



Eagle Point, 1946 Aerial View

# **DUBUQUE—THE KEY CITY**

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

Phase II Historical and Architectural Survey  
Report:

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Cathedral of Elms, Rhomberg Street, c.1960 photograph  
(courtesy Dubuque County Historical Society)

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### **Cover Photo Credit:**

State Historical Society of Iowa, Photographic Collection, *Register & Tribune* aerial photo dated August 7, 1946, photo #9207. The “Cathedral of [Elm] Trees” is plainly visible running along the centerline of northeast half of the point.

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**INTRODUCTION:**

This is Phase II of an intensive architectural and historical survey of the entire City of Dubuque. Phase I was a two-part project: the first being the identification and development of historic contexts and property types for the city; while the second was conducting an intensive level survey and evaluation of properties located in the Washington/Jackson/Elm Street area north of the central business district. Phase I was completed in 2000.



Survey Area Map (north to top of map, dashed line denotes survey area)

The current survey was conducted in a geographic area northeast of the original plat of the City of Dubuque. It contains two distinct areas: the Rhomberg/Eagle Point neighborhood which consists primarily of three streets (Garfield, Rhomberg and Lincoln) running NE/SW from Kniest to Eagle Point; and, the Linwood district, which consists of streets located on the hillside between 22<sup>nd</sup> Street and Linwood Cemetery, from Queen to Jefferson Middle School. Originally Lake Peosta separated the neighborhood from the Mississippi River to the south except at the far northeast end. The survey area is primarily residential in nature, but it also contains examples of commercial, industrial, educational, and religious properties.

Overall, the Phase II survey area can best be described as a working class neighborhood with corner stores and neighborhood schools and churches. In 1921 Dubuque changed many street names, and others were changed prior to that. The following changes were made in the Phase II survey area:

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Original Name	Present Name
Lake	Garfield
High	Rhomberg
Division	Lincoln
Eagle Point	22 <sup>nd</sup>
Sanford	24 <sup>th</sup>

**General Descriptive Observations, Phase II Survey Area**

The Phase II survey area incorporated two different neighborhoods in the northeast part of Dubuque: the Rhomberg/Eagle Point area; and, the Linwood area. While these two are similar, the reason for their development was different, and it was somewhat difficult to evaluate them simultaneously. However, both are primarily working class/middle class residential neighborhoods, with small to medium sized housing. Brick is an important building material, but there appears to be an equal number of frame houses, and concrete block emerges as a popular building material in the early 20<sup>th</sup> century. The areas include corner stores, and neighborhood schools and churches. The primary period of development is the late 19<sup>th</sup>/early 20<sup>th</sup> century. The architecture is primarily vernacular, with a few architect designed, high style houses and buildings included.



Rhomberg, viewed west towards Windsor

The survey area is narrow and elongated and there is no vantage point from which its entirety can be observed. The west end or southernmost corner, is substantially lower in elevation than is the rest of the point (see photo above).

Historically the east-west flow of travel has dominated Eagle Point. None of the north-running roads located east of the Couler Valley went anywhere apart from serving access to a few farms. Roosevelt and Shiras Avenue only recently gained connections. Despite this fact, Shiras Avenue is recommended for survey and evaluation of a number of very early houses and outbuildings.

### **HISTORIC CONTEXTS**

Five historic contexts were identified and developed during Phase I:

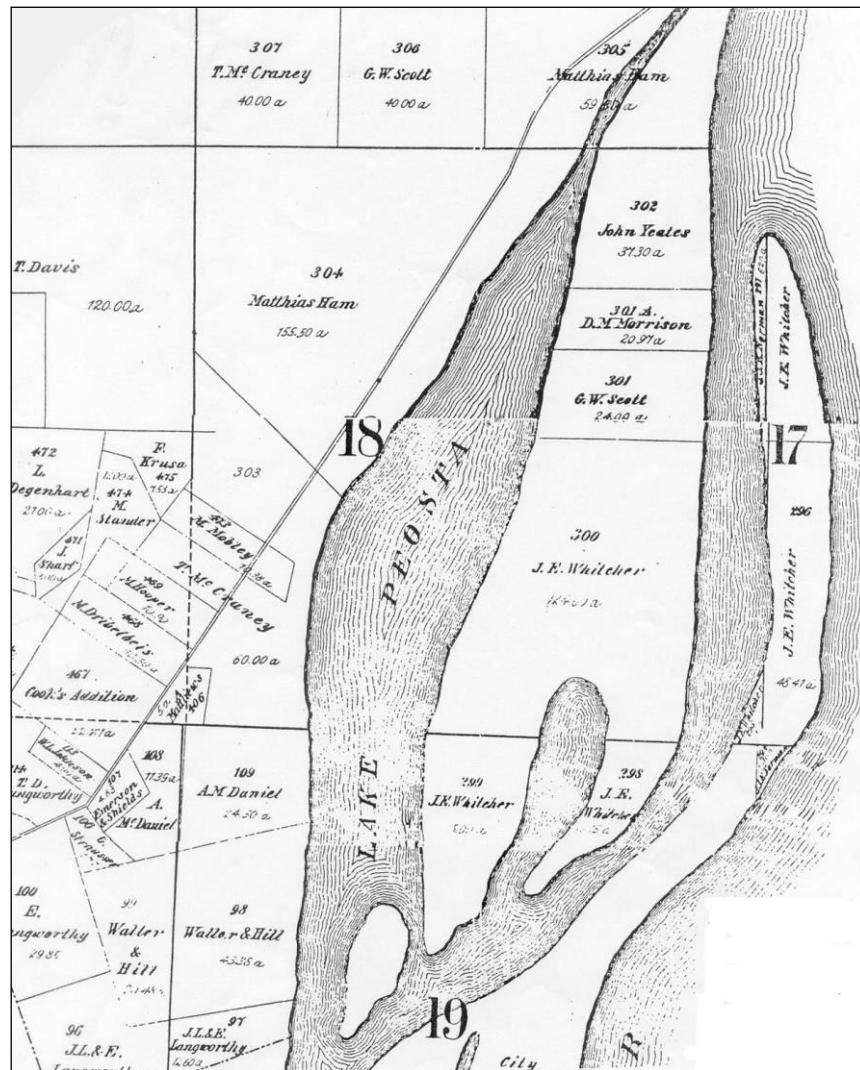
- Frontier City on the Mississippi River, 1833-1858
- The Key City, 1859-1893
- Fitful Growth and Maturation, 1893-1910
- An Era of Stability, 1910-1955
- The Architecture of Dubuque, 1833-1955

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Properties relating to each of these contexts are found within the current survey.

**Frontier City on the Mississippi River: 1833-1858:**

Following the opening of the area for settlement in 1833, and while the original portion of Dubuque was being settled, several enterprising men looked farther north along the Mississippi River and purchased land in an area known as Eagle Point. In 1835 a county road was laid out, beginning at Eagle Point and running to the Territorial Road, and thence to a county road. Somewhat later the supervisor's commission ordered that W.G. Stewart and Chester Sage (Supervisors of Roads) "work" said road, thereby facilitating travel from Eagle Point to Dubuque.

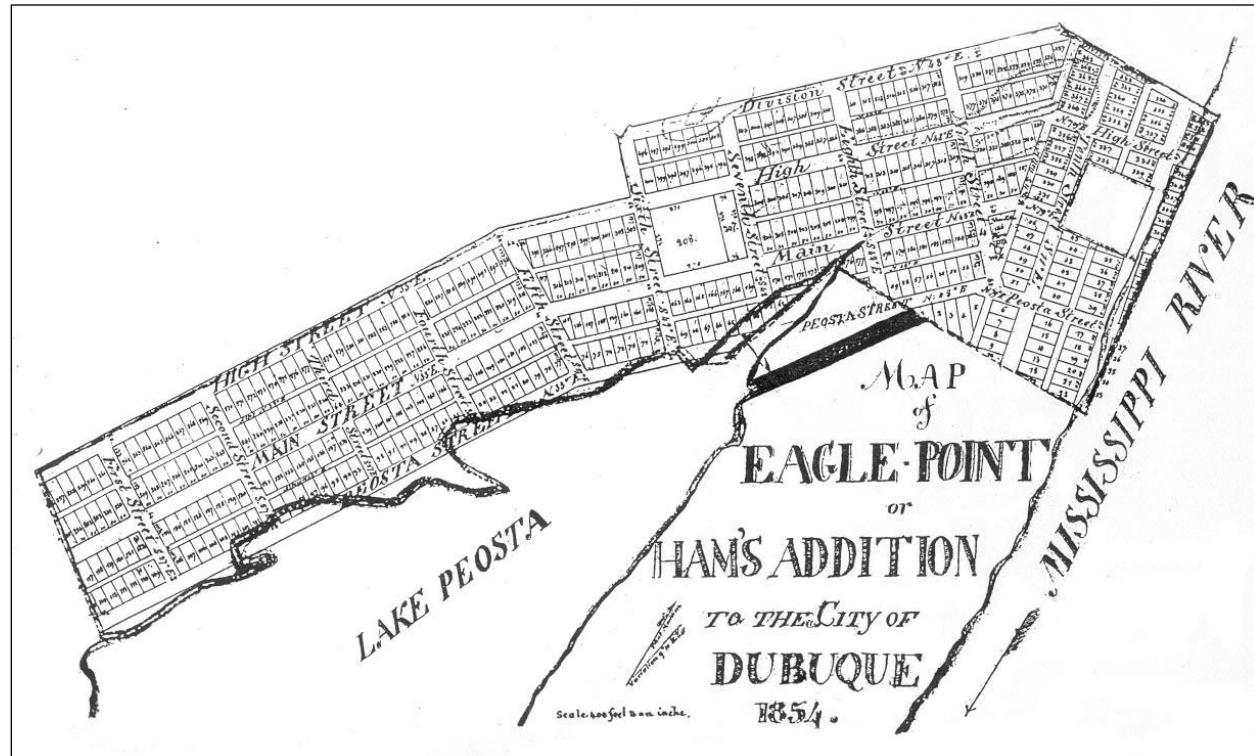


Sale of Lots  
In the town of  
EAGLE POINT

This town which is laid off by the proprietors, is delightfully situated on the west bank of the Mississippi River, about one mile north of the \_\_\_\_\_ line of the town of Dubuque, and immediately opposite Mississippi City, at which place commences the great Railroad which is to form an entire line of communications between the Mississippi River and Lake Michigan. The commercial advantages of this town as well as its proximity to the rich mineral and agricultural country back of it, need not be enumerated to those acquainted with the situation. Its central position and commanding location will at once be observed by a slight reference to the map of the Territory. The steamboat landing is inferior to none from St. Louis to St. Peters. No town in the far west can boast of a more healthy location – springs of the best and purest of water are found in abundance gushing out from the cliff at the rear of the town. The sale will take place on the ground on the 15<sup>th</sup> day of July next.

TERMS – 10% down, the terms or payment of the balance will be liberal and made known on the day of the sale.

Thomas McCraney  
Mathias Ham  
F.K. O'Ferrall  
John Foley  
Eagle Point, June 17, 1837



Ham's Addition (Dubuque County Historical Society)

No documentation has been located concerning the success, or failure, of the sale of lots on July 15, 1837. At that point lead mining operations were in place north of Dubuque, in the Couler Valley, and possibly in the Eagle Point area as well. These were shaft mines rather than the surface

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digs found to the south (Wilkie,, pp 143-4). Eagle Point was one of several small settlements in the area that eventually were included in the boundaries of the city of Dubuque when it was incorporated under authority of the Iowa Territorial Legislature in January 1840.

Mathias Ham (one of the original proprietors of the town of Eagle Point), had arrived in the area in 1833 and over the next few years purchased 25,000 acres along the Mississippi River. Included in those acres were Mineral Lots 304 and 305. These lots extended from Eagle Point proper southwest toward downtown Dubuque. Around 1839 Ham built a small cottage of native limestone on his land. In 1854 he platted much of Mineral Lots 304 and 305 as Ham's Addition to the City of Dubuque. This addition contained over 600 lots and extended from the Mississippi River southwest (from Tenth to First Street). The major NE/SW streets were Main, High, Division, and Bluff (now Garfield, Rhomberg, Lincoln, and High Bluff). Ham's cottage was located on lot 537 at the corner of what was then 5<sup>th</sup> and Division, now Shiras and Lincoln. Two large lots, 207 and 208, indicate a plan for a public square bordered by Sixth and Seventh streets, Main and High. During the Civil War Camp Franklin was apparently located on these lots. T

In 1857 Ham enlarged his stone cottage into a fine two-and-one-half story Italianate style residence, complete with octagonal belvedere. The stone used in construction was not native, but had been shipped from Nauvoo, Illinois (Sommer, pp 62-64). The Ham residence (National Register of Historic Places) is located on a hillside overlooking the plain toward the river. It must have presented an elegant appearance in the 1850s.



HAM HOUSE FROM SOMMER p 64

*The Dubuque Dailey Times* noted (5-9-1859, p 3, c 2)

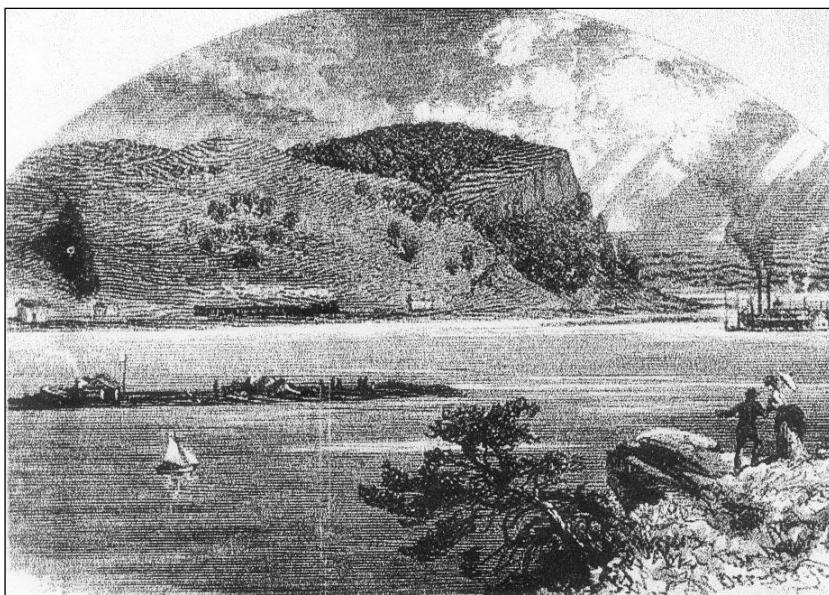
One of the pleasantest of the drives leading out from town is that which goes to Eagle Point. One in going there passes through a magnificent collection of natural beauties – not the least of which surround the palatial residence of Mathias Ham, Esq. Green ridged banks, massive, rocky uplands, groves just bursting into a wilderness of leaf and blossom, the imposing bluffs, the wide reaching river losing itself in the blue distance, the long stretch of greensward swelling, hollowed, flattened like some green sea, all unite in making the scene one full of beauty and grandeur.

Other events indicate that there was a strong interest in this area of the city. Some of the earliest expansion out of the downtown area was to the northeast. In 1851 the city purchased ten acres east of Couler Valley for Linwood Cemetery, and it is believed that a ferry connecting Eagle Point with the state of Wisconsin was established that same year (any ferry from the point had to go well downstream in order to find a dry landing point on the "mainland"). During the period 1854-57

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Dubuque's population grew from 6,634 to almost 16,000. Construction figures for that period indicate that over 1,600 new buildings (including residences) were built in the city, but there is no breakdown by neighborhood or ward. Although the 1858-59 City Directory does not list any businesses in the survey area itself, it does list several just west along Couler between 19<sup>th</sup> and Eagle Point (now Twenty-Second Street) indicating that development was creeping north. These businesses included wagon makers, boarding houses, breweries, groceries, and the Jackson Hotel. While there were undoubtedly a number of houses and buildings constructed in the neighborhood by 1858, only the Mathias Ham residence has been documented. Others would have been small vernacular houses/buildings, many of wood frame construction. It is possible that one building at 2226 Rhomberg may date to this period, but no proof has been located. It appears that construction was taking place at both the east and west ends of the Rhomberg neighborhood, with a vast, unsettled area in the middle.

By the close of the first historic context, "Frontier City on the Mississippi: 1833-1858," this northeast part of town was established.



Alfred Waud lithograph, Eagle Point Near Dubuque, 1872  
Note scattered buildings and train.

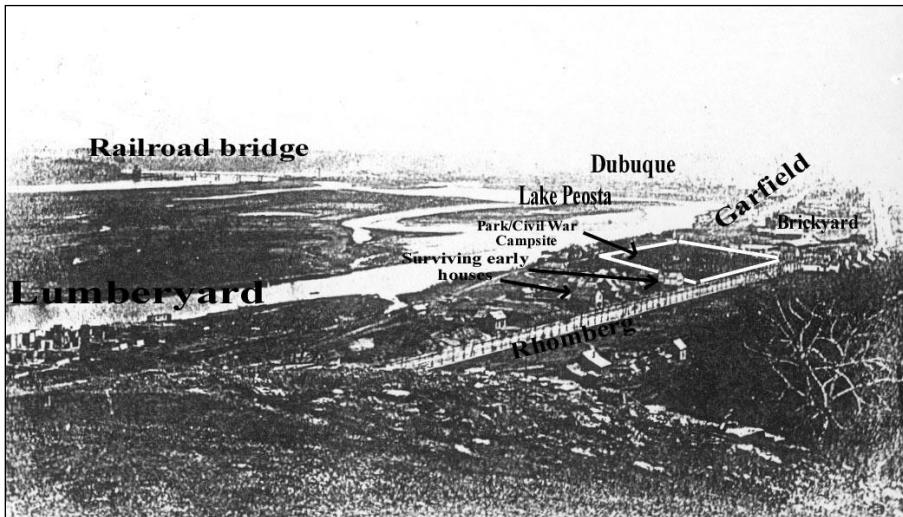
**The Key City: 1859-1893:**

Dubuque began to recover from the Panic of 1857-58 by the mid-1860's. Local newspapers proudly noted new construction, not only commercial buildings and churches, but residences as well. During 1863 Woodworth and Jaeger built a frame brewery on the shore of Lake Peosta, along what is now known as Garfield. This business is listed in the 1865 city directory as being located in Eagle Point, evidently a generic name for the area east of Couler. Other businesses in the neighborhood included a basket maker, John Lannoive, and a grocery run by Peter Vogenthaler. In September 1867 the *Telegraph Herald* made mention that George Ade was having a structure built at the corner of Lake (Garfield) and Johnson, and two frame tenements costing \$1,000 were being built on Lake for George and Leonard Bohler. During 1869 residential construction continued in the survey area, with eight houses along Lake (including a two story brick for C. Stafford near the 5<sup>th</sup> Ward School), six houses on High (Rhomberg), a one and one-half story brick for George Gehrig on Division (Lincoln), three houses on Eagle Point (Twenty-second Street), and one on Windsor. The city directory of that year listed two businesses in the survey area: John Behrens was operating a brickyard at the corner of Division near Lake (Lincoln near Garfield), and, John Schneider had a meat market at the northeast corner of Division (Lincoln) and Windsor.

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A c.mid-1870s view toward Dubuque from Eagle Point Park bluffs

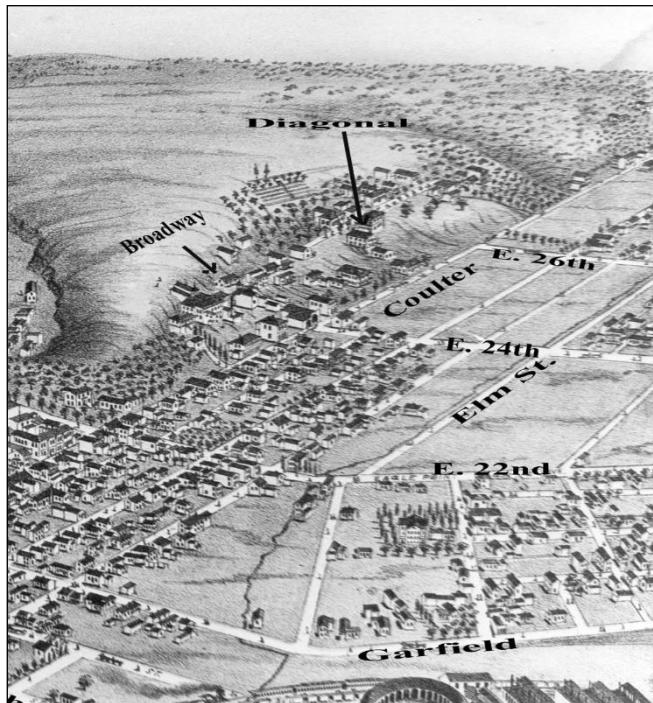


The west end of the survey area (around Kniest) is shown on the 1872 birds eye view of Dubuque by Augustus Koch. The area is sparsely settled with the land from Kniest west approximately two blocks, and from Lake north to Eagle Point Road, almost totally empty. To the east, between Kniest and Johnson, is a large three story building surrounded by trees. This was the original Audubon School. High and Division streets are not cut through to Kniest, ending at Johnson. There is a cluster of buildings/houses along Lake between Kniest and Johnson (across from the railroad shops), and other along High from Johnson east to the intersection with Windsor. It is interesting to note that the area along Couler, Washington, and Jackson is almost totally built-up.

The decade of the 1870's appears to have been a period of substantial growth and development at both the east and west ends of the Rhomberg neighborhood, and the Linwood neighborhood along Windsor. Each year the city directories listed more and more commercial ventures in this area, and the newspapers noted housing construction as well. A major reason for this development was the construction of the Chicago, Dubuque and Minnesota (later the Chicago, Milwaukee and St. Paul) railroad shops just southeast of the intersection of Lake and Johnson. Their tracks ran parallel to Lake from the shops to Eagle Point. These shops provided employment for over 100 people. Convenient, affordable housing for the railroad workers necessitated the construction of single family dwellings, boarding houses, and flats in the Rhomberg neighborhood. For example, J.K. Graves had a two story brick double tenement (with outhouses) constructed on Lake near Reid in 1872,

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several other brick residences were built along Lake, High and Division, and a number of small frame houses along each of the main streets, but much of the construction was found along Lake. Brick commercial buildings began appearing on corner lots, and a pair of greenhouses was constructed on Division near First.



1872 Bird's Eye View

(John Reps, Cities of the Mississippi, Columbia, Missouri, University of Missouri Press, 1994)



Eagle Point Boatworks and Limeworks, Rock Quarry (left rear), c.1890  
(courtesy Dubuque County Historical Society, Photo #1381)

The Eagle Point Marine Works was established by Johnson and Gaylord in 1870 at the river end of the neighborhood. These marine ways were called the "best and most perfect of any on the upper river," and provided work for 50-100 men depending on the season (*Dubuque Daily Times*, June 15, 1871) Other commercial enterprises at Eagle Point included the Diamond Jo Boatyard and the

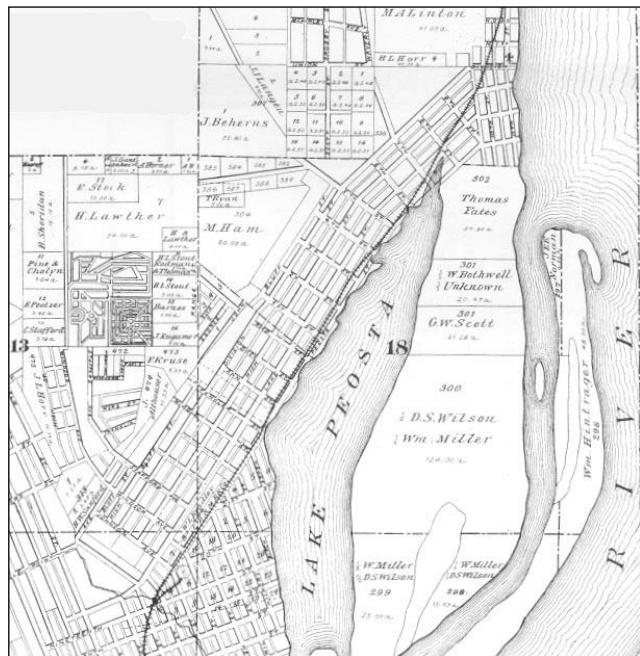
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Dubuque Wooden Ware Co. These businesses led to the construction of more housing at the east end of the neighborhood. August Roeber opened a brickyard at the corner of High and 5<sup>th</sup> (Rhomberg and Stanton) in the early 1870s to meet the demand for building brick. Like many other businessmen he built his residence, a two story brick house with side gable entry, near his workplace in 1878. The neighborhood was starting to fill in the middle from each end.



Diamond Jo Boatyard and Marine Ways, c.1903  
(courtesy Dubuque County Historical Society  
and Area Research Center, University of Wisconsin, LaCrosse)

By the late-1870s the Rhomberg neighborhood between Kniest and Eagle Point boasted a variety of businesses, some clustered at the intersection of Rhomberg (High) and Kniest, and others found on street corners along Rhomberg, Lincoln (Division), and Garfield (Lake). These businesses provided a range of goods and service from bakers to coopers to meat markets and wagonmakers. The ample number of saloons was outmatched only by the number of grocers.



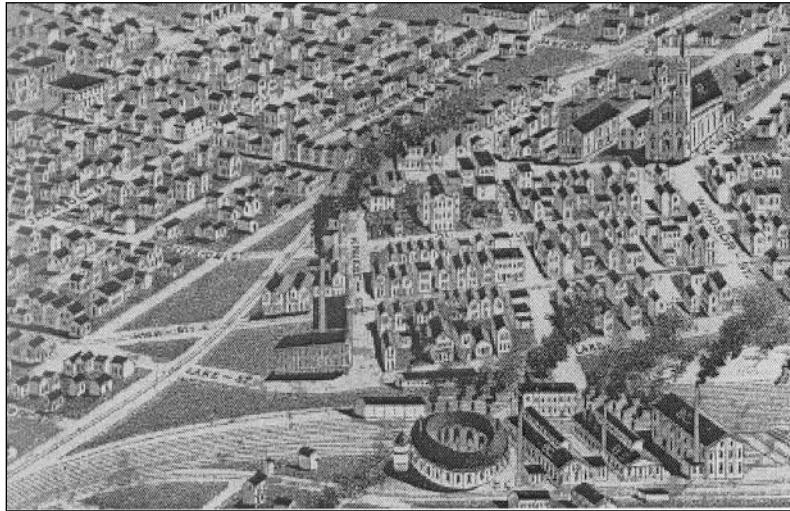
Detail, Andreas Atlas, 1875

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The map of the City of Dubuque that appeared in the A.T. Andreas *Illustrated Historical Atlas of the State of Iowa 1875* (see above) shows a well developed street pattern in the survey area with few changes from today except for street name changes and the fact that Division and High streets do not extend to Kniest. The Chicago, Dubuque and Minnesota tracks are shown running parallel to Lake Street along the shore of Lake Peosta, and the roundhouse is located just southeast of the tracks near Lake and Johnson streets. Mathias Ham's Addition is easily recognizable with its long narrow blocks and the slight dogleg to the northeast. Linwood Cemetery is shown with a number of individually planned sections.

The growth of the Rhomberg and Linwood areas is illustrated by the creation of the Sacred Heart parish in 1879 by a division of the St. Mary's parish. A brick church was built near the corner of Eagle Point and Windsor. A parochial school was built in 1881, a rectory was constructed in 1882, and a residence for the Sisters followed in 1883. Sacred Heart's congregation was primarily German in origin, with a smattering of Luxembourgers as well. By 1884 the church was too small and a much larger church (seating 1,200) was built immediately to the east. This building was designed by Dubuque architect Fridolin Heer in the Romanesque Revival style. It is of red brick construction with limestone trim. Measuring 63' x 160' the church features two asymmetrical towers (135' and 200') flanking the front entrances. When the new church was completed the old church was converted into a school building. Marquette Hall was built on the northwest corner of the property in 1915 to accommodate a growing school enrollment. The original small church and the Sister's residence were demolished in the 1980s to provide parking, but the rectory, Marquette Hall, and the 1888 church stand as testament to the strength of the German community and the expansion of the neighborhood east of Couler.

The Sacred Heart complex is located at the intersection of Eagle Point and Windsor, the dividing point between the Rhomberg and Linwood districts. Development along Windsor was consistent with that along Lake and High. As the main route to Linwood Cemetery, Windsor was the site of a florist and greenhouses, and neighborhood stores as well as small cottages and prosperous two story brick residences.

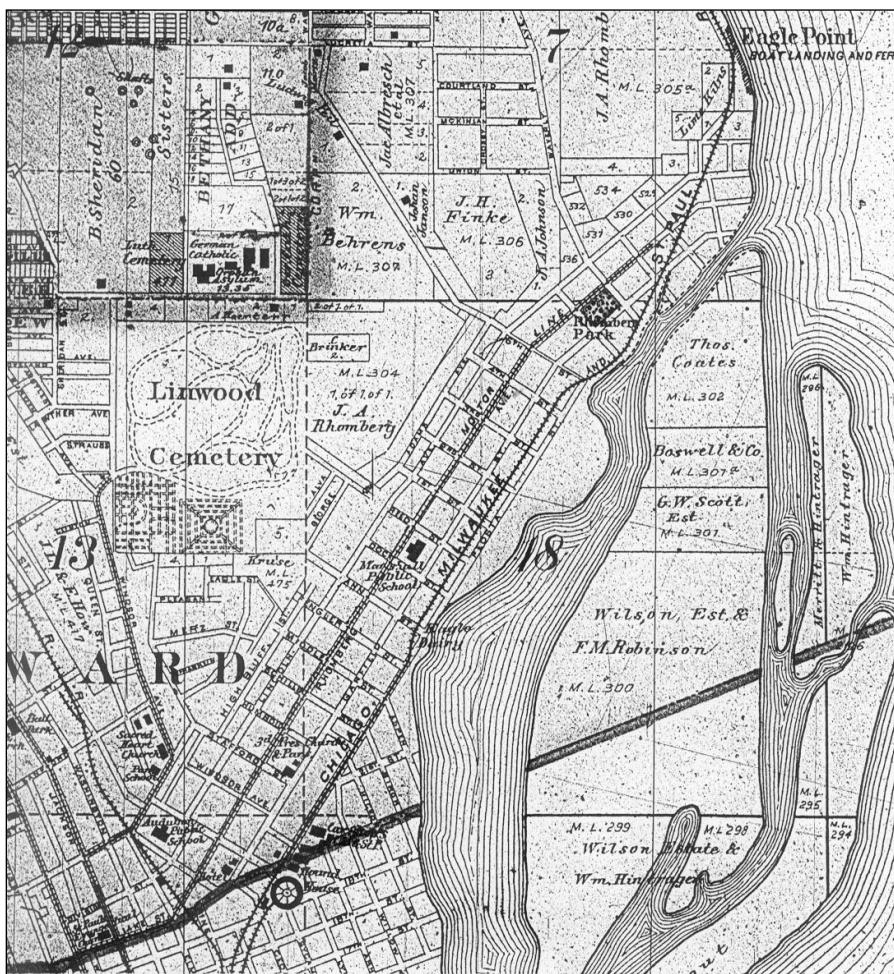


Detail, 1889 Perspective Map of the City of Dubuque, Iowa  
(shows the area west of Windsor)

In the 1880s Lake was cut through between Washington and Couler, and both Division and High streets were cut through to the west linking to Elm Street thereby connecting the neighborhood with the rest of "north Dubuque." In 1887 the streetcar line was extended to Eagle Point via High (Rhomberg), and by 1892 the streetcar ran to Linwood Cemetery via Windsor. The availability of this new form of transportation encouraged more residential development near both routes. The 1889 birds eye view of Dubuque shows heavy development from Lake to Eagle Point, from Kniest to just east

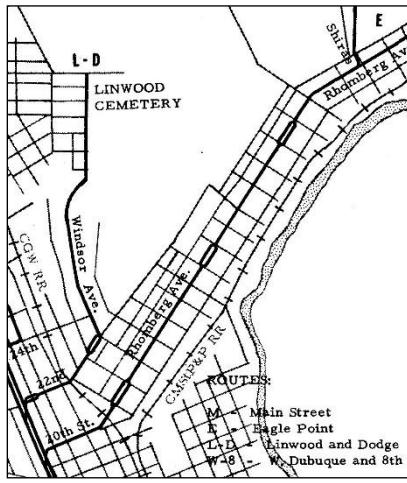
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of Windsor. It paints a very different picture from the sparsely populated 1872 view. From this point on it appears that development was constant in both the Rhomberg and Linwood districts. The newspapers were full of construction notes for frame and brick dwellings, both small cottages and larger two story residences, along almost all of the streets in the survey area. August Roeber added a "mammoth" new stationary brick kiln to his brickyard between Garfield and Lincoln, Charles Neumeister, had a two story building constructed to house flats on the second floor with his meat market below, near the corner of 6<sup>th</sup> (Shiras) and Rhomberg, Charles Kruse had a store and flats built at Queen and Sanford (24<sup>th</sup>), and a "double store and flats" was built by Peter Scharle at Lake (Garfield) and Johnson. City directories from the mid-1880s list a number of new businesses in the area such as a brass foundry on Lake, carpet weavers, cigar manufacturers, and a skating rink. Ten years later the brass foundry has become Smedley Manufacturing at the northwest corner of Garfield and Kniest, a drug store, boarding houses, a hotel, and milliners have been added, and for the first time, saloons outnumber grocers. Roeber's brickyard and the one owned by Dietrich Bros. (Lincoln between Fengler and Ann), the lime works owned by George Fengler, the boat works at Eagle Point, and the Dubuque Woodenware are all flourishing enterprises.



Detail, 1892 Dubuque Plat

The 1892 city plat shows the streetcar lines running on both Windsor and Rhomberg, the Chicago, Milwaukee and St. Paul roundhouse and shops, Linwood Cemetery, Sacred Hart Church and School, Audubon Public School, the 3<sup>rd</sup> Presbyterian Church and Parsonage at Garfield and Stafford, Marshall School, Rhomberg Park (bordered by Rhomberg, Garfield, 7<sup>th</sup> and 8<sup>th</sup>), the lime kilns at Eagle Point, and the Eagle Point boat landing and ferry.

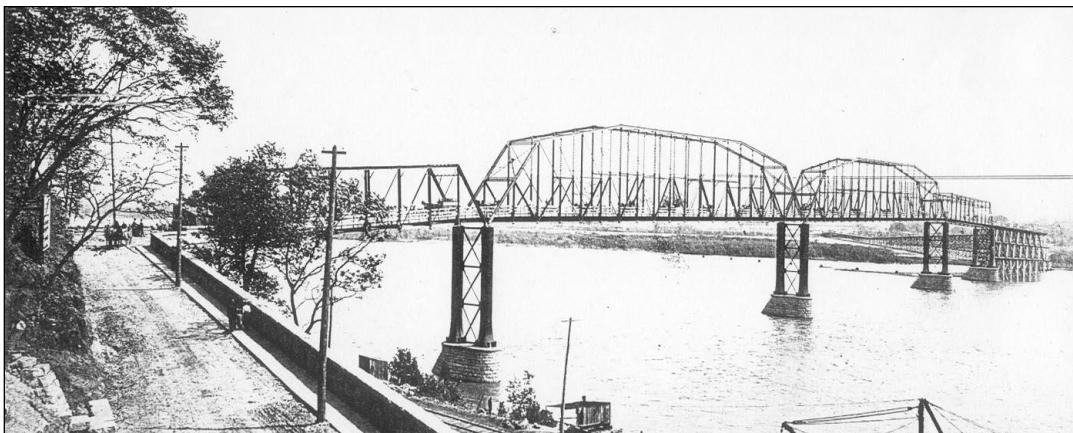


Streetcar routes, 1920s

Two lines diverge from Couler/Central, via 22<sup>nd</sup> Street to the cemetery, following Windsor and via 20<sup>th</sup> Street out Rhomberg to the point and Eagle Point Park.

### **Fitful Growth and Maturation: 1893-1910**

Residential development continued, with dwellings being built throughout the Rhomberg and Linwood districts. Most of these residences from the late 1880s-1910 were relatively small, one or one and one-half story houses, many with a front gable entry. Although brick was an important building material, there were an equal number of frame dwellings. Houses are sited near the front of the lots, allowing a large backyard for gardens. For the most part, there is a single dwelling per lot, but in some instances houses were grouped in pairs on the lots producing an almost solid line of facades. In rare occasions there are large houses that occupy two or more lots.



Eagle Point Bridge, photo by P. H. Wagner, c.1902, view northeast  
 (courtesy Dubuque County Historical Society)

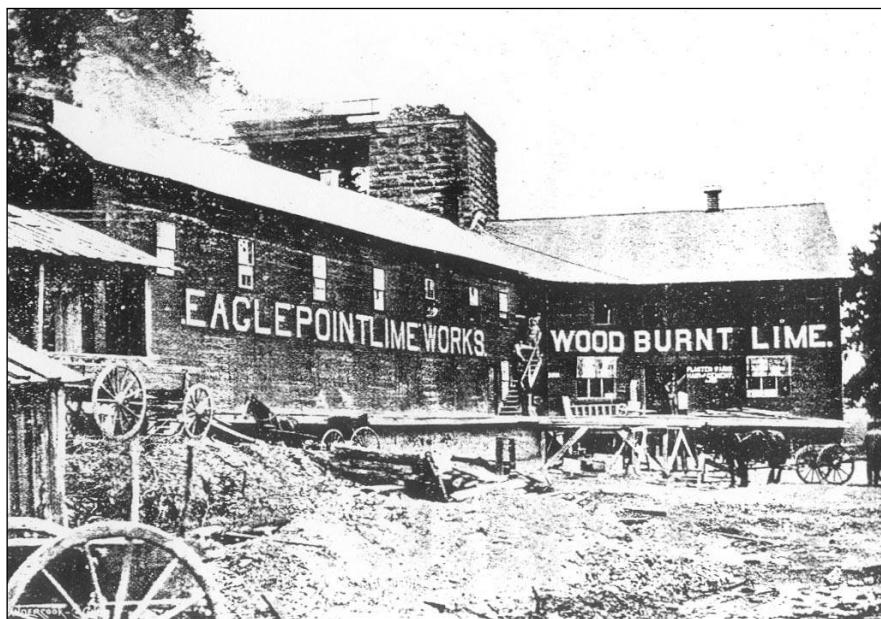
In 1902 the Eagle Point Bridge linking Iowa and Wisconsin was opened with much fanfare. Although there was an 1887 wagon bridge three miles south of Eagle Point which linked Dubuque to East Dubuque, Illinois, it was said that the Wisconsin farmers found it inconvenient and time-consuming to make the longer trip necessary to use it. The opening of the vehicle bridge at Eagle point opened a trade area of approximately 40,000 people on the Wisconsin side. Cost of this four span steel bridge, more than half a mile in total length, was \$110,000 plus \$25,000 spent by the City of Dubuque to build the approach at the west end. It was designed by architects E.C. and R.M. Shankland of Chicago. The main portion of the bridge was 85' above the river bottom, allowing more than sufficient room for flood waters to flow beneath it (Dubuque Enterprise, 27 April 1902, p 1).

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Travelers approached the Eagle Point bridge along Rhomberg Avenue, leading to a curving road by the lime works, that was cut into the side of the bluff and served as the approach to the Iowa end of the bridge. The drive along Rhomberg took them through the "Cathedral of Elms" which had been planted by J.A. Rhomberg. For decades the Rhomberg Elms (from the 1600 block to Lincoln) were the envy of the rest of Dubuque and were cited as an example of good public landscaping.

This developing neighborhood became large enough by 1905 that the fire department built a new engine house at the corner of High and Reed (Rhomberg and Marshall). The two-story brick building of Hose Company #6 housed a single engine with living quarters above. Marshall Elementary School was located on the half block across the street southwest of the engine house. In 1906 the original Audubon School building was replaced by a modern two and one-half story plus basement building. Enrollment at Audubon was much higher than at Marshall, probably due to the fact that the neighborhood around Marshall was still sparsely built-up. Construction starts were noted in the *Telegraph Herald*. In 1905 these included a carpenter shop near Windsor and Eagle Point, a grocery and residence on Rhomberg, and a saw mill at Eagle Point as well as seven residences and one remodeling in the Rhomberg neighborhood. The following year contractor Chris Voelker built eight houses on Lincoln with the average cost being \$2300-2900. These appear to be part of the group of Voelker houses in the 1200 block of Lincoln between Fengler and Ann streets. In 1910 Voelker built another group of houses in the neighborhood, these located in the 1300 block of Rhomberg.

Industry in the Rhomberg/Linwood districts was located primarily along Garfield and at the east end along the Mississippi River. An exception to this was Morrison Brothers. Manufacturing located along the railroad tracks between 24<sup>th</sup> and 25<sup>th</sup> streets. Morrison Brothers began as a small manufacturer of boilers and expanded into a large facility producing steel tanks, brass fittings, etc. In 1909 along Garfield the Smedley Steam Pump Co. and Key City Paper Box Factory were located near the intersection of Kniest, with the Eagle Valley Works (brass casket fittings) and the Garfield Hotel in the next block east. The railroad yards were across the street, so there was no residential or commercial development along that side of Garfield until the 900 block. The river end of the neighborhood boasted the Dubuque Woodenware and Lumber Co., Fengler's Lime Works, and the Eagle Point Boat Yard.



Eagle Point Lime Works, George Fengler, proprietor (established 1890)  
(courtesy Dubuque County Historical Society)

While each of these employed a number of workers, the largest employer in the area remained the Chicago, Milwaukee, and St. Paul Railroad. It has long been said in Dubuque that the

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Rhomberg/Eagle Point neighborhood grew up to provide housing for railroad workers. A check of the 1910 city directory listings for Garfield, Rhomberg and Lincoln shows that a large number of the residents were indeed employed by the railroad. Of the 114 residents listed on Garfield, 39 (34%) were Chicago, Milwaukee & St Paul employees. 100 of the 250 listed on Rhomberg (40%), and 57 of 189 on Lincoln (32%) worked for the railroad. An average of 36% of the neighborhood residents had direct connections to the railroad. With figures like this it is easy to understand that the Rhomberg/Linwood districts are primarily working class neighborhoods.

The Rhomberg/Eagle Point area was first included on the Sanborn Fire Insurance maps in 1909. These maps show a neighborhood of small to medium-sized houses, most being one or one and one-half stories, with a mixture of frame and brick dwellings. There is a pattern of houses located near the front of the lot with large back yards that is consistent throughout the neighborhood. The heaviest concentration of houses/buildings is found along Rhomberg, in the block from Kniest to Johnson. The area in the center of the neighborhood, especially along Lincoln and Garfield has a number of empty lots. The part of the Linwood district from Eagle Point (22<sup>nd</sup>) to Sanford (24<sup>th</sup>) along Queen and Windsor is also shown. This area is more fully developed.

Traffic through the neighborhood along Rhomberg became even heavier when the city purchased 85 acres in 1908 to create Eagle Point Park. Within a few years (1912) the streetcar line was extended up the hill and into the park where a turn-about was built to allow the cars to return to the city. With such ease of transportation, Eagle Point Park soon became a favorite spot for leisure activities.

**An Era of Stability: 1910-1955:**

Although the period of major settlement for the city of Dubuque as a whole was complete, both the Rhomberg/Eagle Point and Linwood districts continued to experience new construction during this period. In the Rhomberg area much of this was precipitated by the development of Eagle Point Park and an increase in auto transportation. Both of these drew traffic farther east in the neighborhood, encouraging construction of new houses.

An indication that the neighborhood was growing was the division of the Sacred Heart parish by the organization of the Holy Trinity parish in 1910. The new Holy Trinity Church was built on a totally empty city block of Rhomberg between Hamilton and Whittier (1700 block). Dubuque architect Martin Heer designed the building in the Romanesque Revival style. Like Sacred Heart it was of red brick construction with limestone trim. At the same time a red brick school/priest's house was built behind the church. The Franciscan brothers of St. Louis were in charge of the parish. A large brick school building was erected in 1929, and a sister's house was in place by 1936. Today this complex fills the entire city block. Like Sacred Heart, much of the Holy Trinity parish was of German descent. The size of the school building speaks to the large Roman Catholic population of this neighborhood.

Local newspapers noted in 1912 that there was a shortage of "suitable cottages" and a need for new house construction. Between 1912 and 1914 many new houses were built in the north end (including the Linwood and Rhomberg areas) and to the west. An extension of the West Locust streetcar line encouraged the westward development. At a nickel a ride, workers could live most anywhere in the city and easily commute to their jobs. New houses were built along and near these carlines throughout the survey area. As noted earlier, Chris Voelker was responsible for a number of houses along both Lincoln and Rhomberg. Houses were built individually or as part of a group. On Garfield there were three concrete block bungalows built in the 1100 block, and between 1918 and 1921, a whole block of houses was built on Marquette Place. Many of the vacant lots in the middle of the Rhomberg area acquired houses during this period.

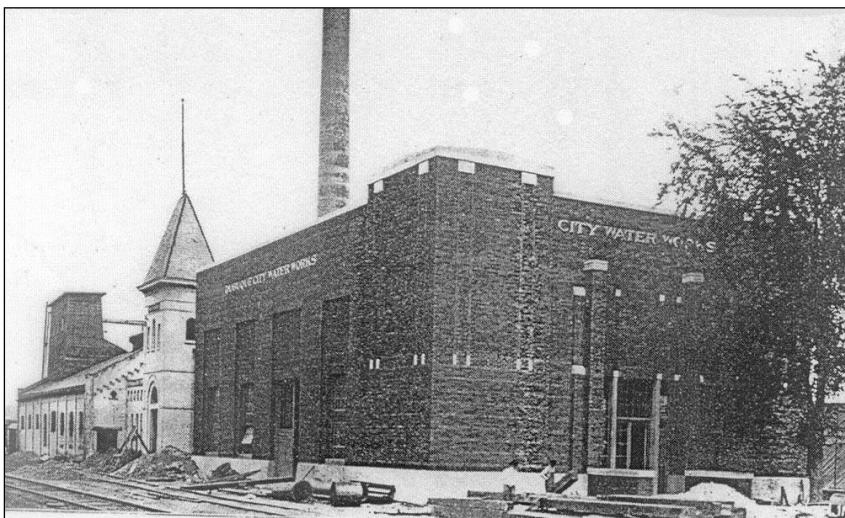
Windsor was "made over" in 1916, improving accessibility to Linwood Cemetery. In 1918 Dubuque followed the trend across the country with the construction of a \$150,000 tuberculosis hospital, "Sunnycrest," on the bluff overlooking Eagle Point. Today this complex serves as the county

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care facility. Another large public building was constructed on the bluff to the southwest in 1924. The city's growth to the north was reflected in the construction of Jefferson Junior High School at the top of the bluff above both Linwood and Rhomberg. This Tudor Revival building was a model for modern schools of the period. The new (1924) waterworks buildings at the far end of Rhomberg were a simplified version of this same style, with the key design elements being stone-capped brick buttresses. The new waterworks and improved pumping equipment made possible the extension of miles of new mains throughout the city.

In the late 1920's the Chicago, Milwaukee & St. Paul moved their shops from Dubuque, leaving 600 people unemployed. As noted earlier, many of these workers lived in the Rhomberg/Eagle Point neighborhood. Although this remained a working class neighborhood, new housing construction from this point on would not be based on the needs of railroad employees. A 1935 map showing new housing starts between 1924 and 1934 showed a number in the Linwood area, and some scattered through the Rhomberg neighborhood, including a dozen built along Garfield.

One impetus in increased development was the construction of a new and expanded water works on Eagle Point beginning in 1921. A three-year distribution system expansion increased the milage of river mains by 27 percent. The impetus for the project was the reduction of fire insurance rates (Report of the City of Dubuque, 1924).



New Waterworks Plant, 1924  
(Report of the City of Dubuque, 1924)

In 1936 the first Comprehensive Plan for the city of Dubuque was released. It made a number of recommendations including several which impacted the Rhomberg/Eagle Point and Linwood areas: establishing main thoroughfares through the city, including Rhomberg; encouraging the development of neighborhood shopping areas (already in place on many street corners); the widening of Garfield to provide a second major access to the Eagle Point area; and, the development of Ham's Island for industrial use. The "Rhomberg Elms" were again mentioned as a fine example of public landscaping and other neighborhoods were encouraged to consider such plantings. Several different studies were done in Dubuque during the 1930's. The result of one demographic study showed that 55.5% of the Dubuquers were Roman Catholic. At this time there were twelve Catholic churches in Dubuque and ten parochial elementary schools. Two of the churches and two of the parochial schools were located in the Rhomberg/Eagle Point and Linwood areas.

Depression Era projects provided jobs for Dubuque as a whole, and had a direct impact on the Rhomberg neighborhood. As part of the nine-foot channel project on the Upper Mississippi River the Zebulon Pike Lock and Dam No. 11 was built between 1934 and 1937. This dam was located just

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upstream from the Eagle Point Bridge. Land access to this project was directly through the Rhomberg area. About 900 people were employed at the peak of construction, making this one of the largest (if not the largest) public works projects in Dubuque. (O'Brien, pp 166-7) Construction in Eagle Point Park during this period included the pavilion and shelters. Again, access to this construction project was gained through the Rhomberg neighborhood. Eagle Point Park had developed into a very popular spot for gatherings of all kinds. The availability of streetcar service to the park had a great deal to do with this prior to the popularity of automobiles. Near the end of the Depression a new Marshall Elementary School was built on the site of the original building. This was a simple Art Deco design executed in light tan brick with stone details. Obviously, the Rhomberg neighborhood was showing continued growth or a new school would not have been constructed. More of the vacant lots were being filled with small to medium size houses. Several of these along Lincoln were brick English cottages with stone trim around arched front doors and distinctive chimneys.

Following World War II Dubuque experienced a housing boom. In addition to dwellings being built to house returning veterans, much of the boom was due to the new John Deere plant north of town. Major floods in the early 1950s played a significant role in the Garfield part of the Rhomberg neighborhood. Sand from the area was used to fill sandbags for the flood levees, creating several very low spots along the south side of the street. Following the floods of the '50s the city decided to incorporate the area south of Garfield and the railroad tracks into the proposed industrial park. What had been the bed of Lake Peosta was filled and the area was opened for development. Several houses from the Ham's Island part of the industrial park were moved to Garfield, and other new houses, most of ranch style design, were built along the south side of the street. These houses represent the "new" construction in the Rhomberg/Eagle Point survey area.

The major change in the neighborhood included in this Phase II survey has been the closing of the Eagle Point Bridge, and the re-routing of highway traffic out of the area. Rhomberg continues to be a busy street, but it carries much less traffic than in past decades. New industrial development to the south can be accessed via Hawthorne Street at the river end, and by Fengler in the middle of the neighborhood. The most common way of entering both the Linwood and Rhomberg areas continues to be north on Central and east on either 20<sup>th</sup> or 22nd streets, the same way development occurred a century and one-half ago.

**The Architecture of Dubuque: 1833-1955**

No where in Dubuque is vernacular design more prominent than in the Rhomberg/Eagle Point and Linwood areas. Lawrence Sommer was very aware of the community's vernacular heritage and wrote of these houses,

They are, to a large extent, the anonymous architecture of the working classes and were not noted by the newspapers when built or torn down. They are not fully understood by architects and little appreciated by historians. Nevertheless, they are the most representative type of Dubuque architecture. (pp 75-76)

As noted earlier, the Phase II survey area is primarily a working class neighborhood with corner stores and neighborhood schools and churches. The houses were built primarily as single-family dwellings, although there is an occasional duplex or apartment house (flats) intermingled with the individual units. Most of the houses are one or one and one-half story cottages with a smattering of two story residences. The houses are placed near the front lot line, with large open areas to the rear, probably for gardens or the many out-buildings which are no longer in place. Ordinarily there is a single house per lot, but sometimes there are two. This is especially true in the case of developers or builders who constructed a series of houses at one time. Rarely in this neighborhood are there large houses that occupy more than one lot.

The earliest documented house in this neighborhood is that of Mathias Ham. It is known that the original stone cottage was constructed in 1839, with the major remodeling into an Italianate style

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house with octagonal tower taking place in 1857. However there may well be other early houses in this neighborhood which have not been documented. The 900-1000 blocks of High Bluff contain at least two houses that appear to be very early. These are located on the north side of the street and are partially built into the hillside. Both are two stories with side gable entry and share characteristics with the early French houses found along the Mississippi River from southern Missouri southward. No information has been located on these houses or their original owners. The 2200 block of Rhomberg contains two houses which may date to the 1850s but are probably somewhat later. The house at 2226 Rhomberg is the best example. It is a two-story front gable house that is built into the hillside. The lower level is of limestone while the second floor and façade are of clapboard. A single entrance is centered on the facade. This could well have been a commercial building with housing above.



2226 RHOMBERG

A two-story brick house at 1103 Garfield is now covered with stucco scored to look like stone. Located on a corner lot this house sets back from the street. It features an asymmetrical side gable entry and has a two-story wing to the rear. The present owner says that this house dates to 1835. While this date may be somewhat early, it is possible that this residence pre-dates the Civil War. Another two-story house that appears to be of the same period is found on the corner of Farley and High Bluff. This is constructed of large stone blocks, possibly quarried nearby, with a low-pitched hip roof. Like many in the area it is built into the side of the hill.

Brick is one of the key elements of Dubuque's architecture. While almost all towns along the Mississippi have large numbers of brick residences and commercial buildings, Dubuque is unique in both the quantity and quality of its brick structures. The Phase II survey area is a mixture of brick and frame construction. Many of the houses recorded during this survey project are of brick construction, primarily because brick houses usually are less altered than their frame equivalents. These houses are representative of vernacular design in Dubuque.

The majority of the brick houses in the neighborhood are examples of gable front design. These vary from one, to one and one-half, to two stories in height. The primary design element is that each has the entry on the gable end. Some feature a central entry, but most have the door off-set to one side indicating a side hall floor plan. The defining characteristic that divides these houses into separate groups is the treatment of the top of the windows.

In most of Iowa's Mississippi River towns it is possible to date the construction of a brick house or building by the treatment of the top of the window. Prior to the Civil War most brick structures featured windows with a simple lintel, either timber or stone, across the top. From c.1865 on most windows were segmental arched. This has not proven to be true in the Phase II survey area, given that lintel types were used in Dubuque later than in many communities. The flat lintel treatment appears to be contemporary with the arched fenestration, and in the survey area these appear to date between 1870 and 1900.

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The most basic treatment is a simple brick segmental arch as seen on the house at 1521 Rhomberg.



1521 Rhomberg

A variation on this is a segmental brick arch with stone corner blocks and keystone (1609 Rhomberg).



1609 Rhomberg

Another variation is the simple cast (or stone) arch with smooth finish (2208 Rhomberg).



2208 Rhomberg

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And finally, the cast arch has an incised design and may have corner blocks and key stone (1624 Rhomberg).



1624 Rhomberg

The lintels above the windows have the same type of variations. The plain stone lintel has no design and matches the stone sill such as this house at 1315 Rhomberg.



1315 Rhomberg

A step beyond this is the plain stone lintel with "dog ears" (2011 Rhomberg).



2011 Rhomberg

A more elaborate treatment has incised designs as well as "dog ears" (1620 Rhomberg).

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1620 Rhomberg

The second type of brick house found in the neighborhood is the side gable design. It features the entry on the side, rather than end, of the house. These may be a single story cottage or a fine two-story residence. A symmetrical façade is the norm, but some houses have an off-set entry. The same variety of window treatment is seen in the side gable houses.

An example of the single story cottage with off-set entry is found at 623 Lincoln.



623 Lincoln

The residence at 2018 Garfield is a good two-story example with symmetrical five bay façade. In addition, it has a fine entrance with transom and side-lights.



2018 Garfield

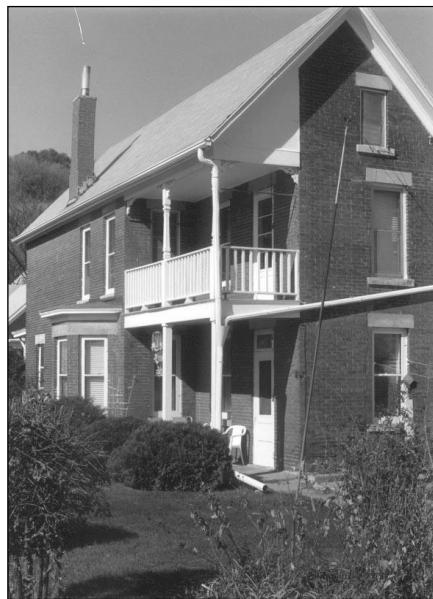
Frame examples of the gable end and side gable designs are found throughout the survey area, but most have been altered, usually by the application of replacement siding.

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2151 Farley

The property at 2151 Farley (c.1898) represents a duplex version of the side gable vernacular plan. The Phase I and Phase II survey areas share a common Dubuque vernacular range of residential building types, although the west end of Phase II most closely resembles the housing stock that defines all of the Phase I area. Generally speaking, the Phase II area has a larger proportion of gable front houses and cottages and many of these are shorter plans, less than a full two stories high. Side gable plans are more plentiful in the Phase I area. Brick residences are equally well represented in both areas. Two-story rear inset corner porches are found on most Phase I area houses but these are less common in the Phase II area. A Phase II area example is shown below.



1302 Lincoln

In addition to the purely vernacular houses, there are houses with a touch of "high style" in the survey area. A good example of a house with Italianate elements is found at 713 Lincoln. It features the decorative hoodmolds with matching sills, a polygonal side bay with brackets, a full veranda across the façade and rear side porch with brackets and turned millwork, and a canopied side entry with brackets and pendants. The brick residence rests on a water table of dressed stone. The cross gable roof has a denticulated cornice and cornice returns. This is one of the few houses in the neighborhood that is located on a larger lot.

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713 Lincoln

The Second Empire style that was so popular for houses in the "downtown" area of Dubuque is seen in the Rhomberg neighborhood at 1005 Lincoln. This is now the Bethany Home, but it was built as the residence of Christian Loetscher. The original portion of the house was an elegant two story brick with Mansard roof. As the Bethany Home has grown, pains have been taken to replicate the original design. Although this house was probably architect designed, no architect has been identified.



1005 Lincoln

During the early years of the twentieth century a number of small craftsman houses and bungalows were built on vacant lots in the neighborhood. These were affordable dwellings that followed the idea that every workingman should own his own home. Several developers in Dubuque were constructing houses for this market, but the one who can be directly associated with the survey area is Chris Voelker. He not only built for the workingman, but often suggested building a double house, or duplex, that would provide income to pay off the owner's mortgage. Voelker built individual houses, but he also built groups of houses for resale. There are two sets of Voelker houses in the Rhomberg neighborhood: one in the 1200 block of Lincoln; and the other in the 1300 block of Rhomberg. These are all two-story residences with front gable entry and full porches across the façade. Some are of frame construction, and others were built using the popular new building material, rusticated concrete block. Concrete block was advertised as the "building material of the future." It looked like stone, it lasted like stone, it was fireproof like stone, but it was cheaper than stone. Chris Voelker was a strong proponent of the material as he owned the Peer Amid Concrete Co. that made the blocks locally.

Other builders were also using concrete blocks in residential construction. Three concrete block bungalows were built on Garfield, and a series of small concrete block bungalows were built on Marquette Place between 1918-1921.



1113 GARFIELD

Another popular house type early in the century was the "foursquare." These were usually two stories, almost square in shape, with a hip or pyramidal roof. Again, these were scattered through the neighborhood, being built on the vacant lots. Most were of wood frame construction, and most had a broad porch across the façade. The type is relatively uncommon in Dubuque. The example shown below is quite late, 1929, and is elaborated with a brick veneer, arched porch and paired windows.



1616 Lincoln

This cubic building type could be made more elaborate by the addition of "high style" details and shallow side wings. A good example of this is found at 2542 Stafford. The Neo-classical porch elements as well as the larger scale, give the house a sense of importance.



2542 STAFFORD

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The bungalow was probably the most popular style in the first quarter of the 20<sup>th</sup> century although it is relatively uncommon in Dubuque. Some were architect designed but most were built by local contractors from pattern books or catalog designs. The most stylish and elegant of the bungalows in the survey area is a brick example with tile roof at 2001 Rhomberg.



2001 RHOMBERG

The English cottage is a variation on the Tudor Revival style that is most often found in moderately priced neighborhoods. These were usually of brick construction with stone trim around arched entrances and on the large exterior chimneys. A number of these were built, primarily along Rhomberg and Lincoln, both before and after World War II. A good example is found at 901 Lincoln.



901 LINCOLN



1965 Prescott (1945)

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A rare example of Art Moderne is found at 2003 Rhomberg. This stylized brick house from 1948 looks very out of place in this neighborhood of dwellings from earlier decades.



2003 RHOMBERG

In the middle of the single family homes in the Rhomberg/Eagle Point neighborhood are two examples of Art Deco design. One is a two-story brick apartment building that was constructed in 1938. The other is the Marshall Elementary School that was built about the same time. It is unusual to find two examples of this relatively rare style in a residential neighborhood.



2001 Shiras



1490 Rhomberg

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New housing in the neighborhood following World War II consisted primarily of ranch houses and a few split-levels. Several of these feature limestone veneer using blocks of different sizes and shapes. For the most part these do not fall within the period of significance.

The commercial buildings located in the Phase II survey area are primarily two-story brick structures, described by Longstreth as two-part commercial blocks. In almost all instances these are free standing buildings located on street corners. Most have the flat roof sloping gently to the rear that is seen in business districts, but two or three, such as the building at 2311 Windsor have a gable roof. The gable roof is more common to residential design or very early (pre-1860) commercial buildings. These date to the late 19<sup>th</sup> century and the owner or builder must simply have preferred the gable roof. The building at 908 Rhomberg is more representative of those found in the survey area with a flat roof, corbelled brick cornice and centered identification pediment with the date "1894." Both of these commercial buildings have a recessed central entrance flanked by large glass display windows. These windows have a panel below and transom area above. Like the brick houses in the neighborhood, these buildings retain a high degree of integrity. The C. Rettenmaier Store (1100 Lincoln) features a cast iron storefront, a corner turret, and an angled corner entryway, features more typically found in the Phase I survey area.



908 Rhomberg (left), 2311 Windsor (right)

The two religious complexes in the survey area, Sacred Heart and Holy Trinity, are fine examples of Romanesque Revival churches with architect designed school buildings. They are comparable to other neighborhood parish churches in Dubuque which have been judged to be National Register eligible and it is remarkable that the architectural merit of these Dubuque churches outpaces the best church examples which most other towns erected. Both are consequently recommended as being National Register eligible.



Holy Trinity (left) and Sacred Heart (right) Churches

**Residential Details, Phase II Survey Area:**



Wooden lintel, stone foundation window

Wooden lintels are rare survivors from the earliest surviving buildings. Solid plain curved stone lintels predate 1891. Curved lintels with straight "springstone" ends date from 1870 through 1900. Flat stone lintels date from the 1880s through the turn of the century. Flat lintels with a centered pediment and side brackets date to the mid-1880s. A triangular pediment arch with end brackets dates from the early 1890s.



Stone voussoir basement arch

Brick arches also changed over time. Side wall semi-elliptical consist of two or more rows of arched rowlock bricks and these are plainly executed. The same arches were built over the entire range of brick load-bearing construction. Semi-circular arches with keystone and springstone block inserts date from the mid-1870s. A brick arch which mimics the rounded stone arch, with a flat base and a projecting brick cap, dates from 1870. A flat brick jack arch with rubbed bricks dates from the late 1890s. A highly decorated flat brick arch with projecting brick tracery work dates from 1900.

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Stone lintel line, storefront

Two examples of the use of a solid stone lintel line set atop a cast iron storefront were found in the Phase I survey area. Two others were found in the Phase II area (2311 Windsor)\*\*



Original double doors, transom and carved stone lintel and porch detailing

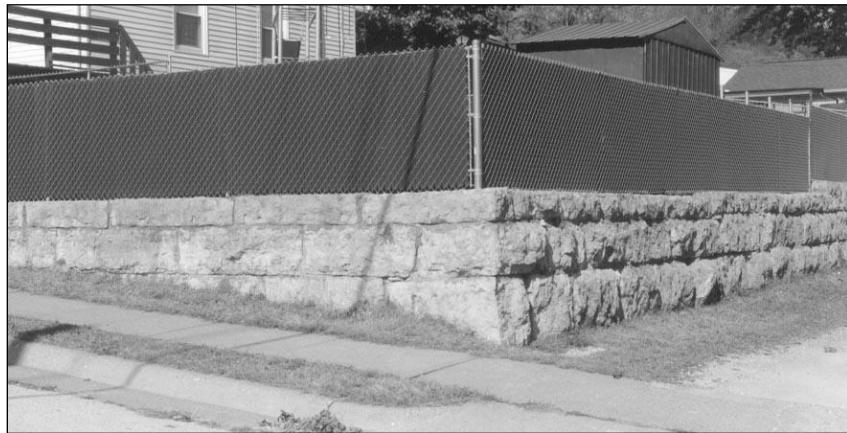


Paired corner brackets and finial with sunburst ornament



2531 Windsor

The art glass transom at 2531 Windsor not only survives but it retains its original street address number (603). It nicely represents the historical confusion wrought by the re-numbering and renaming of streets.



2090 Emerson

Stone retaining walls made up of massive limestone blocks are found along the elevated streets and alleys and in the east end of the survey area. These are ascribed to Depression-era construction by the Works Progress Administration/Civilian Conservation Corps.

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Master Dubuque Phase II (Rhomberg/Eagle Point) Historical Properties List:

These properties were intensively researched and documented during this project.

Address:      Site Number:      Evaluation:

East 22<sup>nd</sup> Street:

400	(31-03451)	
500	(31-00769)	
504	(31-00770)	
514	(31-03452)	
518	(31-03453)	
530-32	(31-00772)	
635 (Sacred Heart Church)	(31-00779)	National Register eligible
711	(31-00775)	
715	(31-00776)	
724	(31-00777)	

East 24<sup>th</sup>:

616	(31-03454)
621	(31-03455)

Althauser:

Jefferson Middle School	(31-00621)	National Register eligible
1104	(31-03456)	

Edison:

864	(31-03457)
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Farley:

2151	(31-03458)
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Garfield Street:

511 (Seminary, demolished)	(31-01469)	
(barn at back of property)		
515	(31-03459)	
521	(31-03460)	
527	(31-03461)	
529-31-33	(31-03462)	
601-03	(31-00471)	
929-31	(31-00476)	National Register eligible
1001	(31-03463)	
1003	(31-03464)	
1111	(31-03465)	
1113	(31-03466)	
1114	(31-03467)	
1211	(31-03468)	
1805	(31-03470)	
1823	(31-03469)	
1891-93	(31-00481)	
2020	(31-03471)	
2081	(31-00482)	National Register eligible
2083/85	(31-03472)	
2148/62	(31-03473)	

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High Bluff:

943-45	(31-03474)	National Register eligible
959	(31-03476)	
981	(31-01590)	
1127	(31-01592)	
1196	(31-03477)	
1292	(31-03616)	National Register eligible

Johnson:

1907	(31-03478)
1911	(31-01820)

Kniest:

Kniest and Rhomberg District (31-03479)

2007	(31-03480)
2011	(31-03481)
2013	(31-03482)
2014	(31-03483)
2015	(31-03484)
2017	(31-03485)
1020	(31-03486)
2023	(31-03487)
2100	(31-03488)
2101	(31-03489)
2102	(31-03490)
2103	(31-03491)
2104	(31-03492)
2105	(31-03493)
2106	(31-03494)
2108	(31-03495)
2109	(31-03496)
2110-12	(31-03497)
2114-16	(31-03498)
2117	(31-03499)
2120	(31-03500)
2124-26	(31-03501)
2128	(31-03502)

Lincoln:

520	(31-01894)
526-28	(31-01896)
532-34	(31-03503)
622	(31-01900)
623	(31-01901)
701	(31-01902)
702	(31-01903)
706	(31-01905)
707	(31-03504)
713	(31-01906)
715	(31-03505)
716	(31-01907)
808	(31-01909)
809	(31-01910)
812	(31-03506)

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813	(31-01011)	
814	(31-01912)	
817	(31-01913)	
824	(31-01915)	
901	(31-03507)	
907	(31-03508)	
916	(31-03509)	
922	(31-01916)	
1100	(31-01921)	National Register eligible
1005 (Bethany House)	(31-01918)	
1005 (Bethany House)	(31-03623)	
	(Craftsman rear building)	
1014	(31-01920)	
1106	(31-01922)	
District cottage grouping		
	(31-03620)	
1111	(31-01923)	
1113	(31-03621)	
1117	(31-01925)	
1121	(31-01926)	
Voelker House district	(31-03565)	
1201	(31-03566)	
1203	(31-03567)	
1205	(31-03568)	
1207	(31-03569)	
1209	(31-03570)	
1211	(31-03571)	
1213	(31-03572)	
1217	(31-03573)	
1219	(31-03574)	
1221	(31-03510)	
1223	(31-03575)	
1225	(31-03576)	
1227	(31-03577)	
1229	(31-03511)	
1230	(31-01928)	
1301	(31-03512)	
1302	(31-03619)	National Register eligible
1307	(31-01931)	
1309	(31-03513)	
1401	(31-01936)	
1615	(31-01933)	
1616	(31-03514)	National Register eligible
1619	(31-03515)	
1621	(31-01935)	
1925	(31-03618)	
2025	(31-03516)	
2183	(31-03517)	National Register eligible
2593	(31-03518)	
2605	(31-03617)	

Marquette Place:

2518	(31-03519)
2550	(31-03520)
2616	(31-02264)

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Marshall:  
2054 (31-03521)

Merz:  
913 (31-02281)

Morris Place:  
812 (31-03531)

Pleasant:  
860 (31-03522)

Prescott:  
1905 (31-03523)  
1965 (31-03542) National Register eligible  
1975 (31-03524)

Providence:  
Treat as district group 31-03475  
704 (31-02373)  
706 (31-02374)  
710 (31-02375)  
712 (31-02376)

Queen:  
2200 (Sacred Heart school)  
(31-02377)  
2421 (31-03525)  
2426 (31-02383)  
2428 (31-02384)  
2432 (31-02385)  
2435 (31-02386)  
2516 (31-03526)  
2520 (31-02387)  
2522-24 (31-02388)  
2538 (31-02390)  
2634 (31-03527)  
2649 (31-03528)

Rhomberg:  
Kniest-Rhomberg District  
(31-03479)  
431 (31-02402)  
500 (31-03529)  
501 (31-03530)  
502 (31-02404)  
503 (31-03532)  
504 (31-03533)  
505 (31-03534)  
506 (31-03535)  
507 (31-03536)  
508 (31-03537)  
509 (31-03538)  
510-12 (31-03539)

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511-13	(31-03540)	
514	(31-03541)	
515	(31-02407)	
516-18	(31-02406)	
517	(31-03543)	
519	(31-03544)	
520-22	(31-03545)	
521	(31-03546)	
523	(31-03547)	
524	(31-03548)	
525	(31-03549)	
526		
528	(31-03550)	
527	(31-03551)	
529-33	(31-03552)	
530	(31-03553)	
532-34	(31-02411)	
611	(31-02414)	
613	(31-02415)	
This grouping documented as a district		
	(31-03624)	
625	(31-03554)	National Register eligible
627	(31-03555)	
629	(31-03556)	
628	(31-02418)	National Register eligible
710	(31-03557)	
714	(31-02419)	
715	(31-02420)	
808	(31-02421)	
810	(31-02422)	
814	(31-02423)	
822	(31-02424)	
824	(31-03558)	
828-30	(31-02426)	
908	(31-02428)	National Register eligible
910	(31-03559)	
1027		National Register eligible
1219	(31-03560)	
1229	(31-03561)	
1233	(31-02435)	
Rhomberg District	(31-03562)	
1300	(31-02436)	
1302	(31-03563)	
1304	(31-03564)	
1306	(31-03578)	
1308	(31-03579)	
1310	(31-03580)	
1311	(31-03581)	
1313	(31-03582)	
1315	(31-03583)	
1320	(31-03584)	
1490 (Marshall Elem. School		
	(31-02437)	National Register eligible
1500 (Engine House #6)		
	(31-02438)	

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1521	(31-03585)	
1600-02	(31-03586)	
1608	(31-03587)	
1609	(31-02440)	
1620	(31-02441)	
1624	(31-02442)	
1902	(31-02444)	
1928	(31-02445)	
2001	(31-02446)	National Register eligible
2003	(31-03588)	National Register eligible
2007	(31-03589)	
2010	(31-03590)	
2011	(31-03591)	
2014	(31-03592)	
2028	(31-03593)	
2200	(31-03594)	
2208	(31-03595)	
2226	(31-03596)	
Holy Trinity Complex	(31-03475)	National Register eligible
2443 (Holy Trinity Ch.)	(31-02443)	National Register eligible
3183 (Holy Trinity Sch.I)	(31-03183)	National Register eligible
---- (Holy Trinity sister's house)		National Register eligible
water plant (Rhomberg & Hawthorne)	(31-03597)	

Ries:

723	(31-03599)	National Register eligible
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Shiras:

2090	(31-03601)	
2001 Shiras	(31-03633)	National Register eligible
2108	(31-03600)	

Stafford:

2307	(31-02565)	
2401	(31-03602)	
2411	(31-03603)	
2542	(31-02567)	National Register eligible

Thomas Place:

812	(31-03604)
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Waldorf:

2115	(31-03605)	
2307	(31-03606)	
2311	(31-03607)	

Windsor:

2101	(31-02855)	
2124		
2126	(31-02856)	
2200	(31-03608)	
2206	(31-03609)	
2215 (Sacred Heart Rectory)		

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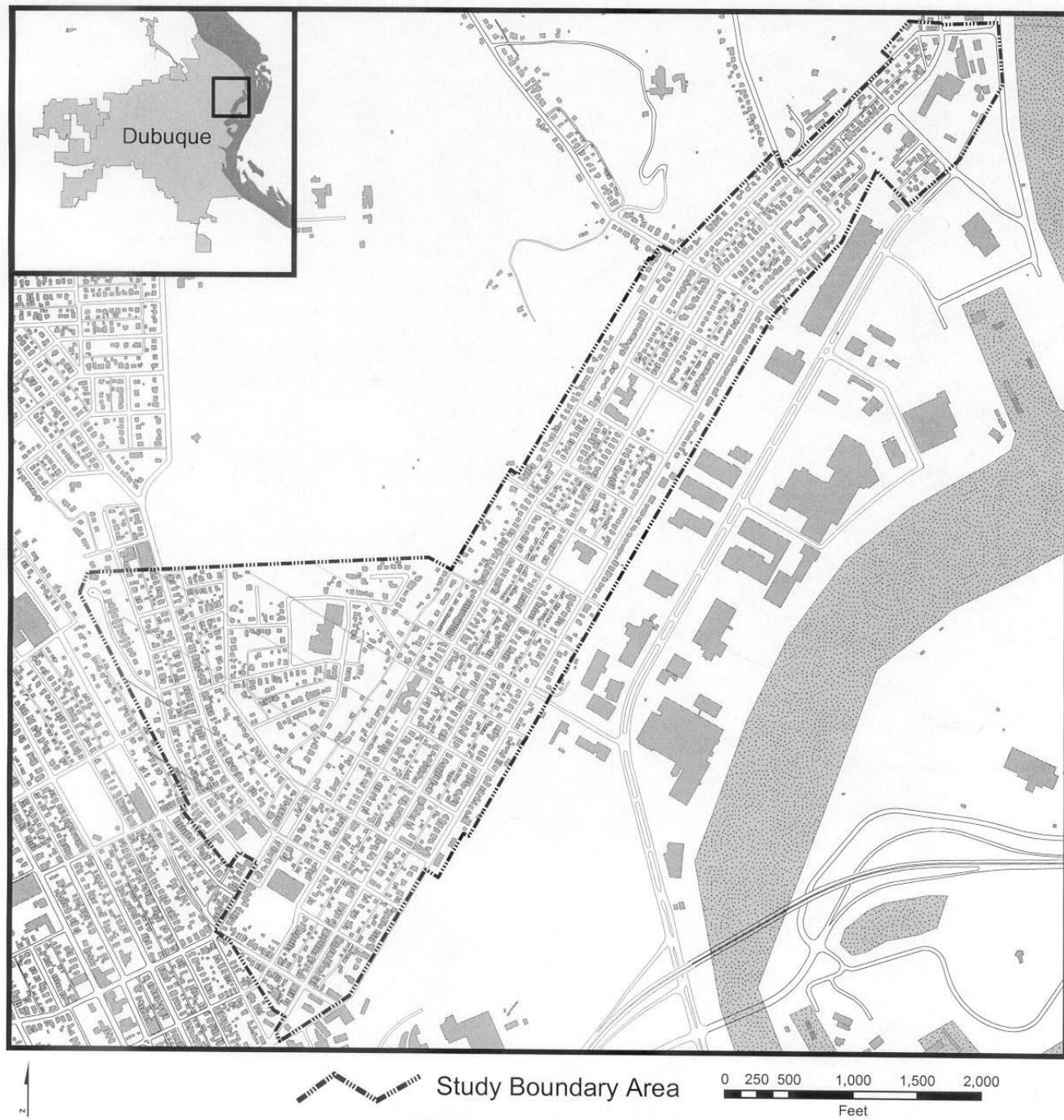
	(31-02857)	National Register eligible
2311	(31-03607)	National Register eligible
2401	(31-03610)	
2407-09	(31-02861)	
2414	(31-02863)	National Register eligible
2417	(31-02864)	
2423	(31-03611)	
2428	(31-03612)	
2435	(31-02866)	
2503	(31-02867)	
2509	(31-03613)	
2510	(31-03614)	
2521	(31-02868)	
2525	(31-02869)	
2531	(31-02870)	National Register eligible
2537	(31-02872)	
2542	(31-03615)	
2608	(31-02874)	

**Survey Maps:**

The Phase II area survey maps follow. A master survey map depicts the project survey area. A second map shows the boundaries for eleven sub-maps. Each of those maps identify surveyed buildings (blackened perimeters). Intensive-level Iowa Site Inventory survey forms were prepared for each of these properties or districts (refer to list above). National Register of Historic Places eligibility determinations were not mapped.

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Phase II Historical and Architectural Survey Report, Rhomberg-Eagle Point:

General Phase II Area Survey Map



General Phase II Area Survey Map  
With Sub-map Area Boundaries



Study Boundary Area

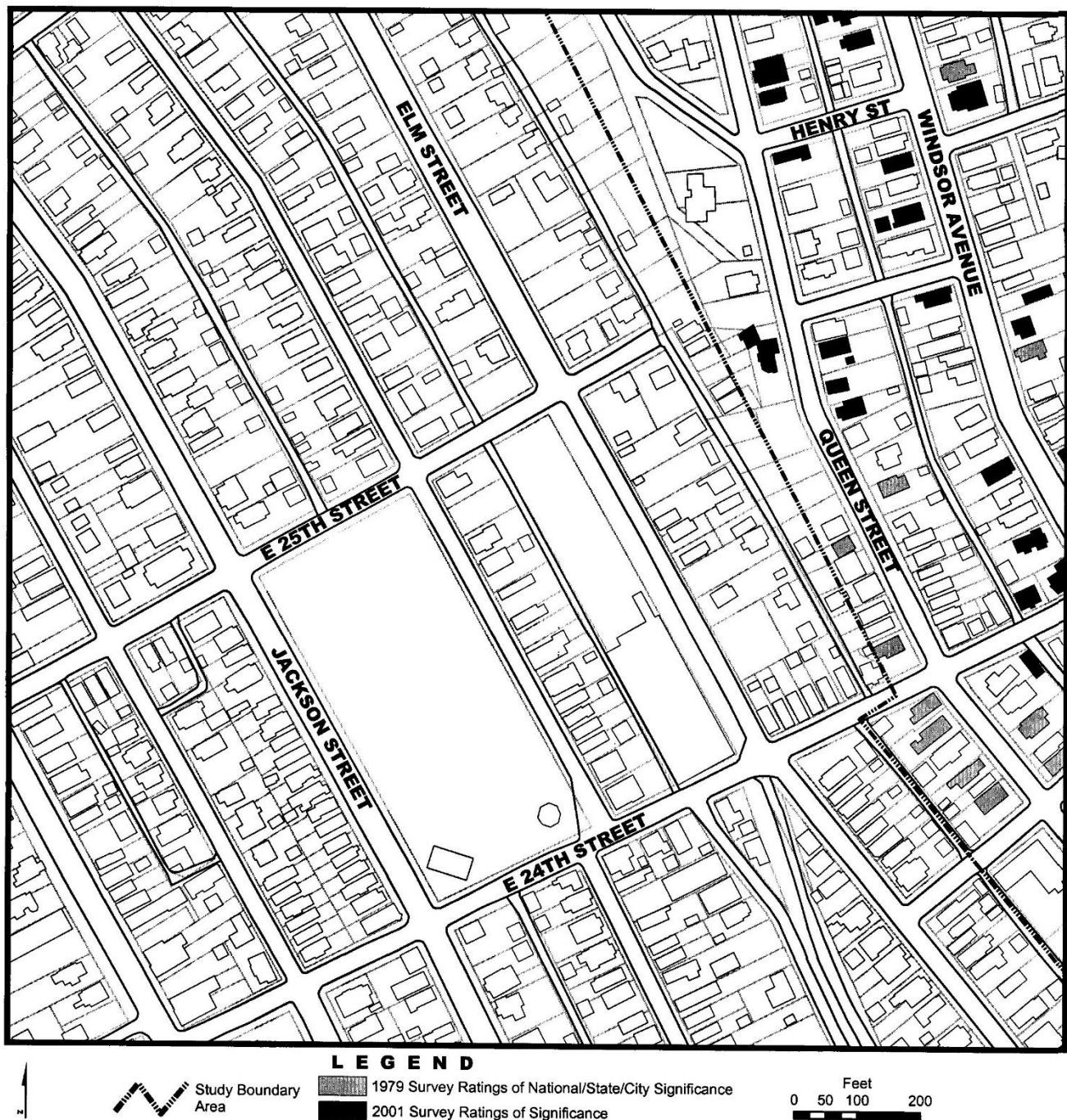
0 250 500 1,000 1,500 2,000  
Feet

Sub-map #1

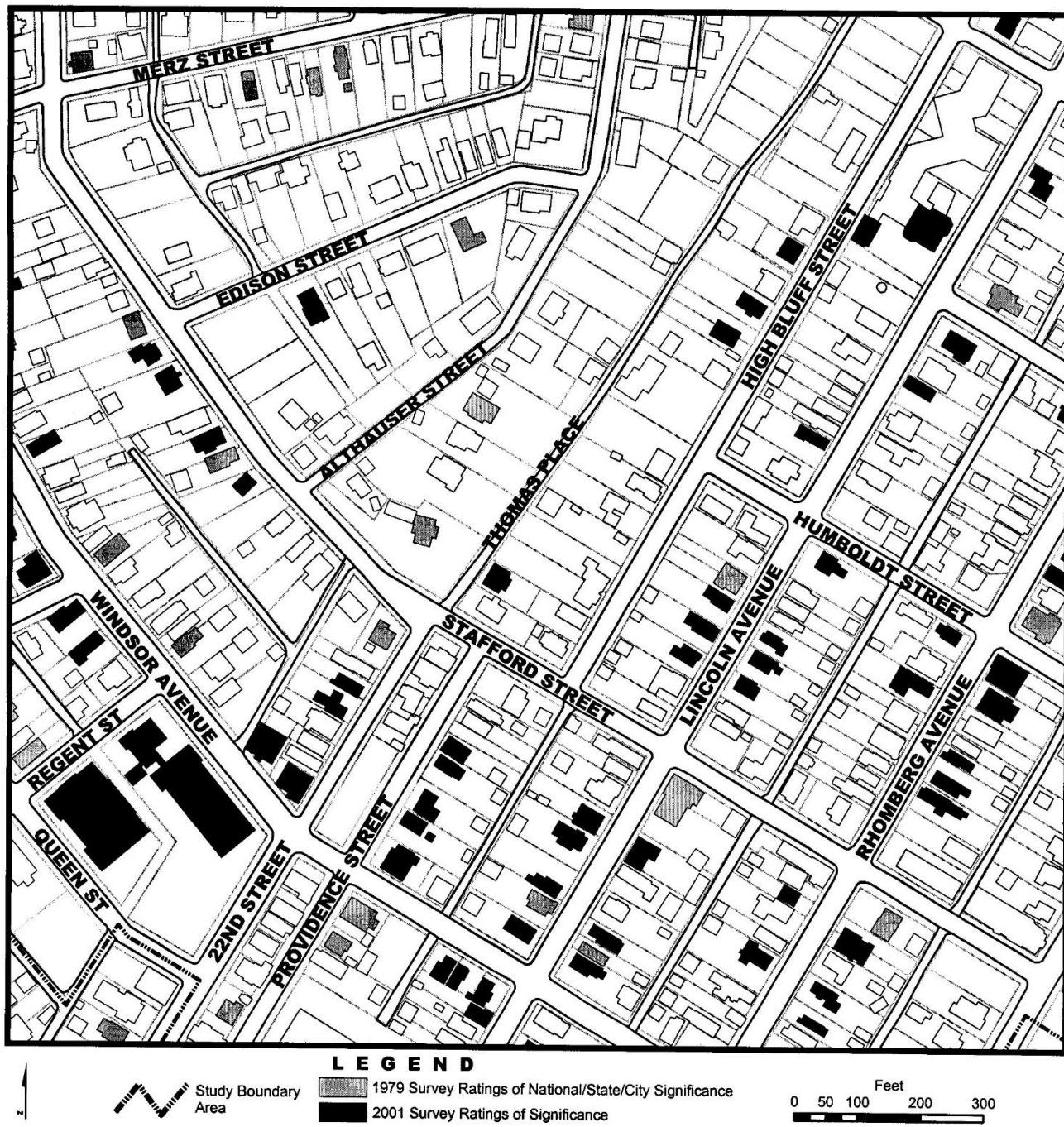


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**Sub-map #2**

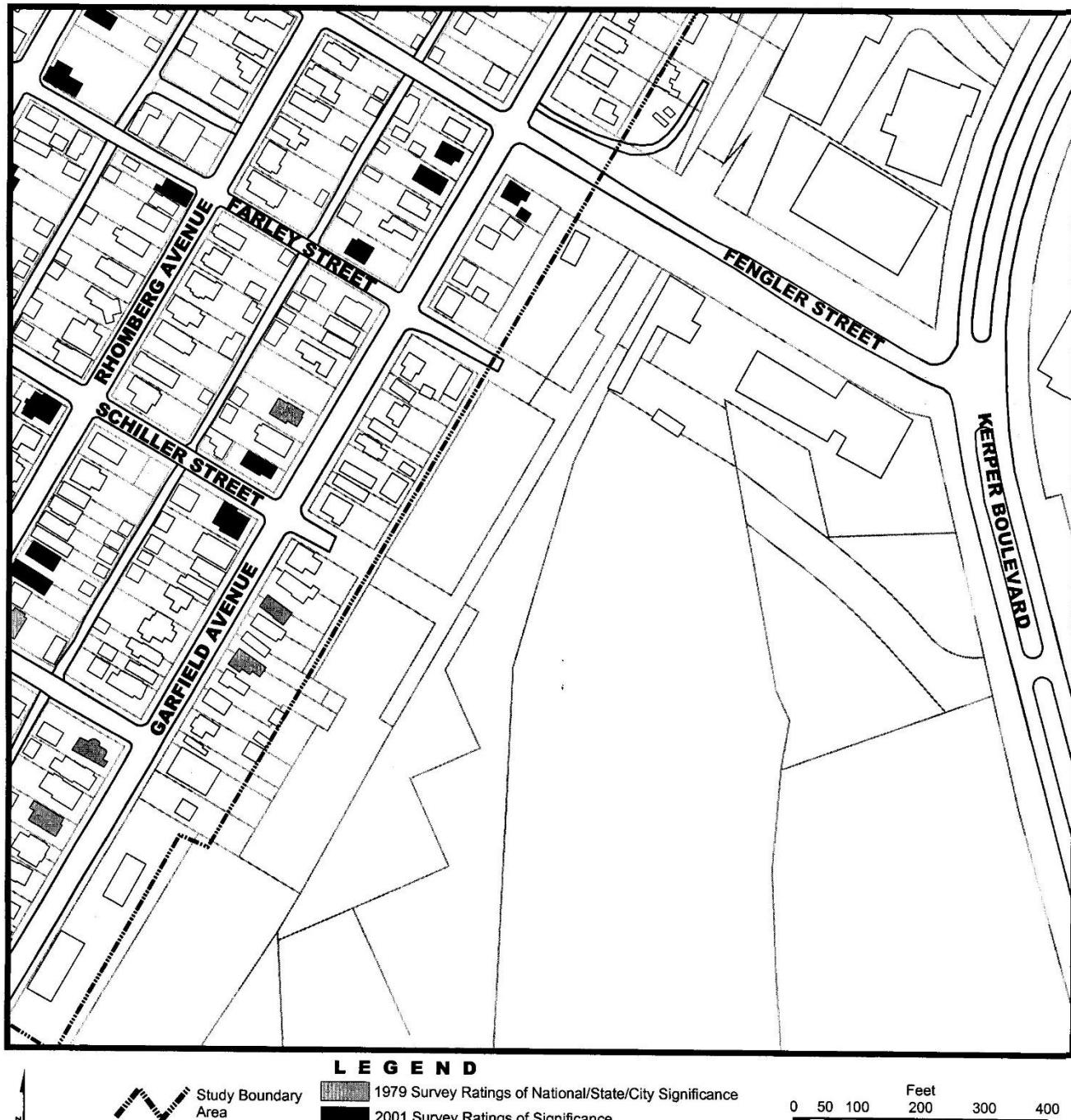


Sub-map #3

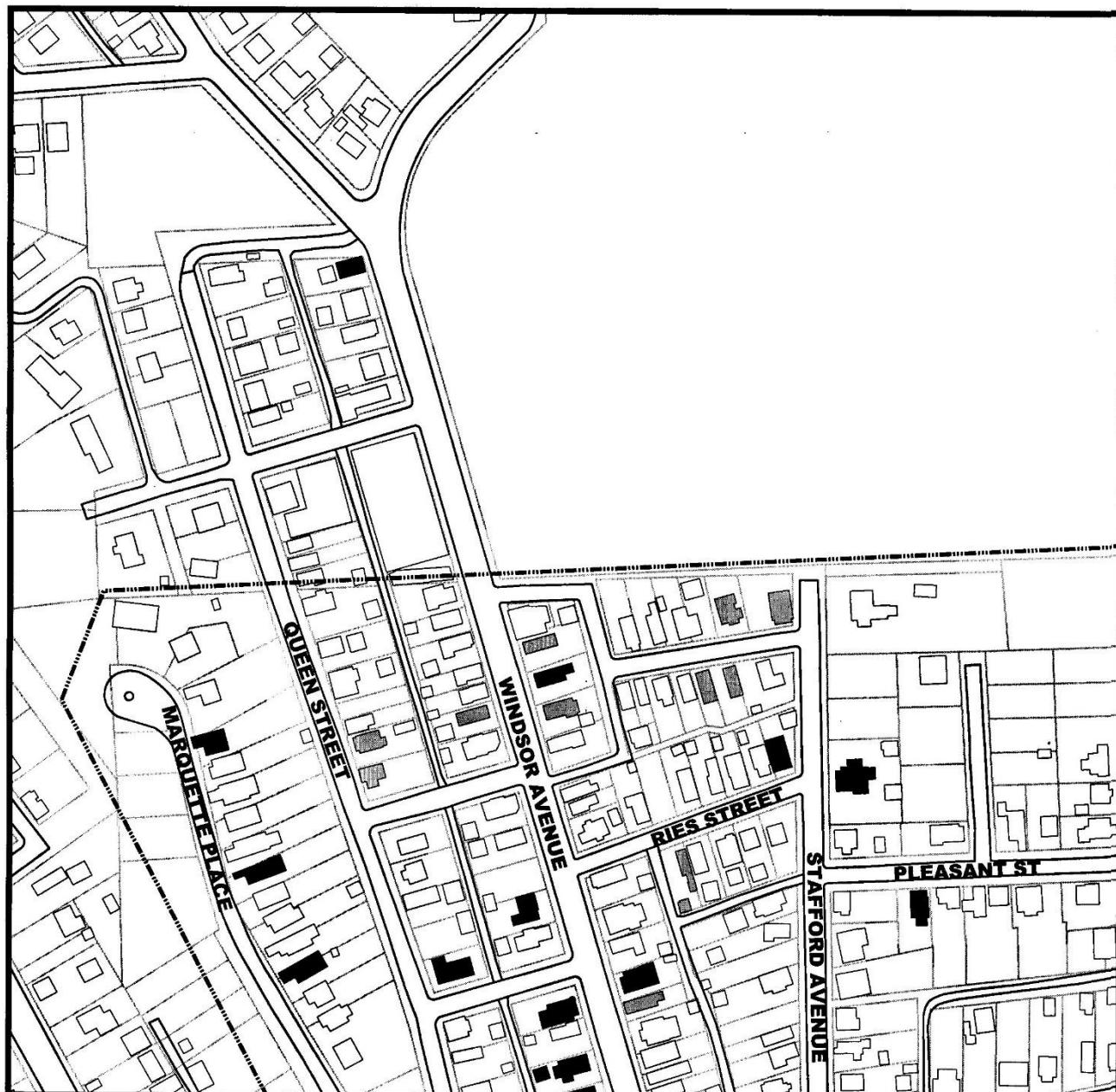


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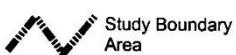
Sub-map #4



Sub-map #5



LEGEND



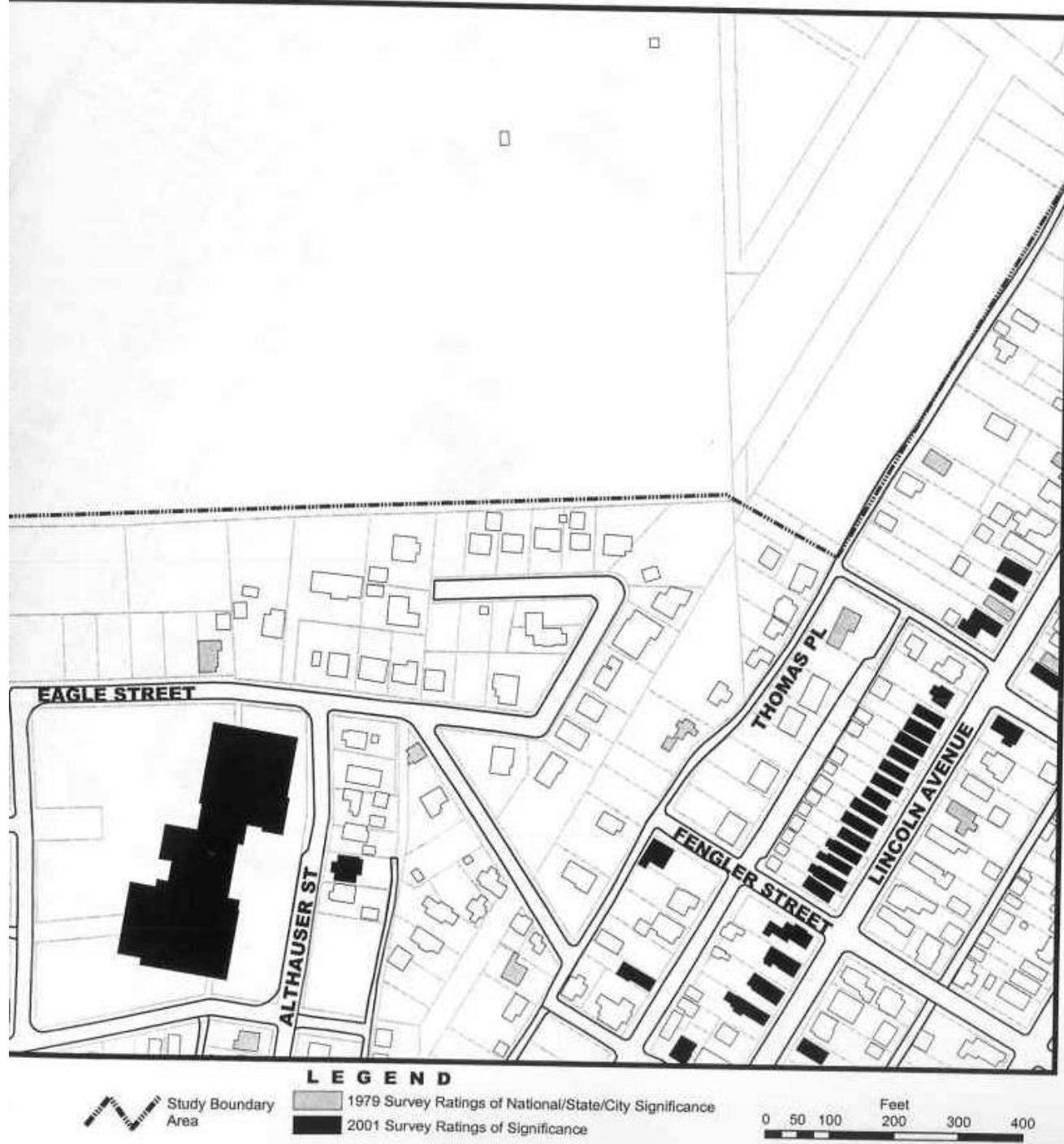
Study Boundary  
Area

1979 Survey Ratings of National/State/City Significance  
2001 Survey Ratings of Significance

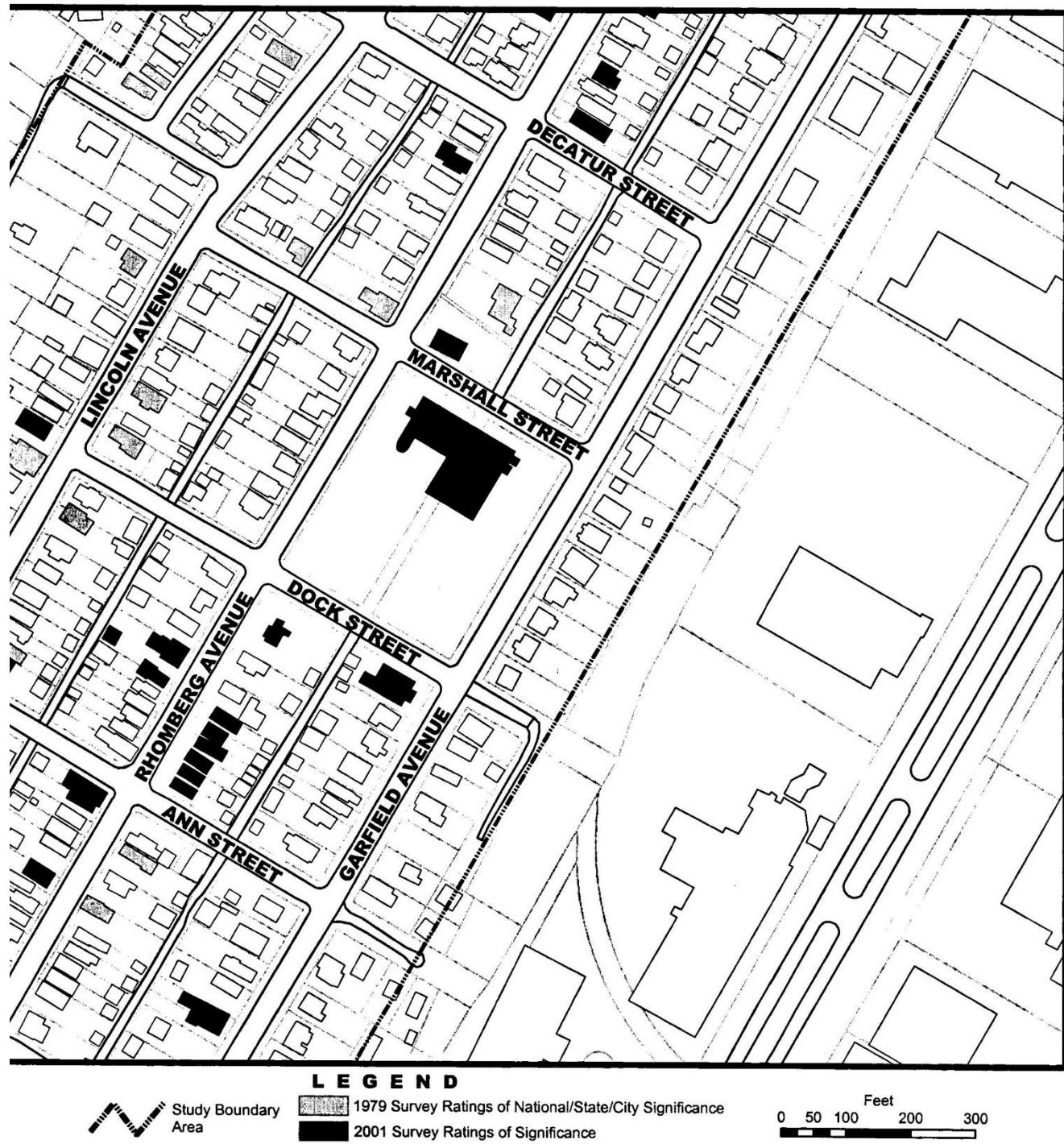
0 50 100  
Feet  
200 300 400

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Sub-map #6

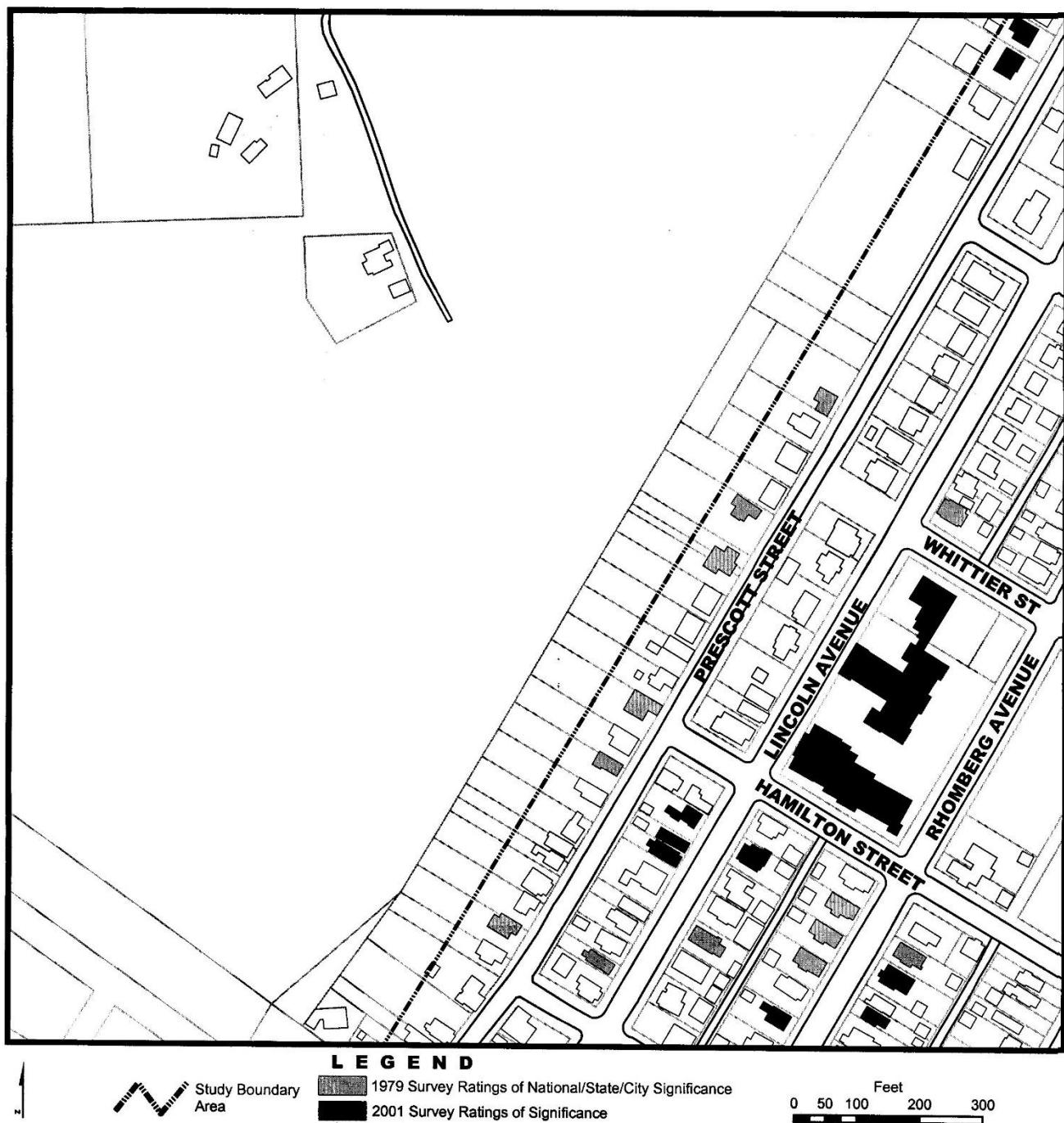


Sub-map #7



DUBUQUE—THE KEY CITY--The Architectural And Historical Resources of Dubuque, Iowa, 1837-1955  
Phase II Historical and Architectural Survey Report, Rhomberg-Eagle Point:

Sub-map #8



**Sub-map #9**



**LEGEND**



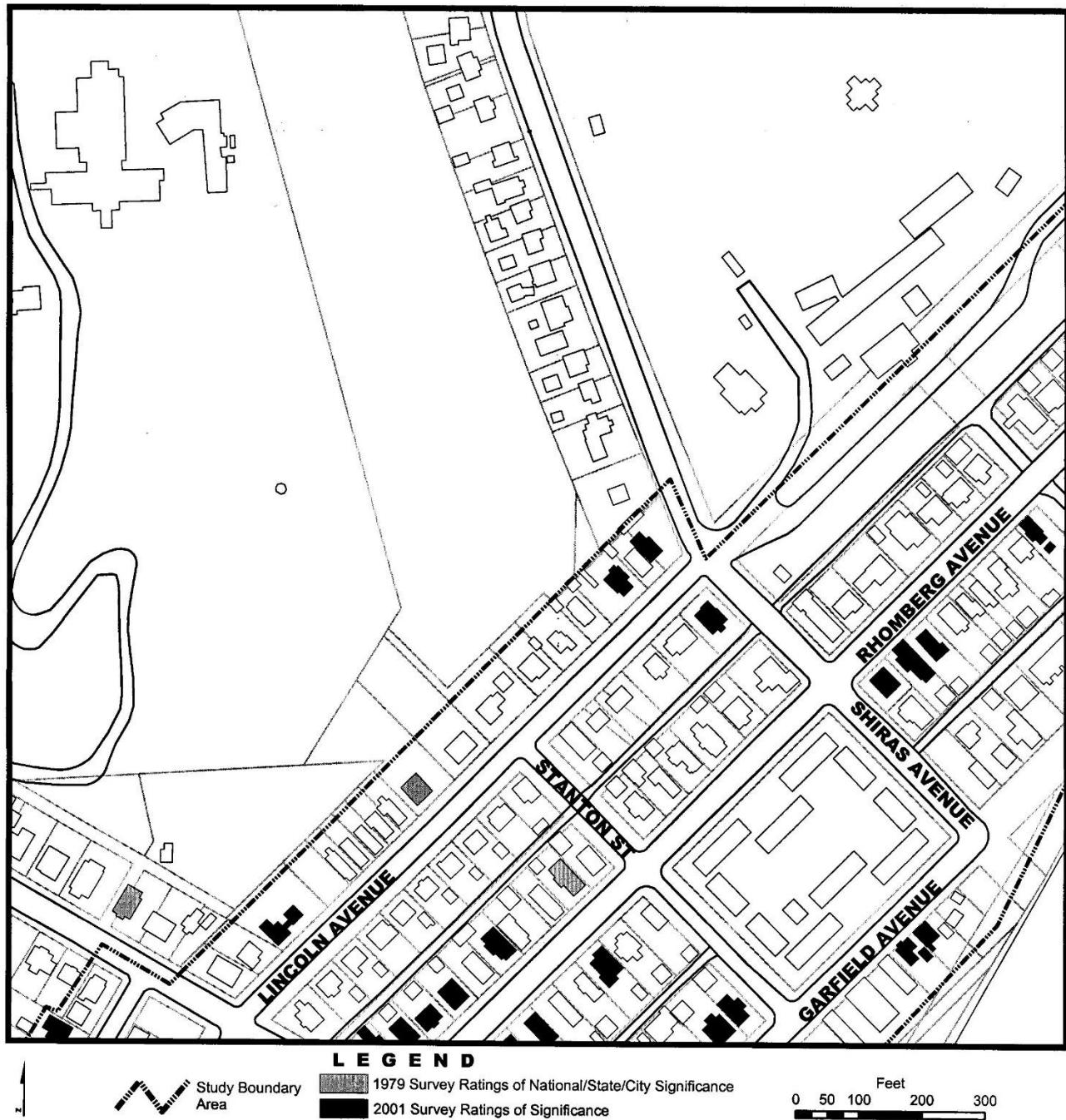
Study Boundary  
Area

1979 Survey Ratings of National/State/City Significance

2001 Survey Ratings of Significance

0 50 100 200 300  
Feet

Sub-map #10



Sub-map #11

