

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

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**National Register of Historic Places
Inventory—Nomination Form**

received **MAR 11 1985**

date entered

APR 11 1985

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic Andrew-Ryan House

and or common Ryan House

2. Location

street & number 1375 Locust not for publication

city, town Dubuque vicinity of

state Iowa code 019 county Dubuque code 061

3. Classification

Category	Ownership	Status	Present Use	
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational	<input type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
	<u>n/a</u>	<input type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other:

4. Owner of Property

name The Ryan Building Company

street & number 1525 Douglas Street

city, town Dubuque vicinity of state Iowa 52001

5. Location of Legal Description

courthouse, registry of deeds, etc. County Clerk's Office

street & number Dubuque County Courthouse

city, town Dubuque state Iowa 52001

6. Representation in Existing Surveys

title Dubuque Iowa Architectural Survey has this property been determined eligible? yes no

date 1978-9 federal state county local

depository for survey records Iowa HPO

city, town Des Moines state Iowa 50310

7. Description

Condition

excellent
 good
 fair

deteriorated
 ruins
 unexposed

Check one

unaltered
 altered

Check one

original site
 moved date 1885-90 (relocated on same lot)

Describe the present and original (if known) physical appearance

The Andrew-Ryan House (1873) is probably the finest example of the Second Empire style in Dubuque and is one of the finest example of the Second Empire style in Dubuque and one of the finest examples in the state. Undoubtedly high style in its design, the house retains significant interior features.

This two story brick residence consists of an elongated rectangle (37' x 86'). A slightly off center front bay is the only structural elaboration of this overall plan. Long porches (c. 1890) along the south side broadened out the basic rectangle. A single story bay was on the south side of the central entrance canopy. These elements remain with the exception of the porch on the rear of the south face. Recent additions have complicated the originally simple plan, these include a single story kitchen and basement on the rear south side, a stairwell adjoining the kitchen on the east, and an exterior basement stairwell housing on the front of the north side wall.

The house has a full basement with a central load bearing wall support system. The foundation is a stone and brick combination (refer to alterations below). The main walls were constructed using 8" soft red brick laid in stretcher bond. The brick work on the facade and the east half and bay of the south side is worked so as to present a series of recessed wall faces bordered with side and corner pilasters and upper and lower projected brick bands. The latter are in line with the second floor window hood level. Flared stone capitals are inserted into the pilasters at the water table, and second floor window sill and hood levels. A continuous identical stone cornice, even with the second story window hood level, adds a horizontal line across the south bay, the front half of the south wall, and the main wall. Monumental segmental arched window hoods with finials cap the 4/4 rectangular windows on the same faces. A bracketted wooden cornice encircles the entire house. A mansard roof with concave slope covers the whole, with pairs of vaulted dormers being symmetrically arranged on all four sides. A single story belvedere, square on plan, supports a mansard roof with convex slope, which in turn is capped by a flat roof with ornamental cresting. Pairs of square cut pilasters are paired at each corner of the belvedere base. Six large fluted in-wall chimneys with corbelled caps are arranged on three sides of the house. Fenestration is generally symmetrical in its arrangement on each face. The main front balances its large off-set entrance with the bay. Windows on the north, rear and the rear of the south sides have plain segmental arches of stone set flush with the wall. Stone sills project slightly. A single small bullseye window marks the location of the second floor master bathroom on the north wall. The first story porches (the side porch is now enclosed), feature fine wooden vergeboard, square posts and a bracketted cornice. Elaborate wooden grills fill the porch base, which is supported by brick piers.

The Andrew-Ryan house is representative of high Second Empire style by virtue of its mansard roof, its classical moldings (pilasters, belt courses, stone work), arched windows, dominant chimneys, and its prominent belvedere. Its paired entrance doors with classical entrance also bespeaks this style. The Andrew-Ryan house is locally considered to be the most elegant and best preserved house of this period and scale in the city of Dubuque. It originally stood to the west of a grouping of similar large houses which were constructed in the years 1860-80. Locust Street forms the east boundary of a shallow plateau area which separates a pronounced bluff to the west and a more gentle descent to the east. Duplexes predominated to the west or rear. Commercial infill, a new church school, and remodelings have changed the appearance of the immediate area around the

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Continuation sheet Physical Description

Item number 7

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house. The house stands on a level lot. A short stone retaining wall supports an iron decorative fence. A concave indentation in this wall with matching fence features four gateposts which bear the images of Ulysses S. Grant, a personal friend of John Thompson and William "Hog" Ryan, owners of the house. Eight steps lead to the main entrance.

Inside, the house retains a large proportion of its early finishings and detailing. Twelve foot ceilings survive on both floors. Floors on both floors are of oak, with some parquet on the first floor. Door and window moldings and trim are of local pine. Windows feature disappearing interior shutters. House radiators have gilded covers with marble tops. Some apparently original wall paper survives in fine condition. Later date dark brown embossed paper dates from later in the 19th century. Three carrara and one red marble fireplaces are in mint condition. An Italian carrara fireplace exhibits the face of the daughter of John Thompson. Original woodwork and ceiling medallions are intact. The master bathroom has a marble slab floor and two original fixtures.

The house has changed in its appearance only in recent years. The house was constructed on the same site but thirteen feet to the north in 1873. It was moved to a new foundation on the present site c. 1885-1890. The foundation today consists of a newer stone foundation, brick infill, and part of the original stone foundation. Steel rods which remain in the lower floor joists were used to pull the house to the new site.

It is thought that the southern porches were added in 1890. They were present as of 1891 but had wood shingle roofs. The front porch on the south side was enclosed in 1966. The last interior remodeling was done c. 1950 when the drawing room ceiling was lowered.

Major exterior alterations to the building took place when the house was developed for use as a restaurant. In 1971 an exterior basement entrance and first story brick housing was added on the front of the north wall. In 1975 a concrete block single story stairwell was added to the south center side and connected basement and first floor. Trimwork was reproduced for the east entrance of this addition. In 1981 a concrete block kitchen, single story with basement, was added on the southwest corner, adjacent to the stairwell, causing the removal of the side porch in that location. A 1980 steel exterior fire escape on the center of the north side serviced the upper floors, causing a second floor window to be made into a door. A rectangular two story carriage house, dating from pre-1891, was demolished in 1981 to provide parking. Restoration plans include brackett, dentil and gutter replacement. Belvedere stabilization and trim painting is also needed, no exterior maintenance having been done since 1970.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400–1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500–1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600–1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/ humanitarian
<input type="checkbox"/> 1700–1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1800–1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input type="checkbox"/> 1900–	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

Specific dates 1873 **Builder/Architect** Fridolin J. Herr Sr., architect

Statement of Significance (in one paragraph)

The Andrew-Ryan House (1873) is probably the finest example of the Second Empire style in Dubuque and is one of the finest example of the Second Empire style in Dubuque and one of the finest examples in the state. Undoubtedly high style in its design, the house retains significant interior features.

William Andrew (1820-1896) settled permanently in Dubuque in 1852 and became a prominent hardware merchant. He acquired the lot in 1868 and built this house in 1873. The Dubuque Sunday Herald of 9 November 1873, reviewed the year's construction progress, and noted that "On the south side of Mr. Ryan's stands the new mansion erected by Wm. Andrew, another symmetrical and beautiful piece of architecture costing \$18,000. It is French in style, 37 x 86 on the ground, 3 stories high, including the Mansard roof." Ora Holland (1825-1910) was the contractor and Fridolin J. Heer Sr. (1834-1910) is identified as the architect. The latter individual came to Dubuque from Switzerland in 1868-9 and worked first as a stone cutter. This would have been an early local commission for him.

The construction of this house sowed the seeds of neighborly discord with the homeowner William Ryan, who lived immediately to the north. Ryan's 1871 house was apparently left in the shade due to the closeness of Andrew's house which was placed close to its northern lot line. Andrew's house plan, in addition, allowed for a very plain and unadorned north wall as well, and this was probably of little comfort to his neighbor. Ryan's response was immediate. The same source which describes Andrew's new house noted the activities of neighbor Ryan to the north. "Mr. Ryan has used...about \$800 in the erection of a fence 80 feet long and 23 feet high on the south side of his building."

Time or at least single ownership of both parcels would eventually heal all wounds. Former Dubuque mayor (1863-1866) and merchant John Thompson (1821-1901) was the second owner, occupying the house between 1874 and 1886. His daughter Ella's image graces the entryway's fireplaces. William Ryan in 1886 sought a house for the family of his second wife. He moved the neighboring house thirteen feet south to alleviate the lack of space between the houses. He was aided in this by the fact that owner Thompson had added to the parcel on the south side in 1881. The Ryan family occupied the house until 1966. The house has subsequently served as a restaurant, known as the "Ryan House."

9. Major Bibliographical References

Refer to Continuation Sheet 9-2

10. Geographical Data

Acreeage of nominated property less than one acre

Quadrangle name Dubuque North, IA-WIS-ILL.

Quadrangle scale 1/24,000

UTM References

A

1	5	6	9	1	3	6	0	4	7	0	8	2	5	0
Zone			Easting				Northing							

B

Zone			Easting				Northing							

C

Zone			Easting				Northing							

D

Zone			Easting				Northing							

E

Zone			Easting				Northing							

F

Zone			Easting				Northing							

G

Zone			Easting				Northing							

H

Zone			Easting				Northing							

Verbal boundary description and justification

The south forty feet ten inches of the north middle one fifth of City Lot 663 and the middle one fifth of City Lot 663, City of Dubuque. Contains only subject house and no outbuildings.

List all states and counties for properties overlapping state or county boundaries

state n/a code county code

state code county code

11. Form Prepared By

name/title James E. Jacobsen, National Register Coordinator

organization Iowa HPO date 13 February 1985

street & number E. 12th & Grand Ave. telephone 515-281-4137

city or town Des Moines state Iowa 50319

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature Adrian D. Anderson

title Executive Director Iowa State Historical Department date 28 February 1985

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I hereby certify that this property is included in the National Register

Entered in the National Register

Alvord Byer
Keeper of the National Register

date 2-11-85

Attest: _____ date _____

Chief of Registration

United States Department of the Interior
National Park Service

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Continuation sheet Bibliography

Item number 9

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- Sommer, Lawrence. Heritage of Dubuque. East Dubuque, Illinois, Tel Graphics, 1975, pp. 70-3.
- Dubuque Daily Times, 26 September 1901.
- Dubuque Daily Herald, 11 November 1873, 10 November 1896
- Dubuque Sunday Herald, 9 November 1873.
- Dubuque Telegraph, 22 October 1926.
- Dubuque Tele-Herald, 17 August, 20 September 1910, 23 April 1933.
- Sanborn Insurance Maps, Dubuque, Dubuque County, Iowa, 1891, 1909, 1909/36.