

# Jackson Park Historic District

## Phase IV District Report

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## Overviews:

### District Changes Since 1986:

Demolitions have been minimal, five in number (948-50 Bluff, 911 Locust, 975-97 Locust, 1044-58 Locust, 1500 Locust), although two of these losses, the Odd Fellows Building at 911 Locust, and Central High School, 1500 Locust, were landmark buildings and their loss was detrimental in the extreme. Other demolitions, subsequent to National Register listing, likely occurred place on the sites of the newer buildings at 1299 Locust, the library addition, 1415, 1458 Locust, and 1351 Iowa.

Jackson Park has not witnessed the same commercial development and attending restoration efforts as has the Cathedral District. Indeed it was this transformation, beginning in the early 1970s in the West Fourth Street area that began the city's historic preservation program.

A number of very substantial restoration efforts have been undertaken. The most notable project involves a complete restoration of 1492 Locust Street, the landmark Benjamin B. Richards House. Several other restorations are now underway (971 Bluff, 1145 Locust). 1146 Grove Terrace is a brick cottage that has had its aluminum siding removed. The properties at 1335-37, 1192, 1212 Locust and 315, 366, and 365 West Locust have had restoration efforts. A number of funeral homes have undertaken restoration efforts. Behr's Funeral Home removed the notorious metal canopy from 1491 Main Street and the company is building a substantial brick and stone brick carriage house behind the same property that replaces a frame one. The reality of the district is that given that the vast majority of the buildings are of brick construction, the level of integrity overall is most impressive. There are relatively few new buildings apart from several that are unfortunately large and prominently placed.

The Archdiocese of Des Moines is to be credited with saving many of the substantial houses in the district and indeed throughout the city. Virtually every large house has, at some time, housed some function of the diocese and these important buildings were protected from demolition at a time when many others were lost.

### Physical Descriptive Notes:

The district is fairly remarkable for its overall flatness. For the most part there is little perception that the district is anything but level. Stone retaining walls are less common in this area and are lower in profile. Jackson Park, on its southeast corner, does have a raised plateau profile with retaining walls on its southern and eastern sides. Ground levels are steeply pitched along the western and northern peripheries of the district and they decline from west to east.

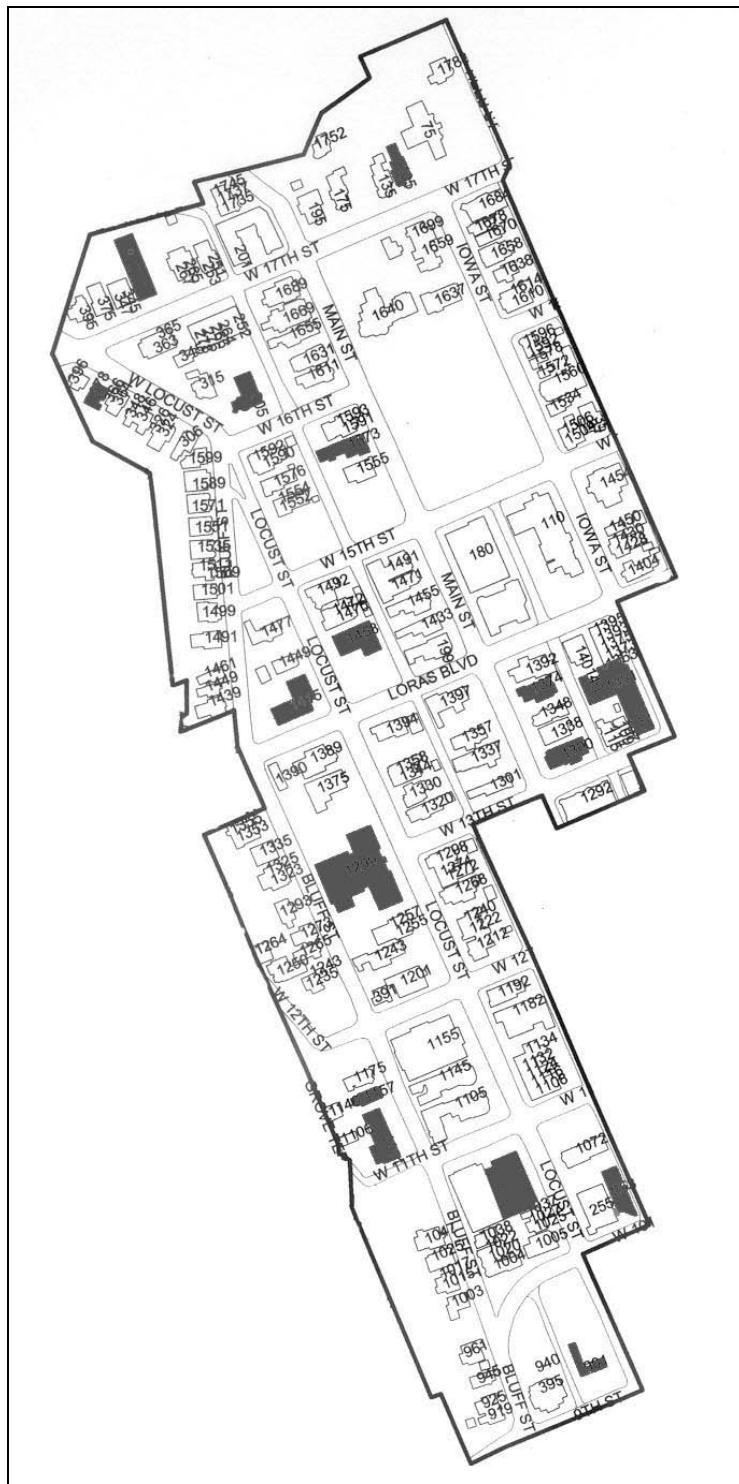
# JACKSON PARK HISTORIC DISTRICT CONTOUR MAP



## Contributing/non-contributing properties:

Non-contributing properties are for the most part recently built buildings. Only a few buildings are non-recognizable and these include two permastone-covered buildings and a few with other-residings combined with alterations. There are numerous open tracts that combine with the non-contributing buildings to break up parts of the district, but on the whole, the district is cohesive,

visually strong and improving by means of restoration efforts. The original district nomination was overly generous in identifying non-contributing properties, and 53 of these were so classified. That list also counted eight parking lots. These would not be treated as non-contributing properties today. The list also counted as non-contributing those buildings that post-dated 1910. Extending the period of significance to 1955, most of these would no longer be deemed non-contributing. It is to the credit of the district and the nomination preparers that an early and clear ending date could be offered for the overall period of significance. Most of the post-1910 new construction can be attributed to continued institutional and church development, so it could be argued that while the majority of development did indeed end c.1910, subsequent new construction largely represented a continuation of the same historical themes that made the district significant in the first place.



Styles and Types:

Historical Contexts and Notes:

Minimal project resources were committed to the general researching of the district's history. Instead, research resources were expended documenting individual buildings. Still, enough information was gathered to allow for the identification of a number of particular historical themes. The original nomination included the following significance claims:

- a residential architecture that included two main sub-themes, vernacular row houses along Bluff and more academic architecture on Main and Locust streets
- a residential architecture that was primarily of brick construction
- a district that was dominated by religious and educational institutions
- an architecture that represented "nearly unhampered" growth, with the possible exception of the financial panic of 1873, between 1850 and 1910, with three-quarters of the surviving buildings pre-dating 1891.
- a higher style architecture that was dominated by the Queen Anne style and its sub-types.
- middle to upper class dominance
- an architecture that was expressed on larger lots in contrast to the cheek to jowl layout of Cathedral District.
- the district contrasts ethnically with Cathedral District inasmuch as the latter was predominantly Irish in its settlement, while the former was of mixed ethnic composition (of course St. Patrick Church was also Irish and was located in the north end of this district).

Additional themes are churches and church architecture, the development of Jackson Park, the role of mass transit and residential development. A curious absence is that of commercial land uses within the district. Few if any corner stores are documented west of Iowa Street and much of what is now present is of later origin.

Churches and church architecture:

Dubuque is a city of churches and church-related institutions and many of these are of impressively early construction and are very well preserved. Consequently it is particularly difficult to sort out the truly significant church designs from the lesser ones.

Jackson Park contrasts starkly with Cathedral District with regard to churches. The latter never had any churches within its boundaries apart from the cathedral. In contrast this district included ten different churches (German Methodist Episcopal, Lutheran, Catholic, three Presbyterian, Christian Science, Christian, and Congregational, Episcopalian), was within a block of two others (Methodist and Baptist at West 12<sup>th</sup> and Main). There were also two Catholic schools (St. Patrick and St. Joseph Academy) and the first female seminary established west of the Mississippi River.

Just one of the Presbyterian churches survives and there are seven surviving church buildings, one of which (Christian Science) is no longer used as a church. Clearly the two most significant church edifices are St. Patrick (1867), the First Congregational Church (1856), and St. John Episcopal Church (1875).

The German presence, presumably principally located in the northeast portion of the district, is represented by the First German Presbyterian Church (1892) and the German Methodist Episcopal Church and its rectory (c.1887), both of which are on the north end of Iowa Street. While not a church

related institution initially, the German Theological Seminary (1856) is a very rare and early example of the Gothic Revival style, executed in an institutional design.

The explosion in the establishment of Catholic institutions took place in the late 1870s. *Die Iowa* observed in early 1881, “In a period of two-three years the fronts of the bluffs above Dubuque have been covered by every sort of Catholic institution” (*Die Iowa*, February 3, 1881)..

### The development of Jackson Park:

The two principal downtown parks were in competition from the start to outdo each other. Their formal development, beginning in 1873, was a parallel process. Washington Park had the advantage of proximity to the downtown and a cleaner design (it being demarcated by streets on all four sides). Washington Square was also a designated park on the original plat, while Jackson Park was first the public cemetery. The cemetery was closed in 1857 and the graves removed to Linwood Cemetery. The *Herald* announced in 1873 that “the city fathers intend to make this plot [Jackson Park] of ground one of the beauty spots of the city.” The parks were simply there at that point. Still the *Weekly Times* could note “Our Dubuque public squares are in a bad enough condition just now, but Marshalltown’s is worse” (May 28, 1873). Trees were planted in 1876 and pagodas followed in both parks in 1877. Architects Heer & Nascher designed the pagodas but there was bad blood between the designers and the City Council, with the architects seeking compensation for claimed losses (*Die Iowa*, May 23, 1878). *Die Iowa* credited Dr. Quigley with the park improvements (“he never gave up”) and criticized the layout of the new paths (“the city gardener got his plan from an old German bucksaw, remarked a professional gardener the other day in jest, but rightly”) (*Die Iowa*, August 23, 30September 20, 1877). The same source criticized 1880 park improvements, the paths being too narrow and “winding paths wander strangely.” Mr. Dyer, the designer was “far removed from genius” (ibid., August 19, 1880). The stairs on the pagodas were steep and without railings (see historical photographs below) and it is small wonder that presidential candidate James G. Blaine declined to use the one in Jackson Park for a speech in late 1878. Instead he used an A. A. Cooper wagon bed and the newspapers chuckled that a Republican had stood on a “Democratic platform” to give his speech (ibid., October 10, 1878). The grand opening of the park took place in mid-September 1877 with Chinese lantern decorations and a speech by Colonel David Henderson (ibid., September 20, 1877). The incomplete nature of Jackson Park is reflected in an 1878 rumor that the Council was planning to purchase the lots north of the park to enlarge it, the *Herald* offered “This is as it should be” (*Herald*, September 8, 1878). Further research is recommended to determine how the park actually developed. Clearly, residential development north of the park was delayed for many years.

Both parks served as the venues for an impressive array of events, including musical concerts, educational programs, and the like. Washington Square appears to been the more prominent of the two parks given that Senator William Allison nearly succeeded in making it the site for a new county courthouse in 1876 and it was the site of the notable City Carnival in 1902. One rather curious program conducted in Jackson Park in 1895 was a stereoscopic show by Professor J. A. Wilson, who represented the Afro-American Department of the Atlanta Exposition (*Herald*, August 8, 1895).

Curiously the parks were not simply available for any public use and the early years are filled with complaints of inadequate benches, those available being located within the park and not on the outer street fronts, and usually filled with riffraff who intimidated proper ladies. This account nicely accompanies the photo of what was one of the earliest documented baseball diamonds in Dubuque (see below under overviews):

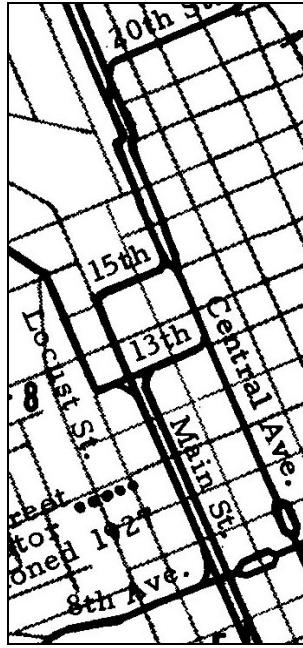
There seems to be some trouble with the boys and the police in the vicinity of Jackson Square. The boys use the vacant space north of the square for a ball grounds and occasionally their ball is batted into the square, which they go after. The police are

ordered to arrest any person trespassing on the square hence the difficulty. The boys should remove to other quarters to play ball, or the old placards on the fence warning them not to trespass on the grounds should be removed (*Herald*, June 7, 1876)

The pagoda was available for band use only and sitting in it was prohibited. The *Herald* called upon the city “to open Jackson Park to the public” (*Die Iowa*, July 17, 1879).

#### The role of mass transit:

The district was well served by the streetcar system with Main Street serving as the trunk line. It was double tracked in 1883 (*Herald*, July 12, 1883). The line turned east along the south side of Jackson Park where it joined the Clay Street/Central Avenue line northward. A second branch turned both east and west at West 13<sup>th</sup> Street, connecting to a Locust/West Locust line and again to the aforementioned Clay Street line. West Eight Street was a principal east/west business and shipping thoroughfare, and consequently also was tracked. A number of the principal churches fronted on the Main and West 15<sup>th</sup> street lines. Further research is recommended to investigate any relationship between the developing architecture and proximity to the car lines. It is commonly assumed that these lines attracted the better buildings and enhanced adjacent land values. The obverse of this assumption is the fact that property owners in Dubuque commonly opposed double tracking and that tracks were an intrusive presence to other traffic.



Streetcar Map, 1928

#### Residential and Infrastructural Development:

The original nomination described a generally northward expansion, with the northern terminus of construction falling below West 13<sup>th</sup> Street and east of Iowa Street as of the late 1860s. The 1866 lithographic view, looking south from Seminary Hill (see below) nicely documents this pattern. Additional property research subsequent to the nomination and the near-precise dating of the buildings elaborates on this pattern.

The 1866 lithograph shows very little development between Locust and Iowa above West 13<sup>th</sup> Street and this is still the case as of 1872 (Birds Eye View, see below). The only substantial building on the west side of Iowa, between West 14<sup>th</sup> and West 15<sup>th</sup> streets, is the first St. Patrick Church. The same image clearly documents the solid and intensive up-building of the west side of Locust and both

sides of Bluff as far north as West 14<sup>th</sup> Street. By the early 1880s the only undeveloped areas were that north of Jackson Park and West 17<sup>th</sup> Street.

There was a scattering of buildings, likely mostly early frame ones, throughout the district and these disappeared over time. Several brick cottages lined the alley between Main and Locust, and north of West 14<sup>th</sup> Street. A large frame tenement occupied the southeast corner of Iowa and West 14<sup>th</sup> and wasn't demolished until 1930. It dated to the mid-1850s.

The delayed development of West 17<sup>th</sup> Street might have been caused by its tendency to flash flood after heavy rains. Its protection was a major city issue in mid-1876 following the disastrous flood of July 4<sup>th</sup> of that year. That flood carved a 40' deep chasm below the Seminary building and an eight to ten foot deep gully along the length of the street. Adjoining buildings were nearly undermined and the Seminary Hill stonewall was destroyed. Heated public meetings considered how best to permanently fix the street. Fred Weigle and Thos. Finn wanted a concave street surface. John Bush and Mr. Mertz wanted an open sewer as a street surface with cross street bridges. Edward Langworthy proposed a comprehensive \$50,000 project that would have fixed the entire north end of the city. William Rebman wanted stone side walls with bluff rock backfill. Thomas Cavanaugh suggested sidewalls of pilings and planks. At any rate repair work was underway by October, likely following the city engineer's recommendations. Fourteenth Street was also a major drainage for the bluffs and it gained a storm sewer in 1886 (*Die Iowa*, July 6, 8, October 11, 1876).

Continued mining on Seminary Hill was also an impediment to development. A major new lead strike was reported there in late 1893 when graders struck large chunks of "mineral" too large for two men to move (*Telegraph*, October 10, 1893).

Enhanced fire protection was realized in 1883 with the construction of the Fifth Ward Firehouse at Clay and West 18<sup>th</sup> streets (*Die Iowa*, September 16, 1883).

The district streets remained unpaved until quite late as the historic photographs indicate. Locust, between West 10<sup>th</sup> and West 17<sup>th</sup> streets, was paved with brick in 1895 (*Herald*, August 13, 1895). Similarly final street grades were not established until quite late. The grade of Iowa Street, up to West 14<sup>th</sup> was established only in 1924, that north of West 14<sup>th</sup> in 1919. The grade for West 11<sup>th</sup>, between Bluff and Clay streets was set in 1907. The West 14<sup>th</sup> Street grade was set in 1913.

#### Residential architecture, particularly higher-end large house design:

Under this topic, sub-topics include the styles and types that are represented in the city, and the northward gravitation of mansion houses into the district and their replacement with others over time. This architectural expression nicely interprets the basic claim of the district significance, that Jackson Park was the venue of the middle and upper classes. Dubuque overtime developed a class based residential program over time, wherein the wealthier tended to gravitate to the bluff tops and the less wealthy were relegated to the lower reaches. But this is more representative of the early 20<sup>th</sup> Century when the descendants of the occupants of the great houses tended to build new at the higher elevations. In earlier years there was more of an intermixing across the town. One trend that did not develop in the city was the expected clustering of great houses around the two principal parks. This is also true of churches, St. Patrick being a notable exception. The earliest great houses were located within walking distance of factories and the main downtown and consequently Cathedral District was the first high end destination point. The lower reaches of Iowa and Locust streets were also favored and consequently much of the early high end residential architecture was obliterated as the downtown gravitated north, engulfing these early Italianate and Greek Revival style homes.

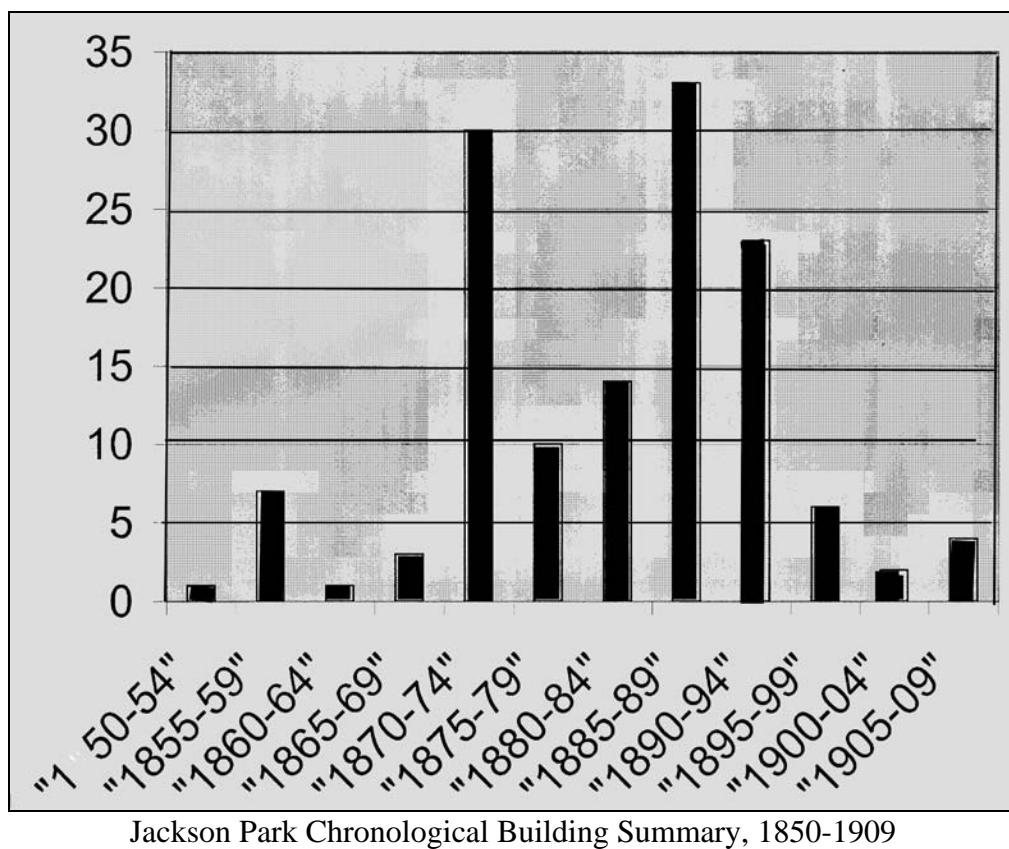
The *Daily Republican* (July 26, 1856) described the first appearance of great houses in Jackson Park:

Locust Street: This beautiful street is rapidly becoming beautified by numerous fine residences. The architectural design of some of them is equal to any of the splendid mansions on Michigan or Wabash avenues, Chicago...This part of the city, which has many other fine dwellings, ornamented with shade trees and flower gardens, presents really an imposing appearance to the many strangers constantly visiting our city.

The *Times* (November 9, 1873) commented 17 years later on the same trend:

There are three private residences on upper Main street, between 14<sup>th</sup> and 15<sup>th</sup> in course of construction, but now nearly complete, which makes an elegant architectural display, unsurpassed on this main thoroughfare. They are built of brick, with the best stone cappings, French plate glass windows and all the latest conveniences, and all the latest touches of fine workmanship, at very reasonable cost, and are a valuable adornment to the street and highly creditable to the taste of the architect and proprietors..."

It is a measure of this architectural splendor that so many of the better stylistic examples to be found in the city are located within the district.



This chart presents district building construction in five-year increments (1872 and 1889 are over-represented because Birds Eye views for those years are used to date many buildings, so these counts would be averaged out over earlier years). The general trends evident correlate with the pre-1857 panic, post-Civil War construction resumption, the early 1870s and sustained growth into the early 1890s.

House Styles and Types:

\*denotes Key Buildings

### **Greek Revival Townhouse Style:**

- \*1222-40 Locust, 1855 (brick duplex, straight lintels)
- \*1108-4 Locust, 1856 (brick four-plex, straight lintels)
- 1592 Iowa, 1856 (brick single unit side hall plan)

### **Gothic Revival Style:**

#### Non residential examples:

- \*75 West 17<sup>th</sup>, 1856-Catherine Beecher Seminary/German Theological Seminary
- First Congregational Church, 1857
- 110 West 15<sup>th</sup> 1875-76, St. Patrick Church,
- 1410 Main, 1875, St. John Episcopal
- 1684 Iowa, 1896, First German Presbyterian Church
- 1201 Locust, 1935, St. Mark Evangelical Lutheran Church

The following examples are of the “Modified Gothic” style, so called in local newspapers. Because this was a later Victorian style, many of its examples cluster in the north and northeast portions of the district. This style was popular for duplexes and tenement blocks and it consisted of three elements, pointed attic windows, steep gable roof through cornice dormers, open truss work in the gable apexes, and raised brick tracery that outlines window lintels with double parallel lines and forms polychromatic belt courses, usually at the spring stone level. Several Gothic Revival examples are churches and cottages:

- \*260-80 West 17<sup>th</sup>-1884-James Howie Block, six apartments.
- \*1699 Iowa, 1887-German Methodist Episcopal Church (bands of pointed windows)
- 140 West 17<sup>th</sup> Street, 1887, German Methodist Episcopal parsonage (vertical siding, paired second floor pointed windows).
- 1025-27-37 Locust Street, 1885-90, triplex with Mansard front roof plane.
- 1552-54 Locust, 1890, duplex
- 375-77 West 17<sup>th</sup> 1891+, duplex (almost identical to the above example)
- 1428-30 Iowa, 1884-91, duplex (side gable with centered dormer)
- \*1212 Locust, pre-1891, restored cottage, tower.
- 1014-22 Bluff, 1895, triplex with three bays

### **Second Empire Style:**

Note how this style starts out along Locust Street, then gravitates to Iowa Street by the mid-1880s. Most of the examples cluster in the early 1870s and the 1880s.

- 1392 Main, 1871 (concave Mansard roof)
- 1394 Locust, 1871-72 (Concave Mansard roof)
- 1182 Locust, 1872 (Concave Mansard roof)
- 1182 Locust, 1872 (Concave Mansard roof)
- \*1375 Locust, 1873, John Thompson House (Mansard roof, Mansard roof tower roof)
- 1293-97 Bluff, 1873? (front Mansard roof plane only, might be of recent origin).
- 1640 Main, 1878, (absent the large side additions, this would be a key example, bulls eye windows in Mansard roof are unusual and cresting survives).

- \*1491 Main, 1878 (Combines Mansard roof on symmetrical double bay front)
- 1735 Madison, 1878-79 (prominent original placement, see historic photographs)
- \*1611 Main, 1879 (small house design, retains original side porches)
- 1655 Main, 1882
- 1025 Bluff, 1882
- 1450 Iowa, pre-1884
- 1425 Iowa, pre-1884 (St. Patrick parish rectory, altered)
- 1596 Iowa, 1885-88 (unusual single-story plan with Mansard attic second level)
- 1638 Iowa, 1890
- 1631-33 Main, 1895 (duplex, simple Mansard front roof plane only, double bay front)

### **Italianate Style:**

#### **Italian Villa Subtype:**

- \*1192 Locust, 1854-55/1860, (cubic plan with belvedere)
- 1455 Main, 1856/60 (symmetrical plan with central entry, single-story twin bays)
- 1433 Main, 1870
- \*1389 Locust, 1871-1872, William Ryan House (Mansard tower roof)
- 1005 Bluff, pre-1872 (triple brackets, raised stone foundation, Mansard roof)
- 1335-37 Bluff, pre-1872 (cubic plan, belvedere)
- 1330 Locust, 1872 (L-plan with central tower)
- 1243 Locust, pre-1875 (unusual plan, see historical photo below, had open balustrade on roof)

Gable Front Subtype, side hall plans: This subtype was built in two time period clusters. Note how it has little presence on Bluff or Iowa streets.

- \*175 West 17<sup>th</sup>, 1867-68 (singular frieze and corner brackets)
- 1534 Iowa, pre-1872
- 1301 Main, pre-1872 (good example with original side porch, metal lintels, double arch attic lights)
- 1449 Bluff, pre-1872
- 1357 Main, pre-1872
- 345 West Locust, pre-1872 (modified façade)
- 1404 Iowa, pre-1872
- 1397 Main, pre-1872 (see historical photo below, bracketed canopy, returned eaves)
- 1471 Main, 1872-73 (nice broad frieze, modified façade)
- 1572 Iowa, pre-1884 (frame cottage with 2/2 Italianate windows)
- 1678 Iowa, 1886, Rectory, First German Presbyterian Church, pendant in front gable)
- 1477 Locust, pre-1889 (see historic picture below, this example had an open balustrade)
- 1146 Grove Terrace, pre-1889 (1.5-story frame cottage)
- 1157 Bluff, pre-1889 (frame plan, re-sided)

Side Gable Two-story Plans: (see also vernacular versions, these have brackets or other elements).

- 1590-92 Locust, 1869 (brick duplex)
- 1669-71 Main, 1869-70 (brick duplex, altered)
- 1323-25 Bluff, pre-1872 (brick, cast lintels, returned eaves)
- 961 Bluff, pre-1872 (brick side hall plan, brackets, original canopy)
- 1015-17 Bluff, pre-1884 (brick, returned eaves, upper level former doors)
- 306 West Locust, pre-1889 (side gable plan)
- 1589-91 Bluff, pre-1889 (brick, elongated Italianate windows on upper level)

- 1491-93 Bluff, pre-1889, brick duplex with high attic
- 1344-58 Locust, pre-1889 (brick duplex, 1358 altered with attic addition, stepped endwalls, metal lintels)
- 1272-74 Locust, 1890 (brick duplex, end walls)
- 1229 Bluff, pre-1891 (returned eaves, brackets)

Single, Twin, and Triple Bay Two-story Parapet Front Plans: (one double bay is classed as a Second Empire style example, and one triple-bay example are listed under Gothic Revival)

- 1072 Locust, 1879 (single bay, side hall plan)
- 919-25 Bluff, pre-1884 (triple bay tri-plex)
- 1658-60 Iowa, 1885-88 (duplex, twin bays with gable roof caps, Mansard roof)
- 1501-03 Bluff, pre-1889 (duplex, no bays, windows arranged in twin-bay form, twin gable roof dormers might class this as Gothic Revival?)
- 1255-57 Locust, pre-1889 (twin bays, side gable plan)
- 1509-11 Bluff, pre-1889 (gable front duplex with square cut twin bays)
- 1535-37 Bluff, pre-1889 (one of three identical duplexes with three-sided bays, walkout basement)
- 1551-53 Bluff, pre-1889 (one of three identical duplexes with three-sided bays, walkout basement)
- 1571-73 Bluff, pre-1889 (one of three identical duplexes with three-sided bays, walkout basement)
- 324-36 West Locust, pre-1891 (same form as the three identical duplexes noted above, but without a walkout basement)
- 1560-68 Bluff, 1898 (duplex, twin bays)

### **Queen Anne Style:**

Stick Style: Treated as a sub-set of this style, the defining characteristic is the use of open trusses or bargeboards in the apexes of dormers or gable ends.

- \*1320 Locust, 1880-81 (bellcast roof, high profile dormers, unusual frieze)
- \*1492 Locust, 1883, one of the most interesting frame mansions in the district and city
- \*315 West Locust, 1888 (complex hip roof plan)
- 364-66 West Locust, pre-1889 (duplex, side gable, Palladian-like attic light)
- 1687-91 Main, pre-1889 (duplex, side gable with twin front bays, modified)
- 1499 Bluff, pre-1889 (Chateau-like jerkinhead front gable, unique pendants)
- 1599 Bluff, pre-1889 (central hall plan, jerkinhead side gable)
- 395 West 17<sup>th</sup>, pre-1891 (frame plan with jerkinhead front dormer, Neo-Classical motifs)
- 396 West Locust, pre-1891 (side gable plan, central hall)
- 265-67 West 17<sup>th</sup>, pre-1891 (duplex, twin bay wings, hip roof)
- 1504-06 Iowa, 1892-1908 (side gable plan with cross dormer, twin front bays)

### **Half-timbered:**

- 135 West 17<sup>th</sup>, 1886 (gable fronts have stone and stucco noggin between the timberwork in gable fronts.)

Shingle Style: Also treated as a sub-set of this style, the defining characteristic is the use of rounded bays or dormers or overhanging dormer/gable fronts with sculpted and rounded attic light openings.

- 971 Bluff, pre-1884 (narrow frame plan, being restored)

1610-14 Iowa, 1892-97, (has rounded bay/dormer and shingle style front gable, alteration of earlier side gable duplex)

1576 Locust, 1885 (angled corner and rounded roof)

346-48 West Locust, pre-1889 (duplex with Gambrel centered wing, rounded flanking dormers)

1461 Bluff, 1892-1908 (gable front side hall plan)

1783 Heeb, 1892-1908 (three-sided brick wing, stone belt courses)

\*1449 Locust, 1896-97 (rounded front wing and roof front)

**Free Classical Subset:** This subset is defined by the presence of a rounded tower/turret and Classical Revival elements:

\*1268 Locust, 1872 (two-story brick gable front with returned eaves, brackets, side hall plan, cast iron lintels, original porch)

1348 Main, 1878 (curious half-townhouse plan with bay, full-height turret and wrap-around porch)

940 Bluff, pre-1884 (two-story brick gable front, side hall plan, Palladian window)

945 Bluff, pre-1884 (angled square corner tower, onion dome, Palladian window)

\*1145 Locust, 1885-90 (rated the best style example in the city, Romanesque stone porch, onion dome, Byzantine influence)

105 West 17<sup>th</sup>, 1887 (frame cottage, angled corner tower, greatly altered)

\*1337 Main, 1888 (twin towers, alteration of earlier vernacular house, see also Neo-Classical)

1555 Main, 1889-91 (altered side gable brick to Neo-Classical/Queen Anne)

195 West 17<sup>th</sup>, 1890 (round tower, gambrel roof front wing, quoins, Paladian window)

1637 Iowa, 1891-93 (fire damaged with loss of attic level, originally an elaborate all-stone plan)

1573 Main, 1892-1908 (two-story frame side gable plan, altered)

1504-06 Iowa, 1892-1908 (side gable with centered through cornice dormer, twin bays, duplex)

1175 Bluff, 1892-1908, plan matches that of 945 Bluff but tower apparently lost.

\*1005 Locust, 1892-1908 (double-decker front porch, strong Classical Revival influence)

\*1752 Main, 1894 (massive rounded corner tower with turret, shingle style influence)

1038 Bluff, 1895 (hip roof brick plan with front gable wing and frame Neo-Classical porch above the recessed entry).

1640 Main, 1895-1900, carriage house for 1640 Main.

\*363-65 West Locust, 1902 (polychromatic frieze in brick, twin bay duplex front)

1298 Locust, 1905 (brick foursquare-like plan, returned eaves on side dormer, modillions beneath eaves)

\*199 Loras, 1908 (polychromatic brickwork, hexagonal corner tower, green tile roof)

### **Romanesque Style:**

\*1105 Locust, 1890, Frank Stout Mansion

### **Neo-Classical Style:**

\*1337 Main, 1900 (full-height entry porch, also listed as Queen Anne)

\*360 West 11<sup>th</sup>, 1901, Carnegie-Stout Public Library (full-height entry porch)

359 West 9<sup>th</sup>, 1910-14, First Church of Christ Scientist (full-height entry porch)

### **Craftsman Style:**

1265 Bluff, 1892-1908 (new front on earlier building)

391 West 12<sup>th</sup>, 1910-29, Rectory for St. Marks Evangelical Lutheran Church (side-gable bungalow)

### **Eclectic Medieval Style:**

1155 Locust, 1931, Masonic Temple (castle-like with stone veneer)

### **Art Deco Style:**

\*60 West 15<sup>th</sup>, 1935

### **Modern:**

This example is not Moderne, but rather undefined modern. It matches the Telegraph-Herald Building at 8<sup>th</sup> and Bluff with its vertical column effect.

1338 Main, 1941 makeover of an earlier building.

### **Vernacular Two-story Side Gable Duplex Type:**

A great many identical plans are classified as Italianate because of the presence (or survival) of a bracketed cornice line. This is of course fairly arbitrary because many examples have likely lost their brackets over time and there is no real difference if the only distinction is an ornamental one. True, many of the Italianate examples have a higher frieze or distance between the upper lintel level and eaves line. All of these examples are side hall plans or combinations of side hall plans.

#### Duplexes:

1470-72 Locust, 1862-63 (brick, straight lintels)

1591-93 Main, pre-1872 (brick, unusual different lintels on each level)

1439-41 Bluff, pre-1872 (brick, early porch, straight lintels)

107-15 West 13<sup>th</sup>, pre-1872 (brick, four-plex, semi-round lintels)

345 West 17<sup>th</sup>, pre-1872 (brick, straight lintels)

1273-75 Bluff, pre-1872 (Italianate elongated windows, two-thirds of original, unusual monitor roof, straight lintels)

1353-55 Bluff, pre-1872 (brick, stepped end walls and center wall)

1373-95 Iowa, 1876 (brick, four-plex)

35-37 West 15<sup>th</sup>, pre-1891 (brick, straight lintels with pediments)

251-53 West 17<sup>th</sup>, pre-1891 (brick)

### **Vernacular Two-story Side Gable Single House Type:**

1243 Bluff, pre-1872 (brick)

1578 Iowa, 1885-90 (frame, center hall)

1146 Grove Terrace, pre-1889 (brick single-story with full exposed basement)

### **Hip Roof Two-story House:**

1670 Iowa, pre-1866 (brick, small brackets)

### **Apartment Blocks:**

1659-77 Iowa, 1883 (brick, parapet front, Italianate 2/2 windows)  
 116 West 13<sup>th</sup>, 1892-1908 (three-story brick office/apartment block)  
 1363 Iowa, pre-1909 (three story brick house or duplex, no style)  
 140 Loras, 1910-20 (three-story brick apartment block, no style)  
 201 West 17<sup>th</sup>, 1920s (brick courtyard apartment complex)

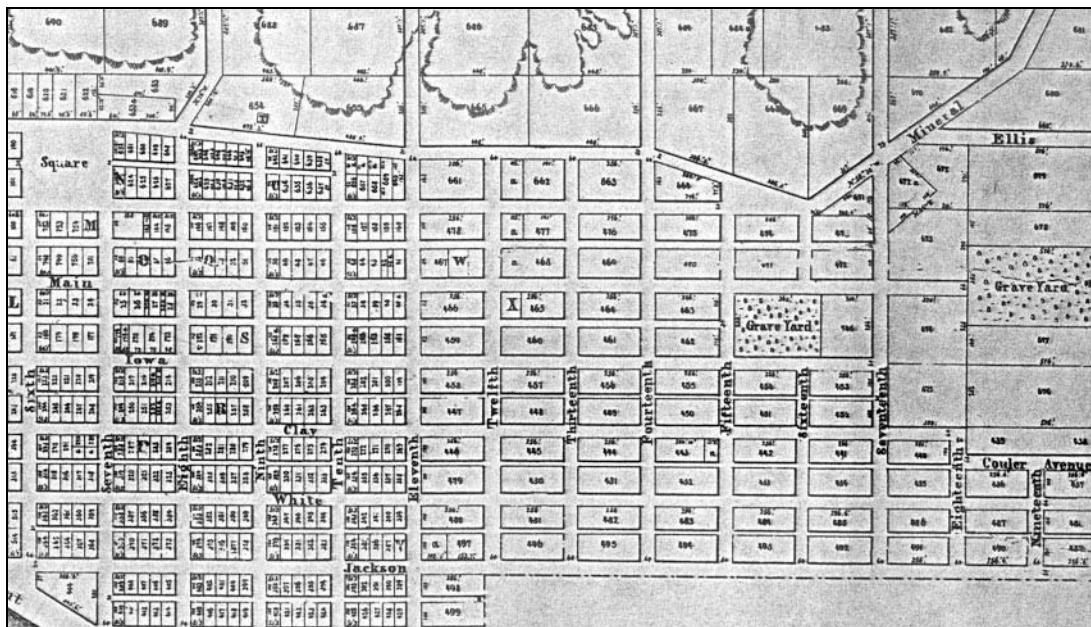
**Commercial:**

1296 Main, c.1915 (no style).

**Not Evaluated:**

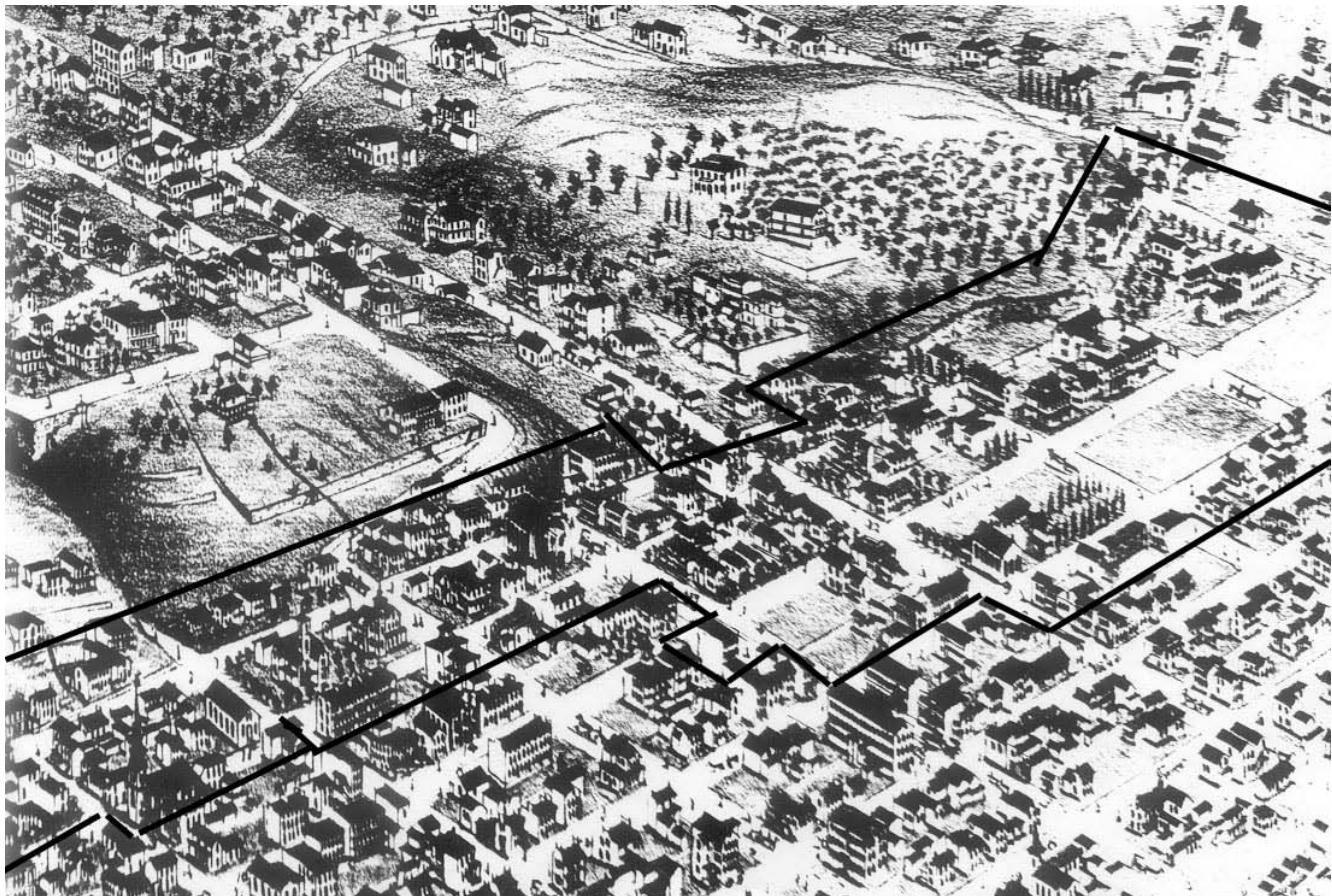
378-80 West Locust, 1869 (too altered, two-story side gable brick duplex)  
 1354-1374 Main, 1871 (two-story gable front, permastone front)  
 1300 Main, 1878 (Queen Anne house with replacement roof and permastone, rear addition)  
 1390-92 Bluff, pre-1891 (remnant of an earlier building)  
 1240 Bluff, c.1915, stucco T-plan cottage, rear addition to Locust Street property  
 360 West 11<sup>th</sup>, 1978-79 (Library Addition)  
 180 West 15<sup>th</sup>, 1950, St. Patrick Parochial School

Historical Maps and Birds Eye Views:



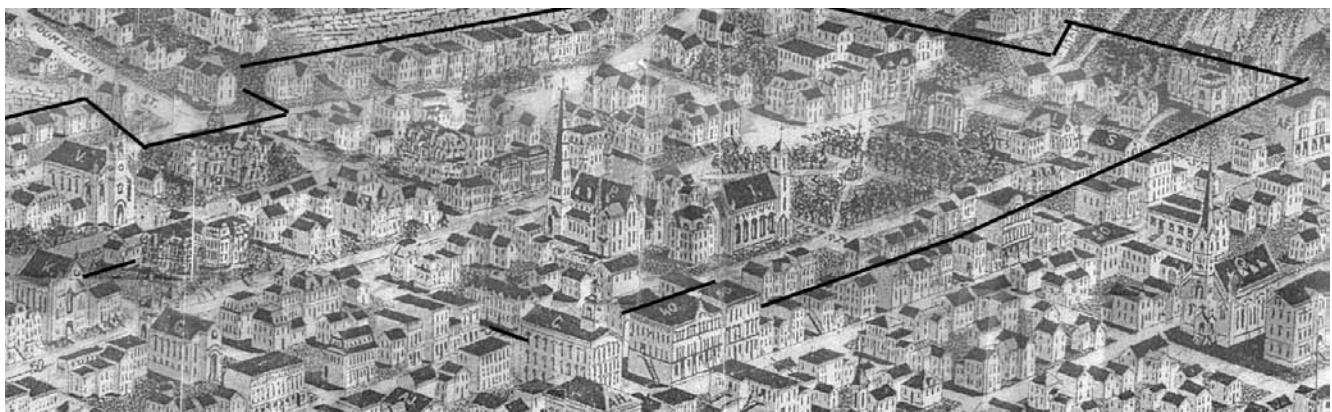
Original city plat (north is to the right)

Note that Jackson Park is slightly larger than a regular block and that 16<sup>th</sup> Street does not extend between Main and Locust streets to define its north side. Note also the provision for a graveyard on Seminary Hill and the northward extension of Main Street beyond West 17<sup>th</sup> Street. This was never established. Note also that West 11<sup>th</sup> Street runs due west up the bluffs, at least in theory. There is no provision for any westward continuation of West 12<sup>th</sup> Street. West Locust Street is Mineral Street. Loras is West Fourteenth west of Bluff.



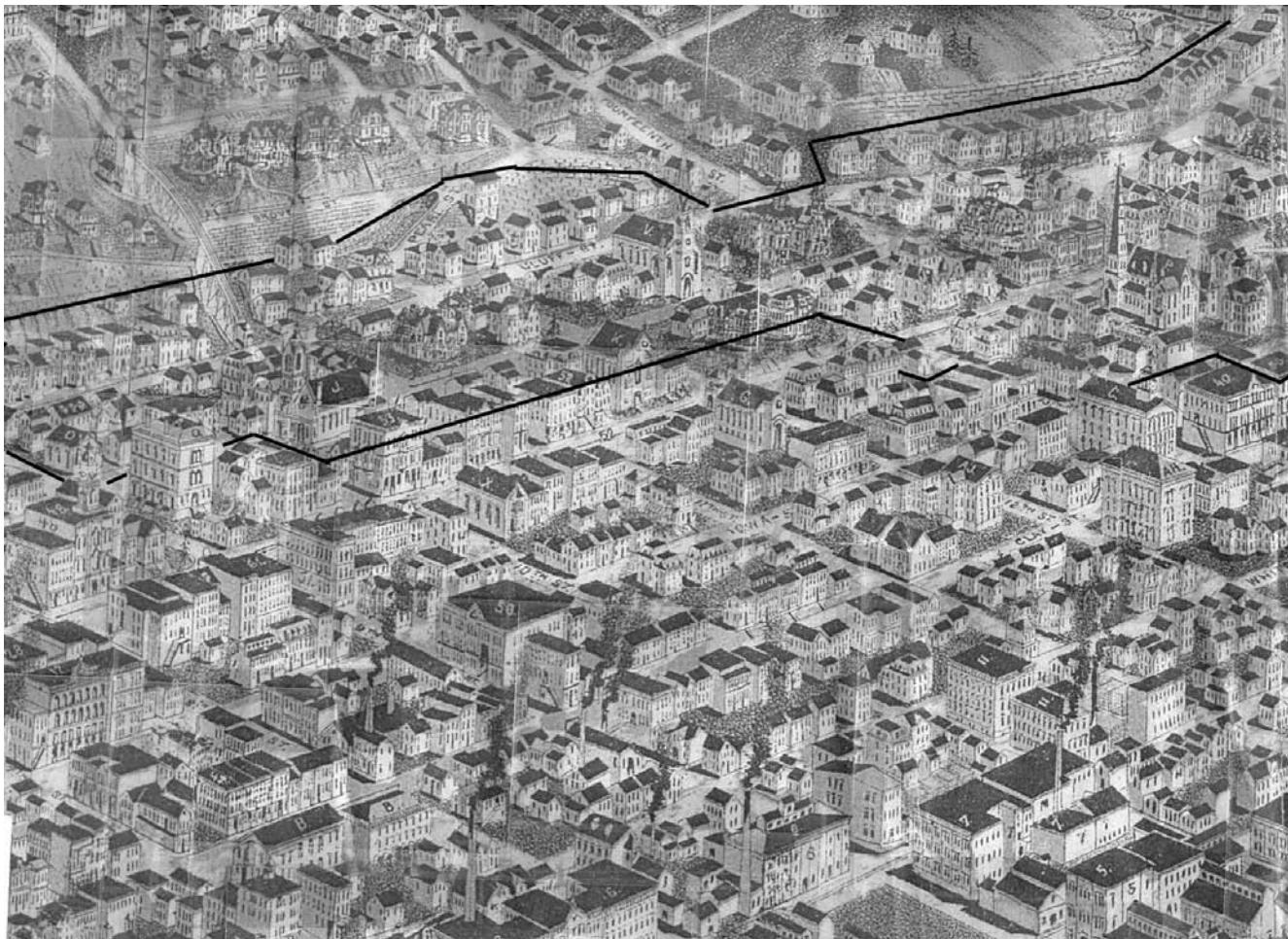
1872 Birds Eye View, looking northwest

The area between Locust and Main is strangely under-developed north of West 13<sup>th</sup> Street, this is particularly true of the future site of Jackson Park or Square. There are just a few houses in the area of West 17<sup>th</sup> Street.



1889 Bird's Eye View, northern portion, looking northwest

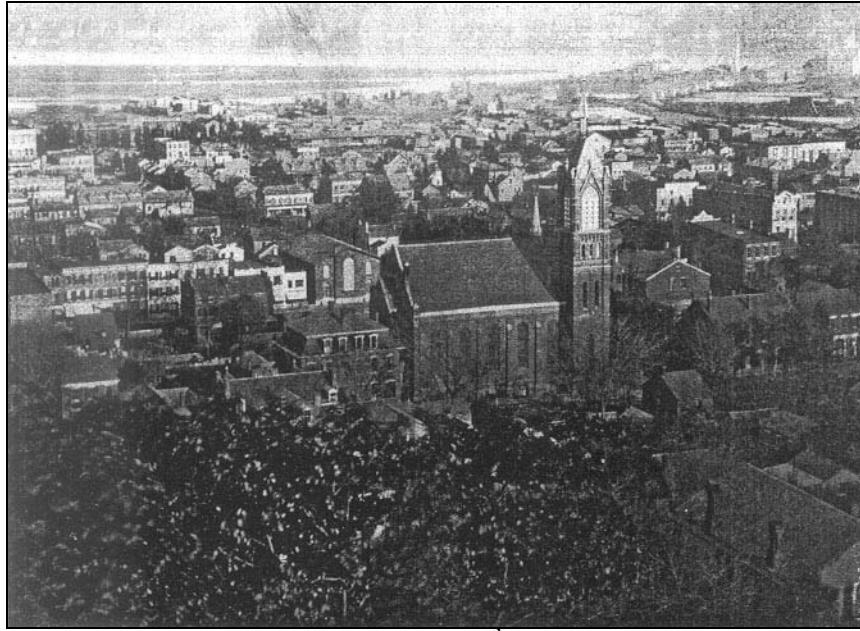
A comparison of the 1872 and 1889 depictions gives a good measure of the intensity of development and building replacement over this 17-year period. Most striking is the development of Jackson Square and the appearance of homes immediately north of it. West 17<sup>th</sup> Street is also fully built-up.



1889

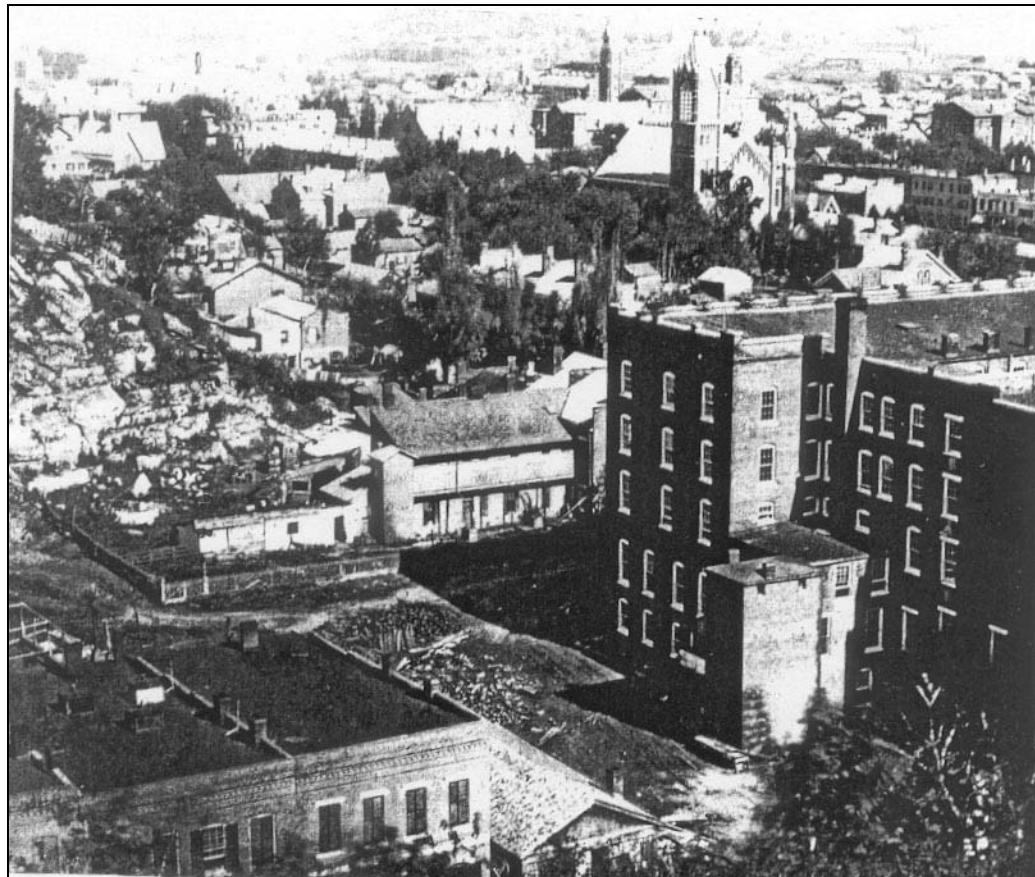
Major churches comprise the backbone of the district. The First Congregational is at the left, Second Presbyterian in the upper center, the Episcopal church and the rear of St. Patrick Catholic Church is at the right of center. The 11<sup>th</sup> Street Elevator is nicely portrayed at the upper left. By this time commercial land uses have moved northward along Main and Iowa streets, above West 10<sup>th</sup> Street.

Overviews, South Portion of District:



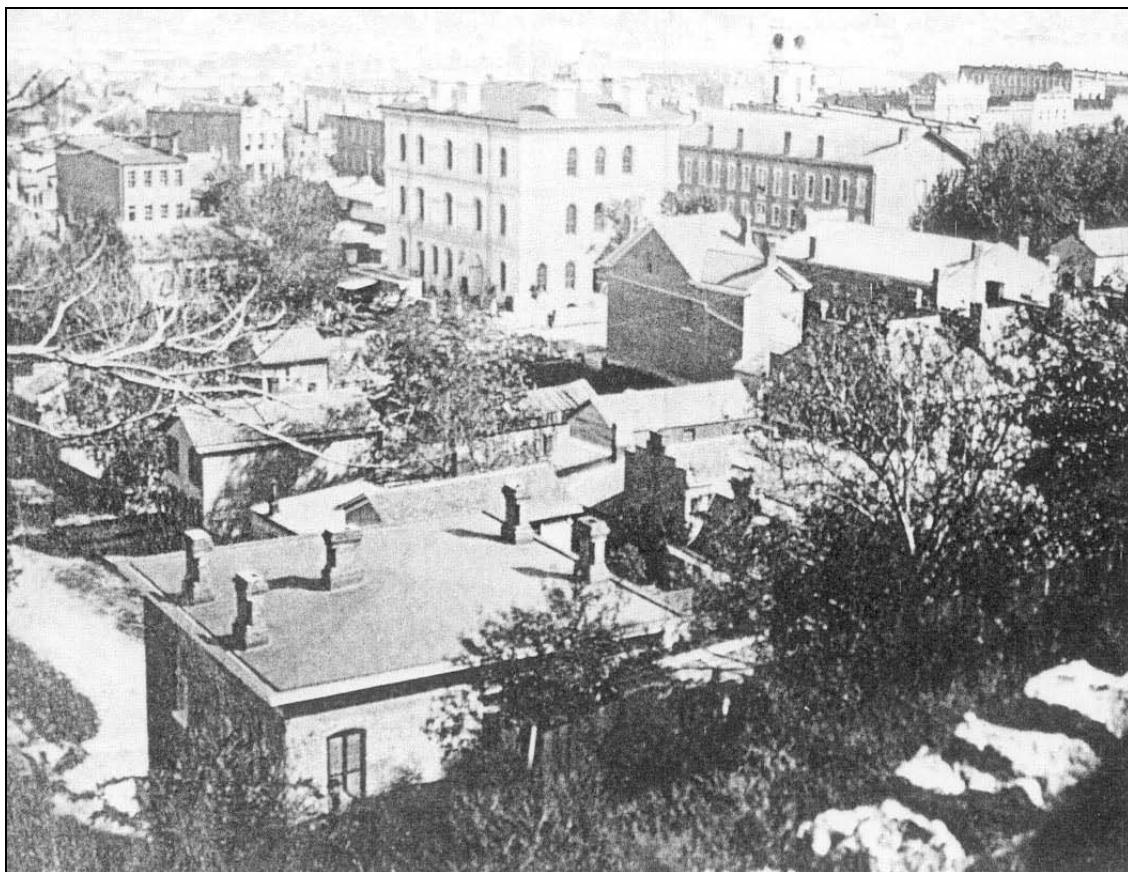
Overview, southeast from 11<sup>th</sup> Street Hill, c.1868  
(State Historical Society of Iowa, Photo Collection, Iowa City)

This image pre-dates the building of the Illinois Central railroad bridge and is a very early and important one. The Unitarian Church, Main and West 10<sup>th</sup>, is immediately to the left of the Congregational Church. Main Street, north of West 10<sup>th</sup>, is predominantly residential.



Overview from 5<sup>th</sup> Street Hill, looking northeast, c.1870s  
(State Historical Society of Iowa, Photo Collection, Iowa City, DUBU-RSX-0046)

The Lorimer House, at 8<sup>th</sup> and Bluff is in the right hand foreground. The major commercial blocks at 10<sup>th</sup> and Main are not yet built so this image nicely documents the residential nature of that street at this time. The streets are tree-lined.



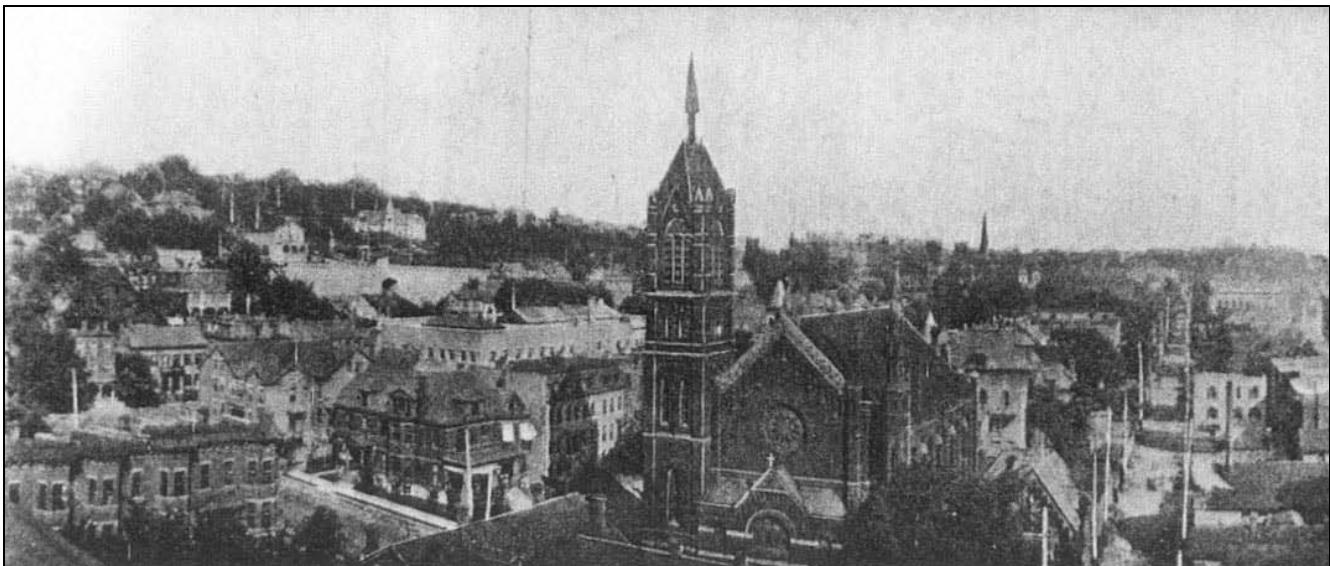
Overlook, looking southeast from Grove Terrace, c.1876

This image documents the early houses that stood along Bluff between West 9<sup>th</sup> and West 10<sup>th</sup> streets. The image can be dated by the presence of the stone-front block on Main Street (west side, to the left of the Customs House) which was built in 1876.



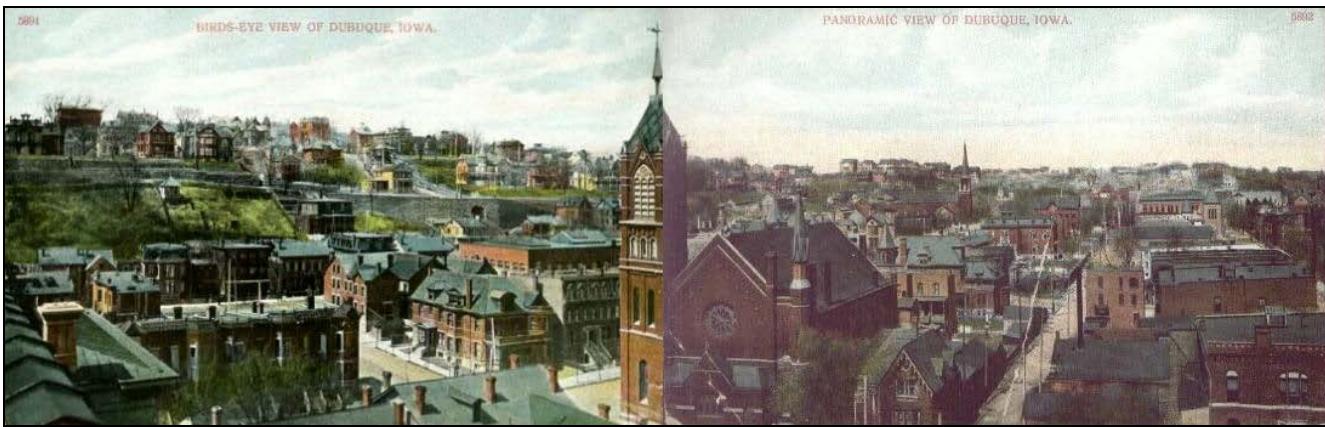
Overview northwest from Main and West 10<sup>th</sup> streets, c.1915  
(Photo HNK 3416, Center For Dubuque History, Loras College)

The large building on Bluff, to the left of the Congregational Church (far right) is the Carnegie-Stout Public Library (1901). This view nicely pictures the intensive bluff front development with terraces and gardens as well as some out-buildings.

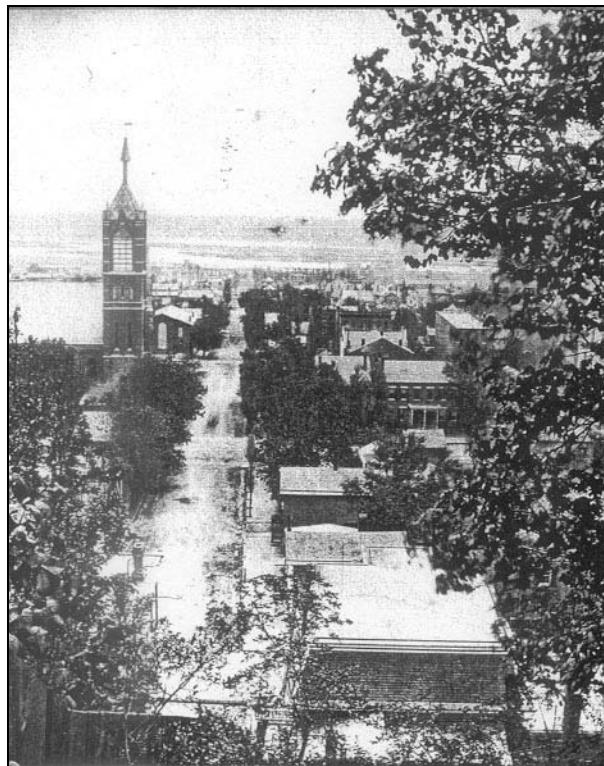


Overview, northwest from the Bank & Insurance Building  
(Photo FBL 4782, Center For Dubuque History, Loras College)

This summer-time view shifts to the north from the preceding one. The street at the right is the alleyway between Main and Locust streets.



Panoramic double postcard image, view northwest, c.1905 (post card view)



Portion of stereoscopic image, c.1880-85  
(State Historical Society of Iowa, Photo Collection, Iowa City, DUBU-GNH-0006)

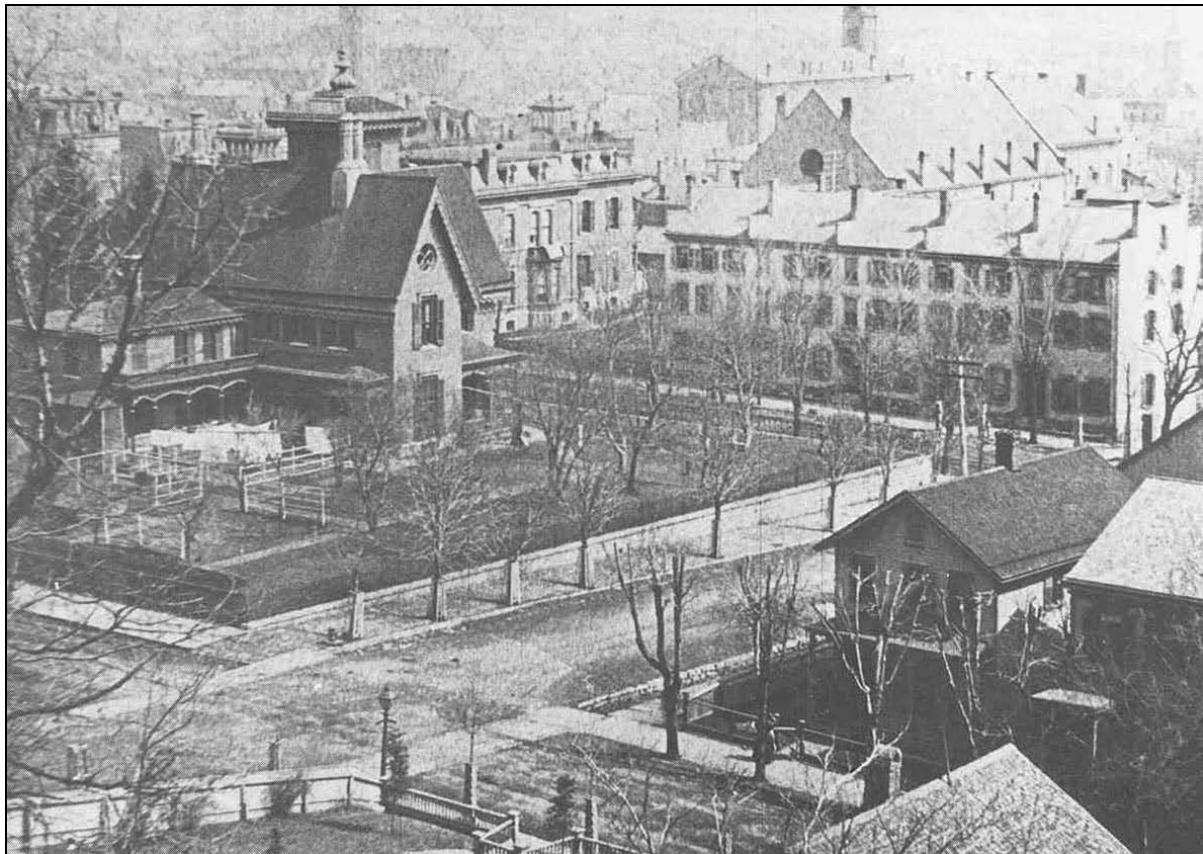
Note the extensive tree canopy on all visible street fronts.



Overview, towards West 10<sup>th</sup> and Locust streets, c.1895  
(Photo RM 1106, Center For Dubuque History, Loras College)

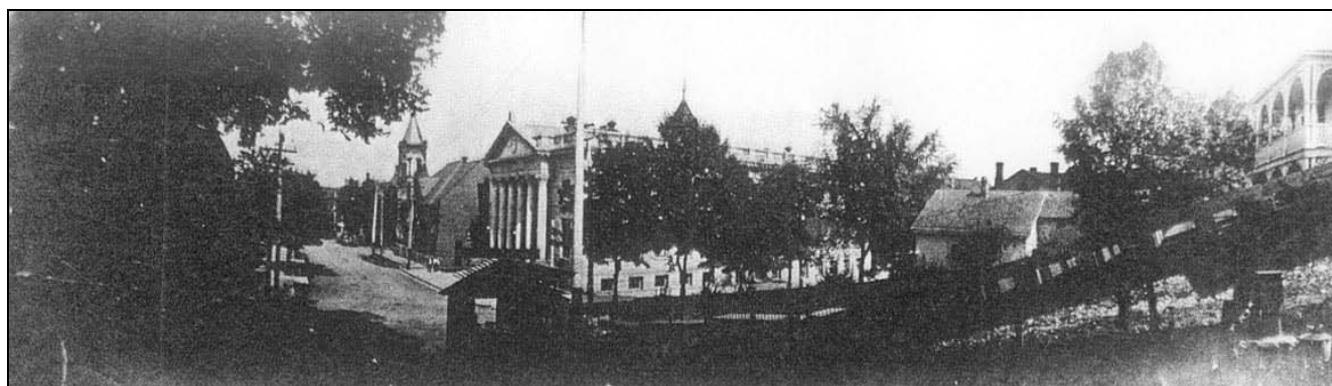
The building at 1005 Locust, immediately west of the Congregational Church, is not yet built and it was built after 1891. Present by this time are the two business blocks at West 10<sup>th</sup> and Main streets, north of West 10<sup>th</sup>. Note the large mansard roofed duplex north of the church. The Bluff Street buildings in the foreground, on the east side of the street south of West 10<sup>th</sup> are gone, 1004 Bluff at the lower left is extant.

Overviews, Middle Portion of District:



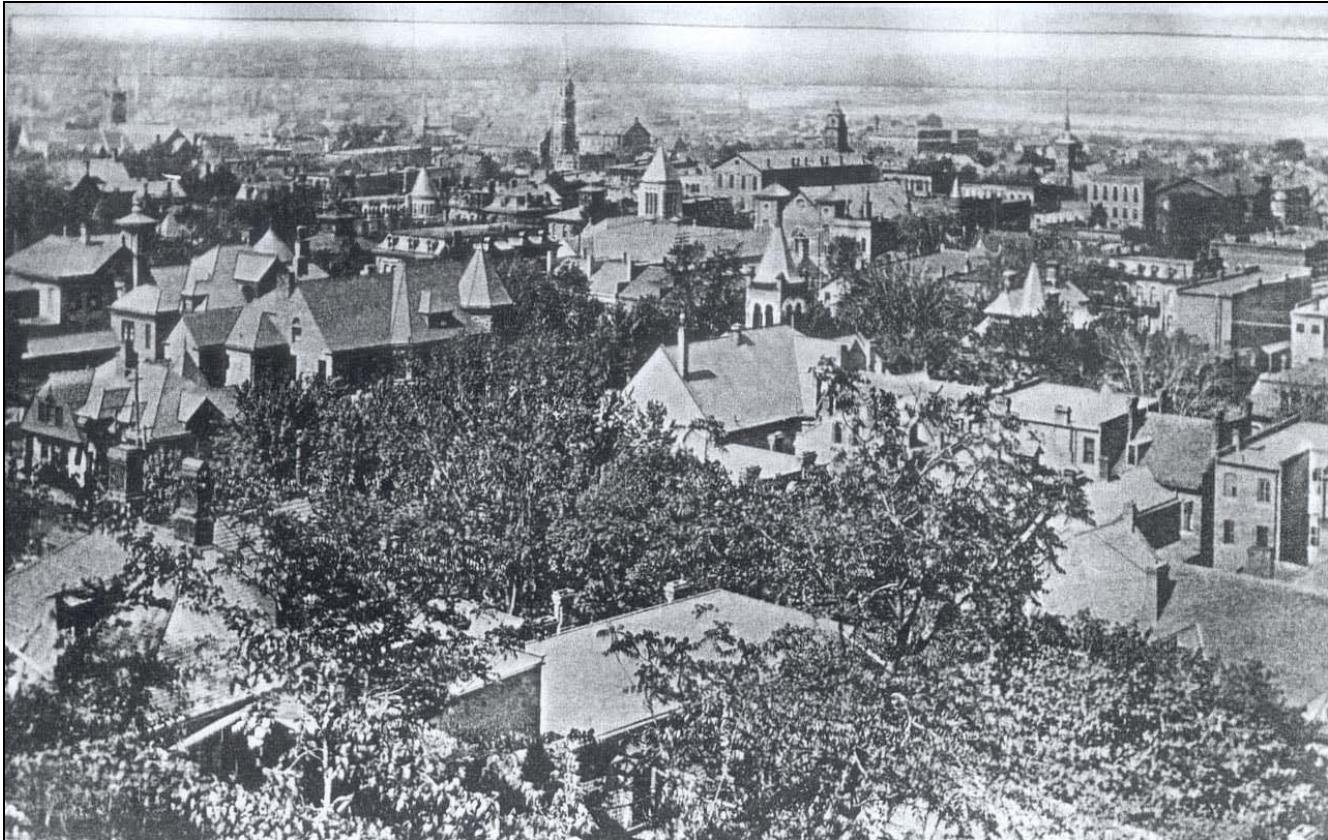
Overview, West 11<sup>th</sup> between Bluff to Locust, pre-1890  
(Photo HAM 851, Center For Dubuque History, Loras College)

This image covers the future site of the Carnegie-Stout Public Library (lower right), the Frank Stout mansion (1105 Locust which replaced the 1856 Fred Bissell Gothic style house, were yet to be built. The Second Empire style house at 1182 Locust (1872) and the five-unit row houses at 1108-36 Locust (1856) survive. Also gone are the Methodist and Baptist churches, visible on the 1100's block of Main.



Panoramic view, West 11<sup>th</sup> Street, post-1901  
(Photo EVM 7544, Center For Dubuque History, Loras College)

This curious image includes the Masonic Hall (non-extant, left of center), the library, the 11<sup>th</sup> Street Elevator and the porch of 1090 Grove Terrace (far right).



Overview, from east of the 11<sup>th</sup> Street Elevator, looking northeast, c.1900  
(Photo K 591, Center For Dubuque History, Loras College)

This excellent view pre-dates the new library which is yet to be built in the center foreground. The large houses in the foreground are on Locust Street. The Masonic building (or the First Presbyterian Church, built in 1856) is just right of center, and the new St. Luke Methodist Church tower (upper center) is across Main Street from the Baptist Church at Main and West 12<sup>th</sup> streets.



Overview, from east of the 11<sup>th</sup> Street Elevator, looking northeast, c.1900

(Photo RM 1100, Center For Dubuque History, Loras College)

This is a very similar view taken in the winter and it shows more of the Bluff Street houses in the foreground. The railings of bluff top steps are visible at the lower left. The building at lower left stands behind 1025 Bluff and both are extant 1047-49 Bluff, to the north, is also extant. 1038 Bluff is just visible at lower right and was the northernmost surviving building on that side of Bluff when the library was built.



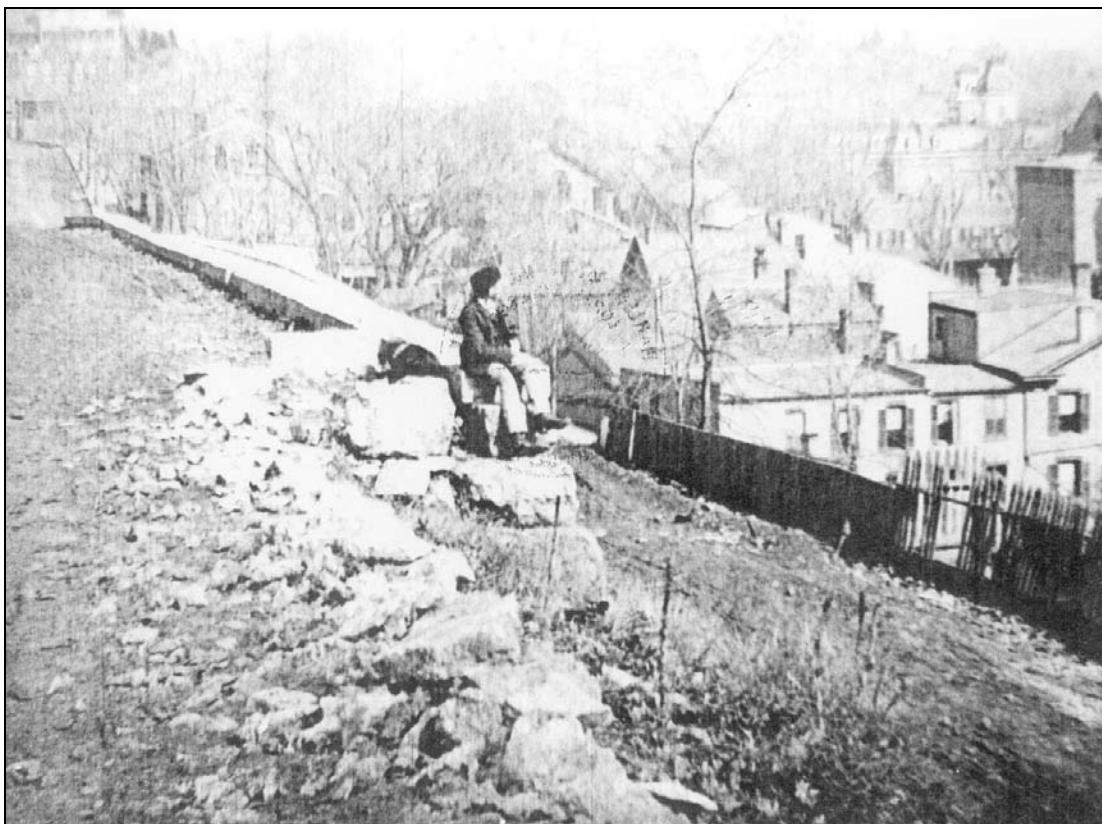
Overview, from east of the 11<sup>th</sup> Street Elevator, looking northeast, c.1900  
(Photo RM 1098, Center For Dubuque History, Loras College)

This bluff top frontage is one of the Grove Street houses. There is a road that is not visible, at the base of the stairs. This is the vantage point of at least two of the preceding photographs. Most prominent is the Second Presbyterian Church steeple.



Overview, from east of the 11<sup>th</sup> Street Elevator, looking northeast, c.1900  
(Photo\*\*\*, Center For Dubuque History, Loras College)

This is a third similar view from the same perspective, taken in the wintertime. It omits Bluff Street largely and is taken from a higher vantage point. The spire of St. Mary Church, West 15<sup>th</sup> and Jackson, looms up in the background.



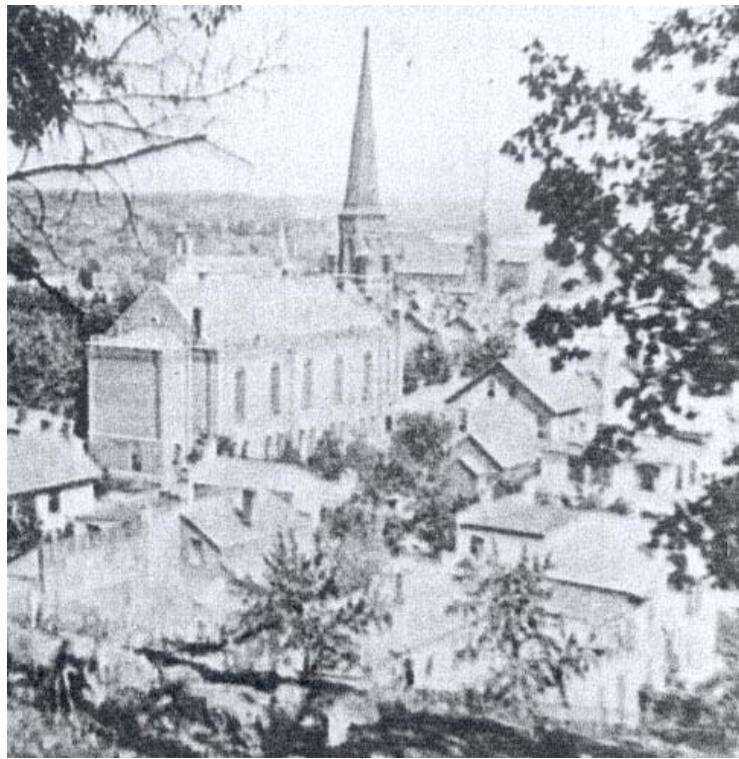
Overview, looking northeast from Grove Terrace, east of its West 12<sup>th</sup> intersection, c.1890-1900  
(Photo RM 1110, Center For Dubuque History, Loras College)

The West 12<sup>th</sup> extension was then called Pearl Street. 1260 and 1264 West 12<sup>th</sup> are visible at the upper left as is Fort Rittenhouse (west of Loras Street). 1229 Bluff is at the lower right. The back of the Second Presbyterian Church is visible at the upper far right, and just to the right of it are the two Ryan houses.



Overlook to the southeast from a point north of the 11<sup>th</sup> Street Elevator, c.1885  
(Photo LHH 4644, Center For Dubuque History, Loras College)

This is a rare image because it offers a view shed from a point well north of West 11<sup>th</sup> Street. The exact vantage point is difficult to define. The house in the foreground is on the bluff top or front, terraces are visible in the lower right front. A probable location is the east end of Arlington Street on the roof of William Dyer's Second Empire house. Visible are the Bissell Mansion, Congregational Church and Clock Tower building. Note the large brick carriage house that is behind the mansion north of Bissell's property on Locust Street.



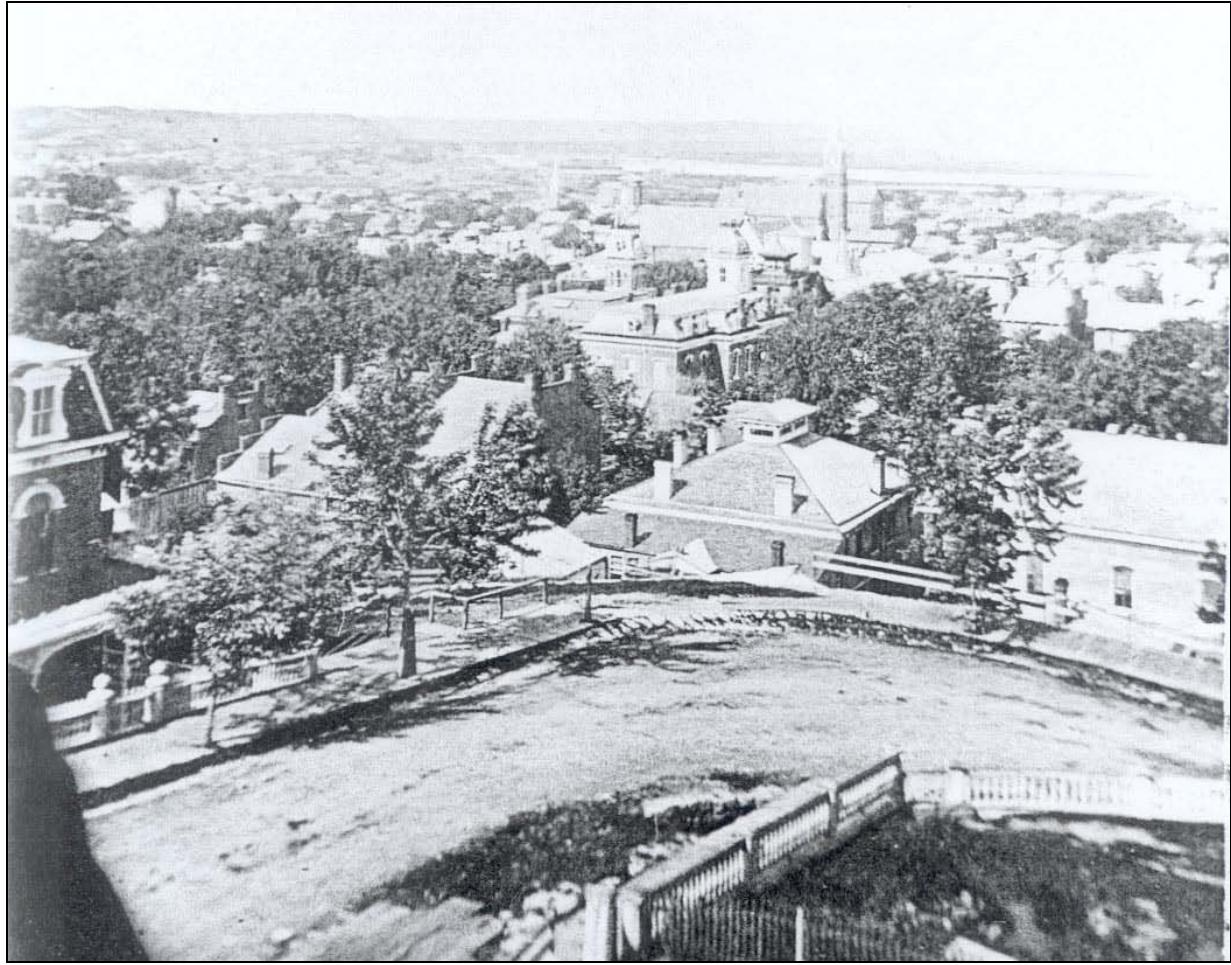
Overview, northeast towards the 2<sup>nd</sup> Presbyterian Church (13<sup>th</sup> & Locust),  
detail from stereoscopic view, Samuel Root, photographer  
(Photo NGL 1556, Center For Dubuque History, Loras College)

The buildings in the foreground are on the 1200s block of Bluff. The buildings beyond these front east along Locust. Barely visible at the far right center are 1243 Locust (pre-1875), and 1255-57 Locust.



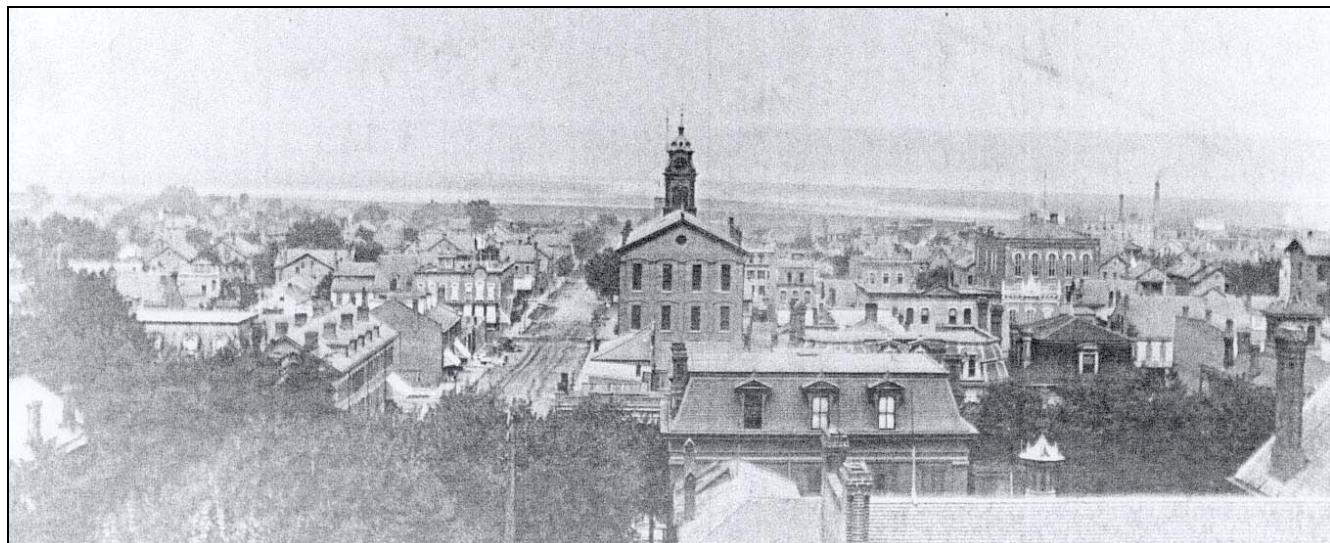
Snowy overview, looking northeast, c.1915  
(Photo HOFF 01295, Center For Dubuque History, Loras College)

This view matches the preceding one in perspective but shifts the panorama well to the south. The Stout Mansion, 1105 Locust, is barely visible at the lower right. The large building in the center, on Iowa Avenue, is St. Joseph's Catholic Girls School.



Overview, looking northeast from Grove Terrace and Arlington streets, c.1880  
(Photo HAM 850, Center For Dubuque History, Loras College)

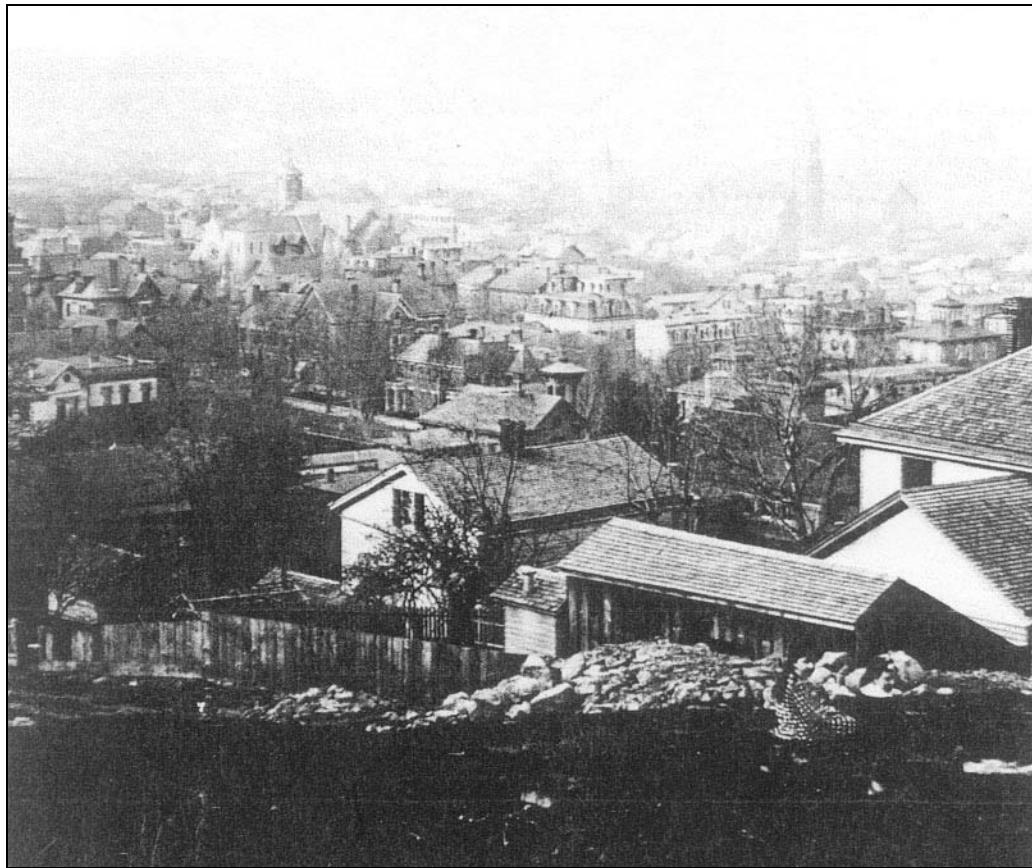
William Dyer's Second Empire house at the foot of Arlington (non-extant) is visible at the far lower left. Visible from right to left in the foreground are 1323-25, 1335-37 and 1353-55 Bluff Street.



Overlook, east along West 13<sup>th</sup> Street, 1886  
(Photo HAM 900, Center For Dubuque History, Loras College)

This image is dated by the depiction of the construction of the Bell Block, north of City Hall, which took place in 1886. The St. Joseph Academy for Women occupies the former John Dyer house

(Second Empire, right of center, foreground). The image compresses the distance considerably, this view being from west of Locust, most likely from the roof of the Second Presbyterian Church.



Overlook, northeast from West 12<sup>th</sup> (then Pearl) and Grove Terrace, c.1875  
(Photo LHH 4664, also RM 1132, Center For Dubuque History, Loras College)

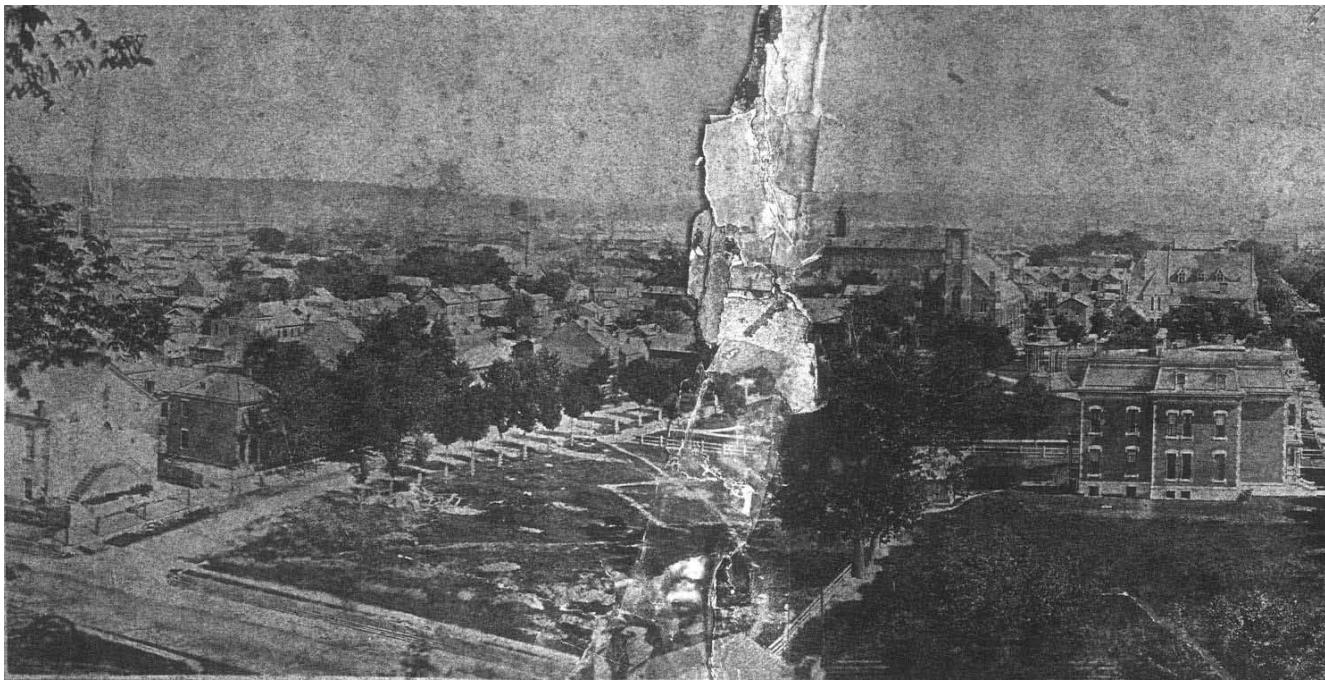
The presence of larger mansions on double lots along Locust is evident in this early image.

Overviews, North Portion of District:



1866 Lithographic overview from Seminary Hill

This earliest depiction of the north end of the district nicely describes development up to that point. One surviving house on Iowa is 1670 Iowa. Noteworthy is the lack of development between Main and Locust, north of West 13<sup>th</sup> Street. Jackson Park was still the city cemetery. Strikingly absent is St. Patricks Catholic Church, south of the cemetery.



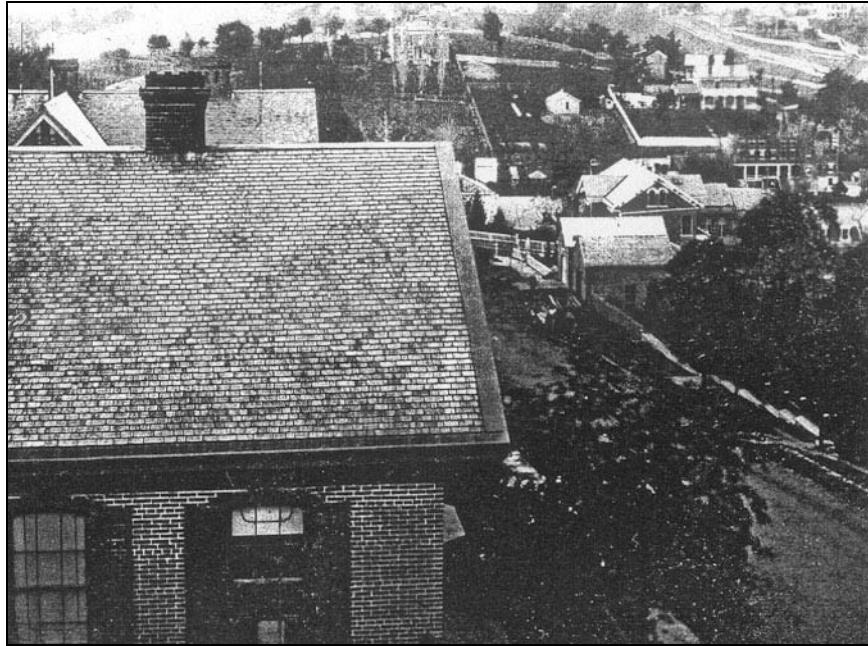
Left half of panoramic view, looking south from Seminary Hill, c.1880  
(Oversized photos, Center For Dubuque History, Loras College)

This excellent image can be dated due to the absence of 1659-77 Iowa that was built in 1883 due north of Jackson Park. Noteworthy is the baseball diamond that is on that same site, at lower center. Iowa Avenue is at the left, Main Street is to the right, with West 17<sup>th</sup> Street in the foreground.



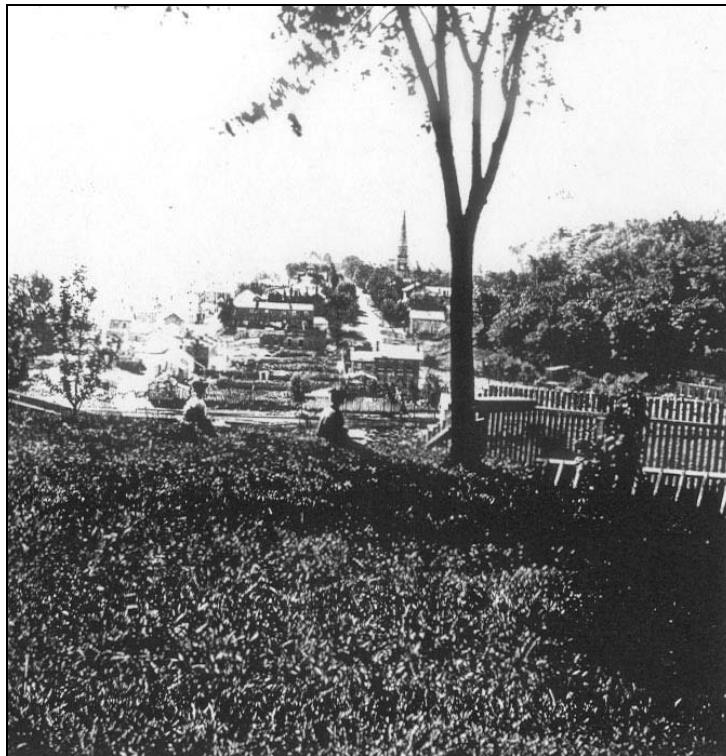
Right half of panoramic view, looking south from Seminary Hill, c.1878  
(Oversized photos, Center For Dubuque History, Loras College)

West 17<sup>th</sup> Street is undeveloped. Note the alleyway houses below that street and between Locust and Main streets. West Locust is built up above West 16<sup>th</sup> Street.



Detail, stereoscopic overview, northeast from Grove Terrace and West 12<sup>th</sup> Street, c. late 1860s  
(State Historical Society of Iowa, Photo Collection, Iowa City, DUBU-RSX-0046)

This early view presumably documents the area of the south end of Loras Boulevard. The buildings in the foreground are not identified but might be in the north end of Highland Place.



Detail from stereoscopic view, Overlook south from Seminary Hill, c. 1869  
(State Historical Society of Iowa, Photo Collection, Iowa City)

At far left, 378-80 West Locust (then Mineral) is under construction, and is advanced to the top of the first story. Locust Street runs across the center of the image, past the Second Presbyterian Church. Visible in the exact center is 315 West Locust. What is notable in this image is the lack of development along West 17<sup>th</sup> Street in the foreground.



Detail from stereoscopic view, Seminary Hill south, 1878  
(Photo HAM 960, Center For Dubuque History, Loras College)

This image was taken the same day as the next one. New trees have been planted along Main and West 17<sup>th</sup> streets. Photographer Sam Root's house is at the lower left foreground.



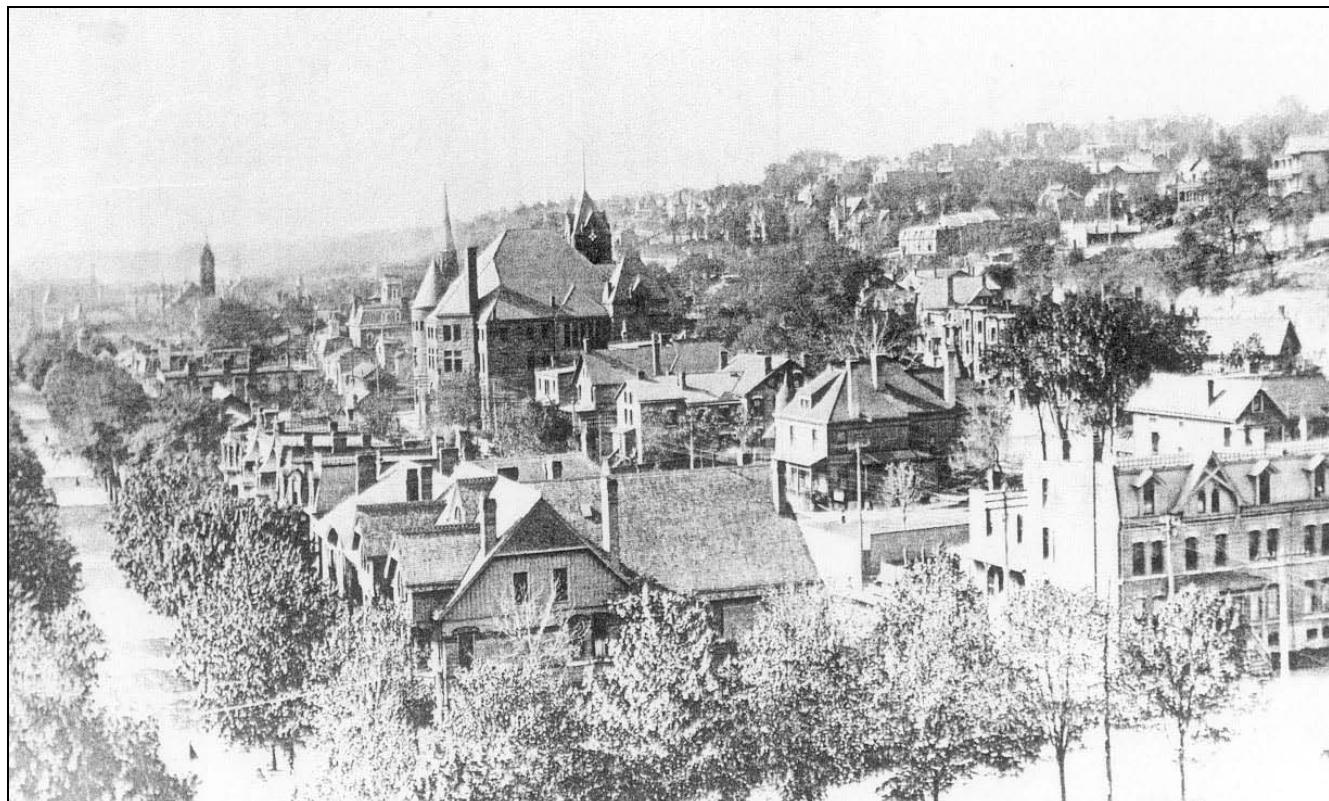
Detail from stereoscopic view, Seminary Hill south, 1878  
(Photo HAM 827, Center For Dubuque History, Loras College)

This view depicts the earliest improvements of Jackson Park. There are two structures on the ground and trees have been planted. St. Patricks Catholic Church is in the center of the image. No houses stand north of the park.



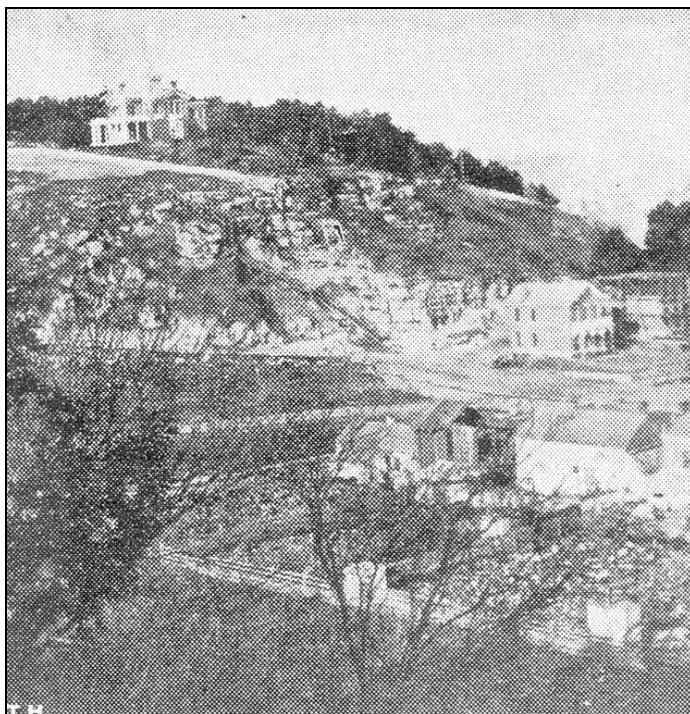
Overview, view from Seminary Hill to the southeast, c.post-1886  
(State Historical Society of Iowa, Photo Collection, Iowa City)

The First German Presbyterian Church (1886) is at the lower left foreground. St. Marys Catholic Church is left of center. Just one of the buildings pictured along the east side of Iowa, between West 16<sup>th</sup> and 17<sup>th</sup> streets, survive. That is 1670 Iowa (pre-1872).



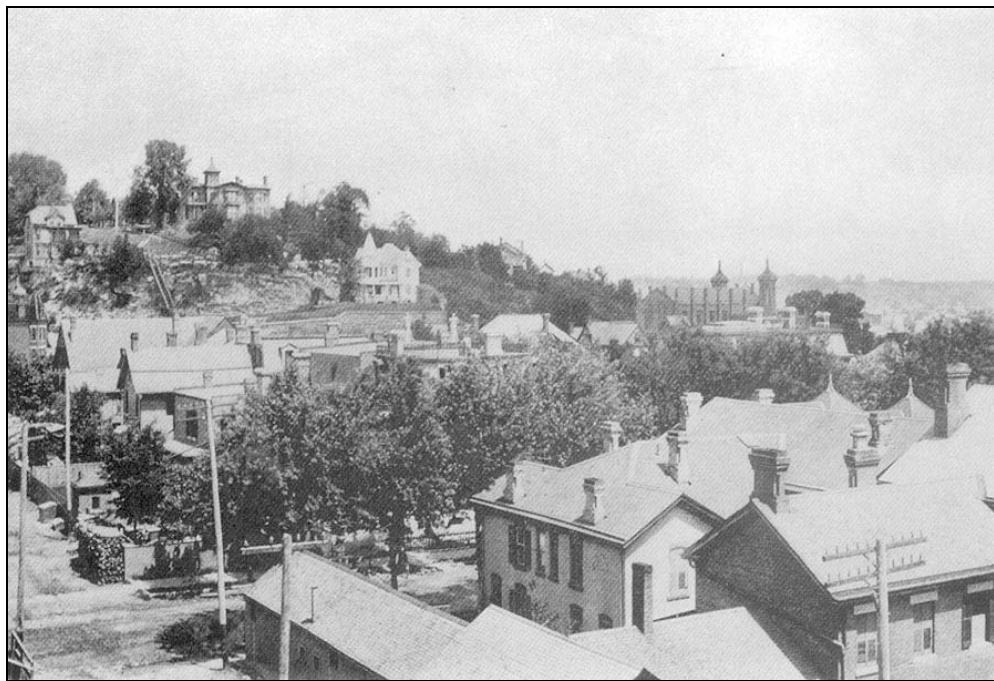
Overview from Seminary Hill, south along Main Street, c.1900.  
(Photo HAM 827, Center For Dubuque History, Loras College)

This is an excellent southward view and one that contrasts sharply with the earlier view having this same perspective. Notable additions are the James Howie Block, West 17<sup>th</sup> Street (1884) and the Central High School, West 16<sup>th</sup> and Locust (1893-94). Major residences front onto Locust Street.



Overview from west of Bluff Street, looking northeast towards Seminary Hill, c.1868  
(Photo FMP 3864, Center For Dubuque History, Loras College)

This is a very early image. Photographer Sam Root's new house is gaining a neighbor to the east. The houses in the foreground are located on the alley between Locust and Main.



Overview looking northeast from West 16<sup>th</sup>, west of Main Street, c.1895  
(Photo \*\*\*, Center For Dubuque History, Loras College)

This is a rare roof top perspective, taken from a building on Locust Street. The newly built c.1894 Queen Anne style house on Seminary Hill (1752 Main) dates the picture. The Seminary building is visible to the right of center.



Overview, Madison Steps looking south, c.1890  
(Photo \*\*\*, Center For Dubuque History, Loras College)

Conspicuously absent is the high school, built 1893-94. Note the extensive tree canopy along the streets.

Bluff Street Photos:



Eighth and Bluff, northwest, c.1940  
(Photo RM1123, also NGL 1680, Center For Dubuque History, Loras College)

The 800s block (west side) of Bluff has been completely lost. The first survivor, 919-25 Bluff, is barely visible at the far right center.



1005, 1015-17 Bluff Street

The striking feature about Col. D. E. Lyon's house is the removal of the raised front terrace, stone retaining wall and stone balustrade.



West 11<sup>th</sup> and Bluff, view west, c.1897  
(Souvenir Gems of Dubuque, 1897)

This perspective of the elevator coincided with the enlargement of the stone wall and the filling in of what would become a key part of Grove Terrace. Upon completion the stone wall would arch over the trackage. To the right of the elevator base, the house on the corner post-dates 1884 and supplemented the earlier 1111 Bluff that was elevated and located at the back of the lot.



Northwest corner, West 11<sup>th</sup> and Bluff, c. 1915  
(Photo RM1162, Center For Dubuque History, Loras College)

The meat cutters Union Hall, 1111 Bluff, occupies this site today. 1106 Grove Terrace is visible in the upper center background.



West 11<sup>th</sup> Street Elevator and Baptist Church, view northwest, c.1920 (post card)



1229 Bluff Street, Alden House, c.1880s?  
(Photo RM 1068, Center For Dubuque History, Loras College)



1229, 1235, 1273-75 Bluff, view northwest  
(Photo RM1168, Center For Dubuque History, Loras College)



1273-75 Bluff, view southwest, John Valcon photo, 1940

Few stretches of Bluff Street have changed so dramatically as the one shown above. Only 1273-57, lacking its northernmost section survives of these four buildings.



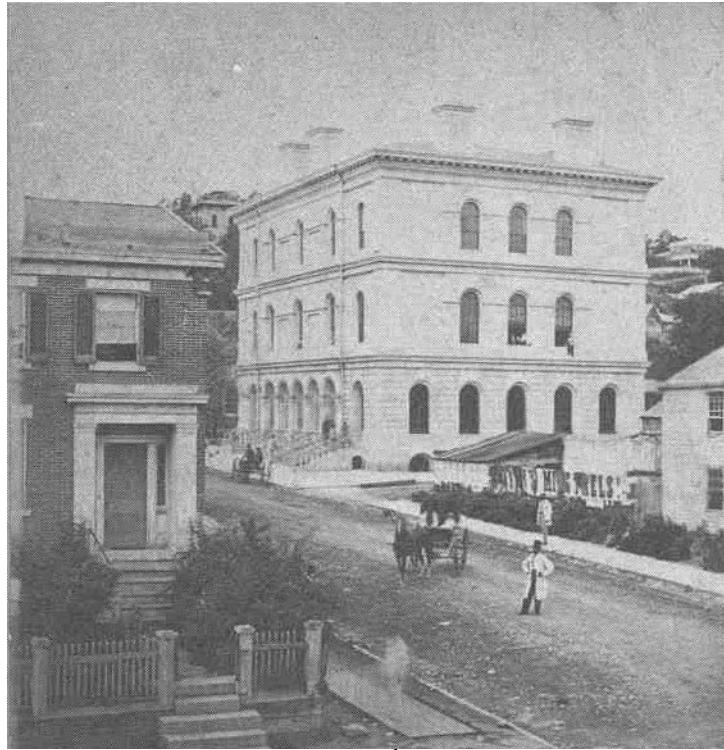
900s-1000s blocks of Bluff Street, west side, c.1880  
(Photo LHH 4679, Center For Dubuque History, Loras College)

These buildings comprise the southernmost surviving buildings in the district. 919-25 Bluff is at the far left in this view. Not present is 945 Bluff which was built prior to 1884. 1025 Bluff was the last building pictured at the far right.

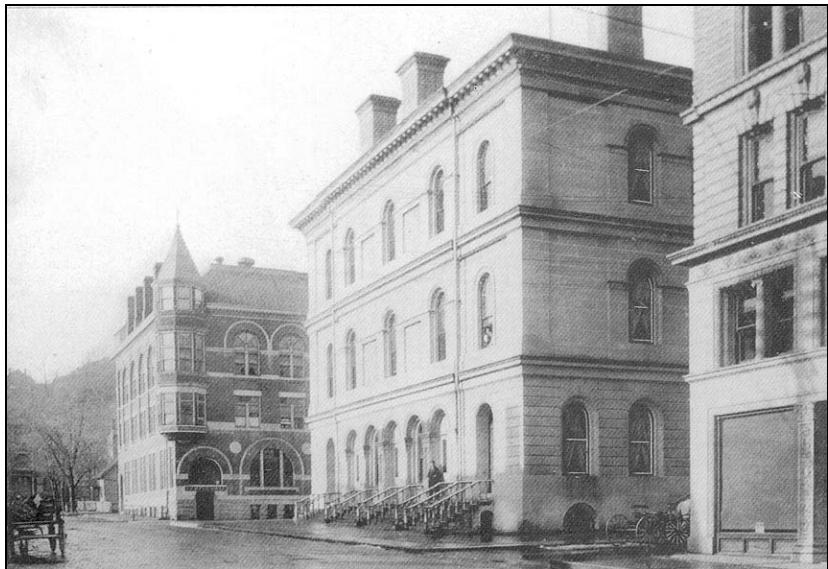


1500s block of Bluff Street, 1551-53, 1571-73, 1589-91 Bluff, view northwest  
(*Telegraph-Herald*, July 11, 1933)

Locust Street Photos:



Custom House, northeast corner, West 9<sup>th</sup> and Locust, view northwest, c. 1870



Odd Fellows Building, 911 Locust, Customs House, and Bank and Insurance Building  
view northwest along the north side of West 9<sup>th</sup> Street, 1897  
(Souvenir Gems of Dubuque, 1897)



Locust Street, view north from West 9<sup>th</sup>, c.1905 (post card view)



Locust between 9<sup>th</sup> and 10<sup>th</sup> streets, view northwest  
(Photo RM 1056, Center For Dubuque History, Loras College)

All of these buildings are non-extant. They stood north of the Odd Fellows building, 911 Locust, also non-extant.

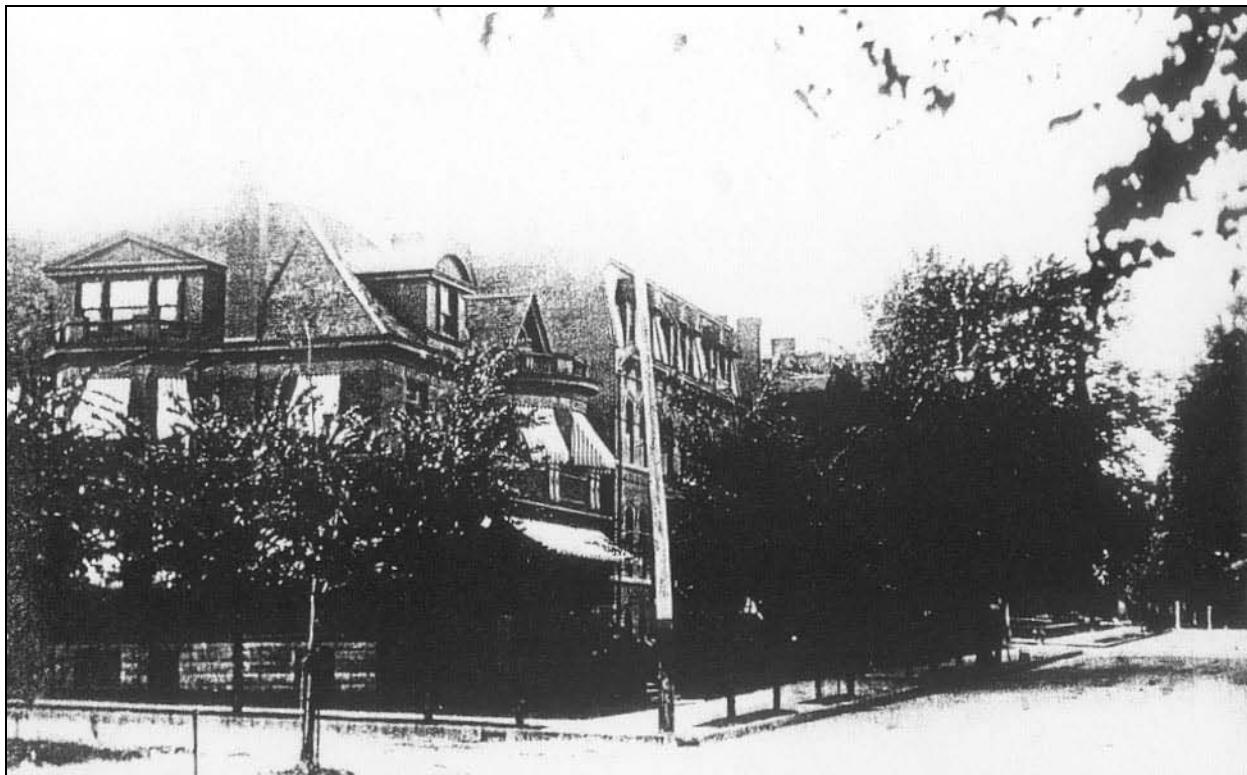


937 Locust (non-extant)



990 Locust Street (non-extant)

Directories place Herbert L. Congar at this address as of 1897 but Sanborn Maps do not show a frame house on this block.



West side of Locust Street, north of West 10<sup>th</sup> Street, view northwest, post-1891  
(Photo HOFF 00924, Center For Dubuque History, Loras College)

Visible above are 1005 (post-1891) and 1025-37 Locust (pre-1891) both of which are extant.



1071-75 Locust, Dr. Nancy Hill House, view southwest, c.1890  
(Photo RM 1049, Center For Dubuque History, Loras College)

The frame First Presbyterian Church, located on the southwest corner of West 11<sup>th</sup> and Locust streets, is to the right. None of these buildings survives.



First Presbyterian Church, view southwest, 1897  
(Souvenir Gems of Dubuque, 1897)

As this photo clearly shows, the second Masonic Building on this site represented a remodeling of the second First Presbyterian Church building. This view pre-dates the Carnegie-Stout Library (1900) built immediately behind the church. The Glover residence (see below) is partly visible at the far left (non-extant). Note the West 11<sup>th</sup> Street Elevator visible on West 11<sup>th</sup>, beyond Bluff Street.



Henry B. Glover residence, 1098 Locust Street, view northeast, c.1897  
(Souvenir Gems of Dubuque, 1897)

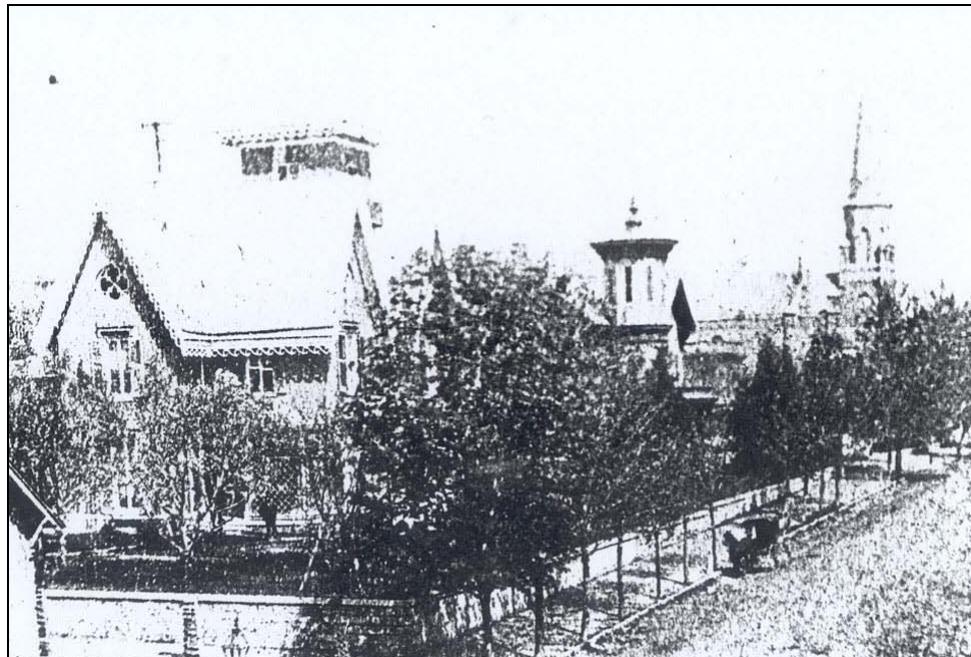
This Queen Anne plan house stood on the southeast corner of West 11<sup>th</sup> and Locust streets. It is non-extant.



1098 Locust Street, Henry B. Glover residence, view northeast, non-extant.  
(Photo HAM 908, Center For Dubuque History, Loras College)

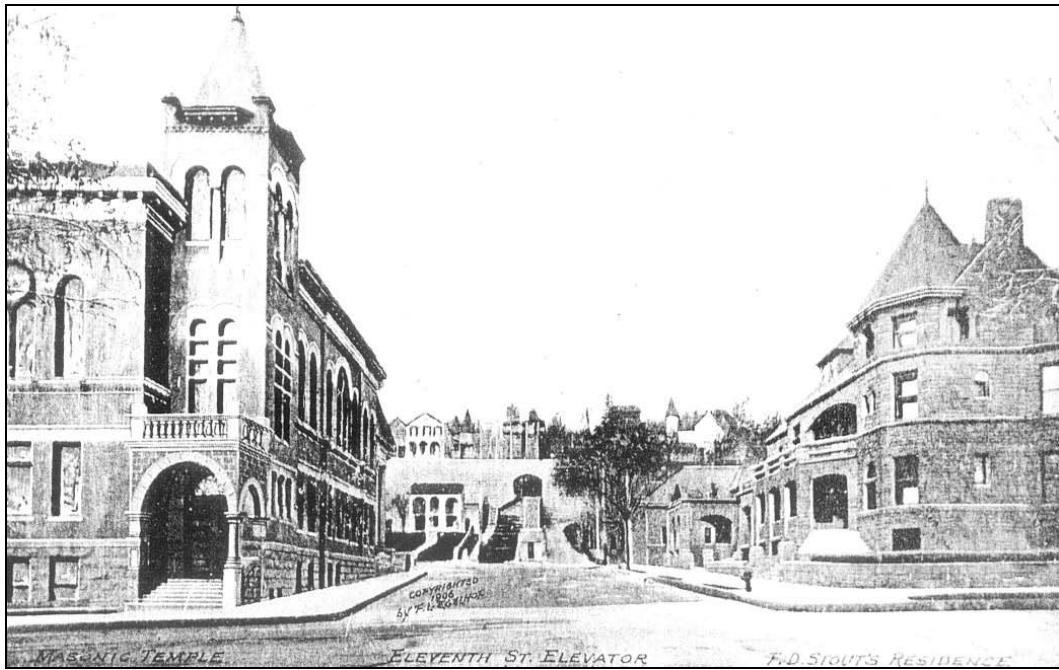


James Beach House, 11<sup>th</sup> & Locust, view northwest (non-extant)  
(Photo RM 1077, Center For Dubuque History, Loras College)



West side of Locust Street, north of West 11<sup>th</sup> Street, view northwest, c.1890  
(Photo KRK 2418, Center For Dubuque History, Loras College)

The Bissell and other mansions, all non-extant, are shown along with the Second Presbyterian Church, also gone.



West Eleventh Street at Locust, view west  
(Photo NGL 1581, Center For Dubuque History, Loras College)

The Masonic Hall replaced or remodeled the First Presbyterian Church, it is now the site of the library addition. The Stout House, 1105 Locust, is at the right.



Street watering wagon, view west at West 11<sup>th</sup> and Locust streets, c.1893  
(Photo #2092, Center For Dubuque History, Loras College)  
Note that the addition to the Stout house is underway (note scaffolding)

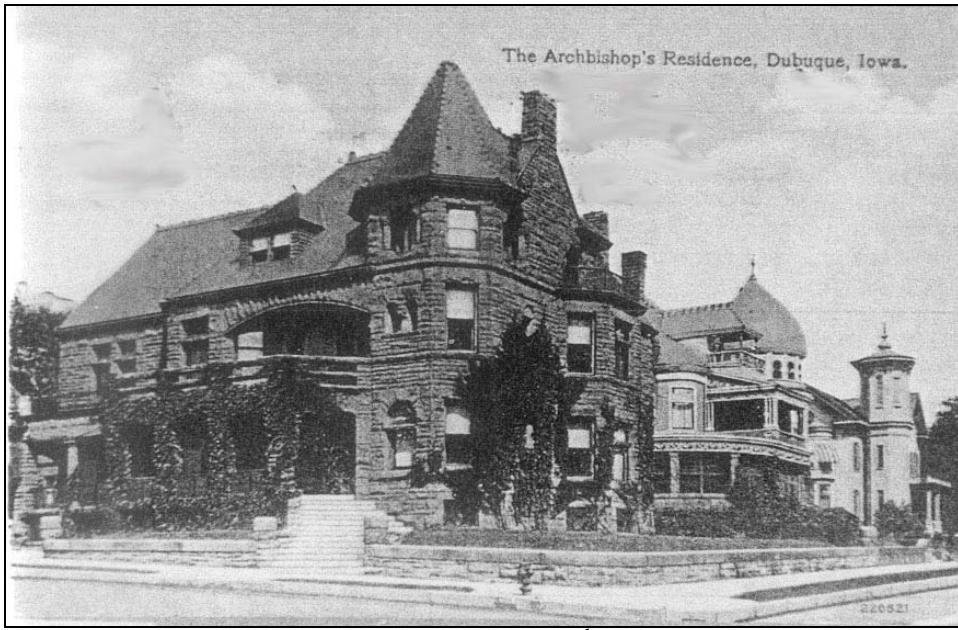


West side of Locust Street, north of West 11<sup>th</sup> Street, c.1900, view northwest

The Stout House (1105 Locust) has replaced the Bissell-Beach House, and the Fannie Stout House (1145 Locust, c.1884-91) has been built to the north.



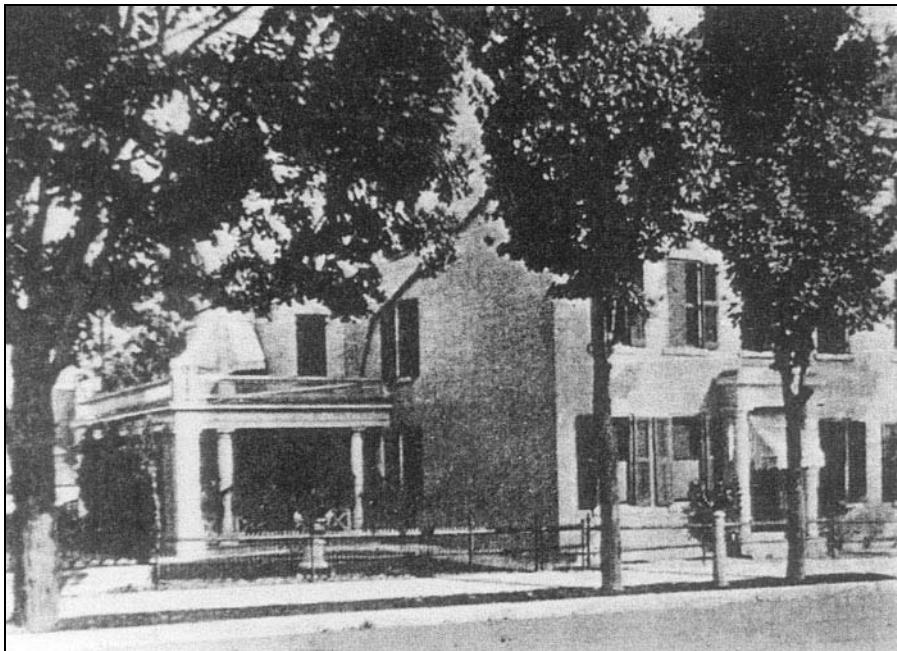
West side of Locust Street, north of West 11<sup>th</sup> Street, c.1900, view northwest  
(Greater Dubuque, 1911)



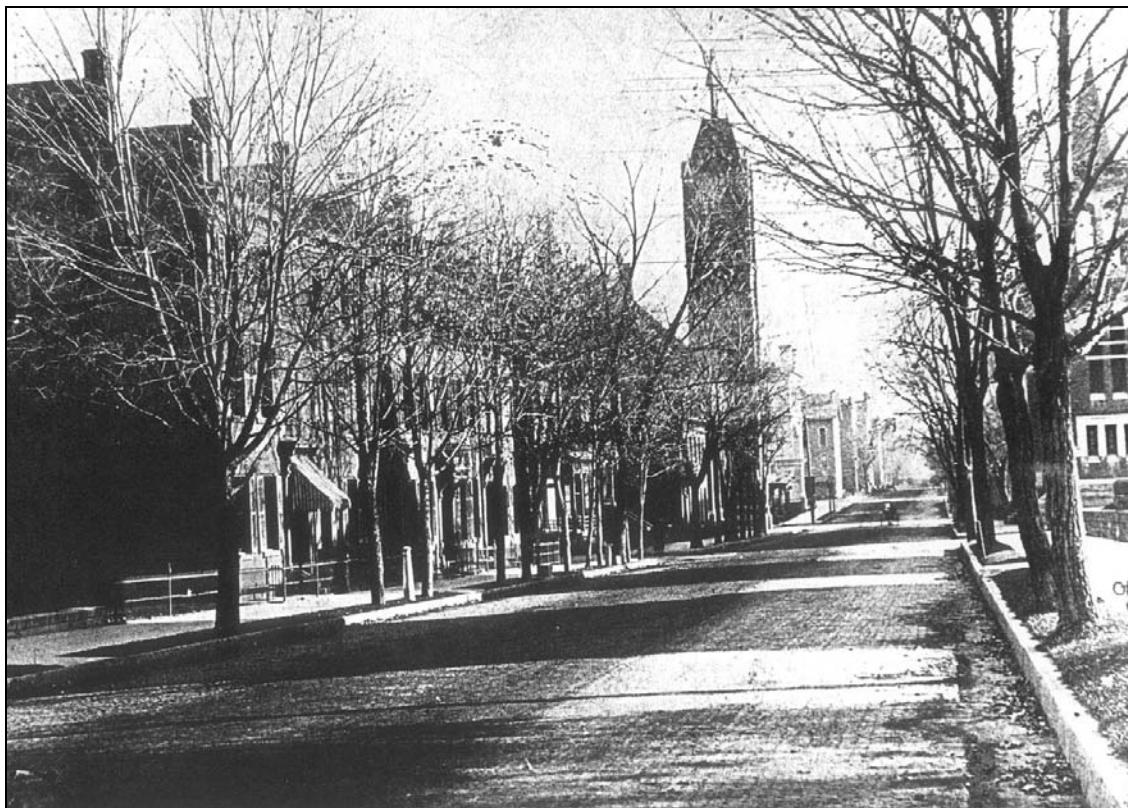
West side Locust Street, north of West 11<sup>th</sup>, view northwest, c.1890s  
(Postcard, Photo FBL 3749, Center For Dubuque History, Loras College)



Locust north from West 11<sup>th</sup> Street  
(Photo RM 1078, Center For Dubuque History, Loras College)



Senator William Allison's House, 1134-36 Locust, view east  
(Photo FBL 3745, Center For Dubuque History, Loras College)



Locust Street, south from West 12<sup>th</sup> Street  
(Photo RM 1069, Center For Dubuque History, Loras College)

This image nicely documents the east side of Locust between West 9<sup>th</sup> and 12<sup>th</sup> streets. The rowhouse at the left survives as 1108-36 Locust. The First Congregational Church, at West 10<sup>th</sup>, is right of center. The Masonic Hall (non-extant) at West 11<sup>th</sup> Street is at the far right.



Wilson Residence, 1243 Locust Street, view northwest  
(Photo RM 1055, Center For Dubuque History, Loras College)

This house survives without its wrap-around porch. Note the elaborate decorative parapet or balustrade that surrounds the eaves line. The stone retaining wall and iron fence is also gone.



Two views of 1192 Locust Street, D. N. Cooley Residence (extant)  
(Photo NGL 1131, 1133, Center For Dubuque History, Loras College)



1192 Locust  
(Souvenir Gems of Dubuque, 1897)



1192 Locust Street  
(*Telegraph-Herald*, March 18, 1934)



1192 Locust Street  
(*Telegraph-Herald*, August 22, 1935).

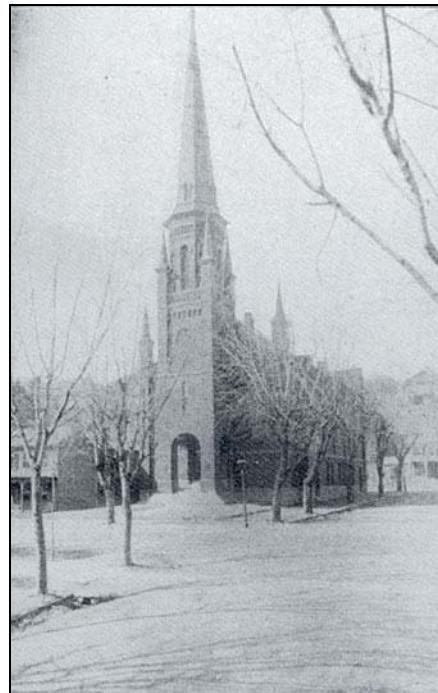


East side of Locust, north from south of West 12<sup>th</sup> Street  
(Photo LHH 4609, Center For Dubuque History, Loras College)

1192 Locust is at the far right. 1212, 1222-24, 1268 and 1272-74 Locust follow right to left.



East side of Locust, north from south of West 12<sup>th</sup> Street  
(Photo RM 1074, Center For Dubuque History, Loras College)



Second Presbyterian Church, Locust and West 13<sup>th</sup>, view southwest  
(Souvenir Gems of Dubuque, 1897)

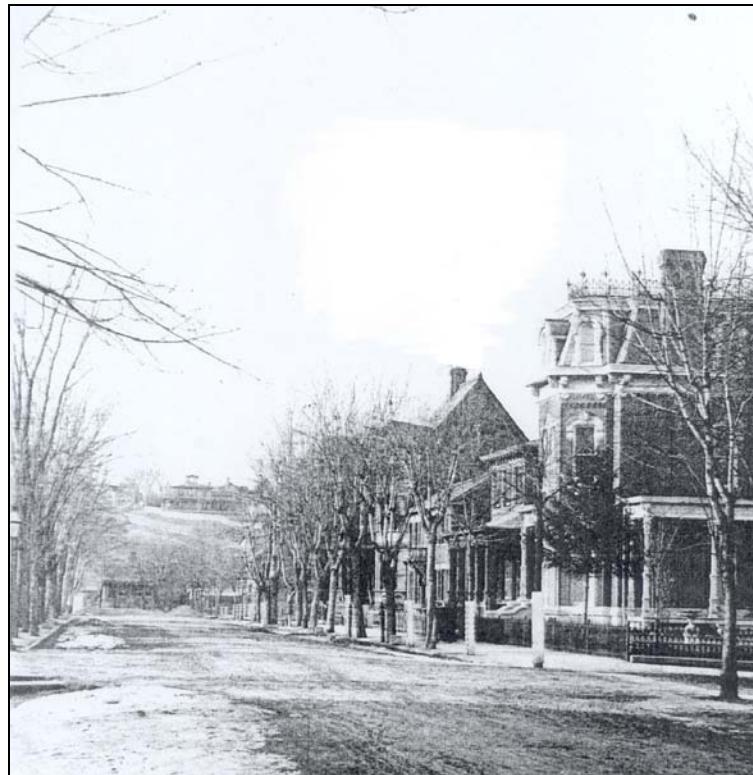


Second Presbyterian Church (non-extant), Locust and West 13<sup>th</sup>, view southwest, 1905  
1272-74 Locust is visible at the far left, 1298 Locust is under construction.  
(Photo RM 1115, Center For Dubuque History, Loras College)



1320 Locust Street, view southwest (extant)  
(Photo NGL 1283, Center For Dubuque History, Loras College)

?  
1375 Locust



East side of Locust Street between 14<sup>th</sup> and 15<sup>th</sup> Streets, view north  
(Photo RM 1086, Center For Dubuque History, Loras College)

1426 Locust, the Second Empire design at the far right above is non-extant and the corner is vacant.



Detail, stereoscopic image, Peabody House, northeast corner West 14<sup>th</sup> and Locust, view northeast, non-extant.

(Photo NGL 1550, Center For Dubuque History, Loras College)



1375 Locust Street, view southwest, pre-1884  
(Souvenir Gems of Dubuque, 1897)



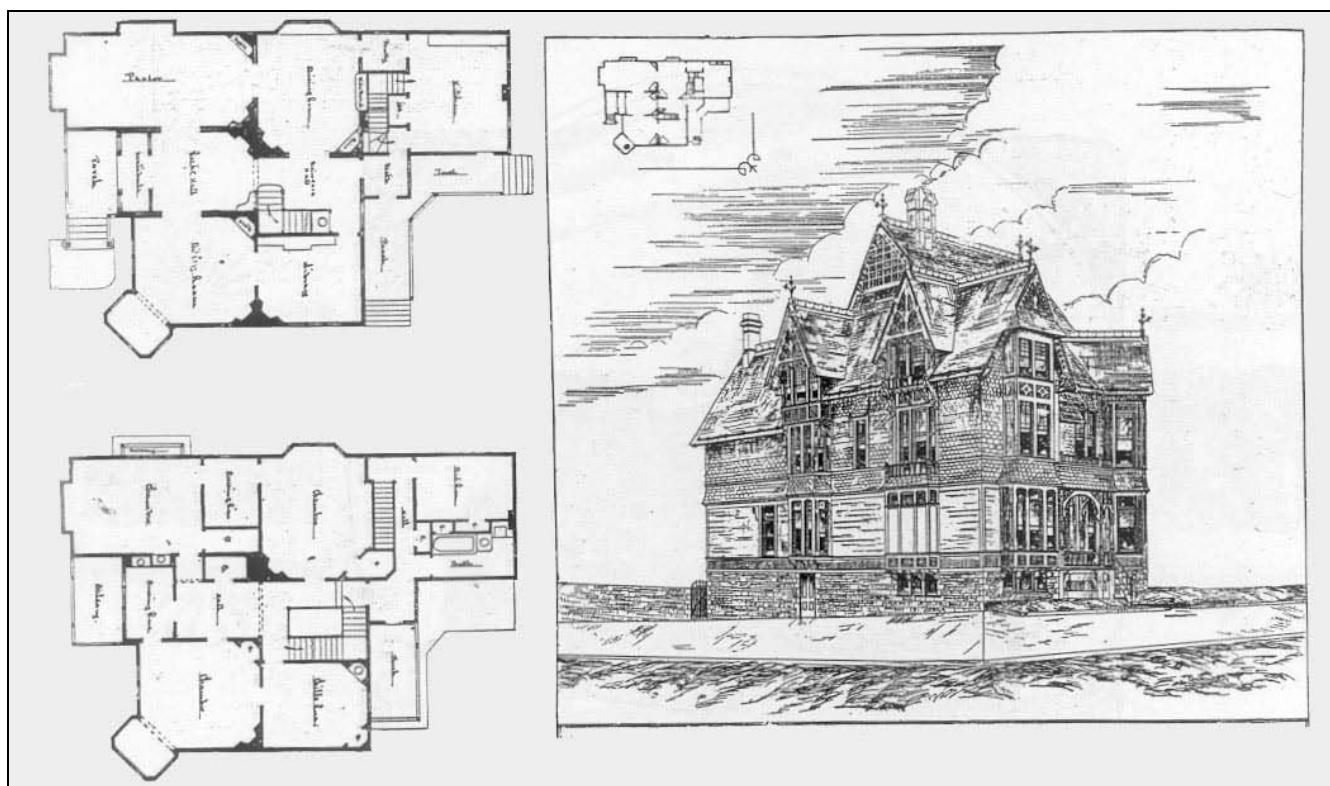
1375 and 1389 Locust Street, view southwest, pre-1884  
(Photo RM 1117, Center For Dubuque History, Loras College)



1375 and 1389 Locust Street, view southwest, pre-1884  
(Photo LHH 4605, Center For Dubuque History, Loras College)



1449 Locust Street, view southwest, extant  
(Souvenir Gems of Dubuque, 1897)



1492 Locust Street, architect's elevation sketch,  
(Dubuque The Key City, 1889)

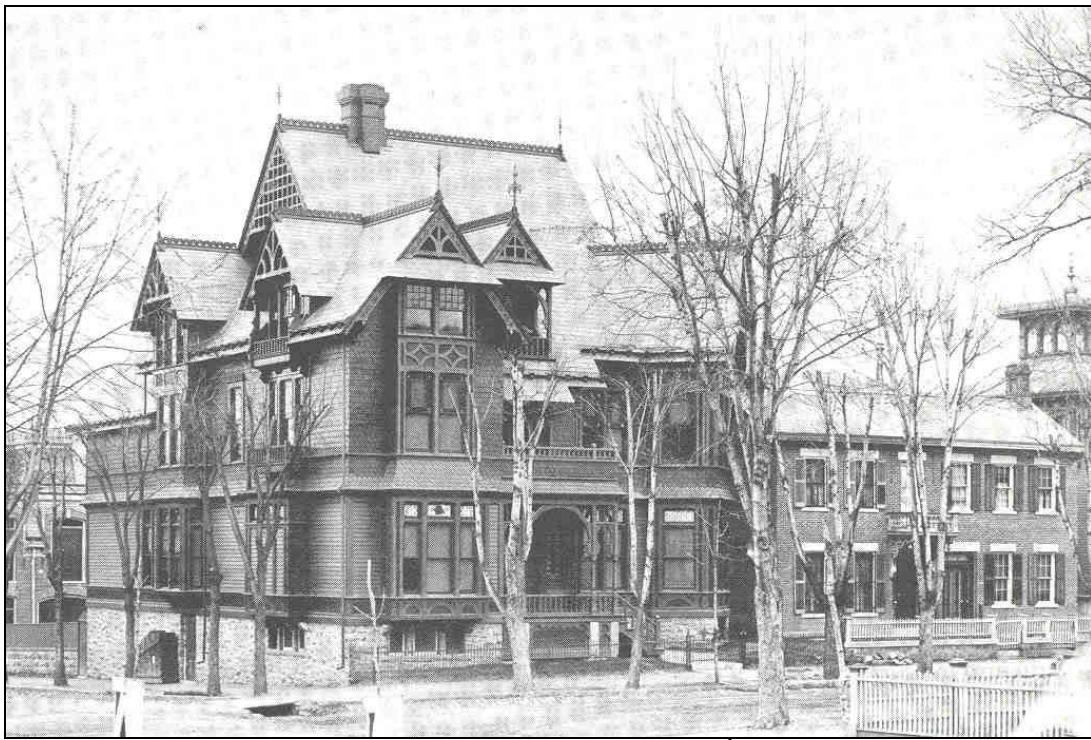


The east side of Locust Street, south from West 15<sup>th</sup> Street, view southeast  
(Souvenir Gems of Dubuque, 1897)

In the above image, just two buildings, 1492 and 1470-72 Locust Street, survive.

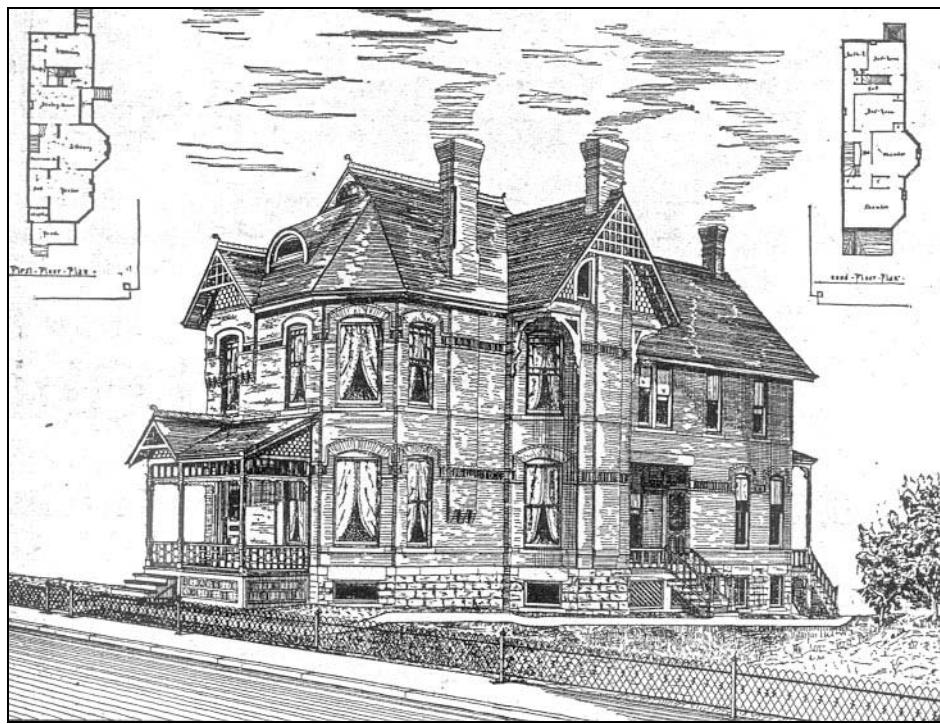


1477 Locust Street, photo by Sam Root, c.1888-89, view northwest (extant but altered)  
(Photo FMP 3928, Center For Dubuque History, Loras College)

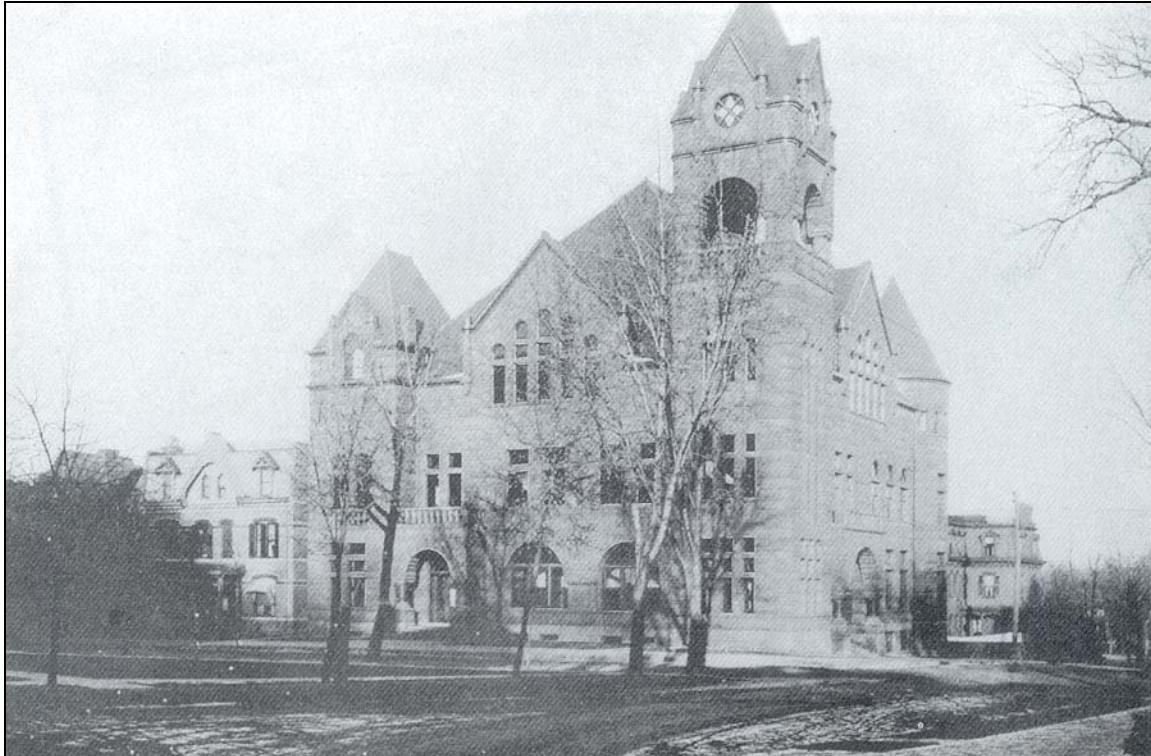


The east side of Locust Street, south from West 15<sup>th</sup> Street, view southeast

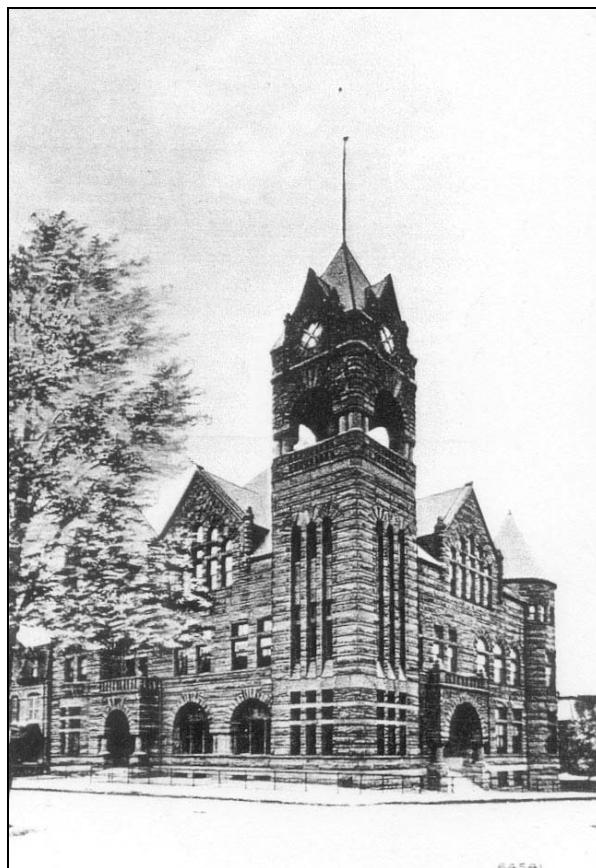
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1576 Locust Street, architect's elevation drawing (extant, with replacement front dormer)  
(Dubuque The Key City, 1889)



Central High School, northeast corner, Locust and West 15<sup>th</sup> Street (1893-94) (non-extant)  
1552-54 Locust, immediately north, survives.  
(Souvenir Gems of Dubuque, 1897)



Central High School, northeast corner, Locust and West 15<sup>th</sup> Street (1893-94) (non-extant)  
(Photo NGL 1583, Center For Dubuque History, Loras College)

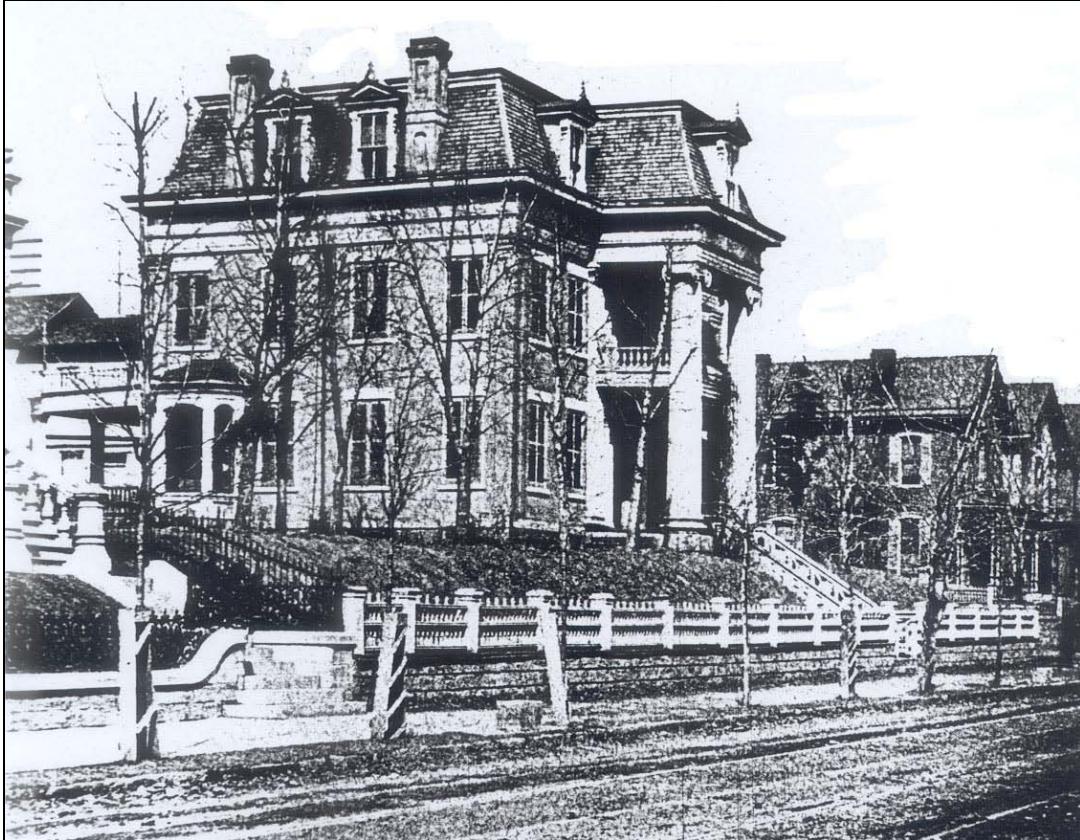


315 West Locust, view north, extant but altered  
(Souvenir Gems of Dubuque, 1897)

Main Street Photos:



St. Joseph Academy for Women (c.1900) and Judge John Dyer House (1850s), both non-extant  
(*Telegraph-Herald*, March, 9, 1996)



Judge John Dyer House (non-extant) and 1301 Main (extant), view northwest  
(Photo RM 1123, Center For Dubuque History, Loras College)



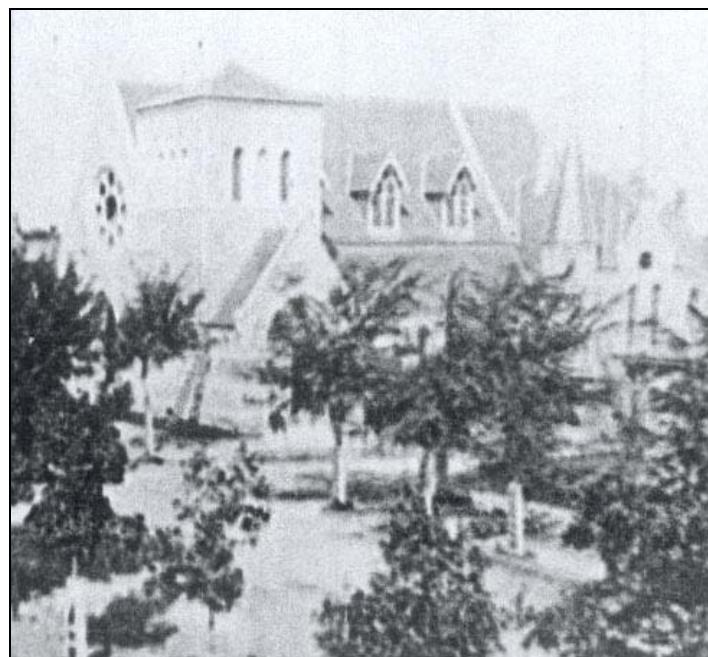
West side of Main Street between 12<sup>th</sup> and 13<sup>th</sup> streets, view northeast (all non-extant)  
(Photo RM 1102, Center For Dubuque History, Loras College)

This is a rare image of this portion of Main Street. The double storefront and apartments at 1296 Main occupies the north end of this block front today.

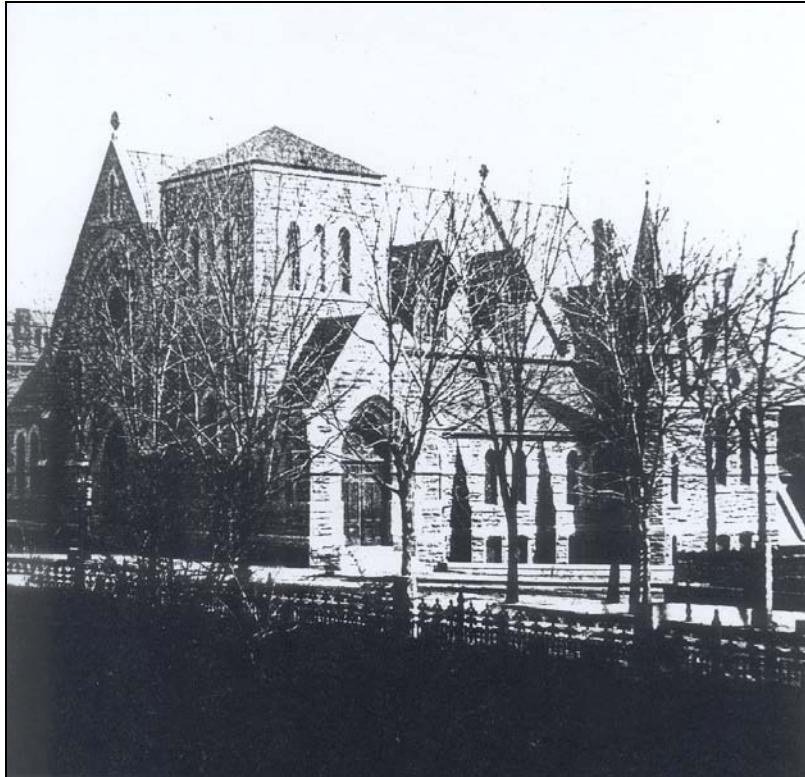


East side of Main, south of West 14<sup>th</sup> Street, view northeast  
(Photo RM 1111, Center For Dubuque History, Loras College)

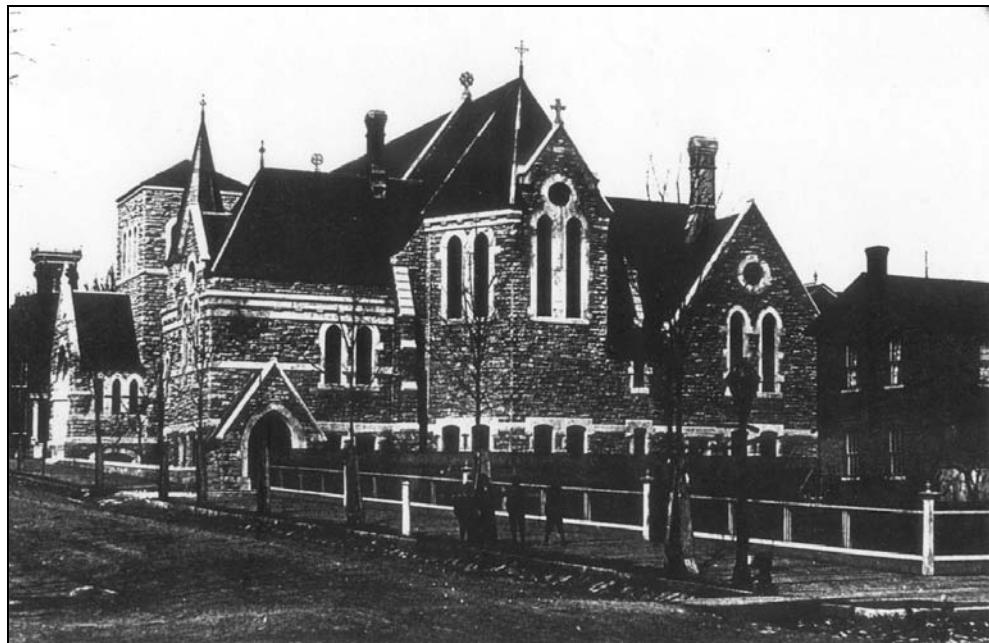
St. John Episcopal Church is in the left background (extant as 1410 Main). In the right foreground are 1357 and 1392 Main Street, right to left.



St. John Episcopal Church, detail from stereoscopic view taken by Sam Root, view  
(Photo NGL 1557, Center For Dubuque History, Loras College)



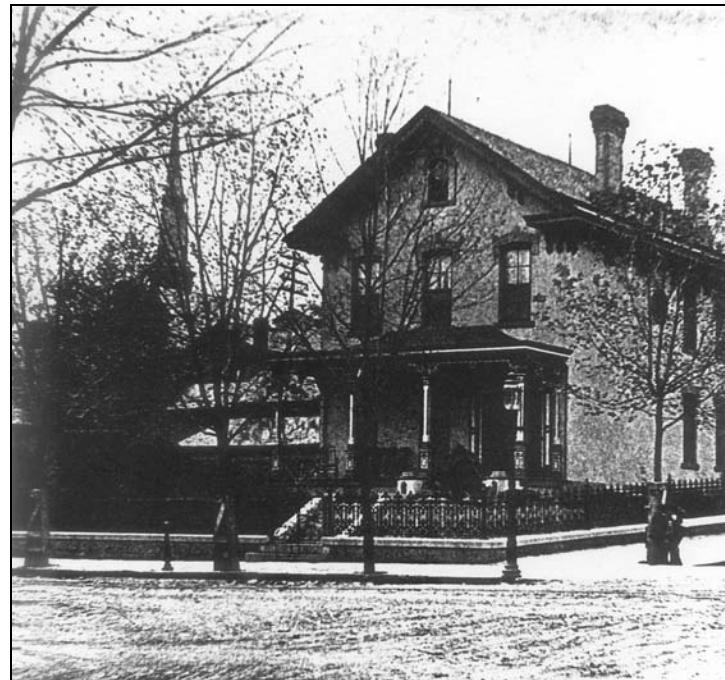
St. John Episcopal Church  
(Photo RM 1108, Center For Dubuque History, Loras College)



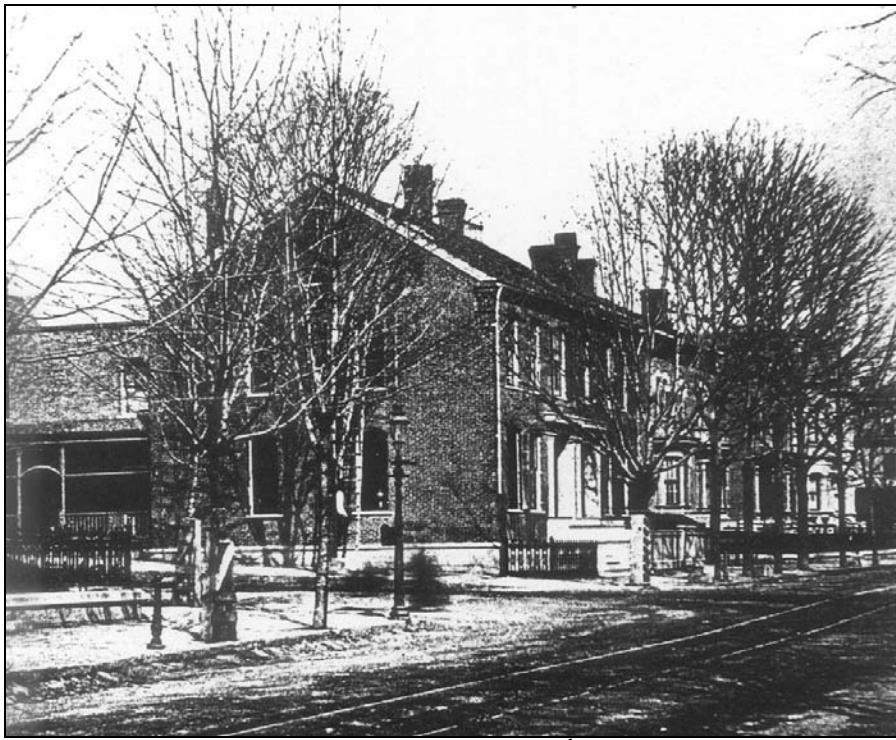
St. John Episcopal Church  
(Photo RM 1121, Center For Dubuque History, Loras College)



1397 Main Street, view northwest (extant)  
(Souvenir Gems of Dubuque, 1897)

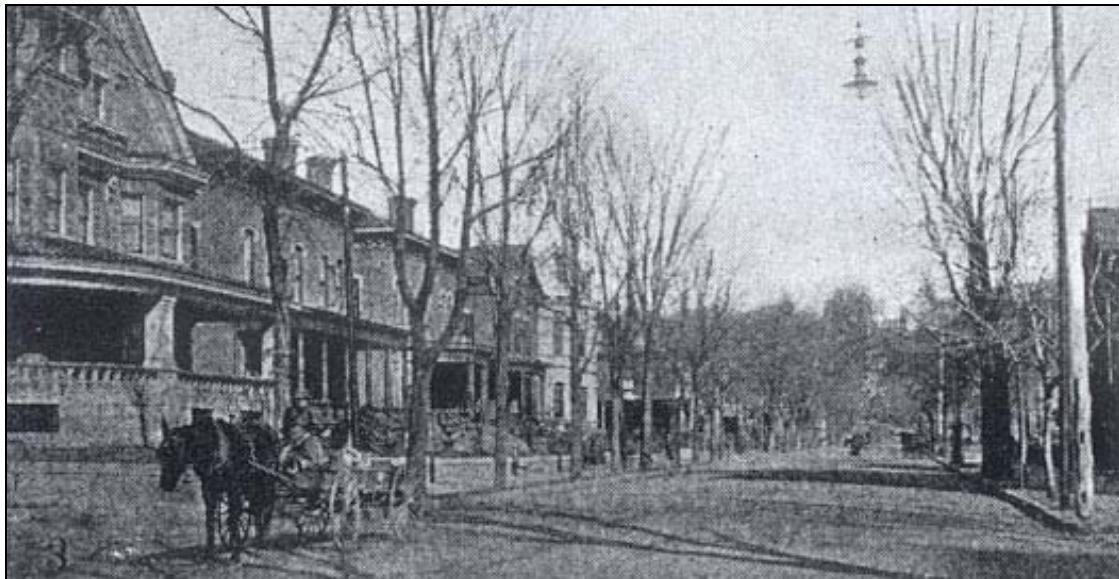


A. R. Knight's Residence, 1397 Main, view southwest  
(Photo RM 1039, Center For Dubuque History, Loras College)



West side of Main Street, north of West 14<sup>th</sup>, view northwest, c.1890  
(Photo RM 1096, Center For Dubuque History, Loras College)

This image pre-dates the one that follows and shows the Farley residence that preceded the present 196 West 14<sup>th</sup> Street.



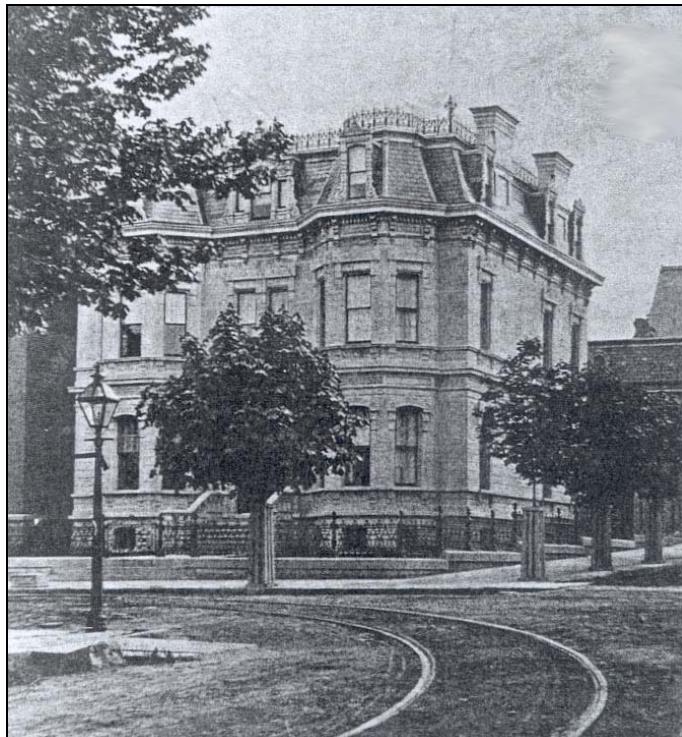
West side of Main Street north of 14<sup>th</sup> Street  
(Greater Dubuque, 1911)

196 West 14<sup>th</sup> is at the extreme left side, and 1433 Main, 1455 Main, 1477 Main and 1491 Main follow, from left to right, all of which are extant.

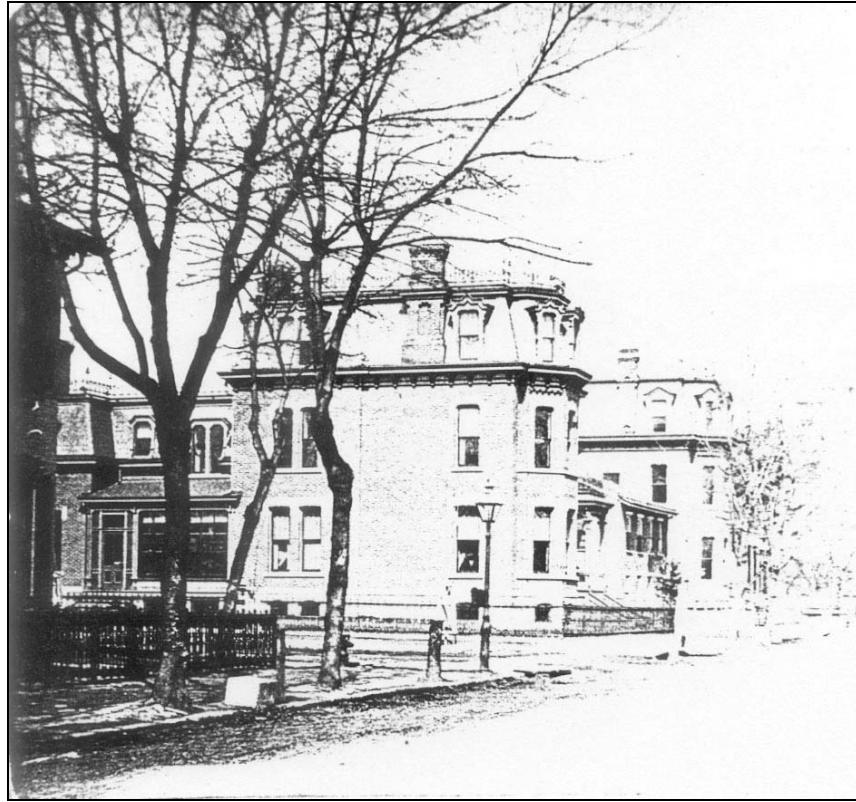


West side of Main Street, south from West 15<sup>th</sup> Street, view southwest, c.1890  
(Photo RM 1130, Center For Dubuque History, Loras College)

1433 Main, 1455 Main, 1477 Main and 1491 Main are shown from left to right. All are extant.



1491 Main Street, view northwest  
(Photo RM 1130, Center For Dubuque History, Loras College)



John Olinger Residence, 1611 Main Street, view northwest  
1655 Main, another Second Empire style design, is in the right hand background, both are extant  
(Photo RM 1154, Center For Dubuque History, Loras College)



1640 Main Street, view northeast  
(Photo HAM 830, Center For Dubuque History, Loras College)



1640 Main Street, view northeast (extant)

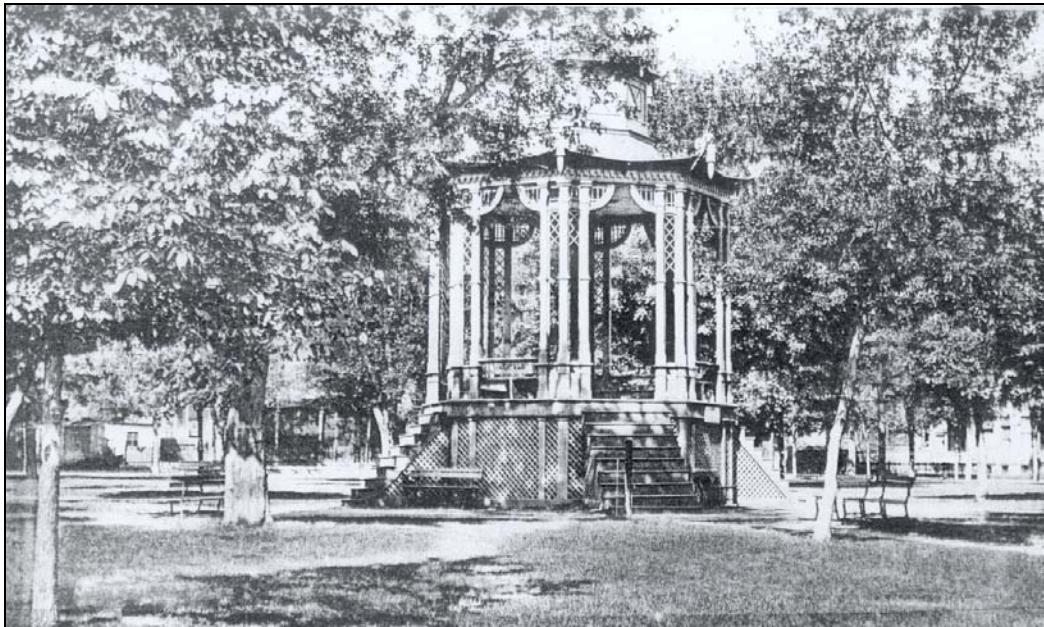


West side of Main Street south of West 17<sup>th</sup> Street, view southwest  
(Photo HAM 831, LHH 4694, Center For Dubuque History, Loras College)

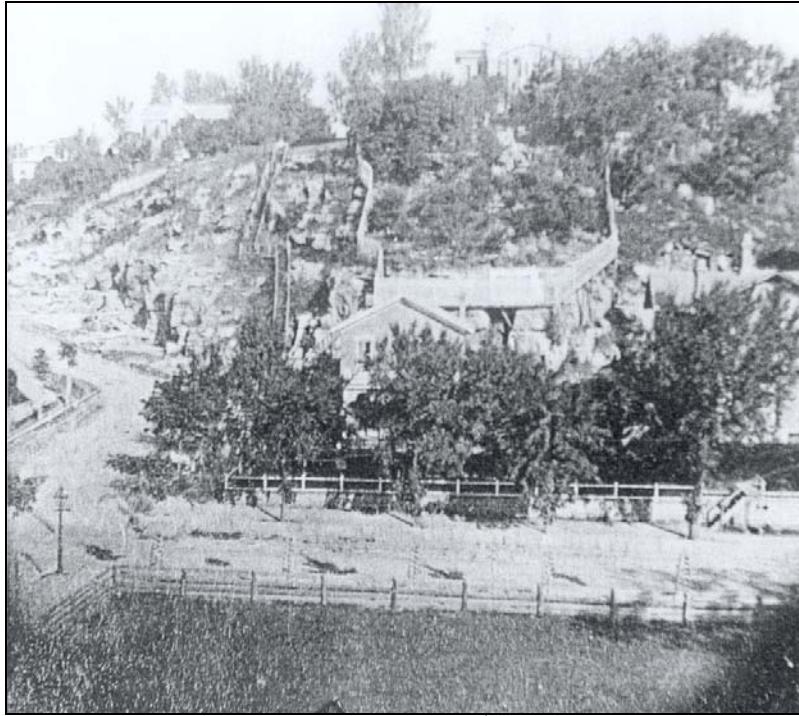
Three extant buildings are visible to the right of the trees, 1655, 1669-71 and 1687-91 Main.



1687-97 Main Street, view southwest, called the Herod Residence  
(Photo NGL 1411, Center For Dubuque History, Loras College)

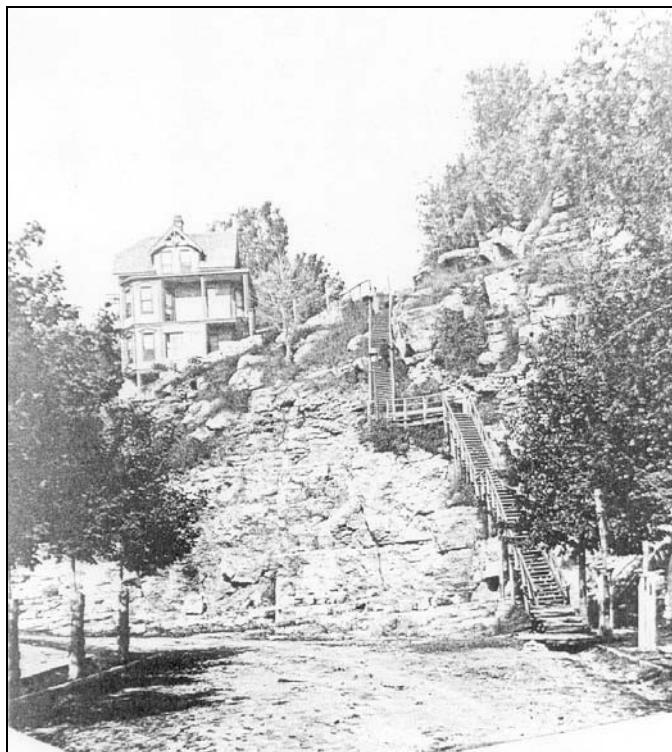


The original gazebo in Jackson Park, likely viewed to the northwest, c.1877  
(Photo KG 578, Center For Dubuque History, Loras College)



View north across West 17<sup>th</sup> Street, c.1882  
(Photo HAM 840, Center For Dubuque History, Loras College)

This view was likely taken from the roof of 1655 Main, north of Jackson Park. Sam Root's house stands in the center (non-extant, now 195 West 17<sup>th</sup>). The Madison Street steps are visible to left of center as is Madison Street, which angles off to the left. Note the high curbing along West 17<sup>th</sup> Street, made necessary by massive flash flooding along that street.



Madison Street Steps, view north from West 17<sup>th</sup> Street, c.1882  
(Photo HAM 829, Center For Dubuque History, Loras College)

The same photographer (previous image) likely caught this image on the same day.

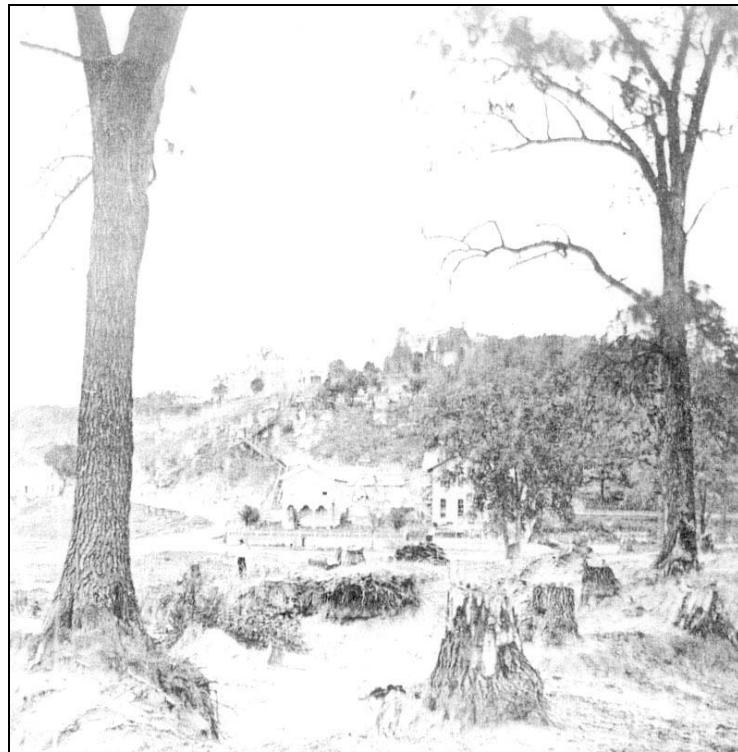


Madison Street Steps, view to the northeast and 1752 Main (right)  
(Photo FBL 4718, Center For Dubuque History, Loras College)

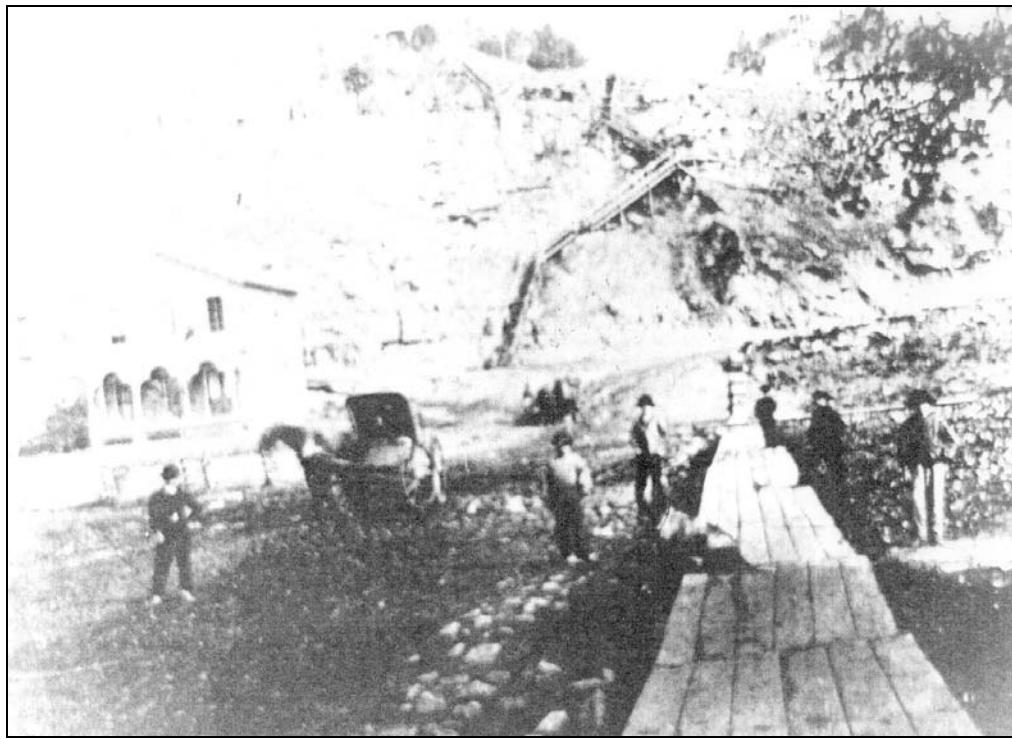


Removal of graves, future Jackson Park, view north  
(Photo HAM 834, Center For Dubuque History, Loras College)

Notice the virtual absence of any development to the northwest of the park and the primitive nature of West 11<sup>th</sup> Street, which has yet to be graded down. The wholesale excavation of the ground within the cemetery argues for a thorough graves removal, although it is more than likely that graves had been dug beyond the poorly-established perimeter and likely into the streets right-of-way.



Removal of graves, former Jackson Park, view northwest  
(Photo LHH 4610, Center For Dubuque History, Loras College)



Temporary road and boardwalk, north of Jackson Park, view north  
(Photo #253, Center For Dubuque History, Loras College)

This boardwalk runs across the center of the block north of the present park. It likely played a role in the removal of graves from the former cemetery. This view is likely contemporary with the two preceding ones. Note the road that leads to the top of Seminary Hill in the background as well as the wooden steps that lead up to Madison Park or the hill top.



1735 Madison Street, view northwest, post-1878  
(State Historical Society of Iowa, Photo Collection, Iowa City)

Note the wooden sidewalks, gas lamps and the fenced area north of Jackson Park.

14<sup>th</sup> & Main

Iowa Street Photos:



1363, 1373-95 Iowa Street, 120 West 13<sup>th</sup>, view southwest, c.1910  
(Photo HOFF 00391, Center For Dubuque History, Loras College)

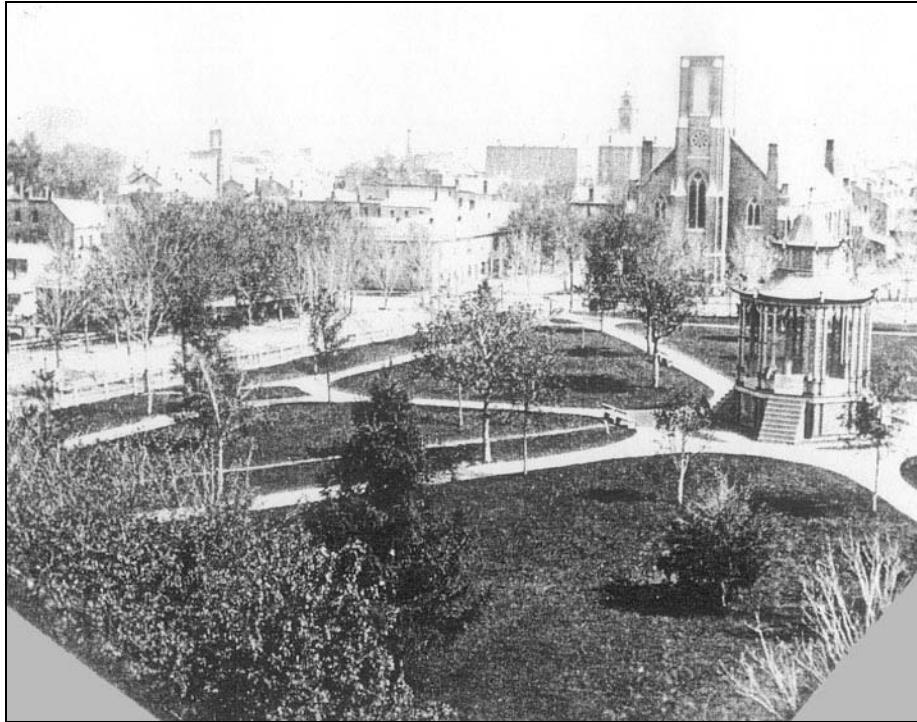
John Bell and John Ryder built this string of seven tenements in 1876, and a store occupied the corner building. All of the pictured buildings save for that on the extreme left, survives today. The apartment building on West 13<sup>th</sup> Street was built in 1908.



St. Patrick Church Rectory, construction photo, view northwest  
(Photo RM 1097 Center For Dubuque History, Loras College)

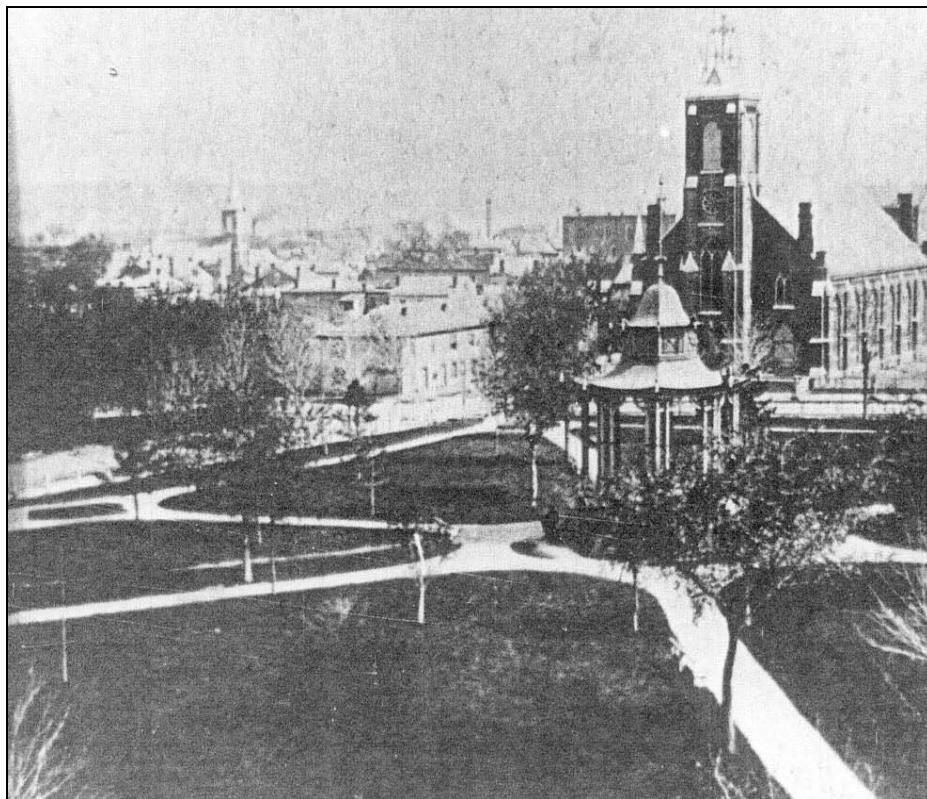


St. Patrick Church, view southwest  
(Souvenir Gems of Dubuque, 1897)



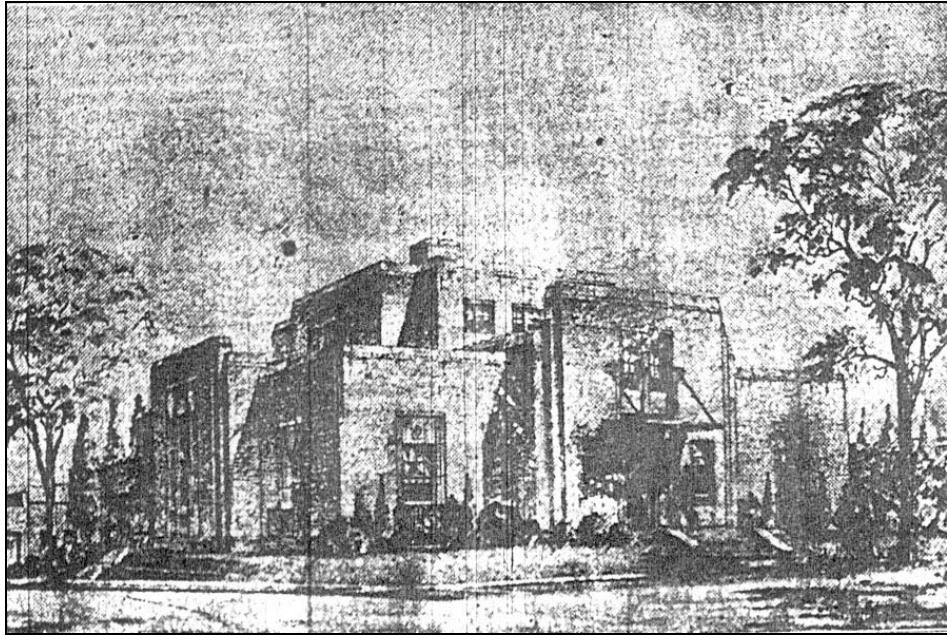
Jackson Park, view southeast, c.1886  
(Photo #4611, Center For Dubuque History, Loras College)

This view was taken from the roof of 1655 Main, which was built c.1882.



Jackson Park, view southeast, c.1888  
(Photo #252, Center For Dubuque History, Loras College)

This view was also taken from the roof of 1655 Main, which was built c.1882. The frame tenements to the east of St. Patrick Church were a local landmark. The Art Deco style Strueber Funeral Home replaced them in 1930.



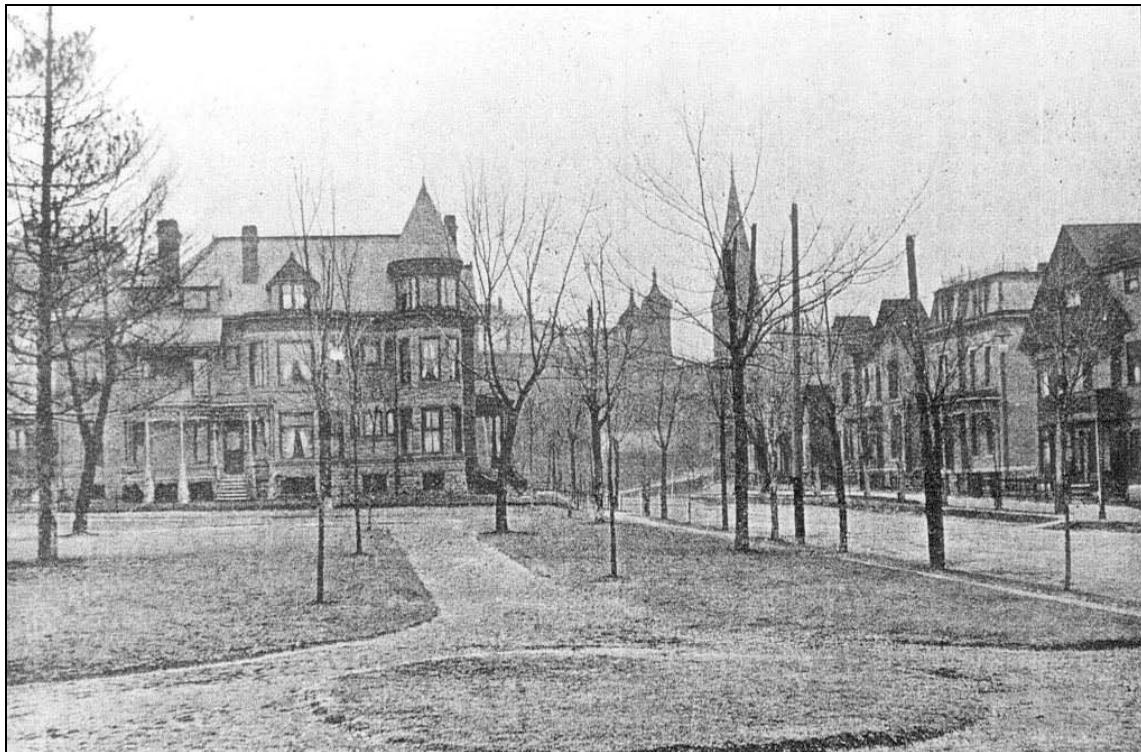
Strueber Funeral Home, 60 West 15<sup>th</sup> Street, architect's elevation drawing  
(*Telegraph-Herald & Times-Journal*, October 23, 1930)



Jackson Park, view northeast, c.1910  
(Photo GRS, 3581, Center For Dubuque History, Loras College)

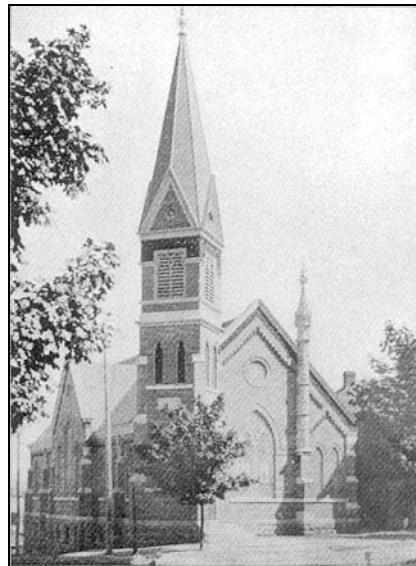


Thomas Connolly Mansion and Carriage House, 1637 Iowa, view northeast  
(Photo NGL 1823, Center For Dubuque History, Loras College)



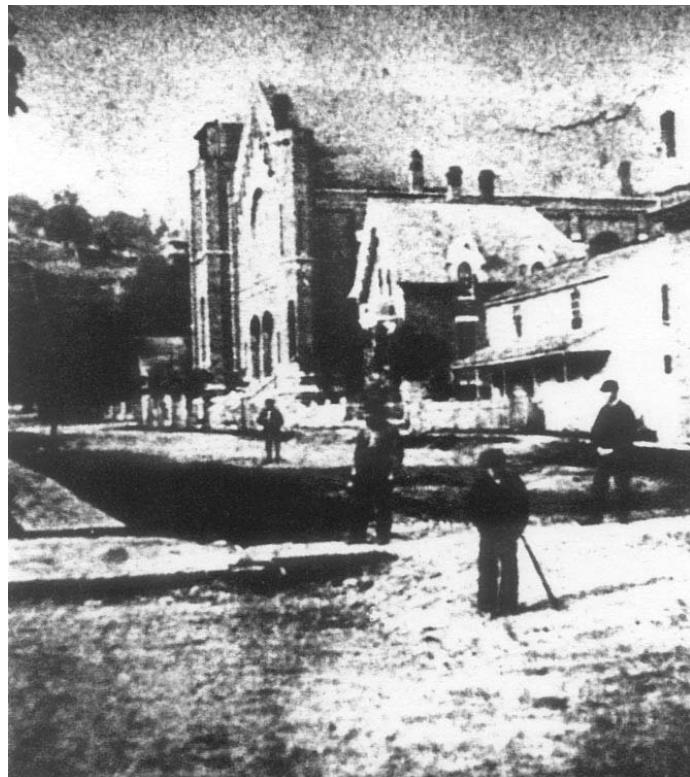
Iowa Street, viewed northeast from Jackson Park, c.1906  
(Photo DK 115, Center For Dubuque History, Loras College)

The Connolly Mansion (1637 Iowa) is at the left, it survives minus its roof and tower, victims to a 1973 fire. On the east side of street are, right to left, 1610-14, 1638, 1658-60, 1670, 1678 (not visible) and the First German Presbyterian Church at 1684 Iowa. In the distant center are the spires of the Lee Seminary on Seminary Hill.



First German Presbyterian Church, 1684 Iowa, viewed to the southeast  
(Souvenir Gems of Dubuque, 1897)

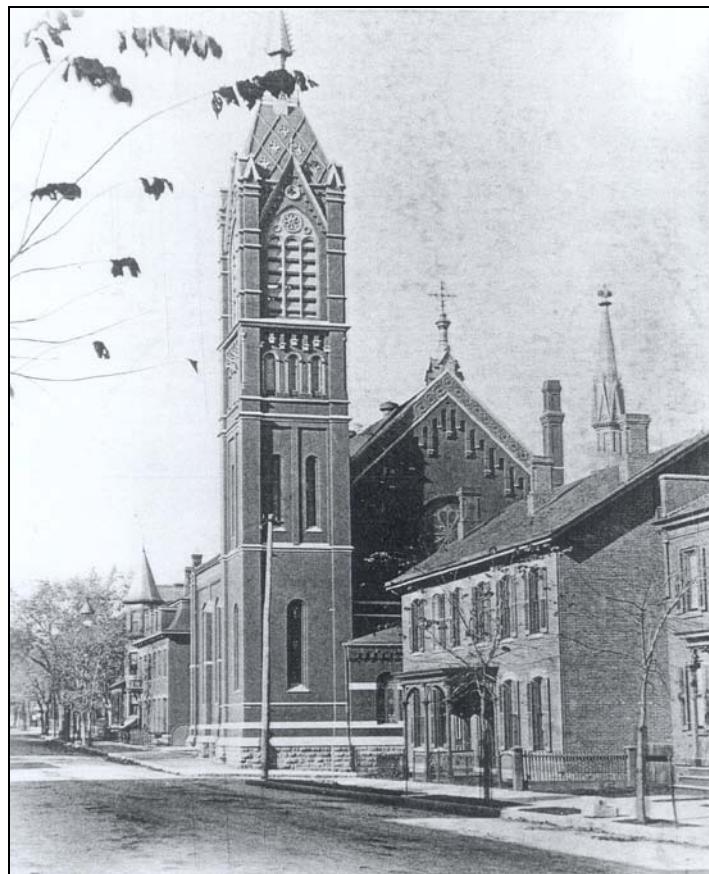
West 10<sup>th</sup> Street Photos:



First Congregational Church, viewed northwest, photo by Sam Root, c.1868  
(Photo, Center For Dubuque History, Loras College)



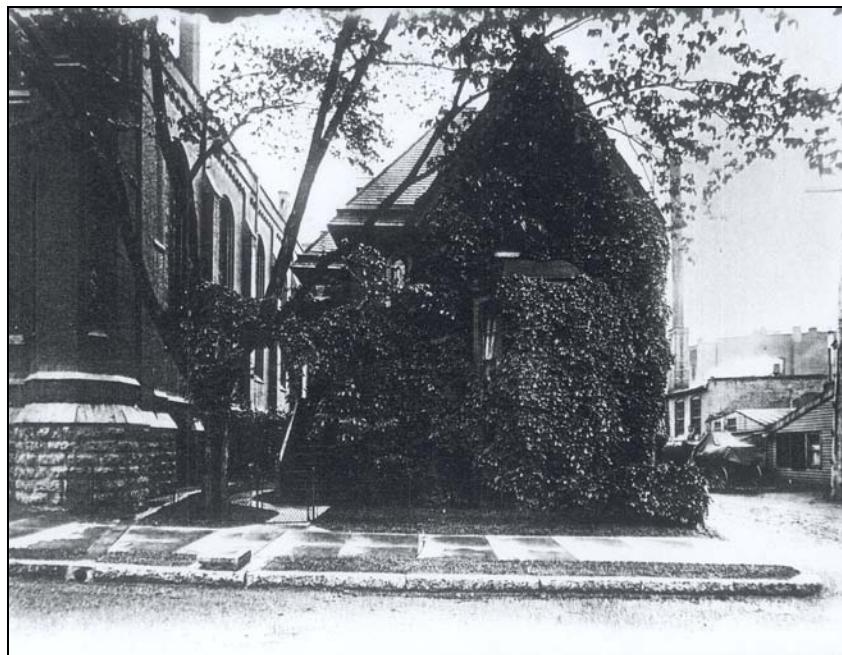
First Congregational Church, view northeast  
(Souvenir Gems of Dubuque, 1897)



First Congregational Church, view to the northeast  
of the buildings pictured, only the church survives.  
(Photo RM 1109, Center For Dubuque History, Loras College)



First Congregational Church, view to the northeast from south of West 10<sup>th</sup> Street  
(Photo RM 1087, Center For Dubuque History, Loras College)



Rectory, First Congregational Church, view north, alley to right (non-extant)  
(Photo KL 359, Center For Dubuque History, Loras College)

West 11<sup>th</sup> Street Photos:



West 11<sup>th</sup> Street, viewed east from Bluff Street towards Locust Street, c.1900  
(Photo RM 1101, Center For Dubuque History, Loras College)

The Masonic Temple (non-extant) is at the right, the Stout Mansion to the left.



Masonic Hall and Carnegie-Stout Public Library, c.1905, view southwest (post card view)

West 13<sup>th</sup> Street Photos:



West 13<sup>th</sup> Street, view southeast from Main Street, 1887  
(Photo RM 1126, Center For Dubuque History, Loras College)

The only extant district building in this image is 107-13 West 13<sup>th</sup>, just visible at the far left.

West 17<sup>th</sup> Street Photos:



City High School, lithographic view, 1858 (Dubuque, W. J. Guilbert, 1858)



Seminary Building, view northwest  
(Photo KRE 136.1, Center For Dubuque History, Loras College)