

United States Department of the Interior
National Park Service

AUG 28 2015

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Nat. Register of Historic Places
National Park Service

AUG 20 2015
by SHPO

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 building 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 Building

historic name Seminary Hill Residential Historic District

other names/site number Madison Park Neighborhood

2. Location

street & number Clarke Drive, North Main, Madison streets and Madison Park [N/A] not for publication

city or town Dubuque [N/A] vicinity

state Iowa code IA county Dubuque code 061 zip code 52001

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 building meets does not meet the National Register criteria. I recommend that this building be considered significant nationally statewide locally. see continuation sheet for additional comments).

[Handwritten Signature]

23 AUGUST 2015

Signature of certifying official/Title

Date

State Historical Society of Iowa

State or Federal agency and bureau

In my opinion, the building 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 building is:

entered in the National Register.

See continuation sheet.

determined eligible for the National Register.

See continuation sheet.

determined not eligible for the National Register.

removed from the National Register.

other, (explain:)

Signature of the Keeper

Date of Action

[Handwritten Signature: Edson H. Beall]

10-13-15

5. Classification

Ownership of Building (Check as many boxes as apply)	Category of Building (Check only one box)	Number of Resources within Building (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	38	13
<input type="checkbox"/> public-State	<input type="checkbox"/> site	buildings	
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	1	
	<input type="checkbox"/> object		
			1
			structures
		1	1
			objects
		40	15
			Total

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

Number of contributing resources previously listed in the National Register

Dubuque-The Key City: The Arch & Hist. Res...1837-1955

0

6. Function or Use

Historic Functions

(Enter categories from instructions)

Current Functions

(Enter categories from instructions)

Domestic/Single Dwelling

Domestic/Multiple Dwelling

Domestic/Secondary Structure

Landscape/Park

Domestic/Single Dwelling

Domestic/Multiple Dwelling

Domestic/Secondary Structure

Landscape/Park

7. Description

Architectural Classification

(Enter categories from instructions)

Mid-19th Century/Greek Revival

Late Victorian//Italianate

Late Victorian/ Second Empire

Materials

(Enter categories from instructions)

foundation Brick

walls Brick

roof Asphalt

other _____

Narrative Description

(Describe the historic and current condition of the building 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

1855-1919

Significant Dates

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

Architect/Builder

Lech and Herkes

Neyens, Matt J.

Primary location of additional data:

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

Name of repository: # City of Dubuque

10. Geographical Data

Acreage of Property 13.27 acres

UTM References

(Place additional UTM references on a continuation sheet.)

1 [115] [6911130] [4708720]
Zone Easting Northing

2 [115] [6911320] [4708680]
Zone Easting Northing

3 [115] [6911430] [4708780]

4 [115] [6911700] [4708920]
 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 August 20, 2015

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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7. Narrative Description:

Data Categories For Materials, Continued:

Foundation: Concrete
Stone
Walls: Concrete
Stucco
Concrete
Asbestos
Metal/aluminum
Synthetics/vinyl
Roof: Synthetics/rubber

The Seminary Hill Residential Historic District is a bluff front enclave that encircles Madison Park on three sides and is located north of the Dubuque downtown proper. Its historical name derives from its proximity to the German Theological Seminary that is located immediately to the south (West 17th and Heeb streets, a part of the Jackson Park National Register of Historic Places residential district). Clarke Street, which forms the bluff top "backbone" of the district, was first called Seminary Street. The Jackson Park Historic District is adjacent to it to the immediate south. High limestone bluffs form the park perimeter to the south. Substantial pedestrian stairs, first built of wood and later concrete, surmounted those bluffs to reach both the park and nearby homes. The district topography is downgrade to the east along the ascension of Clarke Street from Heeb Street, and to the south along Madison Street. The district is defined from the standpoint of both historic buildings and a consistent plateau top elevation.

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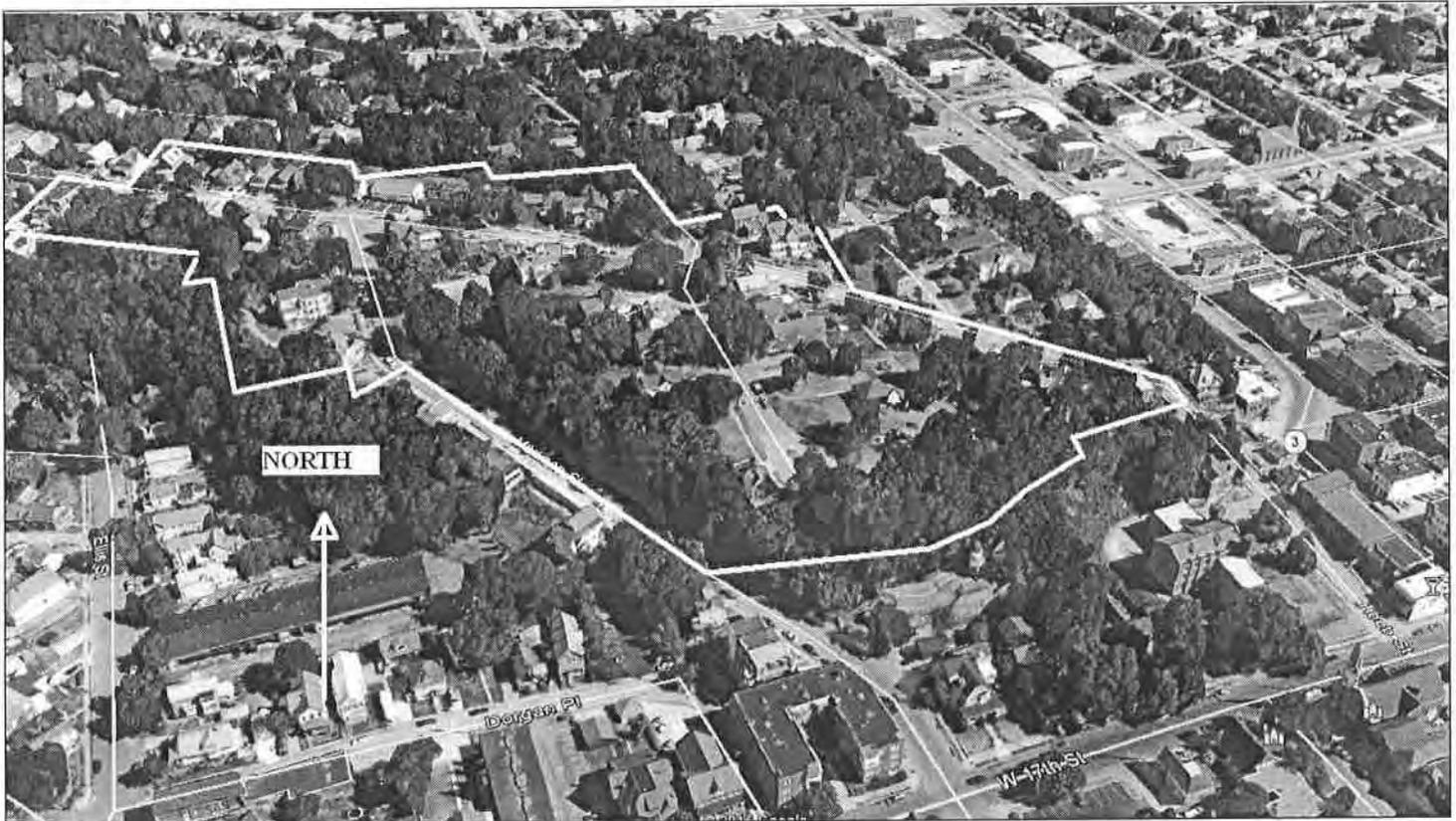


Figure 1: Aerial overview of the district showing elevated setting (Google Maps, 2015 annotated)

The district assumes the form of a cluster of primarily early date Italianate style single-family homes. These front onto a juncture of one angled principal cross street (Clarke formerly Seminary Street) with three cross streets. Heeb Street is the easternmost connector. North Main is self-defined by the bluffs so aligns with but does not link directly to the rest of Main Street. It borders Madison Park along its west side and then continues north beyond Clarke Street. Finally Madison Street ascends a steep incline to form the west part of the district and to terminate at Clarke Street. The result is an irregular district with the majority of houses (25) being on Clarke Street. Nearly half (21) of the district buildings are of brick construction.

The historic district's focal point is the southern termination of North Main Street. That street, now Madison Park, abruptly ends at the top of a limestone bluff. The district more broadly encompasses the eastern and southern end of Seminary Hill, and its steeply pitched approaches along Madison and Clarke Drives. Clarke Drive follows the crest of Seminary Hill westward but the district ends once the higher proportion of early house styles and brick houses declines. The district has suffered minimal later-date infilling just a few of the small number of non-contributing houses involve cases of recent construction.

The Italianate style, either in a gable front side hall or an L-plan side hall layout, predominates within the district's styles and there are a good number of Italian Villa house designs. As is the case with other bluff top residential districts, these originally deforested visually prominent settings leant themselves to the picturesque house design. Three Second Empire designs, of secondary importance are on Clarke Street. These examples include a

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cottage example, a single-story row house design and a large-scale residence. The first and last named mark the east and west district boundary on Clarke Street.

As is the case with all city residential districts, vernacular architecture comprises a strong presence with a half dozen examples. These are single family examples, which distinguishes them from non-bluff top vernacular ranges and as is the case with the Italianate examples, these are mostly gable front or gable front and wing designs, the majority being houses but some good cottage examples being present.

District Property List:

Contributing and non-contributing building counts are tabulated in each respective column in parenthesis.

Contributing Buildings	Non-contributing Buildings
<p>24 Clarke Drive, Joseph H. Trieb House, 1891, contributing building (1):</p> <p>This is a single-story Second Empire style, brick quasi row house design with a dominant Mansard roof. Joseph H. Trieb, contractor, builds a \$1,500 residence on Seminary Street, (<i>Dubuque Herald</i>, January 15, 1891).</p>	
<p>40 Clarke Drive, Joseph H. Trieb House , 1874, contributing building (2):</p> <p>This is a Federal style, side gable (with stepped walls) side hall plan. This is an unusual plan for this suburban setting. It appears that Contractor Trieb lived here prior to building 24 Clarke immediately east in 1891. It is probable that he built this house given his residency here with other family members 1875-1890.</p>	
<p>60 Clarke Drive, Ethelburt O. and Lena Duncan House 1877, 1881, contributing building (3):</p> <p>This is a Italianate style, brick, gable front plan a ca.1910 porch. The house is angled to the street, has a very deep and steep recess with a long approach. The flour dealer Ethelburt O. Duncan is first listed on Seminary Hill in 1877, and the family lives here through 1918.</p>	
<p>80-82 Clarke Drive, W. Duncan Duplex 1915, contributing building (4):</p> <p>This is a gable front frame two-story duplex plan. W. Duncan builds \$1,600 two-story frame residence, 86 Seminary (<i>Telegraph-Herald</i>, December 26, 1915).</p>	
	<p>90-92 Clarke Drive, Mrs. Herman (Ottelie) Schwab Duplex, 1925, non-contributing building (1) due to its being outside the period of significance.</p> <p>This is a frame gable front duplex, similar in massing to 80-82 Clarke but with an offset partial width front porch. It retains its original 9/1 windows. A 1925 building permit for a frame duplex was issued to Mrs. O. Schwab. A. H. Rodloff was the contractor (Permit dated February 2, 1925).</p>

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Contributing Buildings	Non-contributing Buildings
<p>120 Clarke Drive, George Widenmaier House 1885, contributing building (5):</p> <p>This is a vernacular, two-story side gable center hall plan. G. Wiedemaier first lived here as of 1886-99. He was a coachmen who worked for J. V. Rider as of 1888.</p>	
<p>207 Clarke Drive, Timothy O. Sullivan House, c.1883-85, contributing building (6):</p> <p>This is a gable front Italianate style two-story brick L-side hall (left hand side double entry with transom) plan. Timothy O. Sullivan lived on the northwest corner of Seminary and Main, and built a brick house for \$3,000 (Dubuque <i>Times</i>, December 1, 1878; <i>Herald</i>, January 3, 1879).</p>	
<p>215 Clarke Drive, Bassel Clarke House, 1872, contributing building (7):</p> <p>This is a vernacular two-story gable front brick side hall plan is a mirror image design to 207 Clarke Street immediately east. Bassel Clarke, Dentist (215) and Chas. Arms, clerk (215) were both listed here 1873 (City directory).</p>	<p>Non-contributing (2) 1940 frame garage due to its being outside the period of significance.</p>
<p>216 Clarke Drive, Dr. E. Lincoln , Mary Frances Clarke House/John Roshek House and Carriage House, 1850, 1905+, contributing building (8, 9):</p> <p>This is a Spanish Mission makeover of an 1854/1867 two-story brick hip roof Italianate side hall design,. The Italianate style cupola survives on the west end of the plan. The makeover stuccoed the exterior, expanded the plan, adding a south two-story solarium wing. The replacement mission style window hoods and entry then morphed into a more Craftsman style form in the final stage. The house integrity dates to the Roshek family era (1905-1950s). Contributing 1.5-story three-car Craftsman style garage.</p>	
<p>247 Clarke Drive, Andrew Strobel House, pre-1889, contributing building(10):</p> <p>This is a Classical Revival style two-story frame gable front side hall (left) plan. Andrew Strobel, who worked for the pork packer J. H. Strobel, lived here 1890-1921.</p>	
<p>279-281-283 Clarke Drive, J. F. Steiner Row house, 1884, contributing building (11):</p> <p>This is a Second Empire style, single-story brick row house, very unusual for its type, style and low profile scale. The mansard roof form is single-dimensional. The porches were removed in 1981 and the interior gutted and rebuilt in 1983. J. F. Steiner, 281 Seminary, built this three brick building in 1883 (Dubuque <i>Herald</i>, December 12, 1884). The historic address is 251 Seminary.</p>	

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Contributing Buildings	Non-contributing Buildings
	<p>295-97 Clarke Drive, Jim Stock Duplex, 1988, non-contributing building (3) due to its being outside the period of significance.</p> <p>This is a Garrison Colonial Revival style split foyer duplex. 1988-permit to erect duplex, \$84,000, Jim Stock.</p>
	<p>300 Clarke Drive, Fred Kerkert House, c.1928, non-contributing building (4) due to its being outside the period of significance.</p> <p>This is a Craftsman style foursquare with a dark polychromatic brick veneer. Hip roof dormers front to the north and east. Attached garage not counted. 1927 (Sept. 13)-permit to erect 1.5-story brick veneered dwelling (Lech & Herkes, builders). The first listed occupant, as of 1929, is Fred Kerkert.</p>
<p>301 Clarke Drive, John F. Steiner Cottage, 1866-67, contributing building (12):</p> <p>This is a vernacular frame 1.5-story T-plan with and east wing to right, and inset porch (1980). Merchant John F. Steiner, is first listed as living on the north side of Seminary, at the head of Madison Street, in 1868 and remains through 1921.</p>	
<p>303 Clarke Drive, Henry and Elizabeth Wagner House, 1867/1876, contributing building (13):</p> <p>This is a vernacular two-story side gable frame central hall plan with a new porch. The blacksmith Henry Wagner lived on north side of Seminary, at head of Madison as of 1868, having moved into a new two-story dwelling., (Dubuque <i>Herald</i>, September 5, 1867). The family remained through 1908.</p>	<p>Non-contributing (5) 1957 garage, due to its being outside the period of significance.</p>
<p>305 Clarke Drive, Thomas Westwick Cottage, pre-1889, contributing building (14):</p> <p>This is a Italianate style, one-story gable front frame plan. Features included elongated windows and a Neo-Classical porch. Thomas Westwick is the first directory listing as of 1884-86. He was a machinist for the Novelty Iron Works.</p>	
<p>306 Clarke Drive, Timothy O. Sullivan House, 1876, contributing building (15):</p> <p>This is a Italianate style brick gable front house plan. The entry is that of a side hall (left-hand side). Timothy O. and Amelia Sullivan are first listed here in 1878 as living on south side of Seminary and then on the southwest corner of Seminary and Main. He was the City Assessor.</p>	

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Contributing Buildings	Non-contributing Buildings
<p>309 Clarke Drive, Lewis T. Farwell Cottage, 1860/1867, contributing building (16):</p> <p>This is a vernacular 1.5-story gable front frame side hall (right side) plan. The cladding is asbestos siding (1940) and the porch dates to 1943. This cottage is attributed a very early construction date. The Farwell family can be associated with it as early as 1868 but there is no family listing for 1867. A c.1867 building date is likely if this family built the cottage. The 1868 directory lists Lewis T. Farwell at Seminary near Madison. The family remains through 1883.</p>	
<p>312 Clarke Drive, 1891/1866-67, contributing building (17):</p> <p>This is a Italianate style gable front brick side hall plan (right side with paired doors and transom). It is now a tri-plex. This house has defied city directory documentation and no original owner is named.</p>	
<p>313 Clarke Drive, Hiram Hart House, 1900, contributing building (18):</p> <p>This is a vernacular 1.5-story gable front frame T-plan. The porch was removed in 1979. Cabinetmaker Jacob Hart (Stevens & Hogan), lived on the north side of Seminary three houses west of Madison, and was to commence a new house (<i>Dubuque Herald</i>, September 5, 1867). The family remained here through 1890.</p>	
	<p>330 Clarke Drive, Harmon R. Edwards Cottage, 1951, non-contributing building (6), due to its being outside the period of significance.</p> <p>This is a frame low profile Tudor Revival, side gable cottage plan with a prominent front chimney with decorative stone inserts. An attached garage dates to 1993 and is not counted separately. Building Permit: April 25, 1950-erect single family dwelling, \$5,500 (W. J. Schmidt contractor) for Harmon R. Edwards.</p>
	<p>350 Clarke Drive, Joseph T. Hanson Cottage, 1949-51, non-contributing building (7), due to its being outside the period of significance.</p> <p>This is a minimal traditional, side gable plan. Building Permit: Dec. 9, 1949-J. A. Dodds, erect single a family dwelling, \$5,000. The first directory listing is for Joseph T. Hanson in 1952.</p>
<p>369 Clarke Drive, E. Yingling House, 1881, contributing building (19):</p> <p>This is a Italianate style, single-story brick gable front cottage plan. A 1939 brick full-width hip roof porch is glassed in but reads as an open porch. E. Yingling, a carpenter, resided here as early as 1873 and remained through 1886.</p>	<p>Non-contributing (8) 1950 frame garage, due to its being outside the period of significance.</p>

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Contributing Buildings	Non-contributing Buildings
<p>389 Clarke Drive, Ephraim E. Yingling House, 1890, contributing building (20):</p> <p>This is a vernacular, two-story gable front brick plan. This is a side hall (left-hand side) design. An attached garage is not counted separately counted. Carpenter Ephraim E. Yingling is living on Seminary, four houses west of Madison, 1873. In 1890, Miss Carrie A. Yingling builds \$1,800 residence on Seminary, Ephraim E. Yingling is the carpenter (Dubuque <i>Herald</i>, January 1, 1891).</p>	
	<p>390 Clarke Drive, Leo J. Loewen Cottage, 1950-51, non-contributing building (9), due to its being outside the period of significance.</p> <p>This is a Colonial Revival single-story side gable frame cottage. The design features narrow windows and a steep roof pitch. Building Permit: August 1, 1947-erect single-family dwelling, Matt J. Neyens builder, \$4,000. 1952- Leo J. Loewen is the first directory listing.</p>
<p>406 Clarke Drive, Maurice Brown House, 1870, contributing building (21, 22):</p> <p>This is a Second Empire two-story frame plan with Mansard roof and attic level dormers. This is now an 8-unit apartment. There is a contributing garage with a parapet front. Railroad contractor and capitalist Maurice and Anna Brown lived here as early as 1867 and improved the building in 1878. (Dubuque <i>Herald</i>, January 3, 1879). The family remained through 1908.</p>	
<p>1910 Madison Street, Michael and Mary Duggan House, 1885, contributing building (23):</p> <p>This is a Italianate style two-story frame gable front house plan. There is an added Tudor Revival "cat slide" like front profile due to the lower and longer north roof pitch. The two-story hip roof front porch is veneered in polychrome brick. Michael Duggan, partner in Duggan & Sullivan Hardware, is the first directory listing here as of 1888-90, the family remaining through 1921.</p>	
<p>1921 Madison Street, August and Olinda Staufenbeil House, 1893, contributing building (24, 25):</p> <p>This is a Queen Anne style, hip roof feet core with a southeast corner wrap-around porch with a prominent turret. The house is being incrementally restored and is in considerably better condition today than it was in 2005. A contributing 1.5-story square hip roof carriage house has a clapboard exterior and lancet windows. August R. Staufenbeil, owned a watches, clocks & jewelry store and is the first directory listing as of 1894. The house remained in the family well after 1934.</p>	

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Contributing Buildings	Non-contributing Buildings
	<p>1941 Madison Street, 1955, non-contributing building (10), due to its being outside the period of significance.</p> <p>This is the bifurcated two-story rump remnant of an earlier Queen Anne style house. It contains nine efficiency apartments. It is probably that this house was converted into a five-plex in 1950, at which time the larger garage was built.</p>
	<p>1951 Madison Street, Lyle D. Stanley Cottage, 1950-51, non-contributing building (11), due to its being outside the period of significance.</p> <p>This is a minimal traditional L-Plan design cottage. Oct. 10, 1950-permit to build, \$10,000, L. D. Stanley Stanley previously owns and occupies 1941 Madison to the south.</p>
<p>1996 Madison Street, Ferd Nesler House, 1896, contributing building (26, 27, 28):</p> <p>This is a Queen Anne style two-story brick gable front L-plan with side hall front entry. There is a contributing carriage house with a cupola and board and batten exterior. This house was built c.1895 by Ferd. A. Nessler (Dubuque Fest House Tour, May 21-22, 1994). Nessler lives here 1896-1931+. He was a partner in Nesler Bros. Jewelry Company.</p>	
<p>1833 North Main, John & Mary E. Bale House, 1880, contributing building (29):</p> <p>This is two-story Neo-Classical gable front design that fronts south and is set almost entirely down the bluff front. Its upper level that reads like a single-story cottage is level with North Main Street. An attached garage is not separately counted. John Bale is first listed in the 1888 directory as living on the Main Street Extension. The same family is listed through 1909.</p>	
<p>Madison Park, 1919, contributing site (1 contributing site):</p> <p>The park occupies a fairly steep yet rounded south edge of bluff top. John V. Rider's Italian Villa brick residence occupied the park site until 1914 when Rider moved to California. He gave the property to the city for use as a park, assuming that the house would be re-used. The house was finally demolished and the park dedicated in 1919.</p>	<p>Madison Park Pavilion, 2005, non-contributing building (12), due to its being outside the period of significance.</p> <p>The primary building is an open new hip roof concrete pavilion set on brick piers.</p>
<p>Madison Park, 1919, contributing object, obelisk base as object (1 contributing object):</p> <p>The base of obelisk reads "Madison Park"</p>	<p>Madison Park, 1919, non-contributing playground structure of very recent date (1 non-contributing structure), due to its being outside the period of significance.</p>
	<p>Madison Park, 1919, non-contributing object, electronic substation (1 non-contributing object), due to its being outside the period of significance.</p> <p>Set along the south edge of the park fence and perimeter.</p>

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Contributing Buildings	Non-contributing Buildings
<p>1846 North Main, William Clarke House, 1886, contributing building (30):</p> <p>This is a vernacular two-story brick gable front side hall plan (left side entry with paired doors, transom, and original doors). A new porch replicates the original. The Historical address is 1796 Main Street. The William Clark family lived here from 1886 through 1909.</p>	
<p>1857 North Main, 1855, contributing building (31):</p> <p>This is a Italianate cruciform plan two-story brick plan. The lower windows are elongated and stone lintels substitute for brick arches.</p>	
<p>1860 North Main, Frank Lothrop House, 1889, contributing building (32):</p> <p>This is a vernacular two-story brick gable front side hall plan (left side entry with paired entry doors and transom). Frank Lothrop, carpenter for G. R. Clark is the first directory listing, 1884-86 (1814).</p>	
<p>1871 North Main, 1881, contributing building (33):</p> <p>This is a Italianate Villa frame gabled L-plan with a three-story corner tower. Features include a walkout basement, paired window sets, ornate window surrounds, a double decker porch in the southwest corner and a southeast corner porch.</p>	
<p>1881 North Main, 1870, contributing building (34):</p> <p>This is a 1.5-story frame Italianate L-plan with cropped off inset corner tower-twin window sets. The tower base, now capped with a gable front roof, rests on the porch roof. No early directory listings as 1815 Main Street, have been found.</p>	
<p>1886 North Main, John H. and Anna Smith House, 1879/82, contributing building (35, 36):</p> <p>This is a Italianate style two-story broad brick L-plan that is angled northwest. This is a side hall plan (left entry, paired original doors with transom). There is a contributing brick garage. John H. Smith, 1816 Main, 1880+, foreman Dubuque Telegraph, is the first directory listing, the family remaining through 1899.</p>	
<p>1906 North Main, John and Evelyn Moser House, 1878, contributing building (37):</p> <p>This is a Italianate style two-story gable front two-story plan. This is a side hall plan (left side paired entry doors with transom). John Moser builds a "handsome" brick residence for \$5,000 on Seminary Hill in 1878 (Dubuque <i>Herald</i>, January -3, 1879 and Dubuque <i>Times</i>, December 11, 1878).</p>	

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Contributing Buildings	Non-contributing Buildings
<p>1924 North Main, 1879, contributing building (38):</p> <p>This is a Italianate style gable front brick two-story side hall plan (left hand entry, originally double doors with transom). The house retains its original 2/2 light elongated windows on the lower front. Other key features are paired brackets and curved stone lintels. No early owner/tenants have been identified.</p>	<p>Frame gable front garage (13), Non-contributing due to its being outside the period of significance.</p>
<p>Total Contributing BuildingCount: Contributing primary buildings-38 Contributing site-1 Contributing object-1</p>	<p>Total Non-contributing BuildingCount: Non-contributing buildings-13 Non-contributing site-1 Non-contributing object-1</p>

District Alterations:

The district was first surveyed and recommended as being a potential historic district in 2005. Since that time the majority of building changes have mostly involved porch removals or replacements and no buildings have been gained or lost. The Madison Park pavilion was replaced with a new structure and the park gained an electrical substation.

Integrity Evaluation:

Contributing and non-contributing evaluations are based principally upon the district period of significance, 1855-1919. Buildings that post date that period are deemed to be non-contributing. The period of significance reflects the period during which the neighborhood was being actively built up.

The district overall has a good level of historical integrity. The original district was substantially an Italian Villa enclave with the Rider residence, now the Madison Park site, being the most visible given its bluff front location. These homes were staged up the various steeply pitched streets and open spaces along with limestone bluffs, separated the residences. These rugged open areas did not lend themselves to post-World War II infilling with smaller apartments and the like but that same time period did experience the transformation of single family houses into multi-family ones during those same years. The former Queen Anne house at 1941 Madison Street, decapitated and transformed into a now non-contributing apartment house is a premier example of this transformation. Almost all of the late infill took place along the south side of the west end (district wise) of Clarke Street where the lots were level. Given the brick core of early 19th Century houses and the survival of the relationships between those houses, the district retains all seven aspects of historical integrity.

The district integrity rests principally upon the combination of topography, historical streetscapes and the dominant core of brick residences that derive from a single and cohesive time period. While the district intermixes large and smaller lots, the latter retain a number of substantial carriage houses. The houses overall retain fenestration and porch patterns and lines as well.

Integrity of design is embodied in the surviving buildings and their highly ornamental detailing.

Integrity of setting is retained in terms of topography, the plat and architecture and the tree cover.

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Integrity of original materials is retained by the many brick residences, ornamental stone and in visible or encased original woodwork and wood trim.

Integrity of workmanship is most notably vested in surviving craftsmanship, which is represented by brick and stonework, pressed metal ornamentation and some original chimney profiles.

Integrity of feeling is sufficiently represented by the district architecture and its associated topography. Grand vistas of the downtown proper can be attained from numerous vantage points including the park, or the head of Clarke and North Madison Street. The physical separation of the district due to the steep limestone bluffs distinguishes it from the rest of the city.

Integrity of association is based upon its bluff front prominence and the recognizable historical architecture. Historic personages would have little difficulty finding and identifying their former homes for the most part.

Future District Plans:

There are no large-scale municipal plans for this district apart from a general expectation that this National Register listing will foster neighborhood identity and community and will protect the district properties from demolition. It is also hoped that property owners will avail themselves of the Iowa State historic rehabilitation tax credit program. There are no identified developmental threats to the district.

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8. Statement of Significance:

Builders Continued:

Rodluff, A. H.

Schmidt, W. J.

Trieb, Joseph H.

The Seminary Hill Residential Historic District is locally significant on the basis of its architecture (Criterion C). The district architecture represents Mid-19th Century and Late Victorian Italian Villa and Italianate architecture, with a small number of Second Empire, Queen Anne and Classical Revival stylistic examples. Primarily of brick construction, the district combines a prominent bluff top setting and a central Madison Park (1919) focal point. The district period of significance is 1855-1919, the period during which the district was developed and completed.

During the early development of the city, wealthy residents could afford to defy the difficulties of surmounting the steep bluff fronts and the bluff fronts were the preferred picturesque building sites for Italianate style grand residences, built of wood or brick. Seminary Hill was particularly distinctive because it had an isolated north-end location and it loomed upwards above the city's first cemetery (Jackson Park). Unlike other bluff-front neighborhoods, Seminary Hill never enjoyed streetcar access, nor did it develop its own inclined railway as did Fenelon Place and the neighborhood above West 11th Street, these being Dubuque's other prominent bluff-top neighborhoods. Development proceeded regardless. In lieu of rails Seminary Hill received extensive public stairways to aid residents and tourists in ascending the picturesque bluffs. Following World War I Seminary Hill played a leading role in the development of the city's growing parks system with the establishment of Madison Park and concrete stairs replaced the wooden ones.

This district was first recommended as being National Register eligible in 2003 as part of the comprehensive Phase IV survey phase. Those recommendations were incorporated into the developing multiple property document titled *The Architectural And Historical Resources of Dubuque, Iowa, 1837-1955*. That document defines a range of historical contexts (pages E9-175), a range of Dubuque styles (pages F-176-268), and further defines a residential historic district as an eligible property type. This district is recommended as being National Register eligible as a residential district under the following five contexts, 1859-1955. These contexts are:

Frontier City on the Mississippi River, 1833-1858.

The Key City, 1859-1893

Fitful Growth and Maturation, 1893-1910

An Era of Stability, 1910-1955

The Architecture of Dubuque, 1833-1955

The Seminary Hill Residential Historic District meets the registration requirements and historical integrity standards as set forth in the MPD. The MPD elaborates on the associated contextual periods that apply to the city overall and to this specific district. The property types as defined by the MPD follow standardized National Register styles and types. A number of the district's most distinctive architectural examples were used to define the citywide architectural styles as they were applied in Dubuque.

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The multiple property document defines a range of individual property types including the residential type, the multiple-family residential type, and the residential district property type. Registration requirements are established for each of these property types. The following requirements are set for the district property type:

- Residential, Commercial, Industrial District properties must be directly associated with the City of Dubuque, 1833 to present.
- Residential, Commercial, Industrial District properties must have a direct and significant association with one or more of the established historical contexts which are defined in this document.
- Residential, Commercial, Industrial District properties Individual institutional properties eligible under Criterion A must retain the integrity aspects of location, design and the cumulative aspects of feeling and association. The property has to be in its original location, and its original design must be visually apparent, unobstructed by additions or alterations. The integrity aspects of setting, materials and workmanship are expected to have changed the most, and their substantial loss does not disqualify eligibility.
- Residential, Commercial, Industrial District properties eligible under Criterion B are eligible if they retain the same integrity aspects required for Criterion A. The aspects of workmanship and materials must at least be minimally reflected in the visible façade.
- Residential, Commercial, Industrial District properties eligible under Criterion C must represent a significant style, type, period or method of construction. Rarity of example is a justified reason for significance if the property represents a once common type now rarely found. Many Dubuque properties will warrant state or national levels of significance because they combine architectural significance with rarity. Significance is possessed if the property represents and interprets the working career of a notable artist, architect, engineer or landscape architect and explains how that individual contributed to their respective fields. A property is significant if it possesses high artistic qualities, which characterize the architectural heritage of Dubuque.
- Residential, Commercial, Industrial District properties are eligible under Criterion D if they possess the potential to yield information through archeological treatment. For subsurface remains of buildings, structures or objects, it is expected that the integrity aspects of materials, workmanship, and the cumulative aspects of feeling and association are sufficiently retained so that the property is recognizable and qualifies to yield information. For the subsurface remains of dumps, sinks, or other cultural debris, it is necessary that the deposits be relatively intact and undisturbed. The individual nomination form must identify key research questions to be answered and must explain how the information yielded from the property will shed light on these questions.

Historical Overview:

Seminary Street (now Clarke Street) was an important east/west farm to market road but its east end, terminating as Heeb Street at West 17th Street, presented a very steep and sustained descent into the city. Seminary Hill and the related street of the same name derive their names from the Dubuque Female College (1954) that is located at the southeast corner of the district (and hill) (addressed as 75 West 17th Street) and located on the northwest corner of West 17th and Heeb/Iowa streets. The Byzantine-style brick edifice successively served as the city' first high school, an Episcopal Church seminary, the German Theological Seminary (1871-1907) and then as the Dubuque Immaculate Conception Academy. The building is a contributing building in the Jackson Park Residential Historic

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District, that abuts along the south side of this district. As noted the seminary building provided the title for this district (www.encyclopediadubuque.org/index.php?title.=DUBUQUE_FEMALE_COLLEGE).

The Dubuque City Council instructed the City Engineer on September 1, 1856, to establish a formal grade for Seminary Street and petitioners urged that “Seminary Street. ..be improved so as to put same in a good condition for travel.” Another less steep approach to reach Seminary Street from the south, was also promoted at this time. It wasn’t until June 16, 1857 that the Council finally asked the City Engineer to prepare a survey and plat for the new Madison Street. (Dubuque City Council Minutes).

The *Herald* observed in early September 1867 “No portion of the city is improving faster than Seminary Hill. It is fast settling up with an honest laboring population, who are constantly improving it. Almost every body on the hill has been making improvements to some extent.” The building up of the north side of Seminary, to the west of North Main, was proceeding in a building frenzy that would later be typical of tract housing developments. The *Herald* enumerated five new houses being built and several others that were being rebuilt. Herman Sauer was lauded for his “nearly new” six-room brick house on the hill complete with a greenhouse and vineyard. The *Herald* added “This place commands a fine view of the river and city and is a very desirable location” (Dubuque *Herald*, September 5, 1867; May 11, 1870).”

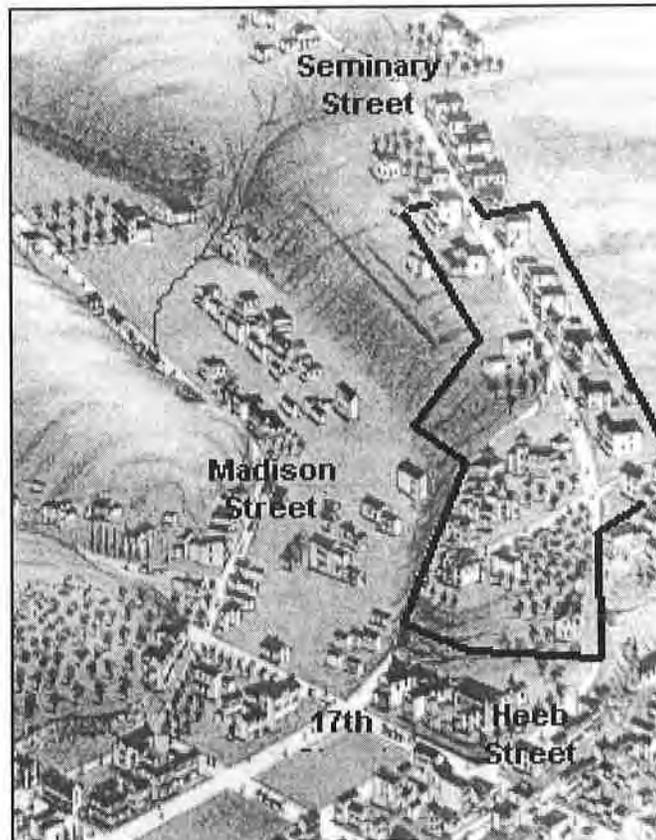


Figure 2: Detail, 1872 Birds Eye View (District outlined in black)

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This earliest overview of the area (Figure 2) attests to the solid up building of all existing streets. Madison Street, if fully linked to West 17th, has houses along its west side. The image underscores the striking difference in relative elevation between the upper and lower reaches of the survey area. Seminary (Clarke) is already well developed within the range of the district. North Main does not continue north of Seminary.

A correlation of the 1873-74 city directory entries for the district identifies 27 residences along Seminary and Madison streets. Six residences were along the south side of Seminary Street, west of Madison. Four homes were on the west side of Madison on its south end above West 17th Street.

End of year and other newspaper reports document the construction of 134 houses on Seminary Hill in the years 1865-1919. Two patterns are clear. First, the majority (71 houses) of these houses were built prior to 1879. Second, later houses replaced a small number of the earlier ones. Sustained new construction (24 houses) took place between 1865-69. A dozen houses date to 1870-72 but 35 houses date to 1876-1879. Between 1880 and 1894, seven to nine houses were built in every five-year period. Just three houses date to 1895-1904. Larger-scale construction resumed abruptly in 1906, with nine houses being built 1905-09, 8 between 1910-14, and 19 between 1915-19.

Seminary Street was being graded and macadamized as of late 1880. Contractor Mathias Morgan was doing the work. By early October the macadam work was underway and Morgan reported the removal of 3,000 cubic yards of barrow in his grading work, in an apparent effort to lower the grade. Figure 3 illustrates the extensive grading that was required to make the street minimally useful (Dubuque *Herald*, September 20, October 3, 1880).

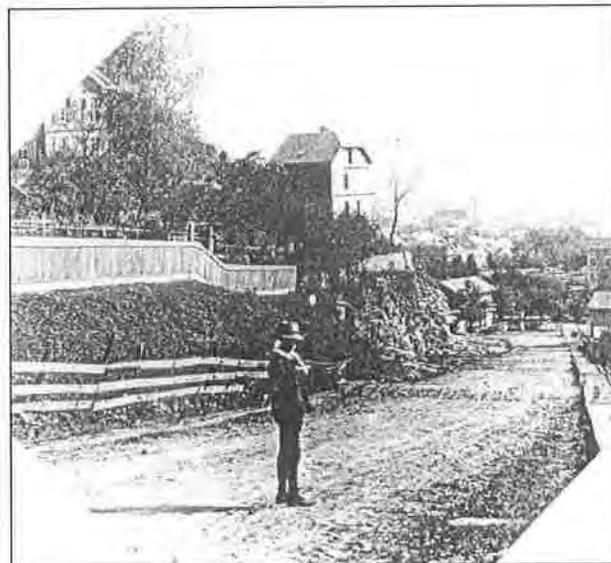


Figure 3: Seminary Street, view to the southeast from a point to the east of North Main
(Center for Dubuque History, Loras College)

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Figure 3: Detail, 1884 Sanborn Map Index Map

Figure 3 identifies the principal original plats that directed the district's development. L. H. Langworthy's Subdivision accounted for the hilltop that flanked North Main Street and the present-day park. G. D. Wood's Addition was along the north side of Seminary Street, while Cox's Addition was to the south.

Seminary Hill was considered as the location for an inclined passenger railway when the other railways at 4th and 11th streets were being planned. It never gained its own elevator because the investment wasn't deemed profitable (Dubuque *Herald*, February 21, 1888).

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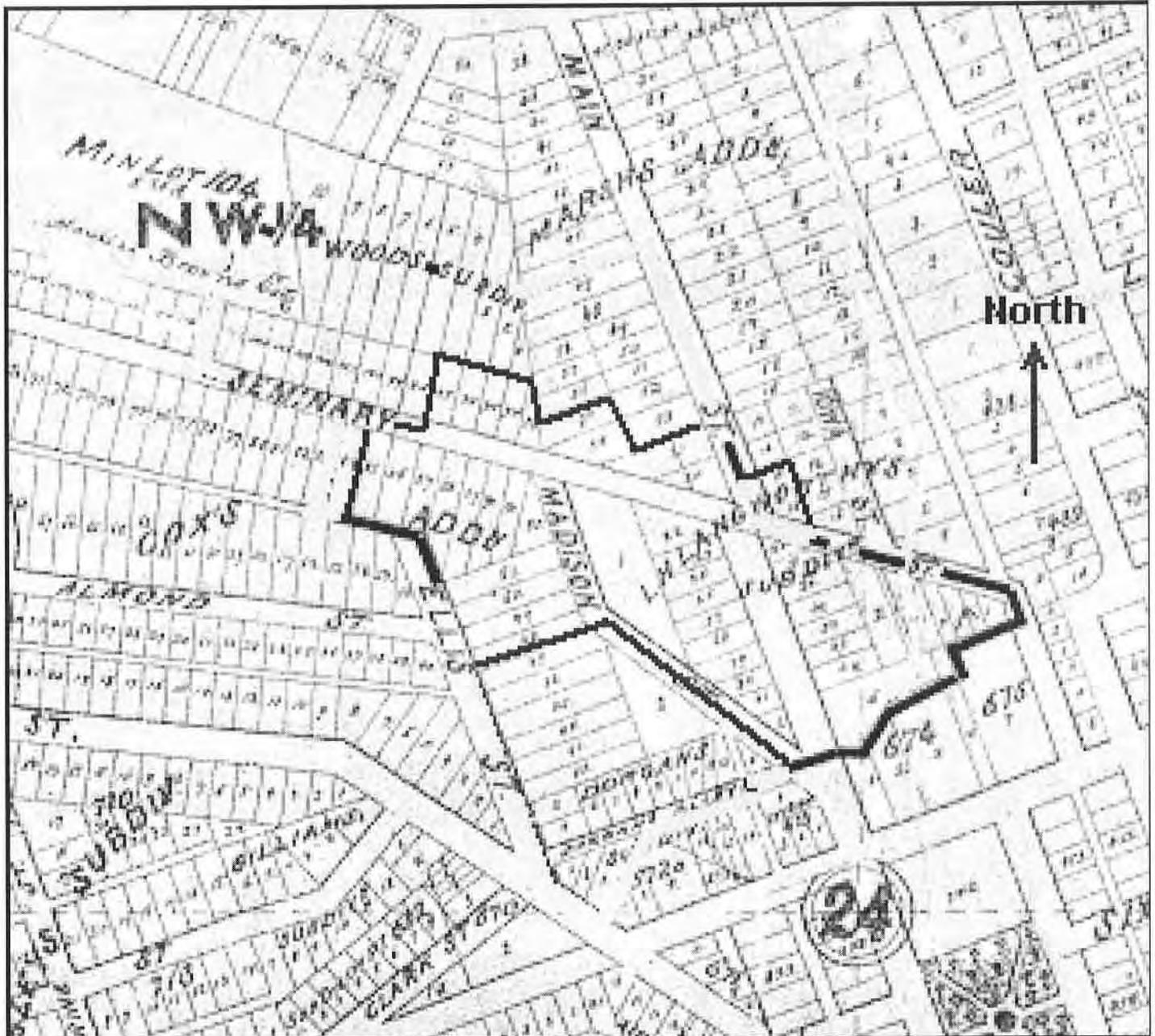


Figure 4: Detail, Map of Dubuque, 1888 (district area marked with black lines)
(Map of the City of Dubuque, Iowa, 1888. New York: Leggo Brothers & Company)

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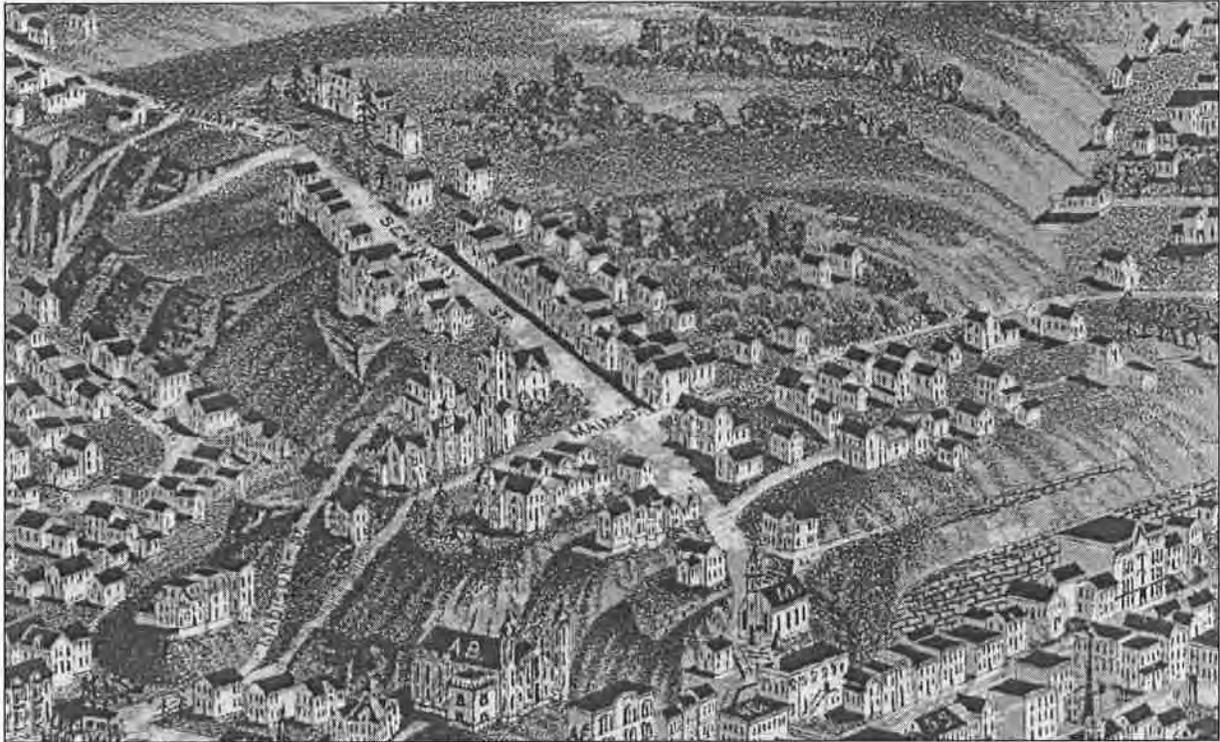


Figure 5: 1889 Perspective View of Dubuque, view northwest

Figure 5 depicts a self-contained neighborhood that was located atop Seminary Hill. Little residential expansion had ventured west or north. Most important is the distinctive cluster of Italianate houses that prominently stood out along North Main Street (near the present Madison Park site). Figure 5a overlays the district on this image.

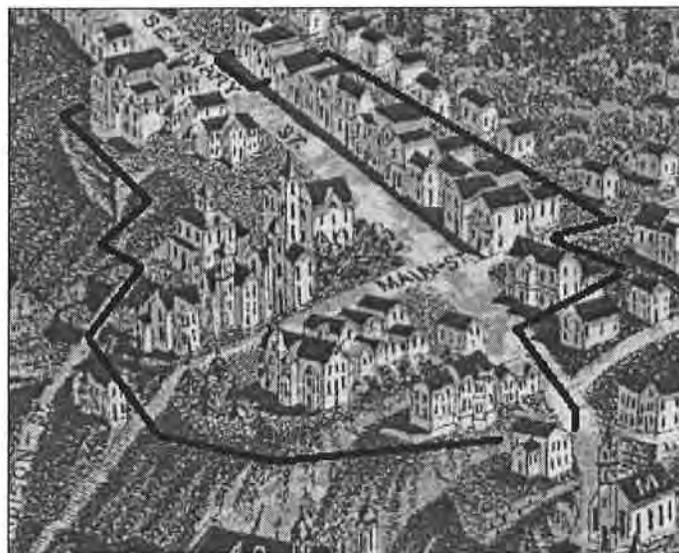


Figure 5a: 1889 Perspective View of Dubuque, view northwest (with district boundary marked)

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One long-delayed street improvement was the opening of Heeb Street in 1904. Now surely the street had functioned in some informal manner otherwise Seminary/Clarke on its eastern end went nowhere and its only means of egress would have been stairs from 18th Street and Couler (now Central) Avenue. At any rate the street was to be opened with a 60' width up to its northern end where just 30' was deemed necessary. The successful petitioners included Henry Schroeder, H. Peiffer and Peter Grutz. Opponents were Mr. Gatena and Liesecker (Dubuque *Telegraph-Herald*, May 17, 1904).

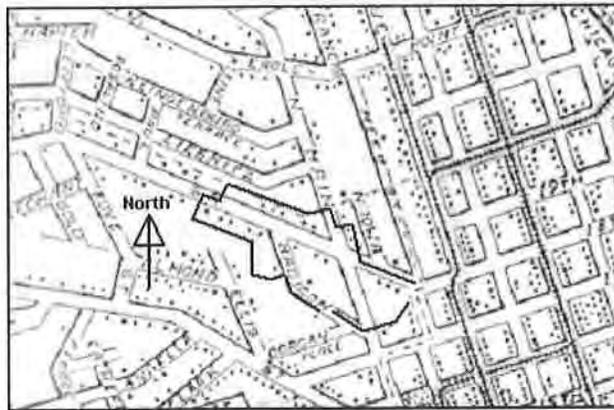


Figure 6: Detail, 1928 Streetcar map

Figure 6 documents the absence of streetcar or early bus service to the district. The district, given its high elevation, necessarily had no direct access to streetcar lines. The nearest lines were located at the foot of Clarke Drive on Central Avenue. Individual dots identify *Telegraph-Herald* subscribers but not all extant houses.

When a Seminary Street residence was auctioned off in early the *Herald* noted, "The building is in the near neighborhood of the late Maurice Brown's, P. M. Harrington's and other fine residences, and is one of the most desirable places for a home in the city (Dubuque *Herald*, April 5, 1903)."

The Development of Madison Park:

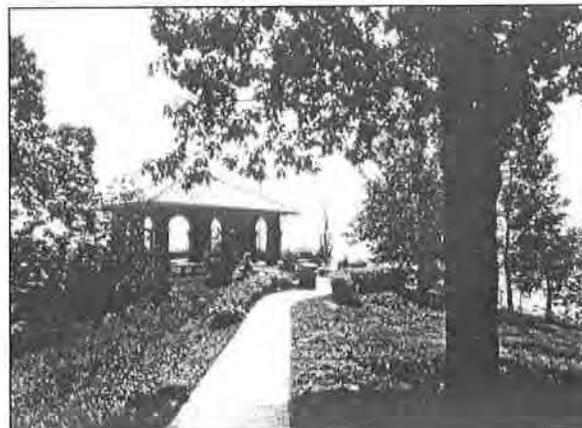


Figure 7: Madison Park, view southeast, park pavilion (non-extant) and young tree growth, c.1919
(Center for Dubuque History, Loras College, Photo #8107)

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Merchant George D. Wood built a prominent Italian Villa style brick house on the brow of Seminary Hill and Wood platted the north side of that street as previously noted. Wood, however, was a large man and grew tired of the uphill trek home. He sold the house to J. V. Rider. Rider enlarged the house during his lengthy occupancy. The mansion long dominated the south end of North Main, below Seminary/Clarke Drive. Set atop a steep sheer wall of stone (the result of quarrying), his house occupied what was termed by some residents "one of the most beautiful in the city." Rider retired to California and gave his house to the city for use as a public park in August 1914. Rider also specified the name for the park although it was at least briefly termed "Hill Crest Park." His specific desire was that children could enjoy his spectacular vista. It was also his hope that the house itself could be incorporated into the park facilities. The park first opened in mid-August 1915. This was not deemed feasible. In mid-1918 Rider agreed with the Park Board that the house had to be removed. Demolition took place in January 1919. An open pavilion was built and the grounds landscaped. A concrete stairway leading up to the park from West 17th Street had been built in 1918. Seminary Hill residents raised funds to erect a 60' flagpole (reflective of post-war patriotism). The *Herald* noted "The flag hanging from this pole can be seen from the greater part of the city." Formal dedication of the park took place on June 26, 1919. . The requisite speeches, a two-hour band concert by John Jenny's Municipal Band, and the raising of the flag for the first time, all filled the evening program. The Park Board hoped that all the city residents would use the park and the board was particularly proud of the artistic stairway. The stucco and tile pavilion was considered a model for use in any additional small parks that the city might create (Dubuque *Telegraph-Herald*, August 25, 30, September 23, October 29, 1914; August 19, September 17, 1915; January 9, June 24, 27, 1919; September 23, 1934, August 4, 1937).



Figure 8: Dedication of Madison Park 1919, view northwest
(Center for Dubuque History, Loras College)

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Figure 9: Head of Madison Park Steps, view southeast, c.1919
(Center for Dubuque History, Loras College, Photo #FBL 4725)

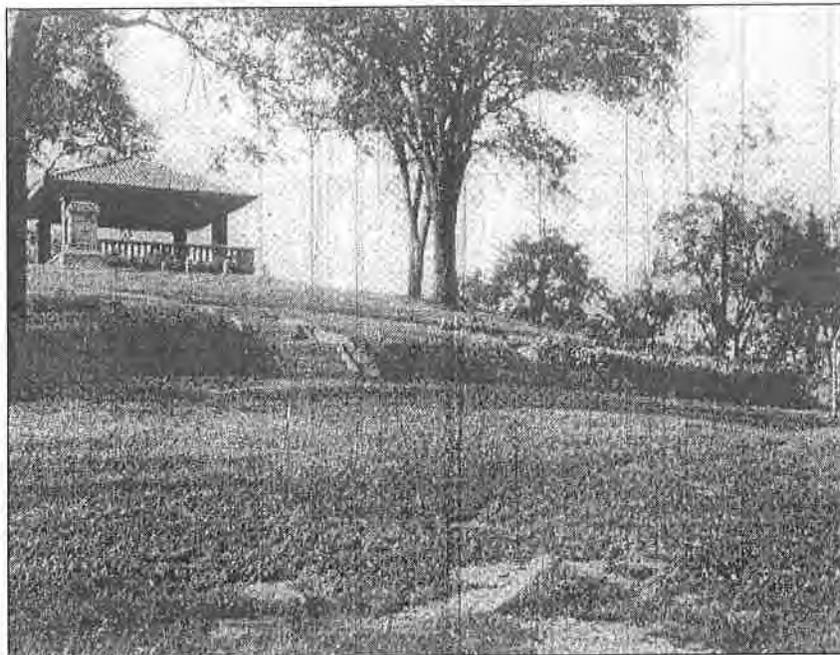


Figure 10: Madison Park, view north
(Dubuque *Telegraph-Herald*, July 21, 1937)

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The Seminary Hill/Madison Park Steps:

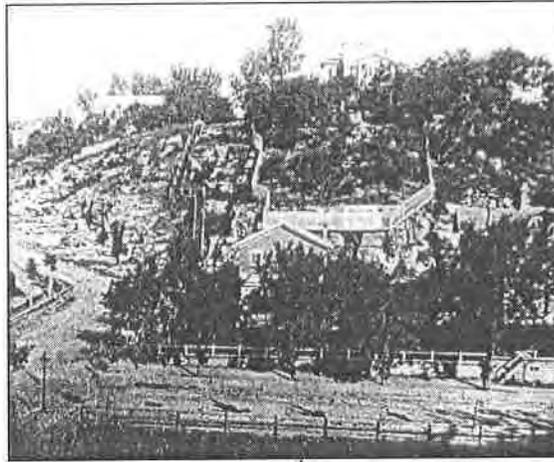


Figure 11: North Main steps at West 17th and Main streets, view north, c.1872
(Center for Dubuque History, Loras College, Photo #HAM 840)

This earliest view of the steps (Figure 11) necessarily pre-dates the establishment of Madison Park and the wooden steps, located behind and to the east of photographer Sam Root's house, were used to reach the base of North Main Street. The John V. Rider Italianate style house is prominently visible to right of center atop Seminary Hill. Seminary Hill, unlike other bluff fronts, has not been clear-cut of its native timber and clearly someone had interceded to protect the trees.



Figure 12: Seminary Hill from below, view north, 1897, Wood-Rider residence left of center, 1833 North Main is at the upper left, and the house at upper right is 60 Clarke Drive
(*Souvenir Gems of Dubuque*)

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Figure 13: North Main Street Steps, c.1906, view northeast,
Madison Street to the left, 1833 North Main at far left
(Center for Dubuque History, Loras College, Photo #FBL 4725)

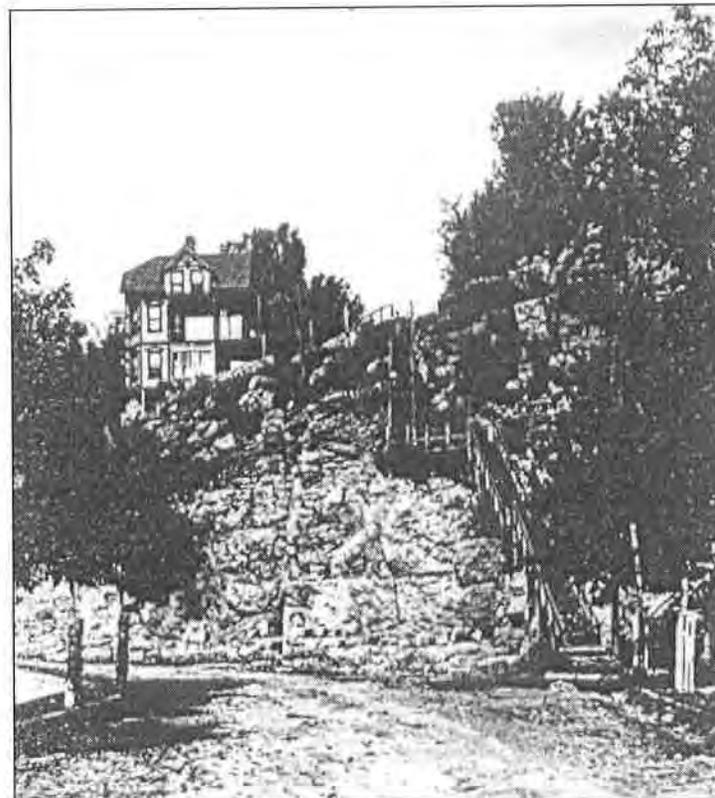


Figure 14: Early view up Madison Street, wooden steps, 1833 North Main visible left of center
(Dubuque County Historical Society)

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Figure 15: Early wooden steps, Wood-Ryder House, view northeast across Madison from West 17th
(Dubuque County Historical Society)

What is striking in comparing the earlier view of the base of Seminary Hill with this one, is the degree to which the stone bluff front has been cut back to a nearly vertical profile. A house site has been created to the right of the steps and a massive stone retaining wall built. The steps remain simple and of frame construction.

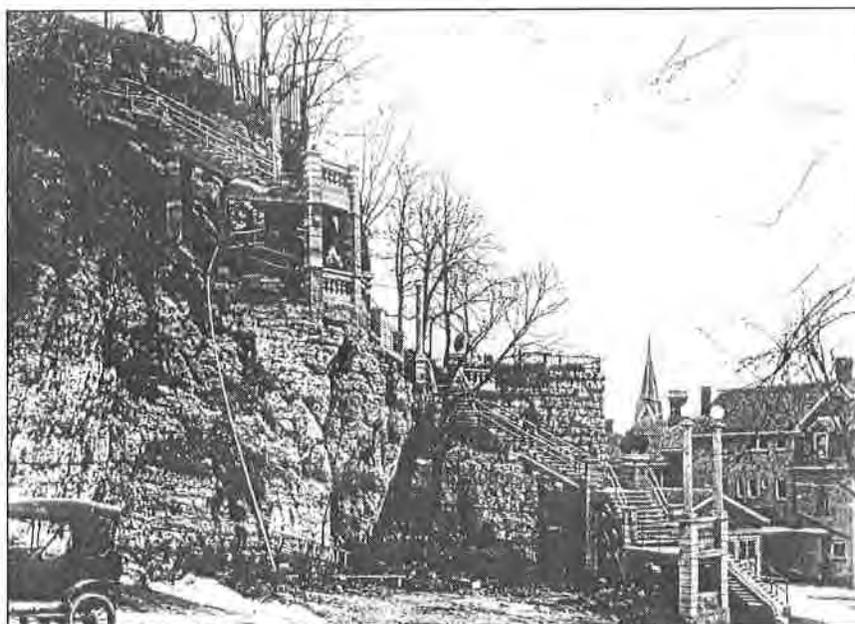


Figure 16: Madison Park Steps, view east, c.1918
(Center for Dubuque History, Loras College)

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Elaborate concrete and stone stairs with ornamental light posts and metal railings represent the new stairs built by the Park Board in 1918 to reach the newly established park. The vantage point of the lamp post image taken at the head of the stairs (see above) is visible at the upper left. These stairs were one of a number of similar municipal improvements built at this time. Only a few foundation remnants survive from any of these stair systems.

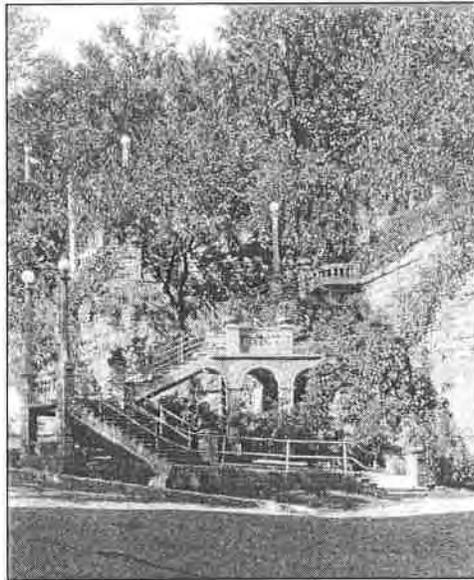


Figure 17: Madison Park Steps, view north, c.1920
(Center for Dubuque History, Loras College, Photo #FBL 4724)

Other Historic District Photographs:



Figure 18: Overview of Madison Street Hill, view northeast, c.1915
(Center for Dubuque History, Loras College)

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From right to left in Figure 17 the following houses are visible: 1833 North Main, 1765, 1805 (with an additional floor), 1829, 1849 and 1910 Madison (the last named in its original Italianate form with cupola). Atop Seminary Hill, are to the left of 1833 North Main, are 1846, 1857, 1860, 1871, 1881, 1886 North Main, and 216 Clarke with its carriage house.

The Classical Revival style has a lesser presence within the survey area. Three of five examples are found along Lowell Street, where they are intermixed with bungalow and Craftsman examples. The Italianate examples, mostly side-hall plans, are almost all located along Clarke and North Main. All of the Second Empire examples are on Clarke Drive.



Figure 22: A. R. Staufenbeil residence, 1921 Madison Street, view northwest, 1897
The original design of 1941 Madison is visible at the far right.
(*Souvenir Gems of Dubuque*)



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Figure 23: Wood-Rider House, 1772 North Main, view southeast, stereograph by Sam Root, c.1870
Non-extant, present site of Madison Park (Dubuque County Historical Society)



Figure 24: The former Italianate style House, 216 Clarke Drive, c.1911, view west
(Center for Dubuque History, Loras College, Photo #357)

This photo depicts the first post-Italianate style makeover, as a Spanish Mission/Craftsman design. A two-story south solarium was added and the Italianate style elongated windows were broadened into casement windows and were given gable roof hoods. An open raised patio with stuccoed balustrade wrapped around the south and east sides. The second makeover added a single-story flat roof porch on the south side, removed the porch and terrace, enclosed the solarium, and added a matching north wing.

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[A broader range of resources are identified in the MPDF].

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Seminary Hill Residential Historic District
County, Iowa

Dubuque

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Photographs:

Dubuque County Historical Society
Center for Dubuque History, Loras College, Dubuque

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(accessed August 5, 2015)

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County, Iowa

10. Geographical Data:

Additional USGS

5. 691020 4708920

Verbal Boundary Description:

The boundary begins on the east end at the intersection of Clarke Drive and Heeb Street. The boundary follows Clarke Drive northwest, turning north and then west to include the properties at 1906 and 1924 North Main Street. The boundary follows that street north, turning southwest following the north boundary lines of 207 and 215 Clarke Drive. The boundary continues westward following the north boundaries of the buildings along the north side of Clarke Drive, through 389 Clarke Drive. The boundary then turns south to Clarke Drive, jogs west and turns south and then east following the property lines of 406 Clarke Drive. The boundary continues to follow the south property lines of buildings along the south side of Clarke Drive, jogging south and then northeast with 306 Clarke Drive. The boundary then turns south to follow the west boundary lines of the properties on the west side of Madison Street (1951, 1941 and 1921 Madison Street). The boundary follows the south boundary line of 1921 Madison Street, continues east to follow Madison Street, the south boundaries of 1833 North Main and then the south and east boundaries of Madison Park returning to the place of beginning.

Boundary Justification:

This district boundary contains the extant and sufficiently well preserved buildings and topography that comprise the historic district that developed atop this plateau. A combination of topographical features and a directly related number of transportation access points are included in the district boundary. Steep bluffs clearly define the eastern and southern and western district boundaries, while a deeply sculpted drainage (North Madison Street streets also forms a part of the southwest district boundary. The plateau descends to the north of Clarke Street so the district includes properties that front on that street along its north side. Properties further north are excluded. The core of the district is the park and a cluster of early brick residences. Properties on an interim bluff terrace and the bluff base to the south are excluded because they are included in the adjacent Jackson Park Historic District and because they are located at lower levels than the district.

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County, Iowa

Map:

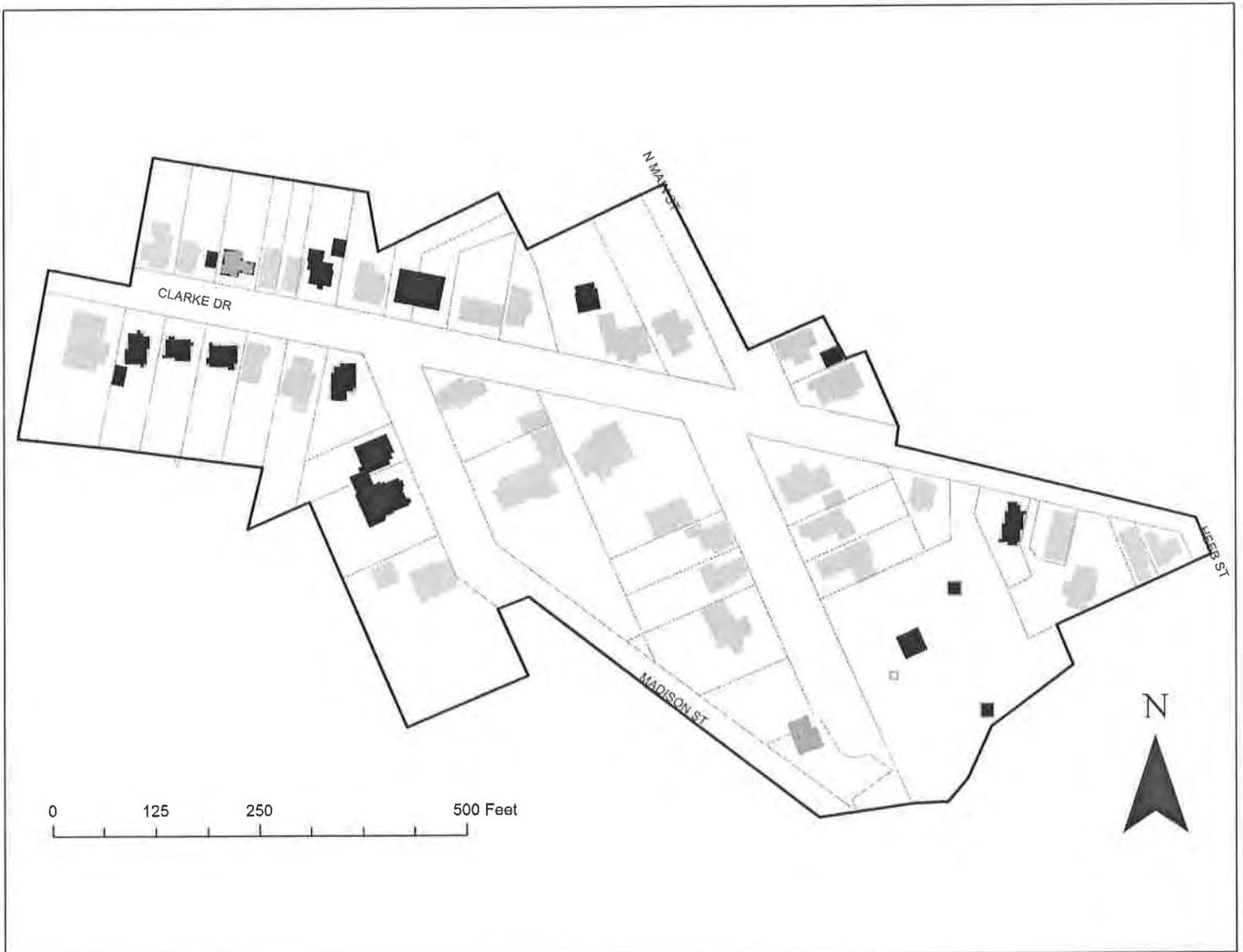


Figure 25: Contributing and non-contributing properties map (Jacobsen, 2015)
Key: Non-contributing buildings are colored black.

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County, Iowa

Photographs:

Name of Photographer: James E. Jacobsen

Film Type: Ilford 100ASA

Date of Photographs: November 19, 2014

Location of Original Negatives: City of Dubuque, Planning Department

Description of views:

1. Clarke Drive, south side, looking southwest from point east of Heeb Street
2. Clarke Drive, south side, looking southwest from point east of Heeb Street
3. Clarke Drive, south side, looking southwest from point east of Heeb Street
4. Clarke Drive, southside, looking southwest from point east of North Main Street
3. North Main Street, west side, looking northwest from point east of North Main Street
4. North Main Street, west side, looking southwest from the east side of North Main Street
5. North Main Street, east side, looking eastt west of North Main Street
6. North Main Street, west side, looking northwest from the east side of North Main Street
7. North Main Street, west side, looking south from the west side of North Main Street, south of Clarke Drive
8. Madison Park, looking northwest from park towards the west side of North Main Street
9. Madison Park, looking northeast towards Clarke Drive
10. Madison Park, looking northwest from south of pavilion towards North Main Street
11. Madison Park, looking south from point west of the park on North Main Street towards the city
12. Madison Park, looking south from point on the west side North Main Street towards the city
13. Clarke Drive, south side, looking northeast from Madison Park
14. 216 North Main, looking west
15. Clarke Drive, south side, looking west from the north side of Clarke Drive, west of North Main Street
16. Clarke Drive, north side, looking east from the south side of Clarke Drive, west of North Main Street
17. Madison Street, east side, looking southeast from Clarke Drive
18. Madison Street, west side, looking southwest from Madison Street below Clarke Drive
19. 1910 Madison Street with 216 North Main in the distance, looking east from Madison Street
20. 1910 and 1996 Madison Street, looking north
21. 1910 Madison Street with 216 North Main in the distance, looking northeast from Madison Street
22. Houses along the east side of North Main Street, viewed looking east from Madison Street
23. Madison Street, west side, looking northwest from Madison Street
24. Madison Street, west side, looking northwest from Madison Street
25. View towards main city from south boundary of the district, looking south
26. Clarke Drive, north side, looking northwet from point west of North Main Street and east of Madison Street
27. Clarke Drive, north side, looking northwest from Madison Street
28. Clarke Drive, north side, looking northwest from Madison Street
29. Clarke Drive, south side, looking southwest from Madison Street
30. Clarke Drive, south side, looking southeast from the west district boundary
31. Clarke Drive, north side, looking northeast from thewest district boundary

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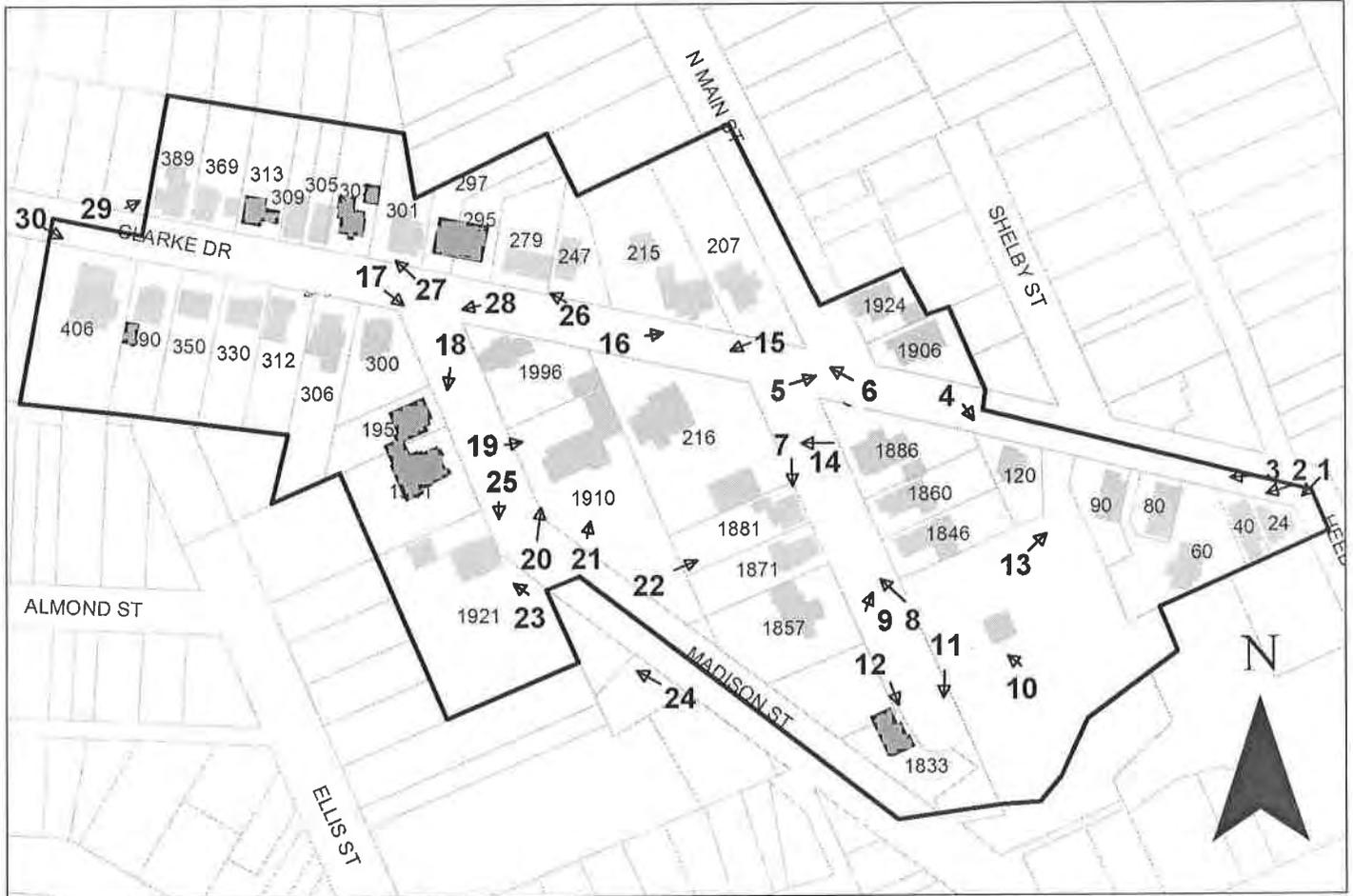


Figure 26: Photo vantage point map (Jacobsen, 2014)
Key: Non-contributing buildings are colored black.

Property Owners' List:

PREGLER, JAMES D & MARY C 90 CLARKE DRIVE DUBUQUE IA 52001	90 CLARKE
HUSEMANN, LARRY H & BRENDA A 18491 W MICHELLE CT EAST DUBUQUE IL 61025-9403	80 CLARKE
OTT, JAMES M & JACK, TERESA A 60 CLARKE DR DUBUQUE IA 52001	60 CLARKE
ST JOAN, ROBYN MARY 40 CLARKE DRIVE DUBUQUE IA 52001	40 CLARKE
COOHEY, JAMES L & ELIZABETH R 406 CLARKE DR DUBUQUE IA 52001	406 CLARKE
VAUPEL, MICHAEL J	390 CLARKE

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County, Iowa

716 TANGLEWOOD DR MANCHESTER IA 52057	
GABRIELLESCHI, ELLEN P 350 CLARKE DR DUBUQUE IA 52001	350 CLARKE
MCGOUGH, JAMES 24 CLARKE DRIVE DUBUQUE IA 52001	24 CLARKE
HITZLER RENTAL LLC 312 CLARKE DR DUBUQUE IA 52001	312 CLARKE
MILLER, JULIE 306 CLARKE DRIVE DUBUQUE IA 52001	306 CLARKE
ROSS, CHRISTINE M 300 CLARKE DRIVE DUBUQUE IA 52001	300 CLARKE
WALTER JR, CHARLES TAYLOR & ZOELLNER, BARBARA R 8870 SE 70TH TERRACE OCALA FL 34472	216 CLARKE
GOTTO, MICHAEL A 330 CLARKE DRIVE DUBUQUE IA 52001	330 CLARKE
JERAULD, ALEK D 389 CLARKE DR DUBUQUE IA 52001	389 CLARKE
BAUER, LISA A & DAVID W 449 CLARKE DR DUBUQUE IA 52001	369 CLARKE
RODAS, AMBER L 313 CLARKE DRIVE DUBUQUE IA 52001	313 CLARKE
O'HEA, ANN M 309 CLARKE DRIVE DUBUQUE IA 52001	309 CLARKE
BONAR-ARNOLD, NATALIE 213 DORM UNIT 202 GRAND FORKS ND 58207-5301	305 CLARKE
FELLER, JOHN W 303 CLARKE DR DUBUQUE IA 52001	303 CLARKE
SKAIFE JR, RICHARD L 301 CLARKE DRIVE DUBUQUE IA 52003	301 CLARKE
MAGLAR PROPERTIES LLC 1857 N MAIN ST DUBUQUE IA 52001	279 CLARKE
DUCHOW, FRANK R & ANN L 247 CLARKE DR DUBUQUE IA 52001	247 CLARKE

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County, Iowa

DENLINGER, NORMA M AS TRUSTEE OF THE NORMA M DENLINGER TRUST 215 CLARKE DRIVE DUBUQUE IA 52001	215 CLARKE
PRELIS, CHAMINDA S & CINEFRO-PRELIS, DOMINICK A 207 CLARKE DR DUBUQUE IA 52001	207 CLARKE
SIMONINI, MATTHEW M 297 CLARKE DRIVE DUBUQUE IA 52001-4426	297 CLARKE
SIMONINI, MATTHEW M 297 CLARKE DRIVE DUBUQUE IA 52001-4426	295 CLARKE
O'NEIL, JESSE W & HEATHER L 1895 MARION DUBUQUE IA 52001	120 CLARKE
FEEHAN, SANDRA A 1951 MADISON STREET DUBUQUE IA 52001	1951 MADISON
FEEHAN, SANDRA A 1951 MADISON STREET DUBUQUE IA 52001	1941 MADISON
DELIRE, S VANCE & TRICIA 1921 MADISON STREET DUBUQUE IA 52001	1921 MADISON
BOFFELI, LINDA L 1996 MADISON STREET DUBUQUE IA 52001	1996 MADISON
CHAPPELL, JAMES THOMAS 1910 MADISON STREET DUBUQUE IA 52001	1910 MADISON
CITY OF DUBUQUE CITY HALL (MADISON PARK) 50 W 13TH ST DUBUQUE IA 52001	N. MAIN
KLEIN, JAMES ETAL 1881 N MAIN ST DUBUQUE IA 52001	1881 N. MAIN
DEGREE, JORDAN T 119 CLARKE DR DUBUQUE IA 52001	1871 N. MAIN
LESLEIN, JAMES MELVIN & MARY JANE 1833 N MAIN ST DUBUQUE IA 52001	1833 N. MAIN
BRIMEYER, CHARLES J & PATRICIA ANN 1924 N MAIN DUBUQUE IA 52001	1924 N. MAIN
HITZLER RENTAL LLC 312 CLARKE DR DUBUQUE IA 52001	1906 N. MAIN
VIZE, LAWRENCE A & WIDMYER- MARGARET A 1857 NORTH MAIN STREET	1857 N. MAIN

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DUBUQUE IA 52001	
LESLEIN, JAMES MELVIN & MARY JANE 1833 N MAIN ST DUBUQUE IA 52001	1833 N. MAIN
BOYD, MICHAEL J & BONITA A 1886 NORTH MAIN STREET DUBUQUE IA 52001	1886 N. MAIN
LUKSETICH, JAMES J & PATTIE S 1860 NORTH MAIN STREET DUBUQUE IA 52001	1860 N. MAIN
ROLWES, DENNIS N & DEBRA J 1846 NORTH MAIN STREET DUBUQUE IA 52001	1846 N. MAIN
DUBUQUE COUNTY COURT HOUSE DUBUQUE IA 52001	

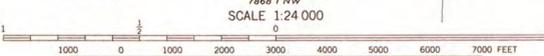


MADISON PARK HISTORIC DISTRICT

1	4708720	691330
2	4708680	691320
3	4708780	691430
4	4708920	691700
5	4708920	691020

Mapped, edited, and published by the Geological Survey
Control by USGS, USC&S, 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
100-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 photinspected 1978
No major culture or drainage changes observed



CONTOUR INTERVAL 10 FEET
DOTTED LINES REPRESENT 5-FOOT CONTOURS
NATIONAL GEODETIC VERTICAL DATUM OF 1929

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U.S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092
IOWA GEOLOGICAL SURVEY, IOWA CITY, IOWA 52240,
WISCONSIN GEOLOGICAL AND NATURAL HISTORY SURVEY, MADISON, WISCONSIN 53706,
AND STATE GEOLOGICAL SURVEY, URBANA, ILLINOIS 61801
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

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



QUADRANGLE LOCATION
DUBUQUE NORTH, IOWA-WIS.-ILL.
42090-E6-TF-024
1956
PHOTOREVISED 1972
DMA 7865 II SW-SERIES V876
PHOTOINSPECTED 1978

RECEIVED
ICV 0 2 2330
USGS AND
HISTORICAL ARCHIVES





NO PARKING
THIS SIDE

STOP







The House
on the
Rock
Attraction
- Rocky

S&CO

NO PARKING
ANY TIME









Clarke D

Hudson

STOP







SPEED
LIMIT
25





SPEED
LIMIT
25





































































No Parking







