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NEWS RELEASE

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12th Annual Ken Kringle Historic Preservation Awards Announced

DUBUQUE, Iowa – The Dubuque Historic Preservation Commission will present the 12th Annual Ken Kringle Historic Preservation Awards at a ceremony on Tuesday, April 8, 2014 at 6 p.m. at the Bridge Community Church, 395 W. 9th St., Dubuque.

The evening will begin with a reception and presentation from Historic Preservation Consultant Duane Hagerty of Hagerty Heritage Planning, on “Fridolin Heer, Guido Beck, and Martin Heer, Dubuque’s Three German Architects: Their Church Designs and Impact,” featuring the history of Dubuque’s iconic downtown religious structures including St. Raphael Cathedral and the former St. Mary’s Church. Mr. Hagerty has a life-long passion for history and architecture, specifically the rich religious heritage of Northeast Iowa, and has been actively involved with efforts to preserve and redevelop the St. Mary’s parish complex in Dubuque. Following the presentation, the Ken Kringle Historic Preservation Awards will be presented. This event is free to the public but, due to space constraints, is limited to 125 attendees. **RSVPs are required.** Please make reservations with Dubuque Main Street, 563-588-4400 or christie@dubuquemainstreet.org.

The Ken Kringle Historic Preservation Awards were created by the City of Dubuque Historic Preservation Commission to recognize excellence in historic preservation. Awards are announced annually for the best preservation efforts 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 and people will receive awards in recognition of outstanding preservation efforts in 2013:

1. 407-409 Loras, Chris and Gary Stelpflug – Left vacant for a number of years, the building was need of substantial work. Fortunately, in 2012, Chris and Gary Stelpflug purchased the property intent on restoring it. The Stelpflugs saw potential in the Italianate duplex and neighborhood.

Perhaps the biggest issue with the building was the foundation had failed causing the building to drop and substantial structural concerns. The foundation was repaired and

all structural framing on the interior was raised and repaired. The masonry was repointed and the yankee gutters were restored. All exterior molding was repaired or replicated in-kind and the original double-hung and storm windows were restored. The front porch was restored and new walnut front doors, transoms and sidelights were added.

The interior also presented significant challenges since much of it was missing. The hardwood floors were mostly intact and restored. Those areas without flooring received new hardwood to match. Much of the trim, base and crown molding was missing. The Stelpflugs had new in-kind material milled and installed based on remnants of the original features. To their surprise, one set of original pocket doors were still in the home and they were repaired and painted to be functional once again. The second set of pocket doors were missing so new doors were replicated using salvaged old growth wood. In addition, all the four-panel interior doors were restored.

The project was a complete restoration effort and the once forgotten building is now a point of interest in the West 11th Street Historic District. The vacant building no one thought could or should be saved is now an example of what can be accomplished with historic buildings. It is a template that the Stelpfulgs will put in place as they turn their attention to other opportunities in the neighborhood. Because of the vision and determination of the Stelpflugs, the building, block and neighborhood is a better place.

Property Owner/Developer – Gary & Chris Stelpflug
General Contractor – Gary Carner, G & R Preservation
Architect – Adam Johnson, Adam Johnson Architecture
Preservation Consultant - Rebecca Mc Carley, SPARK Consulting

2. 394 E. 16th Street, Gary Carner –

Gary Carner purchased the brick vernacular home in the Washington Neighborhood with the intent to rehabilitate it and sell it to a first-time home owner. The home was in poor condition and in need of complete rehabilitation.

The brick building was cleaned and repointed. The soffit and fascia was restored. The building received new doors and a new roof. The porch on the west side of the home was converted to create a new laundry room and bathroom making the home more functional. A new open porch was introduced on the south side of the home to add additional appeal to the building. On the interior, Carner installed all new flooring and carpet. He also installed new drywall throughout. A new kitchen was constructed and the bathrooms were updated.

Carner's commitment to preservation may only be rivaled by his commitment to the Washington Neighborhood. He grew up in the neighborhood and continues to live and operate his business there. He believes in its future and takes an active part in developing it. Carner serves on the Washington Neighborhood Development Corporation Board and has generously donated land adjacent to his place of business to serve as the Washington Neighborhood Community Garden. He gives his time and expertise annually for the Washington Neighborhood clean-up and helps Community Housing Initiatives and the HEART Program to rehabilitate homes in the neighborhood.

Property Owner/Developer – Gary Carner
General Contractor – Gary Carner, G & R Preservation
Architect – N/A
Preservation Consultant – N/A

3. 426 – 428 W. 5th Street, The Fischer Companies – James Sullivan built the Italianate, two-story, brick, duplex in 1857 for \$3,500. Classical Revival elements such as the porch, shingled dormer and palladian window were added circa 1910.

The restoration project resulted in a complete transformation of the building. It began with removing paint from the façade of the building and repointing deteriorated mortar as needed. All wood components on the facade such as eaves, trim, and brackets were cleaned, primed, and painted. Any deteriorated components were either restored or replaced with matching materials. The asphalt shingles on the dormer were removed and replaced with wood siding. The metal eave on the porch was removed to reveal historic details and the porch was restored. The gutters and down spouts were cleaned, primed and painted. All the doors, transoms, windows and hardware were restored.

The interior was split up into four townhouse-style dwelling units. Prior to the project, the interior units were laid out horizontally and the winding stairs in the rear of the apartments which connected first and second floors were closed off. One of the most significant changes was reconnecting the stairs with the second level and restoring the layout to a two-story, side-by-side townhome. The existing wood newel posts, balusters, glazed wood doors, transoms, hardwood floors, doors, casings, and baseboard moldings were all in good condition and refinished.

The project revitalized an old but very viable historic building. The craftsmanship, features and charm preserved in the building cannot be matched and illustrate the importance of preserving and re-purposing historic buildings. It also serves as another example of the Fischer Companies outstanding ongoing commitment to preservation and the downtown.

Property Owner/Developer – The Fischer Companies
General Contractor – The Fischer Companies
Architect – Jeffrey Morton Associates
Preservation Consultant - Jeffrey Morton Associates

4. 1101 Iowa Street, Ken Lin – This is a remarkable double-fronted three-story brick building which features a rounded corner turret. The building is eligible for listing on the National Register of Historic Places based on its outstanding architecture. It was constructed 1899 and the Manson Tea Company Grocery is first listed in the City Directory there that year. John J. Strayer Dry Goods occupied the building between 1913 and 1925. The tile inset in front of the Aragon Tap entrance reflects his name. The building has since been home to multiple restaurants, retail stores, taverns, and a dance school.

Lin's project began in 2010 when the storefront for The Food Store was rehabilitated. The storefront faces Iowa Street and was covered with vertical wood paneling and had seen better days. Lin was surprised to learn that the original prism glass transoms were still intact behind the paneling. Preserving the prism glass and ceramic entry tile

became a priority of the project. New display glass was installed and a new historically appropriate bulkhead was constructed. The storefront was quickly transformed into an inviting place and the renovated interior became home to a family-owned natural food store and deli.

In 2013 Lin turned his attention to the space formerly occupied by the Asian Gourmet and Oriental Market on the south side of the building fronting W. 11th Street. This storefront was a complete replacement since little to no original materials were left. After the wood paneling and asphalt siding was removed from the storefront, the only historic feature of note still in place was the massive cast iron support system and I-beam lintel with decorative rosettes. A new bulkhead, transom windows, display windows and entry doors were installed to coordinate with storefronts. The storefronts are now contributing features to this magnificent building.

Property Owner/Developer – Ken Lin
General Contractor – N/A
Architect – N/A
Preservation Consultant – N/A

5. 350 W. 1st Street, John McAndrews –The extent to which McAndrews went to introduce quality design and materials in his rehabilitation project is truly a testament to his enthusiasm for downtown and historic buildings. The front porch presented a unique design challenge. McAndrews wanted to design a porch adequate in size to protect the entry from the elements, while accommodating an unusual four-foot long 30 degree bend at the northwest corner of the building. Rather than design around the angle, he chose to design with the angle. The porch follows the footprint of the building; however, McAndrews built a sweeping ornamental copper roof supported by tapered columns at the ends. The effect is an attractive looking porch which disguises the unusual angle at the corner of the home. McAndrews added copper-half round gutters and corrugated downspouts to drain water and add visual appeal. He replaced all the windows in the home with new divided-light windows to compliment the buildings historic character. The former steel front door was replaced with a custom made mahogany door that was meticulously stained. Perhaps the most impressive aspect of the rehabilitation was McAndrews replaced the old asphalt shingles with a new cedar shake roof.

Property Owner/Developer – John McAndrews
General Contractor – Gary Robert Goyette
Architect – N/A
Preservation Consultant – Gary Robert Goyette

6. A City at Work, Center for Dubuque History and Tim and Christine Olson – The project offers amazing insight into the differences and similarities of the Dubuque community at work in 1912 and 2012. The photographs spark interest and leaves the viewer wanting to learn more about the people and places pictured. The project actually began in the spring of 1912 when two unknown photographers took pictures of workers in factories, offices, shops, and public buildings. It is believed their intent was to sell prints to area businesses.

Peter Klauer, then president of the Klauer Manufacturing Company, purchased not only the prints of Klauer Manufacturing at work, but also the entire collection of glass

plate negatives of the city and placed them in storage. Nearly 70 years later, William Klauer, Peter's grandson, donated the collection to the Center for Dubuque History. The collection of images would become known as the William J. Klauer, Sr., Collection. One hundred years after traveling photographers captured Dubuquer's lives, Tim Olson restored and developed their original glass plates and re-created that snapshot in a modern context. The images provide insight into labor conditions, women's history, and manufacturing. Olson's contemporary photographs compare not only the differences between people at work, but in the changing occupations and the influence of technology.

The Center for Dubuque History at Loras College owns the William J. Klauer, Sr., Collection and was instrumental in the project. The Center has cared for, curated, and made the glass plate negatives available for over 30 years. The Center for Dubuque History assisted in writing and administering numerous grants critical to the project. The center has become one of the area's largest and most significant local history archives and the only one currently affiliated with a college in the state of Iowa. The Center or Dubuque History houses over 25,000 historical images. The William J. Klauer, Sr., Collection constitutes one of the largest and most well preserved photograph collections in the Center's archives.

Without the foresight of Peter Klauer to purchase all the glass plate negatives, the generosity of William Klauer and Klauer Family Foundation, the vision of Tim Olson and support from Christine Olson and the Center for Dubuque History, the project would not have been possible.

7. Joseph and Madeline Schlarman, Lifetime Achievement Award - Joseph and Madeline Schlarman have been lifetime supporters and advocates of historic preservation. They are past members of the Old House Enthusiasts, Dubuque Chamber of Commerce and are continual supporters of the Hope House. Their passion for preservation extends well beyond the obvious associations of restoring historic buildings. They are champions of people, neighborhoods, and community.

The Schlarman's have always believed that every building and every neighborhood has a story worth preserving and telling. They raised their family in a charming, yet simple, vernacular, front-gable home in the north end of town at 2510 Washington Street. It was there, among other working class families and homes that the Schlarman's instilled the importance of history and community in their children. The homes, while important to the neighborhoods character, were more utilitarian than grand. They were a part of the neighborhood fabric and identity, but were incidental to the people and activities.

In the late 1970s, the Schlarman's moved to a 1920's Dutch Colonial Home at 1126 South Grandview. The home represented the American dream and an opportunity to bring new life to a wonderful brick building along Dubuque's grand parkway. The Schlarman's approach to maintaining the home was consistent with all their real estate endeavours. The couple always addressed the skeletal aspect of a building and then addressed the appearance. A pleasing appearance is an admirable goal, but making sure the architecture and history of building survives another 100 years is an accomplishment. The Schlarman's believe it is important to be respectful of the design and craftsmanship of those that imagined and spent countless hours constructing

historic buildings. They feel it is imperative to be knowledgeable and respectful of the many inherent qualities of historic buildings.

The economic downturn in the 1980's motivated the Schlarms to look into investment properties which is how their relationship with the Captain Merry Guest House began. Facing foreclosure, the Schlarms purchased the home after years of neglect and saved it from demolition. Perhaps their biggest undertaking, the house was a four year restoration effort. Although a project of that magnitude never really ends, by 1990 the Schlarms were able to have the Guest House up and running which they operated for over a decade.

Wanting to move back to Dubuque, the Schlarms sold the guest house and purchased 1599 Bluff Street. They had once again made a financial and personal investment in a building and downtown neighborhood. Through Madeline's vision and Joseph's attention to detail, the couple restored the home and have lived in it since.

The Schlarms lifestyle has never been conducive to modern homes or suburban lifestyles. The Schlarms are looking forward to the next chapter in their life and the opportunity to restore and care for a late 19th Century Queen-Anne Tri-Plex also on Bluff Street. Downsizing from 3,700 square feet to just under 3,000 square feet will seem like a vacation for the Schlarms. Joseph has already dismantled, restored and replaced every original wood window in the house. For the remainder of the project, the Schlarms are looking forward to the unfamiliar role of being project managers instead of contractors.

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