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NEWS RELEASE

April 12, 2012 – For Immediate Release

10th Annual Ken Kringle Historic Preservation Awards Announced

DUBUQUE, Iowa – The Dubuque Historic Preservation Commission will present the 10th Annual Ken Kringle Historic Preservation Awards at a ceremony on Tuesday, April 17, at 6:00 p.m. at the “Voices from the Warehouse” Space in the Wilmac Warehouse, 1000 Jackson Street, Dubuque. The public is invited to attend. A walking tour of the CARADCO Building Project will follow the ceremony.

The Ken Kringle Historic Preservation Award was created by the City of Dubuque Historic Preservation Commission to recognize excellence in historic preservation. Awards are announced annually for the best rehabilitation projects located in the City of Dubuque. The award is named after the late Ken Kringle for his dedication to historic preservation through his involvement as a member and past Chairperson of the Historic Preservation Commission, President of the Bluff Street Neighborhood Association, resident of the Cathedral Historic Preservation District and member of the Old House Enthusiasts Club.

The following projects will receive awards in recognition of their outstanding preservation efforts in 2011:

1. Riverworks, 40-44 Main Street - The Riverworks Building, 40-44 Main Street, is the first downtown rehabilitation of warehouse buildings. The warehouse buildings were constructed in 1894 for the Schroeder-Kleine Grocer Company (44 Main Street) and the M.M. Walker Company (40 Main Street). The nearly identical brick buildings are designed in the Romanesque style. At the turn of the 20th Century, the two grocer companies were considered to be most prominent wholesale food distributors in the upper Midwest region. The M.M. Walker Company was a wholesale fruit distributor and was said to have the cold-storage capacity to store 14 railcar loads. It had a refrigerated first floor, ice room on the second, and warehouse space on the third floor. The Schroeder-Kleine Grocer Company supplied a diverse assortment of goods to grocers throughout the upper Midwest region. Similar to the M.M. Walker building, the Schroeder-Kleine Co. building was fully electrified and each floor was readily assessable by freight elevators.

The building’s owners, Chris Miller, Miller Development Group and Patrick Duffy, Chatham Bay Group, concluded the two year rehabilitation effort in 2011. The project was undertaken with United States Green Building Council LEED principles in mind

and certification is under consideration. The rehabilitation included the restoration of storefronts, millwork, interior beams, brickwork, and flooring. The building received new efficient windows and mechanicals systems on all three floors. The owners created 50 market rate apartments and commercial space. To finish the project, a 1300 square foot rooftop terrace with views of the Mississippi River was built. The buildings are listed on the City of Dubuque historic register as well as the National Register of Historic Places. The project is an example of how well sustainable development and historic restoration projects come together to create places where people want to live and work.

2. Washington Street Rowhouses, 1765-1795 Washington Street - The 7 unit Rowhouse was originally built in 1910 for the Schmid family who owned and operated the Schmid Manufacturing Company. The factory and office was located directly behind the rowhouses. The Schmid Manufacturing Company produced casket hardware that was sold throughout the United States and internationally.

The brick rowhouse has very unique and defining features, including three triangular internal light shafts, a raised stone foundation, straight cut stone lintels and sills, and stone quoins at the building corners.

Prior to the start of the project, one of the units was fire damaged and had to be completely gutted. The other units were in desperate need of rehabilitation and updating. Through a partnership with the Dubuque Bank & Trust (DB&T) Community Corporation, the City of Dubuque and DB&T purchased 6 of the 7 units, completely rehabilitated them, and are in the process of re-selling them to owner-occupied homebuyers. The remaining privately owned unit's exterior was cleaned and re-pointed.

The units have approximately 1200 square feet of living space with full basements. Lead based paint was removed from the interior of the units. The existing wood windows were scraped, repaired and painted. New mechanicals were installed and the electrical service was upgraded. Plaster walls and ceilings were repaired and painted. The bathrooms were remodeled and floors were refinished. The attics received new insulation. On the exterior, a new roof was installed. The brick and stone were cleaned on the entire building. The mortar joints were re-pointed where necessary. New windows were installed in the basement level. New decks were installed on the rear of the building. Storm windows were repaired, painted and re-installed. The front door transom windows were repaired and wood replicas of the original doors were installed.

The project was an investment in an historic building as well as the Washington Neighborhood. It has increased homeownership in the area and fostered pride in the neighborhood. The rowhouses are located in the Washington Neighborhood Conservation District.

3. The White House, Four Mounds Estate, 4900 Peru Road - Built in 1924 for George R. "Bill" and Elizabeth Burden, this modest Colonial Revival Style structure was home to the Burdens and their three daughters. The home was occupied from 1925 to Mrs. Burden's death in 1982, when the 60 acre estate was bequeathed to the City of Dubuque in order that it be made available to the public for educational uses.

The White House is one of a number of buildings at the former gentleman's farm, now Four Mounds Estate. The house overlooks the Mississippi River. Playhouses and a small swimming pool for the children were built alongside it. A beautiful rock garden and potting shed tended by Elizabeth, and a woodshop for Bill were also built immediately nearby.

The site is owned by the City of Dubuque and Four Mounds Foundation is entirely responsible for its management and fundraising. The rehabilitation project started in the late 1990s and was completed in December of 2011. The pipes in the house had broken over the years and severe damage had taken place. The plaster systems were restored, the mechanicals were all updated, air conditioning was installed, lead paint was removed, the cedar roof was replaced, and the windows were restored. With the exception replacing one of the children's bathrooms with an adult bathroom, no interior changes were made. Some non-historic windows on the second floor porch were re-created to the original design.

With the conclusion of the White House restoration, the building is now open to the public for the first time in its history. It is a contributing piece to the Four Mounds experience and interpretation. The Four Mounds Estate is listed on the City of Dubuque historic register as a Local Landmark as well as the National Register of Historic Places.

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