

**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 Langworthy Historic District

other names/site number

2. Location

street & number Langworthy, West Third, Melrose Terrace, between Hill and West 5th, Alpine and Walnut between Solon and West Fifth [N/A] not for publication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):

Langworthy Historic District
Name of Property

Dubuque County, Iowa
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	97	13
<input type="checkbox"/> public-State	<input type="checkbox"/> site		
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure		
	<input type="checkbox"/> object		

buildings
sites
structures
objects
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

Current Functions

(Enter categories from instructions)

Domestic/Single Dwelling
Domestic/Multiple Dwelling
Domestic/Secondary Structure

7. Description

Materials

(Enter categories from instructions)

Mid-Nineteenth Century/Greek Revival
Mid-Nineteenth Century/Octagon Mode
Mid-Nineteenth Century/Italian Villa

Architectural Classification

(Enter categories from instructions)

foundation stone
walls wood/weatherboard
roof asphalt
other

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

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Name of Property

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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.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

A owned by a religious institution or used for religious purposes.

B removed from its original location.

C a birthplace or grave.

D a cemetery.

E a reconstructed building, object, or structure.

F a commemorative property.

G less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey
- recorded by Historic American Engineering Record #

Areas of Significance

(Enter categories from instructions)

Community Planning and Development

Industry

Architecture

Period of Significance

1845-1954

Significant Dates

N/A

Significant Person

(Complete if Criterion B is marked above)

Langworthy, Edward

Cultural Affiliation

N/A

Architect/Builder

Carkeek, Thos. T.

Guilbert & Littlefield

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 19.49 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 8, 2003

street & number 4411 Ingersoll Avenue telephone 515-274-3625

city or town Des Moines state IA zip code 50312-2415

Additional Documentation

Submit the following items with the complete form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name refer to attached list

street & number _____ telephone _____

city or town _____ state _____ zip code _____

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

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

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7. Narrative Description:

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/Classical 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/Prairie School
Late 19th and 20th Century American Movements/Bungalow/Craftsman
Other/Minimal Traditional type

Materials, Continued:

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

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 broad range of church and other institutions and wealthier and more diverse population. Both districts boasted their own

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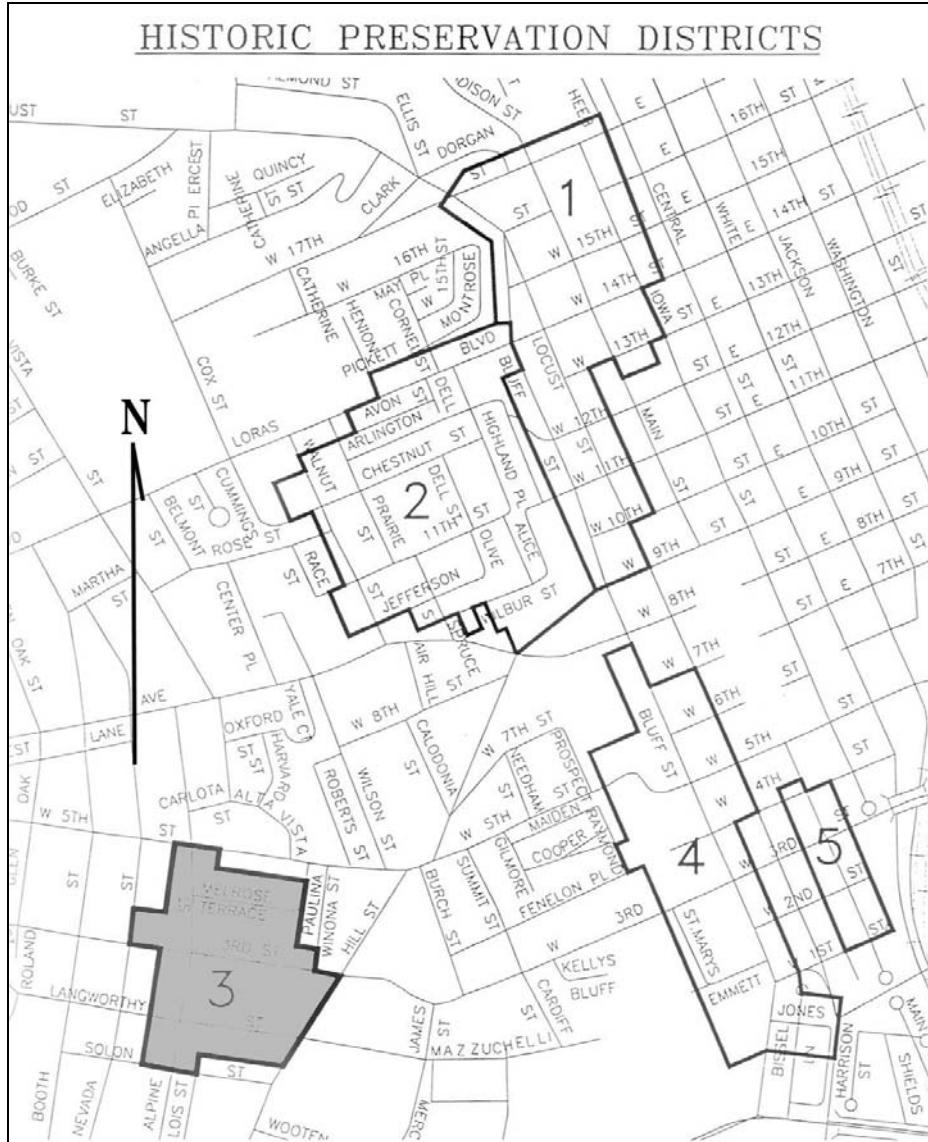
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patterns of mansions and high-end academic architecture. The Old Main commercial district contains the best surviving early examples of commercial architecture.



Dubuque's historic districts.

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

The Langworthy historic residential district occupies a prominent hilltop location in the middle of Dubuque's West Hill area. As such it differs from the West 11th Street proposed district due to its western "inland" setting on rolling land. This proposed district is the westernmost residential district to be identified in city historical surveys. The two districts, Langworthy and West 11th Street, both of which are being concurrently nominated for National Register listing, are similar in setting only to the extent that they are both located west of and above the city proper, and both occupy recognizable plateaus. The West 11th Street district differs dramatically in its setting due to its setting immediately upon the bluff front. Its bluff front profile is

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prominently visible from the area below the bluffs. The Langworthy district lacks any such visual prominence. It occupies an elevated location with a southern exposure or profile that is visible from the south, below Dodge Street (Highway 20) and it is framed by important arterials (Hill and West 5th streets). It is also landmarked by the proximity, to the east of the imposing Methodist Hospital complex, on Hill Street. The principal western bus line continues to follow Hill, West Third and Alpine streets. Still, like the rest of Dubuque, west of the bluffs, the traveler has to know where to go in order to find the district.

The district was considerably more prominent when it was first settled and developed, and this is attested to by its prominent inclusion on the 1872 and 1889 birds eye lithographs. At the time when the Langworthy area was first settled, 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 in the district presented a good unobstructed eastward view of the Mississippi River Valley and the Wisconsin hills. Of course inclusion on the panoramic views was also due to the prominence of the Langworthy family, which owned the land, and the lack of other comparable developments in the area.

The Langworthy residential district was developed between the post-Civil War years and the First World War. The bulk of house building took place between 1890 and 1910. Four large early residences pre-dated the Civil War. The houses in the district offer well preserved and larger-scale examples of the styles of the mid-19th Century, including a rare Octagon house, the late Victorian and the revival and American Movement styles of the late 19th and 20th centuries. Remarkable for Dubuque, vernacular design influences within the district are inconsequential, save for a number of very experimental custom built concrete block residences located along the east end of Melrose Terrace and one. Because the district favored larger houses, and because it was largely filled up by World War I, there are very few examples of the smaller tract house, particularly the bungalow, and there is very little later infilling. The resulting architectural unity, in terms of style and scale, is singular amongst the listed and proposed residential historic districts.¹

Alpine Street, running north and south, follows the backbone of the district, a narrow level plateau that extends from West 5th to a point south of Langworthy. Below or south of the latter cross street, Alpine descends only gradually by just 10-15 feet before it crosses Solon Street. On both sides of Alpine, the ground level falls away impressively. This is particularly true to the west and southwest where Nevada Street runs through a very deep ravine. To the east, the drop is more gradual. Langworthy is a level street between Hill and Alpine but both West 3rd and Melrose Terrace are defined visually by the stepping down of each successive house site from west to east. The district high point is on West 5th, to the west of Alpine Street.

¹ Vernacular designs are those which primarily represent local non-architect designed buildings. Vernacular types include a range of generally accepted basic national house and cottage types. 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.

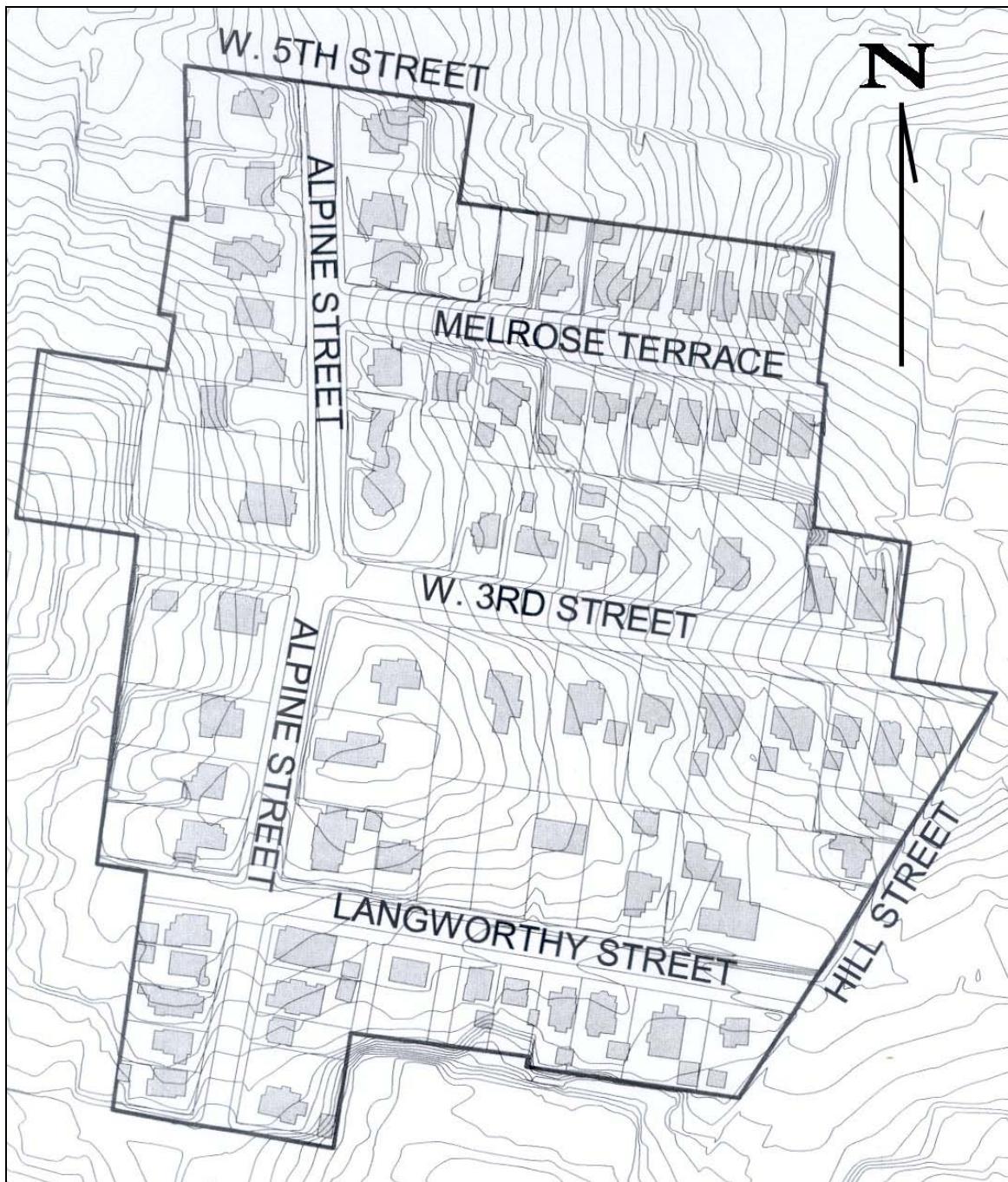
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Langworthy Historic District

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District Topographic Map (2' contour lines)

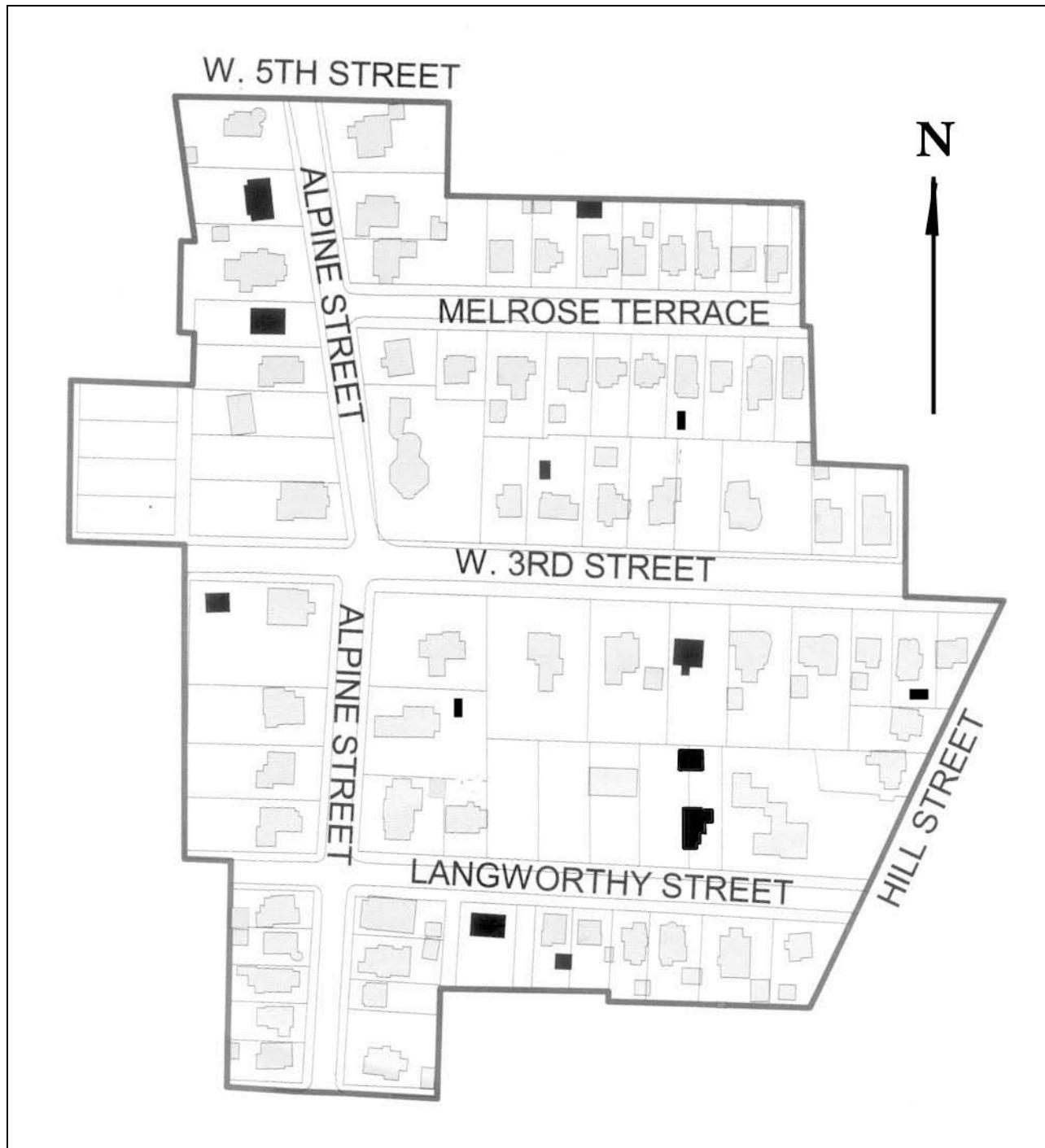
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Contributing (gray) and Non-contributing (black) Buildings

Architectural Styles and Types:

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The Langworthy district comprises two distinct ranges of residential designs, those that predate 1880, and those that predate 1925. Stylistically these might be categorized as early and late Victorian, with the latter group including revival styles as well. The district is completely residential in its composition, with no commercial or institutional buildings of any sort within its boundaries. Also almost completely absent are multi-family houses, 194-98 Alpine being the only historical duplex present (recent infill construction added just three duplexes to the mix). The district is made distinctive due to the uniform presence of larger scale residential plans and even the latest houses added, were of substantial though middle class scale. All of the houses are visually separated both in terms of larger lot sizes and frequently vertical dimensions as well. The north-facing houses along West Third and Melrose in particular, were constructed on a series of graded stepped building sites, ascending from east to west along those streets. The more homogeneous class of buildings and occupants is directly reflected by the high state of integrity in the house designs. Save for the expected replacement of porches, just one house (205 Hill) received a complete stylistic makeover. Instead these houses are notable for their resistance to change. A Neo-Classical porch, eavesline and clerestory were added to 325 Alpine after 1933 and a 1947 rear addition to 1095 West 3rd (the Octagon house) was designed to blend with the original house. The Queen Anne design at 1095 Langworthy was even moved into the district and restored after 1955, a very late acknowledgement of the districts design continuity (non-contributing due to its relocation).

The preponderance of houses in the district represent examples of late 19th and 20th Century revival styles and their concentration is singular in comparison to the rest of the city. Their continued construction here after 1910 was also in contrast to the city in general, where overall examples of these styles were under-represented compared with other Iowa urban centers which continued to grow and expand, as Dubuque did not. There are indications that homeowners and their architects exercised considerable creativity in designing some of these house plans, mixing influences with abandon. Of course, best of show must go to the Edward Langworthy octagon house at 1095 West 3rd, one of the best examples of this exotic style in the state and perhaps the nation. The house designs along Alpine, south of Langworthy particularly favored the intermixing of Queen Anne cores with shingle and Neo-Classical influences. North of that point and excepting much earlier house examples, broader designs embraced the Prairie, Colonial Revival, Craftsman, and Tudor Revival styles. The house at 257 Hill was built of cast concrete in 1909, a most unusual medium in the city (although concrete block construction was becoming broadly popular, but for working class homes). The Neo-Classical design at 1090 Langworthy is singular, given its use of rusticated concrete block for its core construction. Collectively the houses along Melrose Terrace best illustrate a willingness to be somewhat playful with style and type. The foursquare house type at 1010 Melrose employed vaulted dormers. That at 1011 Melrose combined a Prairie Style dormer with a foursquare form. The gable front brick bungalow at 1020 Melrose presents a three-sided front and a high front dormer with returned eaves, more akin to a Chicago bungalow. Builder Chris A. Voelker did his best design work on this street with at least four designs (he very likely built 1011 Melrose). Three of these involved the use of his own rusticated concrete block. Two examples mimicked Cotswold cottage or Tudor forms (1025, 1033 Melrose), while 1062 Melrose was a side gable plan with block first floor and stucco upper level. The house at 1050 Melrose employed a foursquare core but added Prairie style window bands of windows throughout the design. The house at 1087 Melrose was very similar, having an enlarged foursquare core and window bands set towards the upper level corners. Finally 1090 Melrose offers a prominent Dutch Colonial example, the special feature being close cut eaves and a wrap-around wood shingle upper level covering that substitutes for the expected front and rear roof extensions. A few houses along West 3rd also qualify as being exceptional. 1004 and 1090 West 3rd offer two large and faithful Tudor Revival brick examples. 1087 West Third similarly displays a fairly rare stuccoed Tudor Revival design with a steeply pitched gable front. 1036 West 3rd is perhaps the most interesting design of all, combining Prairie, Tudor Revival and perhaps oriental influences in a single design. A goodly number of architects, including several of the most notable Dubuque designers, have been identified (all of the historic district houses were designed by architects, but most of the houses are unattributed). The list includes John F. Rague (1799-1877), Dubuque's most notable early architect (Dubuque City Jail, 1857; Edward Langworthy octagon, Old Capitol in Iowa City, 1850s; Illinois State Capitol), and Thomas Carkeek. Carkeek designed numerous public buildings in the city, the only survivor being the Cooper-Sullivan duplex at 504 Bluff Street (the "Redstone") (Shank, pp. 3, 134).

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Brothers Lucius, Solon and Edward Langworthy first occupied and owned the land that is now the proposed district. Their houses were built in the Greek Revival and Octagon Modes. Lucius' 1845 Italianate style house, 205 Hill, survives but was completely remodeled. Solon Langworthy's house, dated variously to 1847 and 1856, fronts away (east) from its present-day Alpine Street address. The Greek Revival design has a full height flat roof entry porch (McAlester) that features simplified square cut Doric columns. The core house form has twin flanking endwall chimneys, returned eaves and symmetrical fenestration with plain stone lintels and sills.



264 Alpine, original façade, view northwest (Photo by J. Jacobsen, 2003)

Solon Langworthy's Octagon House, 1095 West 3rd (National Register of Historic Places, HABS Documentation, c.1937), 1856-57, is a familiar Iowa architectural icon and is a very well preserved example of a rare Romantic house type.



1095 West Third, Historic American Building Survey photo, c.1937, view northeast

Five houses utilize the Italianate and one of these a combination of that style with the Second Empire style. The 1854 Italianate Villa style example at 325 Alpine is the only other early house to accompany the numerous Langworthy homes. It has been modified c.1900 with Colonial Revival style porch and other façade modifications, but the prominent square belvedere and the original broad rectangular massing and bracketed cornice survive and are recognizable. The through cornice gable roof front

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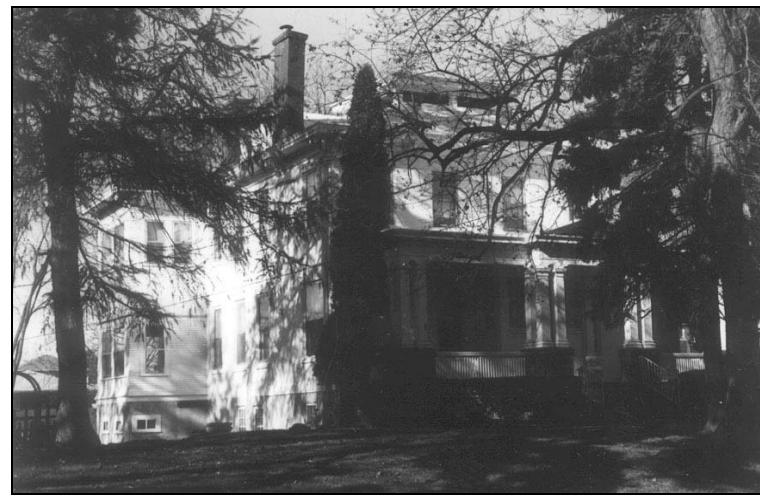
Dubuque County, Iowa

dormer is apparently original to the design given a similar example found on 375 Alpine. The remaining Italianate style examples all date to the early 1870s, and reflect the early beginnings of a broader neighborhood development.



325 Alpine, view northwest (Photo by J. Jacobsen, 2003)

375 Alpine (1875) presents a simple cubic mass, broadly projecting eaves, and the same through cornice gable roof front dormer previously mentioned. The plan is that of a side hall, with an offset right hand entry. 431 Alpine offers a more classic example of the Italianate with its massive square plan, low profile belvedere, and its twin sets of end wall chimneys. It too has gained a Classical Revival porch, but the original design predominates.



431 Alpine, view northwest (Photo by J. Jacobsen, 2003)

1084 West Third (1872) offers the only example of a two-story brick T-plan house. The house is very well preserved and retains its paired brackets, oculus attic light, 2/2 windows, a delicate frame front bay and its entry with transom and side lights. Carved stone lintels are rounded with a symbolic flat-topped keystone. 1057 West Third (c.1880) is of particular interest because it is the only example of a Second Empire influence combined with an Italianate style plan. An irregular two-story brick plan features a Mansard roof capped tower on a front bay.

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1057 West Third, view northeast (Photo by J. Jacobsen, 2003)

Thirteen houses represent the evolving Queen Anne and Shingle styles in the years 1895-1908, the majority of these large houses were built along the southern reaches of Alpine Street and West Third. All of the Queen Anne style examples employ a cubic or broad rectangular core and their stylistic tendency toward asymmetry is fairly controlled. Just one example, at 189 Hill Street (c.1901-02) employs a broader side gable massing. Three examples employ a full height corner tower. Three examples combine a rounded porch corner and roof turret form. Given their later dates of construction, it is no surprise to see an array of Classical design elements, and the best example of this is found in 1045 West Third. In that plan the gable fronts are pedimented, feature Palladian windows, the original porch employs paired Doric columns, and classical friezes adorn the tower cornice and porch gablet.



1045 West Third, view northeast (Photo by J. Jacobsen, 2003)

The majority of these examples present a broadly projecting gable end, commonly supported by modillions. These aspire towards a Shingle style presentation. They are always pedimented, usually wood shingled, and display a variety of surface planes, inset window sets, and detailing. The gable ends on 189 Hill Street are one of the best examples of this design focal point. The upper part of the end projects forward and even the eavesline breaks at the base of the projection. The chimney exterior is exposed across the end of the front. The same example shows how closely Shingle style elements can be combined

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with the Queen Anne style. Note the battered corners of the dormer. Here too, Classical Revival style diamond shaped panes are employed in the upper window sash.



189 Hill, view southwest (Photo by J. Jacobsen, 2003)

175 Alpine is another excellent and well preserved example of the Queen Anne style (1901). Like many district examples, the plan is not very wide but the visual effect is a busy one, combining in this instance, a broad rounded corner porch with turret, and a distinct pedimented entry porch. The gable front base caps a corner bay and continues across the front of the octagonal tower on the opposite corner.



175 Alpine, view northwest (Photo by J. Jacobsen, 2003)

The four Shingle style examples combine Queen Anne massings with signature surface treatments of the Shingle style. Two examples have gable front plans, and two are side gabled. 265 Alpine (c.1899-1900) employs those treatments on its rounded bay (here the round form is seamlessly blended with the straight walls), the concentric shingle covering on the front dormer, and the signature gable front treatment (two distinct wall planes, a balcony-like recessed window set with inset columns, and a concave or bellcast shingled base).

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265 Alpine, view northwest (Photo by J. Jacobsen, 2003)

263 Hill (c.1897-98) restricts its Shingle style effects to its gable front with a combination of the concentric shingle pattern in the gable apex and a similar window insert. 116 Alpine (1907-08) is another good Shingle style example, although the plasticity of the shingle work is limited to its several gable fronts. Here the pedimented gable is defined by the bellcast shingled base. The window set is quite unusual, virtually an upside down Palladian set, and the upper sash are Classical Revival diamond lights.



116 Alpine, view southeast (Photo by J. Jacobsen, 2003)

1072 West Third (c.1898) is a singular design. It combines a broadly rounded front bay with a matching elongated dormer. The dormer, with its rounded front is brought forward through a half dome-like shingled roof plane. This effect is found on a number of area designs from this time period. Other unusual features in this design include the rounded side bay and the rounded balustrade inserted into the front of the recessed upper level corner porch.

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1072 West Third, view southeast (Photo by J. Jacobsen, 2003)

There is just one, though an excellent example, of the Classical Revival and it is built of concrete blocks, reflecting local building trends of the time. 1090 Langworthy (c.1907-08) represents the full-height entry porch subset (McAlester) of the style. The prominent corner location at Langworthy and Hill streets demanded two prominent facades and the east side wall is equally flamboyant with its centered combination of rounded entry porch and dormer cap, and an intervening pavilion.



1090 Langworthy, view southwest, (photo by J. Jacobsen, 2003)

The Colonial Revival style, in its earliest years, continues to employ the basic Queen Anne gable front T-plan massing. 1027 West Third (c.1904) is a good example with its broad bay and its dominant gable front. The Colonial Revival style influence is represented by the use of the Palladian window set and the square-cut porch with its square cut Doric columns. These designs were built late enough that they commonly retain their original porches, while Queen Anne examples suffer later porch replacements. Similar examples are 1134 Langworthy (1914-15), 176 Alpine (c.19119-29), and 1045 Melrose (c.191-20).

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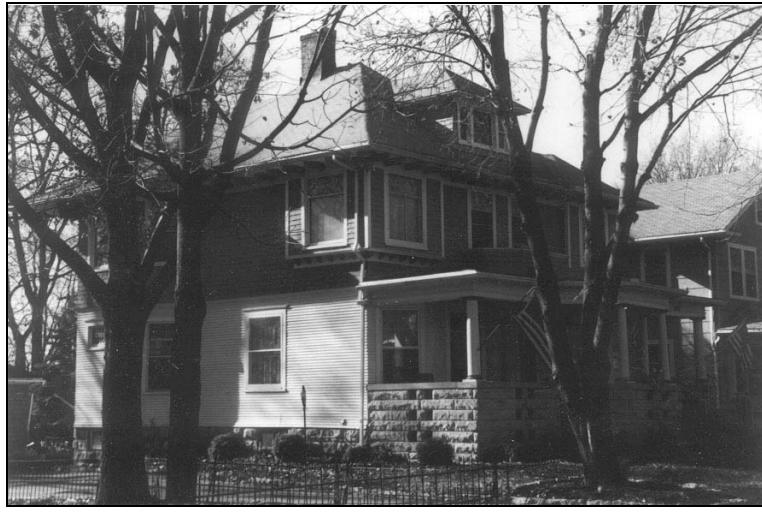
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1027 West Third, view northwest (Photo by J. Jacobsen, 2003)

The other stylistic subset that emerges employs a very broad square massing. Two examples, 1110 Langworthy (c.1915) and 194-96 Alpine (c.1907-08) employ matching corner upper bays and dormers to effect a duplex-like façade, and the second example is in fact a duplex. A larger centered dormer balances these corner elements.



1110 Langworthy, view southwest (Photo by J. Jacobsen, 2003)

Six examples present elongated rectangular two-story plans. 450 Alpine (c.1905-06) is a cross between the Shingle and Colonial Revival styles, and features exaggerated projecting gable ends, and a hip roof porch cochere extension. 1088 Melrose (1919-20) has a stepped back full-height side solarium wing, while 1083 West Third has a single-story wing, set flush with the main wall plane. 205 Hill represents a makeover of the 1847 Lucius Langworthy House. 239 Alpine (1923) and 1083 West Third (1919-20) are Georgian-like examples, typical of the years between the two world wars. 1070 Melrose (c.1916) presents a classical rectangular mass with hip roof. There is just one gable front Colonial Revival house design in the district, 1120 Langworthy (c.1900). It reads like a gable front design but a side wing extends the façade to the right and the fenestration pattern is adjusted to accommodate the broader front. The style is represented by returned eaves and a side stair landing side oriole.

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1088 Melrose, view southwest (Photo by J. Jacobsen, 2003)



1070 Melrose, view southwest (Photo by J. Jacobsen, 2003)

There are just two Dutch Colonial Revival house designs in the district, 1090 Melrose (1924-25) and 1148 Langworthy (1915-20). Both have elongated wall dormers on their upper levels, set into a gambrel roof.

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1090 Melrose, view southwest (Photo by J. Jacobsen, 2003)

The Craftsman style is well represented within the district although example plans are restrained or rather conservative in their designs. The Craftsman influence is usually reduced to the use of stucco, or decorative rafter tails (1075 West Third, dormer eaves only), or Craftsman style upper window sash. Three examples have elongated two-story rectangular plans all with hip or pyramidal roofs. Three have central entrances and two have centered front dormers. Two are half stuccoed, 285 Alpine (1909) on the ground floor, 1075 West Third (c.1919-20) on the upper level. The design of 1050 Melrose combines a Prairie style window band effect with broad eaves and simple corner paired brackets.



1050 Melrose, view southwest (Photo by J. Jacobsen, 2003)

Five additional examples have nearly cubic side gable two-story plans. These tend more to feature exposed rafter tails, broad eaveslines, and brackets. 1063 Melrose (c.1920) has a wood shingle exterior, a broad shed roof dormer, and a combination single story side porch and basement garage. 1075 Melrose (c.1915) combines Colonial Revival and Craftsman elements, the former including a broad three-sided front bay and square column porch, the latter the requisite windows and carved rafter tails. 1062 Melrose has a concrete block first floor and stuccoed upper level.

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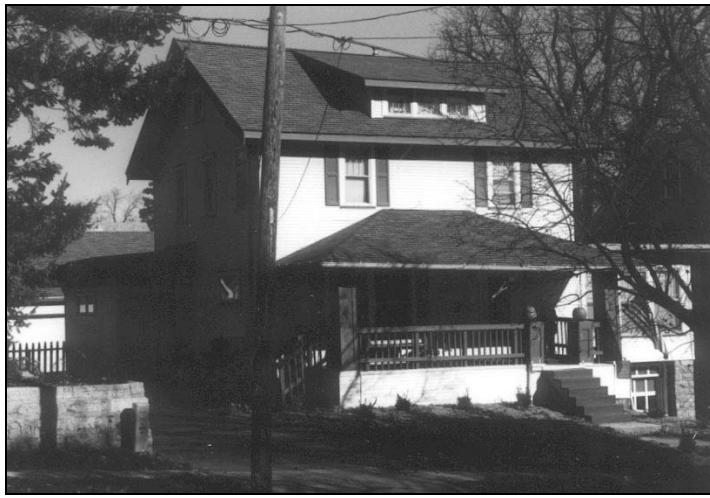
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1062 Melrose, view southwest (Photo by J. Jacobsen, 2003)



1063 Melrose, view northeast (Photo by J. Jacobsen, 2003)

There is just one gable front two-story Craftsman plan, 1030 Melrose (c.1915). Its footprint is that of an elongated rectangle. Its concrete block full width front porch with its splayed columns, links it with this style, although its front rounded bay is reflective of the Colonial Revival.

Four foursquare type examples are classified as Craftsman style designs. 1011 Melrose (1920) is a standard foursquare with a belcast hip roof, and a single front dormer. It deviates by having a two-thirds full width concrete block porch and open side terrace. 1010 Melrose (c. 1920) and 1087 Melrose (c.1919-20) are broader foursquare examples. The former has a bowed gable front porch, the latter features broad square cut paneled porch columns and triple window corner window sets on the front upper level. 1028 West Third (c.1921) is more experimental, with a rounded roof centered front portico and a matching centered dormer with a centered and round roofed pediment. It has a brick lower floor and stucco above.

There are just five bungalows in the district and the small number reflects both the comparatively lower number of this popular cottage type in the city, but particularly in a developing neighborhood that favored more pretentious house designs.

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1055 Melrose (1915) is a side gable plan with recessed front porch and shed roof dormer. 1020 Melrose (1925) is a large brick hip roof bungalow. 155 Alpine is a diminutive side gable bungalow plan, one that is dominated on its front by the presence of a centered gable roof front porch wing. 390 Alpine (1949) is a later single story brick Colonial side gable bungalow. It too has a centered entry porch. 1133-35 Langworthy (c.1915) is a duplex that was converted from a single story Craftsman style carriage house in 1971.



1055 Melrose, view northeast (Photo by J. Jacobsen, 2003)

Five houses represent the Mission/Prairie styles. All are stuccoed or combine stucco with brick. The plans of 257 Hill (c.1914-15) and 430 Alpine (1909) are very similar in their massing, although their plans are reversed. Both have two-story solarium wings and both have single centered front dormers. Both also feature "T" shaped centered entries. 430 Alpine has an apparent Tudor Revival influence in the half timbering on its dormer front. It is particular interest because it was cast cement design (*Journal*, January 2, 1910). The house design of 1050 Melrose Terrace combines an unusual use of window bands on a foursquare-like core.



257 Hill, view southwest (Photo by J. Jacobsen, 2003)

The most extraordinary Mission style example is 230 Alpine (c.1914-15). The elongated rectangular plan has mirror image porches, facades and two-story end wings, one a solarium over a port cochere, the other a solarium above a walk out porch. It too features the large single centered front dormer.

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230 Alpine, view northeast (Photo by J. Jacobsen, 2003)

A fourth Mission style example is 1175 Langworthy. It has Prairie style influences (window bands across the front), and perhaps Craftsman style influences as well. It presents a simple two-story rectangular plan with low profile hip roof. Its corner walls are battered and there is a square cut one story entry pavilion with a metal balcony balustrade. The eaves project broadly.



1175 Langworthy, view northwest (Photo by J. Jacobsen, 2003)

There are five Tudor Revival style examples and these close out the districts architectural development. 1033 and 1025 Melrose are both Chris Voelker-built concrete block plans, two-stories high with a basic cubic massing. 1033 Melrose has a rounded jerkinhead front roof treatment that attempts to mimic a Cotswold thatched roof appearance. 1025 Melrose has an undulating front eavesline, each rounded rise capping either a broad three-sided front bay or a recessed paneled corner entry porch. Both houses illustrate the developing sophistication of custom concrete block design work. 1025 Melrose in particular appears to have used custom cast lintels.

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1025 Melrose, view north (Photo by J. Jacobsen, 2003)

1987 West Third is an unusual stuccoed side gable Tudor Revival style cottage plan. A centered stair tower on the façade is flanked by shed roof dormers and ground level front extensions. Three concrete block designs on Melrose Terrace (1025, 1033, 1062) represent the experimental design work of Christian Arthur Voelker, the “wholesaler” of houses in Dubuque. Most of Voelker’s later houses are identifiable by his use of Peer-Amid concrete block (he owned the company that made the block) and these designs are of singular importance because they depart quite radically from his standard two-story gable front designs that are vernacular in their origins. In these three instances Voelker was experimenting with both larger house plans as well as the Tudor Revival style. Notable are the custom cast lintels and other components employed in each design. The designs are still vernacular inasmuch as they were the results of individual design efforts that emerged from a broader informal local building tradition. The design of 1062 Melrose Terrace is particularly unusual in that only the ground floor of the house core and solarium base were of block construction. The Neo Classical design of 1090 Langworthy also employs concrete block but there is no known link to Voelker.



1087 West Third, view northeast (Photo by J. Jacobsen, 2003)

1090 West Third (pre-1921) and 1004 West Third (c.1925) are both high end Tudor Revival two-story brick L-plan house designs. 1090 West Third has a tile roof, patterned brickwork in its gable end, a cat slide roof above its stone entry surround, and a front chimney on its wing. 1004 West Third also has a minimal amount of half timber work and the front roof plane has a bell cast base. Its design substitutes window sets and bands for other decorative components although it does retain

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the rounded entryway arch. The house at 1036 West Third (19120-21) is a most unusual design, presumably Tudor Revival in its intention. The design combines a cubic hip roof core with a full-height side wing, the latter being elaborated with a three-sided corner bay and a wrap around porch. The building is brick with a tile roof. The windows are typical of the Tudor Revival, the bay and rounded eaves treatment hints at an Oriental pagoda like influence.



1036 West Third, view southwest (Photo by J. Jacobsen, 2003)

Five other buildings have not been classified or represent later additions or buildings. 490 Alpine (1915-1918) is a two-story gable front brick plan. It has a steeply pitched roof. 154 Alpine (1949) is a side gable minimal traditional cottage. 320 Alpine is a single story brick addition made to 1095 West Third, the octagon house. It was designed to match the earlier buildings. 393 Alpine is a 1956 minimal traditional design, and 451-53 Alpine is a 1955 duplex design, with centered basement garages and a doubling of a minimal traditional plan.

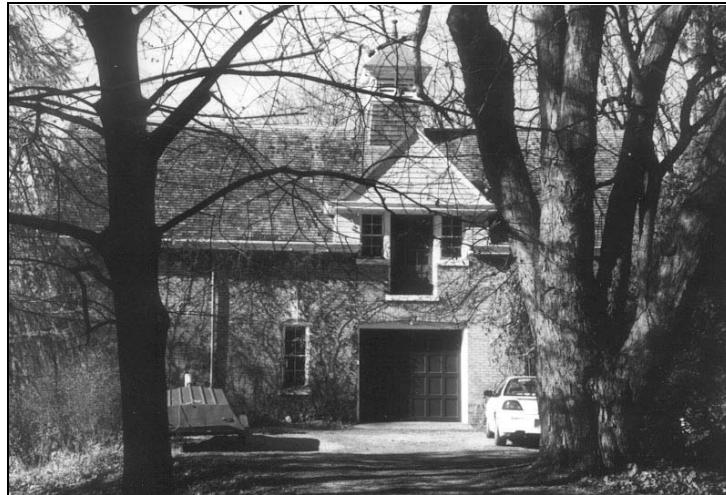
Outbuildings:

Outbuildings, particularly garages, are rather scarce in the West 11th Street district. Surviving early garages or outbuildings are quite rare and many of the properties either had no garages or had attached or basement garages (the later infill houses particularly favored basement garages). A number of the Melrose Terrace houses had shared driveways but very few garages were built. Two notable brick carriage houses survive at 325 Alpine and 1095 West Third. Both have raised or exposed stone foundations and both were placed on steep banks. The larger example at 325 Alpine is precisely dated to 1867 and is of special interest due to that early construction date.

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Carriage House, 325 Alpine, view west (Photo by J. Jacobsen, 2003)

A number of houses retain their original garages, the two buildings matching in materials and form. Examples are found at 450 Alpine, 1120 Langworthy, 1075 West 3rd, and 1075 Melrose Terrace. The latter example even retains its bi-fold original doors. The duplex at 1133-35 Langworthy is a former stable, converted to a duplex residence in 1970. Because it is still recognizable as a Craftsman style stable, this is deemed to be a contributing building. 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 exceptional as 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:

Stone retaining walls are found within the district but they rarely assume prominent stature and scale. An exception is the lengthy and substantial limestone wall that fronts on Langworthy and Hill streets at 205 Hill, the Lucius Langworthy house. Stone columns also flank the entrance to 1133-35 Langworthy, the former Lucius Langworthy stable. 430 Alpine has a prominent concrete retaining wall along its south, Melrose Terrace side. The wall features pilasters and an entry for a rear basement garage. 1040 Melrose Terrace has a cut stone retaining wall of recent vintage. 1075 Melrose has a stone retaining wall. 1090 Melrose has a two-level stone retaining system. The remarkable thing about the district is the absence of any large number of these walls. Instead grassed terraces largely substitute for the expected retaining walls. The westward location of the district, or its unique design ethic perhaps explains why stone was not hauled in to build walls. 1090 Langworthy has a cast iron fence and gate. The wall at 205 Hill is counted as a contributing structure, as is the associated gate.

Langworthy Historic Residential District Property List				
Address	Architectural Summary	Historical Summary	Eva l	Outbuilding s
Alpine 115	Style/Year: c.1904, late Queen Anne style, broad two-story gable front with north-facing shallow side wing (T-form).	Special Significance; John F. and Helen E. Brede House, first listed in directories 1904-05 as 431 Alpine.	C	Garage (C)
Alpine 116	Style/Year: c.1907-08, Shingle style, broad T-shaped plan,	Special Significance; Judge John D. and Maude Dennison were the first directory listed residents in 1908-15.	C	Gambrel roof carriage house, stucco

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				walls (C).
Alpine 135	Style/Year: c.1904-05, late Queen Anne style, reflects basic forms found on 115-16 Alpine, two-story gable front form.	Special Significance; Irving and Mae Lobdell first resided at 427 Alpine as of 1906-08.	C	None
Alpine 154	Style/Year: 1949, Minimal traditional or Cape Cod variation.	Special Significance; William E. O'Rourke was the first listed owner as of 1952.	C	None
Alpine 155	Style/Year: c.1915, side gable bungalow type	Special Significance; John H. and Emma B. Maclay were the first listed residents beginning in 1916-17 (417 Alpine).	C	None
Alpine 175	Style/Year: 1901, broad Colonial Revival square gable front plan with side gable dormers.	Special Significance; Belle Stillman and her husband were the builders and first owners.	C	double hip roof garage has vertical siding only on its front, weather-board on rest (C)
Alpine 176	Style/Year: c.1919-29, Colonial Revival style, broad gable front rectangular plan.	Special Significance; Matthew C. and Ethel Ferring are the first listed occupants in 1921.	C	Two-car gable front garage, weather-board cladding (C)
Alpine 194-96-98	Style/Year: c.1907-08, Colonial Revival style double house/duplex.	Special Significance; Address first listed in 1908 with four tenants.	C	Garage (C)
Alpine 195	Style/Year: c.1909-10, Colonial Revival style, two-story gable front rectangular plan.	Special Significance; G. DeForest and Louise B. Rose, secretary-treasurer of Spahn & Rose Lumber Co. were the first listed occupants 1911-12. (Owner information).	C	None.
Alpine 225	Style/Year: 1901-02, Queen Anne, plan with cruciform core form.	Special Significance; Edward A. and Mildred K. Buettell were the first listed residents, 1903 as 365 Alpine.	C	Attached garage on south end.
Alpine 230	Style/Year: 1914-1915, Prairie/Mission/Craftsman amalgam, tile roof, two-story elongated rectangular plan.	Special Significance; John A. and Anna Loetscher were the first listed residents (372 Alpine) 1916-17. He was secretary of the Farley-Loetscher Co.	C	None
Alpine 239	Style/Year: 1923 (blueprints), Colonial/Georgian Revival styles, two-story side gable rectangular plan.	Special Significance; S. Houston and Nellie Hazleton were the first listed residents in 1923. He was secretary-treasurer for the Becker-Hazleton Co.	C	None
Alpine 264	Style/Year: 1847, or 1856, Greek Revival, two-story brick L-plan with side-gable wing extension on east end.	Special Significance; Solon Langworthy, built this house and his daughter, Mrs. Mary Bunting, was the last family member to occupy it until c.1933. :	C	Small shed in yard (NC)
Alpine 265	Style/Year: 1899-1900, Shingle/late Queen Anne, shingle style. Guilbert & Littlefield, architects. Two-story side	Special Significance; Dr. John A. and Jennie Meshinger were the first listed residents of 339 Alpine in 1901.	C	Attached garage, same style.

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	gable core with rounded large bay with turret roof.			
Alpine 285	Style/Year: 1909, Craftsman style, two-story side gable rectangular core with hip roof.	Special Significance; Charles D. and Elizabeth W. Beach were the first listed residents of 401 Alpine in 1909. He worked with James Beach & Sons, soap manufacturers. Beach built a "very artistically designed residence on Alpine Street" (<i>Journal</i> , January 2, 1910). They were here as late as 1921.	C	New garage (NC).
Alpine 320	Style/Year: 1945-46, this was an addition to the West 3 rd octagon, single-story brick with rectangular plan.	Special Significance; John G. and Rose Chalmers, were the first listed residents in 1948. He was a district court judge and they were related to the Langworthy/ Chalmers family who resided in the Octagon house .	C	Basement garage.
Alpine 325	Style/Year: 1857, 1900-01, Italianate modified as Colonial Revival, broad two-story near square plan with hip roof and belvedere.	Special Significance; Genral Warner Louis House.	C	see below
Alpine 325 (out-bldg)	Style/Year: 1867 Carriage House, Colonial Revival style, single-story brick side-gable rectangular plan.	Special Significance; R. C.[Robert S.?] Harris built "a splendid brick two-story stable" corner Alpine and 3 rd , \$2,500, in 1867 (<i>Herald</i> , September 5, 1867).	C	Carriage House, stone piers on front of driveway on Alpine.
Alpine 375	Style/Year: 1875, Italianate style, two-story brick rectangular plan.	Special Significance; original owner undetermined.	C	None
Alpine 390	Style/Year: 1949 (Assessor), later side gable brick veneer cottage.	Special Significance; Arthur J. and Lulu L. Diamond were the first residents here in the 1952 directory.	C	Basement garage on north end.
Alpine 393	Style/Year: 1956 minimal traditional plan	Special Significance; Dr. Albert J. and Rita Entringer were the first listed owners, 1957.	NC	None
Alpine 430	Style/Year: 1909, Tudor Revival/Mission/Craftsman, two-story side gable rectangular plan.	Special Significance; Harker B. and Elsie Spensley, lawyer, realtor, trustee for the Carnegie-Stout Free Public Library. Harker B. Spensley built a "fine home cement construction, West 4 th and Alpine" in 1909 (<i>Journal</i> , January 2, 1910).	C	Attached 1971 garage behind.
Alpine 431	Style/Year: 1875, Italianate style with Colonial Revival front porch, two-story near square painted brick plan with hip roof.	Special Significance; House has old house number on its front "219." Photographer Samuel Root photographed this house in the 1870s and captioned it D. N. Cooley's House.	C	1957 garage (NC)
Alpine 450	Style/Year: c.1905-06, Shingle style, two-story side gable rectangular plan.	Special Significance; Courtland L. and Rose Butler were the first listed residents (204 Alpine) in 1906. He was a draftsman for the Adams Co.	C	20x22 garage in southeast corner of lot, matches house with shingled exterior (C).
Alpine	Style/Year: 1955 brick duplex, paired	Special Significance; Mrs. Elizabeth J. Clow,	NC	Basement

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451	minimal traditionals with centered tuck-under garages.	widow of Kenneth Clow, was the first listed resident, 1957.		garages.
Alpine 490	Style/Year: pre-1918/1915, no determined style, Tudor Revival influence, two-story rectangular plan.	Special Significance; David F. and Margaret E. Ede were the first listed residents, 1911. He owned Ede's Robe Tanning Company.	C	Garage (C)
Alpine 491	Style/Year: 1896, late Queen Anne, two-story rectangular core with hip roof, Thos. T. Carkeek, architect.	Special Significance; Jules C. and Catherine Gregorie were the first listed residents, 109 Alpine, in 1896. He was an undertaker. Gregorie was "to build elegant residence on old homestead on Alpine, first class style, \$6,000" 1896 (<i>Herald</i> , May 24, 1896).	C	18x20 Garage (C) shed roof.
Hill 189	Style/Year: c.1901-02, late Queen Anne/ Craftsman, two-story side gable rectangular plan.	Special Significance; Chas. S. and Cora Richardson were the first listed residents here in 1902. He was president of the George Richardson Co.	C	Garage (C)
Hill 205	Style/Year: 1845, pre-1918, Colonial Revival/Colonial Revival, two-story rectangular plan.	Special Significance; the Lucius Langworthy house that was remodeled by Titus Schmid, who owned the house as of September 1946.	C	new four-car attached garage in northwest corner.
Hill 257	Style/Year: 1914-15, Mission style, two-story stucco side gable rectangular plan.	Special Significance; Paul E. and Nellie H. Strelau were the first listed residents, 1915, as 457 Hill. He was a partner in the firm Martin-Strelau.	C	None
Hill 257	Style/Year: 1897-98, Colonial Revival/ late Queen Anne/Shingle styles, two-story stuccoed side gable plan.	Special Significance; Thos. W. and Genevieve Parker were the first listed residents, 1898.	C	None
Lang-worthy 1090	Style/Year: c. 1907-08, Colonial Revival style, concrete block construction, basic rectangular) footprint.	Special Significance; Joseph Garland House, individually listed National Register.	C	12x20 concrete block Garage (C)
Lang-worthy 1095	Style/Year: c.1895-1900, Colonial Revival style two-story frame gable front house (relocated property, post-1950).	Special Significance; original owner not determined.	NC	Hip roof frame garage (NC)
Lang-worthy 1110	Style/Year: 1915, Craftsman/ Colonial Revival style, rectangular plan with hip roof.	Special Significance; Fred F. and Mabelle A. Thill were the first listed residents in 1915 (as 272 Langworthy). He was the president of the Standard Supply Co.	C	12x18 garage with 16x24 addition (C)
Lang-worthy 1120	Style/Year: 1915-20, Colonial Revival style, broad two-story gable front.	Special Significance; William D. and Margaret Riggs were the first listed residents 1916.	C	Matching hip roof garage, arly doors (C).
Lang-worthy 1135-1139	Style/Year: c.1915, Craftsman style garage remodeled duplex 1971, rectangular plan with elongated hip roof.	Special Significance; This building was originally a barn which belonged to the Lucius Langworthy house.	C	None
Lang-worthy 1134	Style/Year: c.1914-15, broad two-story gable front vernacular form with Colonial Revival influence, rectangular plan.	Special Significance; Charles and Sarah E. Hughes were the first listed residents in 1915.	C	10x18 garage (C)
Lang-	Style/Year: 1918-20, Dutch Colonial	Special Significance; Katherine Rooney,	C	Two-car hip

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worthy 1148	Revival, rectangular with gambrel roof.	widow of Martin A. Rooney was the first listed resident, 1921.		roof 20x18 garage, later doors, aluminum sided (NC).
Lang-worth y 1170-72	Style/Year: 1964, modern frame duplex.	Special Significance; original owner not determined.	NC	None
Lang-worth y 1175	Style/Year: 1913-15, Craftsman Style, rectangular plan with elongated hip roof.	Special Significance; George W. and Louise Fretter were the first listed residents here in 1918 (351 Langworthy).	C	None
Melrose Terrace 1010	Style/Year: c.1920, foursquare type, two-story square plan.	Special Significance; William and Myrtle Walch were the first listed residents, 1921. He was a salesman for Linus A. Walch, Universal Car and Tractor Co.	C	garage in basement
Melrose Terrace 1011	Style/Year: c.1920, foursquare type, two-story square plan.	Special Significance; Owen J. and Geraldine Leonard were the first listed residents, 1921. He managed Leonard Lumber Co.	C	garage in basement
Melrose Terrace 1020	Style/Year: c.1925/1918, gable front bungalow type with hip roof form, single-story bungalow with rectangular plan.	Special Significance; original owner not determined.	C	None
Melrose Terrace 1025	Style/Year: c.1915/1920, Colonial Revival, this is a very experimental rusticated concrete block design, two-story core plan has a rectangular footprint, Chris A. Voelker, builder:.	Special Significance; Joseph W. and Victoria Meyer were the first listed residents, 1921. He was a cashier for the Dubuque National Bank. This is one of three Chris Voelker built houses, including 1011, 1025 and 1033.	C	Basement garage.
Melrose Terrace 1030	Style/Year: c.1915, Craftsman style, broad two-story gable front square plan.	Special Significance; John C. and Louisa Boleyn first listed as residents, 1918-21+.	C	None.
Melrose Terrace 1033	Style/Year: c.1919-20, Tudor Revival/Prairie, this plan is very comparable to that of 1025 Melrose Terrace, two-story square rusticated concrete block plan, Christian Arthur Voelker built the house.	Special Significance; Elizabeth Helbing, widow of Robert, first listed as resident here 1921, this was one of three Christian Arthur Voelker built houses, including 1011, 1025 and 1033.	C	None.
Melrose Terrace 1040	Style/Year: c.1924-25, two-story frame cubic house type, side gable variation with offset front through cornice dormer.	Special Significance; Charles H. and Myrtle Keller first listed as residents in 1925, he was the president of Keller Electrical Co.	C	shed (NC).
Melrose Terrace 1045	Style/Year: c.1919-20, Colonial Revival and cubic gable front type, two-story gable front square plan.	Special Significance; Henry Bennet and Margaret Lavery were the first residents here 1921.	C	Shed (C).
Melrose Terrace 1050	Style/Year: 1920, Craftsman style foursquare plan, two-story hip roof square core plan.	Special Significance; Hugh and Anna E. Stuart were the first residents here 1921. He was a lawyer.	C	None.
Melrose Terrace 1055	Style/Year: 1915, side gable bungalow type/Craftsman style, single story side gable form with square plan.	Special Significance; George and Ruby Steuck House were the first listed residents 1918.	C	Single gable front frame garage, 1940, 12x18, (C).
Melrose	Style/Year: 1916, Craftsman style, two-	Special Significance; Otto F. and Louise B.	C	None.

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Terrace 1062	story side gable square plan (28x30) with full-height east solarium wing, Chris A. Voelker builder. This is a good experimental concrete block design with the latter material being used on the ground floor and stuccoed frame above.	Hess were the first listed residents here as of 1918. He was employed by the CM& St. Paul Railroad.		
Melrose Terrace 1063	Style/Year: 1920, Craftsman style, two-story side gable square plan.	Special Significance; Arthur and Lulu Diamond were the first residents listed here 1921.	C	Basement garage, new garage (NC).
Melrose Terrace 1070	Style/Year: 1916, Colonial Revival style, two-story rectangular plan with hip roof.	Special Significance; John and Bertha Kies were the first residents listed here 1918-21. He was a druggist.	C	1950 two-car hip roof square frame 20x22 garage (C).
Melrose Terrace 1075	Style/Year: c.1915, Craftsman style, two-story square side gable plan.	Special Significance; Joseph P. and Ida Even were the first listed residents here 1918-21. He worked for the Even Uhrlrich Coal Co.	C	Original 20x22 double car hip roof garage with original folding doors, slate roof (C)
Melrose Terrace 1087	Style/Year: 1919-20, Foursquare type, Craftsman style, this is a two-story hip roof square plan.	Special Significance; Louis C. and Mabelle E. Sherling were the first listed residents here 1921. He was secretary for the Dubuque Mattress Co.	C	12x20 hip roof garage, slate roof (C).
Melrose Terrace 1088	Style/Year: 1919-20, Colonial Revival, two-story elongated hip roof design with rectangular plan.	Special Significance; Bernard W. and Anna M. Schulte were the first listed residents 1921. He was an organist.	C	Two-car hip 18x20 roof brick veneered garage (C).
Melrose Terrace 1090	Style/Year: 1924-25, Dutch Colonial Revival, two-story gambrel rectangular plan.	Special Significance; John G. and Rose Chalmers were the first listed residents here in 1925. He was a lawyer.	C	Basement garage.
West Third 1004	Style/Year: c.1925, Tudor Revival, one/two story L-plan.	Special Significance; Charles H. and Nellie Wunderlich were the first listed residents here 1926. He was president of Torbert Drug Co.	C	attached rear shed roof garage wing.
West Third 1020	Style/Year: 1898-99, late Queen Anne (compare to 265 Alpine), two-story rectangular core.	Special Significance; Mrs. M. A. Langworthy was the first resident as of 1899.	C	Attached garage, shed (NC).
West Third 1027	Style/Year: c.1904, Colonial Revival, two-story gable front with rectangular plan.	Special Significance; A. F. and Pauline Frudden were the first listed residents, 1905. He was president of Frudden Lumber Co.	C	Garage attached.
West Third 1028	Style/Year: c.1921/1925-30, Craftsman style, two-story square plan with hip roof.	Special Significance; Andrew and Rose Fluetsch were the first listed residents, 1921. He was secretary-treasurer of the Iowa Dairy Co.	C	Hip roof stuccoed 18x20 garage, rafter tails,

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				Craftsman windows (C)
West Third 1035	Style/Year: c.1895-96, Queen Anne, two-story rectangular core with tile (pressed metal, with finials) hip roof.	Special Significance; Isaiah and Esther Clemenson were the first residents here 1896-99. He was a partner in Garland & Clemenson. In 1896 he was a district agent for the Northwestern Mutual Life Insurance Co.	C	18x20 garage (C)
West Third 1036	Style/Year: 1920, defies classification, purely eclectic amalgam, best approximation is that of Tudor Revival. Two-story brick veneer plan with hip roof.	Special Significance; Frank A. and Linda Ulrich were the first listed residents, 1921. He was treasurer and general manager of Uhrlrich-Paley Co., dealers in coal, etc.	C	Matching 20x24 two-car brick garage (C).
West Third 1042	Style/Year: c.1897-98, late Queen Anne, two-story square core with hip roof.	Special Significance; Fred C. and Adeline S. Robinson were the first listed residents here 1899, he was a partner in Coates & Robinson.	C	Two-car hip roof 18x26 garage with multi-pane transom above door, loft (C).
West Third 1045	Style/Year: 1896, Colonial Revival/Queen Anne, two-story asymmetrical core with hip roof.	Special Significance; Cyril Gregorie, son of Charles H. Gregorie (French settler and early ferry operator), built this house and was a successful local funeral house operator, serving as president of the Iowa Funeral Directors Association at one time. His wife was Zoe Marie Rosier.	C	double hip roof garage, 21x30 with loft (C).
West Third 1050-1052	Style/Year: 1970, recent duplex, two-story side gable plan.	Special Significance; original owner not determined.	NC	None
West Third 1057	Style/Year: 1899-1900, Italianate/Second Empire, two-story brick core with hip roof.	Special Significance; Reeder and Anna R. Langworthy were first listed at this address, 1901-03. He was a realtor.	C	Basement garage
West Third 1072	Style/Year: c.1897-98, Shingle/Colonial Revival, two-story side gable plan, Thomas T. Carkeek, architect.	Special Significance; the James Collier first occupant, 1899.	C	hip roof garage (C)
West Third 1075	Style/Year: c.1919-20, foursquare type, broad two-story square plan) with hip roof and two-story solarium east centered wing.	Special Significance; Daniel W. and Bertha Hartman were the first listed residents 1921, he was the proprietor of Hartman Furniture Co. (744-52 Main).	C	Matching hip roof two-car garage, tile with stucco (C)
West Third 1083	Style/Year: c.1919-20, Colonial Revival, two-story brick veneer side gable plan with rectangular footprint.	Special Significance; Mrs. Pauline Hoefflin, widow of Charles Hoefflin, was the first listed resident, 1921.	C	Two-car garage hip roof, stuccoed frame, 1952 (C).
West Third 1084	Style/Year: 1868/72, Italianate style brick design, irregular two-story plan, John Keenan, architect.	Special Significance; Robert H. Collier built a two story brick residence with all modern improvements, \$6,000, opposite Langworthy on 3rd near the head of Alpine, <i>Herald</i> ,	C	None

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		November 24, 1872, <i>Times</i> , November 23, 1872).		
West Third 1087	Style/Year: 1922-25, Tudor Revival cottage, all-stucco, one-story side gable rectangular plan with centered subordinate wing.	Special Significance; Carl F. and Maud Hartman were the first residents listed here, 1926. He was associated with Hartman Furniture Co.	C	None.
West Third 1090	Style/Year: 1920-21, Tudor Revival house, this is a two-story L-plan.	Special Significance; Fred W. and Elsie Woodward were the first residents listed here, 1921. He was president of the Telegraph-Herald Co.	C	Attached garage 20x20.
West Third 1095	Style/Year: 1857, Two-story Octagon brick plan, John F. Rague, architect.	Special Significance; Edward and Pauline Reeder Langworthy house, National Register listed, HAER documented.	C	None

The total number of primary residences is 111 buildings (97 contributing, 14 non-contributing), the total number of outbuildings is 37 (29 contributing, 8 non-contributing), the total contributing buildings is 126, non-contributing buildings 22, or 146.

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8. Significance Statement:

Significant Person, Continued:

Langworthy, Lucius
Langworthy, Solon

Architects/Builders, Continued:

Keenan, John, architect
Rague, John F., architect
Stillman, ___, builder
Voelker, Christian Arthur, builder

The Langworthy Historic District is architecturally significant (Criterion C) because it comprises the best-preserved and most cohesive grouping of late 19th and 20th Century Revival styles in Dubuque, particularly the Colonial Revival, Craftsman, Prairie and Mission styles. Because the prominently sited neighborhood experienced very early development, a number of earlier house styles, executed on a grand scale, can be found in the district. These include the only surviving octagon house, as well as excellent examples of the Greek Revival and Italianate styles. The district is also significant for its direct historical association with Edward, Solon and Lucius Langworthy, key early Dubuque founders (Criterion B) and that family was responsible for the platting and development of the district. No other comparable historic districts have been identified that can be attributed largely to a single family.

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 this potential district following the completion of the first architectural municipal survey in 1973. In the citywide survey conducted that year, some 500 significant properties were identified, and these were rated on a one to four scale, with one being the highest rating. The Edward Langworthy house was one of a handful of properties to rate this top ranking. A dozen properties were rated in the second category, and five in the third category.² 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. The proposed district includes one individual National Register property, the Edward Langworthy octagon house (1095 West Third). That property was also documented by the Historic American Buildings Survey in the mid-1930s. Four other houses (264, 325, 431 Alpine and 1090 Langworthy) have been recommended by consultants as being individually eligible for National Register listing (the Iowa State Historic Preservation Office has not had an opportunity to concur with these recommendations). The district was locally designated as a district by the Dubuque Historic Preservation Commission in 1979, being at first titled the West Third/Alpine Historic Preservation District. The district was renamed the Langworthy Historic District in 1980 to recognize the historical importance of the Langworthy family. The period of significance is set from 1845 through 1954 because the few post-1910 residences represent a minimal infilling and replacement process following the earlier development of the district.

This district is nominated in association with the multiple property document "Dubuque—The Key City: The Architectural and Historical Resources of Dubuque, Iowa, 1837-1955." That document defines a range of historical contexts (pages E9-175), a range of Dubuque styles (pages F-176-268), and further defines a 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:

² The second category selections were 176, 225, 239, 264, 325, 431 Alpine, 205 Hill, 1090 Langworthy, 1045, 1057, 1084 and 1087 West Third. The third category evaluations were 375, 490 Alpine, 1042, 1072, 1083 West Third.

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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

Just eight houses pre-date 1880 and real growth within the neighborhood began only in the mid-1890s. The earliest large houses nicely represent the earliest context, while just a few more reflect the second one. The last two contexts are well-represented by the remaining houses. While large-scale house construction largely ceased in the city with the end of the third contextual period, this district defied that trend due to the somewhat belated development of Melrose Terrace with its largely middle class houses. Collectively the district presents an excellent array of houses that represent the entire pre-World War I history of the city. It is certainly unusual to find a mix of very early and rather later house designs but this mix nicely interprets the role of the Langworthy family in platting and making available the area for house building. In contrast to the West 11th Street district, with one exception (205 Hill), the houses of the Langworthy District were not completely made over into more modern architectural styles. Naturally many residences did gain replacement porches that were mostly Neo-Classical in style.

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. Registration requirements are established for each of these property types. The following requirements are set for the district property type:

- Residential, Commercial, Industrial District properties must be directly associated with the City of Dubuque, 1833 to present.
- Residential, Commercial, Industrial District properties must have a direct and significant association with one or more of the established historical contexts which are defined in this document.
- Residential, Commercial, Industrial District properties Individual institutional properties eligible under Criterion A must retain the integrity aspects of location, design and the cumulative aspects of feeling and association. The property has to be in its original location, and its original design must be visually apparent, unobstructed by additions or alterations. The integrity aspects of setting, materials and workmanship are expected to have changed the most, and their substantial loss does not disqualify eligibility.
- Residential, Commercial, Industrial District properties eligible under Criterion B are eligible if they retain the same integrity aspects required for Criterion A (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

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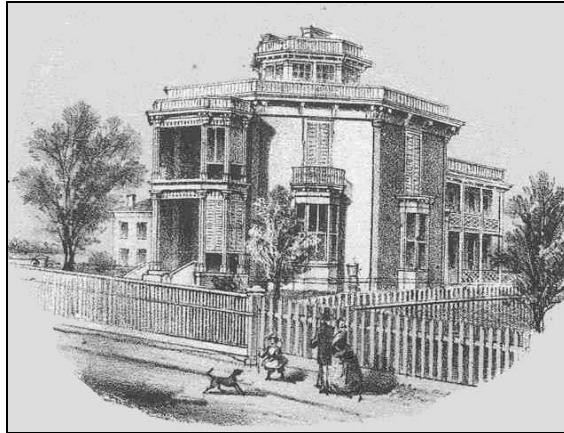
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individual nomination form must identify key research questions to be answered and must explain how the information yielded from the property will shed light on these questions.

The document specifically recommends the Langworthy Historic District as being National Register eligible. Finally the document describes the significant contributions of the several Langworthy brothers in the development of the city (page E-21).

The Langworthy Family and Dubuque:

Dr. Stephen Langworthy (1777-1848) saw service as a surgeon in the War of 1812, lived in five states, married twice and fathered 21 children. Four sons, James Lyon Langworthy (1800-1865), Lucius Hart Langworthy (1807-1865), Edward Langworthy (1808-1893) and Solon Massey Langworthy (1814-1886) were prominent early Dubuque settlers and played a key role in the development of lead mining in and around that developing city. The last three named sons built their first homes within the confines of the Langworthy district. Two of these homes, those of Solon (264 Alpine) and Edward Langworthy (1095 West Third), appear as they did when their owners resided in them.³



1095 West 3rd, 1856 lithograph
(Dubuque [Lithograph], W. J. Gilbert, 1858)

Brothers James, Edward and Lucius Langworthy were amongst the earliest lead miners who were evicted from the future site of Dubuque by the U.S. military in 1831, James and Lucius being the first partners. Their Langworthy Lead vein, discovered in 1830, would yield over ten million pounds of lead ore, producing a family wealth that placed the brothers in a position to lead and directly influence the development of Dubuque. Settlement was opened in 1833 and all returned. Lucius Langworthy was the first sheriff of Dubuque County and represented the city in the territorial and state legislatures. He claimed to have originated the state name. He is broadly credited with building up the city of Dubuque. His obituary stated that the "fruits[of his life] are seen everywhere in a prosperous city, public schools, churches and poor men rendered prosperous by its benefaction." His early projects included helping to start the first newspaper in the city and state (*The Visitor*), advocating the earliest harbor improvements, contributing the largest single subscription to the founding of the first female college to be established west of the Mississippi River, the building of the first school in the state and he was credited with selecting "for the most part" the land first occupied by the city of Dubuque. Finally "more homes for the laboring classes have been obtained by title deeds from him than from any other citizen (*Herald*, June 11, 1865). Edward Langworthy similarly served in the territorial

³ Lost in the historical milieu are the contributions of two sisters, Mary Ann Langworthy (1809-1881) and Sarah Maria Langworthy (1811-1850), both of whom accompanied their brothers to the Dubuque area in 1830. Sarah married Daniel Smith Harris(1808-1893) and died in Havana, Cuba. Mary Ann married Orrin Smith (1806-1881). Both left Dubuque. James Langworthy built his house in north Dubuque, apart from his other brothers.

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legislature (1839, 1841) and Constitutional Convention (1844). In his later years he was a director of the First National Bank and an investor in the Norwegian Plow Works (Herald, January 5, 1893). Solon Langworthy joined his older brothers at Dubuque in 1834. He also mined and like his siblings, invested his proceeds in Mississippi River steamboats. His Iowa claim to singular fame was that he had ploughed the first ground in what would become the state in 1833. During the Civil War he served as Quartermaster, 27th Iowa Infantry Regiment, serving into the year 1864. During the war his house is directly associated with Dubuque's Civil War role as a regional rendezvous point for recruits. Soldiers were made particularly welcome at the Solon Langworthy house by his wife, Julia Lois (Patterson) Langworthy (1823-1907). She was a key local leader in home front support efforts for soldiers and their families and played a leading role in conducting the successful 1864 U.S. Sanitary Commission fair that was held at the City Hall building. Postwar Solon Langworthy's investments included farming, banking, real estate, lumber and retailing (Herald, June 8, 1868).. Lucius Langworthy played a leading role in railroad promotion including advocating a transcontinental railroad, and was president of the Dubuque & Western Railroad and a director of the Dubuque & Sioux City Railroad. With brother James he constructed the noted Military Road between Dubuque and Iowa City. He was also involved in banking, serving as a director of the Miners Bank, a bank that his brother Edward actively opposed.



Lead Mines, Dubuque Area, 1858 (DeWerthern)
(Crossed hammers denote mine sites, the grid represents platted city)
The "L" marks the approximate location of the Langworthy District

The map shown above locates active lead mines in and around the city as of 1854. Each crosshatch represents a working mine. The Delhi Road is the present day University Avenue. Note the proximity of the Langworthy properties to active mining sites. The Lucius Langworthy property comprised Mineral Lot 73. The mineral lots were surveyed beyond the town boundaries to identify specific known lead mining lodes.

District Development and History:

As of 1857-58, the bluff top area defined by West Third on the south, Hill on the east, Julien Avenue on the north, and Nevada Street on the west, was termed "Air Hill." "West Hill" is another general term used for this area (Express & Herald, March 8, 1857).

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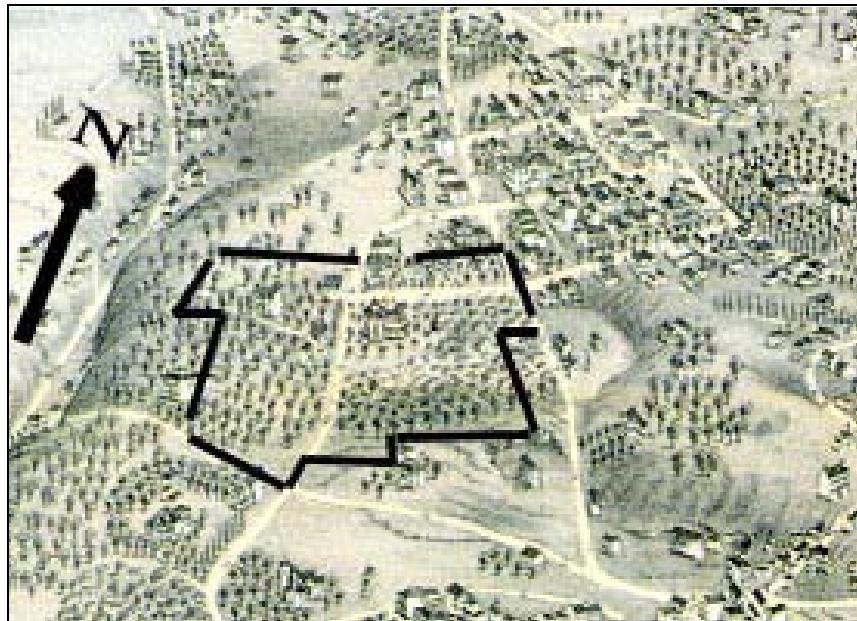
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The first Langworthy plat of the neighborhood was that of Mrs. Lucius H. Langworthy, filed December 8, 1878, but prepared in May 1872. It platted the area west of Hill (total eastern frontage of 174 feet and depth of 523 feet) and south of Third, with the present-day Solon Street being the south boundary. Its western boundary was to the east of Alpine Street and the holdings of Solon Langworthy. The Lucius Langworthy homestead became Lot 4. The plat noted that the family stable and woodhouse both stood in the future right-of-way of Langworthy Street. Lots 1-3 were south of that line, while lots 5-8 fronted to the north along West Third Street.

The Langworthy subdivision of Mineral Lot 73, filed July 10, 1873, documented the Langworthy land holdings along West Third Street. The plat showed no southward continuation of Hill Street, below West Third. Solon Langworthy owned the majority of the land south of Third, between Alpine and a point west of Hill (14.51 acres). The Valeria S. Langworthy homestead (8.31 acres) occupied the southeast corner of West Third and Hill streets. The Pauline Langworthy homestead contained the central portion of the north side of West Third. Thos. S. Nairn's land was to the west. Agnes Langworthy owned land east of Hill Street and Reeder Langworthy (son of Edward Langworthy) owned a parcel that included the central portion of the future Langworthy Street and Solon Street.



Excerpt, Birds Eye View of the City of Dubuque, Iowa, 1872
(district boundaries indicated with black lines)

This 1872 overview depicts just three houses being in place. Hill Street runs across the lower part of the image, while West Third and West Fifth streets run vertically across the district. Absent in this depiction is Langworthy Avenue, which was in place by 1875 if the Andreas Atlas map is accurate. Large isolated estates front onto Hill Street and it was this land use that still typified the future district.

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1875 Dubuque Map excerpt, Andreas Illustrated Atlas
(district boundaries marked with black line)

The 1875 map shown above nicely documents the extent of the land holdings of the Langworthy families as of that time. Langworthy Avenue already exists as a private drive and doesn't connect with Alpine nor does it continue east of Hill, as does West Third. Alpine Street is also well established. Notable is the fact that Hill Street fails to connect with Dodge Street, just to the south. Solon Langworthy owns extensive land holdings south of West Third and west of Hill Street, continuing south to Dodge Street. Edward Langworthy owns the tract north of West 3rd and east of Alpine Street.

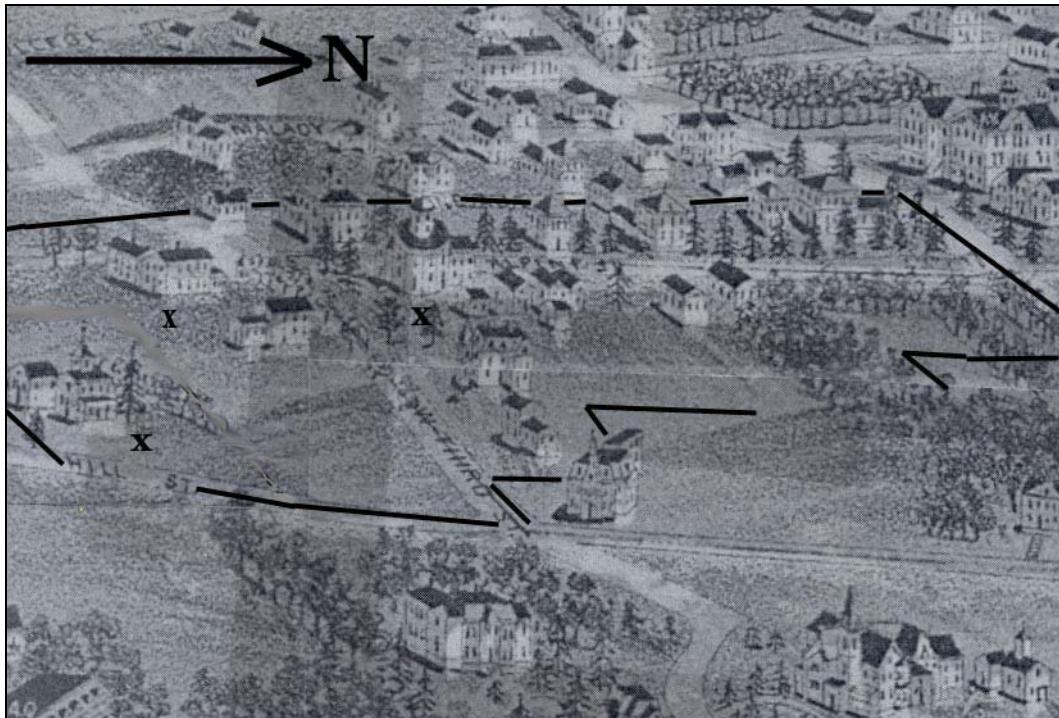
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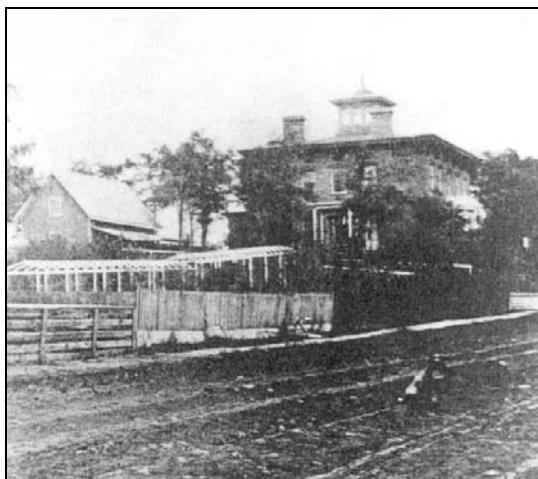
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Detail, Perspective Map of the City of Dubuque, Ia., 1889

By 1889 considerable residential development had taken place along the north side of West Third, and both sides of Alpine Street. The three Langworthy homes are marked with an "x." One reason for the location of the several Langworthy families in this area was proximity to area lead mines. By the late 19th Century the lead mines were being reopened as zinc mines. The Alpine Zinc Mine, located on Alpine between West 5th and Julien Avenue, north of the district, was reopened in mid-1899 (*Telegraph*, May 24, 1899).



325 Alpine, view northwest along Alpine, south of West 3rd
Photo c.1871 by Samuel Root (Center For Dubuque History, Photo FMP 3858)

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A second flurry of subdivisions were filed in the 1890s. The Langworthy Avenue Plat, filed August 5, 1899, broke up large lots along the west side of Hill Street, on either side of West Third Street. Julia L. Langworthy's Addition, filed January 20, 1891 subdivided larger lots in the southwest portion of the district, between Solon and West 3rd, and between the east side of Alpine and alley running west of Nevada Street. This plat set in motion the infilling of Alpine Street, south of West Third Street. Langworthy Avenue was laid out prior to 1900 but it was realigned in a re-plat filed August 8 of that year. The north curbline cut through a stable building that was associated with the Lucius Langworthy property but the intention was apparently to move the street further south from the house given that the new curb line also cut across the same outbuilding. The street was relocated 12'7" north on its west end and 10'5" on its east end. Strangely there was no special re-platting for what became Melrose Terrace. The original plat was filed by Paulina Langworthy on November 4, 1880 and it subdivided the area between Alpine, West Third and West Fifth streets, west of Hill. An alleyway ran along the east half of the future Melrose Terrace and it was subdivided into ten small building lots.



325 Alpine, view southwest (*Telegraph-Herald & Times-Journal*, August 6, 1933)

Surviving houses reflect initial building booms within the district beginning in the early 1870s, along Alpine and West Third streets. Sustained house construction along Alpine in 1867 (stable associated with 325 Alpine). The Langworthy's themselves were leaders in district house building, including additions to their own homes. Edward Langworthy built a two-story brick wing onto his octagon house in 1872. Solon Langworthy built a two-story brick house at Third and Alpine in 1872, a \$6,000 "Look out house" in 1877, and another brick house in 1883 (*Herald*, November 24, 1872; December 14, 1877; December 28, 1883).

While the streets, save for Melrose Terrace, were established by the turn-of-the century, final grades were only being established after 1900. Alpine's south end grade was finalized in 1900, Langworthy's final grade, between Hill and Alpine, was set in 1902. The grade of Alpine north of West Third was set in 1907, that between Solon and West Third in 1922. Melrose Terrace was called West Fourth until 1921. It was seweried in 1909 and the street was certainly in place by that time. The street experienced a near spontaneous building up beginning c.1915. Paulina Street, a short connector between the east end of Melrose and West Fifth to the north, was set to grade in 1923. Setting the grade was necessary before streets could be guttered, curbed and paved. Langworthy was improved with new curbstone, gutter and McAdam paving, between Hill and Booth streets in mid-1902 (*Herald*, April 7, July 1, 1902).

Getting to the District:

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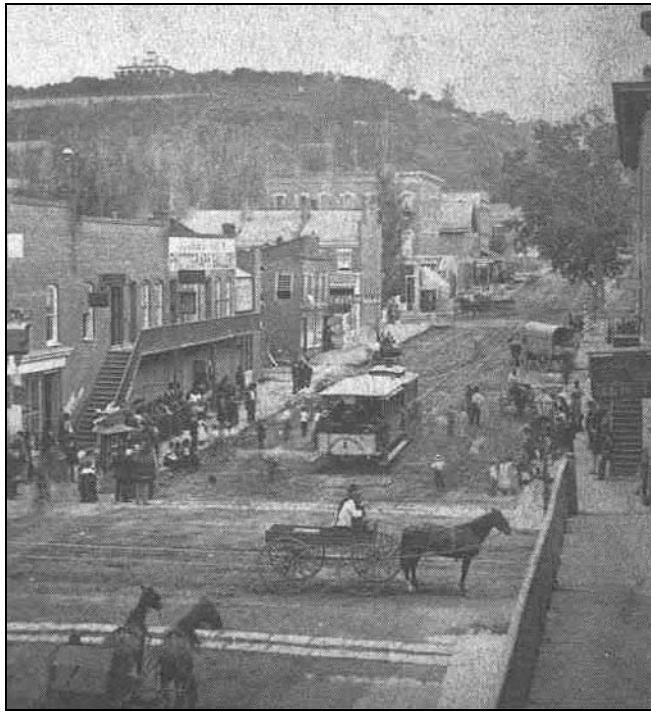
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The important role played by the Hill Street And West Dubuque Railway Company in unleashing development on West Dubuque has been underrated in error by at least one historian. The mere fact that the line functioned for most of eight years (1877-84) hints that there was a considerable measure of success. It is also noteworthy that the Hill Street line selected a right-of-way that would later be used by the expanded streetcar company and continues to be used as a bus route today. It is further noteworthy that brothers Edward and Solon Langworthy were two of the original five promoters of the line. While the goal was to serve those resided on the bluff tops to the south of Julien Avenue and Hill Street, its effect was to push development in and around the future district. Regular operations began in mid-July 1877 and the formal dedication took place on July 25 at two stops along the line. The first stop, in front of Edward Langworthy's octagon house at Alpine and West Third witnessed the presentation of a blue banner, inscribed with the name of the engine, to the new railroad. It was sewn by Miss Louisa Rood, a guest of the Langworthys (Edward's daughter Pauline married a Rood). The "ladies of the hill...who recognize the genius of enterprise" also presented each rider with a buttonhole bouquet." A luncheon was served at the second stop, at Alderman John D. Bush's house, at the terminus, Julien and Broad streets (Lyon, pp. 202-03; *Herald*, July 25, 1877).



Samuel Root photo of first Hill Street Railway run, July 1877, Main and 8th Streets.
The service ran straight west up the divide that is visible in the distance.
(Center For Dubuque History, Photo #249)

The speeches that followed reflected both the technological achievement of the enterprise and its importance to the city. Alderman Quigley rated its success as second only to the need for a vehicular bridge across the Mississippi River. Solon Langworthy offered a "dry toast" "Here's to the railroad that climbs the highest grade in the world; may its 'biler' never bust; its stockholders never break, its wheels never slip on the track." The Philadelphia engineer, Mr. Doterer, recounted how his "heart had failed him" when he first viewed the proposed ascent. The engine was specially built and tested in Milwaukee. He also felt that the railroad would benefit the mechanics of the city "in enabling them to purchase rural homes for a little money, within easy access to their doors..." (*Herald*, July 25, 1877).

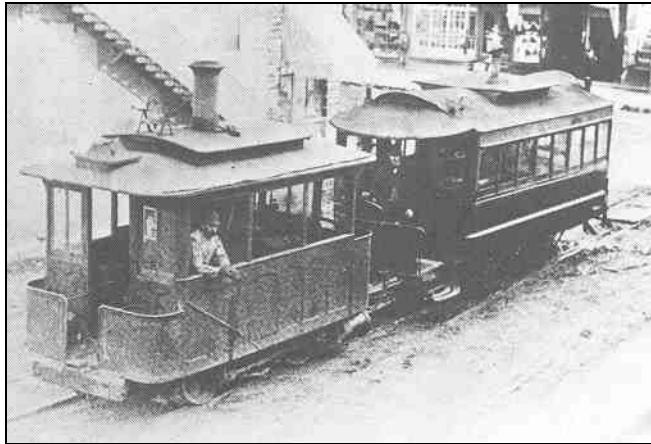
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Hill Street Railway engine and car.
(Center For Dubuque History, Photo)

The *Herald* had looked forward to the time when “the weary denizens of the bluffs will be conveyed to their hill-side homes by steam.” On the first Sunday of operations, 1,500 riders were accommodated, 30,000 for the first month. The *Herald* observed the first week of operations “the tide of travel turning that direction, many people [were] going on the bluffs who had not been there in three years.” Most were bound for Tshirgi & Schwind’s brewery hall where they enjoyed the cool summit breezes. The same source reported two days later that “a number of buildings have been contracted for to be erected on the line of the new street railway...the bluff climber is a success, but she is no ‘dummy.’” She speaks loud, going up grade, and rattles along like any other train of cars.” The beer gardens in the north of the city were ill-attended at this time, the *Herald* observed “The Hill Street Railway did it” by drawing the people up Hill Street.” By the end of July the line was making 17 runs daily. The *Herald* again noted construction was underway all over the city “especially on the hills.” The only reported failure to ascend the grade took place on August 8 when the engine stalled on track that had been greased by local youths. The passengers, fearful of their own fate, had evacuated the car “pell-mell” (*ibid.*, July 9, 17, 19, August 1, 9, September 1, 1877).

One direct impact within the district was made in anticipation of the arrival of the street railway. The *Herald* reported in early May 1877 “S. Langworthy is opening up Alpine Street, extending that thoroughfare to Dodge Street, thereby throwing a number of valuable building lots into market. The street railway project has enlivened the interest among property owners on the bluffs, and makes the most eligible locations on the bluffs easy of access” (*Herald*, May 1, 1877).

House construction within the district was less dependent upon area access than it was on the willingness of the Langworthys to subdivide their land. There were just four pre-Civil War era houses in the district, three of these being Langworthy homes. Only the area west of Alpine was available for other builders. Robert H. Collier was the first non-Langworthy to locate east of Alpine and he built his house at 1084 West Third in 1868. Two houses were built on Alpine, both north of West Third, in 1875 but no houses were built in direct response to the opening of the street railway. Reeder Langworthy built his house at 1057 West Third in 1880 and that brought the total number of homes to eight, along with the 1867 brick carriage house added to 325 Alpine in 1867.

The next building boom took place between 1895 and 1902 with the construction of 13 houses, almost all of these going up on Alpine and West Third streets in response to platting on those two streets. A second rush of construction added eight houses between 1904 and 1909, almost all of these being on the lower portion of Alpine Street. Following a four-year long hiatus, 16 houses and the substantial remodeling of the Lucius Langworthy House, 205 Hill, were built between 1913 and 1918, on Langworthy and Melrose Terrace. After World War I and through 1925, an impressive 25 houses were built, all on West 3rd, Melrose Terrace, and just one on Langworthy. Late infill construction, 1945-70, accounts for just four houses and two duplexes,

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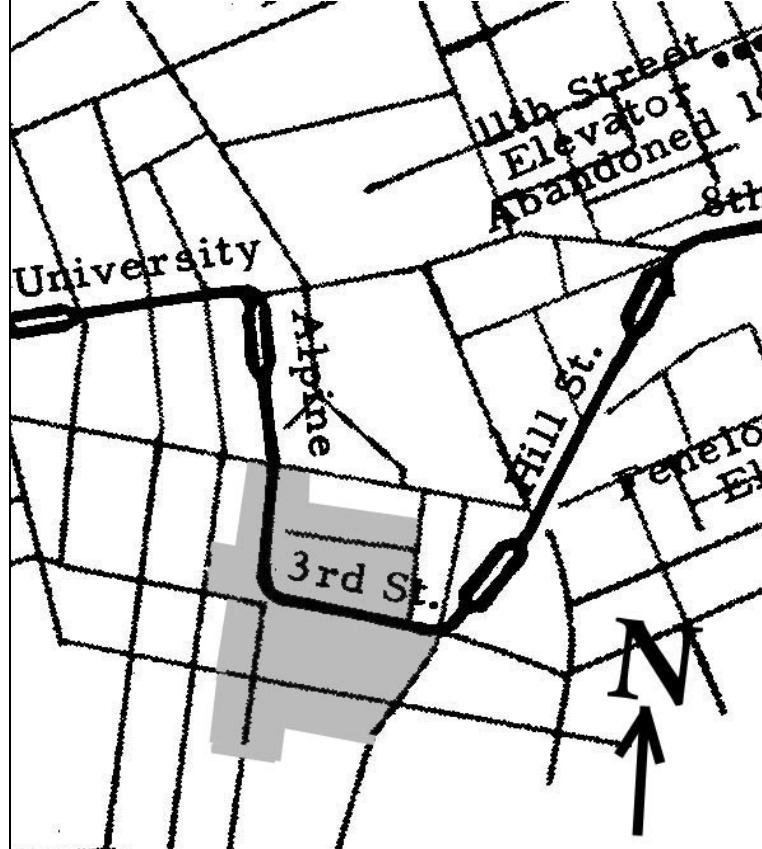
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five of the former being located on Alpine Street. They represented the belated breaking up of several larger undeveloped parcels.



1928 streetcar/bus route map detail (Schultz)
The district is highlighted in gray.

Western Dubuque was served by just three streetcar routes. West Locust Street well to the north offered a nearly level, though long and round-about approach west. Dodge Street provided a southern route, one that developed later after World War I, but it served the southwestern part of the western suburbs. The oldest route, the central one, climbed up West 8th and Hill Street. The grade was an extreme one. The route curved across the center of the Langworthy neighborhood, following West Third and Alpine streets. This route followed the ridge north to University where it turned west. The Langworthy District, is a good example of the juxtaposition of a better range of residential architecture and a streetcar line. It was a streetcar suburb.

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East Side of Alpine Street, viewed northeast from the corner of Alpine and Melrose Terrace (to the right).

The houses from right to left are 430, 450 and 490 Alpine (Center For Dubuque History, Photo #2209)

Note the streetcar track running along Alpine Street.

The supply of sanitary sewer services began in 1895 with the provision of a West Street primary sewer line. Langworthy Street was sewered in 1903. The south end of Alpine, below Langworthy, was sewered to drain south in 1904, and its northern end, linking with the Third Street sewer, was built in 1905. Melrose Terrace, as noted, was sewered last in 1909. Naturally the sewer system followed the topography downhill, and drained east and south from West Fifth Street, the highest point.

One other impediment to area development was the lack of fire fighting protection. The earliest houses were dependent on cistern and well water and even the establishment of a "West Dubuque" fire company in 1894 did little to protect homes if water pressure was lacking in the water system. The Solon Langworthy residence at Alpine and Third was threatened when boys playing with matches lit a wood sidewalk ablaze in June 1894. The fire company sent its sand and chemical wagon to put out the blaze. Historical accounts describe how firemen were unable to push their vehicles up the steep Julien Avenue to reach bluff top fires, or how low water pressure doomed burning buildings (*Telegraph*, June 5, 27, 1894; Bill Hammett).

A Mr. Stillman was responsible for building a number of residences in the area, beginning in 1901. He first built 175 Alpine. Typical of small-scale house builders of the time, this first house financed the construction of subsequent ones, a new house being built every other year.

The final period of district infilling, between 1915 and 1925, involved the construction of three dozen houses. Four of these houses were constructed on the south end of Alpine Street between 1915 and 1919. Seven houses were built on Langworthy and Hill streets during this same time period. Eighteen houses, representing the entirety of Melrose Terrace homes, comprised the final surge of development, the majority of these post-dating 1920. Seven houses were also built on West Third Street between 1920 and 1925.

The process of district development appears to have been fairly piecemeal with the Langworthy's sequentially subdividing and selling off lots. Melrose Terrace was the only portion of the district to witness wholesale building up and noted local builder Christian A. Voelker was responsible for building at least three, and likely four, of the Melrose Terrace houses between 1916

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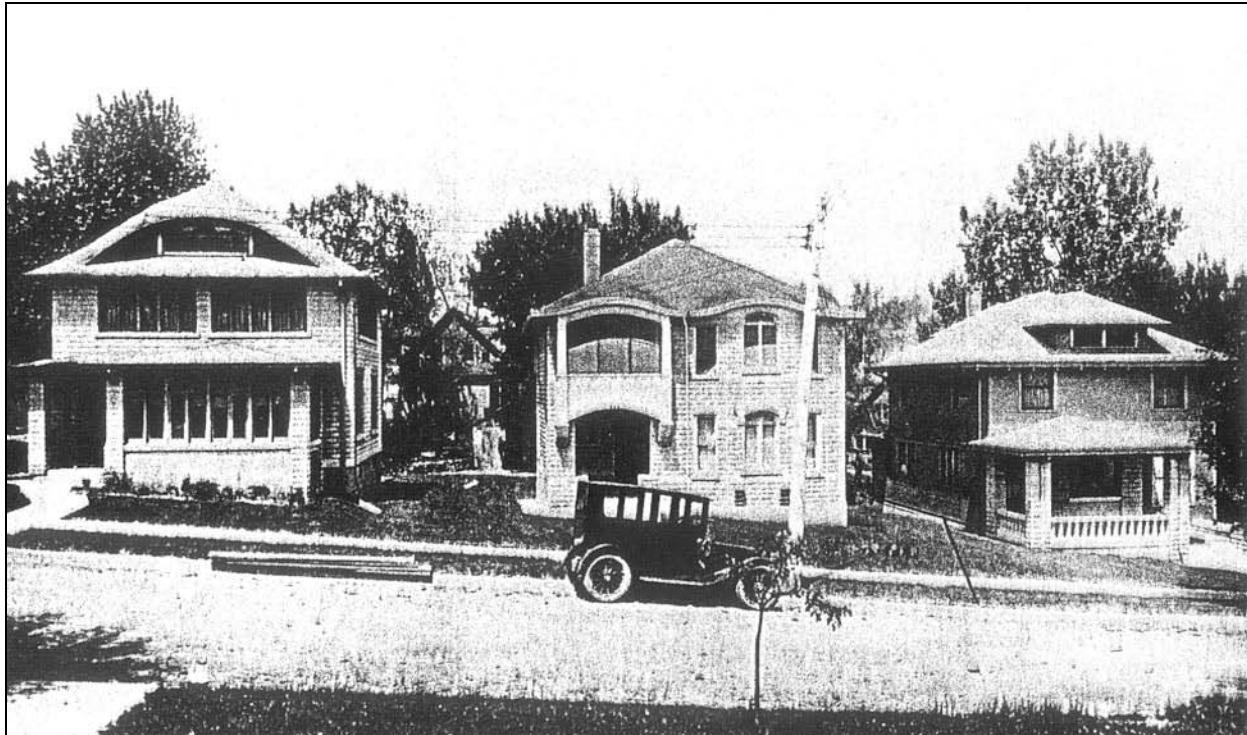
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and 1920. He was one of Dubuque's preeminent builders of working class houses and his designs in the district represent the high end of his house designs.



Two new Voelker-built houses (center and left, 1025, 1033 Melrose Terrace), c.1915,
(he likely built 1011 Melrose Terrace at far right as well given its inclusion in this promotional photo for the builder)
view north, across Melrose Terrace
(Center For Dubuque History)

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Dubuque *Telegraph*
Die Iowa

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10. Geographical Data:

USGS Coordinates:

	Northing	Easting
A	4707300	688670
B	4707340	688760
C	4707300	688760
D	4707280	688900
E	4707180	688900
F	4707190	688940
G	4707120	688940
H	4707120	688980
I	4706940	688880
J	4706980	688320
K	4706930	688700
L	4706940	688640
M	4707070	688630
N	4707050	688430
O	4707260	688640
P	4707160	688600
Q	4707250	688600
R	4707250	688630

Boundary Description:

The district boundary begins in its northwest corner at the intersection of the rear (west) boundary of the property addressed as 491 Alpine Street (Sub 1-1-33 T. S. Nairn's Dubuque Addition, Lot 1), it proceeds east along West 5th Street turning south along the rear (east) boundary line of the property addressed as 490 Alpine (Sub 1-1-5 of P. Langworthy's Sub. Lot 1, Sub north half 2-1-5 of same, Lot 1), the boundary continues south along that line to the intersection of the rear (north) lot lines of Lots 12-16 and the south half of Lot 6 of P. Langworthy's Addition, the boundary follows that boundary line east to Paulina Street, thence proceeds south along that street to Melrose Terrace, it proceeds east along that street to the alley (southward) continuation of Paulina Street to West 3rd Street, it follows the latter street east to its intersection with Hill Street, it proceeds southwest along that street to the rear (south) boundary line of the property addressed as 189 Hill (Lots 1, 2 of the Sub of Lots 2 and 3, Mrs. L. H. Langworthy's Subdivision), thence west along that same line and the rear (south) Lots 1-5 of the same plat and Lots 9-12 of Langworthy's Subdivision continuing to the alley that runs north/south across that block, thence south along same alley to Solon Street, thence west along that street, crossing Alpine Street and continuing to the alley that runs behind and west of 115, 135, 155, 175, 195 Alpine Street to Langworthy Street, thence west along that same street to the alley that runs west of and behind 225, 239, 265, 285 Alpine, to West Third Street, thence west to Nevada Street, thence north along that street (around the property associated with 325 Alpine, Lots 1, 30, 31, 32 of T. S. Nairn's Addition), thence east along the north boundary of that same tract, thence north along the rear property lines of 375, 393, 431, 451 and 491 Alpine to the place of beginning.

Boundary Justification:

The boundaries are based on the existing house types and in every instance, the housing that is outside of the set boundaries is decidedly different in style, massing and date of construction. To the west and south, the houses are decidedly later, that to the west being mostly bungalows. To the north and east, the housing mix is just that, considerably more vernacular, and typical of Dubuque, there is no sense of unity or cohesion that is necessary for a district designation. Institutional land uses

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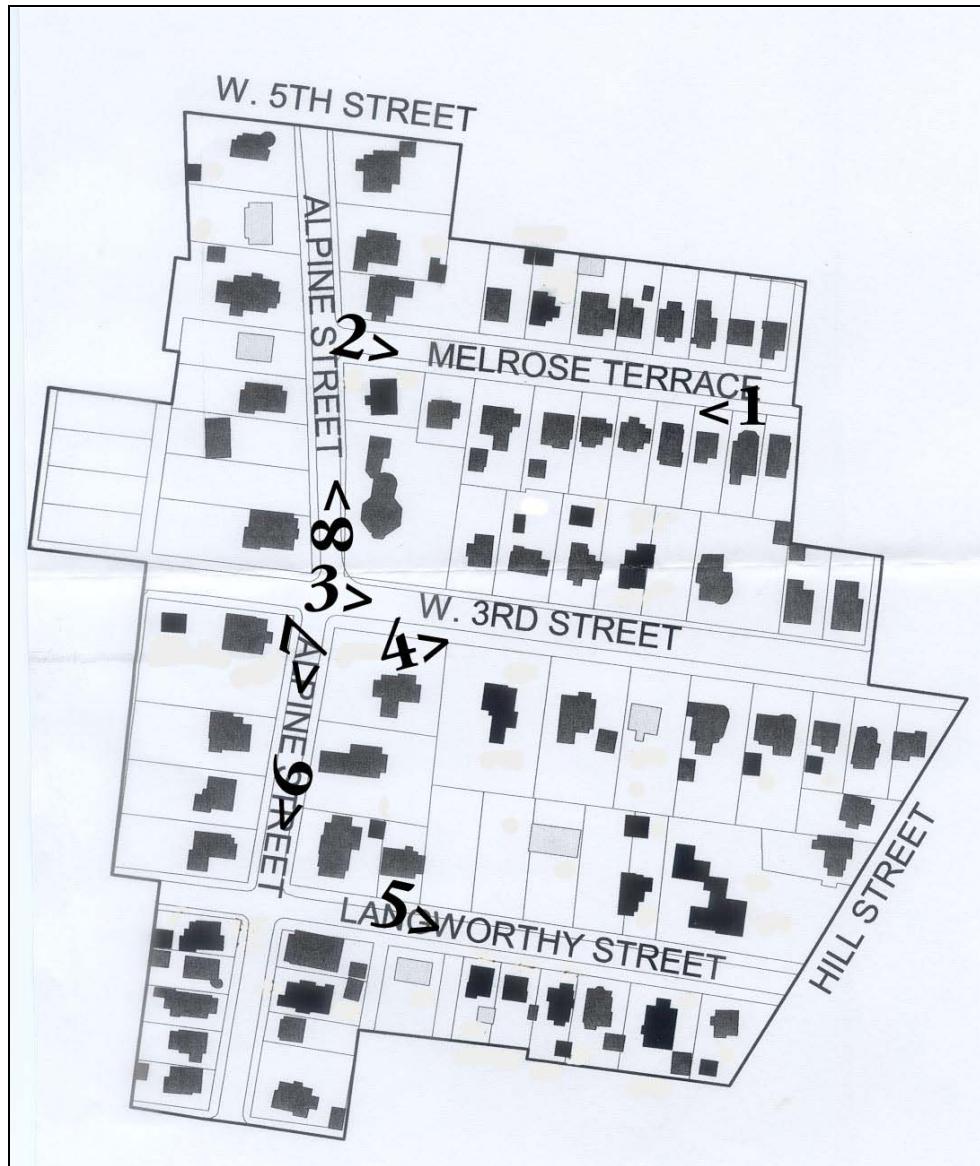
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(Finley Hospital) occupy the east side of Hill Street across from the district. The district properties are those which front on Alpine, a north/south street, or three east/west running streets, Melrose Terrace, West Third and Langworthy. The Langworthy historical association ties the majority of these properties together, the assumption being that all of the property builders secured their lots from the promoters of the several Langworthy additions or subdivisions. The exception is the northwest corner of the district, west of Alpine and north of West Third, which is Nairn's Addition.

District Map:



District Photographic Map

Photographs:

Photographer: James E. Jacobsen

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Date: November 18-19, 2003

Location of Negatives: City of Dubuque

Film Type: Ilford ASA100

Frame:	View:	Description:
1	Southwest	south side of Melrose Terrace, from Paulina Street
2	Southeast	south side of Melrose Terrace, from east of Alpine Street
3	East	south side of West 3 rd , from east of Alpine Street towards Hill Street
4	Northeast	north side of West 3 rd , from east of Alpine Street towards Hill Street
5	Southeast	south side of Langworthy from midway between Alpine and Hill streets
6	South	Alpine, from north of Langworthy towards Solon Street
7	Southwest	West side of Alpine from point further north from Langworthy Street
8	Northwest	Alpine, from point south of Langworthy Street towards West 3 rd Street