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Nat. Register of Historic Places
National Park Service

by SHPO

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

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

1. Name of Property

historic name Upper Iowa Street Historic District

other names/site number

2. Location

street & number Iowa Street between West 11th and 12th streets [N/A] not for publication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 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).

Steve King Signature of certifying official/Title 23 AUGUST 2015 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:)

Signature of the Keeper

Date of Action

Joe
Edson H. Beall
10.13.15

Upper Iowa Street Historic District
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	
8	1	buildings
		sites
		structures
		objects
8	1	Total

Name of related multiple property listing

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

Number of contributing resources previously listed in the National Register

The Architectural And Historical Resources of Dubuque, Iowa, 1837-1955 0

6. Function or Use

Historic Functions

(Enter categories from instructions)

Commerce/Trade/Specialty Store

Domestic/Multiple Dwelling

Current Functions

(Enter categories from instructions)

Commerce/Trade/Specialty Store

Domestic/Multiple Dwelling

7. Description

Architectural Classification

(Enter categories from instructions)

Late Victorian//Italianate

Late Victorian/Queen Anne

Late 19th and 20th Century Revivals/Classical Revival

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

1872-ca.1930s

Significant Dates

1885
1896

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

Architect/Builder

Carkeek, Thomas

Primary location of additional data:

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

Name of repository: #City of Dubuque

Upper Iowa Street Historic District
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	[115]	[6911620]	[47081100]	2	[115]	[6911700]	[47081140]
	Zone	Easting	Northing		Zone	Easting	Northing
3	[115]	[6911670]	[47081180]	4	[115]	[6911580]	[47081180]

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.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 5

Upper Iowa Street Historic District

Dubuque County, Iowa

7. Narrative Description:

The Upper Iowa Street Historic District consists of most of two half-blocks that front onto the avenue between 11th and 12th streets. The district (Figure 1) is located in the northern part of the Dubuque downtown proper, is located in close proximity to a number of iconic Dubuque buildings (Dubuque City Hall, Prescott School). One of Iowa's earliest cities, Dubuque's original downtown developed along Main Street (parallel to Central Avenue and two blocks west), nearly a mile to the south of the south end of this district. While the downtown proper is broader in its scale, this is an arterial commercial district, being immediately contiguous and east of the Upper Main Street Historic District. Originally completely residential this district was substantially commercialized beginning in the late 19th Century.

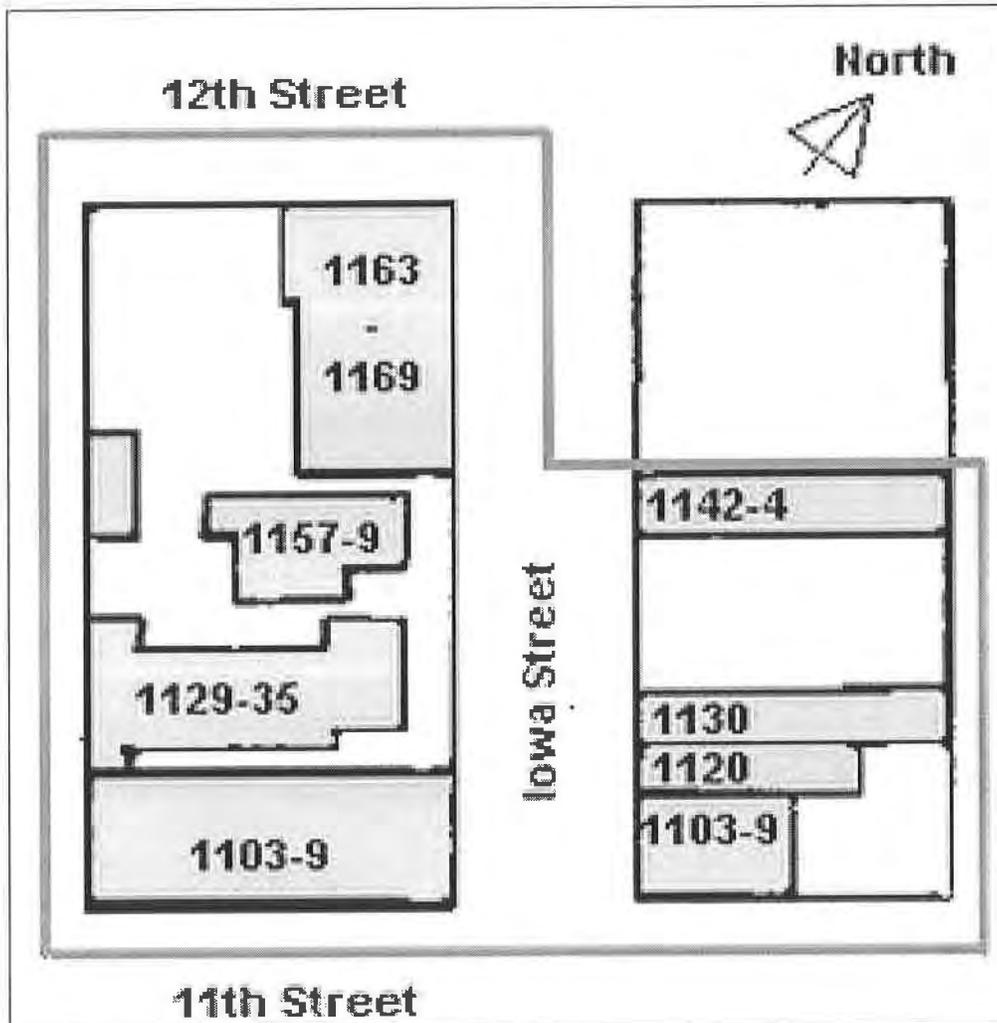


Figure 1: Extant district Iowa Street addresses

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 6

Upper Iowa Street Historic District

Dubuque County, Iowa

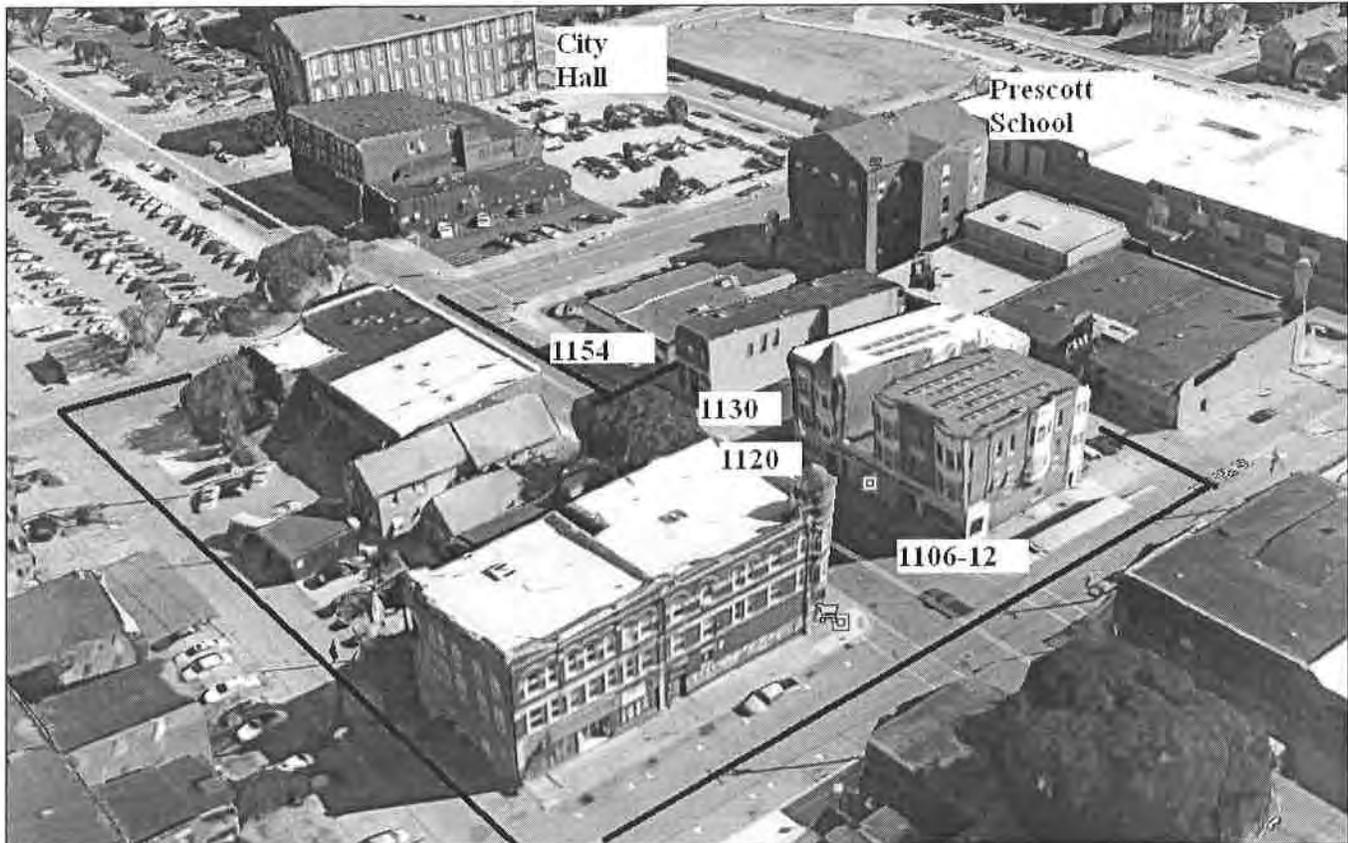


Figure 2: Aerial view, Upper Iowa Street Historic District, looking north (Google Earth perspective, annotated)

This small building group was identified as a potential historic district in 2003 as part of the Phase III (downtown) historical and architectural survey. The district idea represented an expansion of an initial consultant determination that the Arno Building, 1103-09 Iowa Street was potentially individually National Register of Places eligible. Three other very substantial commercial buildings that clustered in the same block prompted a district level approach (Jacobsen, 2003).

This district is a single block in length, north and south and includes nine buildings, all but one of which are contributing buildings. The topography is completely level. Alleys border the east and west district boundaries while numbered streets do the same north and south. A non-historic building, 1172 Iowa Street, located on the northeast corner of the grouping, is excluded from the district. There is one vacant parcel that is included on the east side of the district.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 7

Upper Iowa Street Historic District

Dubuque County, Iowa

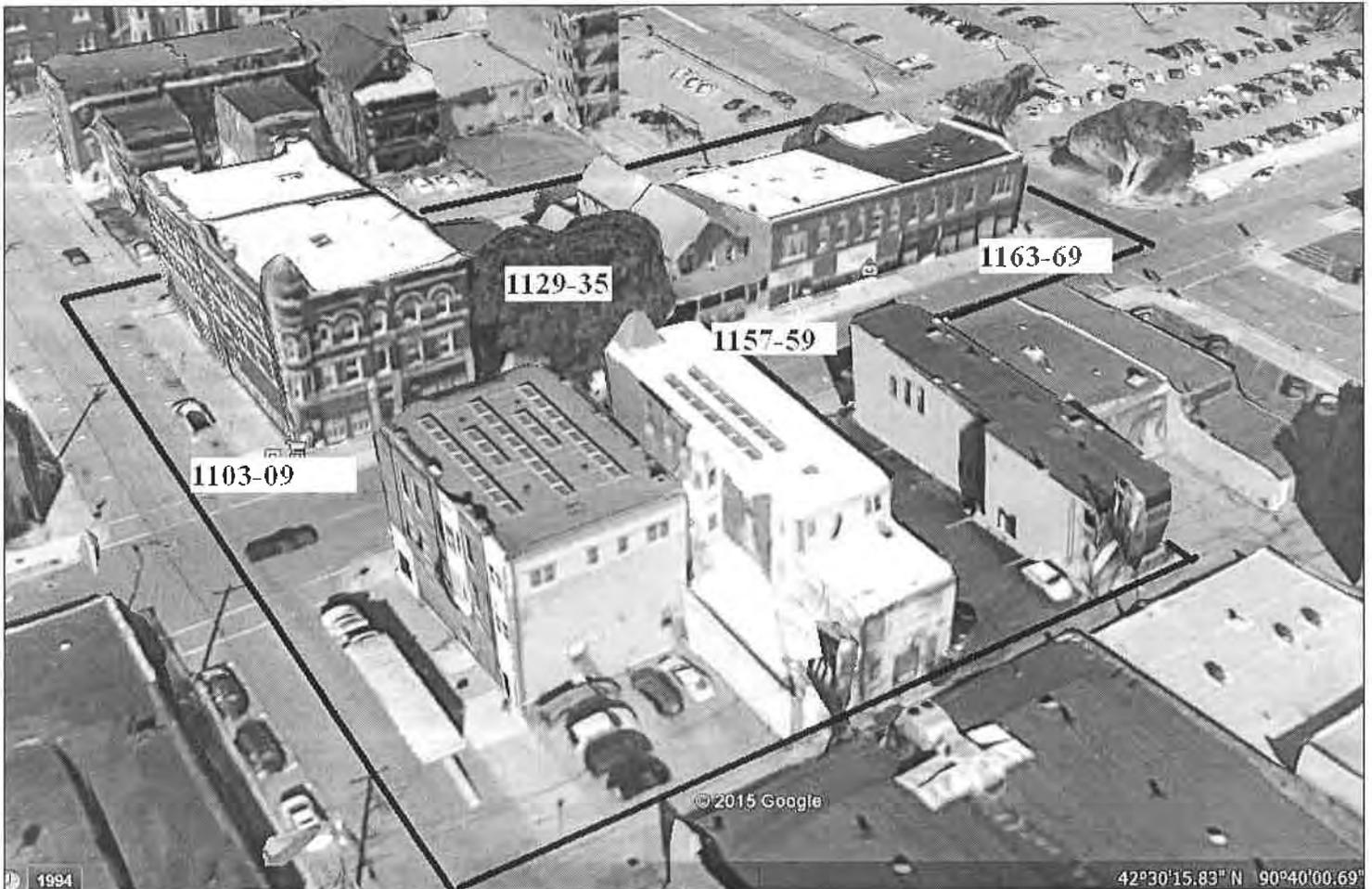


Figure 3: Aerial view, Upper Iowa Street Historic District, looking northwest (Google Earth perspective, annotated)

The district is as noted anchored and dominated by the very substantial and equally ornate two to three-story Queen Anne style edifices that combined ground level commercial spaces and upper level apartments. The Arno Building was an actual hotel. Full-height upper level bays or turrets are found on three of the examples. Elaborate ornamental brickwork combines with these projecting elements on the southern three buildings, while the elongated Italianate style two-story block at 1163-69 Iowa Street, being earlier in date (1886) has a boldly profiled cornice, and enlarged end window sets in its upper level fenestration. A substantial Romanesque style is also incorporated into the Queen Anne style designs. Exposed parapet level pressed metal detailing in 1130 Iowa Street hints that even more comparable ornamentation is hidden beneath the bay slip screens on that and 1106-12 Iowa Street.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 8

Upper Iowa Street Historic District

Dubuque County, Iowa

Address, Description, Date, Evaluation:	Historical Name, Use History	Building Modifications, Out Buildings
<p><u>1103-09 Iowa Street, 1893:</u> This is a contributing building to the district and it is likely individually National Register of Historic Places eligible on the basis of its architectural merit.</p>	<p><u>The Arno Building/Arno Hotel or Arno Flats:</u> The owner Grace R. Morrison and Architect Thomas Carkeek, sent the building plans to City Council for approval on November 18, 1892 (Dubuque City Council Minutes).</p>	<p>No out buildings.</p>
<p>This is a remarkable Queen Anne style double-fronted three-story brick block that features a rounded corner turret. The design is unusual in Dubuque due to the raised brick parapet wall that subsumes a pedimented narrow front pavilion. The parapet features some to the nicest decorative brickwork in the city. The east storefront has a massive cast iron support system that includes an I-beam lintel with decorative rosettes. Second floor windows are square cut and the broad stone belt course forms the lintels. The third floor windows are grouped or set in triple sets and have exaggerated stone trimmed Romanesque semi-circular arches. The southern rear back storefront has its own centered square-cut pediment. This rear wing is distinctive for its breadth, its full west end sidewall fenestration and its matching design.</p>	<p><u>1101/03 Tenant Firms:</u> 1902-05 The Manson Tea Co. 1906-1925-John J. Strayer, dry goods 1943-90+-tavern conversion May 1945</p> <p><u>1105/09 Tenant Firms:</u> 1898-The Manson Tea Company grocery 1934-restaurant 1952-dance school</p> <p>11th Street Storefront: 1932-. The Aragon Tap</p> <p>The Arno Hotel or Flats, consisting of 10 four-room units, had entrances on both fronts, and is listed as early as 1895.</p>	<p>Modifications: The building is well preserved externally, particularly on its storefront level.</p>

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 9

Upper Iowa Street Historic District

Dubuque County, Iowa

<p><u>1106-12 Iowa Street, ca. 1896.</u></p> <p>This is a contributing building to the district. .</p> <p>This is a Queen Anne style three-story brick double storefront with apartments above it. Twin frame oriels/bays infill the outermost bays of the façade, and two more oriel bays are located on the south sidewalls. The building features ornate corbelled brickwork in its parapet and walls. The window arches on the second floor are capped with semi-circular brick arches while those on the third floor have jack arches.</p>	<p><u>The Elberon Flats:</u></p> <p>1100 Tenant Firms: 1897-Henry Munsil-photo studio here 1902- Dubuque House Furnishing Company 1909-1916: Vienna Bakery 1909- wholesale liquor and second hand shop</p> <p>1112 Tenant Firms: 1897-F. J. Drexler, milliner 1902- Dubuque House Furnishing Company 1909- wholesale liquor and second hand shop</p>	<p>No out buildings.</p> <p>Modifications: A new storefront was constructed in 1940 for 1108 Iowa (\$1,000).</p>
<p><u>1120 Iowa Street, 1892-1899:</u></p> <p>This is a non-contributing due to slip screen covering.</p> <p>This is a single-story commercial brick storefront with a parapet front.</p>	<p>No known historic name.</p> <p>G. R. Clark had a contracting business here as of 1899.</p>	<p>No out buildings.</p> <p>Modifications: The entire single-story frontage has been concealed behind a slip cover. No investigation of the presence of historical materials was feasible.</p>
<p><u>1129-35 Iowa Street, pre-1872:</u></p> <p>This is a contributing building to the district.</p> <p>This is an early two-story side gable brick duplex example. First floor wooden lintels are uncommon. The upper façade is fully fenestrated. The sidewall entries are both right-hand side and are separated.</p>	<p>No known historic name.</p> <p>This building appears on the 1872 Bird's Eye View of Dubuque. George F. Martin lived at 1135 1891-96.</p>	<p>Attached frame garage not counted.</p> <p>Modifications: Tile shop addition, 1931. Twin frame gable dormers are a later alteration. The original porch has been removed and small hip roof canopies have been substituted.</p>

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 10

Upper Iowa Street Historic District

Dubuque County, Iowa

<p><u>1130 Iowa Street, 1889:</u></p> <p>This is a contributing building to the district.</p> <p>This three-story brick building features a Queen Anne/Shingle style combination oriel/turret that is unmatched in the city's surviving commercial buildings. The upper floors have a marvelous connected Romanesque window with stone surround. The metal cornice is quite ornate and combines tall brackets and square panels. The bay is capped with what is best termed the most ornate metal work to be found in the city. Sidewall metal fire escapes survive on both ends.</p>	<p>Francesca Flats (1908+):</p> <p>This is the earliest commercial building on south end of the block the block. The owner/builders sought City Council approval for the iron bay window and cornice under a new city ordinance that regulated projecting building parts (City Council Minutes, March 18, 1889).</p> <p><u>1130 Tenants:</u> 1890- A. C. Kleine, music conservatory, and Spellerberg & Heins, furnaces 1893-1916+ Ed A. Newell 's second hand goods. 1934- restaurant</p>	<p>No out buildings.</p> <p>Modifications: Brick transom panels 1940. The bay front has been resided. The windows have been reduced. The storefront is covered or altered.</p>
<p><u>1142-44 Iowa Street, vacant lot:</u></p>		<p>No out buildings.</p>
<p><u>1157-59 Iowa Street, pre-1872:</u></p> <p>This is a contributing building to the district.</p> <p>This is a two-story gable front frame Classical Revival style residence that has been comprehensively permastoned. That single-story frame building has an east end hip roof and a gable rear profile with returned eaves. It too is fully permastoned. There are several examples of a comprehensive use of permastone to cover primary and secondary buildings in lieu of simply covering all or part of a façade and this is one of those. The medical office and house massing remains visually apparent and the house and office are otherwise well preserved, retaining its front porch and is of architectural interest given the attached office unit.</p>	<p>No known historic name.</p> <p>Dr. Nicholas Bray resided here in 1898-1906 (<i>Dubuque Daily Herald</i>, January 26, 1898). Dr. William L. Becker had his residence and office here 1908-13.</p>	<p>Out buildings. A tile flat-roofed two-car garage has raised parapets on three sides is contributing.</p> <p>Modifications: Attached doctor's office south wing, ca.1898. Permastone cladding ca.1930s.</p>

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 11

Upper Iowa Street Historic District

Dubuque County, Iowa

<p><u>1154 Iowa Street, 1885-88:</u> This is a contributing building to the district. This Italianate style two-story brick commercial building features a cast iron storefront, a boldly projecting corbelled brick cornice/parapet and decorative brick belt courses on the upper sill and lintel levels. Window arches are semi-circular and are formed with molded soldier bricks in voussoir fashion. The arches are integrated into a lintel level soldier brick belt course.</p>	<p><u>Joseph L. and E. Horr Block</u></p> <p>Store tenants: 1890-99-Joseph L. Horr, real estate 1909-M. Stewart, second hand goods, 1934-Home Supply Plumber was 1936-bake shop 1941-62-The Dubuque Leader Publishing Company. 1950 Bradley and Maclay Insurance</p>	<p>No out buildings. Modifications: Changes are minimal, the storefront kick plate having been permastoned. The storefront is particularly well preserved retaining its functioning transom lights. Apartment added 1950.</p>
<p><u>1163-97 Iowa Street 1886:</u> [Assessor counts as four buildings, 1169, 1179, 1187 and 1197] This is a contributing building to the district. This Queen Anne style two-story brick commercial block is of particular architectural interest given that it covers four to six-storefronts with an ornate façade design. The wall plane is uninterrupted but the window band includes triple-window sets on each outer bay</p>	<p><u>George L. Torbert's Market Block:</u></p> <p><u>1163 Tenant Firms:</u> 1899 J. Stuber, undertaker</p> <p><u>1169 Tenant Firms:</u> 1899- Anna Dowling, dressmaker 1903-1913-Bradford Bros. 1915-16+-Dubuque Cheese Co. 1909- Chas. F. Meyer, barber</p> <p><u>1179 Tenant Firms:</u> 1893-1916- Union Tea Company/India Tea & Coffee</p> <p><u>1187 Tenant Firms:</u> 1890-E. C. Salter, sewing machine dealer 1901-1911- Charles Meyers billiards hall and cigar store 1913-15-M. Mullen, Dubuque Stove, Furnace & Repair 1916+-J. J. Rowan Dry Goods</p> <p><u>1195 Tenant Firms:</u> 1891-1909-M. Haas Drug Store 1903-1916+-Thrift Shorthand School 1913-1920+- Charles Meyers billiards hall and cigar store 1957-grocery</p>	<p>No out buildings. Modifications: A boldly bracketed brick cornice certainly once supported an ornate pressed metal parapet front. The south three storefronts have been covered but the northernmost is perfectly preserved with its cast iron columns so these components very likely survive in the other storefronts. New storefront (1179) 1954. Attached masonry garage (1187) 1960.</p>

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 12

Upper Iowa Street Historic District

Dubuque County, Iowa

District Alterations:

The west half of the district retains all of its historic buildings, one of which was completely permastone-covered in the 1930s. Store level claddings in the east end of 1103-09 Iowa Street are reversible and the structural storefronts in the several storefronts of that building and 1163-69 Iowa Street remain intact.

The east half of the district has suffered the removal of two buildings and the re-cladding of a third, 1172 Iowa Street. That building is a concrete block commercial building of recent vintage and is therefore excluded from the district. Storefronts on 1130, 1120 and 1106-12 Iowa Street have been covered with metal siding and some windows have been downsized, but the structural storefronts may remain in place. The bays have similarly been covered but the expectation remains that these coverings obscure extremely ornate pressed metal ornament. Because 1120 Iowa Street is a single story commercial its storefront covering renders it non-contributing. A visible ornamental brick parapet hints that this building also retains its structural storefront beneath its stucco cladding.

Integrity Evaluation:

Overall the district retains a good level of historical integrity. This diminutive commercial district has survived largely intact while comparable buildings around it, to the north and south have been lost to the reconstruction of the downtown. It is important that the district remains a mix of earlier residential buildings and later-date commercial ones as that combination represents the significance of the district, being an early residential neighborhood that was largely and substantially re-built as the downtown expanded northward. Collectively the district integrity is represented by the survival of the brick commercial core along with the surviving residential buildings. The commercial buildings retain ornamental cast iron storefronts, fenestration and stylistic detailing and several buildings have removable slip covers that will reveal hidden storefront and bay details. The district retains all seven aspects of historical integrity.

Integrity of location is vested in the level terrace setting of the district and particularly in its association with the Upper Main Street Historic District immediately west and the Dubuque City Hall and Prescott Elementary School, both built in 1857, which are to the immediate east and northeast.

Integrity of design is embodied in the surviving buildings and their highly ornamental detailing. The surviving residential buildings, vernacular in their type, reflect the commercial over-writing of the block. Central to the integrity of the district is the presence of a number of very substantial and stylistically ornate commercial blocks. There are four of these extant.

Setting is retained in terms of topography, plat and architecture. The overall district setting is defined by substantial corner commercial buildings with intervening surviving residences in the west half of the district. The survival of two residential buildings as noted underscores the original use of this block for non-commercial purposes.

Materials are predominantly brick, in several colors, along with ornamental stone and cast iron structural storefronts. There are some slip screens that hide additional materials and ornamentation and their removal will further enhance the eligible district. The use of permastone on 1157-59 Iowa Street represents a modernization effort for a residence that was also being used for business purposes.

Workmanship is most notably vested in brick and stonework, pressed metal ornamentation, some original chimney profiles and cast iron work (notably 1130, 1154 Iowa Street). The four key commercial building examples retain exemplary craftsmanship in their ornamentation.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 **Page** 13

Upper Iowa Street Historic District

Dubuque County, Iowa

Feeling is sufficiently represented by the district despite its scale. Architecturally it represents a focused intensive ornamentation applied to a range of combination commercial/residential edifices.

Integrity of association is based upon its proximity to other historic commercial clusters and districts and the still recognizable appearance of the historical buildings and their collective whole.

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.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 14

Upper Iowa Street Historic District

Dubuque County, Iowa

8. Statement of Significance:

The Upper Iowa Street Historic District is National Register of Historic Places eligible on the local level on the basis of its architectural merit (Criterion C). The district represents the architectural expression that resulted from the over-writing of a purely residential part of the northern part of Dubuque's earlier downtown proper. Beginning in the mid-1880s substantial commercial buildings, in the Italianate style, began to displace homes and duplexes on either side of the north end of the 1100's block of Iowa Street. Then in the 1890s additional and more substantial and elaborate combination retail/residential buildings, designed in the Queen Anne style, completed that displacement of pre-existing buildings. This replacement process made room for these complex and fairly innovative designs and the clustering, while small in scale, makes them stand out in Dubuque's surviving commercial architecture. The period of significance is 1872-ca.1930s. The period of significance starts with the construction of the oldest extant building and concludes with the permastone re-cladding of 1157-59 Iowa Street. This ending date represents the final substantial building alteration that impacted the historical district buildings. The district is a mix of residential and commercial buildings and this later effort to modernize the combination office/residence addresses the repurposing of the district for predominantly commercial purposes. Significant dates, 1885, 1896, respectively mark the first and last commercial building construction within the district.

This district is nominated in association with the multiple property document "Dubuque—The Key City: 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 commercial historic district as an eligible property type. This district is recommended as being National Register eligible as a such under the Architectural context, titled the Architecture of Dubuque, 1833-1955.

This district was first recommended as being National Register eligible in 2003 as part of the comprehensive Phase III downtown survey phase. The MPDF cites the standard Dubuque Italianate commercial design as consisting of a single plane, unelaborated brick façade, that is ornamented with upper level semi-circular arched windows, a bold metal or corbelled brick cornice and a high-set storefront, framed either in stone and cast iron, or all cast iron. Similarly the district buildings designed in the Queen Anne style conform to the standards set forth by the MPDF. The example of 1130 Iowa Street is even pictured as an excellent commercial stylistic example. This style overlays towers, orioles, turrets, bays and similar volumetric elaborations on an oversized commercial massing. Ornamental metal plays a larger role in the detailing. This style commonly overlaps with Romanesque components given the design emphasis on oversized stone frame entries or vertical window sets and carved stonework plays a central design role (Jacobsen, 2005, pp. E-176, 192-93).

Historical Context and History:

Dubuque's original downtown developed along Main Street to the south of 4th Street. By the post-Civil War years the downtown area had broadened to adjoining streets (Iowa Street and Central Avenue to the east and Locust Street to the west). Main Street and Central Avenue developed north-end commercial nodes between 10th and 18th streets for the latter street, and 10th and 12th streets for Main Street. The latter commercial node was just a half block west of this district. The proximity of the Dubuque City Hall (13th and Central Avenue), the city high school (Central Avenue and 12th Street) and a key market area (City Hall block and 12th Street west) all influenced the commercial development of the residential area that was centered between the two northward extensions of the downtown. The primacy of 12th Street and its market meant that the pressure to redevelop residential lots for commercial purposes would come from the north end of the district.

Commerce displaced this residential block from the north, beginning in the late 1870s. Still it wasn't until the late 1890s that the block was fairly solidly infilled with commercial fronts. Four of these are exceptional and substantial designs and two represent some of the more ornate and well-preserved blocks that survive in the city.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 8 Page 15

Upper Iowa Street Historic District

Dubuque County, Iowa

The block also contains one of the best-preserved two-story brick side gable residences and it is likely of very early date and represents a fragment of what was originally a residential neighborhood.



Figure 4: ca.1880 overview of the district area (Center For Dubuque History, Loras College)

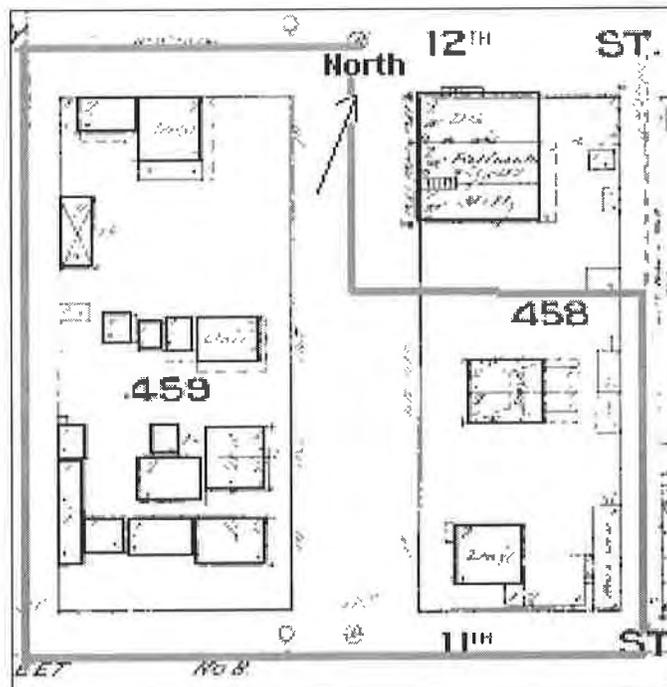


Figure 5: 1884 Sanborn map (district boundary is marked in dark gray)

As of 1884 (Figure 5) the block was strictly residential in its land use, save for a store block (non-extant) that was on the upper east side of Iowa Street. Two houses survive on the west side of Iowa

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 16

Upper Iowa Street Historic District

Dubuque County, Iowa



Figure 6: 1889 lithographic overview (district boundary is marked in black)

By 1889 the Torbert Block, 1163-69 Iowa Street, had replaced the residence of the same family name. The two-story store building at 1154 Iowa Street was also present. Thus the north end of the district had been solidly commercialized. This push toward commercialization was coming from the north. A number of blocks went up at 12th and Iowa Street in response to the growing importance of 12th west of Central as a public market place.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 8 Page 17

Upper Iowa Street Historic District

Dubuque County, Iowa

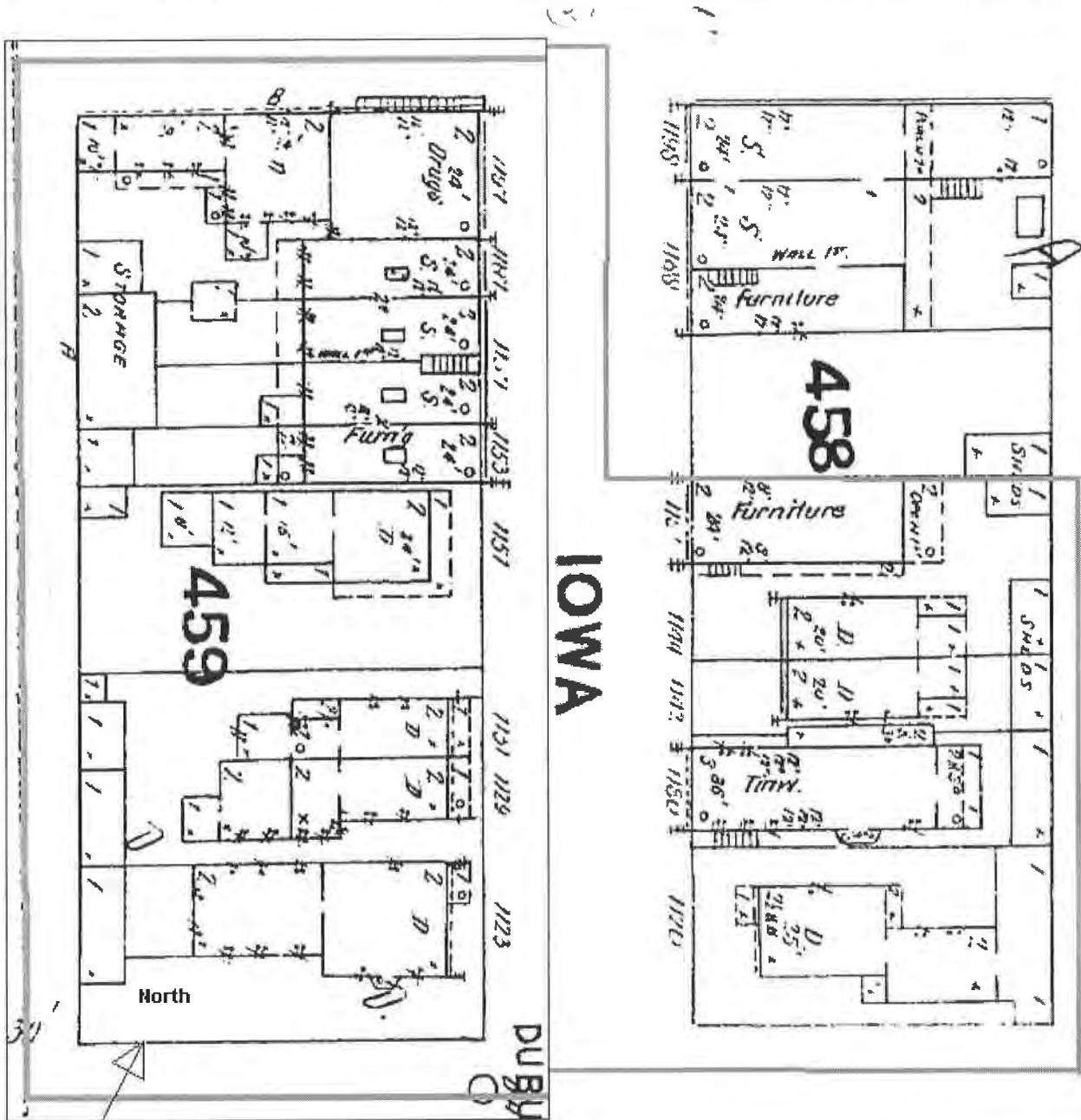


Figure 7: 1891 Sanborn map

By 1891 the south half of the district remained largely residential, save for 1130 Iowa Street, in the southeast corner and 1188-98 (non-extant) in the northeast corner.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 8 Page 18

Upper Iowa Street Historic District

Dubuque County, Iowa

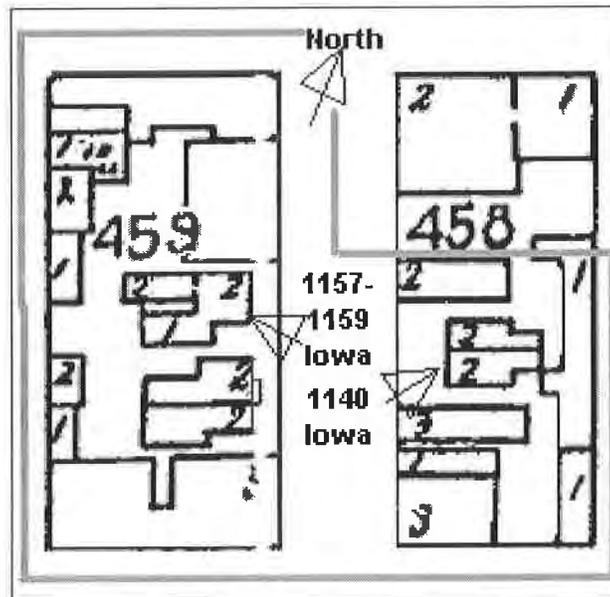


Figure 8: 1907 Sanborn map detail

By 1907 the commercial transformation of the district was complete. The duplex at 1140 Iowa Street would later be lost but otherwise the present-day buildings were all in place. The residence at 1157-59 Iowa Street was expanded to the south to house a doctor's office.



Figure 9: Market area, 12th Street viewed northeast from Iowa Street, c.1910 (Greater Dubuque, 1911).

Figure 9, while depicting the area immediately north of the district, on the north side of 12th Street, illustrates the emergence of that street as a market area in conjunction with the public markets that encircled and occupied the basement and yards of the City Hall Building, out of view to the north or left in the image. The first high school building, also non-extant, is visible in the center background of the image, on Central Avenue. All of the buildings in this view are non-extant.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 9 Page 19

Upper Iowa Street Historic District

Dubuque County, Iowa

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

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National Park Service

National Register of Historic Places
Continuation Sheet

Section number 9 Page 20

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Dubuque County, Iowa

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National Register of Historic Places
Continuation Sheet

Section number 9 Page 21

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Walker, Lester, *American Shelter: An Illustrated Encyclopedia of the American Home*. Woodstock, New York: The Overlock Press, 1981

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Photographs:

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

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 10 Page 22

Upper Iowa Street Historic District

Dubuque County, Iowa

10. Geographical Data:

Verbal Boundary Description:

The district consists of City Block 459 and the southern two-thirds of City Lot 458. The district boundary begins at the intersection of the alley, Block 459, at 11th Street, and runs north to the alley's intersection with 12th Street, it turns east on that street and turns south at the mid-point of Iowa Street, running south to the north boundary line of 1154 Iowa Street, turning east and running to the midpoint of the continuation of that lot line with the alley in Block 458. The boundary runs south along that alley middle line to its intersection with 11th Street, where it turns west and runs along the centerline of that street to the place of beginning.

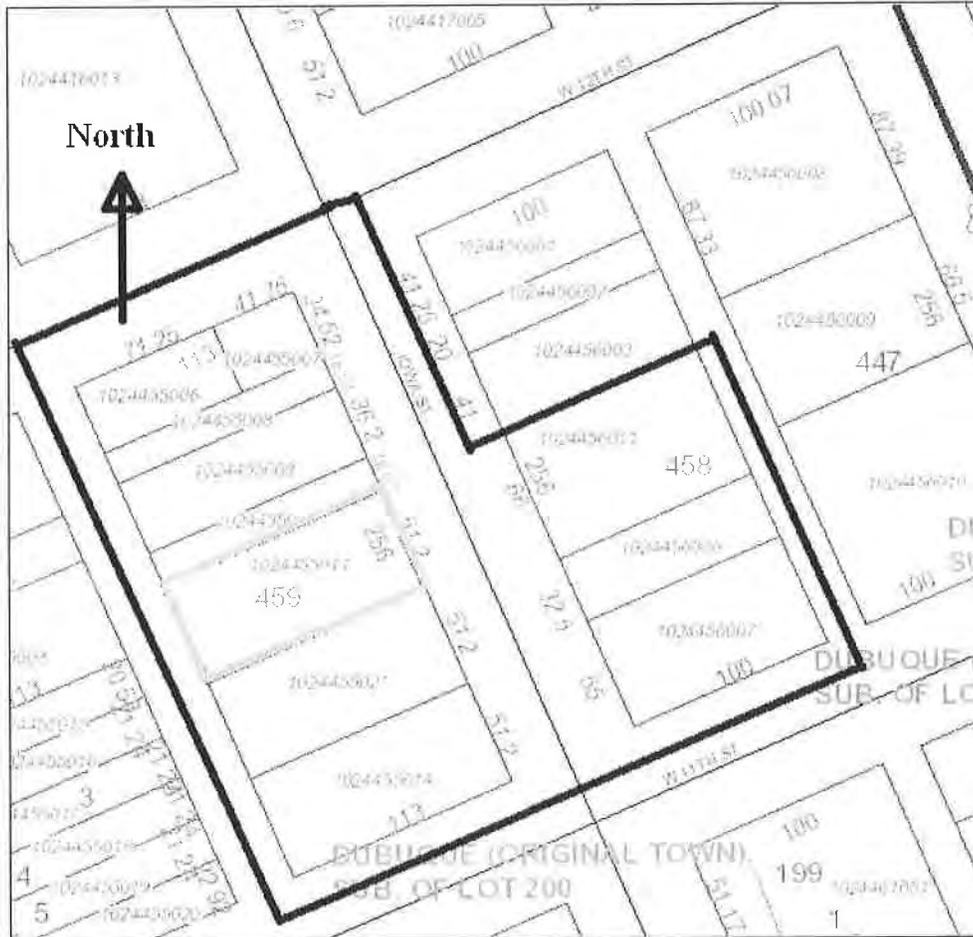


Figure 10: Legal parcel map with district boundary (Dubuque County Assessor's Map, 2015, annotated, 100 feet=1.5 inches)

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 10 Page 23

Upper Iowa Street Historic District

Dubuque County, Iowa

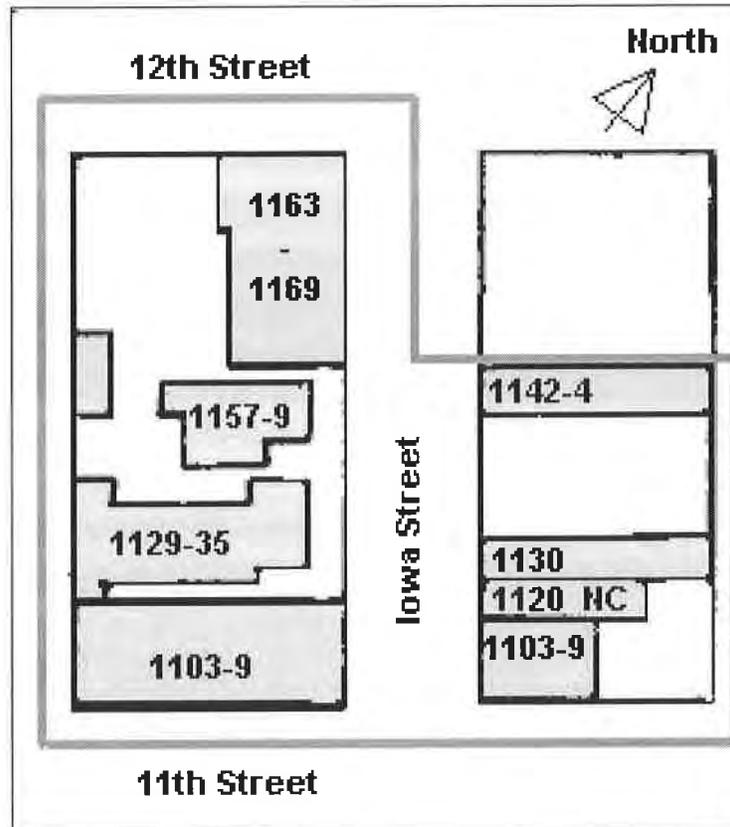


Figure 11: Contributing/non-contributing buildings
(1120 Iowa Street is the only non-contributing property, marked "NC")

Boundary Justification:

This boundary includes all of the extant buildings that played a role in the transformation of this commercial node into its present predominantly commercial state. The district buildings include surviving and somewhat altered residences that pre-dated the commercial redevelopment of the block, as well as the commercial buildings that replaced the other residential buildings on the block. Related commercial buildings to the north have been largely lost and those to the south are of a predominantly post-World War 1 origin and lack the architectural merit of these buildings.

Maps:

Refer to figures 1, 2, 9, 10.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number Imbedded Images Page 24

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. 11th Street, north side, west of Iowa Street, looking northeast from south of West 11th Street
2. Iowa Street, west side, looking northwest from West 11th Street, east of Iowa Street
3. Iowa Street, west side, looking northwest from north of West 11th Street, east of Iowa Street
4. Iowa Street, west side, looking southwest from West 12th Street, east of Iowa Street
5. Iowa Street, east side, looking northeast from West 11th Street, west of Iowa Street
6. Iowa Street, east side, looking southeast from West 12th Street, west of Iowa Street
7. Alleyway west of Iowa Street, east side, looking southeast from West 12th Street, west of Iowa Street
8. Alleyway west of Iowa Street, east side, looking southeast from West 12th Street, west of Iowa Street

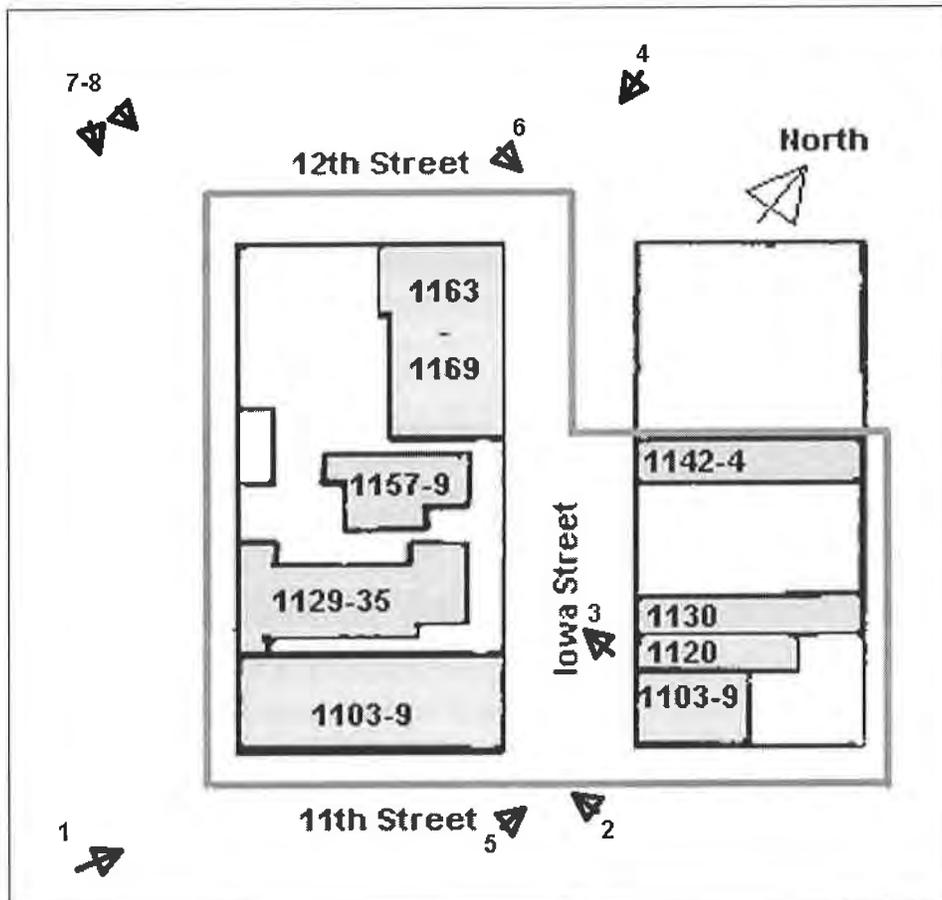


Figure 12: Photo Vantage Map (Jacobsen, 2015)

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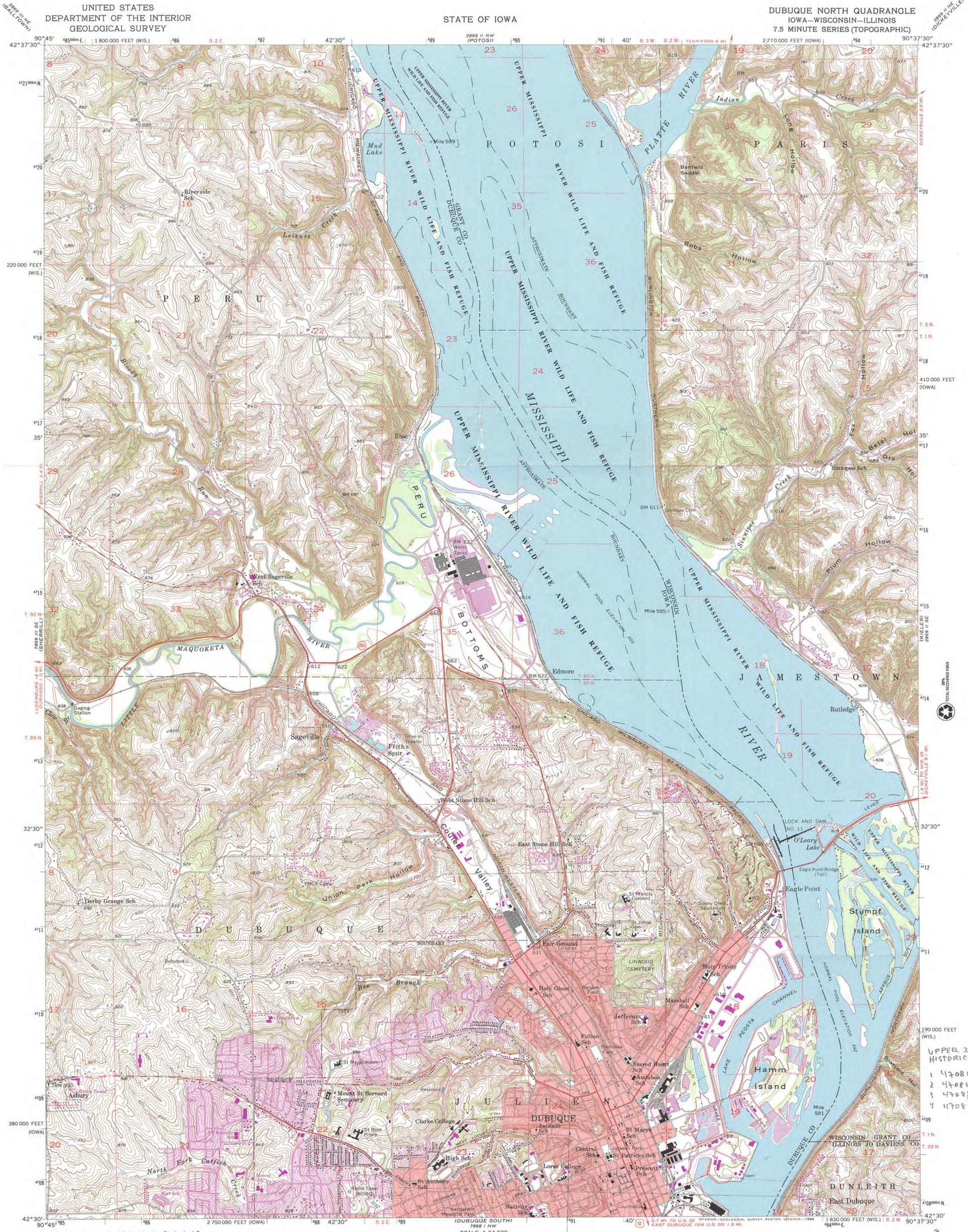
National Register of Historic Places
Continuation Sheet

Section number Imbedded Images Page 25

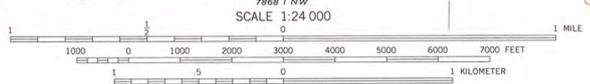
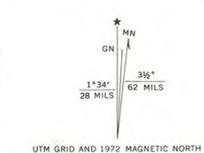
County, Iowa

District Property Owner's List:

KINTZINGER BUILDING FIRM PO BOX 703 DUBUQUE, IA 52004-0703	110 W. 12TH
K & L LEASING LLC 1159 IOWA ST #4 DUBUQUE, IA 52001	1101 IOWA
JL PRO INVESTMENT LLC 1130 IOWA ST DUBUQUE, IA 52001	1108 IOWA
JL PRO INVESTMENTS LLC 1130 IOWA ST DUBUQUE, IA 52001	1130 IOWA
K & L LEASING LLC 1159 IOWA ST #4 DUBUQUE, IA 52001	1135 IOWA
TRANNEL, JAMES A & MARIE C 1154 IOWA DUBUQUE, IA 52001	1154 IOWA
LIN, KEN JIANGUO 1159 IOWA #4 DUBUQUE, IA 52001	1157 IOWA
UNCOMMON KITCHENS INC 1179 IOWA DUBUQUE, IA 52001	1169 IOWA
UNCOMMON KITCHENS INC 1179 IOWA DUBUQUE, IA 52001	1179 IOWA
KINTZINGER BUILDING FIRM P O BOX 703 DUBUQUE, IA 52004-0703	1187 IOWA
KINTZINGER BUILDING FIRM P O BOX 703 DUBUQUE, IA 52004-0703	1197 IOWA



Mapped, edited, and published by the Geological Survey
Control by USGS, USC&GS, and USCE
Topography from aerial photographs by photogrammetric methods
and in part by U. S. Corps of Engineers
Aerial photographs taken 1954. Field check 1956
Polyconic projection. 1927 North American datum
10,000-foot grids based on Iowa coordinate system, north zone
and Wisconsin coordinate system, south zone
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



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.



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

DUBUQUE NORTH, IOWA-WIS.-ILL.
42090E6-TF-024

1956
PHOTOREVISED 1972
DMA 7889 II SW—SERIES V876
PHOTOINSPECTED 1978

UPPER IOWA STREET
HISTORIC DISTRICT
1 4708100 691620
2 4708140 691700
3 4708180 691670
4 4708120 691580













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Beer & Grill
100% BEER, HOUSE BURGERS
100% CHICKEN, FISH, STEAK

SCOTT PRINTING & DESIGN

Iowa

STOP





