

**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 West Eleventh Street Historic District

other names/site number

2. Location

street & number _____ [N/A] not for publication

city or town Dubuque _____ [N/A] vicinity

state Iowa _____ code IA _____ county Dubuque _____ code 061 _____ zip code

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).

Signature of certifying official/Title

Date

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

4. National Park Service Certification

hereby certify that the property is:

Signature of the Keeper

Date of Action

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):

West Eleventh Street Historic District
Name of Property

Dubuque, Dubuque County
County and State

5. Classification Ownership of Property

Category of Property Number of Resources within Property
(Check as many boxes as apply) (Check only one box) (Do not include previously listed resources in the count.)

<input checked="" type="checkbox"/> private	<input type="checkbox"/> building(s)	Contributing	Noncontributing	
<input type="checkbox"/> public-local	<input checked="" type="checkbox"/> district	199	44	buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site		2	sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure		2	structures
	<input type="checkbox"/> object			objects
		201	48	Total

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

Dubuque—the Key City: The Architectural And...

Number of contributing resources previously listed in the National Register

1

6. Function or Use

Historic Functions

(Enter categories from instructions)

Domestic/Single Dwelling
Domestic/Multiple Dwelling
Domestic/Secondary Structure
Commercial/Trade/Specialty Store
Transportation/Pedestrian-related

Current Functions

(Enter categories from instructions)

Domestic/Single Dwelling
Domestic/Multiple Dwelling
Domestic/Secondary Structure
Commercial/Trade/Specialty Store
Transportation/Pedestrian-related
Landscape/Park

7. Description

Materials

(Enter categories from instructions)

Early Republic/Federal
Mid-Nineteenth Century/Gothic Revival
Mid-Nineteenth Century/Italian Villa

Architectural Classification

(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.)

West Eleventh Street Historic District
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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.

Areas of Significance

(Enter categories from instructions)

Architecture

Period of Significance

c.1847-1954

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.

Significant Dates

N/A.

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Guilburt, W. F.

Heer, Fridolin

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 #

Primary location of additional data:

State Historic Preservation Office

Other State agency

Federal agency

Local government

University

Other

Name of repository: #

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10. Geographical Data
Acreage of Property 36.55 acres

UTM References

(Place additional UTM references on a continuation sheet.)

1 [] [] [] [] [] [] [] [] []
Zone Easting Northing
3 [] [] [] [] [] [] [] [] []

2 [] [] [] [] [] [] [] [] []
Zone Easting Northing
4 [] [] [] [] [] [] [] [] []
 See continuation sheet

Verbal Boundary Description

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

Boundary Justification

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

11. Form Prepared By

name/title James E. Jacobsen

organization History Pays! Historic Preservation Consulting Firm date January 6, 2004

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 see attached list

street & number _____ telephone _____

city or town _____ state _____ zip code _____

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

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

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7. Narrative Description:

Architectural Classification, Continued:

- Late Victorian/Italianate
- Late Victorian/Second Empire
- Late Victorian/Queen Anne
- Late Victorian/Shingle Style
- Late 19th and 20th Century Revivals/Colonial Revival
- Late 19th and 20th Century Revivals/Tudor Revival
- Late 19th and 20th Century Revivals/Mission/Spanish Colonial Revival
- Late 19th and 20th Century American Movements/Bungalow/Craftsman
- Other/Minimal Traditional type
- Other/Vernacular/Side Gable
- Other/Vernacular/Gable Front
- Other/Vernacular/T-Plan

Materials, Continued:

Foundation	brick
Foundation	concrete
Walls	wood/shingle
Walls	concrete
Walls	metal/aluminum
Walls	synthetics/vinyl
Walls	stucco
Roof	tile

The City of Dubuque is located in northeast Iowa. Dubuque County is the easternmost county in the second tier of counties running south from the Minnesota (northern) state line. That county assumes a triangular half-county footprint due to its presence along the western shore of the Mississippi River. That river flows in a southeasterly direction along the eastern edge of the county and Dubuque is located mid-point along its course. The City of Dubuque originally comprised settlement along a broad and elongated river terrace that lay below and east of an unbroken line of commanding bluffs. This bluff front was interrupted by a number of deep eroded ravines and the earliest trade routes used these to surmount the bluff. All of the many railroads which served the city necessarily avoided the bluffs by circumventing them to the north and south. At the same time a dispersed lead mining industry as well as a developing agriculture encouraged bluff top residency and from the very earliest years, vernacular and high style houses were built along and well to the west of the bluff front. The city proper expanded to the north, along the broad flat Couler Valley and to the northeast along Eagle Point. The commercial and industrial centers of the city were necessarily relegated to the lower elevations of the city core. The visitor to Dubuque will encounter a bewildering mix of house types and ages in the areas outside of the city core. The exceptions to this pattern, concentrations of residences having shared physical attributes and dates of construction, have been identified as areas being worthy of designation as historic districts. The map shown below, presents the boundaries of the established and proposed historic districts. The Langworthy and West 11th Street districts represent proposed bluff top residential districts. A third bluff top district, Fenelon Place, is located at the upper end of the Fourth Street Elevator, west of Cathedral District. The former two districts are being nominated at this time. Fenelon Place District is significant as an early and direct elevated residential area for the leading merchants and industrialists of the city. It developed in the last quarter of the 19th Century. Cathedral and Jackson Park districts are both National Register listed districts. The Cathedral district is typified by vernacular brick duplexes that are set close together. It was a predominantly Irish and Catholic neighborhood, with only the Catholic cathedral within its bounds. Jackson Park, to the north, embraced a

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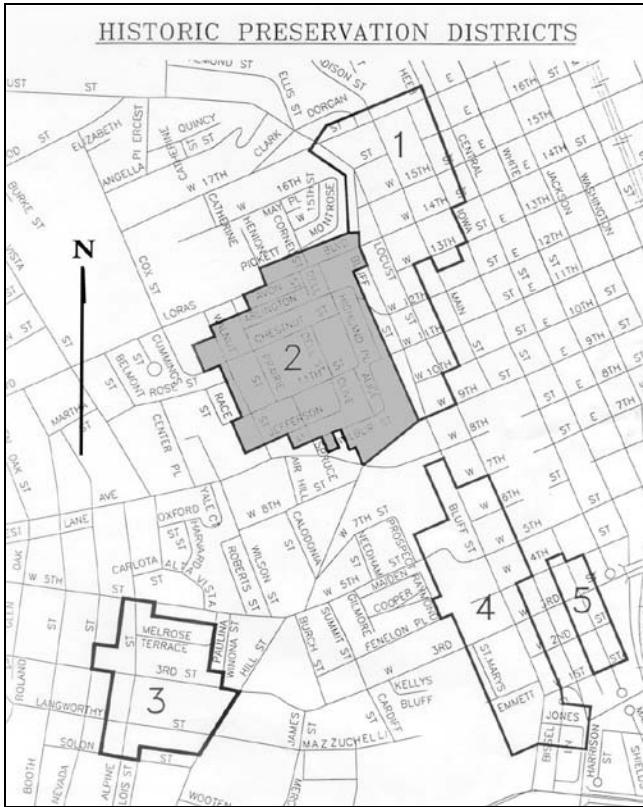
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broad range of church and other institutions and wealthier and more diverse population. Both districts boasted their own patterns of mansions and high-end academic architecture. The Old Main commercial district contains the best surviving early examples of commercial architecture.



Dubuque's historic districts.

Key: 1-Jackson Park (NRHP), 2-West 11th Street, 3-Langworthy,
4-Cathedral (NRHP), and 5-Old Main (NRHP).

The West Eleventh Street District occupies a prominent hilltop location in the middle of Dubuque's West Hill area. It is one of two proposed bluff top residential districts that are being proposed for National Register listing. Two listed districts, Jackson Park and Cathedral, abut the base of the bluffs which border the downtown proper. The West Eleventh Street District has its eastern boundary on and along the bluff line. At the time when the district was first being built up, the area around the city was entirely denuded of trees due to the insatiable appetite for wood fuel for the lead smelters. Consequently the earliest houses on or behind the bluffs enjoyed an unobstructed eastward view of the Mississippi River Valley and the Wisconsin hills prior to reforestation, which took place by the turn-of-the century. The southward view was generally abandoned in later years. Cottages early clustered along Rock and East Rock streets, above and north of Hill Street, but all but one of these (638 Wilbur) disappeared with the closing off of those streets. Houses that fronted east along the southern half of Grove Terrace were re-fronted westward when Grove Terrace was laid out. Only along the north half of Grove Terrace, where there were no intervening houses along the east side of the street, did a range of impressive late Victorian mansions retain both their visual prominence and their view shed.

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South bluff front, view northwest from West 8th Street, c.1890
538 Wilbur is the cottage with the wrap-around porch, left of center
(Center for Dubuque History, Loras College)

The West Eleventh Street Historic District gains its name from its historical association with the former West Eleventh Street Elevator. This street is interrupted by the rising bluffs immediately west of the downtown proper and it resumes, forming the east/west backbone of the district. The district occupies high ground that includes the bluff front to the east. Grove Terrace, a later street, runs north/south two-thirds of the way up the bluff front. Highland Place, the older street, runs along the bluff top west and parallel to Grove Terrace. Chestnut and Arlington streets are east/west cross streets that run north of and parallel to West Eleventh. Both are slightly lower in elevation, Arlington is considerably lower than Chestnut. Loras Boulevard, including properties on both sides of it between Bluff on the east and just east of Prairie on the west, forms the north district boundary. Dell Street is a glorified alley, and runs north/south to the west of Highland Place. Prairie, which jogs east and continues south as Spruce and Walnut are the only north/south running through streets. Both run along a level plateau top, rising dramatically to the south of Loras, and dropping away in the same manner south of West Eleventh. Two ridges or bluff fronts form a right angle at the southeast corner of the district. The first, fronting east, is comprised of Grove Terrace and Highland Place. The second, fronting south, is comprised of West Eleventh, Jefferson and finally Wilbur streets. These step down successively to the south. When treeless, as of the mid-19th Century, early houses on both of these fronts were readily viewed from the city proper and offered spectacular views. The southeast portion of the district is a minor maze of angled and steep streets. Alice and then Olive, going east to west, connect West Eleventh with Wilbur and then Jefferson successively. This area boasts some of the districts most substantial and striking stone retaining walls at Alice and Wilbur.

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Contributing/Non-contributing Buildings, West Eleventh District
(*this map will be replaced with a two-code map, as it now stands
only the lightest color indicates non-contributing buildings)

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Spruce Street descends to University, view south (photo by J. Jacobsen, November 2003).

The district contains 176 single and multi-family buildings, the majority of which are single-family residences. There is but one apartment building, a recent motel-like design at 635 West 11th Street, four newer four-plexes are located on Olive and Alice streets. The former single-family residence at 605 West 11th has been converted to apartments (many other houses were similarly broken up, a number remain so while others have been converted back to single-family occupancy, architecturally they read as individual houses). There are 46 duplexes, the majority of which cluster along Arlington (six), Chestnut (six), Jefferson (nine), Loras (11), Walnut (four) and West 11th (four) streets. This distribution places these duplexes around the periphery of the district and particularly in the southwest part of the district. Duplexes range from the vernacular level of design to the academic, the latter range being represented by two examples located along Highland Place. There are just three tri-plexes in the district, 483-89-95 and 530-60 Loras, and 1179-85-95 Walnut. These patterns are generally reflective of Dubuque's earlier residential architecture, save for the predominance of single-family residences.

In contrast to the Jackson Park and Cathedral historic districts, located on the low terrace below the bluffs, this district is predominantly of frame construction, there being 106 frame and 70 brick, stucco and stone principal buildings. There is just one stone building (1243 Walnut). Each building material is visually dominant in certain areas of the district. Walnut, Arlington, Chestnut (north side), Grove Terrace, and the west portion of West 11th streets are all predominantly infilled with frame houses. The mix of stone and brick construction is fairly even along Jefferson and Wilbur streets. In sharp contrast, Highland Place is exclusively of brick (one stucco Spanish Eclectic design) construction. Most of the frame construction represents vernacular house types although the large mansions along Grove Terrace, north of West 11th Street, are all of frame construction. Brick construction is associated with duplex house types and it is no surprise then that the houses along Loras Blvd., particularly towards the eastern end, are mostly brick duplexes. Because larger buildings tend to be of brick construction, the district is visually perceived as being fairly equally of brick and frame composition.

Also in contrast to the Cathedral Historic District, the houses in the West 11th Street District are visually distanced, both in terms of physical as well as vertical separation. The latter measure is most apparent along West 11th Street, Loras Blvd., Highland Place, and Grove Terrace. This vertical distinction is gained both between adjacent properties and between either side of north/south running streets. Grove Terrace is the most extreme example, where massive houses are both elevated and unopposed by any opposing houses to the east. Highland Place and Dell streets are single-sided east fronting rows of house lots, with houses located atop stacked terrace levels. Short cross streets, particularly Dell and Spruce, offer the steepest street

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surfaces in Dubuque, which is no small claim. Distances between houses are discussed in the plat description of the district (see below). The most visually compact arrays of houses are to be found where duplexes predominate, particularly along Loras Blvd.

The district contains a relatively small number of outbuildings, particularly historical ones. Just 67 garages and sheds are to be found and the majority of these are of generally later date. This low count is reflective of Dubuque in general, where on-street parking has always been the rule and many houses simply lack alley access or ground for driveways. Many early outbuildings were of frame construction and these have not survived.

The district represents an amalgam of small plats and there is no overarching pattern. Two constants across the district are the plateau that defines it topographically and the interacting streetscape. The streetscape is far from the grid model, but streets connect sufficiently to tie the whole together. A total of 13 additions and subdivisions comprise the district. There is no standard lot size nor is there even uniform street widths along the same named street. While typical of the west part of the city, the effects are mitigated by the relatively level land that comprises the majority of the district.



West Eleventh District Topographical Map (20' contours, City of Dubuque, 2004)

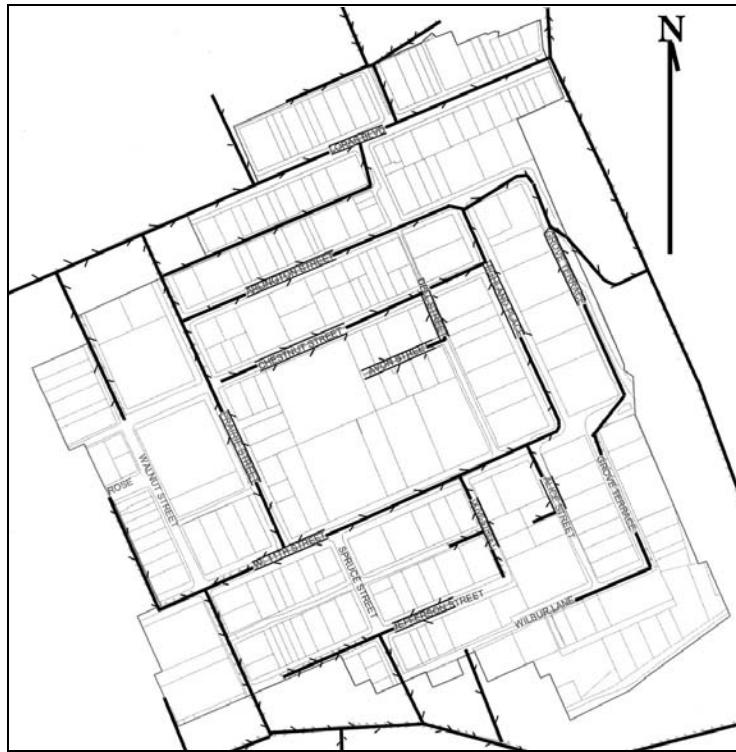
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Primary Sanitary Sewer Map (City of Dubuque, 2004)

The sewer map shown above more clearly illustrates the general drainage pattern of the district. The majority of the area drains to the northeast, east and north. Lesser drainages flow to the southeast via Julien Avenue, following Walnut, Jefferson and Wilbur streets.

Architectural Styles:

The architectural significance of the West Eleventh Historic District has been attested to by successive historians. Lawrence Sommer, Dubuque's first historic preservation planner and now Nebraska's State Historic Preservation Officer, first identified the potential district following the completion of the first architectural municipal survey in 1973. Bruce Kriviskey conducted the first professional architectural survey of Dubuque in 1978 and he concurred with the finding that the district contained an excellent array of well preserved residential architectural examples. It is noteworthy that just three bluff top districts were so identified out of a very large residential area. The architecture of this part of the city is greatly intermixed, with all periods, types and styles co-existing, in small and large scale. Arterial streets naturally tend to be the locations for the earlier examples. Brick houses tend to be less common and all or most of the districts, tend to possess higher proportions of brick construction. Dubuque's elevated neighborhoods are further defined by topography and association with institutions. Deep ravines and steeply pitched streets and building sites combine with a meandering streets. Houses were built wherever they could be fit and only a few areas hold together visually as a result. Institutions, educational, health and religious, are literally everywhere and their proximity and association further define many neighborhoods. The West 11th Street District is defined by its association with Loras College (formerly St. Joseph's College) which is immediately northwest of the district.

The original 1973 survey identified some 500 architecturally significant properties in Dubuque. Unlike many surveys of that time, this survey was sympathetic to vernacular as well as the more academic architecture. While the latter dominated within the survey ratings, it was far more inclusive in its range. The survey covered all property types but was dominated by

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residential buildings. Buildings were rated on a four-point scale, with the lower number being the highest ranking. Thirty-eight of the 500 properties were located within the West 11th Street District. Fourteen houses were included in the #2 ranking,¹ while 23 others warranted a #3 ranking.² A district built around the former group would have produced a district focused on Grove Terrace and Highland Place with a scattering of key buildings along West 11th, Walnut and Prairie streets. The latter group included eight more Grove Terrace and Highland Place addresses, but also included nine buildings on Loras Blvd. Collectively, the proposed district encompasses all of these buildings.

The West Eleventh Historic District, typical of Dubuque, embraces a broad range of house styles and types, but collectively the whole is both representative of period local architecture and unified in its visual presentation. Some of the city's best examples of Victorian era residential architecture grace the bluff fronts along the eastern and southern district edges. In contrast, numerous vernacular frame and brick houses predominate in the northern and western reaches of the neighborhood. Many houses are of a surprisingly early construction date despite their considerable distance from and elevation above the city proper. These are balanced by later date houses, although the district was fairly solidly infilled by 1910.

The district was already well developed as a residential area prior to the Civil War, although it would appear that the majority of the houses of that period were of frame construction and have not survived. Many much more pretentious houses have also disappeared and have been modified or replaced. Two examples of the Federal style survive, 583 Jefferson (pre-1872) and 559-61 Chestnut (pre-1889). Both were likely duplexes from the start and each has a six-bay front with centered entry doors. Both have stepped end walls and chimney pairs at each gable end. 583 Jefferson has wooden lintels, while 559-61 West 11th has cast iron lintels with engaged spring stones (these are probably secured onto wooden lintels).



559-61 Chestnut (photo by J. Jacobsen, November 2003).

Many Dubuque Italianate style designs were modified into a Queen Anne free classic or Neo-Classical design and there are seven excellent examples of this design evolution in the district. Most of the conversions took place c.1910. Naturally many more houses gained Neo Classical front porches around this time. The seven Italianate to Neo Classical examples are, 1175-93 Highland, 1209 Highland, 636 Loras, 970 Olive, 1209 Prairie and 605 West 11th. The Italianate duplex at 1133-35 Highland is an unusual example of a high end Italianate style duplex that went its separate ways over time, the south half taking on a Queen Anne style makeover c.1890. Finally 1245 Grove Terrace is an excellent example of the later repudiation of large houses by popular tastes. A massive three-story Queen Anne design was reduced to a two-story Craftsman-like residence in 1935. The latter example is non-contributing given this drastic change.

¹ 510, 563 West 11th; 632 Chestnut, 1105, 1203, 1207, 1295 Grove Terrace, 1125-33, 1163, 1295 Highland Place, 597 Loras, 1025 Walnut, 1209, 1295 Prairie.

² 589 West 11th, 637-41 Arlington, 970-72, 975, 1083, 1095, 1155 Grove Terrace, 1175-93, 1209, 1245 Highland Place, 561, 571 Jefferson, 407-10, 445, 460-64, 465-69, 489, 509, 530-60, 533-61, 575 Loras, 1075 Walnut, 1206 Prairie.

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The Italianate Villa and Italianate styles are very well represented in the district. Six houses have been assigned very early building dates; 636 West Eleventh, c.1848, 596 West Eleventh, 1851, 1245 Highland, 1860, 1163 Highland, c.1865, 1209 Highland, c.1856/1865, and 658 Chestnut, 1870. Thirteen other examples were all extant as of 1872, 480 Arlington is dated to 1875, 15 examples pre-date 1889, and two examples pre-date 1909.

There are four examples of the Italian Villa style. 1209 Prairie (pre-1872) is a two-story brick center hall five-bay wide side gable plan with a low profile belvedere. 907 Olive (pre-1872) has the same core plan with a through cornice gable front dormer. The north wing has twin low profile belvederes. This house originally fronted east and requires further investigation. 597 Loras (1401 Henion) (pre-1889) is a classic two-story cubic plan with a high square airy belvedere. The house at 1170 Highland (pre-1889) is a massive square two-story hip roof plan, six bays wide, with a high profile belvedere.



1205 Prairie (photo by J. Jacobsen, November 2003).



597 Loras (1401 Henion) (photo by J. Jacobsen, November 2003).

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1175-93 Highland (photo by J. Jacobsen, November 2003).

There are ten brick examples of two-story Italianate duplexes, all but one (590-98 Loras, 1896) having plain side gable roofs with bracketed eaves (two, 465-69 Loras and 508-10 Chestnut, have lost their brackets). All but one has separate centered twin front entries. All have finished water tables and raised stone foundations. One, 407-09 Loras (pre-1872), has twin front bays. Three examples have ornate carved stone lintels (414-16 and 465-69 Loras have the same lintels, inscribed and pedimented, with pointed end). Two examples have simple double rowlock brick window arches on the façade openings. 575-83 Loras (1886) and 533-41 Loras (1886) have stepped end walls and an undulating frieze base that traces the rounded stone lintels beneath it. Two examples, 533-41 Loras and 525 Loras (pre-1889) have permastone fronts and are non-contributing properties. The permastone covers only the facades and the bracketed eaves were not removed. If the covering was removed as it has been in two cases in the Jackson Park and Cathedral districts, both would be contributing buildings.



575-83 Loras (photo by J. Jacobsen, November 2003).

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465-69 Loras (photo by J. Jacobsen, November 2003).

Two shorter Italianate two-story brick side gable plans are five bays in width and have a paired centered entrance. 464 Loras (1875) has a particularly squarish core plan. Both it and 460 Loras (1886), the other example, feature cast iron pedimented lintels. The latter example has a particularly well preserved porch and original front doors. The two buildings stand together on the south side of Loras.



460 Loras (photo by J. Jacobsen, November 2003).

There are two frame examples of this form. 655-57 Jefferson (pre-1886) is likely a Modified Gothic example, with its centered through cornice front dormer. 653-55 Chestnut (pre-1889) has gained two mis-matched dormers and its façade has been altered. Half of its 2/2 windows survive as do its rounded wood window arches.

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1207 Grove Terrace (photo by J. Jacobsen, November 2003).

1295 Prairie (c.1871) is an amalgam of the side gable form with the addition of a centered front gable wing. The early date of its design is reflected in its broadly projecting eaves, its attic oculus end lights and its paneled brickwork.



1295 Prairie (photo by J. Jacobsen, November 2003).

There are thirteen two-story gable front brick Italianate style examples, all side hall plans, six with left-hand and seven with right hand entries. At least half of these examples have finished stone water tables and raised stone foundations and three have front basement windows. This type tends to not have elaborate stone lintels. Two examples have straight stone lintels and one of these, 459 Loras (1870), has an attic front oculus light. Four examples have slightly rounded stone lintels, 6555 Chestnut (pre-1889) has straight cast iron lintels, and the remainder, plain double rowlock brick arches. Two examples have double entries and another has a single entry with transom and sidelights. Originally these houses had no porch or a small entry porch or canopy. There are eight frame equivalent two-story gable front examples and these tend to have the narrower Italianate elongated lower level front windows. The house at 1090 Grove Terrace (-1872) has a center hall, 580-82 Loras (-1909), a right hand, and the remainder left hand side hall entries. The house at 1073 Spruce (pre-1909) is of special interest given its stone first floor/basement and frame superstructure. It too has 2/2 Italianate windows. The house at 517 Loras (1886), is an interesting frame example, while modified, there is a surviving Palladian-like triple window attic light and the upper ground level windows were all originally round-topped, and the openings had a very unusual Palladian-like patterning. It is in the process of being restored.

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655 Chestnut (photo by J. Jacobsen, November 2003).



683 West Eleventh (photo by J. Jacobsen, November 2003).



517 Loras (photo by J. Jacobsen, November 2003).

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1295 Highland (pre-1872), is a two-story brick L- or T-plan. The front wing is the standard gable front with a splendid wrap-around porch. The house is prominently sited on the front bluff.

646-52 West Eleventh (1870) is a frame gable front story-and-a-half Italianate style version, unusual in terms of scale and a rare diminutive early frame example. It is another side hall plan and features elaborate rounded upper front lights.



636 West Eleventh (photo by Betty McAndrew, May 1986).

The Second Empire style has four examples in the district. The house at 970-72 Grove Terrace (pre-1872) occupies a prominent southeast corner location within the district, overlooking the city. It originally fronted east and it has lost a floor level. An attached two-story wing with Mansard dates to c.1909. 563 West Eleventh (1875) is a large two-story brick L-plan with a bellcast Mansard roof. 584 West Eleventh (pre-1889) has a three-bay wide side hall plan and the same roof form. 1025 Walnut (1873-1888) is most unusual, combining an angled corner tower with a two-story rectangular brick plan. Its roof has a convex profile. The house at 982 Grove Terrace (pre-1886) has a Mansard roof on a single-story plan but it is obscured by a recent front addition.



563 West Eleventh (photo by J. Jacobsen, November 2003).

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1025 Walnut (photo by J. Jacobsen, November 2003).

The Mansard roof form is continued in use in Dubuque well beyond the time period usually allocated to the Second Empire style. What appears to be a localized style is the "Modified Gothic." This is a local term to a range of buildings with a combination of large size, the Mansard roof (whole or just the attic front), a through cornice front dormer, pointed window tops or pointed pediments on a central dormer window set, and ornamental open truss work in the gable or dormer gable ends. The same style, so described in period newspapers, is found in the north end of the Jackson Park District, so these two district examples, 663-65 West Eleventh (pre-1889) and 483-89-95 Loras (pre-1889) appear to be associated with this same focus area. The former example is a frame six-bay wide two-story duplex. It has a centered through cornice dormer and the dormer front has a set of two pointed windows. The latter example is a brick tri-plex. Its Mansard has a very unusual lower roof skirt, and the attic front is adorned with a centered window set with a pediment cap, with twin flanking gable roof dormers.



483-89-95 Loras (photo by J. Jacobsen, November 2003).

1349 Prairie (pre-1872) is a large two-story stuccoed frame side gable plan with a large centered gable roof front dormer. It likely is an altered Gothic Revival Design. 636 Loras (pre-1889) similarly is a two-story side gable plan with a large centered front wing. It has elongated Italianate style windows on its ground floor, rounded shorter ones upstairs and oculus end attic lights. Its through cornice dormers have board and batten coverings. The pre-eminent example of this style is found at 1207 Grove Terrace (1854). It too has the side gable core and a through cornice front gable roof dormer, oculus attic end lights, and a

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remarkable array of "Steamboat Gothic" eaves trim work and a wrap-around porch. The plan at 640 West Eleventh (pre-1889) is a cottage variant of the Gothic Revival style. It is a single-story side gable rectangular plan with a high centered gable roofed dormer (rises even above the main roof ridge) and twin flanking gable roofed dormers. 592 Jefferson is a single story brick duplex with a hip roof. A six-bay front, its entries are centered.



592 Jefferson (photo by J. Jacobsen, November 2003).

The house at 509 Loras (pre-1899) is the sole Romanesque style example in the district. Its squarish two-story hip roof brick core is elaborated by the addition of a three-story corner tower and steeple and a gable roofed front wing. The gable front bears the signature feature of the style, a triple window set with an arcade of stone voussoir arches.



509 Loras (photo by J. Jacobsen, November 2003).

District Queen Anne style examples comprise squarish two-story plans, two-story gable front plans, asymmetrical plans, and elongated rectangular plans. There are five examples that have essentially cubic or squarish cores with varied offset front and side bays. Three of these have cutaway bays, the others square-cut ones. Two gable front examples (1296 Prairie, 1889-1909, and 423 Loras, pre-1894) feature centered side bays.

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975 Grove Terrace, original eastern façade, (photo by J. Jacobsen, November 2003).



423 Loras (photo by J. Jacobsen, November 2003).

The house at 1105 Grove Terrace (1887-88, NRHP) is the best and most exuberant example of the Queen Anne style. Its two-story hip roof square core is attenuated east and west and ornamented with elaborate bays, a three-story corner tower and turret, a wrap-around porch.

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1105 Grove Terrace (photo by J. Jacobsen, November 2003).

The house at 510 West Eleventh (pre-1897) is only slightly less ornate, and occupies a prominent corner lot and has a similar three-story tower and turret. Its integrity has been marred by window replacement and re-siding. The house at 1125-33 Highland is an 1856 two-story gable front plan that was rebuilt into its present Queen Anne appearance in 1890. It now features a broad round corner bay set between matching three-sided bays. The house at 595 West Eleventh (1902-04) is another two-story square core plan with a three-sided offset front bay and a wrap around porch.



1125-33 Highland (photo by J. Jacobsen, November 2003).

The house at 437 Loras (1898) and 440 Loras (1897-1909) both have boldly projecting rounded offset bays on their facades. The former has a two-story hip roof core and a three-story side bay, both of which have the signature hexagonal or turret front on an elongated gable roof form. The 437 Loras plan is that of a narrow two-story side gable and its front tower is rounded.

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437 Loras (left) and 440 Loras (right) (photo by J. Jacobsen, November 2003).

The narrow building terraces available along the bluffs below Highland Place and above Grove Terrace produced a good number of elongated Queen Anne plans. 1203 Grove Terrace (1883-86) is a combination side gable and hip roof cubic L plan. The plan is complex as additional wings and extensions were added to step up the bluff and it is common to have the upper floors connect via catwalks to Highland Place behind and above the houses. 1155 Grove Terrace is an asymmetrical plan that features a complex roof of jerkinhead or clipped gable ends along with dormers that are recessed beneath an extended jerkinhead roof cap. 1295 Grove Terrace is a third example. 1245 Grove Terrace (1889) was a fourth example, but it lost its upper floor and has a new roof and now resembles a Craftsman era L-plan.



1155 Grove Terrace (photo by J. Jacobsen, November 2003).

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1203 Grove Terrace (photo by J. Jacobsen, November 2003).

The final two Queen Anne examples are fairly large scale ones. 574-76 Chestnut (1889-1909) is a mirror image brick two-story duplex. Matching pedimented gable roofed dormers are set on the outside front corners of the flat topped hip roof. The dormers cap identical upper level pavilions and first story cutaway bays. 530-60 Loras (c.1895) is a massive rowhouse block with a Flemish gable front treatment.



530-60 Loras (photo by J. Jacobsen, November 2003).

There is just one Queen Anne cottage example in the district, 631 Chestnut (pre-1889), which is a single-story L-plan with an offset front cutaway bay.

There are seven foursquare house type examples in the district. There are three diminutive plans, 694 and 695 West Eleventh, and 647 Chestnut, all of which date to c.1909-10. The last named has unusual grouped corner brackets beneath the eaves. 452 Loras (1910-21) has both the requisite front dormer but also a side wing and full-height cutaway bay. 586 Loras (1926) is not a true foursquare, but is an L-plan with a rear rectangular core and a front offset wing, with hip roof. 1025 Grove Terrace (1915-16) is a brick foursquare with a square-cut offset flat roof front solarium wing. 570 West Eleventh (1915) is the

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only true full sized foursquare example in the district. It has Classical Revival diamond shaped lights in its upper attic lights. The house at 540 Wilbur (1930) a foursquare, has been enlarged beyond recognition. It is a non-contributing building.



570 West Eleventh (photo by J. Jacobsen, November 2003).

There are just three bungalow examples and all occur in the west end of the district. 705 Rose (1927) is a side gable bungalow with recessed front porch and a large centered front dormer. 950 Spruce (1916) is as much a cottage as a bungalow and has a hip roof and recessed front porch, set on a high stone foundation. 1051 Walnut (1924) is a gable front bungalow with a jerkinhead front pedimented gable front and a recessed front porch. 663-65 Jefferson (c.1900) is a broad gable front frame plan that has a splendid Craftsman style front porch.



1051 Walnut (photo by J. Jacobsen, November 2003).

There are two Spanish Eclectic style plans, two of which, 1105 Highland (1909+) and 555 West Eleventh (1925) are among the best examples in the city. The Spanish Eclectic lacks the distinctive mission style parapet. The house at 1105 Highland has a symmetrical hip roof rectangular plan with end chimneys and a centered arcade entry. The house at 555 West Eleventh (1925), is a two-story cross gabled plan with more authentic ornamental inserts (a richly ornamented entry surround and attic oriole, balcony door with cast iron railing and brackets) and casement windows. The house at 995 Grove Terrace (1910) is a stuccoed two-story square plan with hip roof and front window bands, but is likely more Prairie style influenced than Spanish Eclectic.

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1105 Highland (photo by J. Jacobsen, November 2003).



555 West Eleventh (photo by J. Jacobsen, November 2003).

There is just a single Tudor Revival L-plan brick cottage, 630 West Eleventh (1951) and very late in building date. It is faithful to its style with a separate gable roofed entry, stone surround, an end chimney with stone inserts and an unusual tile roof.

There are four gable front Colonial Revival examples. The house at 619-21 Jefferson (c.1895) is the earliest and is a broad rectangular gable front plan with a Palladian-like attic light window set. The house at 1035 Grove Terrace (c.1905) has the Palladian attic light, returned eaves and unusual cutaway front corners. 509 Arlington (1891-97) and 485 Arlington (c.1860) both pre-date 1889 and have been altered, and require further investigation to determine their original appearances. There are two examples of cubic two-story plans, 1083 Grove Terrace (1895) and 568 Loras (1896), both of which have offset front and side bays or wings.

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1083 Grove Terrace (photo by J. Jacobsen, November 2003).

The house at 490 Wilbur (1939-40) is one of three side gabled rectangular elongated Colonial Revival designs. It has a center hall plan and symmetrical fenestration. 1295 Grove Terrace (1889-1906) and 542 West 11th (1900) are the other two examples of this type. 1080 Grove Terrace (post-1921) is the only short side gable example and it is late in date, having been built atop the stone foundation of a large stable. It too is central hall in plan and has half-lunette windows flanking the chimney on the north gable end.



1295 Grove Terrace (photo by J. Jacobsen, November 2003).

There are eight examples of large squarish Colonial Revival designs, four of which have hip roofs, three side gable in form and one a two-pitched Mansard roof. The house at 422-34 Loras (1895) has twin upper level orioles, a Classical entry porch and a large centered front dormer (modified). 560 West Eleventh (c.1900) has a raised foundation on a prominent corner site and its plan is elaborate with the use of a front gambrel roofed dormer, a number of orioles and angled corner towers, lunette and oculus windows, as well as a wrap-around porch. 542 West Eleventh is a similar side gable plan and features a most unusual second floor bay with raised gable roofed dormer above it and flanking roof extensions and dormers. 1095 Grove Terrace (1900) is quite similar in its basic form, with the upper level centered bay and dormer, both of which align with a pedimented and centered porch extension.

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560 West Eleventh (photo by J. Jacobsen, November 2003).



542 West Eleventh (photo by J. Jacobsen, November 2003).

The house at 561 Jefferson (1903) is an elaborate two-story hip roofed L-plan. The gable front is deeply pedimented, denticulated and the Palladian window set has a massive exaggerated key stone. There is a Classical style wrap-around porch with a very broad rounded mid-section. The house at 656 West Eleventh (c.1900) is very similar to 574-76 Chestnut (1889-1909), both being two-story hip roofed duplexes with paired outside gable roof dormers. The latter is deemed to be Queen Anne in style, the former Colonial Revival given the use of massive vertical brackets on the façade. The house at 1123-35 Walnut (1896) and 1030 Grove Terrace (pre-1909) both require further investigation. The former is a two-story side gable frame duplex plan with a through cornice centered front gable roof dormer. It is likely of early date and Italianate in style given the use of a paired rounded window set in the dormer front. The attic lights, a split lunette light, features Craftsman style lights. The latter is a two-story central hall plan with two-pitched hip roof, centered dormers, Classical Revival diamond lights in the upper attic window sash, and a Colonial entrance surround.

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561 Jefferson (photo by J. Jacobsen, November 2003).

Vernacular Plans:

The district contains a good many vernacular examples. Vernacular designs are those which primarily represent local non-architect designed buildings. Vernacular types include a range of generally accepted basic types (see below). Many examples employ the same core or type form as do their academic style counterparts and the resulting designs using identical form are distinguishable only by their stylistic components, often cosmetically applied. This is particularly true of the brick gable fronts and side gable plans which share common raised stone foundations, frequently with water tables (mostly on the façade only), and brick exteriors complete with stone lintels and sills. Many of these could well have been classified as Italianate style in their original appearances, but have doubtless lost bracketed cornices and other key details. Houses having elongated narrow lower level windows have been classed as Italianate. Suffice it to say that there is a typological unity across all of the brick and frame plans when plans are classed according to their massing and roof types. In this nomination, those designs that have clear stylistic influences are categorized with those styles. Basic vernacular examples, lacking those adornments, are categorized as vernacular types.

There are just two examples of the side gable cottage, 634-36 Jefferson (1890-1908) and 646-48 Jefferson (pre-1889). Surely both come from the same builder designer and they are together on the south side of Jefferson. They are brick duplex cottage forms on stepped up stone foundations. Both are set into low terraces cut beneath the street level and each has a rear basement level walkout so the plans are two-stories high functionally. Entrances are paired and centered, arches are double rowlock brick with stone sills. Each has gained a centered dormer.

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634-36 Jefferson (photo by J. Jacobsen, November 2003).

There are just two short two-story frame side gable plans, 614 Loras (1902) and 1347-49 Dell (1889). Both are set into narrow lots on steeply pitched streets. The house at 614 Loras has a center hall plan while 1347-49 Dell has a raised end entry off of a porch. Both plans are squared off by the use of rear extensions and a T-plan roof. The house at 959 Spruce is the sole example of a single-story frame cottage. It is a side gable plan on a raised stone foundation and it too is placed on a very steeply angled street.



1347-49 Dell (photo by J. Jacobsen, November 2003).

There are eight six-bay wide two-story side gable vernacular duplex plans. Five examples are of brick construction, one is stuccoed likely over frame, and two are frame buildings. All have paired and centered separate entrances and therefore are mirror image side hall plans. Fenestration is symmetrical in every case. Two examples (637-41 Arlington, 1880s, and 507-09 Chestnut, pre-1889) have paired center doors on the upper front, former walkout points to reach earlier porch balconies. These have been reduced at the base or converted to windows. One example, 415-19 Loras (pre-1889), has double door entries. The stuccoed house at 1088-90 Walnut (pre-1889) is a very broad rectangular plan, being almost square in its footprint. Two brick buildings have brick window arches, the design at 637-41 Arlington combines stone keystones and spring stones with brick arches, and two have stone arches. Those on 553-561 Loras (pre-1889) are slightly rounded, those on 415-19 Loras are elaborate castings with engaged keystones and spring stones. Two plans border on the Italianate. 637-41 Loras retains its 2/2

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windows and it features unique bracketed stone shelf sills. The house at 609-11 Chestnut (1886), a frame example, has an elaborate Italianate style porch a cutaway bay on the east end wall.



637-41 Arlington (photo by J. Jacobsen, November 2003).



415-19 Loras (view northwest) (photo by J. Jacobsen, November 2003).

There are nine two-story side gable vernacular plans and six of these are or were originally single-family residences. The three brick examples are both quite unusual. The house at 586-90 Arlington (pre-1872) is an elongated and narrow plan set atop a high stone foundation. Its fenestration is broadly spaced and it likely is better classed as a six-bay plan. The house at 1075 Walnut (pre-1889) is possibly better classed as a Queen Anne design given its unusual three-story centered wing. It is possible that this is a transformed vernacular design. The house at 567 Arlington (pre-1889) is positioned as a gable front but its plan includes a side porch and entry (it is also a five-bay plan). The house at 1335-49 Dell (1889) is a frame plan and it occupies a terraced location on a steeply angled street (like its narrower frame counterparts). It alone in this class is a duplex. Its paired entries feature large transoms and rear wings square off the plan. The house at 1155 Walnut (pre-1909) is a broad frame plan. The house at 524 Arlington (pre-1889) is likely a converted earlier duplex, remodeled in Colonial Revival garb and converted to a single-family residence. It features very unusual black stone or cast angled brackets/modillions. The house at 1179-95 Walnut (pre-1909), is a massive rectangular plan with a T-plan roof on its south end and a gable roof on the north. It is on a high raise stone foundation and possibly started out as a Modified Gothic design. The house at 641-49 West Eleventh (c.1895), is a large

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and broad rectangular plan with through cornice centered gables and corner front octagonal first floor bays. It too likely started out as a modified Gothic design. The house at 1243 Walnut is a two-story stucco (on stone) rectangular vernacular plan with hipped roof. It pre-dates 1889. The house at 605 West Eleventh (pre-1872 started out as a two-story five-bay wide brick side gable vernacular or Italianate style design, although it does feature unusual straight stone lintels with spring stones. It was modified to the Queen Anne style, gaining a centered gable roof dormer and a corner angled bay. Finally it assumed institutional proportions with the addition of massive open porch and a west end solarium wing (all now built in). It has a later date brick carriage house that appears to be much older than it is (post-1909). Despite this evolution, each design phase is sufficiently visible and intact so as to make the whole a contributing building.



586-90 Arlington, view southwest (photo by J. Jacobsen, November 2003).



567 Arlington, view northeast (end wall set to street)
(photo by J. Jacobsen, November 2003).

There are five broad gable front squarish plan vernacular duplexes, two of brick and three of frame construction. All have grouped and centered separate entrances. Two of these, 673-75 Jefferson (pre-1889), and 573-79 Arlington (1896), have attic lights, the first name having two of them. The same property is the fanciest example of the four given its use of raised brick arches that simulate rounded lintels, those over the attic lights being true half circles. Faux spring stones are incorporated into the lower level window arches. The other brick example is at 1006-08 Walnut (post-1889) and is a deep broad rectangle in plan. The frame examples are 685-87 Jefferson (pre-1889) and 583-93 Arlington (1886). The latter has been considerably altered with a roof-top addition, residing and window and porch changes.

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673-75 Jefferson, view north (photo by J. Jacobsen, November 2003).

There are nine three-bay wide gable front vernacular house examples and only three of these are of brick construction (715 Rose, c.1890, hip roofed, 649 Arlington, pre-1872, and 945 Spruce, pre-1889). Of these only the second named is a right hand entry side hall plan, the others having left side entries. This subtype with its narrow footprint lends itself to infill housing on uneven lots and half of the examples were built in combination with a high raised stone foundation and walkout basement. Of six frame examples, four have right hand side front entrances. Five of the examples have front attic lights. The brick examples all lack stone lintels. The house at 555 Arlington (pe-1889) originally had a double door entry with transom or a single door with sidelights and transom. The stuccoed example at 472 Loras (pre-1872) features cast iron straight lintels with an upper cap. The house at 1283 Walnut (pre-1909) closely approaches the Italianate style with its rounded wooden lintels and a cutaway south side bay. The house at 645 Jefferson (pre-1889) has returned eaves. The other frame example is 475 Loras (1886).



945 Spruce, view west (photo by J. Jacobsen, November 2003).

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1283 Walnut, view northwest (photo by J. Jacobsen, November 2003).

There are 11 assorted gable front frame vernacular smaller house/cottage examples, just one of which is well preserved. The house at 1143 Walnut (pre-1909), is a pyramid roof cottage with a front dormer. There are four two-story gable front examples. The house at 561 Wilbur (pre-1889), is a tall narrow plan with steep roof, it likely had Italianate style windows when built. The house at 604 Loras (pre-1909), is a slightly broader rectangular plan. Gothic style undulating bargeboards on the gable front hint at an earlier glory. It has a side entrance. The house at 570 Wilbur (pre-1872), consists of two attached side gable sections, one of brick, the other of frame construction, with an east end entrance, the plan being set parallel to the road. It is of interest given its age but it has been quite changed. It is deemed to be contributing due to the well preserved state of the brick west portion. The house at 1105 Walnut (post-1909) resembles 561 Wilbur with a tall profile, and grouped upper front windows. Its two-story solarium wing is likely an addition. The house at 1289 Walnut (1890), and 493 Arlington (1891-96) are the only story-and-a-half gable front cottage plans. The latter has gained a side wing. Both examples have a single upper level front window. The house at 1267 Walnut (pre-1909), is a true single-story cottage with a right hand front entry and side hall plan. The house at 503 Arlington (1891-98) is a broader cottage example with a right side front entry. The house at 595 Jefferson (pre-1889), has Gothic pedimented attic lights but it has gained a story. Its raised front basement windows are 2/2 Italianate lights. The house at 588 Jefferson (post-1909), but moved in, has returned eaves and fronts backwards relative to a stone retaining wall that rises above and in front of it. It is non-contributing given its having been recently moved in.

There are four story-and-a-half L or T- frame vernacular plans. The house at 530 Wilbur, pre-1909, is a T-plan. The house at 609-17 Arlington (1883) is an elongated T-plan with narrow Italianate style 2/2 windows. The house at 643 Chestnut (pre-1909), is a shorter T-plan with a steeply pitched roof. The house at 1206 Prairie is a T-plan (pre-1872). It presently features Gothic Revival style attached window hoods and bargeboard but these are recent changes.

There are four two-story L-plan frame vernacular examples. All of these are later-date houses, pre-dating 1909. Three examples, 1293 Walnut, 520 Wilbur and 603 Arlington have corner entrances where the front and side wings unite. The house at 515 Arlington has twin entrances, one in a porch infilled area and one on the right hand side of the front wing. The house at 1030 Walnut (1889-1909) is probably an altered three-bay wide gable front with left hand side front entry, that gained a side wing.

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515 Arlington, view northeast (photo by J. Jacobsen, November 2003).

The house at 642-46 West Eleventh (1870 or 1895), is a story-and-a-half frame L-plan example. Its wing features a through-cornice dormer and the front wing has a right-hand entry and side hall plan. The house at 533-37 Chestnut (pre-1873), is an altered single-story L-plan frame example. There are two single-story L-plans. 642 Arlington, pre-1909, is a frame example. The house at 610 Wilbur (pre-1889), is a stuccoed stone example, its rectangular plan being set parallel to Wilbur Street.

There is a single commercial storefront property in the district, located at 514 Loras (1900-08). It is a two-story brick single storefront set on a raised corner setting, the ground rising steeply to the back (south) of the plan. There is a left-hand side upstairs front entrance. The storefront with prism glass transom is well preserved. The parapet front consists of a starkly corbelled base and high plain brick front.



514 Loras, view southeast (photo by J. Jacobsen, November 2003).

There are two house examples in the district that defy ready classification due to later alterations. The house at 571 Wilbur (pre-1909), is a remodeled large garage, now a residence. The basic form of the garage remains visible and the alterations were minimal enough to classify the building as a contributing one. The frame duplex at 1148-54 Prairie (1890s-1908) is a cruciform plan with a hip roof core and matching side gable wings. While it defies architectural classification, it is deemed to be a contributing building.

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Outbuildings:

Typical of Dubuque's older neighborhoods, there is a low survival rate of early garages or outbuildings. Most of the carriage houses to be found in the district, principally along Highland or Dell streets, are recently built designs. Of two brick carriage houses (1209 Prairie and 632 Chestnut), both have been substantially altered over time. There is one rusticated concrete block garage example with pyramid roof that is well preserved at 695 West 11th Street. Garages of weatherboard or stucco cladding, which are in excess of 50 years of age and which are of sympathetic design to their associated houses, are deemed to be contributing buildings to the district. Garages and outbuildings are deemed to be contributing buildings if they share architectural characteristics with their residential counterparts. Outbuildings that pre-date 1955 and which retain their original claddings and design are rated to be contributing. Deteriorated and abandoned buildings are rated as non-contributing.

Other Features:

The other distinctive object category in the district is the stone retaining wall. Typical of Dubuque tradition, these are substantially built of yellow bluff limestone, the principal blocks measuring up to five feet in length and several feet in height. The most impressive walls are found on the northwest corner of Alice and Wilbur in association with 970 Olive. These walls measure at least 25 feet in height and extend for a full block from that corner along each of these streets. More extensive and visually prominent is the series of stone retaining walls that are located at the site of the West 11th Street Elevator. A massive stone vaulted tunnel marks the point where the elevator passed through the wall. Today a recessed shaft located at the center of Grove Terrace and on the West 11th Street right-of-way, marks the point where the Elevator continued up and out of that tunnel and above grade up to Highland Place to the west. The West 11th Street Stairs, of concrete construction, now parallel the former course of the Elevator. They extend from Bluff Street to the east, up the bluff front, through the tunnel and along the south side of the retaining wall that defines the bluff that fronts east behind the houses along Grove Terrace. Less prominent is the massive stone retaining wall that defines the east side of Alice Street and which defines the sunken back yards that result along the west side of the south half of Grove Terrace. Lesser retaining walls are common to Grove Terrace, the south side of Chestnut, 1209 Prairie, and at several points along Highland Place, West 11th, and Loras Blvd. The West 11th Street Wall and Steps are counted as individual contributing structures. Two recently established parks are counted as non-contributing sites. Other retaining walls are not separately enumerated.

Two houses, 1209 Prairie and 632 Chestnut, have distinctive cast iron fencing and gates, and stone retaining walls and steps are associated with each of these. These are not separately enumerated and evaluated.

West Eleventh Historic Residential District Property List:				
Address	Architectural Summary	Historical Summary	Eval	Outbuildings
Alice 1055-57	Style/Year: 1959, two-story cubic frame duplex with tuck-under garage.	Special Significance; None	NC	Twin basement garages.
Alice 1075-1077	Style/Year: 1959, two-story cubic frame duplex with tuck-under garage.	Special Significance; None	NC	Twin basement garages.
Arlington 480	Style/Year: 1875, Italianate style gable front brick side hall design.	Special Significance; Joshua E. and Caroline D. Fairbanks. Fairbanks built a two story brick dwelling and barn for \$6,000 (<i>Herald</i> , October 31, 1875).	C	New attached double garage south end of lot (NC)
Arlington 485	Style/Year: 1860, pre-1887, two story frame plan, Classical Revival style.	Special Significance; George G. Moser, 31 Arlington, grocer, built a frame addition for \$1,100 in 1886 (<i>Herald</i> , January 1, 1887).).	C	Attached one-story stuccoed garage.
Arlington	Style/Year: c.1891-96, vernacular gable front	Special Significance; William H. and	C	None

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493	1.5-story frame cottage.	Ellamina L. Geeting.		
Arlington 503	Style/Year: 1891-1898, 1.5-story frame gable front vernacular cottage.	Special Significance; James and Annie M. Russell resided here as of 1899, the first address listing.	C	None
Arlington 509	Style/Year: 1891-98, Neo Classical style, two-story frame gable front duplex	Special Significance: Rev. George F. and Emaline S. Perkins were the listed residents at this address as of 1899.	C	None
Arlington 515	Style/Year: pre-1896, two-story frame vernacular L-plan house.	Special Significance; James H. Perkins lived at 55 Arlington in 1896.	C	None
Arlington 524	Style/Year: pre-1889, Italianate style.	Special Significance; Robert and Lisetta Hay lived here 1896-99.	C,	small gable roof shed west of house (NC).
Arlington 555	Style/Year: pre-1889, early vernacular frame two-story gable front side hall house plan.	Special Significance; Mrs. Catherine D. Sullivan, widow of Daniel Sullivan, grocer, lived at 91-93 Arlington 1896-99.	NC	gambrel roof shed (NC)
Arlington 567	Style/Year: pre-1889, two-story brick side gable vernacular house, oriented sideways to the road.	Special Significance; Wilbur E. and Virginia W. Robinson lived here 1896-99.	C	There is a four-car concrete block shed roof garage north across the street that might relate to this property (C)
Arlington 573-579	Style/Year: pre-1909/1896, broad vernacular frame two-story gable front duplex plan.	Special Significance; Mrs. E. Hitchins (119) and R. O. Campbell (121) lived here as of 1899.	C	None
Arlington 583-593	Style/Year: c.1896, two-story gable front square vernacular frame duplex plan.	Special Significance; M. Clem and Millie Mathews lived here 1896-99.	NC	None
Arlington 586-590	Style/Year: pre-1872, very unusual two-story side gable vernacular brick duplex on fully exposed stone foundation.	Special Significance; original owner not determined.	C	None
Arlington, opposite 586				three-car garage (NC)
Arlington 603	Style/Year: 1898-99, two-story frame vernacular T-plan.	Special Significance; John P. and Hannah Cooney lived at 131 Arlington in 1899.	NC	None
Arlington 609-617	Style/Year: c.1879-80, 1.5-story frame Italianate/vernacular L-plan.	Special Significance; original owner not determined.	C	None
Arlington 623-627	Style/Year: c.1879-80, vernacular two-story side gable frame duplex	Special Significance; original owner not determined.	C	None
Arlington 637-641	Style/Year: 1880s, pre-1889, exceptionally well preserved two-story vernacular/ Italianate style brick side gable duplex.	Special Significance; Bernard Joseph O'Neill, 179 Arlington, built a \$1,000 addition to his half duplex in 1881 (<i>Herald</i> , December 4, 1881).	C	None
Arlington 642	Style/Year: c.1889, 1866, single-story vernacular frame L-plan with west wing.	Special Significance; original owner not determined.	NC	New shed (NC).

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Arlington 649	Style/Year: pre-1872, an unusual combination of two houses, one fronting south, the other with separate porch, fronting west. This is a two-story gable front brick side hall vernacular plan.	Special Significance; original owner not determined.	C	double square hip roof garage, clapboard exterior, built 1925 (C).
Chestnut 507-509	Style/Year: pre-1889, two-story brick vernacular side gable duplex.	Special Significance; original owner not determined.	C	None
Chestnut 508-510	Style/Year: pre-1872/1906 remodel, broad two-story brick vernacular duplex. Italianate bracketed canopy with three brackets with pendants (unusual).	Special Significance; original owner not determined.	C	attached garage
Chestnut 533-537?	Style/Year: pre-1873/1844, single-story vernacular frame L-plan cottage.	Special Significance; original owner not determined.	C	None.
Chestnut 552	Style/Year: pre-1872/1906, two-story Italianate brick gable front aide hall plan.	Special Significance; original owner not determined.	C	None
Chestnut 559-561	Style/Year: pre-1889/1886, two-story stepped end gable brick Adams/Federal style duplex.	Special Significance; J. G. Peterson, a contractor, built a double two-story brick tenement, 38x20 with wing 14x12, for \$3,200 on Chestnut, between High and Prairie, in 1870. The narrow length given best fits this duplex (<i>Herald</i> , December 18, 1870).	C	four-car shed roof concrete garage (NC)
Chestnut 574-576	Style/Year: post-1889, pre-1909, two-story brick hip roof, Queen Anne style duplex (bays, pedimented gable roof dormers), Neo Classical style porch (c.1910).	Special Significance; original owner not determined.	C	None
Chestnut 604	Style/Year: 1878, two-story brick Italianate style side hall residence	Special Significance; original owner not determined.	C	Attached garage.
Chestnut 609-611	Style/Year: pre-1889/1886, two-story frame vernacular side gable duplex plan. Integrity is compromised by a post-1986 double front portico.	Special Significance; original owner not determined.	NC	gambrel roof aluminum sided shed (NC)
Chestnut 631	Style/Year: pre-1889? single-story T-plan frame Queen Anne style cottage.	Special Significance; original owner not determined.	C	None
Chestnut 632	Style/Year: pre-1872/1870, two-story brick Italianate style gable front side hall residence plan.	Special Significance; original owner not determined. Wallis owned the parcel when it was seweried in 1891. Ann Wallis owned it in 1873 when it was sub-divided.	C	single-story brick carriage house, 28x22 (C)
Chestnut 642	Style/Year: pre-1889, two-story gable front Italianate style frame residence.	Special Significance; original owner not determined.	NC	new garage on concrete foundation, (NC)
Chestnut 643	Style/Year: pre-1909, 1.5-story vernacular frame T-plan.	Special Significance; original owner not determined.	C	None
Chestnut 647	Style/Year: 1925, Craftsman style foursquare type with unusual corner bracket sets.	Special Significance; Ris and Anna Reinhart were the first listed residents at	C	None

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		this address in 1927.		
Chestnut 648	Style/Year: pre-1889, two-story gable front Italianate style frame residence.	Special Significance; original owner not determined.	C	two frame garages, metal sided, flat roofs (NC)
Chestnut 655	Style/Year: pre-1889, two-story side gable frame Italianate style duplex.	Special Significance; M. M. Walker's new dwelling on the corner of Prairie and Chestnut was "rapidly approaching completion" (<i>Herald</i> , September 27, 1877).	C	one-story gable front frame garage (C)
Chestnut 658	Style/Year: 1870/1890+/-, Italianate style two-story brick gable front side hall plan residence type.	Special Significance; original owner not determined.	C	1.5 story frame carriage house (C)
Dell 1335-1349	Style/Year: pre-1909, a diminutive two-story side gable frame vernacular duplex plan with Italianate style lower windows.	Special Significance; original owner not determined.	C	None
Dell 1360	Style/Year: pre-1890, pre-1909, two-story side gable frame vernacular plan with side entrance, south end double-decker porch.	Special Significance; Thos. McLaughlin lived at 100 Dell in 1890-1896.	C	None
Dell	Avon Park		NC	
Grove Terrace 970-72	Style/Year: 1860s, single-story remnant of two-story Second Empire style with Mansard roof.	Special Significance; Charles and Mary [Armstrong] Wilbur House. He was an early Dubuque architect and is the namesake for Wilbur Street which begins west from this house.	C	None
Grove Terrace 975	Style/Year: 1910, Queen Anne style (hip roof, asymmetry, shingled gable fronts), Neo Classical style front porch (c.1910).	Special Significance; Henry and Augusta Wodrich House	C	None
Grove Terrace 982	Style/Year: pre-1886, post-1955 Second Empire	Special Significance; original owner not determined.	C	attached garage
Grove Terrace 990	Style/Year: pre-1889, Queen Anne style, Shingle style.	Special Significance; original owner not determined.	C	None
Grove Terrace 995	Style/Year: 1910/1912, Craftsman style and Colonial Revival style.	Special Significance; original owner not determined.	C	None
Grove Terrace 1025	Style/Year: 1915, brick foursquare type.	Special Significance; Richard Kolck house built this \$4,000 residence in 1915 (<i>Telegraph-Herald</i> , December 26, 1915).	C	None
Grove Terrace 1030	Style/Year: pre-1909, Colonial Revival.	Special Significance; original owner not determined.	C	None
Grove Terrace 1035	Style/Year: c.1908, Neo-Classical style, Craftsman style.	Special Significance; original owner not determined.	C	None
Grove Terrace	Style/Year: 1905, two-story frame square plan Queen Anne style.	Special Significance; original owner not determined.	C	None

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1045				
Grove Terrace 1080	Style/Year: 1927, Colonial Revival style, two-story side gable frame plan with center hall plan and entry.	Special Significance; Carl and Mary K. Lindenborg original owners.	C	two-car frame hip roof garage with narrow siding (NC)
Grove Terrace 1083	Style/Year: c.1898, Two-story frame cubic plan Neo Classical style, nearly identical plan to 1045 Grove Terrace immediately south.	Special Significance; original owner not determined.	C	None.
Grove Terrace 1090	Style/Year: c.1864, single-story cottage, gable front, south wing), pre-1900, vernacular two-story frame gable front plan.	Special Significance; Henry and Matilda Playter original owners.	C.	None
Grove Terrace 1095	Style/Year: 1901-02, Neo Classical style and Modified Gothic style.	Special Significance; Herbert H. and Frances Hopkins lived here 1903 (first directory listing of house).	C	None
11 th Street Stairs	these pass under the road and run where the 11 th Street elevator ran. It consists of multiple components, one below Grove Terrace, the other above it leading to Highland Place. Concrete steps and round metal posts, stone retaining walls to the north and west.	That portion of the stairs located east of the West 11th Street Wall is listed, National Register of Historic Places as part of the Jackson Park Historic District.	C	
11 th Street Walls	these high stone walls are integral to the history of the neighborhood's development.		C	
Grove Terrace 1105	Style/Year: 1887-88, Queen Anne style, one of the best and best preserved residential examples of this type in the city, prominently placed. Designed by noted local architect Franklin D. Hyde.	Special Significance; Charles T. Hancock house, individually listed, National Register of Historic Places.	C	Under-ground terrace double garage (C)
Grove Terrace 1155	Style/Year: pre-1889/1881, Queen Anne style, designed by noted local architect Franklin D. Hyde.	Special Significance; Marshall M. and Lucretia Walker original owners.	C	Gazebo (NC)
Grove Terrace 1203	Style/Year: 1883-86, Queen Anne style. This is yet another excellent and very well preserved example of an elongated QA design, designed by noted local architect Frank D. Hyde, architect.	Special Significance; William Harrison Day residence (1886), Day was president of the leading Standard Lumber Company.	C	new garage (NC).
Grove Terrace 1207	Style/Year: 1854, Gothic Revival, designed by the notable and early Dubuque architect, John F. Rague.	Special Significance; Benton M. Harger residence	C	None, stone retaining wall and gate (C).
Grove Terrace 1245	Style/Year: 1890, three-story modified Queen Anne, now a Victorianized side gable bungalow with gabled ell on right front.	Special Significance; Louis G. Hurd house. Hurd was a prominent lawyer (1845-1927) and practiced law for over 50 years.	NC	None
Grove Terrace 1295	Style/Year: 1889, Queen Anne style.	Special Significance; James A. Conchar House, local hardware merchant and owner of a metal plating firm.	C	attached garage.
Highland 1105	Style/Year: 1919-20, Spanish Eclectic style.	Special Significance; Dr. John T. Hancock.	C	new double side gable garage (NC)
Highland 1133-1135	Style/Year: 1856, 1890, Italianate style two-story side gable duplex, half of which was modified	Special Significance; John Hancock was the first owner and builder of the	C	new two-story carriage house

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	into Queen Anne style c.1890.	original north portion. George Burden added the tower, stained glass and bays in 1890.		(NC).
Highland 1163	Style/Year: c.1865, Italianate broad two-story gable front brick residence with side hall plan.	Special Significance; original owner not determined.	C	new carriage house (NC)
Highland 1170	Style/Year: pre-1889/1886, Italianate style, Neo Classical style.	Special Significance; original owner not determined.	C	two-story frame carriage house (C)
Highland 1175-1193	Style/Year: c.1860, modified Italianate style duplex (cupola, massing). Neo Classical style front.	Special Significance; original owner not determined.	C	None
Highland 1209	Style/Year: c.1856/1865, Italianate style two-story brick side gable plan modified to Neo Classical c.1910.	Special Significance; original owner not determined.	C	two-story side gable brick garage (NC)
Highland 1245	Style/Year: 1860-70 (pre-1872), two-story brick Italianate style gable front side hall design.	Special Significance; original owner not determined.	C	New double gable front garage (NC).
Highland 1295	Style/Year: pre-1872, two-story brick gable front Italianate side hall plan.	Special Significance; original owner not determined.	C	None.
Jefferson 560	Style/Year: c.1920 pyramid roof cottage.	Special Significance; original owner not determined.	C	None.
Jefferson 561	Style/Year: 1901-2, Queen Anne style, with Neo-Classical influence designed by local architect: Fridolin Heer Sr.	Special Significance; Anthony F. Heeb, secretary treasurer Dubuque Brewing & Malting Co.	C	None
Jefferson 571	Style/Year: c.1883-84, Italianate two-story brick side hall plan.	Special Significance; L. Alphonse Rhomberg, original owner.	C	attached first floor garages
Jefferson 583	Style/Year: pre-1872, Adams/Federal stepped end gable duplex plan.	Special Significance; original owner not identified.	C	None
Jefferson 588	Style/Year: 1951, 1.5-story gable front frame vernacular brick cottage.	Special Significance; First directory listing 1952, James C. Tompkins.	C	metal shed (NC)
Jefferson 592-594	Style/Year: post-1889, pre-1899, two-story square brick Italianate style.	Special Significance; original owner not identified.		Front gable masonite covered garage, 1971 (NC)
Jefferson 595	Style/Year: pre-1889, originally a single story vernacular gable front cottage on raised stone foundation, altered.	Special Significance; original owner not identified.	NC	Single-story gable front double garage, weather-board, 1929 (C)
Jefferson 619-621	Style/Year: c.1911-12, Neo Classical style.	Special Significance; original owner not identified.	C	None
Jefferson 634-636	Style/Year: c.1899, single-story brick side gable vernacular duplex.	Special Significance; original owner not identified.	C	None
Jefferson 635-37-39	Style/Year: 1870-1889, two-story frame side gable vernacular duplex.	Special Significance; original owner not identified.	NC	Metal shed (NC)
Jefferson 645	Style/Year: c.1886-1889, two-story frame gable front vernacular side hall plan.	Special Significance; original owner not identified.	C	Shed (NC)
Jefferson	Style/Year: pre-1889, single-story brick side	Special Significance; original owner not	C	None

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646-648	gable vernacular duplex.	identified.		
Jefferson 655-657	Style/Year: pre-1889/1886, Italianate style two-story side gable duplex.	Special Significance; original owner not identified.	C	None
Jefferson 663-665	Style/Year: c.1898, pre-1900, Craftsman style two-story gable front frame duplex.	Special Significance; original owner not identified.	C	None
Jefferson 673-675	Style/Year: pre-1889, two-story brick broad square plan vernacular gable front duplex.	Special Significance; original owner not identified.	C	Concrete block shed (NC)
Jefferson 685-687	Style/Year: pre-1889, broad gable front two-story frame vernacular duplex.	Special Significance; original owner not identified.	C	None
Loras 407-409	Style/Year: pre-1872? post-1889, pre-1909, two-story brick Italianate style gable front duplex.	Special Significance; R. W. and W. G. Stewart might be builders for 409.	C	None.
Loras 412	Style/Year: pre-1889, two-story brick Italianate style gable front duplex.	Special Significance; First listing 412/8 is 1886 with Patrick J. McCullough, dealer in agricultural implements.	C	three-car, garage (1960) NC.
Loras 414-416	Style/Year: pre-1889, two-story side gable brick Italianate style duplex.	Special Significance; original owner not identified.	C	None
Loras 415-419	Style/Year: pre-1889, two-story side gable brick vernacular duplex plan.	Special Significance; James C. Paine House.	C	None.
Loras 422-434	Style/Year: 1895/1896, Queen Anne style with Neo Classical style influence.	Special Significance; original owner not identified.	C	None
Loras 423	Style/Year:c.1889, two-story frame gable front Queen Anne style.	Special Significance; John and Henry Wybrant.	C	None
Loras 437	Style/Year: 1898, two-story frame side gable rectangular plan Queen Anne style design.	Special Significance; Byron L. Platt, traveling salesman for James Forrester Co.	C	None
Loras 440	Style/Year: post-1894, pre-1909, Queen Anne style two-story frame house design.	Special Significance; original owner not identified.	C	New gambrel roof shed (NC)
Loras 445	Style/Year: pre-1872? Italianate style two-story brick hip roof side hall residence plan.	Special Significance; James and Mary Lally House.	C	None
Loras 452	Style/Year: c.1916-17, foursquare type with side bay.	Special Significance; original owner not identified.	C	None
Loras 459	Style/Year: 1847 (west part), 1870 (east part), two-story brick gable front side hall Italianate style design.	Special Significance; Frederick A. Gniffke (1833-1915), founder and editor of the National Demokrat local German newspaper as of 1874 (published until 1933). Gniffke served in the state legislature, and served on the board of education.	C	None
Loras 460	Style/Year: 1876, two-story brick side gable Italianate style residence.	Special Significance: original owner not identified. First directory listing is 1884, Mrs. Elizabeth D. Carter, widow of William, at 52 West 14 th . She remains through 1890.	C	None
Loras 464	Style/Year: 1876, two-story brick side gable Italianate residence.	Special Significance; excellent porch and original rounded upper window sash. Original owner not identified.	C	None
Loras 465-469	Style/Year: 1886, Italianate style two-story brick side gable duplex.	Special Significance; original owner not identified.	C	None

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Loras 472	Style/Year: pre-1872/1886, broader gable front two-story brick vernacular side hall residence plan.	Special Significance; original owner not identified.	C	Garage in front terrace, (NC).
Loras 475	Style/Year: c.1882-83, Vernacular frame two-story gable front side hall residence.	Special Significance; Mrs. Eleanor Mellen, possibly also Milo M. Mellen.	C	garage (C)
Loras 483-489-495	Style/Year: c.1894-95, post-1889, Gothic Revival two-story brick parapet front tri-plex.	Special Significance; original owner not identified.	C	None
Loras 509	Style/Year: 1896-97, Romanesque style, Shingle style two-story brick square plan.	Special Significance: Michael S. Hardie house.	C	new gable roof garage (NC)
510 Loras	Buda Park, replaces several houses, western most was a broad gable front 1.5-story frame duplex with shingled exterior, extant 1986.		NC	stone retaining wall.
Loras 514-16	Style/Year: 1897-98, two-story brick parapet front storefront.	Special Significance; The first directory listing is 1899, with Arthur W. Latta's grocery and William and Agnes Knittie.	C	None.
Loras 517	Style/Year: 1872-73, two-story frame rectangular plan Italianate style	Special Significance; original owner not identified.	C	weather-board covered garage (C)
Loras 525	Style/Year: c.1875-76, two-story two-story frame rectangular plan brick side gable Italianate style residence.	Special Significance; William A. Palmer house.	C	concrete block garage, 1963 (NC)
Loras 530-560	Style/Year: c. 1895, Queen Anne town house design five-plex.	Special Significance; This is a rather remarkable design particularly in Dubuque, it has no counterparts and the designer successfully distinguished the successive frontages by alternating gables, dormers and window treatments.	C	None
Loras 533-541	Style/Year: 1886, two-story brick Italianate style side gable row house. Matches 575-83 Loras.	Special Significance; original owner not identified.	C	new double concrete block garage (NC)
Loras 553-561	Style/Year: pre-1889, two-story side gable brick vernacular type duplex.	Special Significance; original owner not identified.	C	None
Loras 567	Style/Year: 1977, two-story hip roof plan with tuck-under front double garage.	Special Significance; none.	NC	None
Loras 568	Style/Year: 1896, Queen Anne style with Classical Revival influence, two-story cubic frame plan with hip roof.	Special Significance; Nicholas Groff residence.	C	None
Loras 574	Style/Year: c.1897-98, two-story frame side gable vernacular plan.	Special Significance; original owner not identified.	C	None
Loras 575-583	Style/Year: 1886, two-story brick Italianate style side gable row house, matches 533-41 Loras.	Special Significance; original owner not identified.	C	single-story gable front masonite garage (NC)
Loras 580/82	Style/Year: pre-1909, two-story frame rectangular-plan residence, likely Italianate style originally.	Special Significance; original owner not identified.	C	None
Loras 586	Style/Year: 1923-24, 1926, modified foursquare type frame residence.	Special Significance; Arthur and Nathalie Wilberding house.	C	None
Loras	Style/Year: 1896, Italianate style two-story	Special Significance; original owner not	C	None

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590-598	parapet front brick duplex.	identified.		
Loras 597 (re-addressed as 1401 Henion 12-14-94).	Style/Year: 1884-85, Italianate style cubic frame plan with belvedere.	Special Significance; Hugh Corrane house, president of the Dubuque Building and Loan Association (1899) and this house is associated with the work of that important housing promoter.	C	New hip roof garage (NC).
Loras 604	Style/Year: c.1897-98, two-story frame gable front vernacular type residence.	Special Significance; original owner not identified.	C	None.
Loras 614	Style/Year: 1898, two-story frame side gable vernacular house plan.	Special Significance; original owner not identified.	C	None.
Loras 620-628	Style/Year: 1897-98, elongated two-story brick vernacular type duplex plan.	Special Significance; original owner not identified.	C	double tile garage with hip roof (C)
Loras 636	Style/Year: 1884-85, Gothic Revival, Neo Classical tower addition in northeast corner.	Special Significance; Moses H. Martin house, president of the Martin-Strelau Co.	C	None
Olive 970	Style/Year: c.1872-75, c.1910, Italianate style substantially modified c.1910 to Neo-classical style.	Special Significance; James and Anna Forrester House	C	Gable front frame two car garage, 1974 (NC)
Olive 1048-1050	Style/Year: 1960, recent duplex	Special Significance; none.	NC	None
Olive 1078-80	Style/Year: 1962, recent duplex.	Special Significance; none.	NC	None
Prairie 1136	Style/Year: c.1895, Queen Anne style.	Special Significance; James M. and Bessie Walsh House	C	None
Prairie 1148-1154	Style/Year: c.1894-95, no style, two-story frame cruciform house plan.	Special Significance; First directory listings found place Harry Brown at 1154/36 in 1896. August Rasmussen was at 1148/34 1899-1921+.	C	None
Prairie 1206	Style/Year: pre-1872/1888-89, Modified Gothic style. A c.1930s photo shows that this was a Modified Gothic design with perforated bargeboards and board and batten siding. The present bargeboards are replacements with larger cutouts although the same geometric forms have been used.	Special Significance; Frank and Emma Zehnter Cottage, Frank Zehnter was the proprietor of the Key City Iron Works.	C	frame shed (NC), gable front two-car garage on east end of lot (NC)
Prairie 1209	Style/Year: pre-1872, brick Italianate Villa style, modified c.1910 to Neo Classical style.	Special Significance; Phineas W. Crawford house	C	1.5 story brick carriage house, (C) addressed as 1240 Walnut
Prairie 1295	Style/Year: pre-1863, Italianate style brick gable front house. Ora A. Holland might be the architect.	Special Significance; Susan Lawrence had title to the property from 1856 onwards and likely built the house.	C	Double gable front frame carriage house, new (NC).
Prairie 1296	Style/Year: 1897-98, Queen Anne style frame gable front house.	Special Significance; Charles A. and Louise Lantzsky house.	C	None
Prairie	Style/Year: pre-1872, likely originally Gothic	Special Significance; original owner not	C	None

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1349	Revival style but substantially modified c.1910 in apartment conversion.	determined.		
Rose 705	Style/Year: 1919-20, side gable bungalow.	Special Significance; original owner not determined.	C	None.
Rose 715	Style/Year: c.1890, two- story hip roof vernacular plan..	Special Significance; original owner not determined.	C	None
Spruce 945	Style/Year: pre-1889, two-story gable front brick vernacular side hall plan.	Special Significance; original owner not determined.	C	None
Spruce 950	Style/Year: 1916, gable front frame bungalow.	Special Significance; The first directory listing places John Williams at 26 Spruce in 1918.	C	metal shed (NC)
Spruce 959	Style/Year: pre-1872, single-story frame side gable vernacular cottage on raised stone foundation.	Special Significance; The first directory listing places Daniel P. Mullen here in 1899 at 27 Spruce.	C	None
1059 Spruce	Style/Year: pre-1896, Italianate style gable front cottage on high stone exposed basement level.	Special Significance; First directory listing is for Lincoln Weber, carpenter with D. W. Rand, 1896.	C	None
1073 Spruce	Style/Year: c.1909-10, Queen Anne frame hip roof cottage with gable roof front side wing, bay.	Special Significance; First directory listing places Rheinhart B. and Anna E. Kreis, painter for W. E. Fox, at 73 Spruce in 1911.	C	None
Walnut 1006-1008	Style/Year: c.1890-1899, two-story gable front vernacular brick duplex.	Special Significance; Directories first place Jacob Kuhn at 1006/30, and P. S. and Peter Ballaugh at 1008/32 in 1899.	C	garage attached under rear deck
Walnut 1025	Style/Year: c.1881-82, Second Empire style small brick house.	Special Significance; unusual example of this style, Frank/Francis and Catherine Jaeger House	C	Two-story gable front frame barn, board and batten exterior (C)
Walnut 1026-30	Style/Year: c.1884-85, vernacular frame two-story gable front duplex.	Special Significance; porch is rare survivor and example, original owner not determined.	C	None
Walnut 1051	Style/Year: 1924, gable front frame bungalow, Craftsman style.	Special Significance; Mrs. Susan Weimerskirch bungalow.	C	None
Walnut 1075	Style/Year: 1884-85, two-story brick side gable vernacular residence plan with unusual centered two-story porch/dormer unit.	Special Significance; Nicholaus and Margaret Kaufman, Kaufman was a carpenter-contractor.	C	metal gambrel shed (NC)
Walnut 1088-1090	Style/Year: pre-1889, two-story frame L-plan.	Special Significance; original owner not determined.	C	frame front gable garage (C)
Walnut 1105	Style/Year: 1914-15, L-plan vernacular cottage.	Special Significance; this cottage doubled as a grocery and residence, a rare example of commercial activity in the district, Edgar R. and Edith Champion cottage.	C	None
Walnut 1125-35	Style/Year: 1894-95, Italianate style with Colonial Revival influence, T-plan frame house.	Special Significance; original owner not determined.	C	two-story side gable roof garage, weather-board (C).

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Walnut 1143	Style/Year: pre-1896, vernacular hip roof cottage with single front hip roof dormer.	Special Significance; original owner not determined.	C	None.
Walnut 1155	Style/Year: pre-1899, two-story side gable broad rectangular vernacular frame house plan.	Special Significance; original owner not determined.	C	1.5-story single car garage, weatherboard (C)
Walnut 1179-1185-1195	Style/Year: pre-1899, modified Gothic Revival style, two-story frame side gable tri-plex plan.	Special Significance; James Howie Triplex.	C	None.
Walnut 1243	Style/Year: 1876, Italianate style, two-story stone/stucco rectangular house plan.	Special Significance; original owner not determined.	C	None.
Walnut 1251	Style/Year: pre-1867, 1.5-story gable front vernacular cottage.	Special Significance; an early vernacular cottage particularly in this part of the city, original owner not determined.	C	None.
Walnut 1267	Style/Year: pre-1896, single story gable front vernacular cottage.	Special Significance; original owner not determined.	C	None.
Walnut 1283	Style/Year: pre-1883, two-story frame gable front vernacular side hall plan.	Special Significance; J. William White House.	C	Flat roof shed (NC)
Walnut 1289	Style/Year: 1884-85, 1.5-story gable front frame vernacular cottage plan.	Special Significance; John C. and Mary McDonald Cottage.	C	Single-story gable front garage, weatherboard, 1956 (NC)
Walnut 1293	Style/Year: pre-1890, two-story vernacular L-plan.	Special Significance; Allen/Alvin H. and Lora Fluck House.	C	Two garages (1) gable front weatherboard (C), (2) hip roof frame, deteriorated, (NC).
Wilbur 490	Style/Year: pre-1915, elongated two-story brick Colonial Revival residence.	Special Significance; James H. and Sarah Wallis House.	C	three-car attached garage, flat roof, fronts north, second flat roof garage, 1971 (NC)
Wilbur 520	Style/Year: c.1914-15, two-story frame L-plan vernacular residence.	Special Significance; Fred and Lena Meyer House.	C	gable front double garage (NC).
Wilbur 530	Style/Year: 1904-05, 1.5-story frame vernacular T-plan.	Special Significance; Edward J. and Fannie Taylor Cottage.	C	None
Wilbur 538	Style/Year: pre-1872, Italianate style 1.5-story side gable brick plan.	Special Significance; original owner not determined.	C	None.
Wilbur 540	Style/Year: c.1925-26, cubic frame hip roof plan.	Special Significance; Hugh and Susan Chandler House.	NC	Gable front frame shed

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				(NC), double garage with masonite cladding (NC)
Wilbur 561	Style/Year: pre-1889, vernacular pyramid roof frame cottage, with substantial concrete rear addition.	Special Significance; original owner not determined.	C	None
Wilbur 570-572	Style/Year: pre-1872, two-side gable two-story frame vernacular houses.	Special Significance; original owner not determined.	C	None.
Wilbur 571	Style/Year: pre-1909, house converted from large stable/barn post-1950, pre-1955.	Special Significance; Robert and Rachael Friedell apartments.	C	None.
Wilbur 610	Style/Year: pre-1889, rectangular L-plan stuccoed cottage on raised stone foundation, vernacular plan.	Special Significance; original owner not determined.	C	3-4 car frame garage, shed roof (C).
West 11 th 510	Style/Year: c.1897-98, Queen Anne style. Ferd Heer, Sr. architect.	Special Significance; This was a very excellent example of the style given the asymmetry of plan and particularly the northwest portion that reads almost as an attached distinct house front, Edwin W. and Mary Albee house.	C	None
West 11 th 542	Style/Year: c.1897-98, Classical Revival and Gothic Revival styles with an ecclesiastical feel, two-story frame side gable rectangular plan.	Special Significance; Frederick A. Rumpf house.	C	rear attached garage.
West 11 th 555	Style/Year: 1925, Spanish/Mission style, Karl F. Saam, architect, two-story elongated L-plan tile house with stucco cladding..	Special Significance; Martha E. and Mary McDonald house).	C	basement garage.
West 11 th 560	Style/Year: 1896, Queen Anne style with Classical Revival influences, W. F. Giulburt, architect.	Special Significance; Adolph and Emma Luesch house	C	None
West 11 th 563	Style/Year: 1875, two-story squarish brick L-plan, Second Empire style Ora Holland, architect.	Special Significance; John Bell residence.	C	None.
West 11 th 570	Style/Year: c.1914-15, Craftsman style, pseudo-Foursquare type.	Special Significance; E. W. O'Meara house.	C	None.
West 11 th 584	Style/Year: c.1873-74, Second Empire style smaller two-story brick irregular plan.	Special Significance; Walter P. Large house.	C	Two-car concrete block garage, rear, cut into terrace, pre-1955 (C)
West 11 th 595	Style/Year: 1900-01, late Queen Anne style (massing, bays) with Neo Classical style front porch.	Special Significance; Arthur B. and Elizabeth K. Carlin house.	C	None
West 11 th 596	Style/Year: 1851, 1860, Italianate Style two-story brick T-plan.	Special Significance; original owner not determined.	C	Gazebo (NC), two-car concrete garage with deck (pre-1950) (C)
West 11 th 605	Style/Year: c.1874, Styles were Italianate or vernacular originally, Neo Classical c.1910,	Special Significance; Wilbur E. Robinson, 1874, first directory listing.	C	two outbuildings,

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	modified into apartments 1945.			see below
West 11 th 605, Unit 16	Style/Year: vernacular single-story frame gable roof cottage, relocated to property post-1955.	Special Significance; relocated building.	NC	
West 11 th 605, carriage house	Style/Year: post-1909, 1.5-story brick carriage house.	Special Significance; outbuilding	C	
West 11 th 630	Style/Year: 1952, very late Tudor Revival brick cottage design	Special Significance; August J. and Cardelia A. Papke cottage.	C	Two-car tile garage, flat roof, 1952 (C)
West 11 th 635	Style/Year: 1969 brick veneer apartment house	Special Significance; Eugene and Catherine Tigges apartments.	NC	None.
West 11 th 636	Style/Year: c.1848, Italianate style 1.5-story gable front brick rectangular plan.	Special Significance; Jesse P. and Mary P. [Johnson] Farley House.	C	None.
West 11 th 640	Style/Year: c.1897-98, modified Gothic style single-story frame side gable cottage.	Special Significance; Edward Werner cottage.	C	None.
West 11 th 641-649	Style/Year: c.1897-98, Modified Gothic style broad two-story frame side gable duplex T-plan.	Special Significance; John C. Bracker first directory listing, lived in 641 1899-1903. David A. Putnam lived in 649 1899-1901.	C	None.
West 11 th 646-652	Style/Year: 1870, 1895, 1.5-story vernacular frame gable front (west core) with Modified Gothic style east side wing c.1895.	Special Significance; Lawrence Crock first directory listing for 242 West 11th, 1874.	C	None.
West 11 th 653	Style/Year: c.1897-98, Queen Anne style.	Special Significance; George A. and Carrie Fifield house.	C	None.
West 11 th 656-662	Style/Year: c.1897-98, Queen Anne style with Classical Revival influence.	Special Significance; Charles Thill house.	C	small side gable shed (NC).
West 11 th 663-675	Style/Year: c.1897-98, Second Empire style with Modified Gothic influences. Two-story rectangular frame plan.	Special Significance; George H. and Mollie/Mary Fry house.	C	hip roof garage, weather-board cladding (C)
West 11 th 683	Style/Year: c.1873, Italianate style two-story frame gable front L-plan.	Special Significance; Owen and Teresa M. Conway house.	C	None.
West 11 th 694	Style/Year: c.1935-36, foursquare plan.	Special Significance; E. C. Kuhnle house.	C	Attached flat roof garage.
West 11 th 695	Style/Year: c.1914, Craftsman style two-story frame hip roof rectangular plan.	Special Significance; F. B. Johnson house.	NC	hip roof concrete block garage (C)

Principal houses, contributing=156, non-contributing 20

Outbuildings, contributing=43, non-contributing 24

Structures (stairs, walls, parks), contributing=2, non-contributing (parks) =2

All buildings, contributing=201, non-contributing 46

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8. Significance Statement:

Architects/Builders, Continued:

Architects:

Hyde, Franklin D.
Holland, A. Ora
Rague, John F.
Saam, Karl F.
Wodrich, Augustus

Builder:

Woods, W. J.

The West Eleventh Street Historic District is eligible for National Register listing on the basis of its architectural significance (Criterion C). Due to its prominent bluff top vista and the clustering of many of the best residential designs of the city along that bluff front, the district is Dubuque's "best of show" award winner for late Victorian architecture. From the earliest years of the city's development, residents and visitors have been drawn to walk and drive its meandering and interlaced streets to enjoy both the commanding vista of the Mississippi River and the opposing Illinois-Wisconsin shoreline as well as the tree-canopied neighborhood that comprises this district. The district presents the best intact and cohesive collection of large and broadly sited late Victorian high style brick and frame residential designs and these cluster principally along Grove Terrace, Highland Place, and West 11th Street. The remainder of the district comprises a mixture of substantial and well preserved middle class duplexes and single family homes. The district is physically tied together by topography, in the form of a plateau-like setting that is sharply defined on three sides, to the north, east and south, by steep bluffs. While reflective of Dubuque's overall architectural mix of styles, popular house types and vernacular types, the district primarily represents a focused intensive development in the years 1870-1910. The resulting mix of types and styles favors late Victorian designs but the district does include a good number of very early house examples, dating as early as 1847. The district nicely reflects the greater Dubuque reality that large-scale municipal growth generally ceased c.1910 and consequently the district, like the city in general, lacks very many examples of the late 19th and early 20th century revival styles. Indeed, many pre-existing residences were made over in lieu of building anew. These examples significantly represent the on-going struggle between emerging national design tastes and a community where a conservative and strong vernacular building tradition held sway. The district is virtually exclusively residential in its makeup and lacks the landmark churches or institutions that are common to the city. There is a single commercial property although at least two homes once contained minor storefronts.

The architecture of the district reflects the difficulties of expanding a city that was substantially land-locked by prominent bluffs which ran continually along the western edge of the original river terrace city location. Topography hindered inland trade and communication as it did residential development. The bluffs and the deep ravines that pierced them and which defined the rolling land beyond the bluff fronts, hindered access, the provision of needed water and sewer services, and the difficult terrain itself challenged home and road building. Houses were built within the district confines from the earliest days of the city, but solving these impediments to more substantial development made the district possible.

The district as defined and presented is made cohesive both by its architectural mix and its topographical setting. The inclusion of Loras Boulevard is admittedly an exception to the "plateau" unity of the district, but that major arterial is functionally and architecturally integral to the district. The period of significance is set from 1847 through 1954 because the few post-1910 residences represent a minimal infilling and replacement process following the earlier development of the district.

The West Eleventh Street district was identified c.1974 as one of six outstanding historic residential districts. Two of the six were listed on the National Register in 1984, and this district and the proposed West Eleventh Street district were locally

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designated in 1979. The six districts were identified as a result of a comprehensive citywide survey and each district represented an identifiable cohesive collection of well-preserved house types and styles. Two districts, Jackson Park and Cathedral District, represented residential architecture that predominantly dated to the second half of the 19th Century. The West Eleventh and Langworthy districts both include very early house designs but they in the main represent later infilling and development in the years leading up to the First World War.

The proposed district includes one individually listed National Register property, the Charles Hancock House, 1105 Grove Terrace. The Iowa State Historic Preservation Office has determined that 586 and 637 Arlington are individually eligible for National Register listing. Consultants (without SHPO concurrence) have recommended that the following properties are also individually eligible for listing: 510, 542, 563, 636, 975, 990, 1095, 1207, 1295 Grove Terrace, 1295 Prairie, 632 Chestnut, 1105, 1125 Highland Place, 561, 571 Jefferson, 464, 483, 509, 530, 597 Loras Blvd.

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, a range of Dubuque styles, and further defines a residential historic district as an eligible property type. This district is recommended as being National Register eligible due to its association with the several successive chronologically defined contexts, 1859-1955. This district does include a number of pre-1859 houses but they can only individually represent the earliest historic context, dated to 1833-58.

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 residential historic district as an eligible property type. This district is recommended as being National Register eligible as a residential district under the last four of the following five contexts, 1859-1955. These contexts are:

- Frontier City on the Mississippi River, 1833-1858.
- The Key City, 1859-1893
- Fitful Growth and Maturation, 1893-1910
- An Era of Stability, 1910-1955

The houses in this district well represent the first three of these contexts but also the fourth one, given that the latter context witnessed comparatively little house building and produced a lower than expected range of post-1910 house styles and types. A goodly number of house examples pre-date 1858 and represent the lead mining era that dominated the city's development and served as the initial catalyst for westward city expansion atop the bluffs and hills. The two context, dating to 1859-1910, account for the greater proportion of district houses.

The multiple property document defines a range of individual property types including the residential type, the multiple-family residential type, the commercial type, the industrial type, the transportation related type, the site type, and the public and institutional type (pages F-259-302). It also defines a collective residential, commercial and industrial district property type that applies in this instance. Registration requirements are established for each of these property types. The following requirements are set for the district property type:

- Residential, Commercial, Industrial District properties must be directly associated with the City of Dubuque, 1833 to 1954.
- Residential, Commercial, Industrial District properties must have a direct and significant association with one or more of the established historical contexts which are defined in this document.

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

The document specifically recommends the West Eleventh Street Historic District as being National Register eligible (page E-21).

The Attraction of the Bluffs as House Sites:

The high bluffs that formed the western edge of the city proper offered serious obstacles to the westward spread of Dubuque. The aesthetic attraction of the vista, clean wholesome air and larger lots or acreages, encouraged home builders to surmount the bluffs and to build homes. A contrasting trend was the proximity of the many lead mines to the district and these actively encouraged the miners to find lodgings close to their claims. This meant that the district residents would not all be country gentry. The lead mine owners would live close to the miners. The Jesse Farley house, 636 West 11th Street (1848), is an excellent example of this early nexus.

As early as 1856, as the following account describes, houses occupied the bluffs above the city:

The appearance of the bluff dotted over with the cottages and prominent buildings as viewed from the east side of the Mississippi, is truly a beautiful scene – one which strikes the stranger with astonishment in viewing a city, which for business blocks, beautiful residences, and grand romantic scenery surrounding is not surpassed by any city in the Western states (*Daily Republican*, October 22, 1856).

This affinity for the bluff fronts continued after the Civil War and one favored close in bluff front was that of Seminary Hill, located immediately north of the Jackson Park Historic District, above West Seventeenth Street. When R. S. West sold his house on that hill for \$9,000 in late 1865, the point was not missed by the *Herald* writers. They observed "Elevated and

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picturesque residences are looking up. Every property near the bluffs, with anything like a first class house is asking \$10,000 for it (*Herald*, November 24, 1865)."



Houses cluster along the bluff top: South Grove Terrace (DeSoto Terrace), c.1900, note that the houses front east (Grove Terrace runs behind the houses in this view). View west.



Bluff front, c.1910, note the treeless bluff front. The houses on the bluff line Grove Terrace and Highland Place (Center for Dubuque History, Loras College, Photo HNK 3416).

In the West Eleventh Street area, there were two conspicuous bluff fronts, that which fronted east towards the city and the river, and that which fronted south towards Julien Avenue. Both "angles" attracted large and substantial house building in the early years of the city's development.

The easier route to building west lay along the several farm/market thoroughfares that followed the hollows that cut through the bluff fronts. The prominent ones were Julien Avenue, to the south of the district, that became University Avenue, and West 14th Street, which was renamed Loras Boulevard in 1940. Julien was the more commercialized arterial. House lots

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could be more readily accessed up these natural hollows. West 14th Street was ideal for house building, given the breadth of the ravine and the gradual incline of the street westward. That corridor provided access to the higher land to the south, via Dell, Prairie and Walnut streets. Grove Terrace also briefly connected with West 14th Street. Indeed, these roads encouraged and led the westward expansion and house building notices ranged well to the west from the earliest years on. The laying of gas pipes along West 14th Street was reported in 1876. The Herald reported, on June 2, 1876 "The gas company are running main pipes on 14th Street. That thoroughfare will be one of the most prominent and desirable streets in the city s soon as the contemplated improvements are finished." William H. Peabody was building 460 and 464 West 14th Street, matching two-story side gable brick Italianate homes at the same time (ibid., June 15, 1876). The distinction of living atop the bluffs encouraged the formation of neighborhood social organizations. As early as 1894 there was an organization known as the "Twelfth Street Hill Ladies Circle" (*Telegraph*, November 3, 1894).

Waters and Sewers, Fire and Police Protection, and Tumbling Rocks:

The problem with living on a hill is that hills are prone to erosion and collapse. The Dubuque bluffs and hollows were famous for their susceptibility to collapse and washout during heavy rains and flashfloods. This did not favor house builders and as noted, the bluffs were denuded of any protective timber and were therefore all the more unstable. The newspapers are replete with accounts of tumbling rocks. In 1878 for example, a 200-pound missile landed in front of Mrs. Cosgrove's kitchen that stood on the alley between Arlington, Loras, Prairie and Dell streets (*Die Iowa*, August 29, 1878).

Stone retaining walls were employed to terrace the bluffs and vineyards were a common feature on the bluff fronts. The walls too failed, as one did in Mr. Rhomberg's vineyard on the bluff below Julien Avenue in early 1875. The editors of *Die Iowa* were not surprised at the failure, observing that walls were commonly "built in the American fashion without regard for the burden to be carried..." (*Die Iowa*, April 22, 1875). The surviving walls in the district were properly built, using massive walls and in some instances combinations of exposed bedrock and supplemental stone walls. The massive wall at the corner of Alice and Wilbur streets is an excellent example of this combination. In 1914 the City Council acted to prohibit street excavations for a ten-year period by residents on Arlington, Grove Terrace, West Eleventh, and Walnut streets. This measure presumably prevented individual sewer and water connection or construction efforts from destabilizing these unstable streets.

The sequence of laying primary sanitary sewer lines began in the northeast portion of the district in 1889 when West 14th (Loras) and Bluff streets were seweried. The east central portion of the district was comprehensively seweried a year later, with mains running up West 12th, the north end of Grove Street, the east end of Arlington Street, Highland Place, West Eleventh (east of Spruce), and Olive streets. The east end of Chestnut and Avon streets were seweried in 1891, joining the West Twelfth Street system. More substantial improvements in 1894 linked Prairie (north of Chestnut) to the Mineral/Bluff system and the south end of Olive and north half of Alice to the West Twelfth system. Most important, Julien Avenue was seweried and Wilbur was linked to it. South Grove Terrace was seweried into the Twelfth Street system in 1895. The alley between West 14th and Arlington was seweried in 1897, and linked to the Loras/Bluff system.

No new sewer lines were constructed until 1911 at which time Mineral was finally seweried west of Prairie Street. Walnut north of Chestnut was seweried to Mineral in 1913. Jefferson and the south end of Spruce streets were seweried and linked to the Julien Avenue system in 1914. Arlington, west of Highland Place, was seweried in 1914 as well. Chestnut wasn't seweried until 1921 after World War I. Sewer dates for Walnut, Prairie, West Eleventh, and the alleyway west of Walnut and north of West Eleventh have not been found. The south ends of Alice and Olive Street were seweried only in 1958, making possible the several apartment complexes in that area.

The fledgling municipal water system was simply unable to surmount the bluffs. Bluff top and western suburb dwellers were dependent upon their cisterns and wells for water and droughts forced them to have water hauled. Municipal water not only relieved them of this precarious and often unhealthy dependency but it also provided fire protection. Fire was a major risk and the Hill Fire Company wasn't organized until the mid-1880s. It could do little without water on the scene, but initially it

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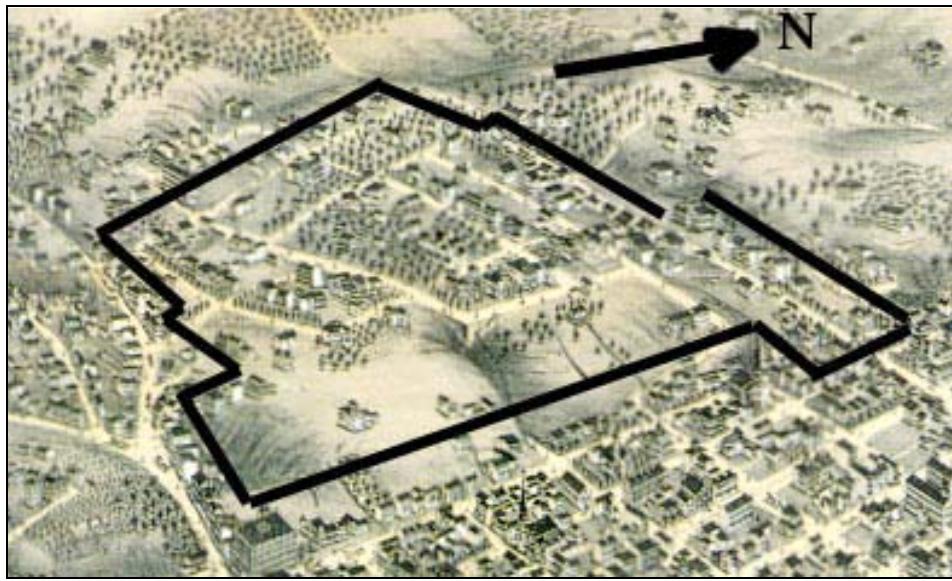
mattered little because of the tremendous response time it took for the city companies to reach distant homes. In the early years neighborhood bucket brigades and early warning were the only protection.

As late as the end of 1894 it was reported that the city's reserve water tank on the hill was never full, the demand constantly challenging the system's ability to replenish it. When water mains reached the Diamond House, at Hill and Julien, in 1876, the *National Demokrat* noted that "It is unlikely that water would follow pipes any further up." As late as 1893 the firemen arrived at a fire at the head of Julien only to discover that there was no hydrant pressure. As the building was consumed, they had to await the arrival of a pumper unit (*Telegraph*, August 18, 1893; December 7, 1894; *National Demokrat*, August 10, 1876).

Suburban properties were susceptible to burglary when nobody was at home. A plague of burglaries on the Eleventh Street and Seminary hills in late 1894 prompted residents to demand an increase in their existing allotment of just one police officer. The City added two more officers, one for Fenelon Place, and one for Seminary Hill (*Telegraph*, November 10, 1894).

Laying Out Streets:

As the 1872 overview shown below indicates, all of the principal district streets were established by that time, save for Wilbur and Grove Terrace. Development was heaviest in closer proximity to access from either Julien/8th streets to the south, or Mineral from the north. Mineral was fairly solidly built up, to Hemion Street on the north side, and to Prairie on the south.



1872 Birdseye view (view northwest, district boundaries added)

This 1875 plat shows Grove Terrace in place, it was first called DeSoto Terrace, being renamed in 1921 (although all directory and other records call it South Grove Terrace below West Eleventh, and Grove Terrace to the north, well before this claimed name change). Wilbur Street had its origins as East Rock Street and it was renamed in 1921 as well. Still absent were Arch and Wilbur streets in the southeast corner of the district. Grove Street was graded and McAdamized in 1883 and Grove Terrace gained sidewalks along its east side in 1894 (*Herald*, April 25, 1883; *Telegraph*, June 27, 1894).

Presumably the establishment of streets closely preceded the building of sewers. If so, South Grove Terrace likely dates to the early 1890s, and Wilbur to the same time period. The relationship of home building to the provision of sewer service in

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Dubuque has been found to be a weak one at best. The problem was that homeowners had to pay the connecting fees and were loathe to do so. City fathers were bewildered by the time lag between the laying of mains and the utilization of the service or the profound lack of response. When the sewer line was being laid along the north end of Walnut Street in mid-1894, the Telegraph, presumably at the urging of the City Council, argued that property owners or landlords would all benefit in property values, permanent property improvement and rents if the hookups were quickly made. Much was made that same summer when a Bluff Street property owner cleaned out his cistern and dumped the sludge in the street. Water hookups were more attractive to property owners it would appear. The *Telegraph* noted that within a month of installation, 15 hookups had been made on Seminary Hill properties (*Telegraph*, July 27, August 1, 29, 1894).



1875 Dubuque Map excerpt, *Andreas Illustrated Atlas*
Note that Grove Terrace connects northward to West 14th Street
(district boundaries marked with black line)

Formal grade establishment for the district's streets came about rather late and it can be assumed that permanent pavements post-dated grade settings. Here are the several streets, dates the grades were fixed, and first known paving dates (*Telegraph-Herald*, December 27, 1914):

Street	Grade	Paving
Arlington	Prairie to Highland Place, 1911 Grove Terrace to Highland, 1914	Grove Terrace to Highland, asphalt, 1914
Chestnut	West of Walnut, 1900	
Dell	Highland Place to Walnut, 1915	
Grove Terrace	West Fourteenth to Arlington, 1927 West Eleventh to Wilbur, 1912	West Twelfth to Arlington, asphalt, 1914

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Highland Place	Northeast of retaining wall to West Eleventh, 1912	
Prairie	Arlington to West Eleventh, 1914	Arlington to West Eleventh, asphalt, 1914
Rose	West Fourteenth to alley north of West Eleventh, 1925	
Spruce	Walnut to Alta Vista, 1923	
Walnut	Julien to Wilbur, 1928, 1954	Julien to Rose, asphalt, 1914
West Eleventh	Chestnut to West Eleventh, 1908	
	West Fourteenth to Chestnut, 1913	
	Julien to West Eleventh, 1913	Arlington to West Eleventh, asphalt, 1914
	Grove Terrace to Grove Terrace South, 1912	
West Twelfth	Highland Place to west end, 1914	Bluff to Grove Terrace, asphalt, 1914
	Grove Terrace to Bluff and Arlington, 1908	
West Fourteenth	Bluff to Prairie, 1913	
Wilbur	Spruce east, 1928	



1889 Birdseye view (view northwest, district boundaries added)

By 1889 Wilbur Street is depicted without its present-day South Grove Terrace northward link. The upper part of Grove Terrace is both present and fully developed and West Twelfth Street links its midpoint with Bluff Street to the east. Substantial development, since 1872, has taken place along West Eleventh Street (left of center) and generally across the center and west central areas of the district. St. Josephs College is visible in the upper right center. Its proximity to the district served as an impetus for growth as well as for a symbolic link between neighborhood and the nearest institution. The school was renamed Loras College.

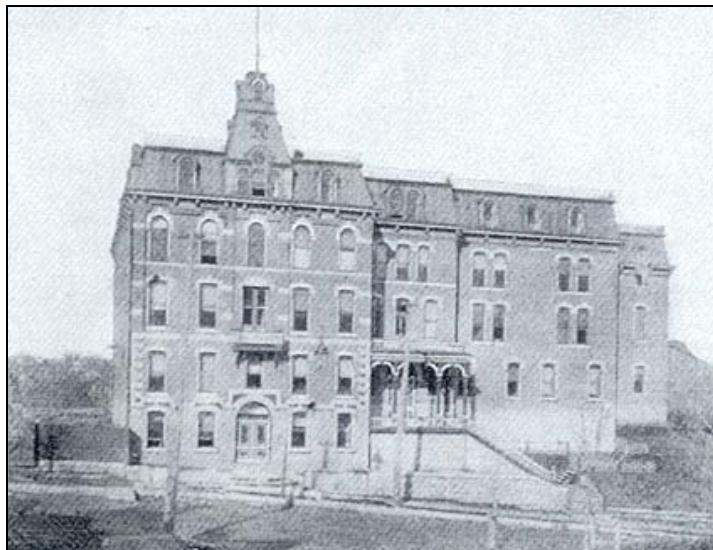
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St. Josephs College (*Souvenir Gems*, 1897)

Getting Up the Bluff:

First there were wooden steps up the bluffs, the first reference dates to 1871 when Capt. West built a 100-step flight to his house on "West Point." Another reference to Bluff Stairs and their replacement, at an unstated location, comes in late 1876 when the expenditure of \$250 did the work. The Hill Railroad served residents of the bluff top south of Julien beginning in 1877 and continued that service through 1884. It principally served the southern part of the bluff top, its impact on the West 11th Street district was to influence the establishment of a street railroad in later years. Clearly bluff top living was a popular thing by 1877:

Those of our citizens who have not been on the hills for some time would be surprised to see the improvements of all kinds that is going on. Houses are being built everywhere, and new streets are being laid out in all directions. Many down town people are moving on the bluffs. It is thought that the population west of Bluff street will reach 12,000 (*Herald*, August 5, 1877).

Arlington Street benefited particularly in this early development and was "one of the most desirable residence avenues in the city by this time (ibid., April 27, 1877). This success inspired the establishment of the Julien Avenue Railroad Company, which, despite a 25-year charter from the city, never ran a car up the bluffs. The real success and inspiration to those who resided on the Eleventh Street Hill was that of Jesse Farley's private inclined railway service. Farley started his own service in 1883 and then started letting his neighbors ride for a quarter. By the mid-1880s it was a success and survived numerous fires. The Eleventh Street Elevator Company was established in 1887, began service in May 1888, and began to use electrical power in 1890. It differed structurally from the 4th Street model because it was elevated high above the ground surface. The upper station was at Highland Place. The wealthy residents on Grove Terrace were less than pleased with the noise from the operation and in mid-1895 the company put rubber tires on the cars. The *Herald* reported at least temporary success, "the noise is hushed, neighbors satisfied and babies sleep sweetly and undisturbed again." Already by 1889 the hill railways were being hailed as "a great convenience to residents on the hill" with a magnificent view that made it "a place of public resort not only by residents but for strangers visiting the city" (*Tribune*, December 21, 1871; *National Demokrat*, May 25, June 15, 1876; *Die Iowa*, September 13, November 8, 1877; *Herald*, December 2, 1876; June 25, 1895; Dubuque: The Key City...1889, p. 76).

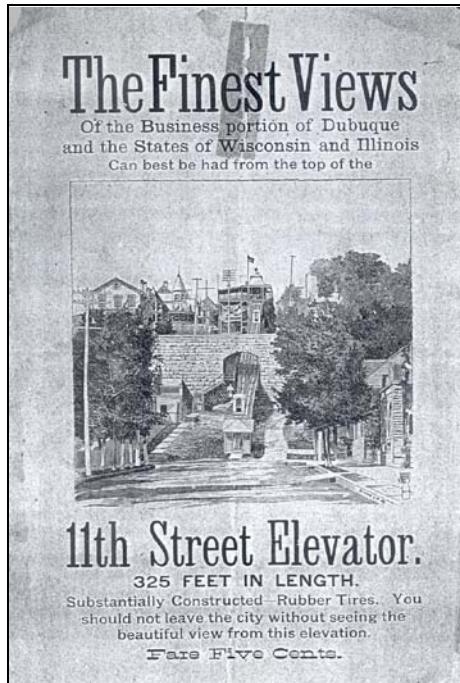
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Elevator flyer, c.1895 (Center For Dubuque History, Street Elevators File)

In 1894 telephone lines running up the West Eleventh Street Hill were under buried in insulated cables to improve faulty service. The elevator company began the construction of the present day "Eleventh Street Wall" in 1896, hiring Isaac Proctor to do the work. The wall was placed "on the east side of DeSoto Terrace" after the property at 1090 Grove Terrace was substantially filled. Two years after the work began, the contractor and city were at odds. In 1898 the city determined that it wouldn't accept the wall because it wasn't built to municipal specifications. In mid-1898 when the elevator company re-elected its board of directors, it explained that its operating loss for the year was due the costs of building the wall. It gave the wall to Proctor. By 1899 it was called "Moro's Wall" (*Telegraph*, August 3, 1894; July 25, 28, 1898; July 8, August 1, 1898).

The elevator was finally abandoned in 1927 and concrete steps now pass through the surviving arch. It is interesting to note that public transportation in streetcar or bus form, never reached the district and even West 14th Street was too steep to allow streetcar access uphill to the west. The closest route was along Julien (now University) and Hill to the immediate south, a route that followed the old 1877 Hill Street Railway route.

The success of the street elevator represented the growing popularity of simply visiting the bluff top to take advantage of the view and the fresh air. Public interest in climbing the bluff was no late development. In 1876 it was noted that "Arlington street is becoming famous as a moonlight promenade, and the people up there are thinking some of changing its name to 'Lover's Bower'" (*Herald*, July 27, 1876).

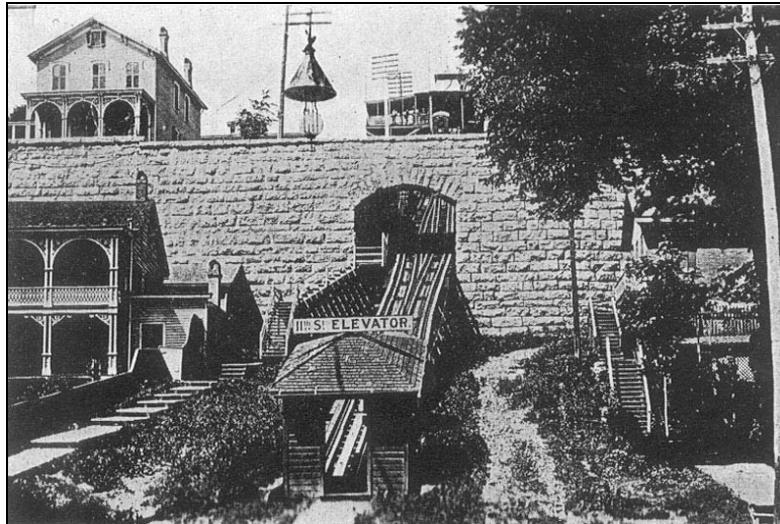
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Eleventh Street Elevator and the famous wall, view west, c.1911.

Note the wooden steps to the south.

West 11th Street exists as a path to the north of the elevator and ascends to Grove Terrace.

Plat Development:

A. M. Daniel's Subdivision of Town OutLots 665-66, 685-66, 705-06 and 715-16 was filed May 14, 1853 and comprised all of the land south of present-day Loras, north of West 11th Street, west of Bluff, and east of the west lots along Prairie Street. While Grove and High failed to link northward with Loras, an unnamed connection (later Dell) was provided. The plat allowed for the present day streets of High, Grove (the north half), Prairie, and Walnut (renamed Arlington). Future Chestnut Street was laid out as a 30-foot wide alley and was unnamed. The ground to the south of it was left un-platted. The lots fronting east onto Prairie were each 100x195 feet and oriented east/west. Those on Loras and Walnut/Arlington were 50-60x86 fronting north on Loras, 50-60x100 north of Walnut and 50-60x144' deep south of Walnut. A 20-foot wide alley ran east/west between Loras and Walnut. Lots along Grove and High oriented east/west. Between High and Grove they are large, 100-200x170, east of Grove they are 50x140, and run between Bluff and Grove regardless of steep terrain. Grove extended nearly north to Loras, but was impeded by lots already owned by Alfred L. Brown.

T

Ellen Corkery's Addition was the second district plat (filed March 25, 1854) and included the land located between West 11th (north), Bluff (east), the future site of Grove Terrace (west) and the south end of the present Grove Terrace. The plat allowed for a 20-foot wide centered alley down the length (east/west) of the rectangular plan. Lots to the east, already owned by "Kelly and others" were 150 feet deep. Those to the west, were 96 feet in depth, numbered 1-7 and the houses which followed adopted the same house numbers on "South Grove Terrace." To the immediate west were the "Spaulding & Bonton Lots."

The next plat, that of F. E. Bissell, was in the extreme northwest corner of the district, west of Walnut Street, and north of Chestnut Street. Five Walnut Street lots, on the west side of that street, are included in this district. When platted March 6, 1856 the west boundary of the plat was along the city's old corporation line.

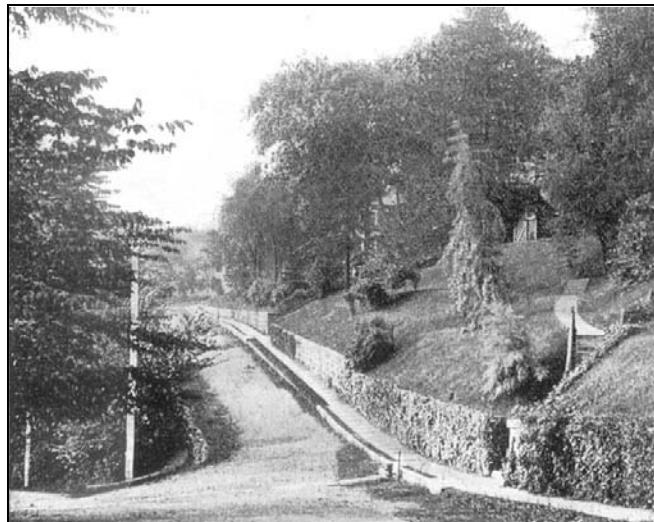
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Grove Terrace at West Twelfth (at left), view southwest. Note the stone retaining walls as well as the developing tree canopy. The road is not yet paved.

Henry S. Hetherington platted six lots in the southwest corner of the district, bounded on the south by West 11th, the west by Walnut, and the east by Prairie. To the north was the large property associated with 1209 Prairie, a pre-1872 Italianate style large house. The lots measured 50x150. Four lots fronted south on West 11th Street. An alleyway running east/west separated these from two adjacent east/west oriented lots that fronted onto Walnut and Prairie respectively. The plat was filed on June 11, 1869.



North end of Grove Terrace, view northwest, houses visible left to right are 1245 Grove Terrace, 480 Arlington and 1295 Grove Terrace. West 12th Street ascends to Grove Terrace at this point.
(Center for Dubuque History, Loras College, Photo RM1161)

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An impressive five plats were filed during 1873. The same Alfred Brown who owned the Loras Street land in the McDaniel Plat at the north end of Grove Terrace, re-platted the lots between Bluff and Dell on the south side of Loras into eight 50x86 lots (filed February 17, 1873). His plat blocked any possibility of connecting Grove and Loras.



1100s Block of Highland Place, c.1915, view northwest, houses left to right are 975, 995, 1025 and 1035 Grove Terrace
(Center for Dubuque History, Loras College, Photo HAM948)

A re-plat of Outlots 666 and 685 in McDaniel's Addition, filed May 29, 1873, laid out seven new lots along the north side of Arlington Street, between Grove and Dell streets. The subdivision of Outlot 667, filed May 31, 1873, re-ordered the six lots on the northwest corner of Loras and Bluff streets. A re-platting of Outlot 687 (filed June 12, 1873) comprised the land now bounded on the east by Alice, the north by West 11th and the west by Olive Street. The south boundary was the property line of adjacent 970 Olive, the James Forrester House, a pre-1872 Italianate style house. The subdivision of Outlots 823-24 (filed July 14, 1873), that portion of McDaniels Addition that was not originally broken up into lots, involved the land between West 11th and Chestnut, the alley running west of High, and a theoretical northward continuation of Spruce Street. Mary Ann Street was platted in the northwest quarter of the plat, this being present-day Avon Street. The northwest quadrant was owned by Ann Wallis and was not subdivided. The southeast quadrant was owned by John Bell and he split off its eastern one third as a separate lot. The southwest quadrant was owned by E. S. Norris and was broken up into three broad and deep lots, fronting south on West 11th Street.

A minor subdivision, that of Lot 775, McDaniels Addition (filed August 5, 1874) simply divided the northernmost lot on Grove, south of Arlington into quarters, the northwest quarter was broken off as Lot 1, the remainder as Lot 2. The Central Addition, filed on July 2, 1880, laid out two now lost streets, Rock and East Rock streets, in the area bounded by West 9th Street on the south and Wilbur Street on the north. It platted five north/south lots north of East Rock, and six lots to the south of it. A few frame houses were built along this new street and just one, a brick Italianate cottage, now addressed as 530 Wilbur, survives. The last significant plat, the Grove Terrace Subdivision, filed December 13, 1897, laid out eight 50x126 east/west lots that fronted east onto what was South Grove Terrace. The four platters, F. A. Rumpf, L. Lindenberg, C. M. Walker, and Fred A. Weigel, owned the newly platted lots.

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Foot of West Eleventh, view west, 510 and 584 West Eleventh, left to right. West 11th Street steps ascend in right foreground. Photograph c.1890.
(Center for Dubuque History, Loras College, Photo RM1164)

House Construction:

Six houses pre-date 1856 and these with one exception cluster on the bluff fronts, mostly along Highland Place. Seven other houses pre-date 1867 and these too tend to be positioned on prominent vistas. Just one house dates to the four-year period 1866-69. The next five years, 1870-75 witnessed rapid house construction and the emphasis was along the east/west streets. The next five years witness very little new building, almost all of it along Arlington Street. House building doubled the next five years, through 1885 and the next five years building exploded and the total number of houses was increased 75 percent.³ New construction between 1891-95 reflected the depression of those years with just a dozen new houses. The second half of the decade made up for the deficiency with 31 new houses, the location emphasis continuing to be the east/west streets. The final push in large-scale building between 1901-1910 reflected the building up of the southern half of Grove Terrace. Subsequent construction was minimal and represented later infilling in the popular house styles and types. Just eight buildings, half of these duplexes, post-date 1951 and six of the eight post-date 1969.

Time Period	Number of Houses	Principal Streets Where Houses were Built
pre-1867	14	High Street (5)
1870-1875	27	Chestnut (5), Loras (5), West 11 th (5), Arlington (3)
1876-1880	6	Arlington (3)
1881-1885	11	Walnut (5), Loras (3)
1886-1890	42	Loras (9), Chestnut (8), Jefferson (6), Grove Terrace (6), Walnut (3)
1891-1895	12	Arlington (4), Loras (4)
1896-1900	31	Loras (9), West 11 th (8), Walnut 5), Arlington (4)
1901-1905	4	Grove Terrace (3)
1906-1910	10	Grove Terrace (4)

³ This number is exaggerated by the fact that many houses can be dated to pre-1889 due to the existence of a birds eye view for that date, but exact dates would distribute these houses to much earlier years in many cases.

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1911-1915	4	
1916-1920	4	
1921-1925	5	
1926-1930	2	
1931-1935	1	
1951-1977	8	



Same perspective as above, north side of the street, 584 West Eleventh to left, 563 West Eleventh at right
(Center for Dubuque History, Loras College, Photo RM1113)

Historic Photographs, West Eleventh Street District:



584 West Eleventh, right, 571 Jefferson at the left
(Center for Dubuque History, Loras College, Photo #117)

Highland Place:

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1163 Highland, view northwest (Center for Dubuque History, Loras College, Photo RM1157)



1125 Highland Place (Center for Dubuque History, Loras College, Photo RM1156)

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Highland Place, view northwest, from left to right, 1125-33, 1163 and 1175-93 Highland Place
(Center for Dubuque History, Loras College, Photo RM1059)

Arlington Street:



Arlington Street west, 1295 Highland Place at left, 485 Arlington is the tallest building on the right
(Center for Dubuque History, Loras College, Photo RM1165)

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Arlington Street, west from Highland Place, 586-90 Arlington at the left, 567 Arlington is the third building on the right (Center for Dubuque History, Loras College, Photo RM1060)

Loras/West Fourteenth Street:



Loras, view northeast from Prairie, 597 Loras in center, 573-83 Lorast, 636 Loras
(Center for Dubuque History, Loras College, Photo HAM 849)

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Loras, view northeast, left to right, 553-61, 533-41, 525, 517 Loras Blvd. c.1890
(Center for Dubuque History, Loras College, Photo RM1079)



View north across Loras from Arlington and Grove Terrace, 440 and 422-24 Loras in foreground, left to right, 459 (bulls eye window), and 445 Loras opposite , pre-1898 (Center For Dubuque History, Loras College, Photo RM1042).

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Loras west from east of Bluff Street, left to right, north side, 437, 415-19, 407-09 Loras
(Center For Dubuque History, Loras College, Photo RM1129)

Chestnut Street:



96 Chestnut, view northwest, Sam Root photographer, c.1873
(Center For Dubuque History, Loras College, Photo NGL 1422)

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970 Olive, original appearance, west façade, c.1873, Samuel Root photographer
(Center For Dubuque History, Loras College, Photo RM1037)

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Dubuque *Telegraph*

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10. Geographical Data:

USGS Coordinates:

	Northing	Easting
A	4708050	630890
B	4708100	691050
C	4708140	691040
D	4708210	691080
E	4708210	691060
F	4708300	691300
G	4708320	691330
H	4708320	691320
I	4707820	691480
J	4707820	691360
K	4707780	691330
L	4707740	691240
M	4707730	691160
N	4707760	691140
O	4707730	691640

Boundary Description:

The district includes the following additions or parts thereof:

Subdivision of Part of Lot 684	all
Outlot 667	Lots 1-6, properties fronting south on Loras
A. McDaniel's Subdivision	all except Lot 783, Block 4, and Lots 820-21, Block 7
M. A. McDaniel's Subdivision	all
L. A. Brown's Subdivision	all
Subdivision of Lot 809	all
Subdivision of Lot 823 and Part of 824	all
Kingman's Subdivision	all
Subdivision of Lot 824	all
F. E. Bissell's Subdivision	Lots 6-14
Subdivision of Outlot 738	three properties fronting east on Walnut, Block 6.
Heatherington's Subdivision	all
Subdivision of Outlot 703	Lot 2 only
Central Addition	all
Farley's Subdivision	Blocks 2-3, Lots 36-37 of Block 3
Subdivision of Outlot 687	all
Ellen Corkery's Addition	all
Grove Terrace Subdivision	all

The district includes the north side of Loras Avenue to the east of Henion Street, the boundary follows Bluff Street at the intersection of Loras and Bluff, south along Bluff, turning west to include the properties on the south side of Loras, west of Bluff. The line follows the rear lot lines of those three properties, turning south at the junction with Grove Terrace. It runs south along that street continuing to the north side of Ninth Street, following that street west to a theoretical southward extension of Olive Street. It follows that line north to the south boundary of 538 Wilbur, west along same line, then north along west line

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of same property, thence west along the south boundary line of Lot 3, Subdivision of Outlot 703, thence north along west line of same lot to the south boundary of Wilbur Street and west. Thence south along the east lot line of 610 Wilbur, west along south boundary line of same property, then north along the west property line of same property. Thence west along south line of Wilbur Street, crossing Spruce and following the south and west property lines of Lot 36, Farley's Subdivision, north along west lot line to the south lot line of Lot 37, same subdivision, thence north along west boundary line of same lot to the south boundary line of Jefferson Street, thence west along same line to the south lot line of 1025 Walnut, thence north following the west property line of that address and 1051 Walnut, thence east along West Eleventh Street, thence north along the alley that runs parallel to and west of Walnut Street crossing Rose Street, passing north to the west of 705 and 715 Rose Street, and then behind the east-facing five properties west of Walnut and north of Chestnut streets. Thence east along the north boundary line of 1293 Walnut, continuing east along the alley that runs parallel to and north of Chestnut, turning north at the intersection with the west property line of Lot 819, Block 7, A. McDaniel's Subdivision, thence east along Loras to its intersection with Henion Street, the point of beginning.

Boundary Justification:

The district includes those houses which occupy the higher ground in an area defined by the bluffs (east), Julien (south), and Loras (north). While Walnut is the logical western boundary in terms of scale and period of housing, the properties fronting west onto Walnut are included for the purposes of continuity. The houses along Loras, while lower in elevation, comprise the logical historical gateway to the neighborhood.

Photographs:

Photographer: James E. Jacobsen

Date: November 18-19, 2003

Location of Negatives: City of Dubuque

Film Type: Ilford ASA100

Frame:	View:	Description:
1	West	Site of 11 th Street Elevator, from Bluff Street towards Grove Terrace along West 11 th Street
2	West	Loras Blvd. (formerly West 14 th) west from Bluff Street
3	North	Walnut Street from south of Chestnut Street, Loras College in background
4	Northwest	Walnut Street from Jefferson Street, west side of street
5	Northeast	Jefferson, north side, from Walnut, 655-57, 663-65, 673-75 Jefferson (right to left)
6	West	Arlington from point west of Highland Place
7	Northwest	Jefferson Street, north side, from Olive Street, 561, 571, 583 Jefferson (right to left)
8	Northwest	Grove Terrace, west side, north from Wilbur Street
9	Northwest	same, from West 11 th Street
10	Southwest	West 11 th Street, south side, from east of Highland Place
11	same	same, from east of Olive Street
12	Northwest	Highland Place, north side, from West 11 th Street

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Photo Map

A list of property owners has been prepared and submitted, it will be appended to this document.