundary Justification:

The building fully occupies this portion of the lot and has always been historically associated with this parcel.

Photographs:

Photographer: James E. Jacobsen  
Date of photographs: February 21, 2002  
Location of original negative: Property owner

<u>Image:</u>	<u>View:</u>	<u>Description:</u>
1	NW	main facade
2	SW	same
3	W	detail, facade
4	S	north wall, rear addition
5	SE	west wall