

# Cathedral Historic District

# Phase IV District Report

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## Cathedral Historic District Update Report, 2003-04:

### Overviews:

#### District Changes Since 1986:

Demolitions in the district have not approached the level of substantial loss as experienced by the Jackson Park District. Demolitions have been restricted to Bluff Street and the several named alleyways to the west of that street. Lost properties include 38 (not found) 479-81 (1860 side gable brick), 493-95 (c.1895 Queen Anne brick row house), 687 (c.1865 brick vernacular) Bluff, 450 (c.1880s frame T-plan), 493 (c.1930s frame cottage on raised concrete block foundation) Hayden Lane, 479-81 Bluff (Copperhead Lane) (two-story brick side gable vernacular, c.1860).

### Remodelings:

186-88 Bluff is undergoing renovation at this time. 409 Bluff has also been restored.

### Physical Descriptive Notes:

The original National Register of Historic Places Cathedral district nomination (1984) describes the basically flat river terrace setting of the vast majority of the district, and notes the notable raised deviation of St. Mary Street which occupies a raised terrace setting west of and above St. Raphael Cathedral.



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### Cathedral District Contour Map (20' contours)

The contour map shown below indicates that the most notable terrace projection is one that expands from the base of the West Third Street hill. This elevation contrasts markedly with the lower grade Cathedral Block. To the southeast the ground falls away gradually. A second marked terrace is the site of the present day Central School. The ground drops abruptly along the back lots along Emmett Street.

In the north end of the district the west end of the lots which front east on to Bluff Street, to the north of West 5<sup>th</sup> Street. As the historical images indicate, the base of the bluff cut much further west, crowding or limiting the depths of the Bluff Street houses. Long narrow plans not surprisingly followed on those lots. The images further document that the intense pressure to develop encouraged the laying out of streets and the building of numerous bluff front houses, none of which survive. The same images document this intensive land use pattern with some glaring exceptions. This was represented by the development along alleyways in the area west of Bluff and to the north of West 3<sup>rd</sup> streets.



Original Town Plan (north to the right)

The nomination claims that the 4<sup>th</sup> Street Elevator is rightfully a part of this district rather than the bluff top, explaining it as being due to the absence of a ravine at that point. In fact, elevator is functionally related to Fenelon Place and had no linkage with the Cathedral district apart from its role in facilitating through traffic. As the plat map indicates there were no good westward uphill routes at any point along the district. West Third Street was the only direct route and it was very steep. Its steepness didn't prevent the location of the Catholic Cemetery and other church institutions along its bluff edge in the 1870s but it was not used as a major thoroughfare. West 8<sup>th</sup> Street was the principal farm-market and trade route and ran just north of the edge of the district. An indirect route, shown on the plat map, ascended the 5<sup>th</sup> Street Hill and, while it encouraged bluff front houses, it was never a major or convenient route of ascent. The elevator consequently played the initial role of extending bluff top settlement and that role actually diminished the need to live below the bluffs. Beginning in 1877, the Hill Street Railway provided mass transit access to the bluffs and the westward movement was made all the more feasible.

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The plat naturally followed the river terrace which broadened and turned to the southwest below West 1<sup>st</sup> Street. Bluff and the other principal streets turned at that point and in that direction. Building lots unfailingly oriented east/west onto these principal streets. The lots west of Bluff were elongated. It is noteworthy that no provision was made for north/south oriented lots around Washington Park or on the cross streets. Consequently the vast majority of district buildings orient east/west and buildings fronting on cross streets tend to be of shallow draft so as to fit their partial lots. Only West Third and West 5<sup>th</sup> streets proceeded west of Bluff. Alleys were improved to function as additional means of access. The district nomination notes the important fact that numerous early Bluff Street residences, fronting east, were positioned in the centers of these long narrow lots and were “buried” visually when later infill was constructed across their frontages. Again, the historical images document many of these hidden buildings, all of which date to the 1850s.

### Historical Contexts:

The original district nomination identifies the following historical contexts or themes:

- ❑significance “primarily based on the architectural significance of the area.”
- ❑“the best concentration of residential structures in Dubuque’s earliest extant neighborhood.”
- ❑a significance period of 1850-1900
- ❑place of residence for ‘the majority of the Irish population.’

In contrast to the Jackson Park district nomination, the Cathedral district nomination document pays less attention to contrasting the latter with the former district. The following descriptive distinctions are noted:

- ❑houses having “direct street frontage, uniform setbacks and little or no side yards”
- ❑the development of this district was completed at least ten years prior to that of Jackson Park.
- ❑Cathedral contains several early frame house/cottage examples

A number of other patterns are important.

- ❑unlike Jackson Park, no other churches were ever located within the district apart from the cathedral. Catholic institutions played an important role in the Cathedral District.
- ❑Cathedral district had both a public and parochial elementary school, while Jackson Park belatedly included the public high school and a Catholic girls school.
- ❑the Cathedral district is set cheek and jowl with the expanding downtown commercial district and a substantial industrial presence along lower Locust Street.
- ❑like Jackson Park there is little evidence that the Cathedral district ever included much if any commercial buildings or services, apart from the commercial zone along Locust Street.
- ❑Unlike Jackson Park, the Cathedral district included a number of public institutions, its own fire house (located in Washington Park and later at 4<sup>th</sup> and Locust), Washington Park came close to being the site for the new courthouse in the 1870s, and the Federal Building/post office building (1932).
- ❑Washington Park, unlike Jackson Park, is a “true” public square that occupies a square that is bordered on all sides by streets. Jackson Park lacks this distinction, fronting on its north side with private properties.
- ❑Like Jackson Park, the district included a fair number of early mansions, reflective of the early walking city wherein industrialists and merchants could walk to their places of employment. Most of these early mansions were lost, 396 Locust, actually excluded from the

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district, is one survivor. A second wave of mansion building, in the north end of the district south of the park, followed in the mid-1880s. The Farley and Sullivan mansions survive.

The original nomination document contains a few errors and on other points warrants some clarification.

◻page 7-1 states that the district “has resisted commercial expansion” and on page 8-1 notes “Together with the neighborhood saloon, grocer, and an assortment of small home occupation businesses, the district thrived...” In fact the district coexisted with an increasingly commercial Locust Street and an array of major factories that located mostly on Locust but also at Third and Bluff. Proximity to the downtown apparently retarded the emergence of neighborhood based corner groceries and similar stores and services. One exception was doctors’ offices, several of which located in houses to the west of Locust Street. The present-day commercial development along Bluff, West 4<sup>th</sup>, etc. is a much later development. As late as 1891 there is no indication that anything but residential land uses predominated within the district. In fact the belated development of commercial land uses at the foot of the 4<sup>th</sup> Street Elevator resulted in the establishment of a local historical preservation program and served as the catalyst for surveying and listing the several historic districts.

◻the same page is unclear concerning the construction date for the cathedral. The Panic of 1857 caused a change in the style but not the actual construction, which took place in 1857. The document implies that the cathedral retains its original design as “the most outstanding example of Gothic Revival architecture in Dubuque.” The façade was veneered with stone and a steeple added in the 1870s. The core building is the earliest example but most of the city churches employ the same style.

◻the district contained “the majority of the Irish population...[the cathedral]...served as a catalyst for immigration and growth in the District” and its buildings reflect that. More recent research places “Little Dublin” in the southernmost end of the district, extending up Dodge Street and to points further south. While the district includes several early frame cottages, the vast majority of early Irish frame residences have been lost, many of these in very recent years due to the several highway projects. One discovery, since the district was listed, was a miner’s cottage in the backyard of 480 Emmett. St. Mary Street, while of frame construction, is of later date and has no identified Irish dominance in the population. The presumption that the presence of the cathedral proves the Irish residency claim is a probability, given that all of the new parishes which broke away from the original parish were German congregations. Suffice it to say is that Cathedral district does not necessarily equal Dublin and the necessary research has not been done to determine how Irish the district was over time.

◻page 7-1 dates the firehouse at 417 Locust to the mid-1850s. This was likely a stylistic assumption given the presence of a belvedere (bell tower). The building was built much later, in 1884.

◻a more important point of confusion involves the definition of vernacular architecture. Page 7-1 terms the architecture “mid- to late-19<sup>th</sup> Century brick vernacular” while page 7-4 further defines the architecture as “more popular and derivative executions of architectural styles drawn from pattern books and builder’s guides than high style buildings design by architects.” Vernacular is vernacular, and its source cannot be credited to these origins which still represent a derivative of academic design. Vernacular design is derived from a more informal, uncodified mix of traditional building forms. The end result certainly is influenced both by particular builder/designers and particular client tastes and popular styles.

◻on this second point, the link between vernacular and academic architecture, the nomination is again confusing, and this is not a minor point of confusion. Page 7-2 states “while not high style in design, these structures were predominantly vernacular adaptations of traditional

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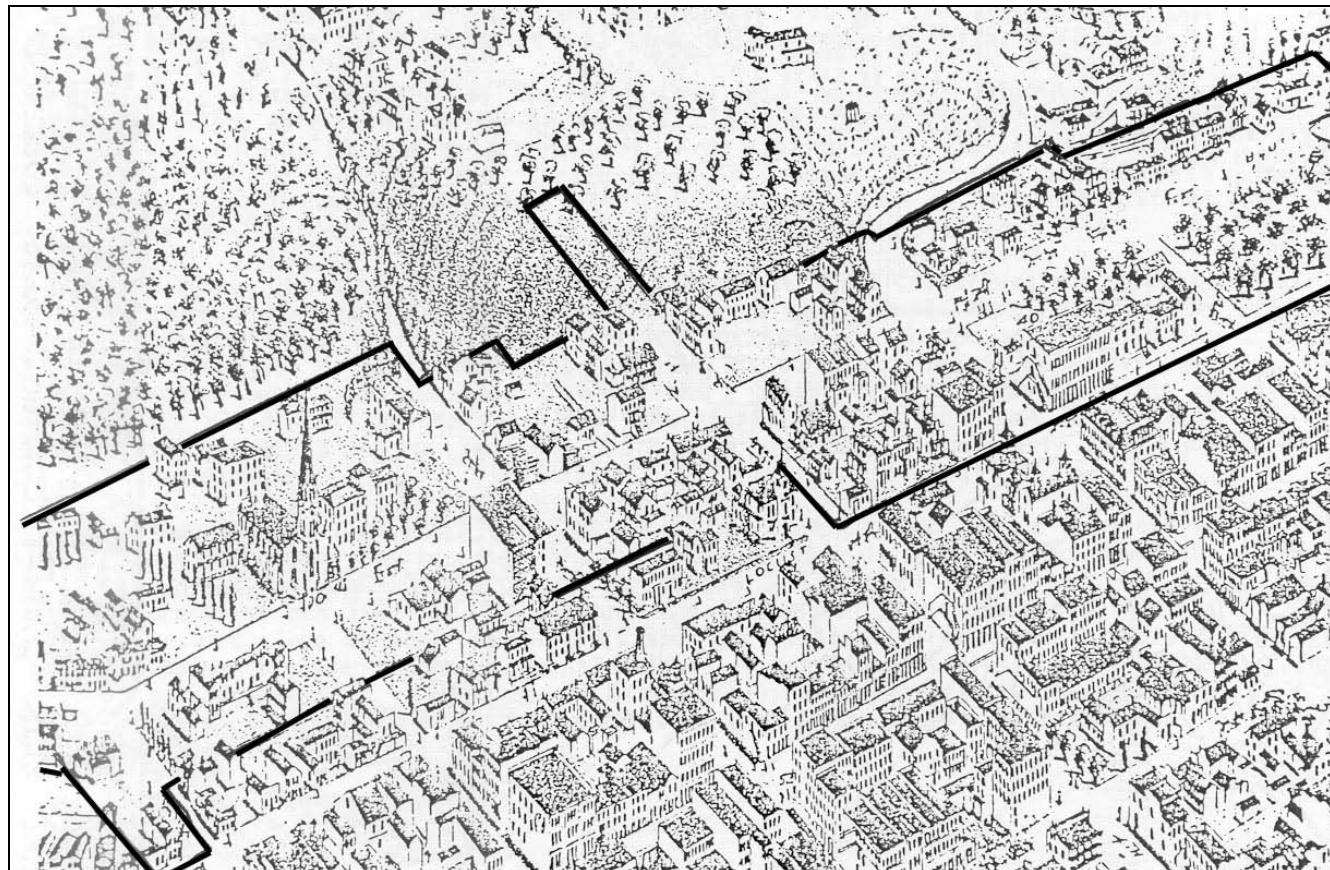
styles..." and the district offers "a diversity of styles and details that makes it a unique district in the City." Page 7-4 notes the already quoted role played by pattern books and builder's guides "than high style buildings designed by architects." In fact, the district possesses some of the best academic architectural examples to be found in the city and several of the recently lost buildings (A. A. Cooper House) would be on that honor roll if they had survived. The statements are accurate with regard to most of the district but there was always a high-end academic architectural presence, above and beyond that to be found on Cathedral Square. Most of these examples were the mansions which were built in two time phases. Within the vernacular range of buildings the same minimal overlap is found between Italianate style and the side and gable front vernacular house designs, the difference usually boiling down to the presence or loss of brackets and original windows.

the nomination used one stylistic category that would no longer be employed, this being the "Terrace" (parapet front apartment blocks) style.

finally the nomination classified all post-1900 buildings as being non-contributing and was fairly intolerant of porch losses and re-sidings. A much shorter list of these buildings is identified in this evaluation. Buildings which are still capable of making a visual contribution to the district are deemed to be contributing ones.

### District Physical Development:

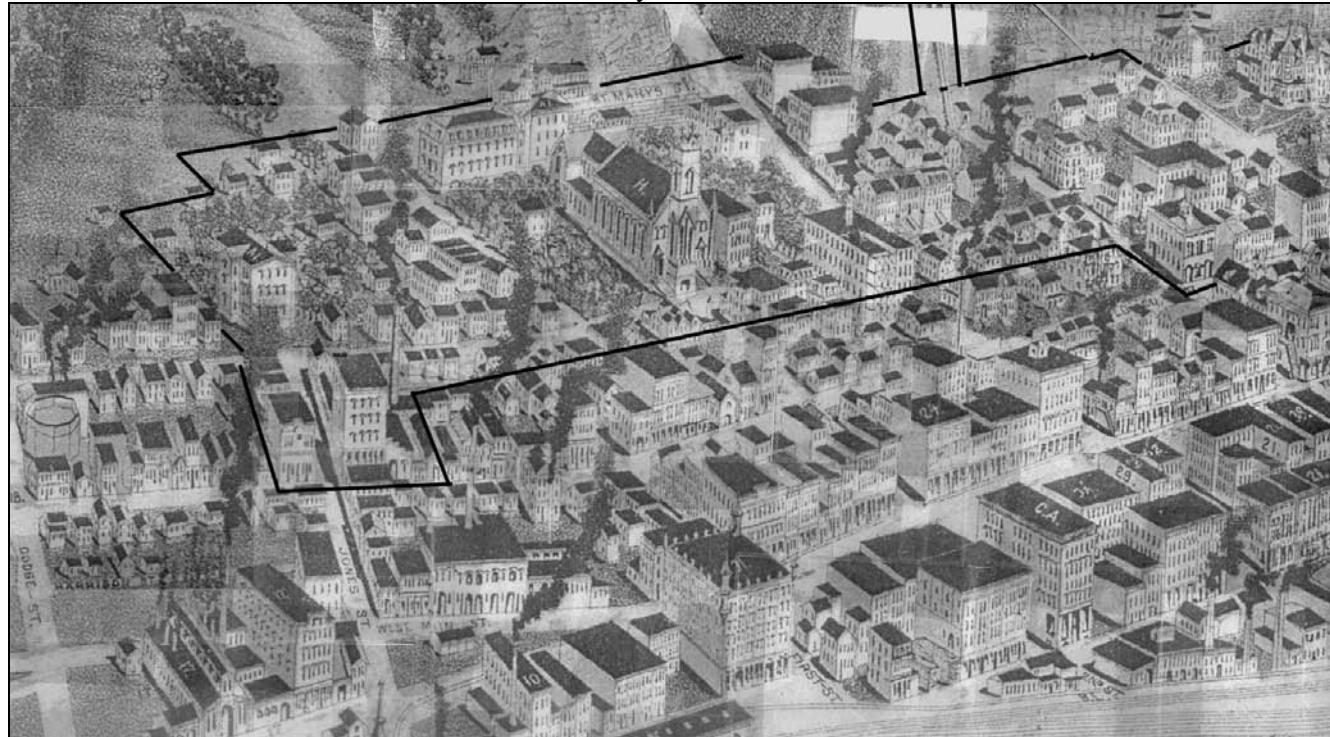
One of the strengths of the original nomination was a detailed and accurate descriptive summary of the district over time. There is no reason to reiterate that summary. This addendum simply adds panoramic overview and any new findings.



1872 Birds Eye View, looking northwest (district boundary added)

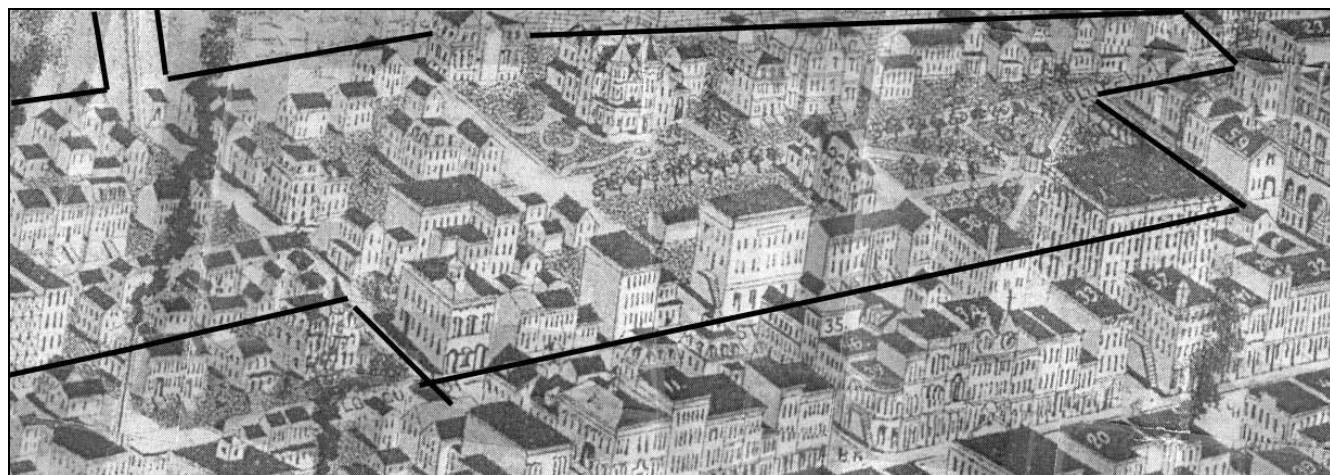
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These bird's eye views (1872 and 1889) are invaluable in dating buildings and the historic images that follow in this report. There is every indication that these drawings are very accurate. This image locates a number of empty lots, many on prominent corner locations. These are intermixed with a clear pattern of very intensive development on both sides of Bluff above West 3<sup>rd</sup> and below West 4<sup>th</sup>, and west of Bluff above that point. Note the very limited bluff-top development at this point in time. Locust Street, on its west side, is commercial only at its intersection with West 5<sup>th</sup> Street.



1889 Birds Eye View, view northwest, south portion below West 5<sup>th</sup>

Seventeen years later, a number of large factories have been built (see northeast corner Jones and Locust and southeast corner, West 3<sup>rd</sup> and Bluff), Locust has been commercially transformed below West 2<sup>nd</sup> Street, and generally, larger buildings have supplanted smaller earlier ones. The West 4<sup>th</sup> Street Elevator is established and a larger image would reflect the intensive degree of bluff top residential development.



1889 Birds Eye View, view northwest, north portion below West 5<sup>th</sup>

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At the north end of the district, three new mansions are extant, just two of which survive today. The massive Glover Overall factory stands east of the park and the fire station at 417 Locust is five years old.

### **Historical Themes:**

The following key themes were at least partly investigated as a part of this project: Development of Catholic church and institutions, the Irish presence, the construction of mansions, the development of Washington Park, transportation's and infrastructural influences on the development of the district, and residential architecture in the district.

#### Development of Catholic church and institutions:

St. Raphael Cathedral is the focal point and namesake for the district and it is noteworthy that this district is named for a church rather than a park as is Jackson Park. The original 78x41 cathedral was one of three area churches (the others being at Galena and Prairie du Chien) established by Father Samuel Charles Mazzuchelli in 1835-37, each being named for one of the three Archangels. The original church was of stone construction. A replacement church was begun along Main Street in 1845-49 but it was never completed. Two new parishes, those of St. Mary and St. Patrick, reduced overcrowding in the growing parish until the mid-1850s. The original church was located immediately adjacent to the present building, 125x85, started in 1857. Formal blessing of the Cathedral took place July 7, 1861. The foundation for a central projecting tower (26x26) was laid as part of the original construction but it and the steeple were only built in 1876.

The following buildings stand or have stood on Cathedral Square:

1839-Father Mazzuchelli's house, next used as a bishop's residence until 1858, and then St. Mary's school (girls) until 1884, located 2<sup>nd</sup> and Bluff south of present cathedral.

1857-present cathedral, \$50,000, John Mullany, architect (extant).

1864-priest's residence, John Keenan, architect, \$9,000, three stories, 50x45 (extant)

1864, new barn, two stories, northwest corner, burns 1865.

1865-Soladity Chapel, at rear of and in line with the Cathedral, new stable on burned ruins of old one.

1871-new steeple for Cathedral, \$7,000, John Mullany, architect.

pre-1872-second priest's house, northeast corner of the block, likely the modern cottage built in the mid-1870s (non-extant)

1866-cathedral roof ridge raised four feet.

1869-three story boys school, west center of block, John Keenan, architect, \$12,000 (non-extant)

1874-new brick barn, northwest corner, \$2,500 (non-extant)

1875-new stable, wing on Bishop's residence

1876-Cathedral façade redone

1882-new chapel on back of Cathedral, \$14,000

1883-girls' school, southwest corner, \$12,000 (extant)

#### St. Mary of the Angels Home, 605-21 Bluff:

1892-purchase Jesse P. Farley house, 6<sup>th</sup> and Bluff, as St. Francis Home

1900-three-story addition to west side

1909-purchase lot to north containing four brick buildings

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1911-north addition completed by Kutsch Bros., name changed to St. Mary of the Angels Home.

1916-buy lot to south, contains four houses and bluff front behind Farley house.

1916-23, rent house to south, demolish in 1923, south wing finished by 1930.

### The Irish Presence:

The only discovery was an 1858 newspaper complaint that Jones Street was a place of “wretched shanties and gangs” (*Daily National Demokrat*, February 24, 1858).

### The Construction of Mansions:

Gen. George W. Jones appears to have started the trend of building large houses in this part of the city in the early 1850s. His Italianate style house is pictured below at the beginning of Bluff Street photographs. Other houses (Dr. Staples and the L. D. Randall house 381 Locust s, both in the 400s block of Locust, were built in the 1860s. The second wave of great house building was started by Jesse K. Farley, who built his Second Empire design in 1879 at West 6<sup>th</sup> and Bluff. Augustus A. Cooper the wagon and carriage maker built three houses within walking distance of his factory complex at West 3<sup>rd</sup> and Main.

### The Development of Washington Park:

Washington Park had the advantage over Jackson Park inasmuch as it was a park or market square from the start and was so developed well before Jackson Park which first served as the city cemetery. The park seems to have been an attractive to potential house buyers. In 1865 Mayor Thompson purchased Lots 621-22 Bluff, opposite the park and the *Herald* observed that “these lots are valuable property” (*Herald*, September 16, 1865).

A serious effort was made to re-locate the county courthouse to the square in 1875. U. S. Senator William Allison introduced a Senate Bill, apparently necessary to accomplish this, on February 12, 1875. A curious proviso was that nothing would be done without adjacent owner consent (*National Demokrat*, February 24, 1875).

Architects Heer & Nascher designed the pagoda/pavilion for the park. Construction cost was to be just \$200 and the *Herald* at least was well please with the design (*Herald*, July 11, 1877). The *Herald* warned “Washington Square will soon be no better than a common cow pasture if that mob of boys are allowed to run it down as they did last night. Why this change of tactics? We sigh for those young trees and the smooth green sward.” The vandalism in question may well have been a baseball game (*Herald*, July 16, 1877).

The race for constructing bandstands in the two parks was underway by mid-August 1877. The Washington Park promoters had the head start, having already raised most of the needed \$200 by mid-July. The *Herald* challenged “downtown [Washington Square] residents” by reporting that Jackson Park folks had completed their subscription campaign. It warned them that they would be losing open air concerts if they didn’t act quickly (*ibid.*, July 11, 16, 1877).

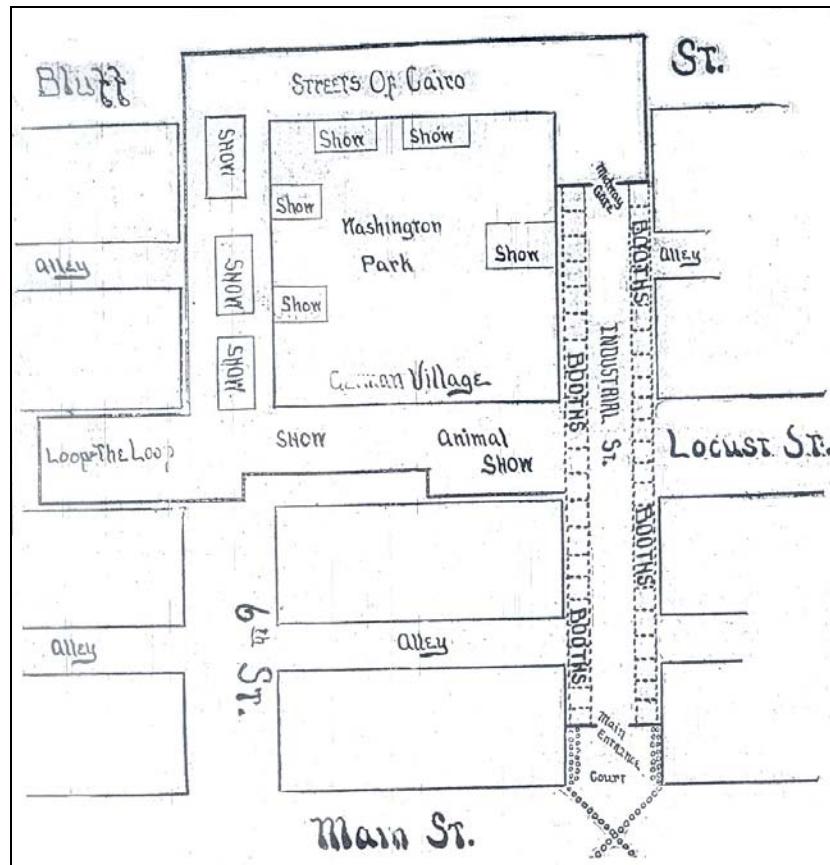
The *Herald* wondered why the Washington Square pavilion was placed off-center in the park (*ibid.*, July 27, 1877).

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In 1894 the park grass was so parched that firemen from the 4<sup>th</sup> and Locust firehouse brought hoses and watered the park (*Telegraph*, July 17, 1894).

In 1895 the neighborhood ladies called for street-front benches in the park side streets, the thinking being that more public benches would be less attractive to the tramps who commandeered the benches in the middle of the park. The evening park concerts in mid-1895 were so popular that the crowd filled both the park and adjacent streets (ibid., May 8, June 15, 1895).

The old pagoda was finally demolished and sold for its salvage value in 1900. The Herald welcomed the move, saying it had been "an eyesore for the past several years." New cement walks were laid that same year. Two years later the park was the site for the Annual Carnival (ibid., April 28, May 18, 1900).



(*Telegraph-Herald*, June 15, 1902)

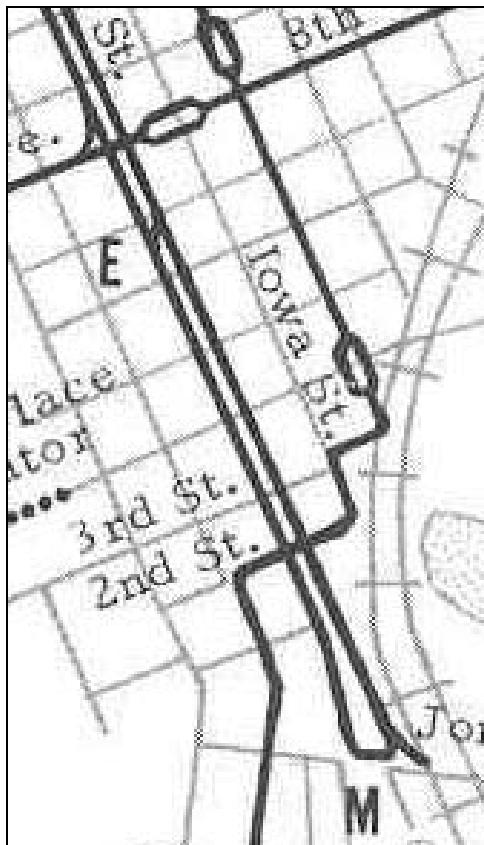
Washington Park once again demonstrated its importance to the city in 1930-31 when the new Federal Post Office building was located south of and fronting onto the park. In 1931, a broader governmental plaza was conceived with the post office, a new courthouse and a new city hall, all surrounding a double park preserve.

### Transportation's And Infrastructure's Influences on the Development of the District:

As the streetcar map, shown below, indicates, the district had no streetcar lines located within its boundaries, given its proximity to the main trunk line on Main Street. The only exception was the trackage on Locust Street, south of West 2<sup>nd</sup> Street. Consequently no tracks will show up in any

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photographs and there can be no direct relationship between architecture and those lines. Even Washington Park had no direct streetcar access.



1928 Streetcar Map

Street railways, as earlier noted, facilitated through-traffic across the district and encouraged the development of Fenelon Place and other western points. *National Demokrat* observed in 1876 “Reasons that Dubuque has to tie together the settlement on the Bluffs and West Dubuque through a street railway have brought various plans at different times.” A Lieutenant Sloan “from the East” visited the city at that time and suggested “a steam elevator...a cable drawn car with a line up and down...4<sup>th</sup> Street best for this.” Regular streetcar service would then take riders further west (*National Demokrat*, May 25, 1876).

At the same time initial efforts to establish an uphill true streetcar service proceeded forward and what was first called the “Julien Avenue Railroad Company” was incorporated and given a 20-year right-of-way. It began service a year later (in the meantime Mr. Beavis’ West Dubuque Omnibus line was packed, using the same point of ascent, *Herald*, July 25, August 31, 1876) as the West Dubuque Street Railroad and would provide successful service to the suburbs, following West 8<sup>th</sup>, Hill Street, etc. until 1884 (*National Demokrat*, May 25, June 15, 1876; *Die Iowa*, September 13, November 8, 1877).

The 4<sup>th</sup> Street Elevator idea didn’t assume solid form until 1883. Mr. J. K. Graves announced plans to sink a tunnel 50-100’ into the bluff. The gas-powered elevator would then lift vertically. Within two weeks the precursor of the present system was decided upon and contracts let. The *Herald* noted “When completed it will be one of the most beneficial and best enterprises of the season, and we sincerely hope the projectors of this scheme will be liberally rewarded for their enterprise (*Herald*, July 15, 29, 1883).” Legend states that the first scheme was simply a private convenience for Graves who

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wished to go home in Fenelon Place for lunch and a nap each workday. Neighbors were soon paying a nickel to use the system and the scale grew more complex. The *Herald* account references multiple promoters and the system required an operator to be on duty so this story is likely apocryphal. Fires provided opportunities to upgrade the original scheme and the several different setups visible in the historical photographs (see below) are readily explained by these burnings. The first fire destroyed the street elevator in 1887. A second blaze destroyed the power house at the top of the hill in 1893. The *Weekly Times* chided the negligent firemen for allowing the loss of the twin cars as well:

The two cars stood under the shed midway between the top and bottom and with very little trouble they might have been blocked and saved, but a half dozen firemen stood watching the fire from the bottom of the hill and let them run down and be destroyed. It was a remarkable piece of supineness for the men who are well paid for the energies they expend for the city (*Weekly Times*, May 26, 1893).

William B. Lapham, 4<sup>th</sup> Street Elevator Superintendent, lived at 119 Fenelon Place as of 1888 (City Directory).

### Third Street Steps:

The *Herald* announced in late October 1901 that City Carpenter Crawford would build a set of wooden steps from Third Street to the Fenelon Place Elevator. Crawford had just finished building a new Madison Street stair system. These steps might have linked the Elevator directly south to West Third from near the crest of that street (see historical photographs of West Third Street, viewed east from the crest which appear to show these steps). They did not lead from a point within the district (*Herald*, October 31

### No Lovers' Lanes If You Please:

The Cathedral and Fenelon Place residents were consistent in their efforts to eliminate favored points of intimate rendezvous. The Fourth Street Elevator pagoda was removed in the mid-1920s for this reason. The following account dates to 1895:

#### Lovers' Lane Closed: The Well Known Trysting Place Barred to the Public

Lovers lane, between Fourth and Fifth streets, is no more Lovers Lane. It is about as loveless a place as one would find now. The Fourth street Elevator company, a base, heartless corporation, with soul attuned only to the jingle of the almighty dollar, has begun the dastardly work of putting up a hog-tight fence at each end and the place will now be given over to the propagation of Russian thistles and things. With Rhomberg's park closed this announcement is the nature of a swipe below the belt (*Herald*, September 10, 1895).

### Falling Things:

As was the case with bluff fronts and steep ravines, freshets and landslides were a real problem for the district. A good example was a very severe cave in that occurred at the head of West Third Street in late August 1895 following heavy rains (*Herald*, August 29, 1895).

### Filling Things:

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One of the undeveloped voids was on West 5<sup>th</sup> Street, either east or west of Bluff. What was termed a frog pond was filled in beginning late July 1899 at the instigation of Alderman McLaughlin (Second Ward which included this area) (*Herald*, July 25, 1899).

### Establishing Final Street Grades:

The City Council finalized street grades across the city on fairly late dates. It is undetermined how important these grade settings were relative to particular street surfaces. Frequently they were accompanied by ten-year prohibitions from having any private parties excavating within the right-of-ways.

Year	Street	Cross Street Reference Points
1907	Emmett	Bluff to St. Mary
1908	West 3 <sup>rd</sup>	Bluff to Burch
1914	Jones	Locust to Bluff
1914	West 1 <sup>st</sup>	Main to Locust
1915	West 2 <sup>nd</sup>	Locust to Bluff
1915	West 6 <sup>th</sup>	same
1915	West 7 <sup>th</sup>	same
1916	West 3 <sup>rd</sup>	Bluff to Locust
1916	West 4 <sup>th</sup>	Main to Bluff
1916	West 5 <sup>th</sup>	Locust to Bluff
1922	West 1 <sup>st</sup>	Locust to Bluff
1925	West 5 <sup>th</sup>	Bluff to Lot 615
1927	West 4 <sup>th</sup>	Bluff to end

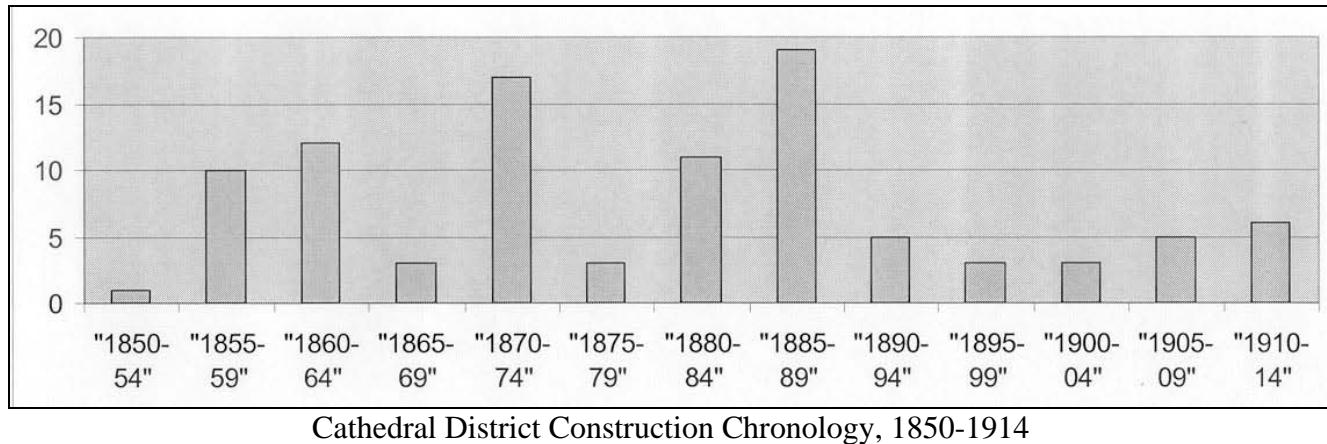
West Third Street was substantially improved with guttering in 1877. The street committee threatened to publish the names of street residents who had failed to pay their promised subscriptions for the work (*Herald*, July 24, August 26, 1877).

### Residential architecture in the district:

#### Building Chronology:

This chart quantifies building starts in five-year increments. The years 1872, 1884 and 1889 are over-represented because many dates are based on their appearance on the various birds eye views or the earliest Sanborn Map. They are accordingly dated on the basis of their earliest known building date, but if accurate building dates were known, these starts would fall much earlier on this spectrum in many cases. Another weakness in this presentation is that it excludes non-extant buildings so these dates include only second or third-generation surviving buildings. Despite these distortions, it is clear that sustained building took place between 1855 and 1864 and likely continued unabated into the mid-1870s. A second peak of building then continued through the early 1890s. Later infilling and replacement continued through 1914. Just two buildings followed through 1932, one of these being the Federal building, the other dates to 1905 (this excludes recent buildings).

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Styles and Types: (\*denotes key building)

### **Federal Style:**

340 West 5<sup>th</sup> Street (1855)

### **Gothic Revival Style:**

\*231 Bluff-St. Raphael Cathedral, 1857-58 (re-fronted with stone in mid-1870s)

### **Italianate Style:**

445 Bluff, 1892-1908

\*231 Bluff, 1863-Italianate Villa, St. Raphael Rectory

\*53-55 Locust, 1882, commercial parapet front

\*417 Locust, 1884, firehouse

### **Second Empire Style:**

The historical photographs document a goodly number of lost examples of this style along Locust and Bluff streets. 486 Bluff is immediately south of the district boundary and is another example. Notice how this style favors Bluff Street as a location.

467-69 Bluff, 1860-six bay duplex, true Mansard

345-47 Bluff, 1870-six bay duplex, true Mansard

409 Bluff, 1873-side hall plan, concave true Mansard

\*701-03 Bluff, 1888, twin bays, front Mansard roof plane only

605 Bluff, 1879, 1916 matching addition, true Mansard

469 Emmett, 1883, St. Raphael Girls School, true Mansard

### **Queen Anne Style:**

\*504 Bluff, 1887-89 (Sullivan)

408 West 5<sup>th</sup>, 1894-96

475-77 West 3<sup>rd</sup>, 1890, frame example

679 Bluff, 1890s, frame example, altered

\*186-96 Bluff, 1886, tri-plex

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\*206-10 Bluff, 1878, tri-plex

Twin-front bay subset:

484-86 West 3<sup>rd</sup>, 1889+, side gable frame  
121-123 Bluff, 1895, brick with twin dormers  
759 Bluff, 1902, twin bay front  
331 West 4<sup>th</sup>, 1899-1900, triple bay façade with turret

**Colonial Revival Style:**

All of these examples are two-story gable front Chris Voelker built designs built of Peer-A-Mid concrete block. A fourth example is south of the district on the east side of Bluff. A fourth example at 124-26 Bluff (1915) has an aluminum front but its south and east walls remain exposed.

339 Jones, 1913  
114 Bluff, 1913-14  
61 Bluff, 1914

Craftsman Style/Bungalow Type:

301 Jones, 1913 (gable front bungalow)  
305 Jones, 1913 (gable front bungalow)  
309 Jones, 1913 (gable front bungalow)  
313 Jones, 1913, (gable front bungalow)  
323 Jones, 1924-cottage

**Moderne Style:**

\*350 West 6<sup>th</sup>-Federal Building, 1932

**Parapet Front Apartment Block:**

471-73 Locust, 1900 (duplex)

**Two-part Commercial Block:**

481 Locust, 1900  
485 Locust, 1863

Schools:

205 Bluff, 1904  
39 Bluff, 1906

**Vernacular Examples:**

**Single-story Frame L-Plan:**

344 West 1<sup>st</sup>, 1872-84

Cathedral Historic District Update Report, 2003-04:

480 Emmett, not-determined, frame miners cottage

**Side-gable Type:**

Row houses, tri-plexes:

432-48 Bluff, 1857, side hall plans  
206-08-10 Bluff, 1878-79  
432-436 Emmett, 1886, parapet front  
425-33-41 Bluff, 1897, three bays, two dormers

Six-bay side gable subset:

426-48 West 5<sup>th</sup>-1855-57  
156-58 Bluff, 1860  
164-66 Bluff, 1860  
372-74 Bluff, 1860  
392-94 Bluff, 1860  
729-31 Bluff, 1860  
743-45 Bluff, 1860  
331-33 Bluff, 1870  
315-21 Bluff, 1872  
625 Bluff, 1868-69, raised end walls  
653-55 Bluff, 1870  
189 St. Mary, 1872  
440-42 Bluff, pre-1872, flat parapet front  
433-35 West 3<sup>rd</sup>, pre-1872, flat parapet front  
471-73 Bluff, pre-1872  
461-65 West 3<sup>rd</sup>, pre-1872  
489-91 West 4<sup>th</sup>, pre-1872  
464-66 West 3<sup>rd</sup>, post-1889  
452-54 West 4<sup>th</sup>, pre-1872  
441-43 Locust, pre-1884  
492 Hayden Lane, pre-1884  
442-44 West 5<sup>th</sup>, 1885-88  
418-20 Emmett, 1885-88  
115-17 St. Mary, 1889, flat parapet front  
454-58 Emmett, 1884-89  
320-22 Jones, 1884-91

Five-bay Side Gable Subset:

51-53 Bluff, 1860, brick  
371-73 Bluff, 1860, brick, stepped and raised end walls

Four-bay Side Gable Subset:

352-54 Bluff, 1850, frame  
103 Bluff, 1855, stepped raised end wall, brick  
50-52 Bluff, 1870, flat parapet front, brick

Cathedral Historic District Update Report, 2003-04:

350 West 1<sup>st</sup>, pre-1872, brick  
169 St. Mary, pre-1889, frame  
221 St. Mary, pre-1889, frame

Three-bay Side Gable Subset:

421 Locust, 1855, brick  
474 Bluff, 1855, brick  
450 Bluff, 1855, brick  
462 West 3<sup>rd</sup>, 1856, brick  
486 West 4<sup>th</sup>, 1856, brick, raised end walls  
209 St. Mary, pre-1889 (frame)  
411-19 Bluff, pre-1884

Two-bay Side Gable Subset:

56-58-60 Bluff, 1860, brick  
\*346-48 Bluff, 1850

Brick Two-story Gable Front Subset (side hall plans):

54 Bluff, 1865, oculus window  
48 Bluff, 1865  
470-72 West 4<sup>th</sup>, pre-1872  
348 West 1<sup>st</sup>, 1872-84  
721 Bluff, pre-1872  
133 St. Mary, 1872-88  
391 Bluff, pre-1884  
314 Jones, pre-1884, oculus  
335 West 2<sup>nd</sup>, 1885-91, flat parapet front  
490 Emmett, 1889  
330 West 5<sup>th</sup>, 1885-91  
125 Bluff, 1900, flat parapet front

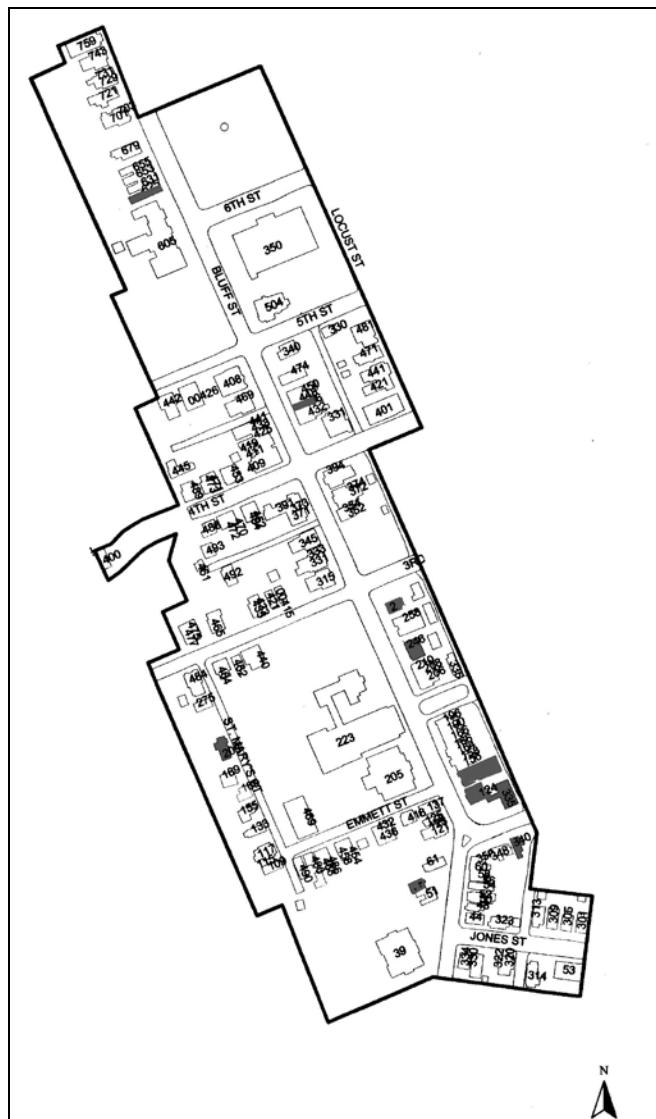
Brick Two-story Gable Front Subset (side hall plans):

155 St. Mary, 1872  
44 Bluff, 1875  
\*480 Emmett, 1885-88  
109 St. Mary, 1889  
275 St. Mary, 1889  
415 West 3<sup>rd</sup>, 1889-91  
421 West 3<sup>rd</sup>, 1889-91  
340 West 1<sup>st</sup>, 1892-1908

Broad Gable Front Duplex Subtype:

466-68 Emmett, 1885-89, brick, twin attic lights  
453-55 West 4<sup>th</sup>, 1910-20, stucco, twin attic lights

## Cathedral Historic District Update Report, 2003-04:



### Contributing/Non-contributing buildings (shaded gray)

## Historical Photographs:

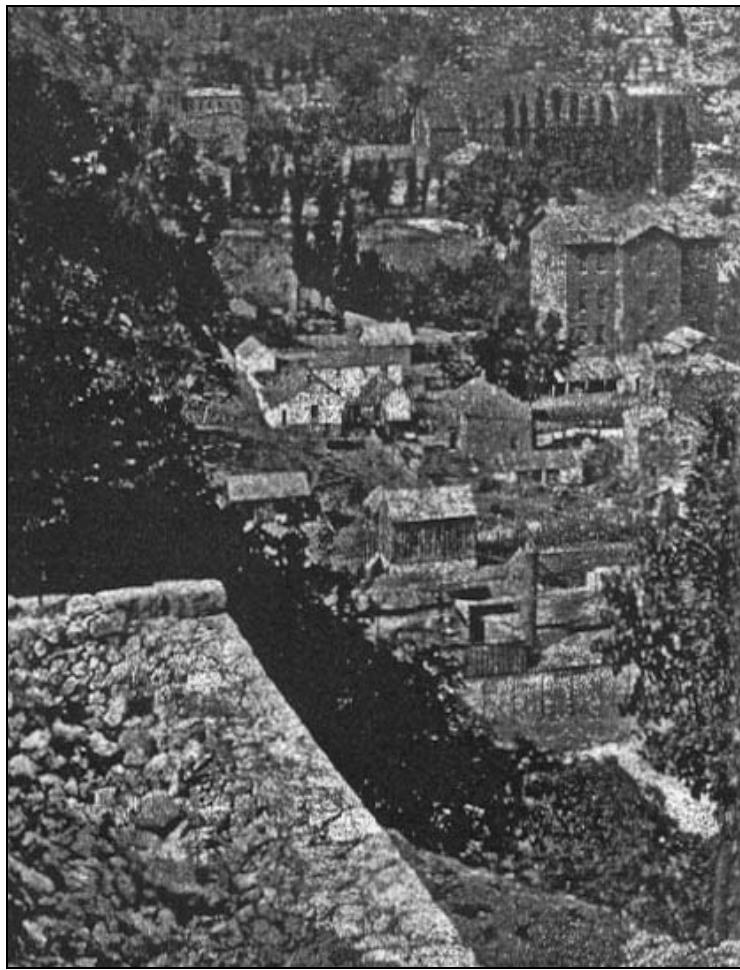
Cathedral Historic District Update Report, 2003-04:



Overview, viewed northeast along Bluff Street, c.1894, photo by Morhiser  
(Photo SDB 819, Center For Dubuque History, Loras College)

This is a spectacular overview and a rare vista from this south end perspective. 186-96 Bluff, built in 1886 is clearly visible due east of the Cathedral and roughly dates this image. The factory at Jones and Locust is barely visible at the extreme right center. Note that Emmet Street is only being infilled at this time. Note also how the buildings along the west side of Bluff are angled to that street due to the lot layouts, while those on the east side are aligned with the street. Note also the intensive array of outbuildings in the backyards of the houses.

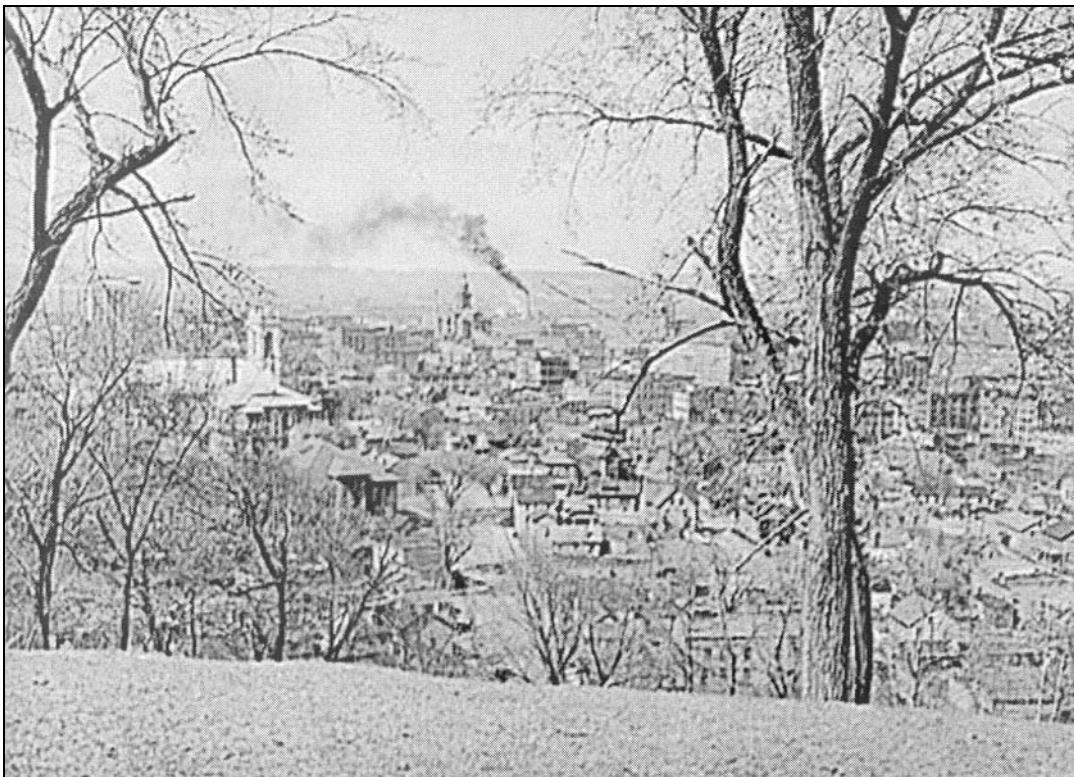
Cathedral Historic District Update Report, 2003-04:



Overview, viewed northeast along Bluff Street, pre-1882, photo by Marhiser  
(State Historical Society of Iowa, Photo Collection, Iowa City, Photo #PA 176)

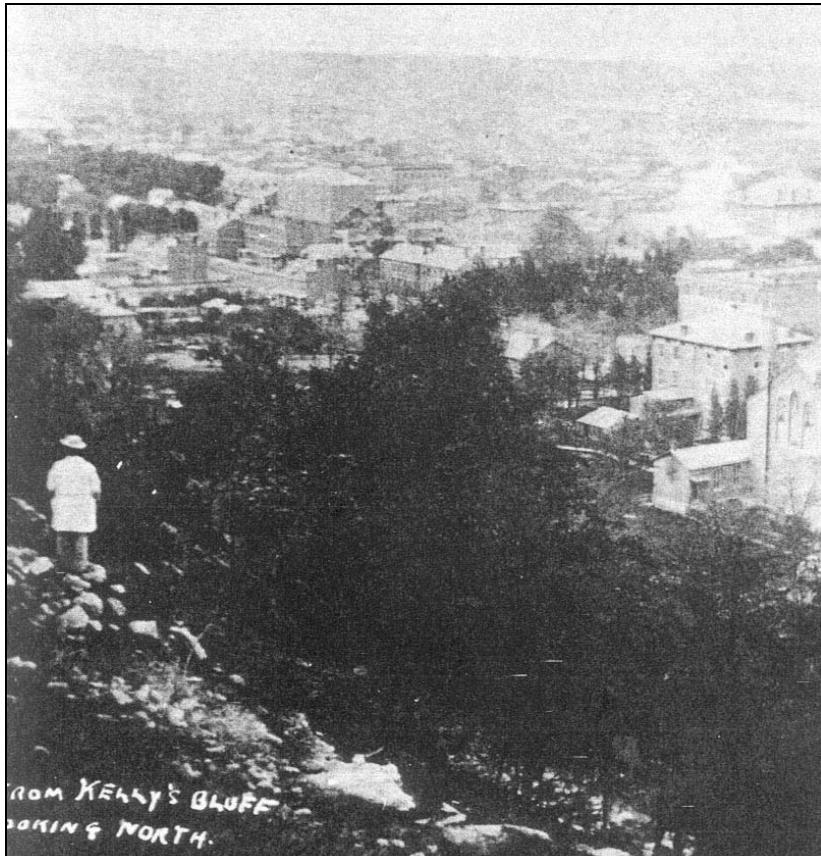
The same photographer at the same time has moved slightly west and has captured the area to the west of the Franklin School and the Cathedral. Again, notice the extensive array of outbuildings visible. The chapel on the back of the Cathedral (1882) is not yet built.

Cathedral Historic District Update Report, 2003-04:



John Vachon photo, 1940, northeast from south of Dodge Street,

John Vachon's overview nicely depicts the broader context of the south end of the district. By this time of course the new Franklin School (1906) had long ago replaced its 1857 predecessor.

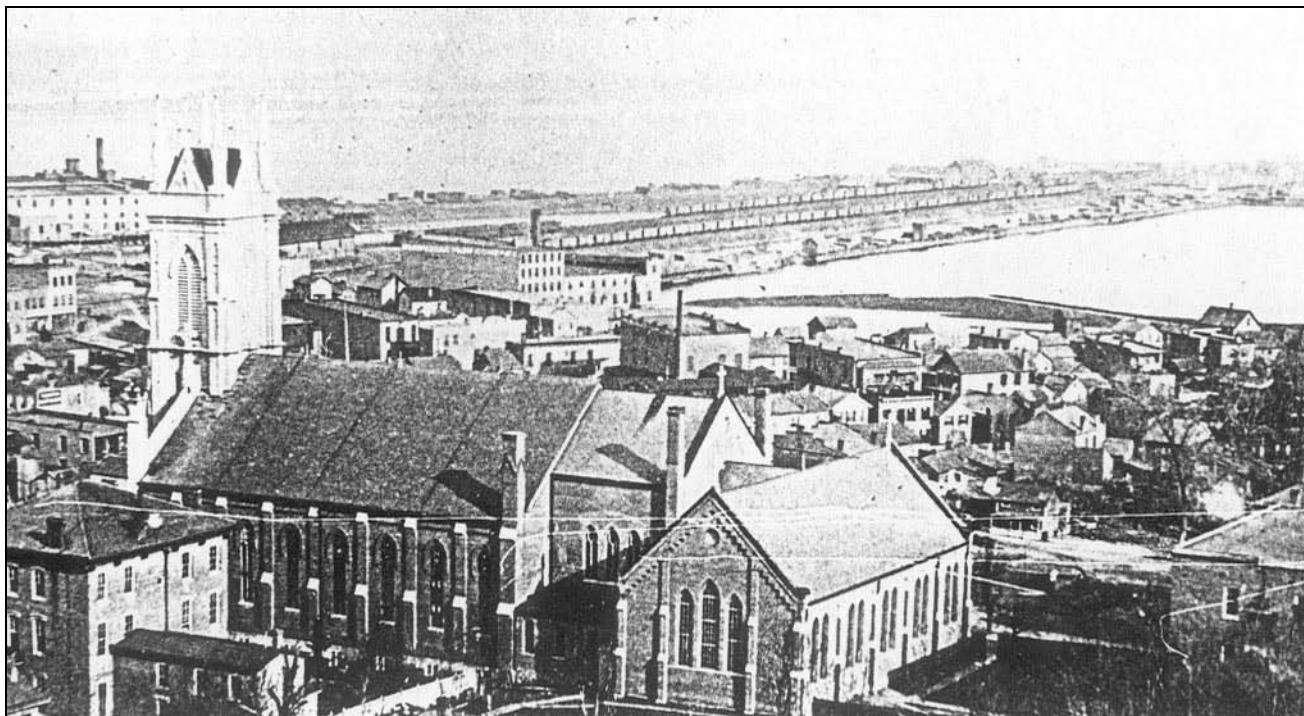


View from Kelly's Bluff, northeast in rear of the Cathedral, c.1873

Cathedral Historic District Update Report, 2003-04:

(Photo FMP 3936, Center For Dubuque History, Loras College)

This very early and one-of-a kind image is an early documentation of both the Cathedral (no rear chapel present and neither of the brick schools is yet built) and the early building up of Bluff Street. Large stretches of that street along the west side are not yet built upon. Trees also cover a large lot to the north of the Richardson factory. The first houses standing north of these trees are 372-74 and 392-94 Bluff, both built c.1860. Most curious is the presence on the west side of Bluff of two high brick walls with stepped end walls, neither seems to have an opposite end. The southernmost is 371-43 Bluff. The other one is north of the alley between West 4<sup>th</sup> and West 5<sup>th</sup> streets and was the south wall of the non-extant 479-81 Bluff (1860). Also clearly present is the brick row house at 423-48 Bluff (1857). Note the large Second Empire style brick building visible at the far left of center is likely a building on West Third Street, north side. 450 Bluff (1857) is north of 423-48 Bluff. Finally note the extensive tree canopy on Washington Square and along the east side of Bluff just south of that park. The wing on the back of the Cathedral is apparently Sodality Chapel, built in 1865.

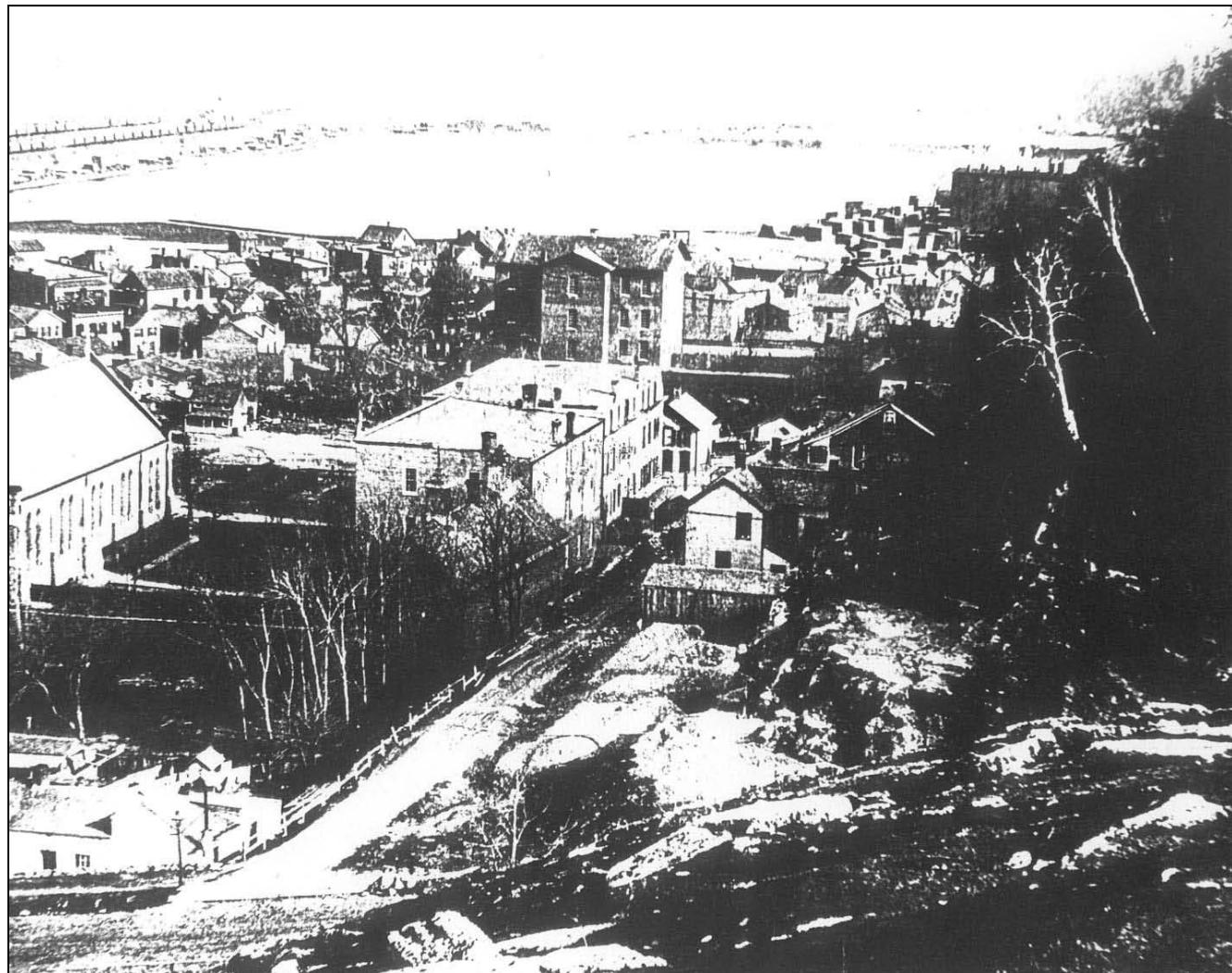


The Cathedral viewed to the southeast from the 5<sup>th</sup> Street Hill, c.1890

(Photo HAM 854, Center For Dubuque History, Loras College)

This image depicts Emmet Street as being barely built up. This image nicely documents the houses along Bluff just south of the Cathedral. The extensive Illinois Central Railroad yards are visible on the filled land in the distance. This image was taken the same day as was the succeeding one, and is east of its vantage point.

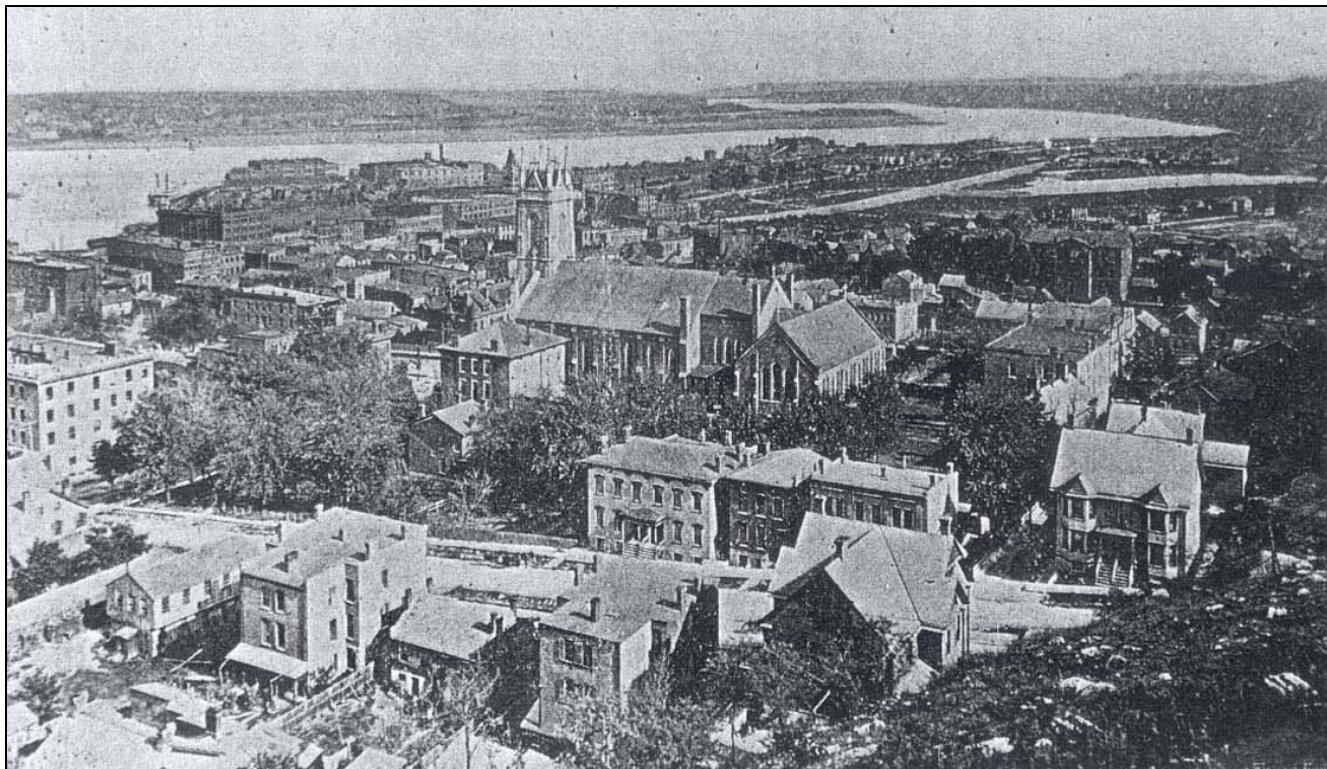
Cathedral Historic District Update Report, 2003-04:



View south along St. Mary Street from 5<sup>th</sup> Street Hill, c.1890  
(Photo RM 1095, NGL 1683, Center For Dubuque History, Loras College)

The house at 221 St. Mary is the first one visible in the image, it was built after 1889. The St. Mary Girls School (1883) is visible behind the old boy's school. While St. Mary Street has not been built up fully, there is a house visible to the west of that street, behind 221 St. Mary that is no longer extant. It is representative of a more intensive bluff base exploitation that no longer survives. West Third Street is visible in the foreground. 484-86 West Third (post-1889) has not been built. To the east, across St. Mary Street, the site of 464-66 West Third is occupied by a complex of frame cottages that are set below grade. Also yet to be built is 475-77 West Third, built c.1890.

Cathedral Historic District Update Report, 2003-04:



Overview to the southeast from 5<sup>th</sup> Street Hill, 1906  
(Photo DK 06, Center For Dubuque History, Loras College)

This image largely duplicates the preceding one, depicting West Third and St. Mary Street as well as the Cathedral area and Bluff Street. In 15-16 years all of the missing buildings in the 1890 image have appeared. Bluff Street is visible at the lower left foreground. This is the only clear early image depicting West Third Street. Note the tree canopy that covers the northern portion of the Cathedral block. The Richardson Boot & Shoe Factory (non-extant) is visible on Bluff, far left of center.



The Cathedral Square and West Third Street, viewed southeast from the Third Street Hill, c.1900  
(Photo FBL 4781, Center For Dubuque History, Loras College)

Cathedral Historic District Update Report, 2003-04:

This view was taken at the general time as the preceding image and shifts a bit to the east/left in its view.



Bluff Street and West Third Street from the 5<sup>th</sup> Street Hill, view southeast, c.1915  
(Photo LS 670, Center For Dubuque History, Loras College)

Missing from this image is the Richardson shoe and boot factory which had burned. Its location, the southeast corner of West Third and Bluff is vacant in this image. This is the only detailed early image of this stretch of Bluff Street, north of the Cathedral. The duplex at 258 Bluff is visible with its present façade. Note the Second Empire style house to the south of it, no longer extant. Note also, across West Third Street to the north, the brick duplex with stepped end walls, also non-extant. Note the streetcar tracks along Bluff which have melted clear in the snow.

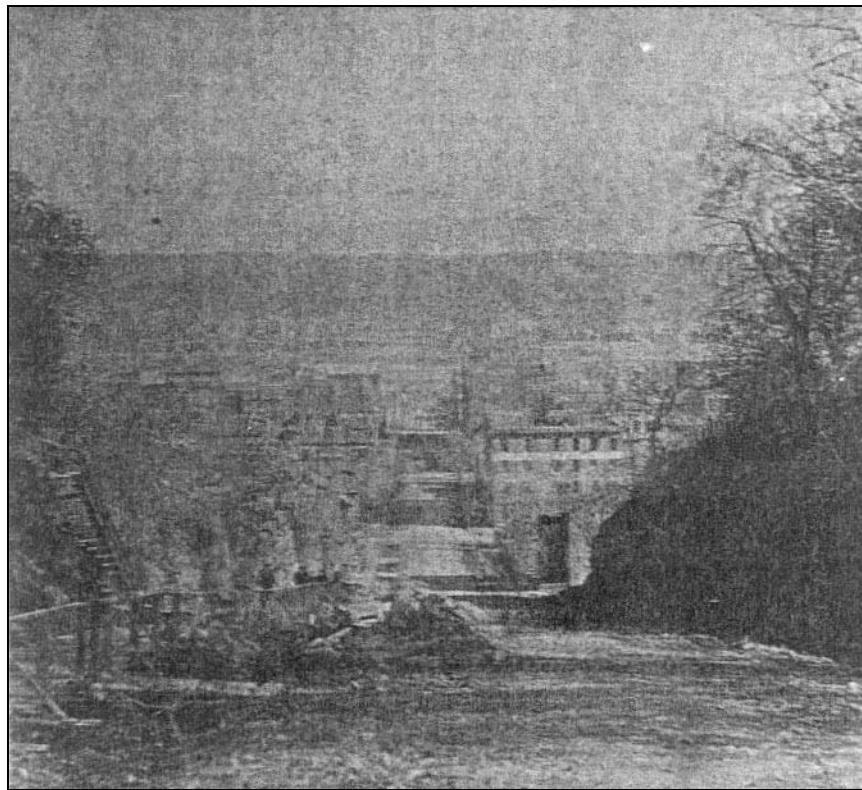
Cathedral Historic District Update Report, 2003-04:



West Third Street, south side, viewed southeast from Third Street Hill, c.1890  
(Photo NGL 1406, Center For Dubuque History, Loras College)

While not a good image it is an important one relative to West Third Street. 440-42 and 462 West Third are visible. A single-story brick building with raised end walls stands at the corner and the future site of and 464-66 West Third. It would appear that this is the stone foundation wall for that duplex and that it is under construction or covered for the winter for completion the next spring. The Richardson factory is visible at the base of the hill as is the Second Empire style house to the south of it on Bluff Street. No houses are visible on the east side of West Third but this is likely due to the angle of the perspective. Note the stumps and rocks in the foreground on the hill.

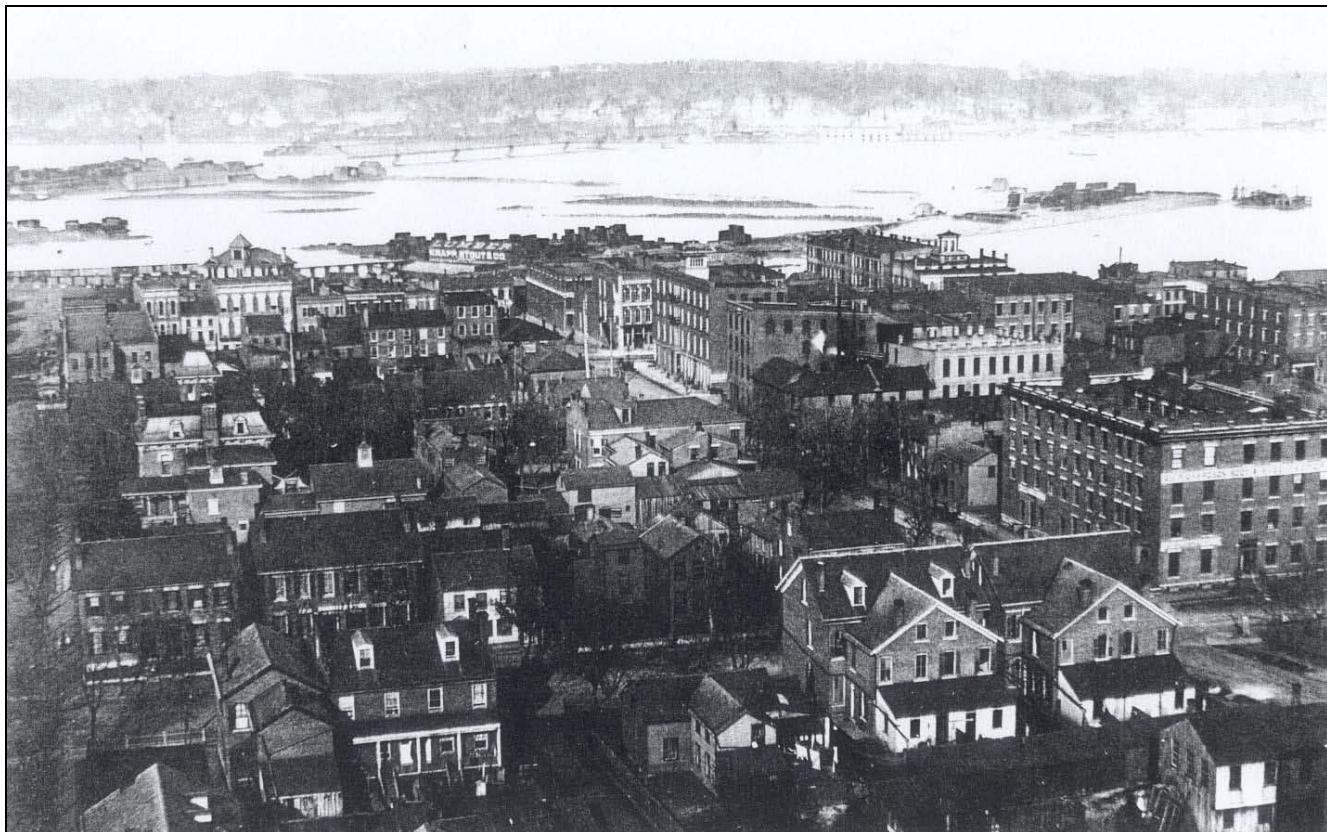
Cathedral Historic District Update Report, 2003-04:



West Third Street viewed east from West Third Street Hill, c.1890  
(Photo NGL 1407, Center For Dubuque History, Loras College)

This image was taken by the same photographer and on the same day as the preceding image. It was taken at least a block west of the St. Mary Street intersection with West Third Street. Two points of interest are (1) the wooden steps visible at the far left, and (2) the very deep open drainage ditch that runs down the north side of West Third Street. This might be an on-going sewer excavation. Wooden bridges over this ditch mark the locations of north side residences at this time.

Cathedral Historic District Update Report, 2003-04:



300s block of Bluff Street, view southeast from 4<sup>th</sup> Street Elevator site, c.1872-73  
(Photo RM 1018, Center For Dubuque History, Loras College)

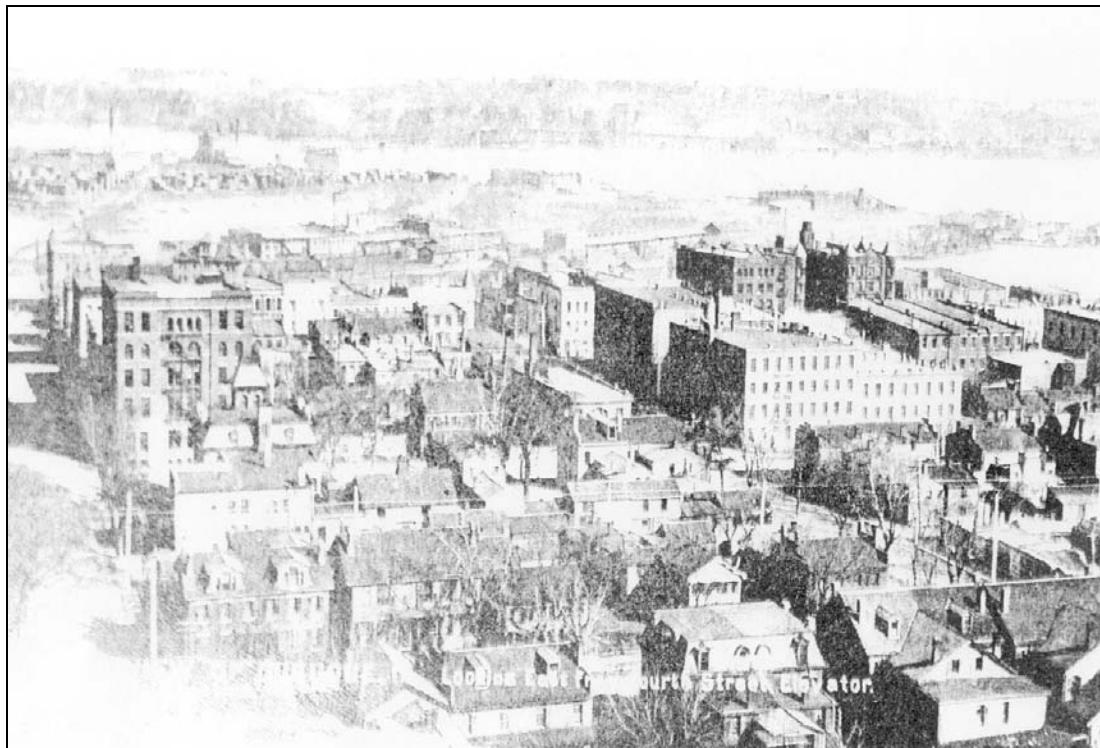
Extant buildings on the east side of Bluff, right to left, are 352-54 (1850), 372-74 (1860), and 392-94 (1860) Bluff Street. On the west side of Bluff, right to left are twin new buildings, just being finished, 315-21 and 331-335 Bluff, not yet present, south of the alley is the Second Empire style 345-47 Bluff which is attributed to 1870. North of the alley stands 371-73 Bluff (also visible in the 1870 view discussed earlier) and 391 Bluff. 452-54 West Fourth, just visible in the lower left hand foreground, was built in 1872.

Cathedral Historic District Update Report, 2003-04:



300s block of Bluff Street, view southeast from 4<sup>th</sup> Street Elevator site, c.1872, detail of subsequent image

(Photo LHH 4647, Center For Dubuque History, Loras College)



300s block of Bluff Street, view southeast from 4<sup>th</sup> Street Elevator, c.1900  
(Photo KRE 156, Center For Dubuque History, Loras College)

Cathedral Historic District Update Report, 2003-04:

Dormes have appeared on 392-94 Bluff (they are no longer there) and the ruins of the Richardson factory are shown at West Third and Bluff.



Winter scene, Bluff Street, 300s block, viewed east from 4<sup>th</sup> Street Elevator, c.1940 (John Vachon?)  
(Photo RM 1095, LS 668, Center For Dubuque History, Loras College)

This photo is taken the same day as that which included the new Federal Building (see below). This photo can be dated by the demolition of much of the A. A. Cooper wagon works at West Third and Locust Streets (note large empty void at right of center).

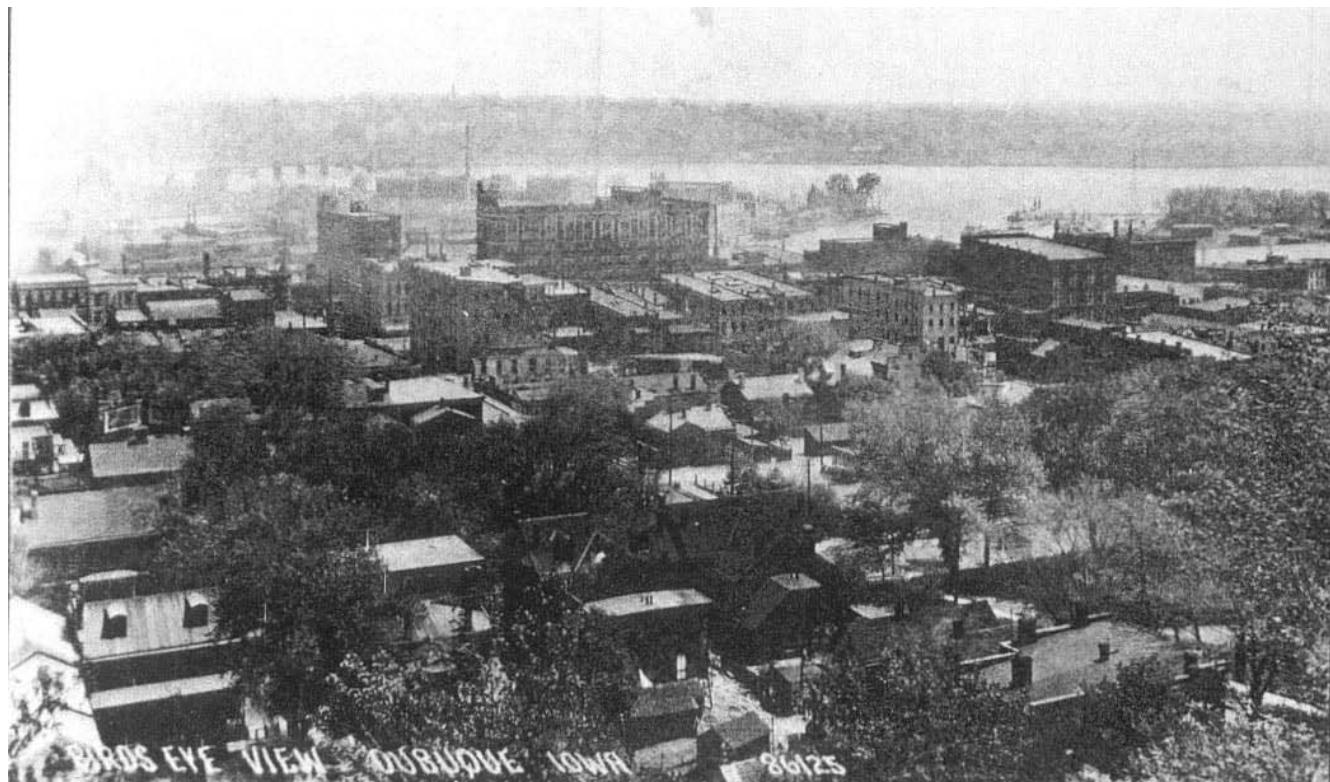
Cathedral Historic District Update Report, 2003-04:



West Third Street, viewed east from West Third Street Hill (or a balloon!), c.1884  
(Photo RM 1127.2, Center For Dubuque History, Loras College)

The firehouse at 417 Locust (1884) is present and newly built, dating this image. The perspective is hard to imagine from the bluffs unless this is a detail from a larger image. The Second Empire design at 409 Bluff is present (dated to 1873 but likely later).

Cathedral Historic District Update Report, 2003-04:



300s block Bluff Street, viewed to the southeast from north of 4<sup>th</sup> Street Elevator, c.1910  
(Photo FBL 4763, Center For Dubuque History, Loras College)

The building in the lower right foreground is 455 Bluff.



400s block of Bluff Street north of West 4<sup>th</sup> Street, view to the east, c. 1873

Cathedral Historic District Update Report, 2003-04:

(Photo FMP 3865, Center For Dubuque History, Loras College)

This is another very early view, probably by the same photographer as the other 1873 view (FMP 3936). Again it nicely documents the belated building up of the west side of Bluff Street. 392-94 Bluff is at the far right of the image on the east side of Bluff. Crossing the street, two non-extant buildings occupy the northeast corner, and are followed heading north by the row house, 432-48 Bluff, then by 474 Bluff. On the west side is 411 Bluff, with matching stepped end walls. On Locust street, the 400s block is largely residential in its makeup and the future site of the firehouse (417 Locust) is still vacant. Immediately east across the street is the Metropolitan Livery and behind that, the Athenaeum Opera House, on Main Street.



400s block of Bluff Street, viewed from 4<sup>th</sup> Street Elevator, 1872-74  
(Photo RM1107, Center For Dubuque History, Loras College)

This view was likely taken by the same photographer who caught the 300's block from this same vantage point (see above). The same properties are present on the east side of Bluff as were previously discussed, with the exception that the Thedinga House, 340 West 5<sup>th</sup> (1840/1855) is pictured along with a frame wing that is non-extant. On the west side of Bluff, 411 Bluff is shown on the lower right foreground. The Second Empire duplex north of the alley is 467-69 Bluff (c.1860).

Cathedral Historic District Update Report, 2003-04:



View of Washington Park, view northeast, c.pre-1872, c.1868  
(Photo NGL 1731, FMP 3930, Center For Dubuque History, Loras College)

This is an important Dubuque image because of the view covered and its early date. Here is a Dubuque that is visually dominated by just a few taller buildings and a much shorter Clock Tower. The Customs House and City Market buildings loom up. West 8<sup>th</sup> Street is only now gaining its commercial blocks and a new one is actually going up on the southeast corner of Bluff and West 8<sup>th</sup>. The cross street in the foreground is West 6<sup>th</sup>. None of the buildings depicted along the west side of Bluff Street survive today. A building, presumably the firehouse, is in Washington Park on its south side. The park tree canopy extends north beyond West 7<sup>th</sup> Street. Notice the tree-line street visible in the lower left foreground that ascends the bluff north from West 6<sup>th</sup>. Houses cluster on the bluff front at that point. Absent along the west side of Bluff are 625 and 653-55 Bluff, both of which are dated to c.1868-70. The prominent gable front brick house near West 7<sup>th</sup> might be the demolished 687 Bluff. 729-31 and 743-45 Bluff (both c.1860) might be visible beyond it.



Cathedral Historic District Update Report, 2003-04:

400s-500s block of Bluff Street, c.1884-85  
(Photo KRE 124, Center For Dubuque History, Loras College)

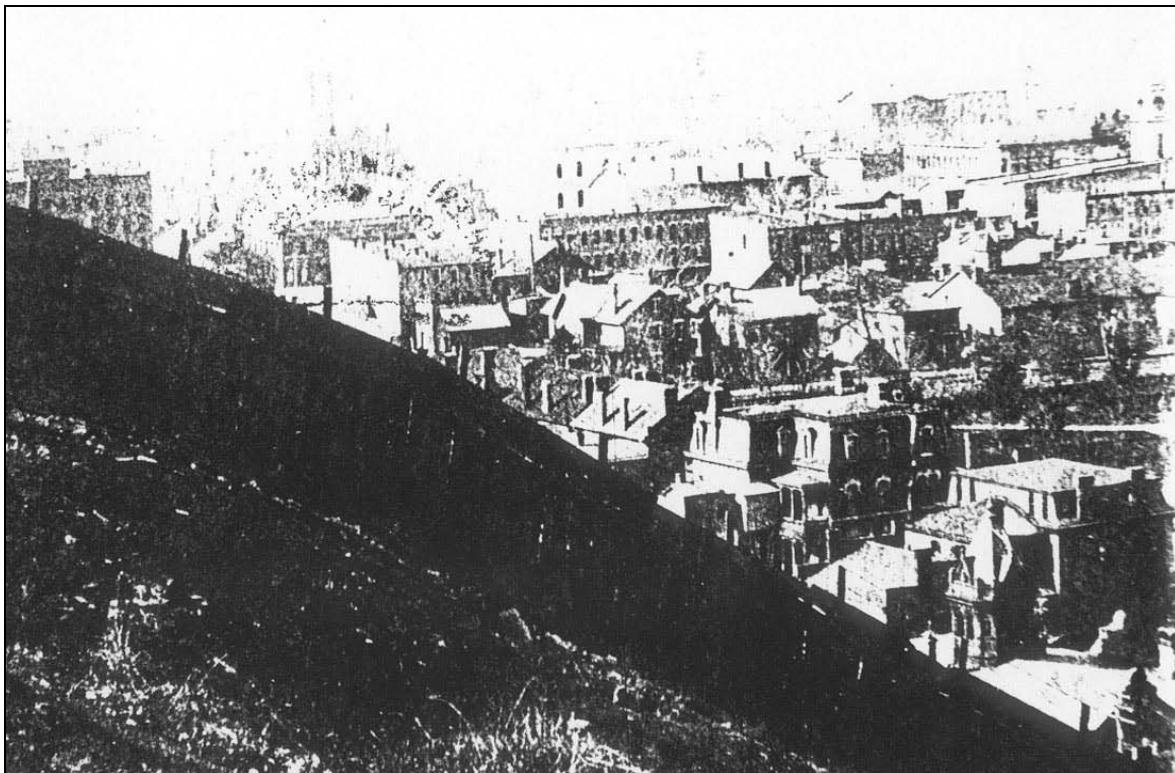
The large buildings along Locust Street are the Masonic Hall (right) and the H. B. Glover clothing factory. The east side of Bluff Street, north of West 5<sup>th</sup> remains largely vacant, surrounded by a wooden fence. The same situation is indicated by the 1872 Birds Eye view. See photo FMP-3870 below that takes a view from in front of the small wooden storefront visible on the alley on West 5<sup>th</sup> Street. It would appear that this parcel was in use as a corral of some sort. In the park the full tree canopy has been thinned out, there is a mix of older and new plantings.



400s-500s block of Bluff Street, c.1884-85  
(Photo RM 1128, Center For Dubuque History, Loras College)

This image shifts to the north and catches a number of interesting buildings that are otherwise undocumented. In the lower right hand foreground is 426-28 West 5<sup>th</sup> Street (note the rear in-wall chimneys). Across the street, the corner building has stepped end walls and also a curious matching outbuilding, with stepped end walls. Behind it on West 5<sup>th</sup> Street is a most curious building with a Gothic centered tower and turret. There is a Second Empire style duplex at 599-601 at Bluff Street (non-extant, demolished to build the sisters dormitory) and the Farley Mansion is immediately north. The large building fronting on Locust, north of Washington Park is Byrne Brothers Storage. This view nicely documents the commercial development along West 8<sup>th</sup> Street.

Cathedral Historic District Update Report, 2003-04:



500s-600s blocks of Bluff, view northeast, c.1885  
(Photo RM 1094, Center For Dubuque History, Loras College)

This image shows the buildings along the north side of the park and also depicts continuation in the reduced tree canopy.



Cathedral Historic District Update Report, 2003-04:

500s block of Bluff and Locust streets, from 5<sup>th</sup> Street Hill, view southeast, c.1884-85  
(Photo HAM 855, Center For Dubuque History, Loras College)

This perspective was taken from a point further north than the preceding one. The Farley Mansion (605 Bluff, 1878-79) is in the left foreground. Note the curious round ring in the lot on the east side of Bluff. The firehouse at 417 Locust is present and it was built in 1884.



400s-500's Bluff, view northeast, c.1898  
(Photo FBL 4794, Center For Dubuque History, Loras College)

The Greystone (left hand foreground, non-extant) and the Restone (504 Bluff, 1887-88, extant) have replaced buildings or occupied former vacant lots by this time. 425-41 Bluff has infilled the southwest corner of Bluff and West 5<sup>th</sup> streets (1897, extant) dates the image. 42-44 West 5<sup>th</sup> Street (1885-1888) is visible at the lower left foreground. In this view the park is once again thickly covered with tree cover.

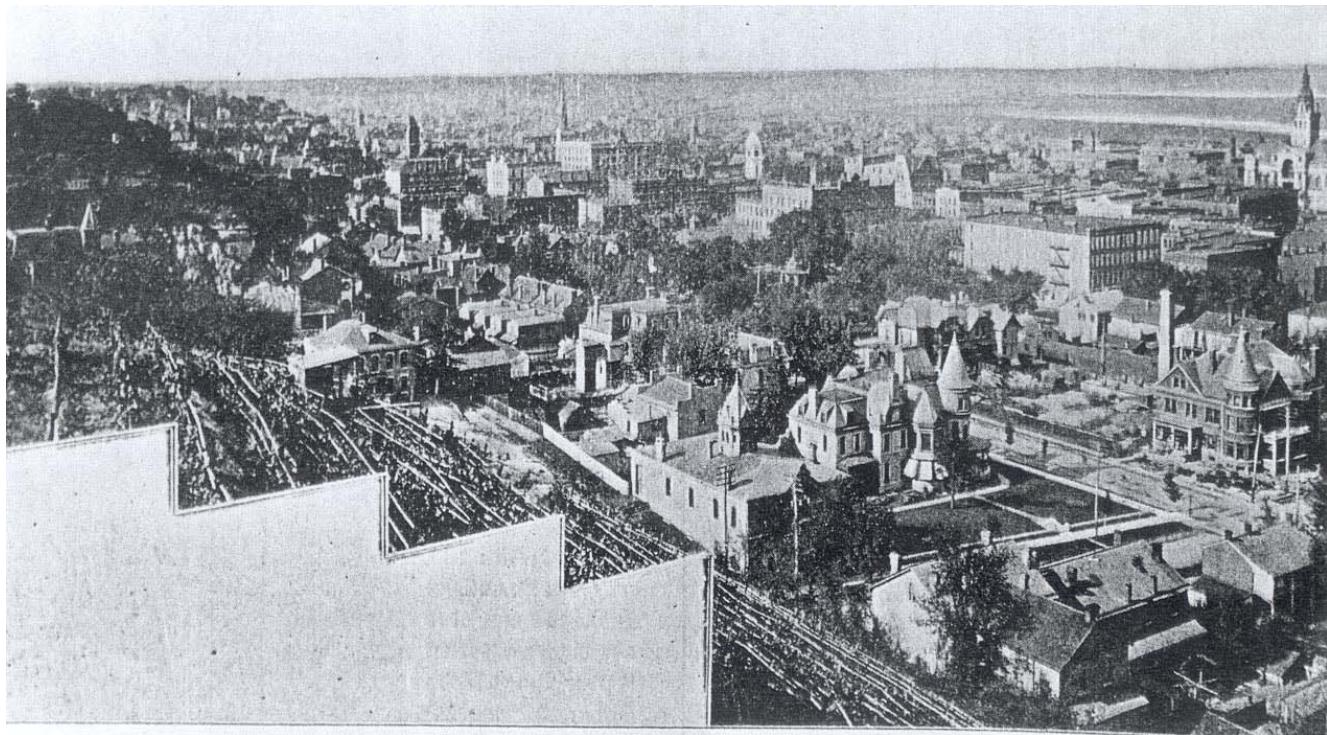
Cathedral Historic District Update Report, 2003-04:



500s block of Bluff, view northeast, c.1898  
(Photo FBL 4786, Center For Dubuque History, Loras College)

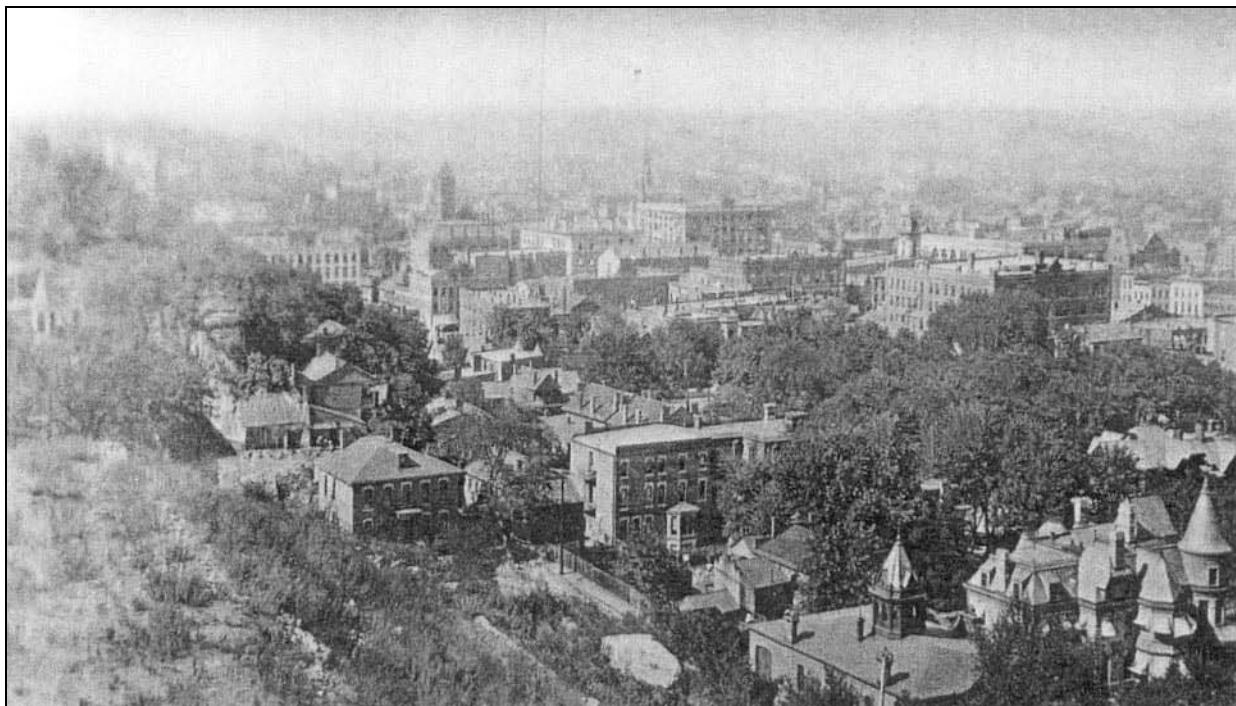
The smokestack and heating plant behind the Sullivan duplex (Redstone) provided heat to a number of Cooper properties. The new courthouse (1897) visible in the background helps date this picture. The Wallis Building (1887) at West 6<sup>th</sup> and Locust, joins the Glover factory. The Bank and Insurance Building, West 9<sup>th</sup> and Main, is under construction. In the foreground is the church-like building previously mentioned, it has a cross on its entrance. Fire insurance maps identify it simply as a stable by 1801-1909. Note the house with stepped end walls that is west of Bluff and to the rear of the A. A. Cooper Mansion. It is visible in much earlier images and is a good example of the intensive land use pattern common to this side of Bluff Street.

Cathedral Historic District Update Report, 2003-04:



500s-600s blocks of Bluff, view north, c.1898  
(Photo DK 05, Center For Dubuque History, Loras College)

This image appears to document the finishing touches on the Redstone (Sullivan Mansion, 1887-88) at 504 Bluff given the lack of landscaping around the house, but this image is certainly ten years later in date. It was published in the Souvenir An Die Feststadt Deutscher Kriegerbund Von Nord-Amerika in 1906, which shows how its currency endured. This image is important because it shows staked grapevines on the bluff face and numerous homes in an intermediate position on the bluff front north of West 5<sup>th</sup> Street. 701-03 Bluff (1888) is visible opposite the park.

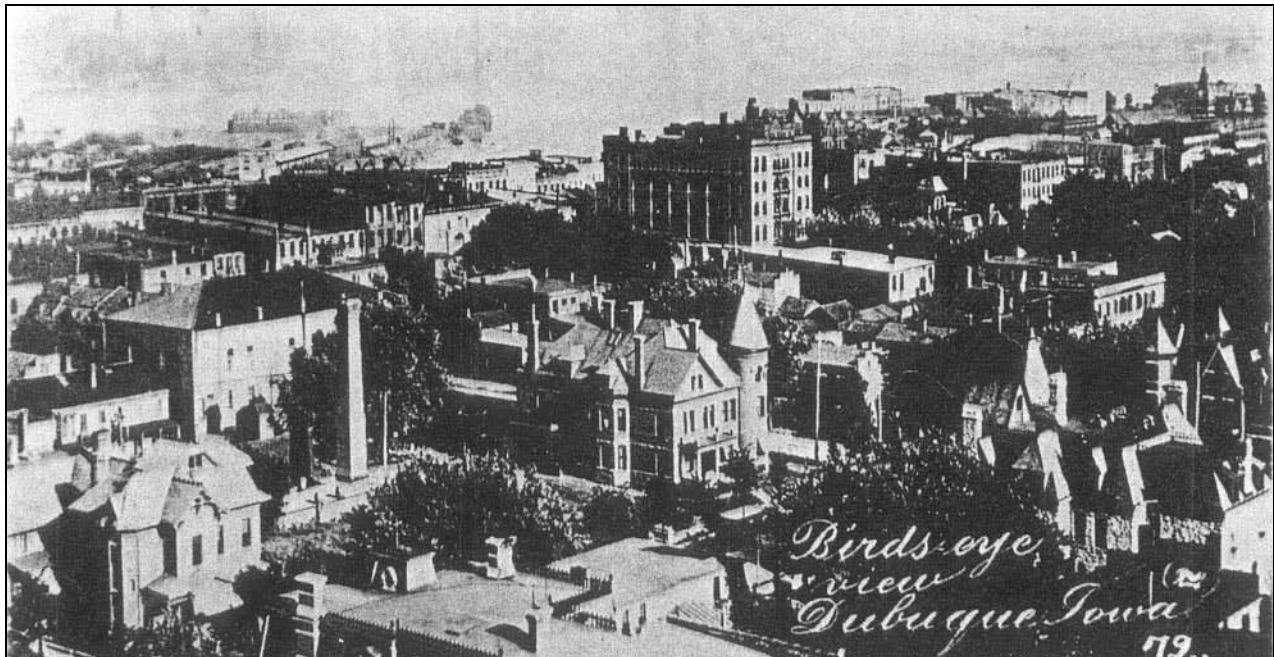


Washington Park, viewed north, 1900-1901

Cathedral Historic District Update Report, 2003-04:

(Photo FBL 4785, Center For Dubuque History, Loras College)

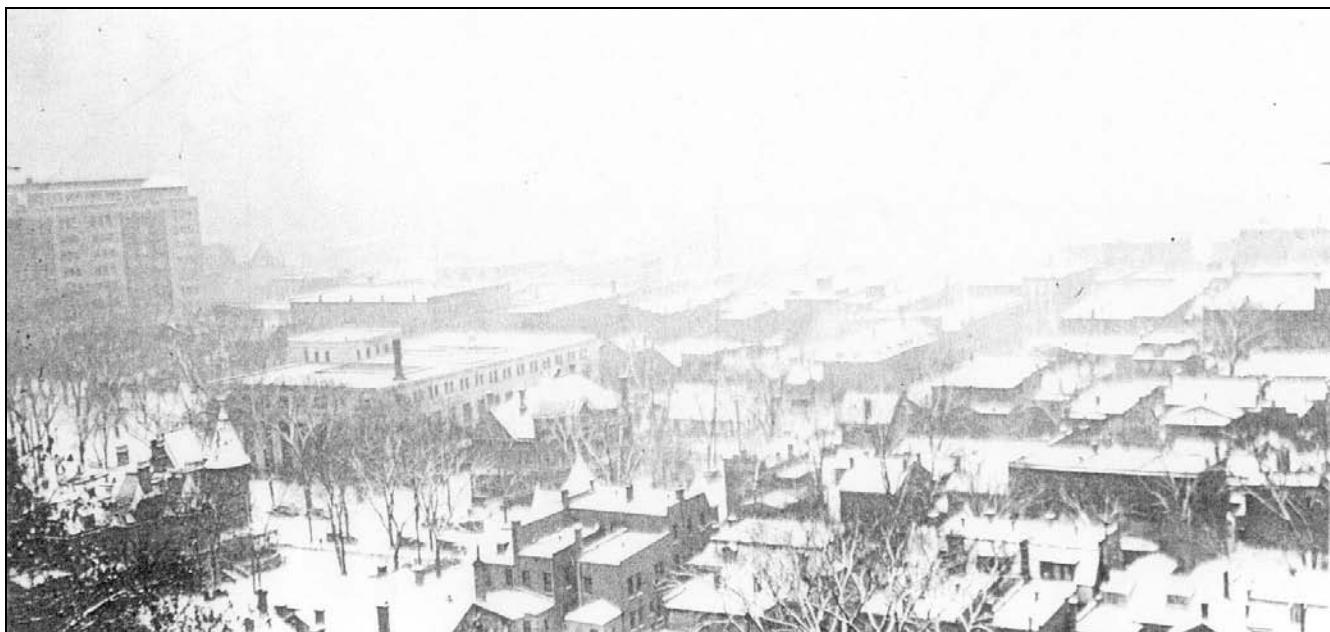
The vineyards have been removed and the bluff front abandoned. The Farley Mansion has received its first major rear addition under the care of the Sisters of St. Francis. They acquired the house in 1892 and this wing was added in 1900, dating this image fairly precisely.



500s-400s blocks of Bluff, view southeast, c.1898

(Photo FBL 4768, Center For Dubuque History, Loras College)

The tall building in the center background is the Bell-Provost Company garment factory, built on the southeast corner of West 4<sup>th</sup> and Locust in 1894 (*Telegraph*, July 29, 1894). This image shows the former Farley Mansion in the foreground, the power plant for the Redstone to the left, and A. A. Cooper's Greystone at the far right.

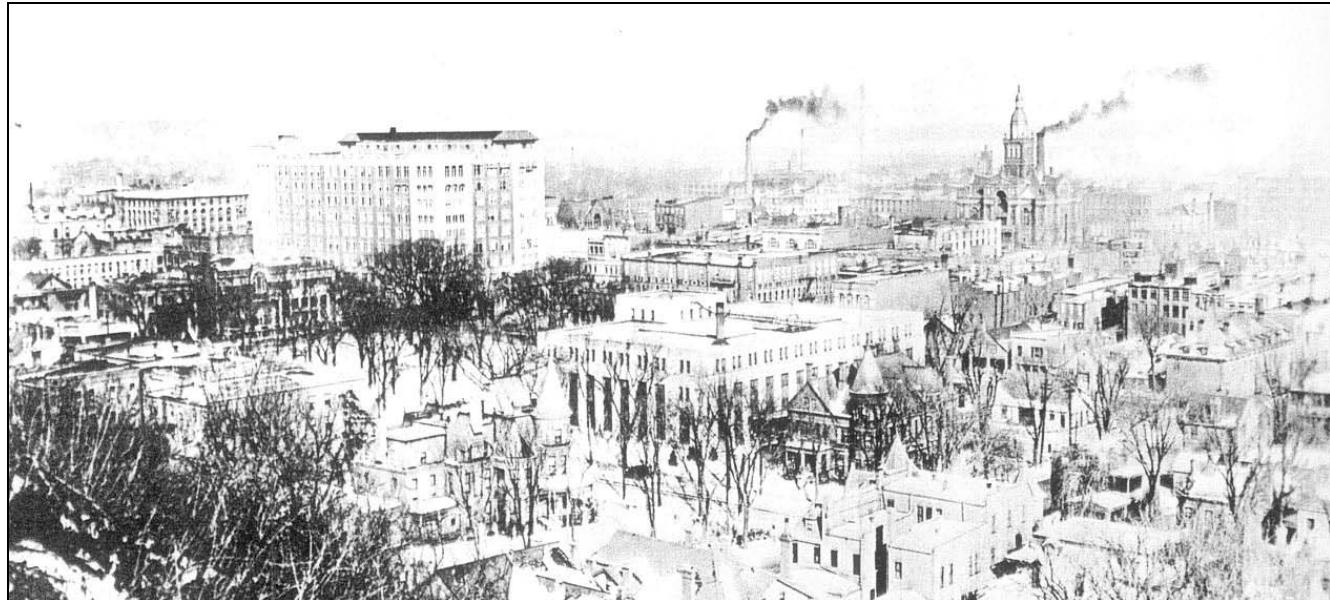


400s-500s blocks of Bluff, view northeast, c.1940 (John Vachon?)

Cathedral Historic District Update Report, 2003-04:

(Photo LS 624, 6696, Center For Dubuque History, Loras College)

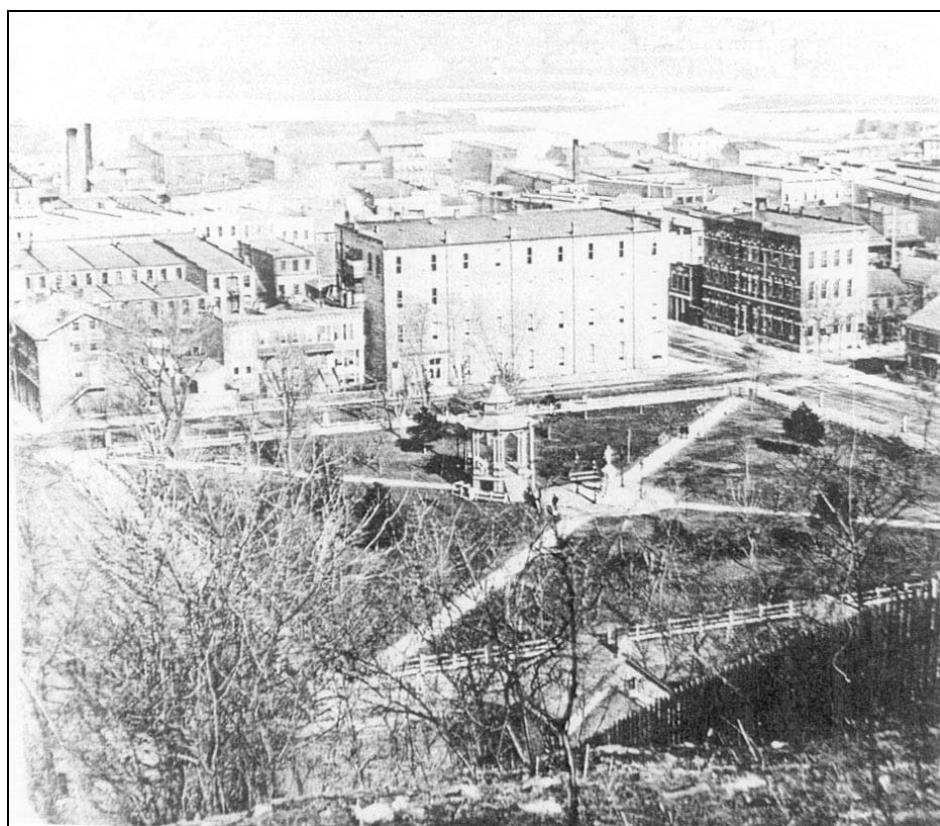
The Federal Building (1932) and the Rosheks Department Store (1929-32) are the two obvious additions. The former replaced the large house that was due north of the Redstone. That property has lost its power plant and distinctive chimney.



400s-500s blocks of Bluff, view northeast, c.1940 (John Vachon?)

(Photo LS 670, Center For Dubuque History, Loras College)

This view extends northward the preceding one. Both are wintertime photos but this one was taken on a much clearer day. There is a major new building at Locust and West 7<sup>th</sup>, north of the park.



Cathedral Historic District Update Report, 2003-04:

Washington Park, viewed southeast, c.pre-1884  
(Photo HAM 838, Center For Dubuque History, Loras College)

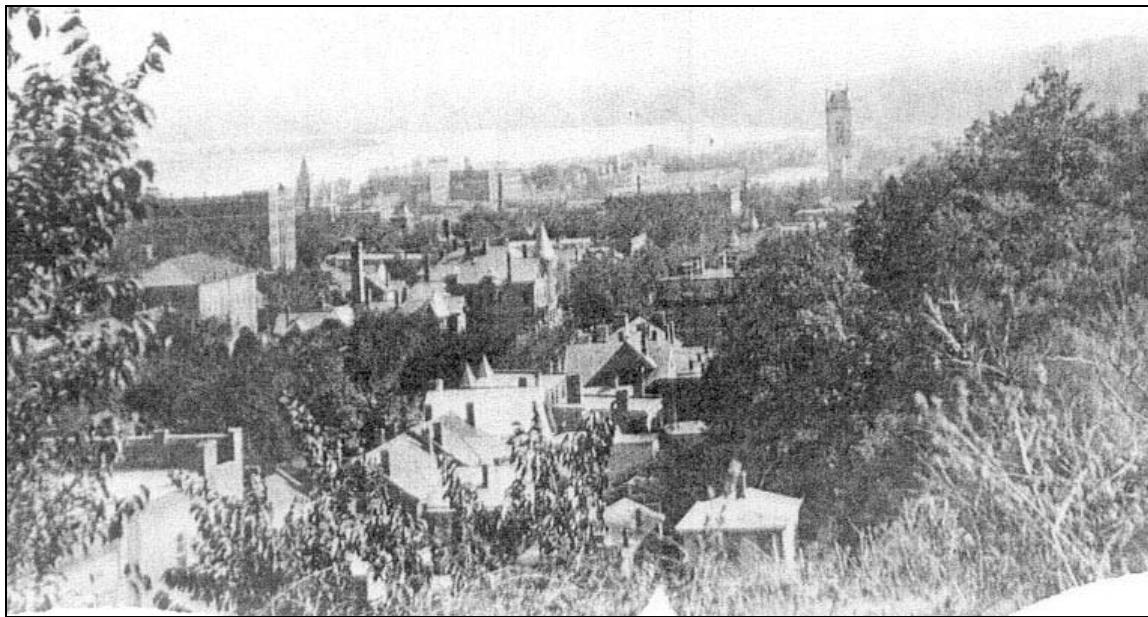
The gazebo is off-center and the Cogswell statue are present with few if any trees in Washington Park.



View southeast from behind the Lorimer House, West 8<sup>th</sup> Street, c.1884  
(Photo NGL 1697, Center For Dubuque History, Loras College)

This is an image that has a unique perspective, showing the earliest houses along the west side of the 700s block of Bluff Street as well as the houses fronting northward onto Washington Park. The second long side-gable plan on Bluff, 729-31 (1860), survives today. 721 Bluff (post-1872) is the gable front to the south of it. The presence of the Farley Mansion at 605 Bluff and the Cogswell statue in the park, date this photo later than it would appear to be. West 8<sup>th</sup>/Julien passes to the right via the narrow chasm.

Cathedral Historic District Update Report, 2003-04:



View southeast from behind the Lorimer House, West 8<sup>th</sup> Street, c.1898-1900  
(Photo 7514, Center For Dubuque History, Loras College)

This is a later view (the Richardson factory is still standing at West 3<sup>rd</sup> and Bluff, the Redstone and Greystone are built) of the same view. 679 Bluff (1890s) and 701-03 Bluff (1888) are also pictured.



View southeast from the south end of Grove Terrace, or perhaps East Rock Street, c.1898  
(Photo RMP 1067, Center For Dubuque History, Loras College)

Cathedral Historic District Update Report, 2003-04:

The workmen in the foreground are cutting and trimming stone. The Lorimer House is in the foreground (note the round roof top cistern). This is a distant view of the north end of the district but it shows the park, and the buildings surround it and fronting on West 8<sup>th</sup> Street.

Streetscape Views:

Bluff Street:



General George W. Jones Italianate style house, Bluff Street

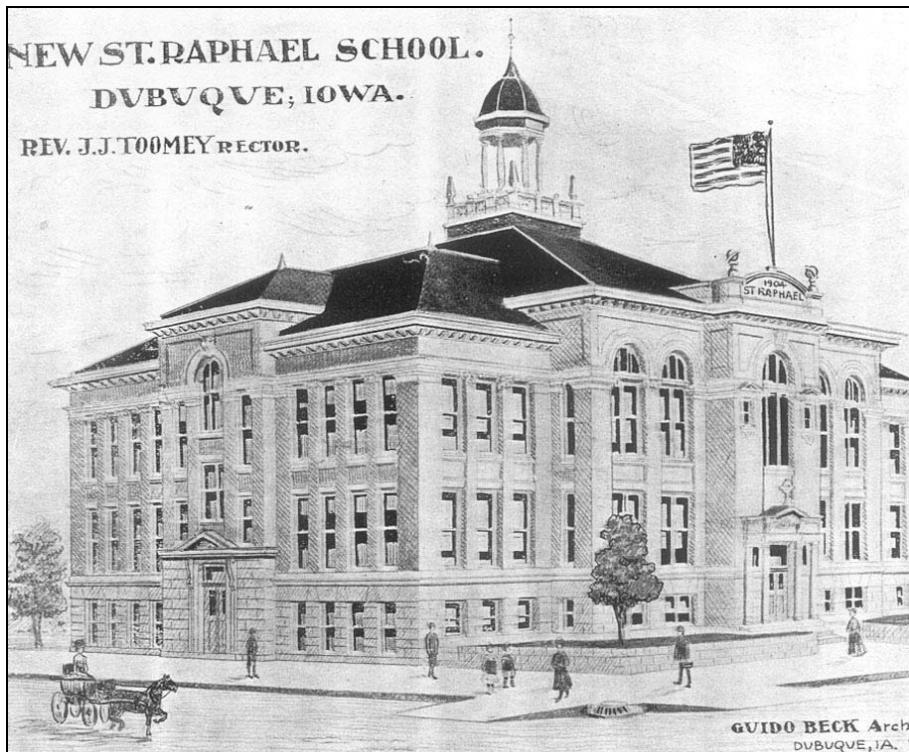
Bishop Hennessy first used the former Jones mansion as a hospital, operated by the Sisters of the Visitation. He purchased the nine-acre Peabody property on Bluff, west of the head of Jones Street in 1879 to build a two-story Second Empire style hospital building. It apparently was never built (*Die Iowa*, July 24, 1879).



Franklin School, view west, c.1897  
(Souvenir Gems of Dubuque, 1897)

Cathedral Historic District Update Report, 2003-04:

Recalling from the overview images that the west side buildings along the south end of Bluff angled with respect to the course of the street, note how the line of trees follows the street while the building fronts due east.



St. Raphael School, 1904 architect's sketch  
(The Catholic History of Dubuque, p. 18).



St. Raphael School and Cathedral, view northwest, c.1910 (post card)

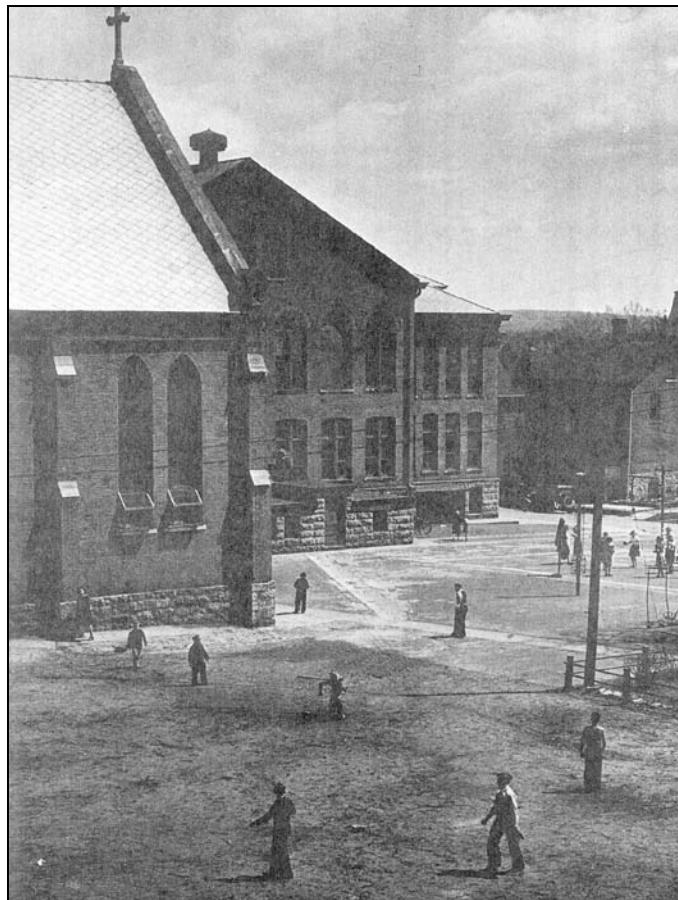
Cathedral Historic District Update Report, 2003-04:



West Second Street terminus and St. Raphael Cathedral, c.1886  
(Photo 1139, Center For Dubuque History, Loras College)

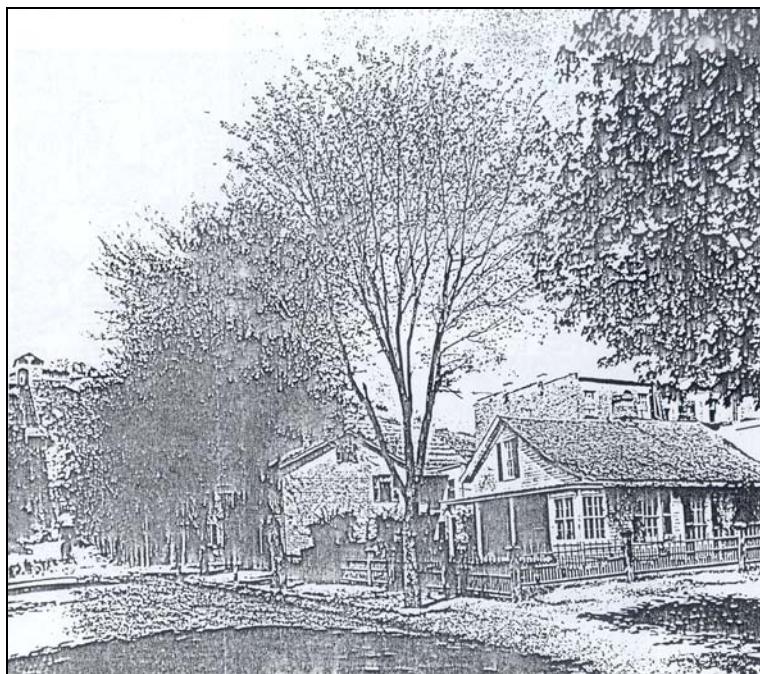
186-96 Bluff (1886) is visible left of center. 206-210 Bluff is at right of center. The lack of any electrical overhead wires argues for this period of time.

Cathedral Historic District Update Report, 2003-04:



St. Mary School playground, view southeast from St. Mary Street toward Emmet Street, 1940,  
John Vachon, photographer

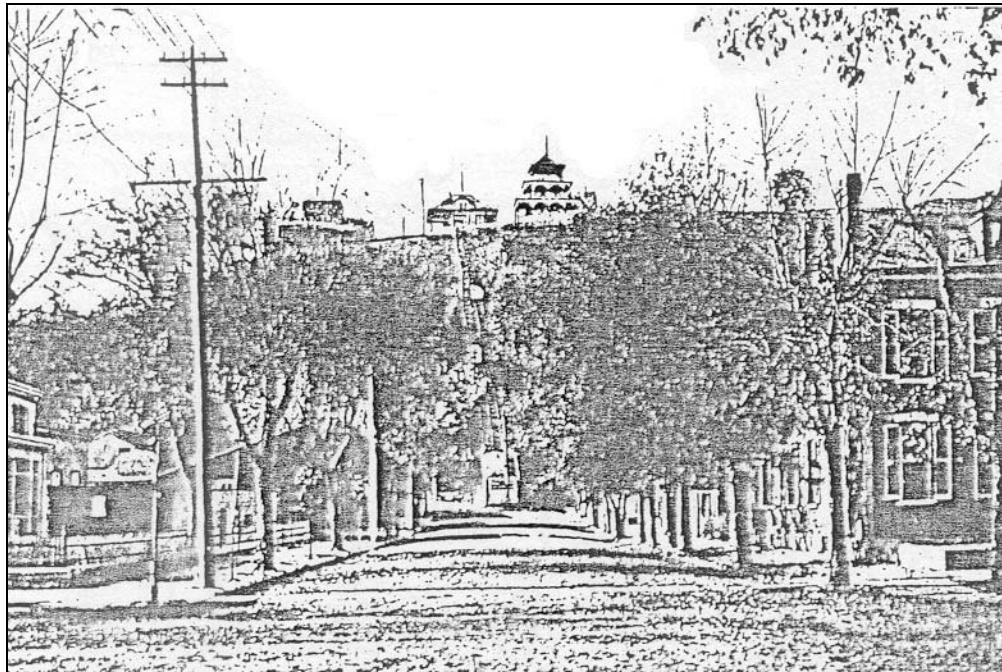
The building at the left is the rear chapel of the Cathedral and it is oriented north and south. The 1904 St. Raphael School is in the center of the image. 418-20 Emmett is at the right of center.



West 4<sup>th</sup> Street, northwest from Locust Street, c.1891  
(National Register nomination, from private collection)

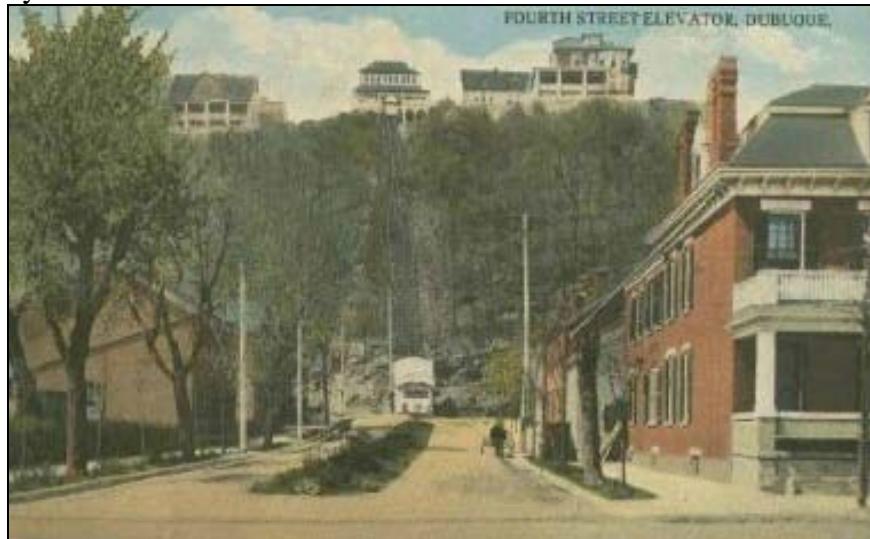
Cathedral Historic District Update Report, 2003-04:

The cottage at the right is west of the alley between Bluff and Locust streets. The large building visible at rear right is the row house at 432-48 Bluff (extant). The 4<sup>th</sup> Street Elevator is visible at the far left. The image is pre-1895 because the elevator pavilion is not yet built.



West 4<sup>th</sup> Street, west from Bluff Street, c.1895-96  
(National Register nomination, from private collection)

409 Bluff is visible at the far right. The 4<sup>th</sup> Street Elevator pavilion (1895) is in place, dating this image to after that year.



West Fourth Street west from Locust, c.1920 (post card)

Cathedral Historic District Update Report, 2003-04:



The Farley 4<sup>th</sup> Street Elevator, c.mid-1880s, view west from West 4<sup>th</sup> Street  
(Photo EVM7525, Center For Dubuque History, Loras College)

This is the original private elevator system prior to its re-building with twin cars and double track. 489-91 West 4<sup>th</sup> is visible at the far right.

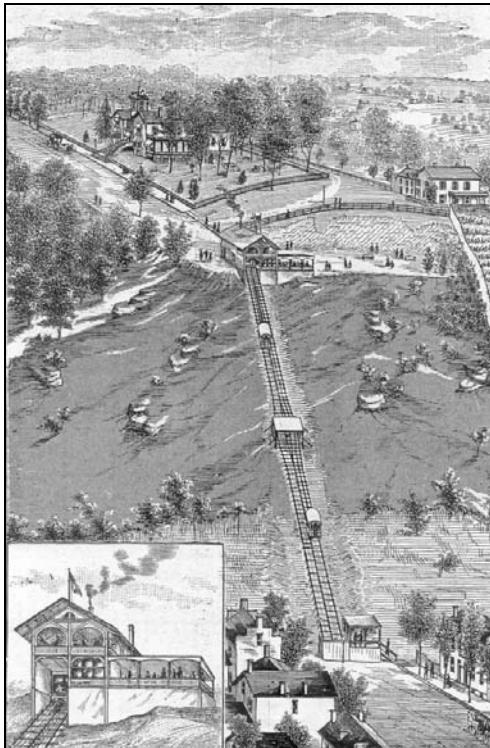


4<sup>th</sup> Street Elevator, view west, c.1885  
(Photo RM 1014, Center For Dubuque History, Loras College)

This is a more sophisticated version of the elevator with twin smaller cars and substantial upper and lower buildings as well as an intermediate shelter for cars left halfway up the hill when the other was at

Cathedral Historic District Update Report, 2003-04:

the top or bottom of the run. Note the deeper excavation of the grade up the hill than is apparent in the earlier image.



Birds eye view of the 4<sup>th</sup> Street Elevator, view west, c.1890  
(*Times*, October 31, 1886, and Dubuque The Key City, 1897)

This image is precisely dated and depicts the first elevator viewing platform. Fenelon Place is but light built-up at the top of the bluff. The lithograph shows 452-54, 472 and 486 Bluff, to the left, and 489-91 Bluff to the right. All of these pre-date 1872.



Cathedral Historic District Update Report, 2003-04:

4<sup>th</sup> Street Elevator, view west along West 4<sup>th</sup> Street  
(Souvenir Gems of Dubuque, 1897)

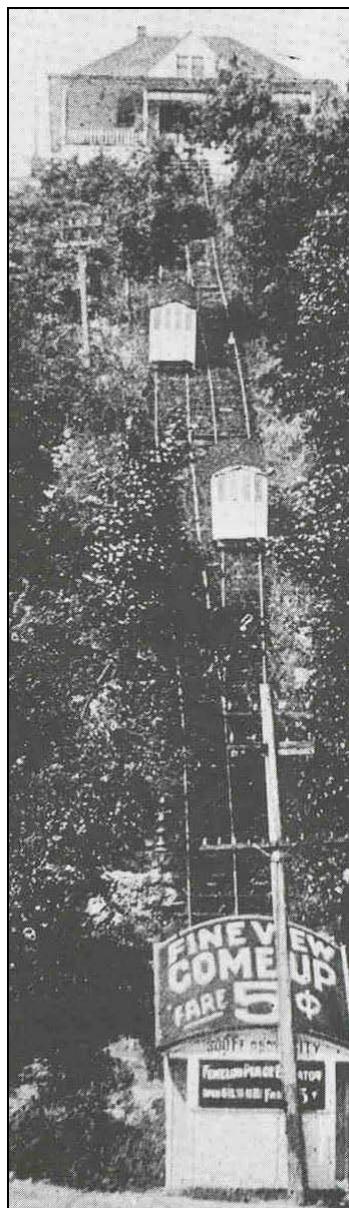
The elevator pavilion dates to 1895 and corroborates the date of this image.



4<sup>th</sup> Street Elevator, view west along West 4<sup>th</sup> Street, 1898  
(Photo EVM 7525, Center For Dubuque History, Loras College)

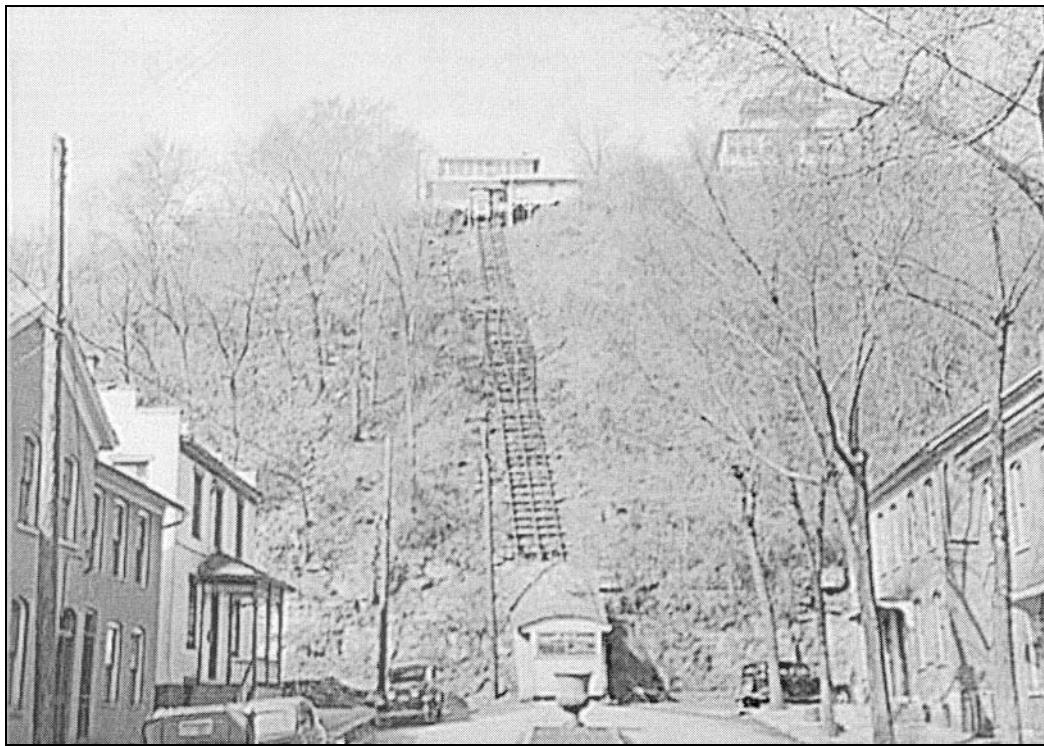
The intermediate car shelter is gone and there is a new lower level station building in place. The image is labeled 1898.

Cathedral Historic District Update Report, 2003-04:

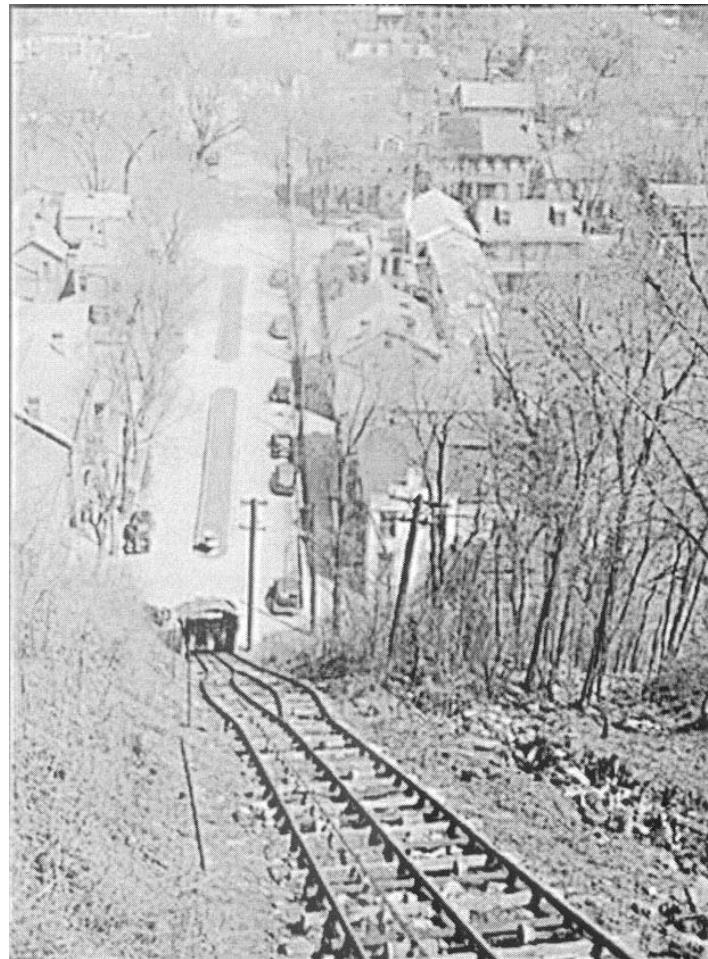


4<sup>th</sup> Street Elevator, view west along West 4<sup>th</sup> Street, c.1910-20?

Cathedral Historic District Update Report, 2003-04:



4<sup>th</sup> Street Elevator, view west along West 4<sup>th</sup> Street, 1940, photo by John Vachon  
Note the absence of the pagoda removed in 1927.



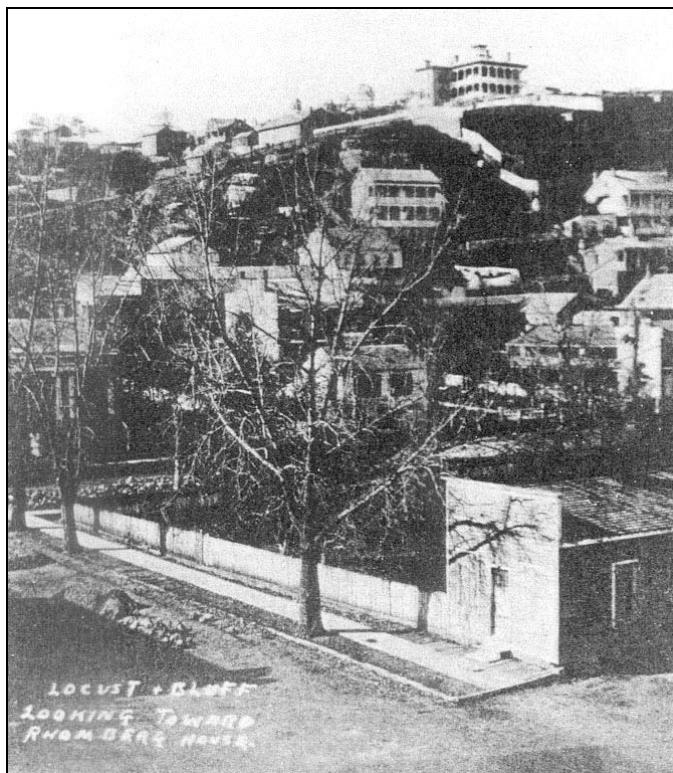
4<sup>th</sup> Street Elevator, view east from the top of the elevator towards West 4<sup>th</sup> Street, 1940,

Cathedral Historic District Update Report, 2003-04:

photo by John Vachon, note the median strip on West 4<sup>th</sup> Street.



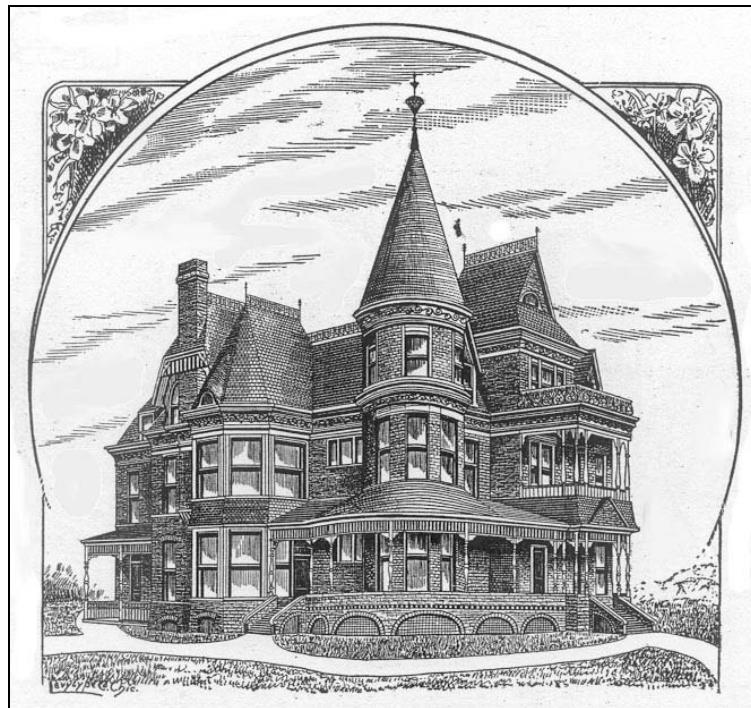
West Fourth Street, view west from Bluff Street, c.1940 (post card)



View northwest from the alley at West 5<sup>th</sup> and between Bluff and Locust  
(Photo FMP 3870, Center For Dubuque History, Loras College)

This ground-level perspective depicts the large low-fenced open lot on the northeast corner of Bluff and West 5<sup>th</sup> streets. The fence is quite low, too low to contain livestock. This is the first of a number of images that document the many bluff-front residences that were north of West 6<sup>th</sup> Street. With their double-decker verandahs they presented a strong collective visual presence.

Cathedral Historic District Update Report, 2003-04:



The Greystone, Augustus Cooper residence, lithograph  
west side of Bluff Street north of West 5<sup>th</sup> Street, non-extant  
(Dubuque The Key City, 1897)

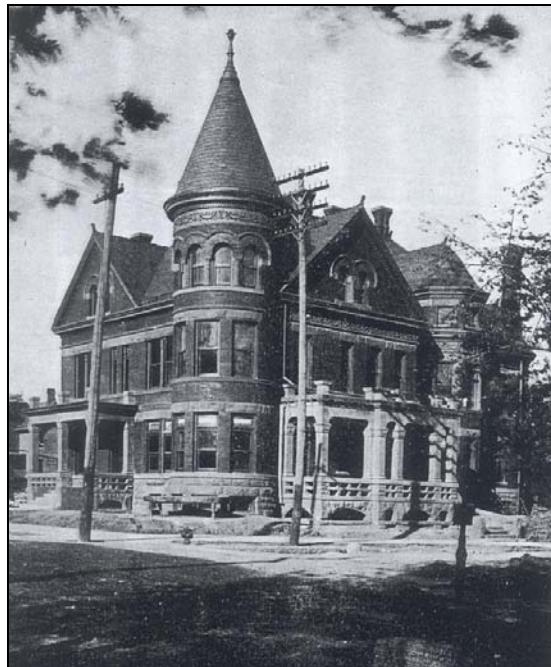


Cooper Mansion, view northwest, photo by John Vachon, 1940

Cathedral Historic District Update Report, 2003-04:

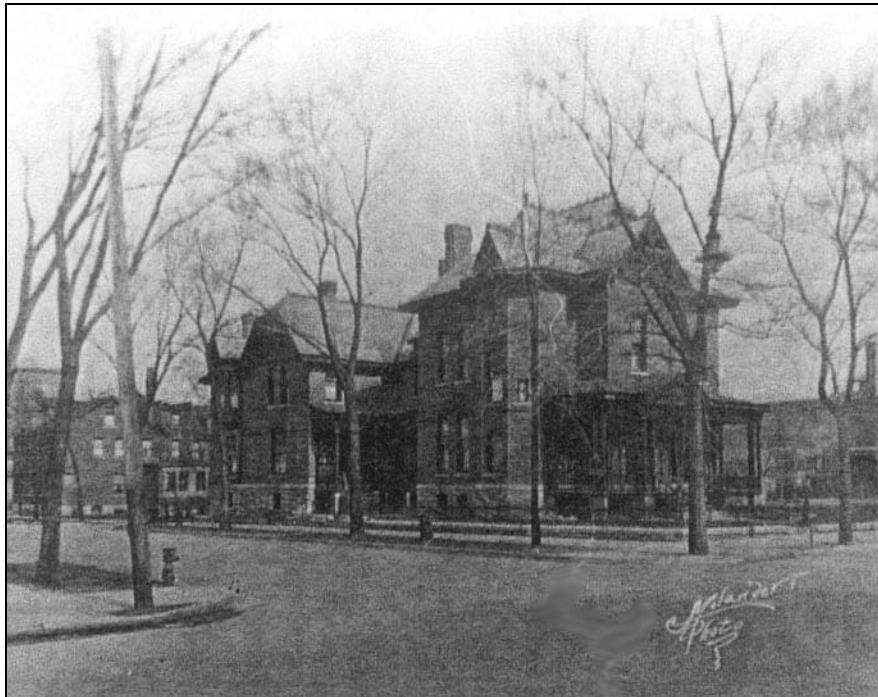


A. A. Cooper Mansion, view northwest, c.1955  
(Photo HAM 886, Center For Dubuque History, Loras College)



D. A. Sullivan Mansion, 504 Bluff, view northeast, 1897  
(Greater Dubuque, 1911)

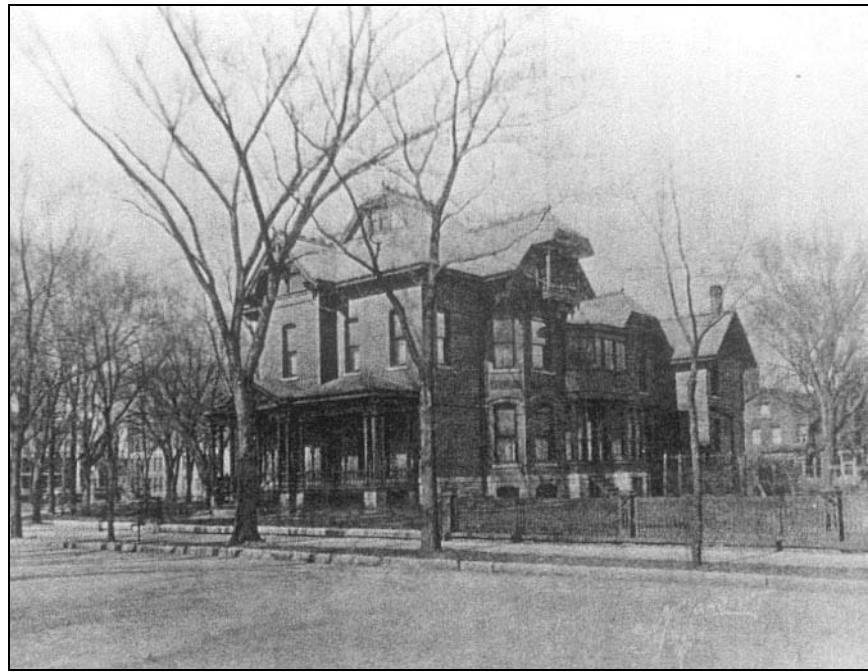
Cathedral Historic District Update Report, 2003-04:



Burch Mansion? Site of Federal Building, West 6<sup>th</sup> and Bluff streets, c.1894+

Photo by Morhiser

(Photo NGL 1786, Center For Dubuque History, Loras College)



Burch Mansion, view northeast, c.1894+, Photo by Morhiser

(Photo NGL 790, Center For Dubuque History, Loras College)

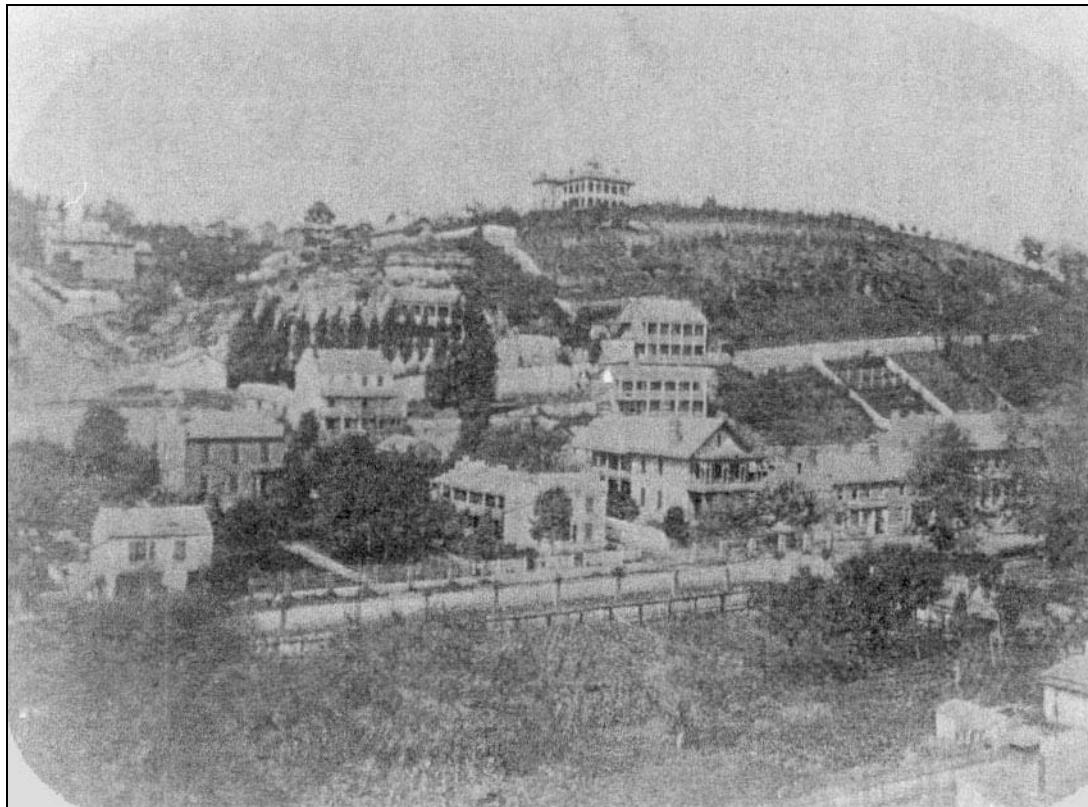
Cathedral Historic District Update Report, 2003-04:



Burch Mansion, view southeast, photo c.1940

The house to the south is an absolute mystery and the trees in this and  
the supposedly earlier view are identical?

(Photo NGL 1959, Center For Dubuque History, Loras College)



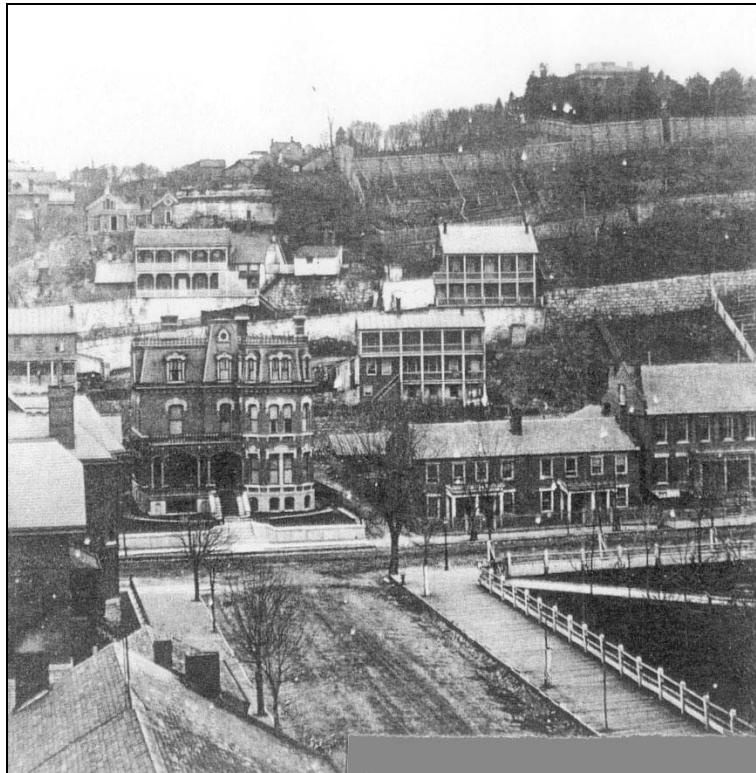
View northwest from West 5<sup>th</sup> and Locust streets, c.1870-75

(Photo 7112, Center For Dubuque History, Loras College)

This is an important and apparently very early view of the 500's block of Bluff Street houses pictured survive and several of those in the center of the image were replaced by the two Second Empire style houses that went up in the mid-1880s. The Rhomberg Mansion is on top of the hill and has double-decker wrap-around galleries. The poplar trees left of center mark the road that

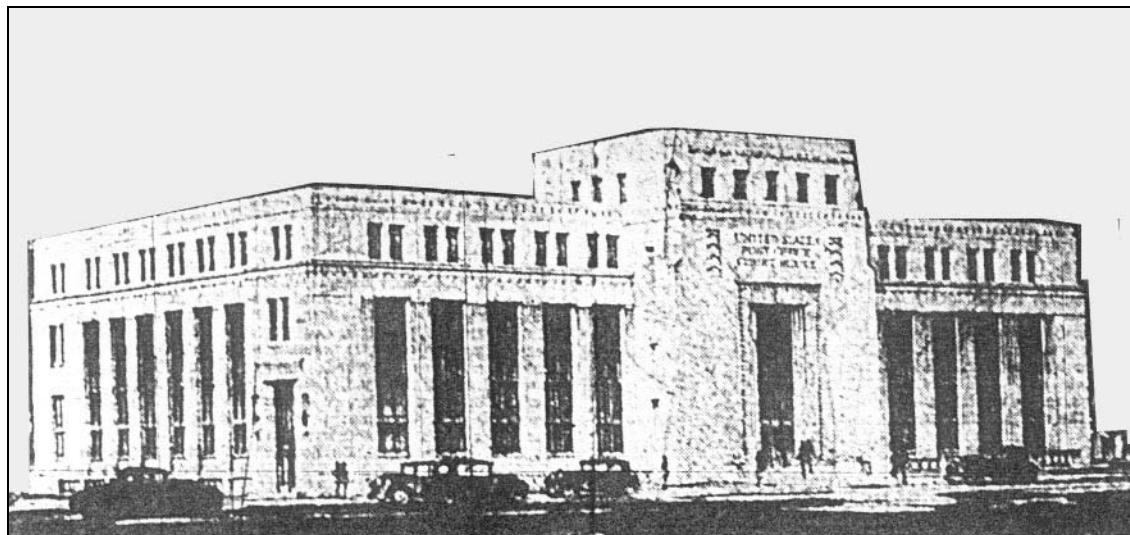
Cathedral Historic District Update Report, 2003-04:

ascended the bluff from the west end of West 5<sup>th</sup> Street. The buildings to the right on the west side of Bluff were demolished to make way for the Mary of The Angels building. The east side of Bluff, between West 5<sup>th</sup> and West 6<sup>th</sup> streets, is mysteriously undeveloped. In this image it is partly covered with trees.



West 6<sup>th</sup> Street, view west from the roof of the Herald Building, Farley Mansion, c.1890  
(Photo LHH 4912, HAM 846, Center For Dubuque History, Loras College)

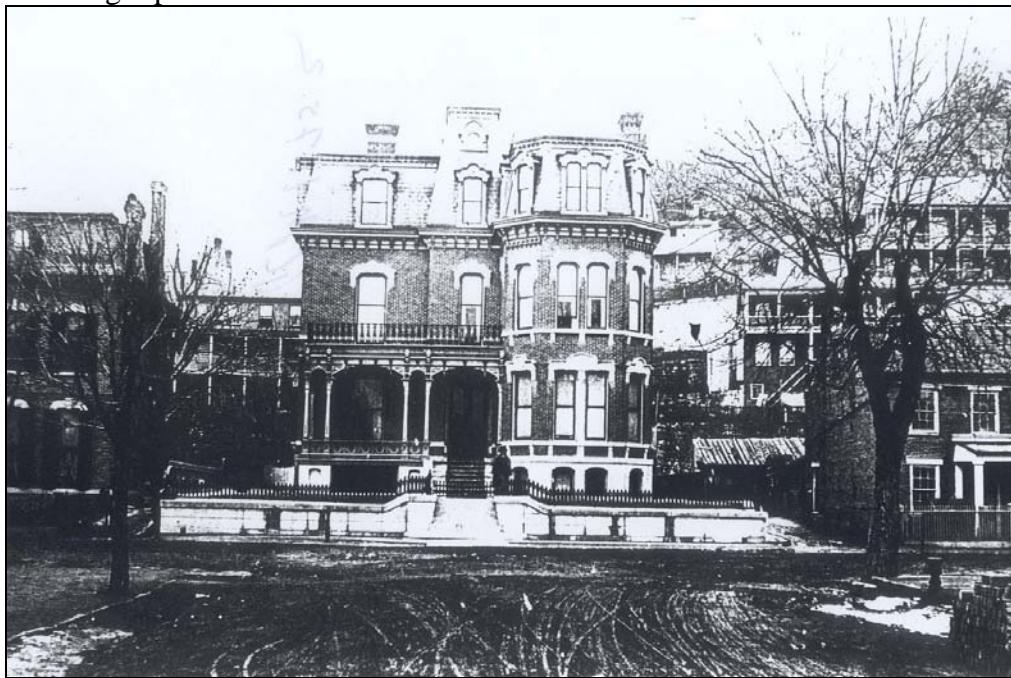
Note the broad wooden sidewalks around the park as well as the fence and closed gates. New trees have been planted along the street fronts. A road ascends the bluff along the angled stone retaining wall in the background. A series of stone retaining walls lines the crest of the bluff front. 625 Bluff, at far right, survived the expansion of St. Mary of the Angels in 1911.



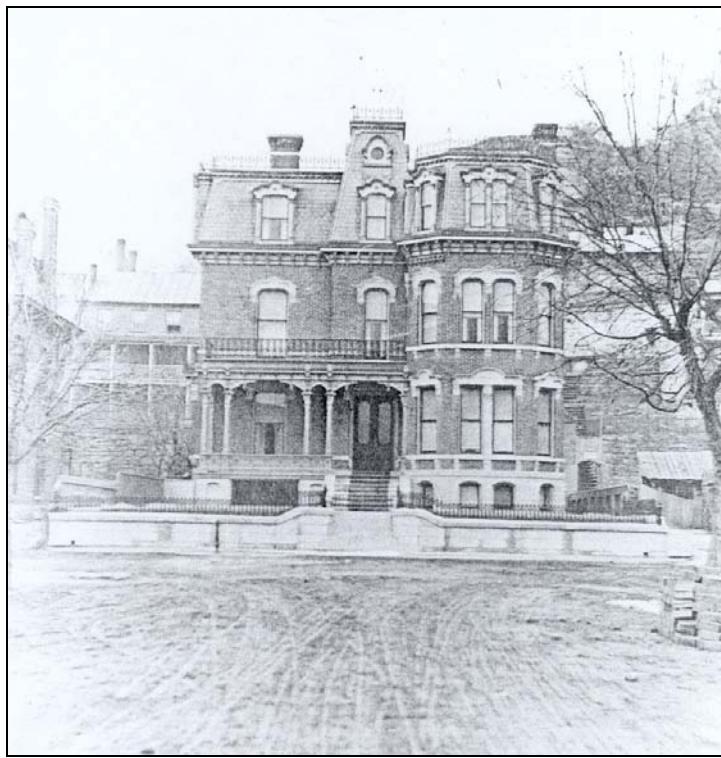
(Telegraph-Herald & Times-Journal, August 11, 1933)

Cathedral Historic District Update Report, 2003-04:

The Federal Building replaced the Burch Mansion in 1932-33.



Farley Mansion, c.1890  
(Photo RM 1175, Center For Dubuque History, Loras College)



St. Mary of the Angels Home, c.1892  
(Photo HAM 845A, Center For Dubuque History, Loras College)

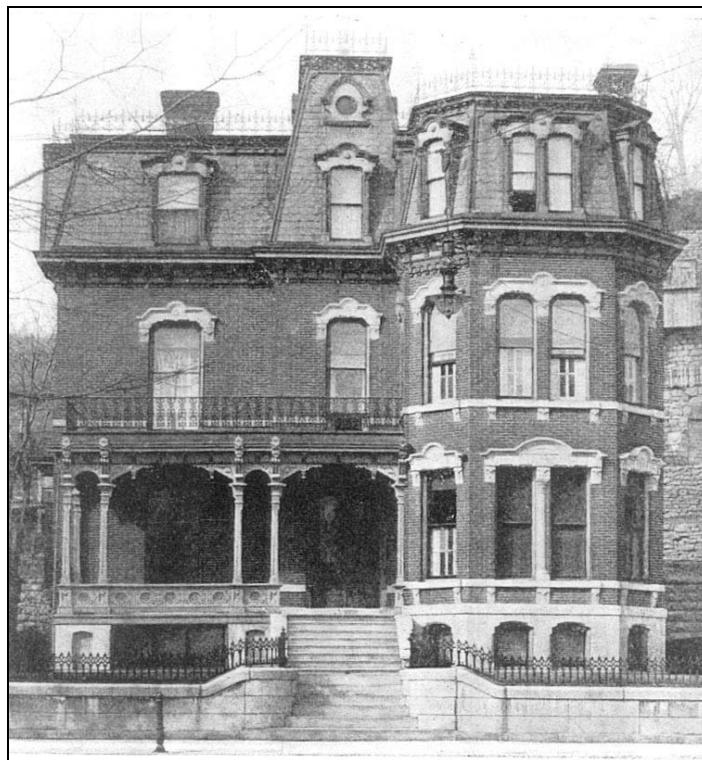
A cross is vaguely visible atop the tower, dating this image to after the 1892 purchase by the Sisters of St. Francis. Note how the mansion is surrounded in the back by stone retaining walls and other houses. A set of stone steps is visible on the north side of the house.

Cathedral Historic District Update Report, 2003-04:



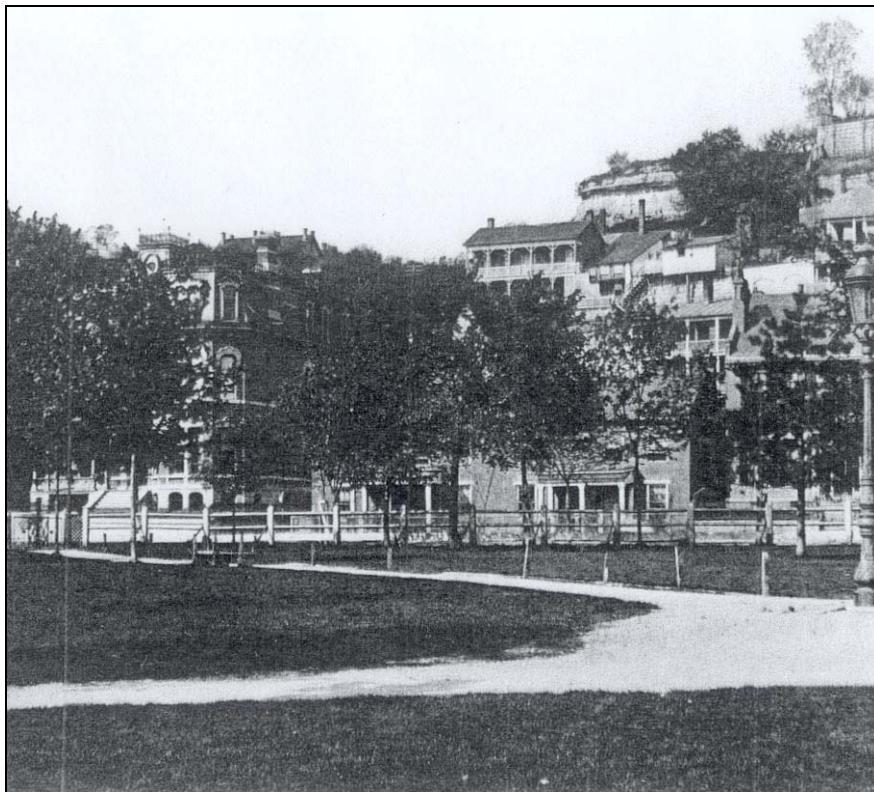
St. Mary of the Angels Home, c.1892  
(Photo 255, Center For Dubuque History, Loras College)

The sisters pose in front of their building.

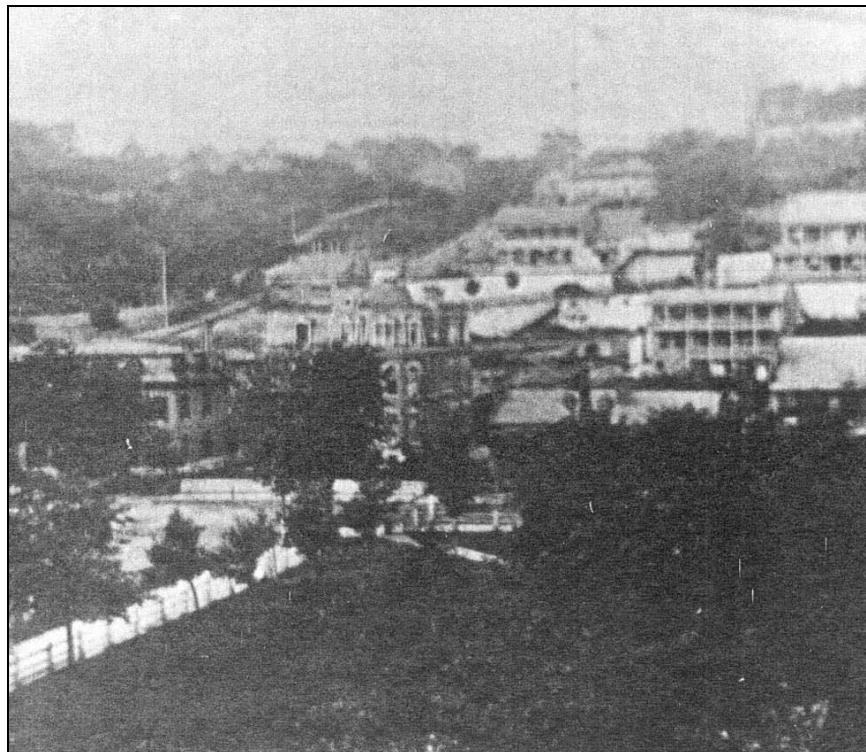


Young Ladies' Boarding House, St. Mary of the Angels, c.1911  
(Greater Dubuque, 1911)

Cathedral Historic District Update Report, 2003-04:



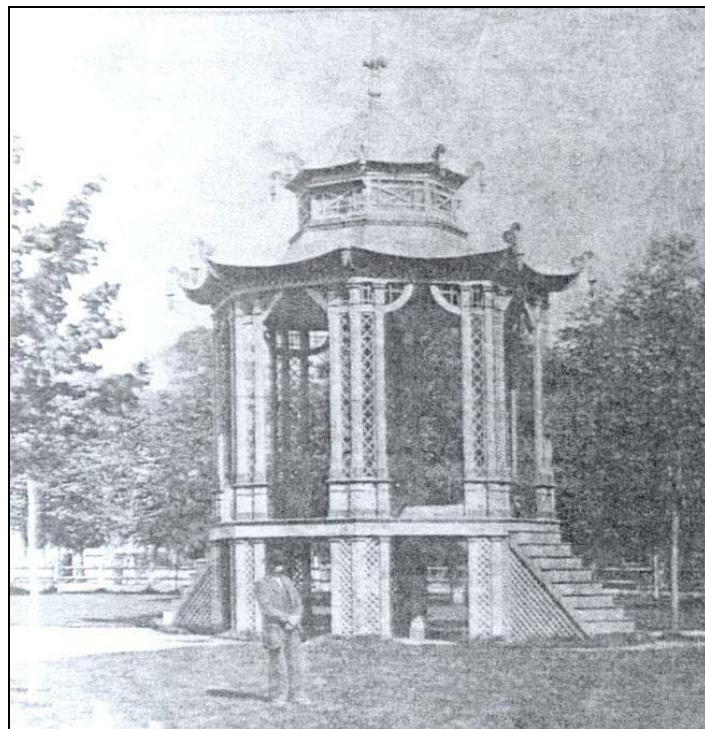
600s block of Bluff, view southwest from Washington Park, c.1884  
(Photo LHH 4915, NGL 1439, Center For Dubuque History, Loras College)



500s-600s blocks of Bluff, view southwest from Washington Park, c.1887  
(Photo 166, Center For Dubuque History, Loras College)

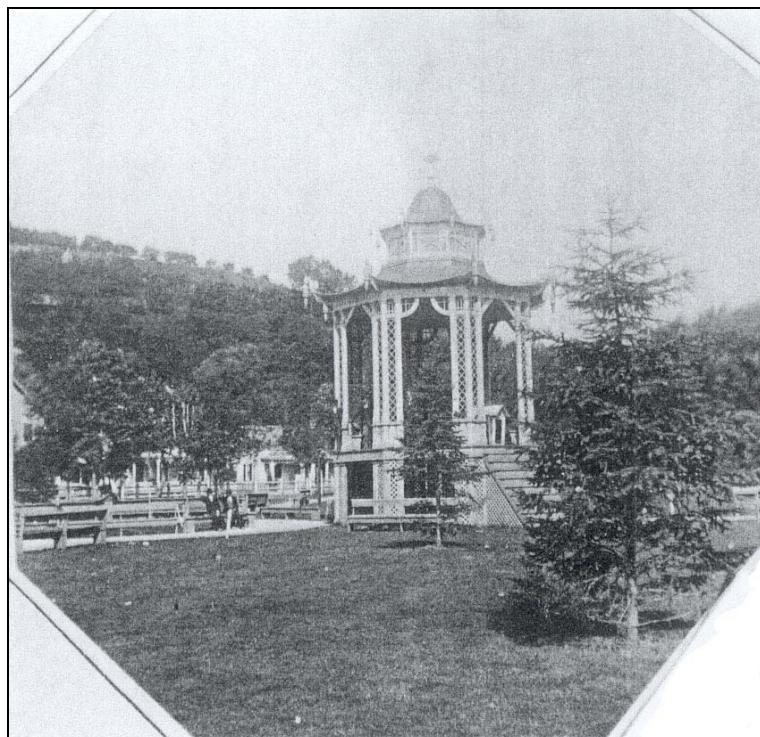
Cathedral Historic District Update Report, 2003-04:

While a poor view, this image shows the two Second Empire style houses at West 6<sup>th</sup> and Bluff. This building was demolished to make way for the 1916-17 southward expansion of St. Mary of the Angels. Note the uneven tree cover in Washington Park.



Early pagoda image, view northwest, c. late 1870s?  
(Photo NGL 1442, Center For Dubuque History, Loras College)

This image pre-dates any benches or new plantings. The man in the photo might be a builder or designer.



Cathedral Historic District Update Report, 2003-04:

Pagoda, view northwest, Washington Park, c.pre-1878?  
(Photo LHH 1613, Center For Dubuque History, Loras College)

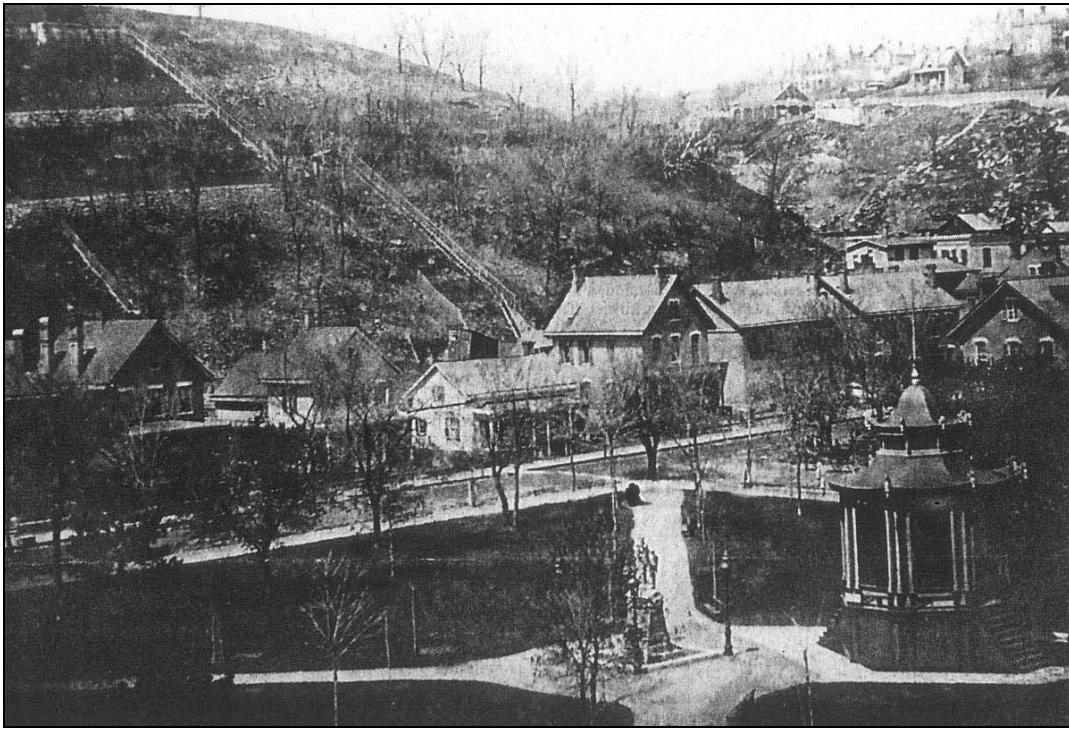
The pagoda dated to 1877, the fountain supposedly to 1887. Missing in this image is the infamous Cogsdell Statue/fountain. A curious feature of the park was the off-center placement of the pagoda. Note the pine trees visible in the foreground, early indicators of the popularity of these for landscaping purposes.



Dr. Henry Cogswell Statue (1878), Washington Park, view northwest, c.1884  
(Photo HAM 833, Center For Dubuque History, Loras College)

Dr. Cogswell was a California proponent of drinking water in lieu of alcoholic drink and duped the City into erecting a combination animal/human water fountain ostensibly dedicated to the Iowa heroine Kate Shelley. Cogswell sent the city a statue of himself as his contribution to the whole. All went well until 1900 when youths pulled him down and buried him in the park. This image shows a two-rail park fence.

Cathedral Historic District Update Report, 2003-04:

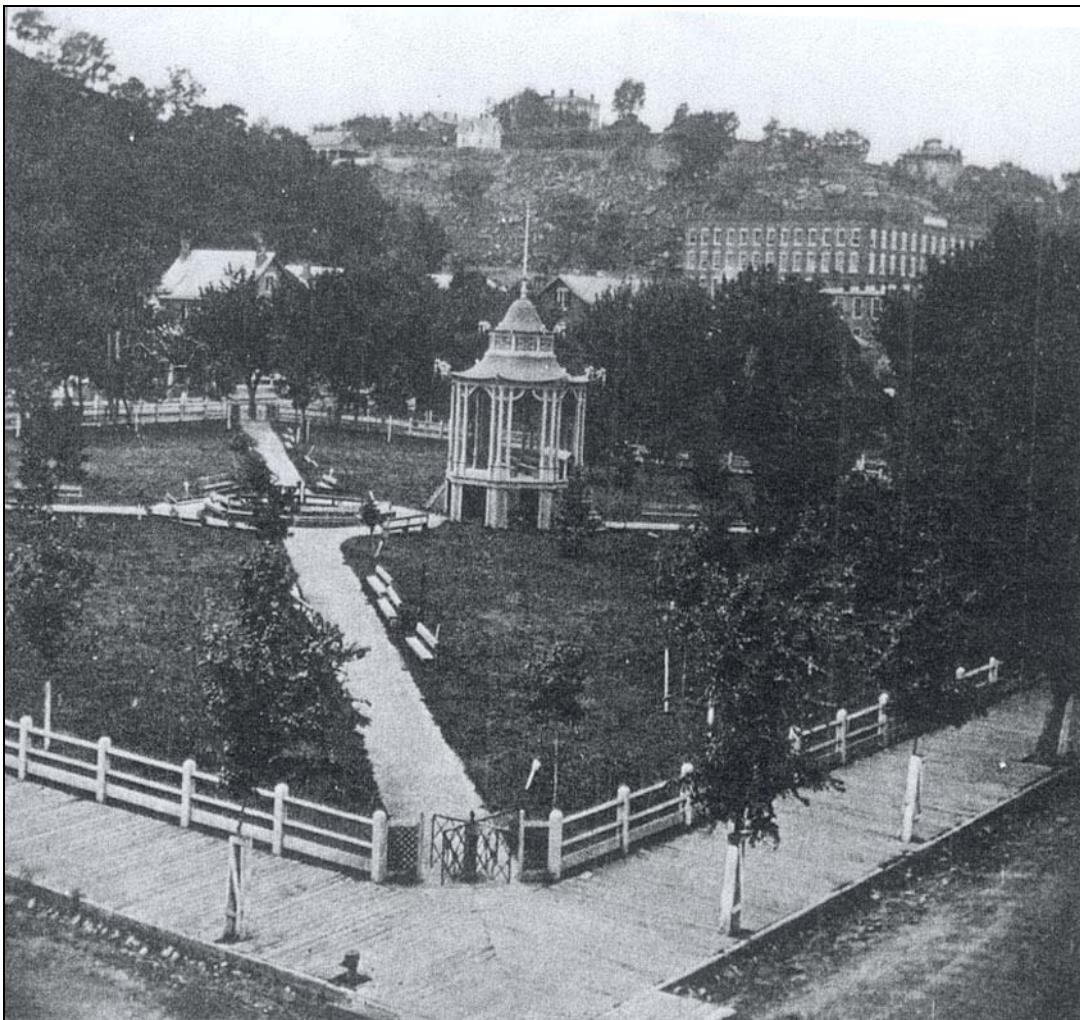


View northwest from Washington Park, c.1878?

(*Telegraph-Herald*, October 17, 1895, courtesy Center For Dubuque History, Loras College)

This elevated view shows no park fence or gates and it is probable that these have been removed by the photographer. This is an excellent image of the houses along the west side of Bluff Street, as well as of the terraced and nearly treeless bluff front. The houses, from left to right are (the first three are non-extant) 721 (right of center), 729-31 and 743-45 Bluff. 721 Bluff dates to 1872-84, the others to c.1860.

Cathedral Historic District Update Report, 2003-04:

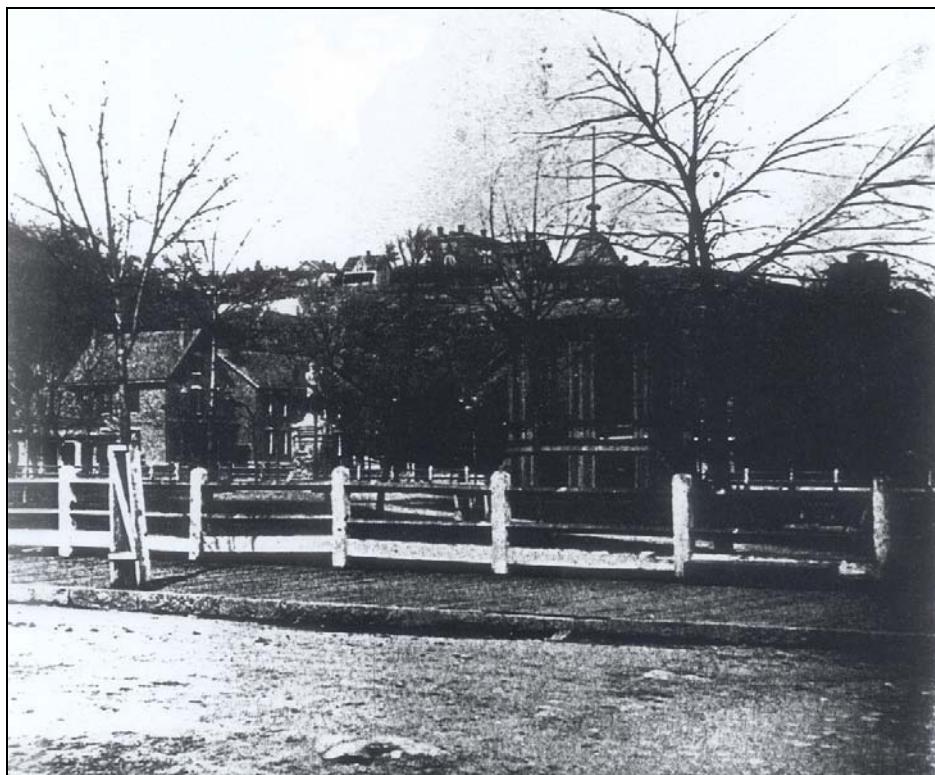


Elevated view of Washington Park from Locust and West 6<sup>th</sup> streets, c.pre-1878?

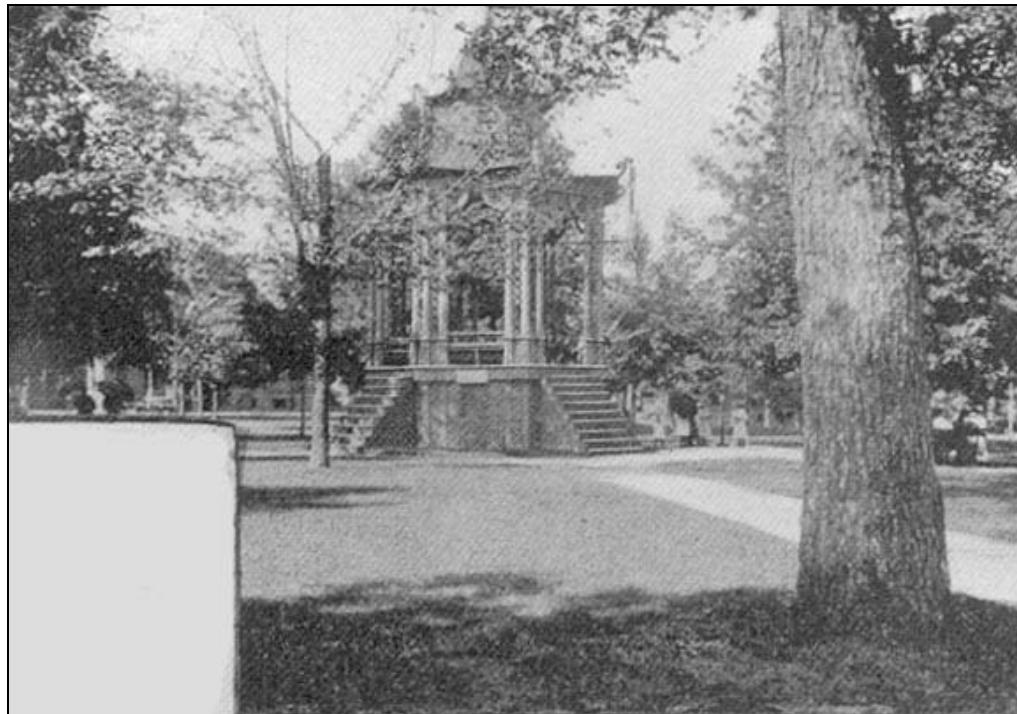
(Photo LHH 4614, Center For Dubuque History, Loras College)

This perspective is from the roof or a window of the Herald/Eagles Building. It nicely documents the iron turnstile gates and the perimeter wood fence and sidewalk. This view also shows the young pine trees (see above) and was likely taken the same day as the view shown earlier. The Lorimer House rises up in the right background.

Cathedral Historic District Update Report, 2003-04:



Washington Park, view northwest from West 6<sup>th</sup> and Locust streets, c.1878-84  
(Photo LHH 4614, Center For Dubuque History, Loras College)



Washington Park, view southwest, c.1897  
(Souvenir Gems of Dubuque, 1897)

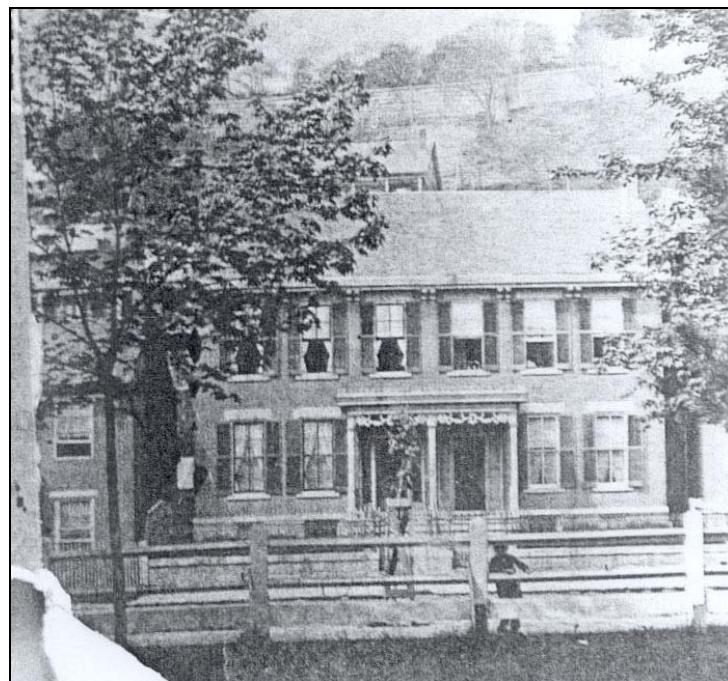
This is an unusual vantage point for park photos. Note that the area beneath the pagoda has been closed off with wooden grilles.

Cathedral Historic District Update Report, 2003-04:



600s-700s blocks of Bluff Street, view southwest from south of West 8<sup>th</sup> Street, pre-1888  
(Photo RM 1085, Center For Dubuque History, Loras College)

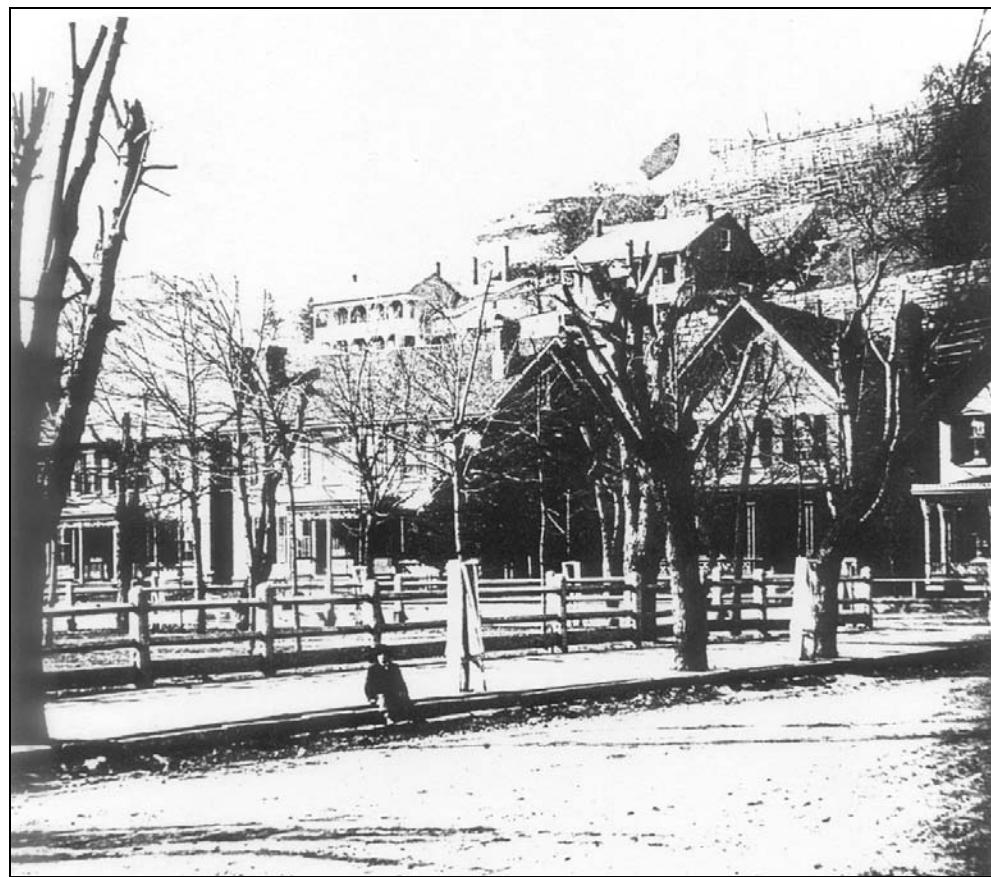
A carriage step and barber's pole (or unusual tree wrap?) appear at the lower right. This image nicely presents the array of mostly vernacular houses that stood north of the Farley Mansion at 605 Bluff. Five of these survive, 625, 653-55, 721, 729-31, 743-45 Bluff.



625 Bluff, view west from Washington Park, c.pre-1888

Cathedral Historic District Update Report, 2003-04:

(Photo NGL 1443, Center For Dubuque History, Loras College)



West side of Bluff, view southwest from West 7<sup>th</sup> Street, c.pre-1888

(Photo RM 1080, Center For Dubuque History, Loras College)

625, 653-55 Bluff (left to right) appear left of center. The other four buildings pictured are non-extant.

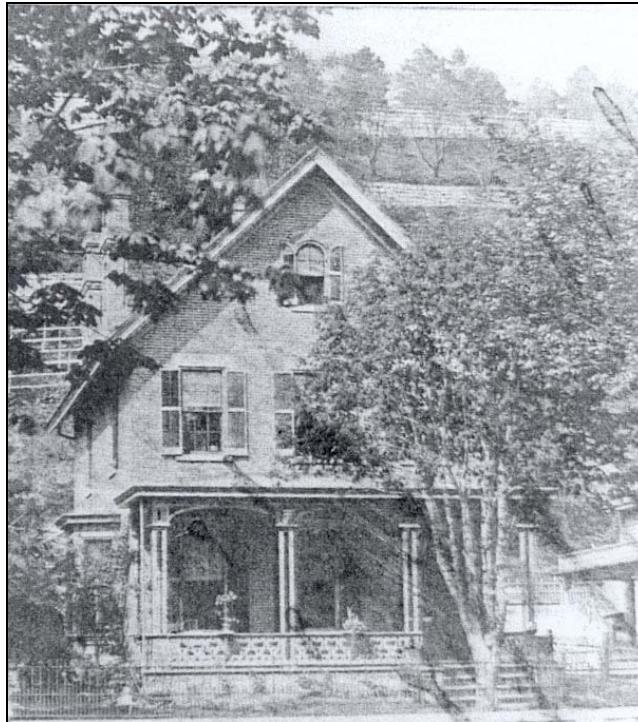


West 7<sup>th</sup> Street, north side of Washington Park, view west, c.?

Cathedral Historic District Update Report, 2003-04:

(Photo FMP 3929, Center For Dubuque History, Loras College)

This image is hard to date given that it shows a board fence surrounding the park. The same white frame cottage pictured in preceding images appears at the head of West 7<sup>th</sup> Street. Some sort of sewer or other excavation work is underway along the street.



Site of 679 Bluff, view west, c.pre-1888

(Photo NGL 1444, Center For Dubuque History, Loras College)

Cathedral Historic District Update Report, 2003-04:



West side of Bluff Street, view northwest from southwest corner of Washington Park, c.pre-1888  
(Photo RM 1089, Center For Dubuque History, Loras College)



701 Bluff Street, view southwest, c.1888  
(\*get citation)

Locust Street Photographs:

Cathedral Historic District Update Report, 2003-04:



West 2<sup>nd</sup> and Locust, view northeast, c.1915  
(postcard view)

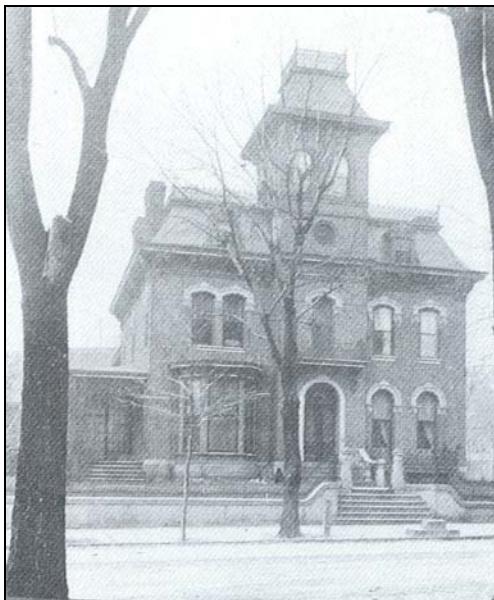
The cottage in the foreground contains the log house that is now preserved at Eagle Point Park. The property was used as a feedlot as of 1891. The large house at far right is 257-59 Locust (non-extant).



381 Locust, L. D. Randall House, view southwest, c.1895  
(Photo 2376, Center For Dubuque History, Loras College)

Cathedral Historic District Update Report, 2003-04:

While just outside of the district, this house, devoid of its fine tower, survives and should be included along with the house to the south. Lumberman L. D. Randall built on “one of the finest locations in the city” a 40x38 two-story Second Empire design with Mansard roof in 1869. The cost was between \$16,000 and \$25,000 and was to be “one of the finest residences in the city.” Henderson & Brandt were the architects. The rear two-story wing measured 24x26 and there was a two-story ice house and fuel room (16x20) on the property (*Herald*, December 16, 1869).



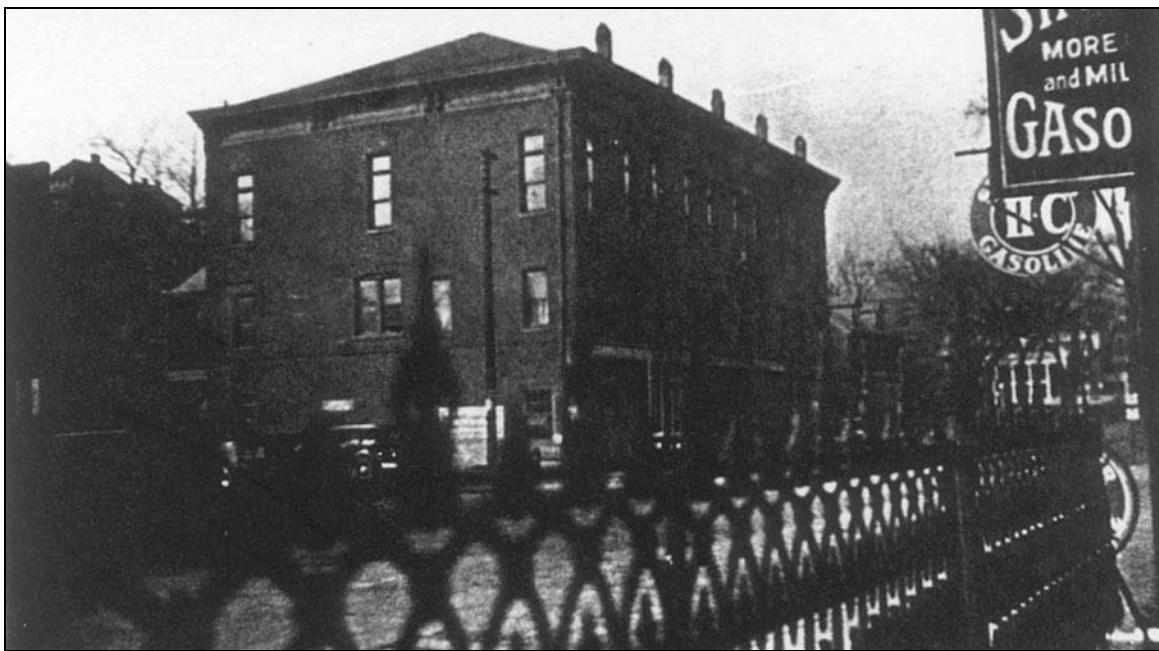
381 Locust, former L. D. Randall House, then occupied by Mrs. Julia C. Fischer,  
view northwest, 1897  
(Souvenir Gems of Dubuque, 1897)



490 Locust, Mrs. G. M. Staples residence, view northwest (non-extant)  
(Souvenir Gems of Dubuque, 1897)

This was a substantial house located on a key commercial corner, West 5<sup>th</sup> and Locust. Note the combination of Italianate and Second Empire styles in the design. Built prior to 1877 likely by Dr. Staples, it represents a Second Empire style conversion, gaining its new Mansard in 1877 (Ora Holland Contractor, Klauer & Henney supplied the iron, tin and slate for the new roof, *Herald*, August 12, 1877).

Cathedral Historic District Update Report, 2003-04:



Masonic Building, West 5<sup>th</sup> and Locust, view northwest, c.1940  
(Photo NGL 1956, Center For Dubuque History, Loras College)

Cross Street Photographs:



(Photo HOFF 368, Center For Dubuque History, Loras College)

Cathedral Historic District Update Report, 2003-04:

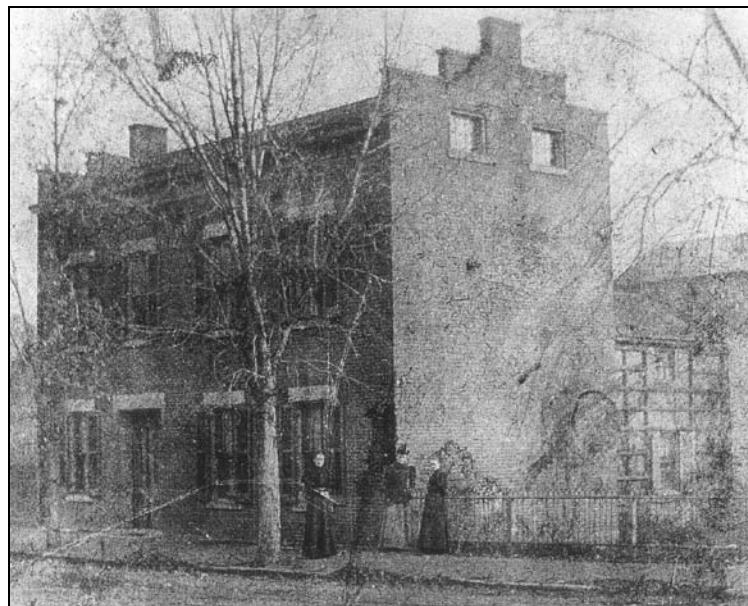


374 West 3<sup>rd</sup>



440 West 3<sup>rd</sup>

West Fifth Street:



(Photo, Center For Dubuque History, Loras College)

Cathedral Historic District Update Report, 2003-04:



360 West 5<sup>th</sup>



468 West 5<sup>th</sup>



51 West 6<sup>th?</sup>