



“..the finest business street west  
of Chicago and North of St.  
Louis...”

## Phase III Architectural and Historical Survey Report- Downtown Dubuque

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### **Cover Illustration:**

Downtown Dubuque viewed north from the Fourth Street Elevator, c.1905. Bluff Street runs in the foreground. Note the major factories (Rider-Wallis, Glover) and the original Masonic building all along Locust Street. The Town Clock stands in front of the original Security Building. The white front along Main in the center of the image is the newly remodeled Levi Block (Center for Dubuque History, Loras College, Photographic Collection).

### **Credits and Acknowledgements:**

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## Introduction:

The commercial and industrial downtown area is the principal subject of this architectural and historical survey and study. A substantial mixed residential and institutional/commercial area, located between the downtown (and east of it) between 11<sup>th</sup>, 18<sup>th</sup> and Elm streets, is also included in this third survey phase and the separate summary report covering that area is called the Old Town Historic District. Each commercial/industrial historic district report, new or revised (Old Main, Millwork District, North Central and Upper Main/Iowa Avenue) was similarly separately prepared and this report serves as a historical and typological summary for all of them.

The background history of Dubuque as a whole and the Downtown in particular, was summarized in the multiple property documentation form titled Dubuque—The Key City: The Architectural And Historical Resources of Dubuque, Iowa, 1837-1955, (Jacobsen, 2002). This report is designed to serve as an appendix of that broader summary document and consequently, the historical information in that study will not be repeated in this one. The commercial property typology in this report represents a refined version of the one first developed in the multiple property document.

The commercial and industrial contexts that were defined and developed in the multiple property report, were further defined in this report. Surviving properties that are associated with those contexts were identified, and National Register eligible properties were identified.

## Developmental History of the Dubuque Downtown:

This section of the report traces the physical development of the commercial downtown over its history, and identifies the causal influences which drove, retarded or otherwise influenced that development. The realities and influences of the physical features of the downtown setting are considered as well.

The historical pattern and layout of Dubuque's downtown remains readily apparent today. Four main streets, running southwest to the northeast, dominate the plat. The terrace or plateau that comprises the downtown is pushed eastward by intervening bluffs, stopping Locust, never a commercial street, at 10<sup>th</sup>, terminating Main Street at 17<sup>th</sup>, and forcing Center Street to jog eastward at 18<sup>th</sup> Street. From west to east, Main and Iowa streets were the commercial/retail streets. Iowa south of 8<sup>th</sup> was a jobbing and warehousing venue. Clay (now Central) was the location for the earliest hotels, public and institutional buildings (city hall, the courthouse, schools, markets), and residences, the latter increasingly predominating as one ventured north. White, Jackson and Washington streets were industrial below 11<sup>th</sup> Street, and residential north of that line. There were two industrial concentrations which survive today, the principal one bounded by 6<sup>th</sup> Street, 10<sup>th</sup> Street, Highway 61, and Jackson Street, and a lesser one bounded by Maple, 18<sup>th</sup>, Washington and 15<sup>th</sup> streets.

The first downtown actually directly influenced the first city plat. There was a 64-foot long row of stores and the row fronting it was 64 feet distant. The resulting lots measured a convenient 64 feet so as to not disturb these pre-existing buildings and the resulting blocks containing four such lots on a front, measured 256 feet in length (Horton, pp. 15-16).

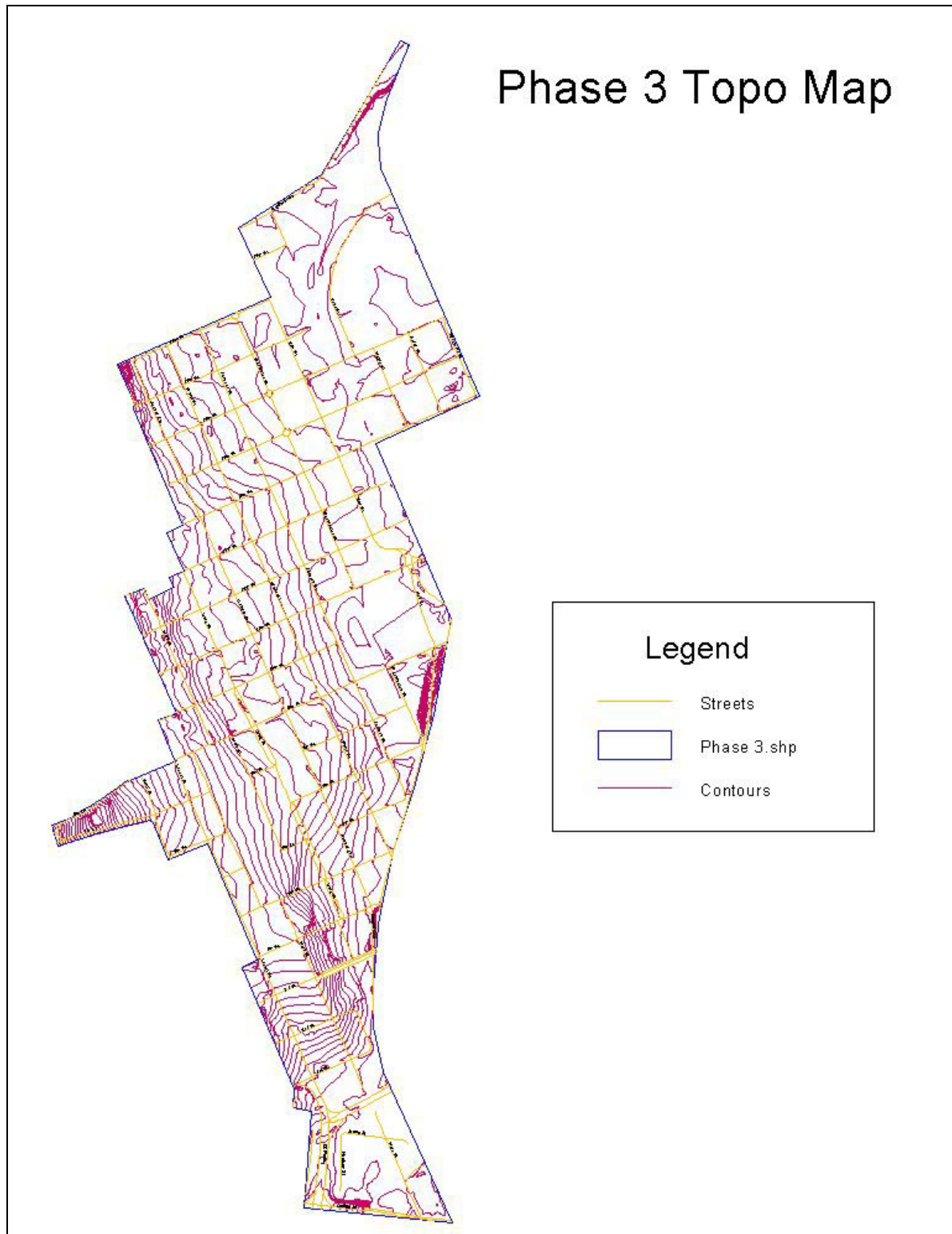


Figure 1: Survey area topographical map (two-foot contours)

Figure 1 defines the survey area boundaries and illustrates the narrowness of the terrace upon which the downtown developed. Simply put, the closer the contour lines are, the steeper the is the land surface. This is particularly apparent towards the south end of the survey. The left of center appendage is Julien Avenue or 8<sup>th</sup> Street.

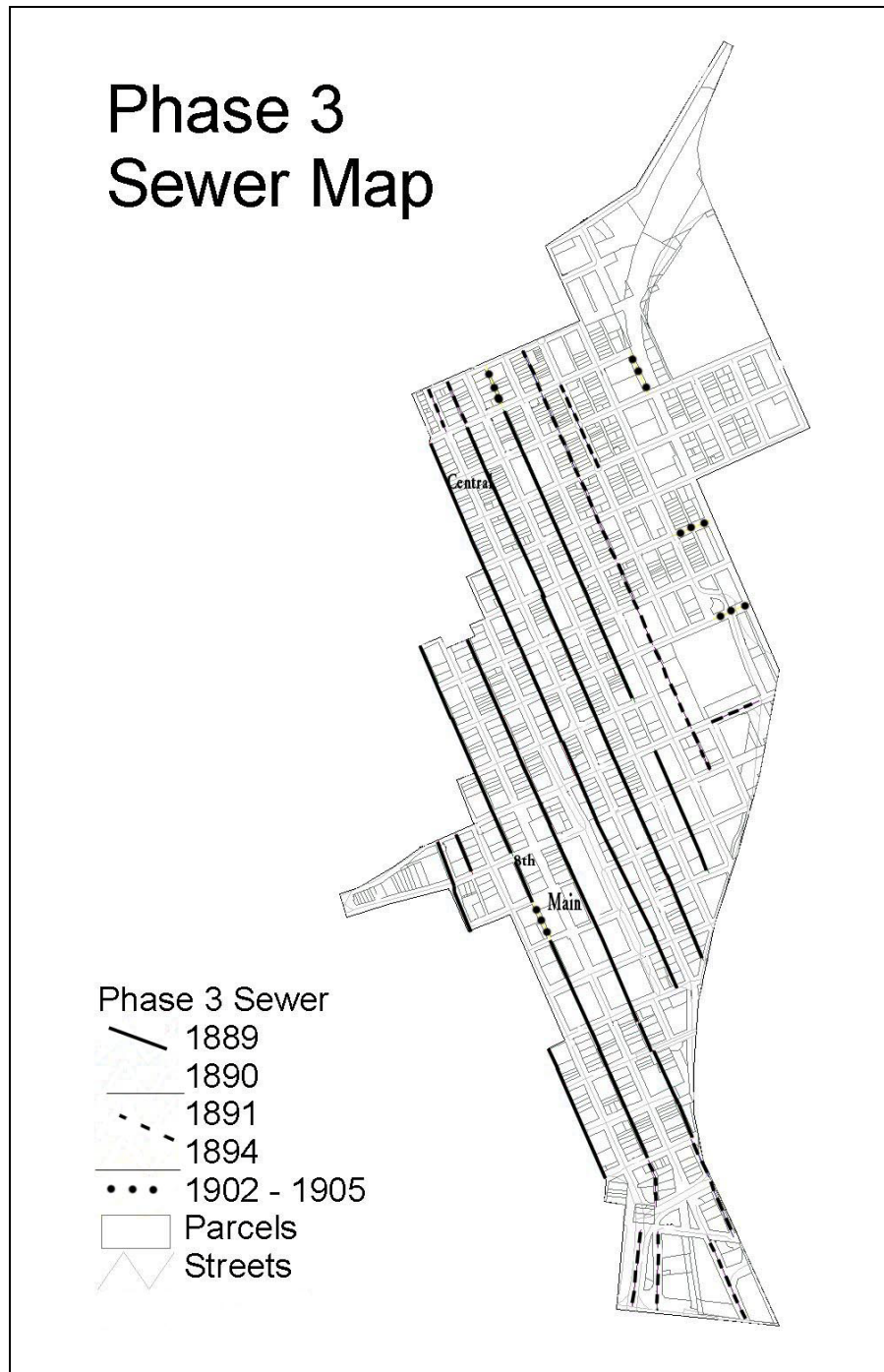


Figure 2: Summary Sewer Construction Map, 1889-1905

This study presented an opportunity to measure the impact of sewer line service on new construction. Figure 2 summarizes the provision of key alleyway lateral sewer lines beginning in 1889. The study determined that to a large extent the areas serviced by the new sewer system were already developed when the lines were built. There is some indication that rebuilding or enlargement did follow and some empty lots indeed were developed or other buildings enlarged immediately after the parcels received the service. The key historical development was the provision of adequate water service from Eagle Point beginning in 1899. A 20 inch main was laid from the water works on the Point to Jones Street, a distance of three miles, and the work took two months to complete. The provision of adequate water and water pressure did much to facilitate the enlargement

of factories and the jobbing interests and provided enhanced fire-fighting resources as well (Sewer records, *Telegraph*, May 13, June 7, 17, August 2, 1899).

Fifth Street was the northern boundary of Dubuque in general as of 1836. The town plat consisted of four principal and seven cross streets (1<sup>st</sup> to 7<sup>th</sup>, Locust to Clay streets). One building headcount that year tallied three churches, 50 stores, 55 dwellings, and one river warehouse

The town of Du Buque is...built on a level prairie, which rises about fifteen feet above high-water mark, and it from a half-mile to a mile in width, from the river to the bluff, and about two miles in length. There are already surveyed, thirty-five blocks, which are sub-divided into two hundred and eighty town lots, all of which are occupied by houses and gardens. The village contains about two hundred and fifty buildings of different descriptions; among which are fifteen dry goods stores...

*Dubuque Visitor*, May 11, 1836

This was very remarkable growth, given that legal settlement in the area dated from 1833. Early growth was first challenged by the national 1837 financial panic or crash. The single local bank never suspended specie trade, but did begin the issuance of paper script or post notes. The impact of the panic continued to be felt into the early 1840s. In 1840 the *Iowa News* briefly ceased publication and the local sawmill dissolved in May. Two all-stone buildings went up in early 1837 and the downtown included a bank (the only one west of the Mississippi River it was claimed), 30 stores, a lyceum, two academies, a reading room, printing office, coffee house, several billiard rooms and the first elegant mansions.<sup>1</sup> The first brick houses, three in number, were built in 1837-38 (1880 History, pp. 518-22; Oldt, pp. 51-52, 55, 59-69).

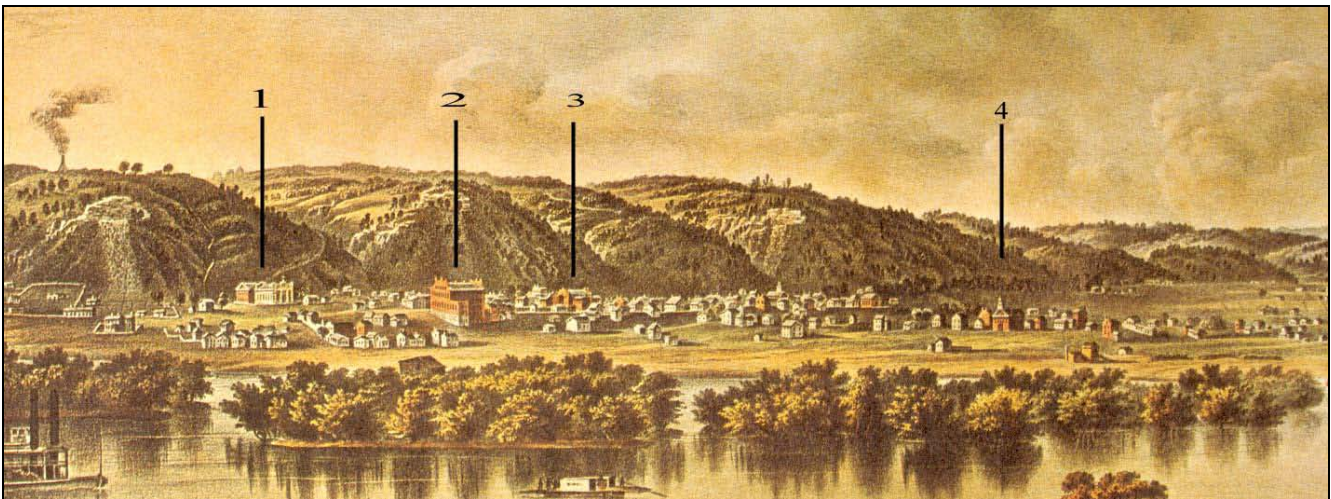


Figure 3: 1846 lithograph of Dubuque (J. W. Wild, Center for Dubuque History) (the numbers denote 1, the first Cathedral, 2 the Julien Hotel, 3, the Methodist Church and 4, the first county courthouse)

The original downtown clustered along Main between 1<sup>st</sup> and 3<sup>rd</sup> streets as of 1840. Jesse Farley's brick store was the only exception among the frame buildings. The latter were gable front designs, "the reverse of ornament architecturally speaking." The 300-odd residences also "possessed little in that respect" and were largely confined to the area between the bluffs and Iowa, apparently staying well west of the lower area closer to the wetlands and river. The homes were of log or frame construction save for just three bricks, all laid up in 1837-38. The northward march of the recognized business district began during the summer of 1846 when

<sup>1</sup> One curiosity about Dubuque is the small number of all-stone buildings that can be documented. There was a strong local vernacular tradition for using stone in basements, foundations, as sills and lintels, and in retaining walls, but there was little apparent interest in all-stone buildings. Those that were built tended to be liveries, out-buildings or industrial plants.

Lucius H. and Edward Langworthy raised up a brick block on Main between 5<sup>th</sup> and 6<sup>th</sup> streets. “The location may have been regarded as distant from the center of trade at the time, but their judgement [sic] has been approved for many years” (1880 history, pp. 522-23, 525; Oldt, p. 148).<sup>2</sup>

The first public market houses were established by an 1842 municipal ordinance. The first actual market house was built on 5<sup>th</sup> between Main and Locust. By 1854 it was replaced by two full market blocks, 5<sup>th</sup> between Main and Bluff streets, and Locust between 4<sup>th</sup> & 6<sup>th</sup> streets. An unofficial grain market occupied 1<sup>st</sup> Street between Main and Locust streets and it was officially sanctioned in 1860, being moved to Main between 1<sup>st</sup> and Jones streets. Similarly, an unofficial hay market was in operation on 14<sup>th</sup> Street and in 1854, it was regulated to 6<sup>th</sup>, between Iowa and Clay streets, and a year later, to Clay, between 7<sup>th</sup> and 8<sup>th</sup> streets. The meat market disappeared by the middle 1850s. A series of Ward-based market areas were established in 1856. Most notable was the Fourth Ward or Central Market, Clay between 12<sup>th</sup> and 13<sup>th</sup> streets, represented by the present day City Hall, which had its origin as a combination public market, municipal building and public hall. These markets died off in the 1880s, falling victim to the competition of private stores (Lyon, p. 286).

By 1848, the town’s residential area was defined on its northern end by 13<sup>th</sup> Street. The northern reaches of Main Street were land marked by Pat Norton’s row or rookery, a frame tenement block. Well to the north, the Couler Valley could already boast its first brewery and Charles Rose was operating the One Mile House, a tavern, so there were scattered buildings well north of the downtown (1880 history, pp. 526-27).

The 1849 business house tally was 22 stores, five blacksmith shops, three cooperages, three carriage and wagon makers, two gunsmiths and two liverys. The economic shadows of the 1837 financial panic still lingered. The town’s prospects were described as being “flat, stale and unprofitable.” Things had worsened during the late 1840s. It was then noted “with them [the late 1840s] once more departed the prosperity which had for several years previous coquetted in Dubuque.” Even lead mining was reduced to intermittent bursts of endeavor and success. There would be no substantial success with lead digging until 1855. A major cause for this economic faltering was the cessation of emigration. Area farmlands actually diminished, particularly as farmers decided that the gold fields held out more promise than did their already planted crops. “Property in the city became unmarketable and residents wore an aspect of gloom and disappointment, for the times were hard and money scarce, and little remained to encourage the hope which theretofore been indulged, that the probationary period of the city’s existence had passed (Childs, pp. 88-89; 1880 history, pp. 527-28).”

A year later, 1850, “dullness reigned supreme” and there had been “no building of consequence in years.” The gold fever had spent its force by year’s end however, and in early 1851 the city was awarded the federal land office. Emigration resumed, disappointed gold aspirants returned and things began to look up for the town. As a comparative baseline, the tally for all new buildings in 1850 was just 50. This figured doubled in 1852, by which time the first major street grading effort was underway (ibid., p. 528; Childs, pp. 92, 108).

The first hard surfaced (Macadamized) street paving was laid in 1853, Main Street, between 5<sup>th</sup> and 6<sup>th</sup>. Half of the cost was borne by the city. During the next two years, Main between 1<sup>st</sup> and 8<sup>th</sup> streets, and the vital 8<sup>th</sup> Street/Julien Avenue were paved. The first municipal Board of Trade was formed September 28, 1854. New buildings of 1854 included a new hotel, bank and several business blocks. New residences in-filled previously vacant blocks (Childs, pp. 121, 123; Lyon, p. 102; 1880 history, p. 530).

The Dubuque business census of 1855 is both large and diverse. The mix is reflective of a growing urban center that was providing both basic services and fancy goods and entertainment:

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<sup>2</sup> The three brick residences were at Iowa and 17<sup>th</sup> (Leroy Jackson, extant 1880), southeast corner Iowa and 12<sup>th</sup> (James Langworthy), “torn away years ago”, and the northeast corner White and 14<sup>th</sup> (Edward Langworthy, extant 1880).

|                   |    |                      |    |                  |    |
|-------------------|----|----------------------|----|------------------|----|
| Dry Goods firms   | 41 | Jewelry/watches      | 9  | Iron stores      | 2  |
| Grocers           | 32 | Banks                | 4  | Hardware/cutlery | 7  |
| Drug stores       | 8  | Hotels               | 12 | Stove/tin stores | 10 |
| Crockery/glass    | 2  | Boarding Houses      | 48 | Liquor store     | 1  |
| Clothing stores   | 18 | Printing             | 6  | Saddle/harness   | 4  |
| Boots and Shoes   |    | Books/stationery     | 4  | Wagon Makers     | 12 |
| stores            | 12 | Book Binding         | 2  | Plow makers      | 2  |
| shops             | 16 | Insurance            | 12 | Paint shops      | 6  |
| Fruit/confections | 10 | Millinery/dressmaker | 14 | Tin shops        | 8  |
| Furniture         | 8  | Tailor               | 21 | Flour mills      | 2  |
| Barbers           | 7  | Bakeries             | 8  | Saw mills        | 3  |
| Tobacco/Cigars    | 7  | Beer houses          | 13 | Iron foundries   | 2  |
| Drinking saloons  | 10 | Liveries             | 9  | Brass foundries  | 1  |
| Billiard saloons  | 5  | Dentists             | 2  | Sash/blind/doors | 4  |
| Eating saloons    | 6  | Daguerrean Studios   | 2  | Planing mills    | 4  |
| Ball Alleys       | 3  | Auction houses       | 8  | Lath mill        | 1  |
| Toys/Fancy Goods  | 6  | Seed/Agriculture     | 2  | Breweries        | 5  |
| Stage Barn        | 2  | Lumber yards         | 5  | Marble yards     | 4  |
| Stone yards       | 3  | Stage offices        | 2  | Land offices     | 1  |
| Land agencies     | 24 | Law offices          | 28 | Medical offices  | 16 |
| Cooper shops      | 5  | Smelting furnaces    | 2  | Pork packers     | 2  |
| Blacksmiths       | 21 | Gunsmiths            | 2  | Locksmiths       | 2  |

Finally add to this impressive list two fire companies, a gas works, a vineyard, post office and a telegraph office, and one gets a comprehensive sense of the commercial and industrial sectors of the city (*Herald*, December 1, 1856).

This first explosion of downtown growth was anticipating the arrival of the railroad. The 1855 approach of the Illinois Central

...gave a new impetus to business and stimulated enterprise. Real estate once more ascended the plane of value; lots in the suburbs were sold at so much per front foot, and property in the business portion of the city could scarcely be obtained at any price.

German emigration began and the Couler Valley area was substantially developed. Agricultural prices were unprecedented.

These were the prosperous days of a golden age for Dubuque. The best times of record, or within the memory of the proverbial oldest inhabitants, occurred between 1853 and 1858.

By year's end (1855), the railroad was delivering half of all merchandise imported into the city as well as “the greater portion of the emigration and travel from the east.” As a result Dubuque could now boast that it had “by far out-stripped any other city or town in Iowa, in point of business, population or commerce. By the end of 1857, the importance of rail shipments was even greater, as upriver heavy freight was by then being unloaded from steamboats at Cairo, Illinois, from which point it completed its northward journey via the Illinois Central Railroad, and Dubuque was the transportation depot for everything that was entering the vast region to the north and northwest. The river remained vital and enabled Dubuque “command, in a great measure, the trade of Minnesota territory.” The railroad enabled Dubuque to finally compete with Galena, the historical market center of the region (ibid.; *Tribune*, January 5, 1858; 1880 history, p. 530).

The emergence of a brick business district dates to the middle-1850s. The year 1855 was one of “unprecedented prosperity” and three local brickyards made possible a more permanent commercial

architecture. Frame storefronts were sent tumbling northward, clogging the streets, to make way for the new blocks which began to arise in 1855-56. The *Herald* boasted that “the number of brick blocks to be built this season [1856] is three times greater than in any former year.” The downtown contained a dozen hotels, six of the first class, and 48 boarding houses. Downtown growth was further propelled, during 1856, by the linkage of the inner slough and the lower levee. During 1855 several substantial wholesale business blocks were built along Iowa Street, the beginning of a wholesale trade sector and one that would set the commercial tone of lower Iowa Street (Commercial Report---1854 & 1855, pp. 7, 9, 14; *Republican*, September 1, 1856; *Herald*, December 20, 1855; May 21, 1856).

...The rapid increase of the population of Dubuque, and the great increase in the Commercial and Mechanical departments, renders it actually necessary for our men of capital to turn their attention to the building interests of our city, so as to be able to have stores and dwelling houses to supply the demands, which are daily made. We venture to assert that Dubuque will double her present population in the next two years, if we can have places for the accommodation of the new comers who are daily pouring into our city.

*Republican*, February 28, 1856

One major “might have been” in Dubuque’s downtown development was the hoped for extension of the city center eastward to the Mississippi River. The *Herald* predicted “the lots on these improvements must and will be very valuable as the heavy commercial business of Dubuque must and will be done on the main channel of the river.” Three separate harbor improvement syndicates were established by the city during the mid-1850s. The northernmost, the Dubuque Harbor Improvement Company, actually produced a plat in early 1858 of its promised raised real estate, a plan that included public and market squares. It also secured the landmark shot tower, designed in an obelisk form, as a riverfront monument and landmark for the promotion of its long-term scheme. In the end, the development companies produced two riverfront clusters of warehouses and filled considerable slough acreage along their respective street extensions. The greatest legacy was the churning out of paper script and the syndicates largely fell victim to the financial panic of 1857. The downtown failed to develop on the new land to the east but space was made available for future lumberyards and factories (Jacobsen, George W. Rogers Company Shot Tower, p. 34; *Herald*, December 1, 1856).

Another downtown paving project, Main Street, between 8<sup>th</sup> and 14<sup>th</sup> streets, using crushed blue limestone, and was completed in 1856 and reflected the inevitable northward gravitation of the commercial center. An 1853 fire prompted the authorization of fire fighting companies on July 17, 1854. Three volunteer companies formed between 1854 and 1857. A disastrous fire on May 27, 1859 destroyed a four-store block that housed the theater, Post Office and the Odd Fellows Hall. This setback followed by four months the organization of the first voluntary fire company. No fire fighting technology of the time could have extinguished a blaze of that magnitude, but fire resistant construction would have helped. Still it wasn’t until 1869 that a downtown fire district, mandating stone or brick construction, was established (Horton, 35-36; *Weekly Express and Herald*, November 27, 1856; Oldt, p. 127).

Wholesale Merchants.---We have now in Dubuque wholesale mercantile houses in every department of trade that is required by country merchants, and we cannot, in justice to the enterprising men, who have so successfully established such business houses, and to our country readers, neglect to assure all country merchants living within the range of Dubuque trade, that this city now offers them advantages for replenishing their stock equal to Chicago, St. Louis, or, indeed any other city. This is particularly true of the articles required in the country trade, considering also the time and expense of going farther east or south to make purchases...

*Daily Republican*, August 10, 1857

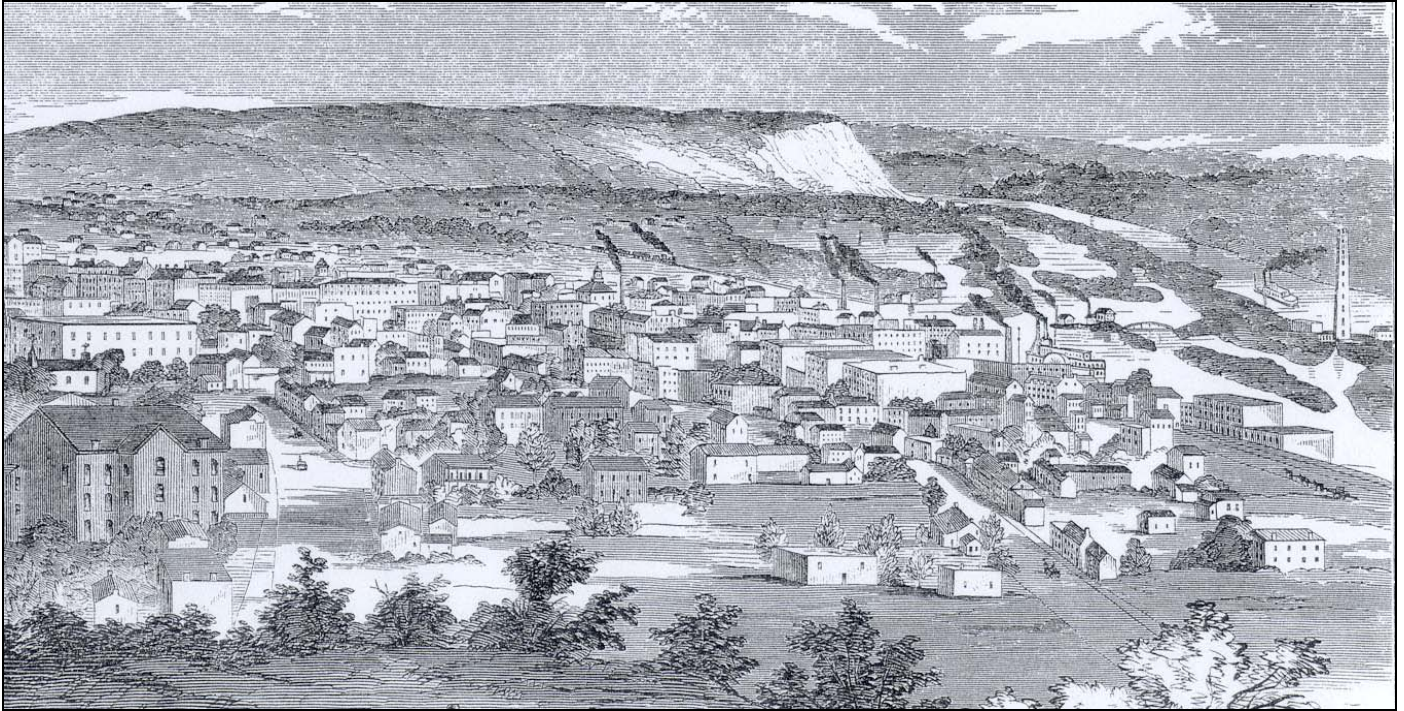


Figure 4: 1858 overview (Ballou's Pictorial Drawing-Room Companion, October 24, 1858)

The original city boundaries included 164 acres, and that area ranged from just below Dodge Street on the south to just above 17<sup>th</sup> Street to the north. The bluffs to the west formed the western boundary. In 1847 the city was extended to the northeast, but it wasn't until 1853 that a substantial expansion occurred, increasing the municipal acreage to 7,000 acres, and extending the city east to the Mississippi River (Childs, pp. 109-10).

“CORNER OF THE TOWN.”—The locality of this point has been somewhat changed since 1837 by the extension of the city property, as well as of its corporate limits. Since the date named the corner of the town has been moved some two miles up the river. The Iowa News of June 3d, 1837 locates it by reference to a notice of the first steam saw-mill in Dubuque thus: Messrs. Engle, Booth & Co. are now erecting a large steam saw-mill in a corner of the town near the river.

This was at the foot of Sixth Street. The area now included within the present limits of the city is, we believe, about twice that of the city of Boston.

*Republican*, August 24, 1857

Central to the expansion of the Dubuque downtown was the emergence of an impressive wholesale trade. This development reflected the city's newly acquired role as a forwarding and commissioning base, integral to the settlement of the Upper Mississippi River Valley. Much of this market growth was likely up-river rather than inland. The following account appears to support that fact, given the hint that inland merchants could also avail themselves of wholesale services in the city:

WHOLESALE MERCHANTS.—We have now in Dubuque wholesale mercantile houses in every department of trade that is required by country merchants, and we cannot in justice to the enterprising men who have so successfully established such business houses, and to our country readers, neglect to assure all country merchants living within the range of Dubuque trade, that this city now offers them advantages in replenishing their stock equal to Chicago, St. Louis, or, indeed, any other city. This is especially true of the articles required in a country trade,

considering also the time and expense of going farther east or south to make purchases (*Republican*, August 10, 1857).

By mid-1858, the *Herald* reported that both country merchants and Dubuque retailers were beginning to recognize the cost savings of using local wholesalers. Dubuque was “a great depot of merchandise.” We venture to assert that Dubuque will double her present population in the next two years, if we can have places for the accommodation of the new comers who are daily pouring into our city.” In early 1863, the *Herald* recounted how “a leading merchant of an interior town” who was en route for Chicago to buy goods had found a Dubuque firm with better wholesale prices than could be had in Chicago. The newspaper took the opportunity to cajole merchants to offer similar pricing advantages and to advertise (in the *Herald*) then “the trade of the interior could rapidly be concentrated at Dubuque (*Herald*, February 28, 1856; May 5, 1858; April 16, 1863).”

Dubuque was once a town of a large retail business, but since the railroad has been extended on west of that place, the business of the city has been much changed, and now wholesaleing constitutes no inconsiderable part of the business will increase as capital accumulates, and ere many years, Dubuque will become what Chicago now is.

*Times* (copying *West Union Era*) May 24, 1863

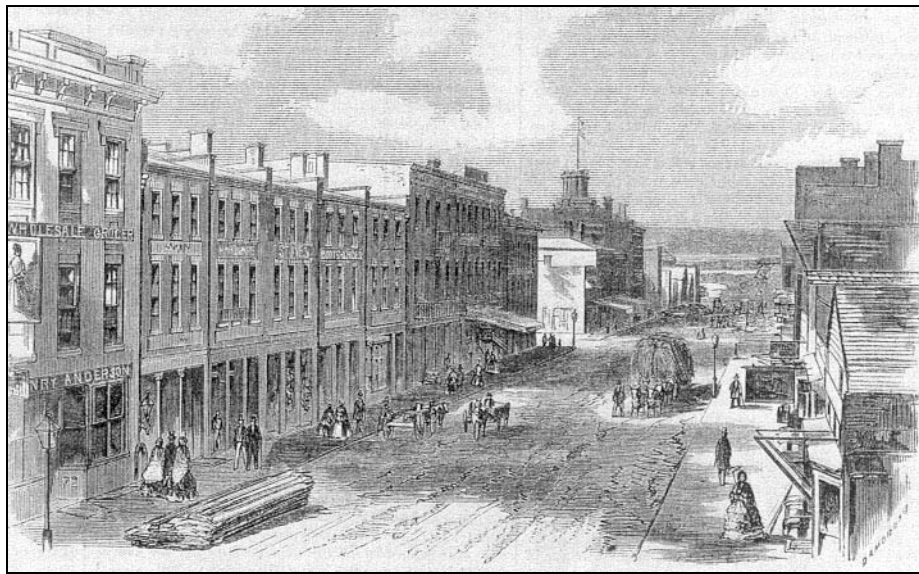


Figure 5: Main Street, view south from 4<sup>th</sup> Street (Ballou)

The country trade reached the city via Julien Avenue/8<sup>th</sup> Street, and that cross street emerged by 1855 as a key and distinct commercial node. Its commercial importance was noted as early as 1840, at which time the street was straightened. Like all uphill roads in the city, Julien turned into a spillway when heavy rains fell. Beginning in 1838, these floodwaters, coming down Julien, devastated the properties to the south along Locust Street. The *Herald* observed in late 1855 that “...there has been a very marked change in the business appearance of the Avenue this year and a year ago not a single store of any kind—not even a meat stall was found upon it. Now there are no less than 12 stores of all kinds...” Seven new stores were then under construction. Stores ranged up to the top of the hill to the west. In response to this growth, the massive Lorimer Hotel was built on the northwest corner of Bluff and 8<sup>th</sup>, and before long, a solid array of storefronts lined 8<sup>th</sup>, to the west of Main Street (*Iowa News*, May 29, 1841; *Herald*, December 13, 1855).

JULIEN AVENUE. This is one of the most important streets in the city. It is really astonishing to see the numerous improvements that are being made within a very short time. It is through this great thoroughfare that farmers west of us find their way to our market with their grain and produce. It is one continued scene of business and activity, from early morn till night. Large emigrant trains are constantly moving to the beautiful and splendid country west of us, through this great channel. Many stores and public buildings have been erected within the year past, and three times the number are already in process of erection. Peter Lorimer, Esq. of this city, an old and much respected citizen and a gentleman of abundant means, is building seven stories, the foundations of which are laid; also a very large hotel commenced, which when completed, will be second to none in the great west. Then there is the Odd Fellows Hall, near the corner of Locust street which will be a significant structure of the most imposing architectural design when finished...

*Republican, July 19, 1856*

It is more than probable that two general factors influenced the southward location and development of the downtown. The first was transportation, proximity to the early levees and the developing railroads. The second, was direct access to the country retail trade, largely captured from the west via Julien Avenue.

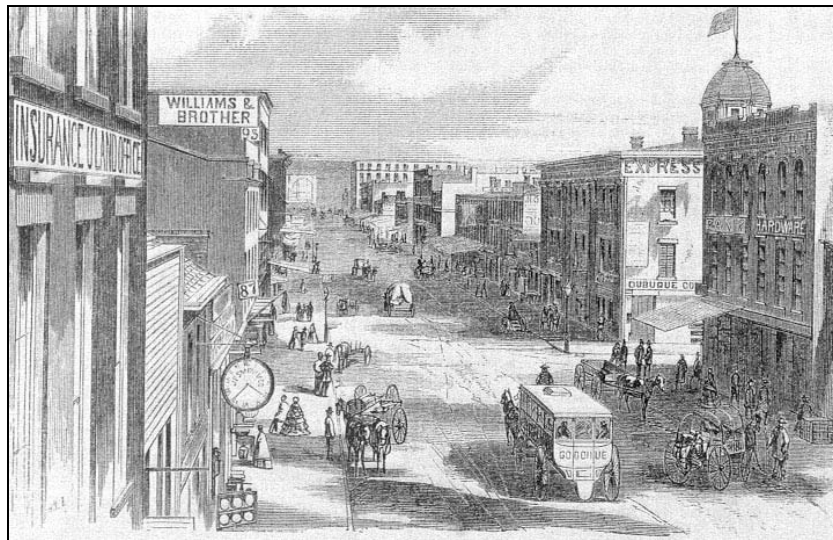


Figure 6: Main Street, 1858, view north from below 2<sup>nd</sup> Street (Ballou)  
The double storefront at front right still stands on Main Street and 2<sup>nd</sup>.

Reflective of the northward impulse of the larger city was the provision of a combination city hall and market hall “in the very center of the city” below 13<sup>th</sup>, between Clay and Iowa streets. Another critical decision had greater bearing on the downtown proper, that being where to put the town clock? The *Herald* derided those who favored placing on the Lorimer Hotel, advising that the clock needed a loud enough clapper to be heard “all over town,” a feature that wouldn’t be well received by sleepless hotel inmates. It recommended the tower of the new Congregational Church, which “was in a central position...near the new Post Office.” This would have been at 10<sup>th</sup> and Locust, and the idea likely reflected the same thinking that placed the City Hall at 13<sup>th</sup> Street. The *Times* favored the Lorimer site and its owner’s magnanimous offer, “inasmuch as the location is the most central and the best site spoken of.” Another northward progression, was the series of three successive German social hall buildings. The first Germania Hall went up on Main between 2<sup>nd</sup> and 3<sup>rd</sup> streets in the 1850s.

...Main Street is the principal business street. Dry goods, groceries, bankers, &c., is about one and a half miles long, and were it not for its new appearance, you would think, when it is lit with gas, that you were in some old city...

A St. Louis Opinion of Dubuque, *Times*, September 4, 1857

The second hall was at Clay and 12<sup>th</sup>, the last at Main and 9<sup>th</sup> streets. The *Herald* noted the disappearance of the wooden stores on Main Street. “One by one these old relics of the early settlers will be removed and the improvements will in a few years scarcely leave a trace of the early architecture of Dubuque” (*Herald*, April 1, 1856; February 11, 1857; September 25, 1857; *Times*, September 4, 1857; Hawgood, pp. 22-39).

The years 1856-57 were years of record new construction. Recalling the 50 buildings raised up in 1850, the total for 1856 was 502, and that of 1857 was 378. These numbers naturally enumerated virtually every new outbuilding that went up in the city or close to it, but buried within these counts were very substantial and architecturally important buildings. Increasingly, brick was dominant in commercial construction, and played an important role in residential buildings. The building lists (see list, below) document the claim that these were the golden years of Dubuque’s early development. The *Republican* enjoyed the envious “assertive squibs” of nearby city editors, jealousy “called forth by no higher motive than envy, reminds us of the fact that there are some buildings in Dubuque of which any Western city might well be proud.” New buildings included three massive new brick schools, a central market building, a massive Odd Fellows Hall, three new churches, and three new hotels, all totaling over a million in expenditures, according to the newspaper. Also worth noting were the substantial municipal improvements which were required. Ten miles of sidewalk, and eight of curbing, were credited to 1857 alone (Oldt, p. 123; *Republican*, September 5, 1857).

**Main Street Improvements:** -- In the course of a few weeks this street will present as fine an appearance as any street in the most flourishing cities of the East, so far as the streets and pavements are taken into consideration, and in many respects in the way of handsome private residences, public Hotels and wholesale and retail business houses. By the close of the Fall season a number of other improvements will be completed, which will greatly add to its present beauty.

Buildings on this street have been erected as if by magic—what was a vacant lot but yesterday, is to-day ornamented with a brick or stone edifice. Old shanties have been pulled down and new houses substituted in their stead; showing conclusively that our capitalistic and business men have awakened from their Rip Van Winkle slumber and discarded their old dogma notions of getting rich upon the forty per cent rule—they have entered upon a new life refreshed with the progressive spirit of Young America, which of late has taken hold of them – a change has come over the spirit of their old foggy dreams, and with a hop, skip, and a jump they have left their old forty per cent associates to gaze upon their money safes and gloat over their riches, while they ride on in the great progressive car – adding new life and vigor to the Key City of the Valley of the great Mississippi River. Main street, which extended only to the inner Slough is now carried out to the main channel, new lots in that vicinity are being formed, and the waters of the Slough in the range of the street are rapidly disappearing through the influences of the industrious cartmen who are hourly dumping their loads of dirt into the Slough, which they bring from the high and lofty Bluffs standing leeward in such bold relief west of the river. Travelers who have returned to our city after an absence of two years look with astonishment at the great improvements which have been made upon this street, to say nothing of other parts of the city which have undergone as great a change as Main street. That strangers should be struck with the improvement which Dubuque has sustained is not to be wondered at when we take into consideration that this is the great centre of trade for the vast extent of country extending west and north as far as civilization extends

*Republican*, September 1, 1856.

During 1857, the tide of emigration that Dubuque had long depended upon, largely dried up, as the Iowa railroad land grants briefly withdrew that state's lands from public sale. The year was otherwise a disaster for the city and its developing downtown, as the following summary account describes:

In a business, as well as in a political point of view, the year 1857 has been a remarkable one. Many circumstances apparently conspired to embarrass and retard the progress and trade of our city during the entire year. In the first place the months of January, February, March and a portion of April, were a season of unexampled cold. The severity of the weather during this period will long be remembered. So terrible it was, that it retarded and almost totally destroyed the usual winter trade of the country north, west and south of this city, which is tributary to Dubuque. Scarcely was this long and dreary winter fairly over, and the busy season of seed time and harvest passed, when the money crisis, which has convulsed the whole nation, came upon us. The effect of that calamity upon the trade of our city is yet too palpable and too severely felt to require description. But it is no exaggeration to say that from the two causes which we have mentioned, alone, the trade and progress of Dubuque has been retarded at least 50 per cent.

The shadow of the financial panic of 1857, which struck city and nation in mid-August as this account notes, would linger into the late 1870s. The 1860 total assessment, real and personal, was just 54 percent of the pre-panic total. As late as 1879, the total value of Dubuque property was still below that of 1857! The panic devastated many Dubuquers financially, there were many business failures and many important projects, not the least of which was the broad scale eastward expansion or relocation of the downtown, were defeated. Still, unlike many cities, Dubuque continued to build and grow at an impressive scale (*Tribune*, January 5, 1858; 1880 history, p. 534; Oldt, p. 123).

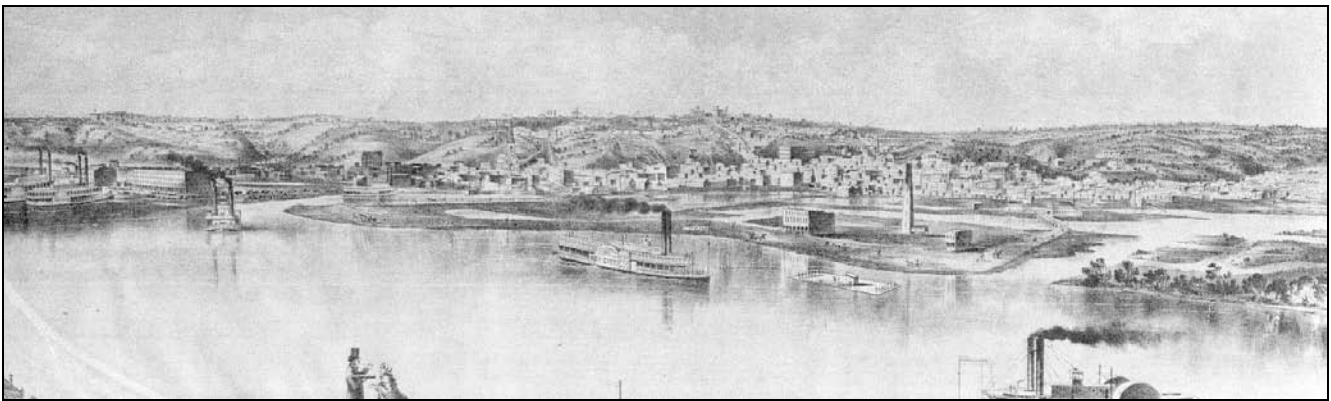


Figure 7: W. J. Gilbert Lithograph, 1860

W. J. Gilbert ran a local bookstore and had the above drawing prepared by artist H. W. Petit. Gilbert first displayed the actual pencil drawing in his shop, to promote orders and to encourage businesses and community leaders to pay extra to add their properties around the margin of the finished lithograph (the architectural section of this report contains the business home images). The finished copies were sold for a dollar. The image nicely depicts how both the downtown and residential city were closely clustered. The Jones Street or lower levee is at far left. The river proper is well east of the city, the intervening area being in filled by sloughs and channels (*Herald*, March 16, 23, 1860).

The downtown 100 percent location, that is to say the location of the most expensive downtown parcels, is always marked by where the banking houses cluster.

HOW THE GLORY OF 1857 HAS DEPARTED—In passing around town and seeing now and then an empty building, once filled with goods, or occupied four or five years ago by some man who ran his pecuniary race of folly or extravagance, we are reminded of the contrast between the flush times of 1856-7 and the dullness of 1861-2. A true history of some of the “concerns” that have wound themselves up here, would convey a very instructive lesson on prudence and economy. Dubuque is not alone among the cities of Iowa in a sort of general bankruptcy. Indeed, it is better off than any of her sister river cities...

*Herald*, August 10, 1861

A major improvement for the city and particularly the downtown, was the southward extension of Southern Avenue, over Cavanaugh Hill, in 1861. It was rated “one of the best improvements” for several years and fostered rural trade from that direction. One substantial municipal service that was lacking was a municipal gas or waterworks. As late as 1861 it was reported that just a dozen homes in the city had indoor water, presumably pumped directly from basement cisterns (Oldt, pp. 138, 140).

As of 1862, the downtown was firmly ensconced along Main between 1<sup>st</sup> and 9<sup>th</sup> streets, the highest commercial address listed being 231 Main (the streets were roughly numbered in 25-count sequences (see Figure 8 below). Indicative of the outer reaches of this end of Main, the “Uptown Drug Store” was at 172 Main (just south of 7<sup>th</sup> and Main). Three hotels, the Julien (2<sup>nd</sup>), Key City (3<sup>rd</sup>) and Peosta (4<sup>th</sup>) were centered within the downtown. Exceptions were the massive Lorimer Hotel, at Bluff, and 8<sup>th</sup>, the Graffort Hotel, 2<sup>nd</sup> and Bluff, and the Iowa Hotel, at 8<sup>th</sup> and Iowa streets. Outside of the downtown, there were two meat markets along Locust, between 4<sup>th</sup> and 5<sup>th</sup>. There was a homeopathic drugstore at 7<sup>th</sup> and Locust. There were three liverys, all off of Main, on 4<sup>th</sup> west of Main, on Iowa between 4<sup>th</sup> and 5<sup>th</sup>, and at Iowa and 9<sup>th</sup>. There was a restaurant on 7<sup>th</sup> between Main and Iowa, another at Clay and 9<sup>th</sup>, and two groceries on Clay north of 7<sup>th</sup> and White, north of 6<sup>th</sup>. Serving the then north end of town, there were two developing commercial clusters, Main between 10<sup>th</sup> and 12<sup>th</sup> and the northern end of Clay. Along the former there were three boots and shoes makers, four dressmakers, four sewing machine dealers, a sack manufacturer and two architect/builders, J. F. Rague and William Rebman. On Clay, there were three scattered firms, Henry Ziepprecht’s drugstore on the west side of Clay above 13<sup>th</sup>, a grocery on Clay between 14<sup>th</sup> and 15<sup>th</sup> and a billiard saloon on the corner of Clay and 14<sup>th</sup> streets. The northernmost businesses on Clay and Main represented the earliest northward migration of non-residential land uses. The Main Street numbering started northward from First Street and nothing of consequence was listed south of First. Landmark blocks that were listed included Malony’s Block, at 3<sup>rd</sup> and Main, the Globe Building, at 5<sup>th</sup> and Main, and the Sanford Block, which, at 8<sup>th</sup> and Main marked the north end of the downtown proper. Attorneys’ offices were all located north of 5<sup>th</sup> and Main, as were the banks, two of which were at Main and 6<sup>th</sup> (the State Bank of Iowa was between 3<sup>rd</sup> and 4<sup>th</sup>). The post office was at 7<sup>th</sup> and Main. Curiously most groceries were located along the west side of Main. Boarding houses were all on Main south of 3<sup>rd</sup> (*Daily Times*, January 3, 1862).

The filling of Jones Street, between Main Street and the lower levee, was undertaken in mid-1863. This massive effort was the beginning of a larger filling process that allowed the downtown to expand to the south and east. Clay Street was finally hard surfaced that same year (*Herald*, April 22, May 8, 1863).

One of the findings of the multiple property study was that Dubuque’s economy suffered from an under-developed retail sector. The principal cause for this was the city’s geographical isolation to the west, and the delay in obtaining bridge connections to the east across the Mississippi River. Some retail growth was enjoyed during the late 1850s when the wholesale trade had similarly increased. Bad roads and “some other circumstances” (that is the Panic of 1857-58) were blamed on blocking Jackson County trade to the south “for several years” as of early 1861. It was reported that one merchant from Maquoketa had returned to the city for the first time in four years. The *Herald* urged that good roads were needed “that trade may be invited here as was the case a few years ago when the prosperity of Dubuque was so rapidly increased by means of trade from

the country." The war and the development of competing local urban centers upstream and inland from Dubuque, further weakened the retail sector, as the following account from the West Union *Era* indicates:

Dubuque was once a town of large retail business, but since the railroad has been extended on west of that place, the business of the city has much changed, and now wholesaling constitutes no inconsiderable part of the business done at that place. This business will increase as capital accumulates, and ore many years Dubuque will become what Chicago now is (*Era* copied in the *Times*, May 24, 1863).

The *Herald* recounted a story of "a leading merchant of an interior town" who, having missed his train for Chicago, had an opportunity to learn that he could completely fill his stock needs at lower prices in Dubuque than in the East. The newspaper enjoined other merchants to structure their prices so as to capture similar trade. As late as the fall of 1865, it was generally acknowledged that "the real future prosperity of Dubuque lies in the wholesale trade" (*Herald*, April 4, 1861, April 16, 1863; Oldt, p. 157).

| Business Chart of Main St.                                       |     |  |
|------------------------------------------------------------------|-----|--|
| Showing Location of Business Firms Advertised in this Directory. |     |  |
| Ninth Street.                                                    |     |  |
| John Bell & Co., Dry Goods,.....                                 | 169 |  |
| Dr. J. C. Lay, Office and Residence,.....                        | 167 |  |
| Eighth Street.                                                   |     |  |
| Metc & Schaeffle, Book-binders, (up stairs.)                     |     |  |
| E. L. Clark, Dentist, (up stairs.)                               |     |  |
| POST OFFICE                                                      |     |  |
| Esborn & Wegener, Crockery, Glassware                            | 165 |  |
| Rhomberg's Billiard Saloon, (basement),                          |     |  |
| Bernard Kistler, Jeweler,.....                                   | 161 |  |
| S. M. Case, Insurance Agent,.....                                | 161 |  |
| Reed & Cleveland, Druggists,.....                                | 159 |  |
| E. P. Smith, Tin and Hardware,.....                              | 157 |  |
| W. H. Sampson, Photographer, (up stairs.)                        |     |  |
| T. O'Sullivan & Co., Hardware,.....                              | 155 |  |
| Taylor's Temple of Music,.....                                   | 151 |  |
| A. Williams Insurance Agency,.....                               | 149 |  |
| M. Allison's Insurance Agency,.....                              | 149 |  |
| Keller & Cornwell, Dry Goods,.....                               | 147 |  |
| Mrs. E. Cahana, Milliner,.....                                   | 145 |  |
| Dubuque Mutual Insurance Co., (up stairs.)                       |     |  |
| Seventh Street.                                                  |     |  |
| W. W. Smith, Justice of the Peace (up stairs)                    |     |  |
| Huber, Kurz & Co., Furniture Dealers,.....                       | 143 |  |
| J. Kabis, Merchant Tailor,.....                                  | 141 |  |
| E. T. Brown, Groceries and Provisions,.....                      | 137 |  |
| J. Betallick, Groceries, Fruits, &c.,.....                       | 131 |  |
| A. Greenwald, Wholesale Clothier,.....                           | 129 |  |
| Merchants' National Bank,.....                                   | 125 |  |
| First National Bank,.....                                        | 123 |  |
| DAILY HERALD OFFICE, (up stairs)                                 | 121 |  |
| Monroe & Deery, Attorneys, " "                                   | 103 |  |
| Cady & Bowman, Attorneys, " "                                    | 101 |  |
| Sixth Street.                                                    |     |  |
| A. Becker, Boots and Shoes,.....                                 | 119 |  |
| W. Becker, Hats, Caps and Furs,.....                             | 117 |  |
| F. Becker, Gent's Furnishing Goods,.....                         | 113 |  |
| H. M. Harzer, Books and Stationery,.....                         | 111 |  |
| A. Musak, Justice and Notary Public,.....                        | 109 |  |
| M. C. Ryan, Groceries and Provisions,....                        | 107 |  |
| M. L. Miesel, Books and Shoes,.....                              | 103 |  |
| Fifth Street.                                                    |     |  |
| Smith & Knight, (up stairs),.....                                | 95  |  |
| W. Smith's Insurance Agency,.....                                | 93  |  |
| Raymond Bros., Crockery & Glassware,.....                        | 89  |  |
| Narragan & Corkery, (Clothing),.....                             | 87  |  |
| H. Kroesen, Leather and Findings,.....                           | 85  |  |
| Gewart & Emerson, Tobaccoists,.....                              | 81  |  |
| Andrews Glead, Liquor Dealer,.....                               | 79  |  |
| Ed. Rauh & Co., Clothing, Boots, Shoes,.....                     | 77  |  |
| E. J. Cox's Billiard Rooms, (up stairs),.....                    | 75  |  |
| Fourth Street.                                                   |     |  |
| M. S. Robison, Agricultural Implements,.....                     | 71  |  |
| G. C. Samson, Drugs and Medicines,.....                          | 69  |  |
| Thos. Henney, Stoves and Tinware,.....                           | 67  |  |
| Greten & Kintzinger, Groceries,.....                             | 65  |  |
| Dezek & Wilky, Meat Market,.....                                 | 63  |  |
| Germania House, by Theo. Stimming,.....                          | 61  |  |
| Wagner & Weber, Lager Beer Saloon,.....                          | 59  |  |
| A. Friedlander, Clothier,.....                                   | 57  |  |
| Third Street.                                                    |     |  |
| E. R. Ticket and Omnibus Office,.....                            | 47  |  |
| Wm. Lawther, Dry Goods,.....                                     | 45  |  |
| F. E. Deggendorf's Insurance Agency,.....                        | 43  |  |
| W. H. Rumpf, Wholesale Grocer,.....                              | 41  |  |
| Second Street.                                                   |     |  |
| H. B. Gifford & Co., Ag. Implements,.....                        | 33  |  |
| Robison's, Lumber Yard,.....                                     | 31  |  |
| C. J. Corkery, Saddie and Saddle Manufacture,.....               | 29  |  |
| First Street.                                                    |     |  |
| Passenger Depot                                                  |     |  |
| D. & S. C. R. R.                                                 |     |  |

Figure 8: 1865 downtown business guide (Annual Directory, 1865)  
(the southern half of the downtown appears in the right-half of the image)

As Figure 8 indicates, the downtown of 1865 was fairly decentralized in its arrangement of businesses, yet patterns were already in place. The 100 percent corner was likely at 6<sup>th</sup> and Main where two of three banks clustered. The larger dry goods firms and grocery houses were north of 5<sup>th</sup> Street, while hardware, agricultural implements, liquor dealers, and leather goods tended to be below 5<sup>th</sup>. Below 2<sup>nd</sup> most of the addresses are shown as empty, perhaps those businesses failed to pay their advertising subscription for the directory? Hotels and liverys were off of Main, and the main railroad depot was at the foot of Main Street. Fifty gas street lights were approved for Main Street in December 1865. The first street light, fueled by coal-generated gas, was lit on January 19, 1865. The war years left the downtown with a deficit in store rooms and James Kelly, who was building a new store on lower Main, had a dozen applicants for it before he could finish it. The *Herald* reported “there is not a vacant store on Main street fit to do business in” as of mid-year. Main Street was also in deplorable condition as of the early fall of 1866, filled with potholes and ruts. The *Herald* lauded belated repairs to the McAdam surfacing, noting “Main Street should be the best thoroughfare in the city, as it is traveled more than any other” (Oldt, pp. 155, 159; *Herald*, July 20, 1865; September 12, 1866).

It wasn’t until 1864 that the famous town clock was finally a reality, placed atop the Wood & Luke store, later the John Bell store, at what is now 823 Main. The clock and former church collapsed in 1872 and the present block and tower were immediately rebuilt on the same site. Curiously this same stretch of Main would witness the construction of the tallest downtown buildings in the next century. The clock was important in an age where there was yet no standard time zones, and the new clock “is to be recognized s the standard time for the city.” Another change also made in 1864 was the relocation of the office of the Surveyor General, which was relocated to Locust and 7<sup>th</sup> streets, a location “more convenient to the business portion of the city. For now, the banks conservatively stuck closer to 5<sup>th</sup> Street. A year later, the State National Bank built a new building on that corner after removing the Farmers Home hotel which dated to 1834. The corner was said to be, with the addition of the bank, “one of the important corners in the financial and business community” (*Herald*, August 17, 18, September 5, 24, 1864).

The age of progress makes it necessary that old, dilapidated buildings should give way to larger and more modern structures.

*Herald*, July 12, 1865

Gas generated from coal was first produced in Dubuque on January 19, 1865 and by year’s end, the city boasted 50 gas streetlights, 23 of which were distributed along Main Street. During 1866 “immense improvements” were made on sewers and streets but there was still no municipal water service. A massive water source was provided in 1864 when a spring was opened on Kaufman Street. A 20-year franchise for the Dubuque Water Company was approved in 1870 and principal mains were laid along alleyways the next year (Oldt, pp. 155, 159).

Looking Up.---Business of every description in on the increase and our streets daily present a thronged appearance. Many of our largest wholesale merchants are receiving stocks of goods from the east, and nearly every store of any pretensions is literally barricaded with bales and boxes. Many country merchants are also in the city, selecting their fall and winter stocks, and from their heavy orders we should judge that they anticipate a heavy run of customers. The demand from the western counties for woolens, domestics, and all staple goods is largely on the increase, and the consumption of these articles this fall will be far greater than that of any previous year.

*Herald*, September 5, 1866

The flood of 1850 had set the standard for subsequent deluges of the mid-century. The flood of 1866 came within five inches of that record mark. Washington Street was nearly completely under water and all of the factories to the east of it were reached only by boat, many buildings were submerged to the second story level.

...Steamboats and barges navigate with perfect safety the ball club's grounds. The shot tower, pail factory, and Rhomberg's distillery look as though they might belong to the Illinois rather than the Iowa shore...

The wharf boat was moored for safety on Clay between 4<sup>th</sup> and 5<sup>th</sup> streets. To the south, lower Main was completely inundated and only the railroad remained above water (*Herald*, May 1, 1866).

Saloons.—Main street will soon be lined with saloons from one end to the other. Two more are about being opened, one next door to Greenwald's, and another where Raymond Bros., formerly held forth. The latter, we learn will be a saloon and restaurant.

*Herald*, September 29, 1868

The first horse-drawn streetcar service began in 1867 and the operators were content to link the Jones Street levee ferry with the Couler Valley and the county fairgrounds to the north, the intervening lines running the length of the downtown. The lines ran along Main Street up to 13<sup>th</sup>, then Clay to 18<sup>th</sup>, a pattern that persisted until the abandonment of the tracks. The car service became “useful and ornamental” only in 1872 when Julius Graves and J. A. Rhomberg acquired the company (Oldt, p. 173; Lyon, pp. 202-03; 474-76).



Figure 9: West Eighth/Julien Avenue, viewed west from Locust Street, c.1905  
(Center For Dubuque History, Loras College, Photo FBL #3805)  
Lorimer House is the tall building in the distant center.

Eighth/Julien was joined by 14<sup>th</sup> Street, as another key westward trade link, when the latter street was opened to Bluff in 1870. Third Street was finally guttered and graded in late 1868, a reflection of development on that key cross street. Mayor Sol Turck was lauded for his ability to cut through “the red tape of committees” to get the work done. Within months newspapers were attacking the mayor for a growing municipal debt (*Herald*, October 24, 1868).

The 1868 commercial firm headcount found 17 dry goods firms, 26 groceries, four hardware stores, five drugstores, nine shoe and boot stores, and 14 clothing stores in the downtown (Oldt, p. 164).

“...the finest business street west of Chicago and north of St. Louis...”

Phase III Architectural and Historical Survey Report-Downtown Dubuque, 2003



Figure 10: 600s block of Main, view north, c.1875

Note the Clock Tower beyond 8<sup>th</sup> at left, and the Sanford Block, to the right at 7<sup>th</sup> Street.



Figure 11: 600s Block Main, east side, view south, c.1875

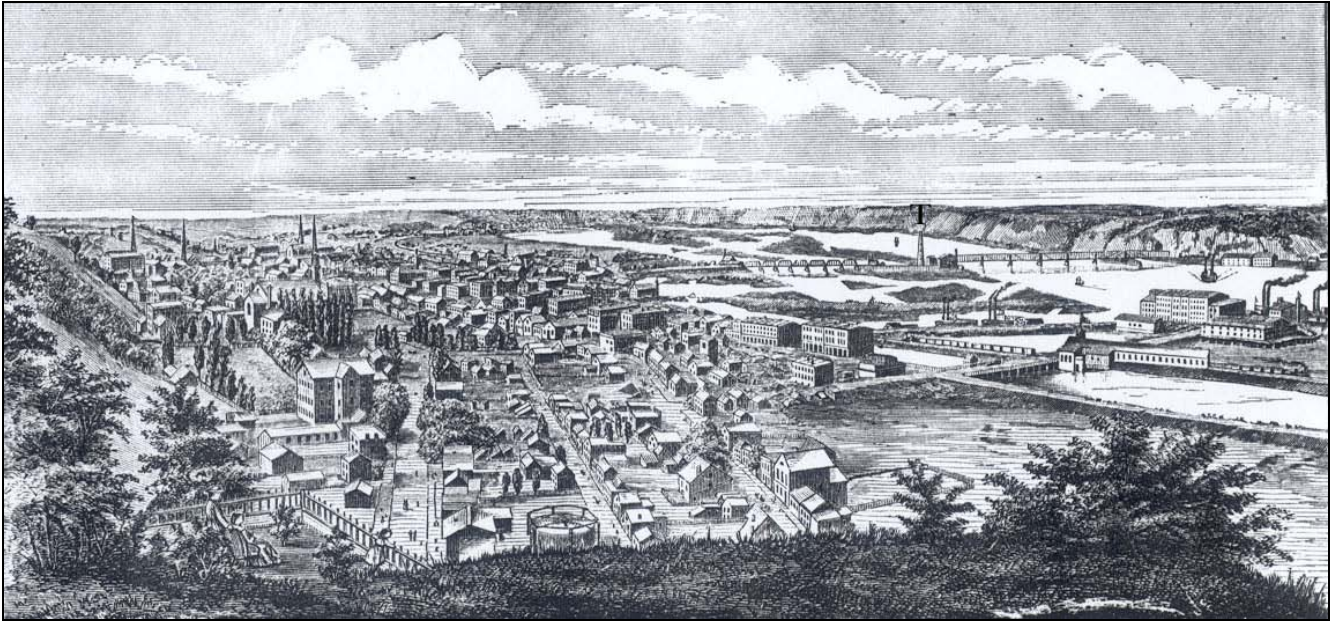


Figure 12: 1872 panoramic view to the north. Note the lower levee at far right.

The multiple property study determined that Dubuque is of special architectural interest because the city weathered the several national financial panics better than comparable cities did. This meant that new buildings were still being built in Dubuque at a time when construction virtually ceased elsewhere. A key Dubuque advantage was its self-sufficiency in local capital. Other cities dependent on Eastern investors, were particularly vulnerable when their bubbles burst. Dubuque was better able to match new construction with actual need it would appear. This is not to say that the city was not impacted by each successive economic downturn, and as the state's first city, failures of a substantial scale would have been expected.

The financial panic of 1873 is a case in point. The crisis started with Chicago banks on September 25, and a day later, Dubuque's largest bank, Merchants National, suffered a heavy run on its deposits and shut its doors. Dubuque Savings Bank was also crippled due to the abuses of two of its officers. The other banks survived and local fears of a repeat of 1857 were relieved. Historian Oldt noted "many businessmen lost heavily and some failures resulted." The 1880 history saw the downtown as a good thing:

The panic of 1873, cannot, in the light of its effects, be properly so designated. It was rather a change of times. The rapid rate in which the American people had lived and transacted business, could not hold out. Black Friday came as a warning of the punishment that followed quickly in its wake, and the tight times which came in with the close of 1873 were simply in the nature of an admonition that happier days were in store."

There were some signs of over expansion in the downtown however. The McCann Block, on Main between 4<sup>th</sup> and 5<sup>th</sup> streets burned in 1871 and it wasn't until the end of 1872 that the ruin was finally removed and a new building raised up (1880 history, p. 534, 529, 622-24, Oldt, pp. 173-74; *Herald*, November 24, 1872).

Indeed, the year 1873 witnessed the substantial infilling of a four block area east of the downtown by the Dubuque Harbor Company. This \$15,000 effort promised the elimination of "pestilential breeding holes of fevers, chills and other disorders." The wetlands areas were "a serious impediment to the commercial interests of the city" and it was promised that the new lands "will soon be covered with building blocks." Close to the downtown, the alleyways between Main and Iowa, and Jones and the railroads, were filled at a cost of \$21,500. The work continued into 1874. A notable 1877 infilling was the elimination of a pond located along the C.D. & M. Railroad, between 15<sup>th</sup> and 16<sup>th</sup> streets. One of the Langworthy's did the work, the pond being deemed "long a nuisance" (*Herald*, November 24, 1874; May 17, 1877; Oldt, p. 177).

During the year 1875 28 new business blocks were built.. The Board of Trade was reorganized on January 8, 1876 and gained 150 members within two years. There was another market change in late 1876, when the hay market was redirected to 1<sup>st</sup> Street. Upper town residents protested, wanting it to be located on 14<sup>th</sup> between Clay and Iowa. City fathers considered First Street to be too busy for the hay dealers, given the presence of hog dealers on the same street at the time (Oldt, p. 177; Lyon, p. 102; *Nat. Demokrat*, November 23, 1876).

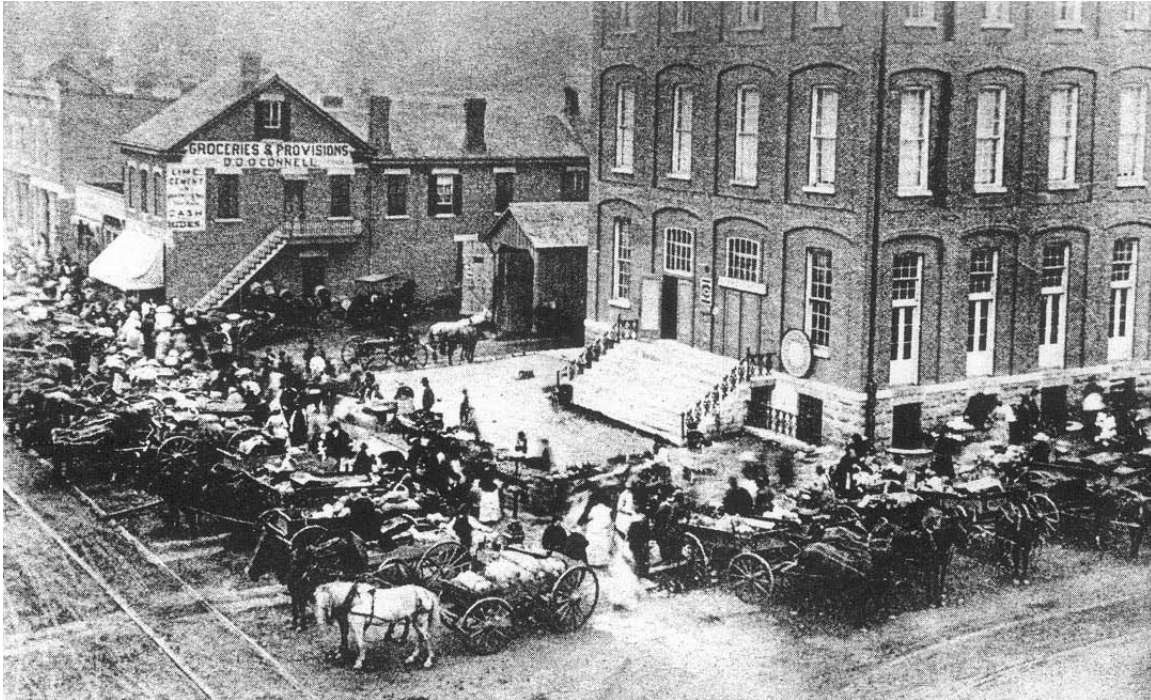


Figure 13: Central Market, City Hall, southwest from 13<sup>th</sup> and Central, c.1875

The *Times* noted the passage of two frame cottages up Main Street, the buildings having been displaced by new commercial construction and expansion (*Times*, April 21, 1877).

When the construction of a grand opera house was discussed in 1877, the *Times* reported an “almost universal [opinion] in favor of the Opera House being located at least above Seventh Street, this being an indication that the town center was gravitating northward. Nine years later a new telegraph office was established in Perry Brothers Store on the west side of Main between 5<sup>th</sup> and 6<sup>th</sup> streets. The location was then described as being “the best location in the business center of the city” (*Times*, May 2, 1877; *Herald*, \_\_\_\_ 1886).

MAIN STREET.—Dubuquers are justly proud of their Main street, and it is without question the finest business street west of Chicago and north of St. Louis. Indeed, St. Louis has but few streets to outrank it. Dubuque’s stereoscopic artist, Root, has just finished some admirable views of this street, taken from a point near the Key City house...

*Herald*, June 5, 1881

The northward expansion of the downtown even out on to Eagle Point placed merchants well beyond the convenient reach of downtown banking services. As early as 1883 John Fosselman, was the first “uptown” merchant to provide at least a safe deposit service when he added a vault to his Eagle Point business. The *Herald* noted “money is plenty in that part of the city, and as downtown banks are far away, a depository is necessary for the convenience of businessmen.” Fosselman wasn’t starting a bank, but he apparently secured

deposits and provided funds to that part of town. By 1887, the German Trust & Loan Bank was in the impressive Bell Block, at Central and 13<sup>th</sup>, the first north-end bank to make the move. When the Kuntz Block was completed on Central, across from the high school (12<sup>th</sup> and Central), it was described as being “in the heart of the market.” While this might be a reference to its proximity to the farmer’s market that operated around the city hall, it could also refer to the northward development of the downtown (*Herald*, July 19, August 18, 1883).



Figure 14: Main viewed north from 4<sup>th</sup> Street, pre-1873

Note two four-story two-storefront blocks present, those on the left at 425-37 Main survived until 1969.

The 1884 Sanborn Fire Insurance Map painstakingly details the extent and nature of downtown Dubuque. A solidly developed, three-story high commercial downtown covered both sides of Main Street from 2<sup>nd</sup> through the southern end of 9<sup>th</sup> streets (the west side of Main below 2<sup>nd</sup> was also three-stories high). The east side of Main was similarly built up as far north as 11<sup>th</sup> Street. Three banks were on Main between 6<sup>th</sup> & 7<sup>th</sup>, but two others were at 5<sup>th</sup> and Main, and the German Bank was between 3<sup>rd</sup> and 4<sup>th</sup>. Smaller businesses were north of 7<sup>th</sup> Street, while the big commercial houses were between 3<sup>rd</sup> and 7<sup>th</sup>. The A. A. Cooper Wagon Works was on Main, at 3<sup>rd</sup> Street. Several large liverys and one major factory, the Glover Overall Factory, were on the east side of Locust, between 4<sup>th</sup> and 7<sup>th</sup> streets. Industries, notably the Norwegian Plow Works, Chamberlain Plow Works the gas company and the Illinois Central depot and freight depot, were south of the downtown, below 1<sup>st</sup> and Jones streets. East of the downtown proper, the A. Y. McDonald pump maker, the Dubuque Cabinet Maker Association, a brewery, and the Key City Barrel factory, were along Iowa Street. Government buildings were along Clay (Central), with the courthouse/jail at 7<sup>th</sup> and City Hall at 13<sup>th</sup>. The major sash and door companies (Farley-Loetscher, Carr, Ryder, Austin, and the linseed oil mill and major lumberyards were all east of White and north of 7<sup>th</sup> streets. Clay was only moderately commercial in its makeup and this was mostly true of its east side (13<sup>th</sup> to 17<sup>th</sup> streets). A curious presence was a pork packing house, at the southeast corner of the block where city hall stood.

The year 1886 witnessed the growing importance of warehouse construction, the accelerated filling of the sloughs, and the much-belated beginnings of adding a vehicular bridge over the Mississippi River. The latter would transform the downtown by enhancing East 4<sup>th</sup> Street as a point of entry into the city and the downtown specifically. The *Herald* noted new downtown construction, “In the mercantile region new warehouses are built of splendid size and front; in the retail portion many new stores are erected, particularly on Main and Clay streets and Couler avenue.” The railroads were the prime agents in infilling the sloughs in front of the city. The same source noted that the raised land “will be in constant use hereafter as railroad yards, for

freight depots, storehouses and other uses. Another land filler was the lumber yards. The *Herald* reported “the lumber mills have also reclaimed much other slough land with their mill refuse. It will not be many years before the entire slough front from the railroad tracks to the river below East Seventh street will be all filled in (*Herald*, September 26, 1886).”

Dubuque is fast obtaining a reputation for enterprise and industry unsurpassed by any city, at least in the state of Iowa. She is gaining a reputation as enviable to other cities of equal size as it is a pride to herself. The buildings that are being erected are not mere skeletons in danger of falling at all times, like those that can be found in most other places. Our city is also obtaining a good and legitimate name throughout the east, and the result is that quite a number of eastern capitalists are negotiating for the purchase of real estate and for the erection of blocks of houses. It is a well known fact that for the past several years, particularly during 1885 and 1886—the demand for dwellings and cheap tenement houses has greatly exceeded the supply.

*Herald*, May 9, 1886

Commercially speaking, the years 1886-87 represented a real upturn for the downtown. Locals discounted the arrival of a “boom” which they eschewed, favoring instead of “steady, sure growth.” The gains were credited to the construction of the vehicular river “High Bridge,” and the merchants anticipated “the increase of the city’s retail and supply trade from the many farmers and others that the bridge will attract to Dubuque as a market, and in the extension of business this will give to the jobbers.” The *Herald* reported:

The business done in Dubuque in 1886 has been much better than that of several years past. The jobbers nearly all report a satisfactory year’s business. Not one reports the amount as any less than that of 1885, while most have increased in volume and in dollars...The retailers have done unusually well this last year and some are enthusiastic. The manufacturers report their business as about the same as last year. They are gradually recovering from the low depression that has prevailed everywhere. The new railroads will benefit them as well as the jobbers, and the outlook for both is promising.

*Herald*, January 1, 1887

The business houses of the city have been doing a prosperous business this year more so than for several years. Some have greatly extended their operation, enlarged their capacity and given other signs of improvement and prosperity. The city’s commercial operations and manufacturing are undoubtedly extending and increasing, a very good accompaniment to go with the opening of the High Bridge.

*Herald*, November 27, 1887

|              | 1881         | 1882         | 1883         | 1884         | 1885         | 1886         |
|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| New Building | \$1,246,845  | \$1,488,700  | \$1,048,279  | \$903,600    | \$821,155    | \$1,026,301  |
| Mnfg.        | \$9,071,000  | \$10,139,412 | \$11,038,400 | \$9,986,000  | \$10,737,300 | \$10,955,999 |
| Jobbing      | \$13,285,900 | \$17,490,680 | \$19,379,800 | \$16,489,000 | \$16,196,500 | \$15,723,000 |
| Retail       | \$9,542,153  | \$10,158,176 | \$11,537,500 | \$9,457,000  | \$9,729,500  | \$9,267,300  |
| Mineral      | \$33,600     | \$10,700     | \$24,350     | \$24,000     | \$28,000     | \$80,000     |
| Prof. etc.   | \$3,876,900  | \$4,819,638  | \$6,484,321  | \$6,259,817  | \$6,255,818  | \$7,238,031  |
| Total        | \$37,156,398 | \$44,097,315 | \$49,512,650 | \$43,119,419 | \$44,447,213 | \$44,290,621 |

Table 1: Dubuque’s Economic Growth, 1881-86  
(*Herald*, November 27, 1887)

|              | 1887         | 1888         |
|--------------|--------------|--------------|
| New Building | \$1,267,400  | 1,678,700\$  |
| Mnfg.        | \$16,142,700 | \$18,737,300 |
| Jobbing      | \$21,630,200 | \$25,196,500 |
| Retail       | \$11,280,800 | \$15,729,300 |
| Mineral      | \$71,000     | 75,000\$     |
| Prof. etc.   | \$12,233,900 | \$13,962,758 |
| Total        | \$62,626,000 | \$77,379,558 |

Table II: Dubuque’s Economic Growth, 1881-86, Continued  
(*Herald*, November 27, 1887)

Table I traces the major financial sectors of the city between 1881 and 1886. The impact of the depression of 1884-85 is obvious, particularly in the sharp decline in local building. Every sector was impacted, particularly jobbing and its recovery was the slowest. Three other trends are apparent in these figures. Most important is the comparatively minor role played by retail in the overall financial mix. It is possible that retail is simply dwarfed by the stronger jobbing and manufacturing sectors, but given that this issue resurfaces in later years, it is more probable that Dubuque’s retail market was simply restricted by geography. A minor trend is the resurgence of mining in the form of zinc rather than lead. The sudden leap in mining values, realized in 1886, reflects the exploitation of zinc or dry bone, what had been a discarded waste product of lead mining. Finally, it is the rapid growth of the service/professional sector over time that makes these numbers “knock” and without this resiliency to the recession, the total figure for the city would have shown a decrease. The services figures document the increased importance of this important sector (*Herald*, November 27, 1887).

Table II carries the same trends through 1887-88. All of the sectors, apart from mining, simply exploded to record levels. Manufacturing and jobbing figures are particularly impressive. Building figures also soar. These figures and trends reflect the securing of several additional key railroads as well as the enhanced jobbing and retail trade area that came with the new river bridge (*ibid.*, December 23, 1888).

A real estate boom developed during the spring of 1887, said to have been the greatest since 1857. Speculative downtown investing reflected the rapid growth of that area. The *Herald* observed “money has been ready and eyes have been sharp in searching out bargains.” The Commercial National Bank purchased the corner of Sixth and Main streets and as a result “liberated considerable capital which was holding in the hands of other parties for the purpose of buying it, and the holders have not been adverse to placing it elsewhere.” Transactions were not being made with the usual one-third payment but were sold for cash (*Herald*, March 13, 1887).

By the end of 1887, Dubuque was calling itself “The Key City of the Northwest and the Chief City of the State of Iowa.” The city’s manufacturing sector was “assuming gigantic proportions.” Every factory was “experiencing the greatest success; in fact, nearly all of them are rushed to their fullest capacity, some being far behind in filling orders for their goods, such is the demand for them.” The *Herald* noted that “not a single failure is on record among the city’s manufacturing interests.” Jobbing firms numbered an impressive 250 companies with 200 traveling salesmen and 5,000 other employees (*Herald*, April 24, 1887).

By the end of 1888, the *Herald* could claim that Dubuque was doing the largest wholesale trade, measured in volume, of any Iowa city. There were 85 wholesale firms employing 236 traveling men who traveled “all over the northwest selling Dubuque goods,” and employed 1,630 other workers. The manufacturers headcount stood at 143 companies, employing 5,992 workers (*Herald*, December 23, 1888).

Streetcar service extensions influenced the expansion of the downtown. The Byrne Bros. property, at 8<sup>th</sup> and Iowa was sought by a number of buyers in late 1889 but the owners held out, counting on the promised impact of the electric motor line which was to pass it (*Herald*, December 4, 1889).

**Dubuque's Future:**

It now begins to look as though Dubuque was about to break through the shell of fogysim that has for years confined her powers and stunted her growth, and forge its way to the front. A number of enterprises are now on foot, chief among them an electric railway and the lighting of our streets and houses by electric light. We find the young business men of our city seriously interested in these enterprises—we find the fogies and moss covered money lenders opposing them. This question now confronts Dubuque: “Shall we sit complacently by and see our city outstripped by competitors, or shall we shake off this lethargy, bid defiance to the chronic obstructionists, take advantage of our many opportunities and resources, bid foreign capital come in and assist in building up Dubuque, or remain stationery while the procession goes by and leaves us in the rear?” Which horn of the dilemma shall we accept?

No city in Iowa has as much “home capital” available as Dubuque. This is an acknowledged fact. No city in Iowa has as many manufactories—as large a wholesale trade as Dubuque. No city in Iowa has as many natural advantages as Dubuque. And yet we have not made the progress that other cities less fortunately situated have made. Why? Simply because the capitalists of Dubuque have positively refused to venture upon any enterprise calculated to build up our city unless large and immediate returns were visible...

*Weekly Ledger, October 12, 1889*

**Improve Main Street**

I am glad to know that the city council is taking steps toward paving Main street in a modern and satisfactory manner. The old cobble stones ought to be taken off, and a smooth surface put on, and until that is done, those great stevedore wagons should be kept off Main street as much as possible. The heavy, loose-jointed concerns, with their chains dangling at the endboard, make enough noise to drive a man crazy. Main street is in a bad condition. It doesn't do any good to repair it with the present style of macadam. The heavy wagons run[ning] over it keep it constantly out of order. In its present condition it would be a disgrace to a country village.

*Weekly Ledger, June 7, 1890*

The 1891 Sanborn Fire Insurance Map depicted a maturing downtown. The area south of the downtown was largely residential to the west but included a number of factories and warehouses. Locust was largely commercial between 1<sup>st</sup> and 3<sup>rd</sup> streets and the Glover factory had been joined by Ryder Wallis, a block north. The Julian-8<sup>th</sup> street corridor remained an important commercial corridor and it was rapidly developing as a substantial commercial street. The Lorimer House anchored its west end at Bluff Street. The vehicular bridge across the Mississippi River had encouraged hotel development along 7<sup>th</sup> and 4<sup>th</sup> streets, east of downtown. Downtown, the basic key buildings had changed little since 1884, save for the banks, which had dispersed southward, with two banks on or near 3<sup>rd</sup> Street. The opera house was at 4<sup>th</sup> and Main. Two new commercial nodes were developing, Iowa between 11<sup>th</sup> and 13<sup>th</sup> streets, and Clay (Central) between 12<sup>th</sup> and 14<sup>th</sup>. The latter development, clustered across from and north of City Hall, provided a substantial south-end anchor for the growing Central Street commercial corridor. East of the downtown, a concentrated industrial node was fast developing east of White, between 8<sup>th</sup> and 12<sup>th</sup> streets.

By mid-1891 record numbers of houses were being built across the city but downtown, “business improvements have thus far been confined almost exclusively to remodeling, although some smaller new blocks are under construction.” Rumors abounded to the effect that eastern capitalists were purchasing Main Street real estate, planning to erect a six-story office building at 6<sup>th</sup> & Main (the “Illinois Central corner”) or at 9<sup>th</sup> and

Main (“the Levens corner”). Half a million dollars in investments were assured over the next two years. A new paper mill and a zinc mill were two rumored projects that would be funded (*Herald*, June 27, 1891).

A review of the new building list (see below) it is clear that downtown new construction nearly ground to a halt during 1893, but rebounded in the subsequent years. The *Weekly Times* provided a measure of the local impact of the national depression when it reported that three wholesale firms had consolidated the previous January. “Many houses have curtailed expenses and have been conservative in placing orders, awaiting the outcome of the general depression which has been felt here to some extent.” Credit was tighter and that no doubt hindered any new building (*Weekly Times*, November 14, 1893).

By the mid-1890s the city was once again recovering from yet another national financial depression. The year 1896 was, in the manufacturing sector both the best year economically since 1893, when the downturn began, but it was also the record year in the city’s history. At least 200 plants collectively represented a capitalization of \$42 million and an annual product value of \$40 million. Vast raw materials, lumber, iron, and fuels, were pouring “from every part of the great northwest and from the far east...into this great hopper daily.” Manufacturing was the basis of Dubuque’s wealth and success and the growth of that sector was phenomenal given the presence of just two substantial factories with \$50,000 capitalization just 50 years before. Lumber saw mills and wood processing comprised the largest single financial sector in the economy. The city claimed two of the largest sawmill/lumber firms on the Mississippi and half of the lumber that was cut was locally processed into sash, doors, blinds and trim work. It was somewhat ironic that the revenues from these firms “far exceeds the transactions in grain” despite the location of Dubuque within a rich agricultural territory. Iron manufacturing was the second largest manufacturing sector, this despite the utter lack of area iron deposits, or even fuel resources. Fifteen firms produced products valued at \$12,750,000 and made the city “the leading iron manufacturing city in the state of Iowa, and the second city in the northwest.” This sector had rapidly grown over the previous decade. Agricultural implements comprised a major component of the total production. Another component was the production of steel hulled vessels. The Dubuque facilities were the second largest in the country west of the Mississippi. The manufacturing of boots and shoes was another major manufacturing component. The jobbing sector was the next largest sector, with 150 firms and 3-400 traveling men. Dry goods, notions and clothing were the leading jobbing lines of production. The retail sector was valued at \$26 million annually. The leading lines were dry goods and clothing, followed by furniture, hardware and crockery. This sector owed its larger market to the success of the wholesale trade.

...The past four years have been a battle, week in and week out, for the majority of the manufacturers all over the country, and the industries of Dubuque have been no exception, to keep their heads above water, and more than one concern has passed through the fray by only the narrowest of margins...

The out-of-town trade of retailers of other lines of merchandise is principally confined to the immediate vicinity of Dubuque, and is a result rather of a natural condition than of any intelligent effort to extend their trade by the methods of the dry goods and clothing men, whose advantages they do not possess and whose methods they cannot profit by.

(*Times*, December 16, 1897)

Fancy grocer John F. Burns was signaled out as the city’s leading grocer. Ensnared at 7<sup>th</sup> and Main streets, Burns had for years “supplied the best patrons of Dubuque with fancy groceries and has by his conscientious treatment has made them permanent customers.” Like many major Dubuque merchants, Burns offered a selection of goods that rivaled those found in the great nearby cities. He could also afford to buy directly from producers in large quantities and this enabled him to be competitive in price. He was also the local agent for two national grocers, Gordon & Dilworth of New York City and Curtice Bros. of Rochester, New York (*Times*, December 16, 1897).

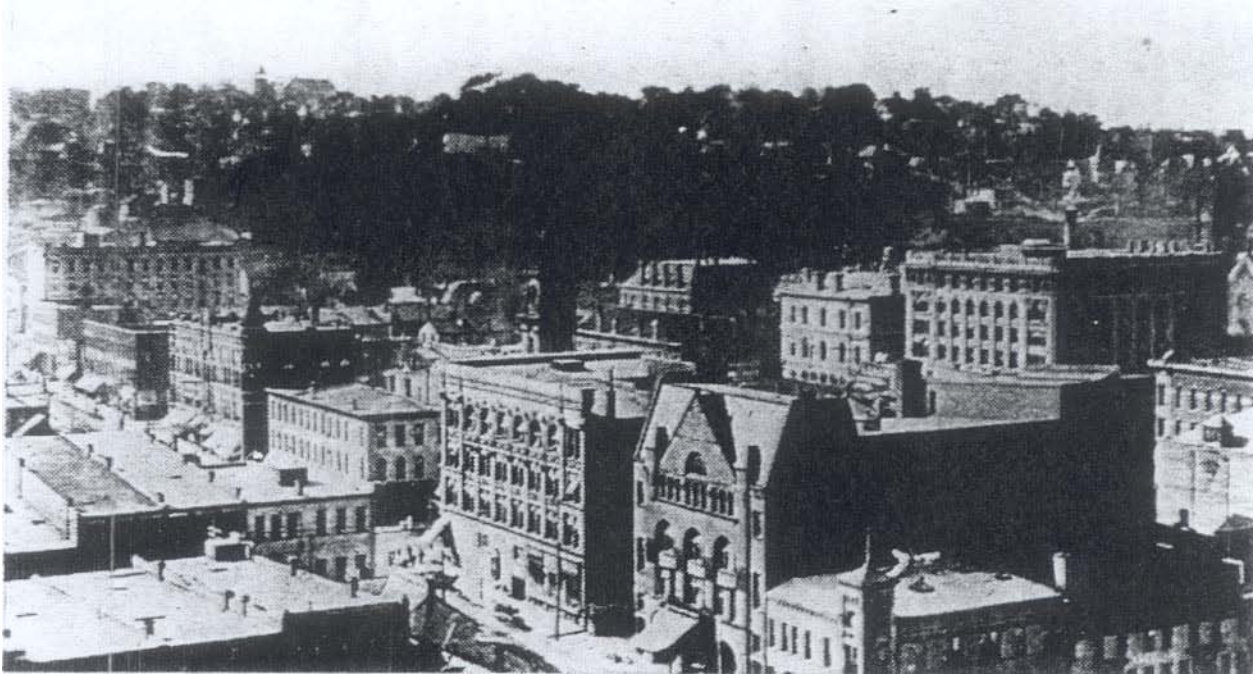


Figure 14a: The heart of the downtown, c.1910, view north from the courthouse (Greater Dubuque, 1911)

Figure 14a depicts the visual impact of the first tall office buildings. The Security Building, 8<sup>th</sup> and Main is just left of center in the foreground, while the Bank & Insurance Building, 9<sup>th</sup> and Main, is at right center. The Grand Opera House is in center foreground. The Customs House/Post Office is behind the Bank & Insurance Building.

The years 1894-96 witnessed the construction of the downtown's first two modern large office buildings, the Bank and Insurance Building at 9<sup>th</sup> and Main, built in 1894-95, and the Security Building at 8<sup>th</sup> and Main, completed a year later. The former stood seven stories high and was the city's first "skyscraper" and modern office building. Both achievements were measures of the fact that Dubuque's downtown was a modern metropolis. The Security Building was four stories high, which was record height for a Main Street commercial front. Both buildings introduced a new business block form to the city's architectural mix. These designs were not content to simply present a cornice and multiple storefront to the street, but rather they were complete, free-standing landmarks that were ornamented with a much more intensive and unified architectural style, in these instances the Beaux Arts and the Romanesque styles. The two buildings were raised up within a block of one another and together they defined the 100 percent location in the commercial center. The banking center was permanently removed to 9<sup>th</sup> and Main. All of the city's "skyscrapers" would continue to cluster in this newly defined center. These included the two Roshek Department Store blocks (1907, 1929-31) and the Federal Bank Building, the city's only true skyscraper, in 1923.

**Why City Prospers...:**

Why has Dubuque grown, and what has given her prosperity?

These are questions easily answered when one considers the development of the city's resources and her standing as leading the state in manufacturing and jobbing interests. It is the growth of these that has built up the city, and they were built up and are being further broadened and strengthened in wealth, prestige, and patronage by the energy and zeal of their traveling men...

*Herald*, January 1, 1898

...Dubuque is well represented in wholesale lines. There are two big wholesale dry goods houses, three wholesale hardware firms, a number of firms manufacturing working men's clothing, two good shoe factories, wagon and carriage factories, a number of large wholesale grocery houses, etc. etc. The Dubuque Malting company has a magnificent plant. This concern uses eighty horses to deliver its product to consumers. Teams are sent many miles into the country as many of the towns close by are more quickly and more directly reached by teams than by railroad.

*Daily Telegraph, July 24, 1899 (copied from Des Moines Register)*

Dull economic times returned at the conclusion of the 19<sup>th</sup> Century. The Dubuque *Enterprise* proclaimed in October 1901 that “the tide has turned for Dubuque...The prospects are better for Dubuque the coming winter than they have been for several seasons.” There wasn't a vacant factory to be had in the city, nor was there a vacant “desirable building...[in] what may be called the retail district.” The Iowa Iron Works and the Smedley Iron Works had resumed operations. The George Richardson Company, burned out, was rebuilding on a larger scale. The streetcar company was continuing a complete revamping of trackage and its infrastructure. The massive door, sash and blinds companies were expanding and two new factories were opening up (*Enterprise*, October 20, 1901).

The filling up of lowlands continued and the Adams Company was lauded for its central role in that process. That company had started out a decade earlier in humble fashion at the foot of 3<sup>rd</sup> Street. Since then it literally made its own room for expansion by filling and now comprised a massive complex, employing 150 workers. The fill was obtained from the deep foundation barrow that was produced from the construction of St. Luke's Church, the Office and Security building, and from all over the city. The Illinois Central continued to play a central role, dumping 1,000 car loads of fill to support trestles around the Adams Plant. Visionaries now saw Lake Peosta, east of the Milwaukee Railroad shops, as a future industrial site (*Enterprise*, March 9, 1902).

Under the caption “Dubuque's Future The Stake” the *Enterprise* presented a remarkably candid assessment of the city's retail strength. It offered “the great draw back to the city has been its lack of retail trade.” While that trade was comparable to cities in the other states, “the opportunities are at hand for its being the best and greatest.

The main dependence of the retail dealers has been on the home trade and it is due to the large laboring community and the fact that the jobbers and manufacturers have been buying almost exclusively at home, that the retail interests can make the showing they do. Des Moines, Cedar Rapids, Sioux City and others in the state that take rank with Dubuque far outstrip this city in the volume of trade from out of the city...If Dubuque, with her great volume of home trade, can add a proportionate amount of rural trade, this city will be the best for retail trade in the state. Business men realize this and the complaint has been bitter over the lack of facilities and inducements to bring this trade here.

Dubuque from its inception possessed a tri-state market focus but the river to the east and the highlands to the west had hindered its ability to capture a broader market in the hinterlands. The complaint voiced above indicates that delays in building bridges and in making Iowa's interior more accessible, had allowed regional markets and products to be siphoned away by other regional cities. The completion of the Eagle Point vehicular bridge, delayed until 1903, was lauded for its potential to “open a vast territory to the retail interests of the city.” The city wasn't receiving its due share of area stock and produce shipments. The same source noted “there is not half enough grain hauled in here for the local feed supply, and shipments of stock from this point have become rare occurrences. The farmers have facilities closer home and they will not come here unless there are convenient facilities to doing so or other inducements.” Hopes for a packing plant had been delayed to the lack of area stock supplies. Creameries and produce stations in the city were valued more for the “rural trade they attract” than for their present financial contributions (*Enterprise*, January 24, 31, 1903).

Reflective of the city's sense of powerlessness was the passage of a state law that required fire escapes and sprinkler systems in the downtown buildings. The two demonstrated “the advisability of the business men of communities like Dubuque paying more attention in politics and pending measures, not locally but in the state.” The *Enterprise* called for a committee “to guard against legislation of this kind...and to save expenses by exercising a scrutiny over the acts of the city council.” The issue also illustrated the conservative nature of the downtown interests. The fire escape law covered buildings of three stories or more. A range of arguments were offered beyond the sheer cost. Beautiful facades would be compromised and newer fireproof buildings didn't need them. Already, there were “buildings the upper stories of which are not used at all, and others in which the upper stories are used only for storage purposes” (*Enterprise*, August 29, 1903).

Arson produced fires destroyed the city's lumber industry in 1910-11 and also destroyed the Hotel Julien and the new Bijou Theater at 5<sup>th</sup> and Main streets. The replacement Hotel Julien was complete by 1914 at a cost of \$550,000. Looking back from that year, the *Herald* recalled that the city's first “modern” buildings, the Bank and Insurance office building and the Dubuque Brewing and Malting Company building, were both built in 1894 and comprised almost all of the value in new construction that year. Between 1894 and 1908 further construction “progress was slow” but things had turned around in 1909, at which time residential construction had surged “and also a few business houses were built.” The nature of commercial buildings changed as growing businesses demanded “larger and more substantial buildings.” The importation of key industries such as the Brunswick-Balke-Collender Company, marked a re-direction in the emphasis in economic development on the part of the city. Such recruiting efforts dated back to the turn-of-the century, but by this time, very large plants were being brought in and a number were locating north of the city in the upper Couler Valley, north of the brewery. These firms brought new jobs and increased housing construction resulted. The remodeling of older downtown buildings, even those which were only a few years old, by this time comprised a growing share of construction efforts (*Herald*, December 27, 1914).

**Lower Main Building Up:**

An observation of lower Main street, impresses the sight-seer with the fact that that section of the city has progressed wonderfully in the past year. It gives promise that in the course of a short time it will be the big business section of the city. New buildings are common. The erection of a handsome structure by the Jackson Vinegar company is one of the acquisitions. The improvement has given others to inspiration. A large structure is under way by the Dubuque Paper company, and it will be but another year when the grounds where the Julien hotel once stood will be occupied by a beautiful eight-story up-to-date building.

*Herald*, December 28, 1915

Brick paving was underway downtown as of early 1911. The streets being paved were Clay (10<sup>th</sup> to 11<sup>th</sup>), 5<sup>th</sup> (Main to Locust), and 7<sup>th</sup> (Main to Clay). The 1914 paving list focused on alleyways between Clay and White (from 4<sup>th</sup> through 18<sup>th</sup> streets), Main to Locust (between Jones and 3<sup>rd</sup>). An important westward carline extension in 1914 added a mile of track out to Asbury and Delhi streets from Locust and 8<sup>th</sup> (*Telegraph-Herald*, January 1, 1911; December 27, 1914).

New downtown construction during 1915-18 was limited to a small number of very large projects. The new Elks Home, at Locust and 7<sup>th</sup> streets, reflected a tendency to place libraries, lodges and club houses to the west of the downtown, close to the base of the bluffs. The seven story Becker-Hazelton block (2<sup>nd</sup> and Iowa) was an example of the taller buildings that were being built in the city. The Hotel Julien had re-oriented its plan to be parallel to Main and what had been its eastern half was freed up for commercial development on Iowa Street. In 1916 the key improvement was the new Y.M.C.A. building at 9<sup>th</sup> and Iowa streets. In the industrial district to the east, massive half-block edifices marked the success of the giant sash and door firms, Farley & Loetscher and Carr, Ryder & Adams. These were the largest such factory complexes in the state, and the

collective plants were the largest of their kind in the world (*Telegraph-Herald*, December 26, 1915; December 31, 1916; *Times*, January 1, 1918).

Single-story commercial garages made their appearance in the downtown as they did everywhere. In Dubuque they clustered on the south end of Main, between First and Jones streets, and along the middle range of Iowa (900s block, east side). Necessarily much of the new commercial construction took the form of single-story buildings. Single-storefront two-story building construction diminished in favor of larger two-story blocks.

World War I necessarily put the brakes on new construction. In July 1919, the *Telegraph-Herald* compared building permits issued for June 1918 (four buildings, \$2,689 value) and June 1919 (46 buildings, \$285,696 value) and was pleased to report a 107 percent increase! A return to peacetime normalcy was predicted but postwar price inflation and a reduction in industrial prosperity marked an end to any large scale downtown rebuilding. The *Times* noted in early 1922 that during 1920 “practically no really large undertaking was started.” While the occasional large commercial building was built, community construction figures were increasingly dependent upon public expenditures in infrastructure, particularly for new schools, sewers and street paving (*Telegraph-Herald*, July 24, 1919; *Times*, January 1, 1922).

Two new bank buildings bolstered the 1923 new construction counts, producing a record total (#3 million) for the city. A major public investment in 1924 was the filling in of the 4<sup>th</sup> Street extension slough. The city did the work and offered the site for factory and warehouse use. This area was presumably around and north of the Shot Tower. During 1925 public and business building projects together totaled just \$160,730 and this figure included a major hall at the University of Dubuque (*Times-Journal*, January 1, 1924; *Telegraph-Herald*, December 28, 1924; December 27, 1925).

One surviving Main Street segment nicely attests to the redefining of storefront size that occurred during the 1920s-1930s. The 700s block was well located, being adjacent to the several successive Roshek Brothers department stores. Architecturally the area property owners responded with several store re-buildings in a single story form, while other stores consolidated several narrow storefronts into single broader ones. Two buildings were re-fronted with Neo-Classical facades. The broad single-story drug store at 1701-37 Main was perhaps the most interesting due to its exotic castellated terra cotta parapet (now removed). 739-51 Main, immediately north, is a plainer but well-preserved example. Curiously the north end of this same block was touted in late 1958 as collectively representing “another forward step in Dubuque’s downtown modernization.” A modern single-story double storefront was built on the northwest corner of Main and 8<sup>th</sup>, to house Kresge’s Store while six other modernized storefronts were located on the other three corners of that key shopping intersection (Wards, in the former Roshek’s store, Stampfers in the Security Building, Newton Jewelry, and three lesser firms) (*Telegraph-Herald*, October 23, 1958).



Figure 15: 1928 Streetcar Map (Donald R. Schultz, Iowa Trolleys Bulletin #114, Wilkie, p. 331)

The downtown streetcar/bus route map shown above nicely defines the several parts of the main city. The commercial district was double tracked on Main Street from the railroad depots to the south to 13<sup>th</sup> Street at the upper end. The key cross track link was 8<sup>th</sup> Street which tied together the western suburbs. Central was single-tracked for its lower length, 3<sup>rd</sup> to 15<sup>th</sup>, and was double tracked north of that point. An 8<sup>th</sup> Street extension served the factory district. No direct car service was offered to the residential area located north of the factories and east of Central Avenue.

Downtown parking was the issue in every city by the onset of World War II. Newly passed state enabling legislation empowered cities to levy a tax to fund the creation and operation of parking lots. Two Chamber of Commerce committees studied potential parking lot sites and identified 24 parcels in mid-1941. They surveyed north and south of 8<sup>th</sup> Street. The selected lots were not necessarily large ones and at least some of them had buildings on them. The Chamber was hopeful of having finished lots ready before the holiday season so as to avoid “problems and difficulties that arose last year (*Telegraph-Herald*, May 18, 1941).”



Figure 16: A nearly intact downtown, c.1950 aerial view north

The aerial view shown above nicely documents the basic land use pattern in the downtown. The commercial core centers on Main, up to 13<sup>th</sup> Street, and it then moves east to Central (formerly Clay Street) Avenue. Larger industrial and warehouse/jobbing buildings cluster along Locust and Iowa while the industrial core proper is east of White, right of center in the aerial view. The first demolition and vacant lot is visible at 3<sup>rd</sup> and Locust, where the Cooper Wagon and Carriage works has been largely demolished.

The 1950 Sanborn Map confirms what the aerial view depicts, that there were scattered vacant lots as well as a number of under-utilized lots, mostly occupied by filling stations. The larger voids moving west to east were as follows: Locust at 3<sup>rd</sup>, southeast corner, three lots (filling station); Locust at 11<sup>th</sup>, southwest corner (site of the demolished Masonic Hall, future site of the library addition); the 300s block of Main, west side, near 4<sup>th</sup>, the 400s block of Main, east side, near 2<sup>nd</sup>, Main at 15<sup>th</sup>, southeast corner, three lots south of Jackson Park; Iowa at 2<sup>nd</sup>, northwest corner, and 3<sup>rd</sup>, southwest corner, the 500s block of Iowa, east side, Lot 226, Iowa at 8<sup>th</sup>, southwest corner, Iowa at 9<sup>th</sup>, northwest corner, the

northwest corner of 12<sup>th</sup> and Iowa and the southwest corner of 13<sup>th</sup> & Iowa; Central at 12<sup>th</sup> south side of 12<sup>th</sup>; and White at 8<sup>th</sup>, the southwest corner.

The large-scale demise of the commercial downtown paralleled the developing planning ethic that land uses were to be strictly separated and regulated. The land use pattern in Dubuque was the antithesis of zoning. Planners explained that the Dubuque situation was made worse by the inability of the city to develop under the “concentric growth model” because of its riverfront (and political) location. For many years the downtown had grown east as land was created. After World War II, and by the 1960s, growth was finally heading west, atop the bluffs. It could be argued that the city lost a great deal of its charm when zoning was implemented and enforced. It could equally be argued that that charm consisted of deteriorated, under-utilized and decrepit buildings. Visiting planners had lambasted the city on such planning issues as zoning, transportation, housing, and so on as early as the 1930s.

By the early 1960s the city was dramatically challenged to act decisively to reclaim its role as a regional market center and to avoid being isolated within the developing interstate highway grid. An organized municipal planning program was established in late 1962 and the a comprehensive land use study was undertaken. Victor Gruen and Associates were hired in mid-1963 to study the city and to make recommendations. Their report was issued in January 1964 and its focus was on the need to strengthen the downtown and to redefine it as a regional city center.

The Gruen report identified six isolated industrial “peninsulas” that were located south and east of the downtown. From south to north, these were aligned along South Main Street, 4<sup>th</sup> Street, the Farley-Loetscher/Carr-Ryder Englert area, East 10<sup>th</sup>, 12<sup>th</sup> Street, the Packing House area, and the newly established industrial park on Eagle Point. The area along south Main was singled out as being the “worst mixture of unrelated and incompatible industrial, retail and commercial recreational land uses in the city.” They added “the section is a chaos of paper streets, dirt rights-of-ways, easements, dead-end streets and alleys and consists of disorganized parcelization of land into awkward, acute-angled, unusable units.” A perfect description of much of the downtown. Similar complaints were voiced for all of the industrial areas, even the newest developments. The biggest problem was the road grid and the considerable physical isolation of each of the areas. Two areas were recommended for single land use restrictions, the downtown proper where retail and service firms would be welcomed, and the industrial area. Curiously the Gruen report found that the rest of the city was largely homogenic, uniquely indifferent to any breakdown by class or housing unit types. The residential areas also contained high proportions of commercial and industrial land uses with many home businesses, fix-it shops, beauty shops, a high percentage of neighborhood restaurants and bars. One under-represented land use was office space and it would play a central role in the developing urban renewal plan.

The urban renewal program became a public planning option by mid-1967 and a local plan was prepared. The city would acquire and clear structurally substandard buildings, blighting influences and even sound buildings if they impeded site assembly deemed necessary for “contemporary development.” A rectangular project area was defined as the land located within an area bounded by 4<sup>th</sup>, 9<sup>th</sup>, Central and Locust streets. The demolition focus was along Iowa where four complete blocks were cleared away, principally to provide sites for several parking ramps. The plan envisioned a pedestrian mall focal point along Main Street, with the development of major focal points to orient pedestrians. Side streets were closed off to create a public plaza.

The \$10 million plan achieved City Council approval by just a single vote. Funding was 70% federal, and 30% state monies. A 15-block project area contained 150 buildings, of which 128 were to be demolished. Displaced businesses numbered 158. Forty nine individuals and 36 families were also displaced. The downtown, even without mall competition, accounted for less than half of the city’s retail trade. It was described as being obsolete, being filled with businesses that didn’t need to be in that

area. Nine wholesale firms in particular, it was said, could better relocate outside of the “prime shopping area” (*Des Moines Register*, March 5, 1957).



Figure 17: Urban renewal demolition along Iowa Avenue, parking ramp construction, viewed north from 5<sup>th</sup> Street (Center for Dubuque History, Loras College, Photographs, Urban Renewal)  
Note the Grand Theater at upper left.

Iowa Avenue invited additional demolition because, by 1962, much of its west side buildings were already gone. A number of larger five to-seven-story surviving buildings were underutilized and readily doomed. The Army Reserved occupied two of these buildings on the east side of Iowa, between 2<sup>nd</sup> and 3<sup>rd</sup> streets. To the north, the entire half block west of Iowa between 2<sup>nd</sup> and 3<sup>rd</sup> was completely cleared, as was most of the block to the immediate north. The block between 9<sup>th</sup> and 10<sup>th</sup> had just one building on its southeast corner. By this time parking lots were located at 6<sup>th</sup> and Locust (northeast corner), 8<sup>th</sup> and Locust (northwest corner), the west side of Locust north of the Odd Fellows Hall, the west side of Iowa between 7<sup>th</sup> and 8<sup>th</sup> streets, the east side of Iowa north of 8<sup>th</sup>, and the west side of Iowa between 9<sup>th</sup> and 10<sup>th</sup> streets.

The city urban renewal program demolished all of the Main Street buildings located north of 4<sup>th</sup> Street, save for the Majestic/Orpheum Theater, up to 7<sup>th</sup> Street. The 800s block of Main was immune, save for the east side north of the Security Building. The 900s block was apparently also demolished, or demolished down to the first floor level. Potentially significant commercial blocks that were lost included the Levi Block, at 7<sup>th</sup> and Main, the three-story block at 508 Main (see above image, lower right), the Central Fire House (Iowa and 9<sup>th</sup>, 1886). The Levi Block was a targeted removal, it being the sole casualty from its block and a regrettable one.

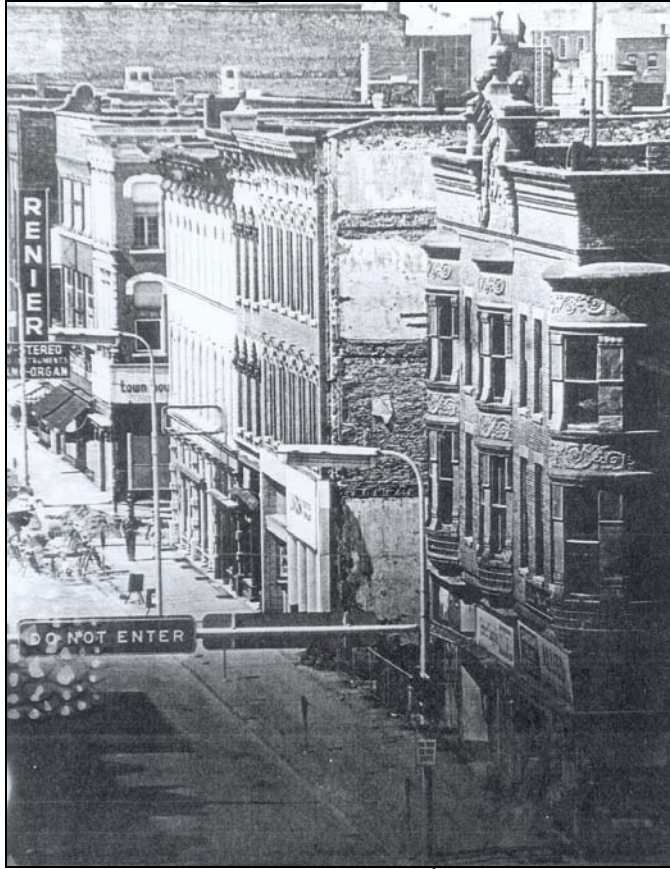


Figure 18: East side of Main, north of 5<sup>th</sup> Street, September 1969

A key threat to the continued viability of the downtown was the development of Kennedy Mall, which opened for business in April 1970 under the billing of being the states' largest enclosed mall with 60 stores. Planning for the mall dated back to 1964 when there were hopes to place the mall in the rezoned downtown. The City Council unsuccessfully attempted to stop the mall's western location using zoning restrictions in 1965 and voters elected three new council members who were supportive of the mall. Several downtown anchor stores finally relocated to the mall, and Rosheks Department Store went out of business. In 1990, Armstrong's, the sole surviving downtown department store, closed its doors (Lyon, p. 239).

The symbolic completion of the new downtown was the relocation of the Town Clock and tower to Town Clock Plaza, which was centered on 5<sup>th</sup> and Main streets. Accomplished in the fall of 1970, this symbolic downtown centerpiece was relocated southward to the old town center, where it was positioned halfway between surviving clusters of historic buildings to the north and south. A recent proposal to put the clock back atop its now restored original business block was rejected because Dubuquers by this time consider its new location a historic and traditional one.

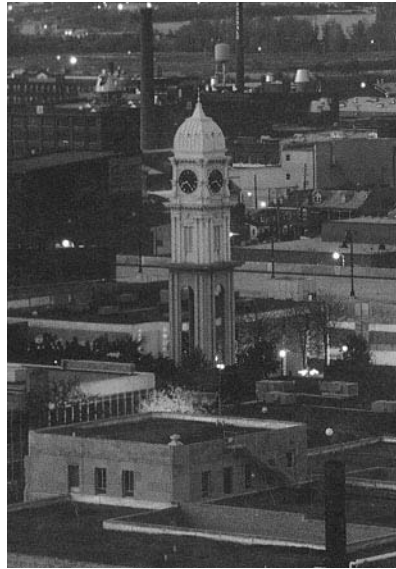


Figure 19: The relocated town clock at night, view northeast.



Figure 20: Undeveloped voids in the downtown landscape, 1972  
(Sommer, The Fourth Street Elevator Area...1973)  
(Land use key, C=commercial, M=industry, R=residential)

Today the pedestrian mall is largely gone, and has been partly reopened to vehicular traffic. Despite all of the demolition, the Old Main Historic District survived. This was no small feat considering that the area below 4<sup>th</sup> was not yet appreciated for any claimed historical qualities. Further south, the construction of U.S. Highway 61 bypassed the Bishop's Block and other significant buildings, and while much was demolished to make it possible, other buildings did survive.

In just the past several years a number of downtown building restoration and redevelopment projects have restored some sense of historic preservation appreciation and balance after years of losing building after building. A demolition district designation and demolition permit review process are in place and several significant threatened buildings have been saved from demolition under its auspices.

Much of what is exciting about the downtown centers around the reuse of historic buildings. It is hoped that in some way, this report can play a helpful role in helping the public, property owners, local government, and developers to better understand the development of Dubuque's downtown and the buildings which comprise it today.

## Downtown Building Construction/Demolition Chronology:

This table attempts to identify new building starts and major alterations for commercial, industrial and institutional buildings located within the downtown area. Other building start data are separately compiled in a similar table that is included with the Old Town District report. These are principally residential and institutional properties. It is hoped that this table will be constantly augmented and corrected over time as the opportunity presents itself. The core of the data comes from annual progress reports from the several local newspapers. These reports are lacking for many years, particularly after the early 1890s and many later reports are less detailed, lacking addresses and the like. Many years lacking annual reports have been nearly completely searched within the building season. These entries tend to be more detailed and can be identified by the variety of source date references.

| Name, address                                                        | Style/Architect             | Comments                                                                                                                                                                                                                        |
|----------------------------------------------------------------------|-----------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>1845</b>                                                          |                             |                                                                                                                                                                                                                                 |
| Fifth Street Market House                                            | Ladd & Rumbold, contractors | Started incrementally in 1845, 1854 addition, second floor room for Aldermen meetings, only the original brick portion stood as of late 1856, abolished 1858 and demolished ( <i>Republican</i> , July 31, 1856; Lyon, p. 286). |
| <b>1846</b>                                                          |                             |                                                                                                                                                                                                                                 |
| L. and E. Langworthy, Main between 5 <sup>th</sup> & 6 <sup>th</sup> |                             | their new block marks the first northward leap for the downtown (1880 history, p. 525).                                                                                                                                         |
| <b>1848</b>                                                          |                             |                                                                                                                                                                                                                                 |
| Main & 5 <sup>th</sup> , Globe Building                              |                             | (1880 history, p. 526-27).                                                                                                                                                                                                      |
| City Hotel                                                           |                             | occupies opera house site (1880 history, p. 526-27).                                                                                                                                                                            |
| southeast corner, Main between 7 <sup>th</sup> & 8 <sup>th</sup>     |                             | foundations only started (1880 history, p. 526-27).                                                                                                                                                                             |
| R. Cox, southwest corner, 5 <sup>th</sup> & Main,                    |                             | three story brick (1880 history, p. 526-27).                                                                                                                                                                                    |
| Iowa near 12th                                                       |                             | Thos. Ryan demolishes 1883 for new block, “old landmark,” ( <i>Herald</i> , July 28, 1883).                                                                                                                                     |
| <b>1850</b>                                                          |                             |                                                                                                                                                                                                                                 |
| German Odd Fellows                                                   |                             | (Childs, p. 92).                                                                                                                                                                                                                |
| <b>1854</b>                                                          |                             |                                                                                                                                                                                                                                 |
| 342 Main, German Bank                                                |                             | (1880 history, p. 530).                                                                                                                                                                                                         |
| Sullivan Building                                                    |                             | Myers, Tice & Co. as of 1880 (1880 history, p. 530).                                                                                                                                                                            |
| Key City House                                                       |                             | (1880 history, p. 530).                                                                                                                                                                                                         |
| Germania House                                                       |                             | enlarged (1880 history, p. 530).                                                                                                                                                                                                |
| <b>1855</b>                                                          |                             |                                                                                                                                                                                                                                 |
| Kniest & Linsson, White & 6 <sup>th</sup>                            |                             | new hotel ( <i>Herald</i> , December 11, 1855).                                                                                                                                                                                 |
| Cox Block                                                            |                             | triple storefront, on Market Square ( <i>Herald</i> , December 14, 1855).                                                                                                                                                       |
| Doyle & Shine                                                        | brick                       | ( <i>Herald</i> , November 30, 1855)                                                                                                                                                                                            |
| Peasler House                                                        | same                        | ( <i>Herald</i> , November 30, 1855)                                                                                                                                                                                            |

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|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Knies & Lenssen                                                                                                                                                                                                   | same                                                                                           | ( <i>Herald</i> , November 30, 1855)                                                                                                                                                                                                                            |
| Jesse P. Farley                                                                                                                                                                                                   | same                                                                                           | ( <i>Herald</i> , November 30, 1855)                                                                                                                                                                                                                            |
| Alex Simplot, Iowa Street                                                                                                                                                                                         | brick                                                                                          | three stories, double storefronts, each 22x114, occupied by Hellen, Lane & Co., Wholesale Crockery, Thomas Faherty, Wholesale Grover ( <i>Herald</i> , December 20, 1855).                                                                                      |
| Farley & Cristman, Iowa Street                                                                                                                                                                                    | brick                                                                                          | triple storefronts, occupied by Farley, James & Co., Wholesale Grocers, Farley & Cristman, Wholesale Iron/Hardware, Robinson & Co., Wholesale Grover (ibid.).                                                                                                   |
| Coates & Wilde, Lorimer Hall, cor. Main & 3 <sup>rd</sup>                                                                                                                                                         | Loeman & Keenan, architects/builders                                                           | finished March 1856, 112x30, four stories and basement, owners occupy ground floor with dry goods/groceries firm, law and real estate offices second, third floor for Lorimer Hall theater, Van Liew's Varieties ( <i>Daily Republican</i> , October 10, 1856). |
| <b>1856-27 stores, 44 shops, 3 hotels, 3 warehouses, a church, college “the most of them are brick and stone, and of a large commodious size, and of the most modern style” (<i>Herald</i>, December 1, 1856)</b> |                                                                                                |                                                                                                                                                                                                                                                                 |
| Bissell & Company, corner Main and 11th                                                                                                                                                                           | J. H. Bowen, arch., Robert Rogers supt. of brickwork, Joseph Swaub, carpentry                  | spacious brick block, 22x75, four stories, with large spacious basement, substantial manner of construction, \$6,000, built for grocery trade ( <i>Daily Republican</i> , October 10, 1856). Extant, doubled, southwest corner.                                 |
| 7 <sup>th</sup> Street near bridge                                                                                                                                                                                |                                                                                                | two stone warehouses underway, others go up along river between 1 <sup>st</sup> and 7 <sup>th</sup> Street bridges ( <i>Republican</i> , April 2, 1856).                                                                                                        |
| W. & J. Ryan (of Galena), White and Levee                                                                                                                                                                         | J. F. Rague, architect, Leeman & Keenan builders, Armstrong contractor for masonry, brickwork  | two brick warehouses with stone foundations, 83x52, three stories with large airy cellars, fronts on White, \$12,000 ( <i>Daily Republican</i> , October 10, 1856).                                                                                             |
| John W. Keshler, White between 5 <sup>th</sup> & 6 <sup>th</sup>                                                                                                                                                  | Freck & Co. brick contractors, Joseph Geiger, carpentry “the external appearance is very fine” | large four story brick block, nearly done, 80x52, fine basement, hotel upstairs, storefronts on ground level, \$18,000).                                                                                                                                        |
| H. Munroe. between 1 <sup>st</sup> & 2nd                                                                                                                                                                          | Leeman & Keenan builders.                                                                      | frame, 60x22, occupied by Keenan & Co. Grocers, \$1,000 ( <i>Daily Republican</i> , October 10, 1856)>                                                                                                                                                          |
| George W. Rogers & Co. Lead Shot Tower, near foot of 7 <sup>th</sup> on Outer Levee                                                                                                                               |                                                                                                | 150 feet, 25x25 at base, 10x10 at cap, 105 feet of stone, 45 feet of brick, \$12,000 ( <i>Daily Republican</i> , October 10, 1856).                                                                                                                             |
| J. Morrison, 2 <sup>nd</sup> & Iowa                                                                                                                                                                               |                                                                                                | new boiler works to be built ( <i>Republican</i> , December 4, 1855)                                                                                                                                                                                            |
| two warehouses, near 7 <sup>th</sup> Street bridge                                                                                                                                                                |                                                                                                | two stone five story warehouses ( <i>Republican</i> , April 2, 1856).                                                                                                                                                                                           |
| Steward & Bonson Warehouse, Jones Street levee                                                                                                                                                                    |                                                                                                | four stories, 22 large iron columns ( <i>Republican</i> , August 20, 1856).                                                                                                                                                                                     |
| Block, Iowa between 4 <sup>th</sup> and 5 <sup>th</sup>                                                                                                                                                           |                                                                                                | brick, 114x52 ( <i>Republican</i> , July 25, 1856).                                                                                                                                                                                                             |
| Andrew & Tredway Block, 91 Main                                                                                                                                                                                   |                                                                                                | new hardware block ( <i>Republican</i> , July 25, 1856).                                                                                                                                                                                                        |
| Washington Block,                                                                                                                                                                                                 | John F. Rague                                                                                  | four stories counting basement, and five storefronts, third                                                                                                                                                                                                     |

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|--------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Smith, McKinlay, Poor Block, corner 5th Street and Locust opposite the Washington House                            | architect, Robt. McKinlay, Brodhurst, Biles & Co., Fanning & McEvoy, contractors                                           | floor concert hall (100x50 with 23' high ceiling, gallery, leased three years to Myers & Hough as Julien Theater), nine offices second floor leased to Dubuque & Pacific Railroad and others, 50x100, \$15,000 ( <i>Republican</i> , August 13, 1856; <i>Herald</i> , March 8, 1857; <i>Daily Republican</i> , October 10, 1856).                                            |
| William Segur, City Brewery, near foot of Locust on Cat Fish road                                                  |                                                                                                                            | four stories, 60x60, \$8,000 ( <i>Daily Republican</i> , October 10, 1856).<br>three story stone, 54x45 depth, 20 barrel daily capacity, \$4,000 ( <i>Herald</i> , March 8, 1857)                                                                                                                                                                                            |
| South of Locust Street, between City Brewery and 1 <sup>st</sup> Street                                            |                                                                                                                            | 14 frame buildings, one stone building all “of different dimensions and styles,” \$550 each for \$7,700 ( <i>Daily Republican</i> , October 10, 1856).                                                                                                                                                                                                                       |
| F. M. Plains, Dubuque Lard Oil and Candle Manufactory, near foot of Locust                                         |                                                                                                                            | extensive establishment, 41x37, 2.5 stories, built of stone, \$2,000 ( <i>Daily Republican</i> , October 10, 1856).                                                                                                                                                                                                                                                          |
| Rebman & Jones hotel block, opposite Congregational Church, 8 <sup>th</sup> between Main & Iowa                    | frame, T. Jones & Son, architects and builders, “one of the finest structures in the city”                                 | three stories, 130' front on Main, 60' front on 8 <sup>th</sup> , eight storefronts, second floor contains three store warerooms, 31 offices, third floor, 75 rooms, 112x50, \$30,000 ( <i>Republican</i> , February 28, 1856; <i>Times</i> , August 24, 1857; <i>Tribune</i> , January 5, 1857; <i>Herald</i> , March 8, 1857; <i>Daily Republican</i> , October 10, 1856). |
| Wm. Lauther/John Bell, Main between 1 <sup>st</sup> & 2 <sup>nd</sup>                                              | Logan & Cook, architects/builders, Clark & McGrath brick contractors, “will be a great ornament to the lower part of Main” | very large brick, 115x44, double storefront, four stories plus basement, \$20,000 ( <i>Republican</i> , August 8, October 10, 1856).                                                                                                                                                                                                                                         |
| Chislett & Buckley, 3 <sup>rd</sup> and Iowa                                                                       |                                                                                                                            | large building ( <i>Herald</i> , May 21, 1856)                                                                                                                                                                                                                                                                                                                               |
| H. Reinfried/Xavier Reinfried Block, Main between 5 <sup>th</sup> & 6 <sup>th</sup> , adjoins Beeker's (see below) |                                                                                                                            | 60x31, three stories, double storefront, \$8,000 ( <i>Daily Republican</i> , October 10, 1856) four stories, triple storefront ( <i>Republican</i> , July 24, 1856).                                                                                                                                                                                                         |
| John Blake Block, Main between 4 <sup>th</sup> & 5th                                                               | Jacob Erdman, carpentry, Sullivan, brickwork, “this is the finest store room in the city”                                  | replaces several old frame buildings, next to City Hotel, 114x22, four stories plus basement, 9' basement, 14' main floor height, first reference to a skylight (“splendid”), leased to N. McCombs & Bros. hardware, \$12,000 ( <i>Republican</i> , July 22, 1856; <i>Daily Republican</i> , October 10, 1856).                                                              |
| 9 <sup>th</sup> and Main                                                                                           |                                                                                                                            | removal of old buildings ( <i>ibid.</i> ).                                                                                                                                                                                                                                                                                                                                   |
| 9 <sup>th</sup> Street                                                                                             |                                                                                                                            | five frame buildings, one brick building, \$800 average, total \$6,800 ( <i>Daily Republican</i> , October 10, 1856).                                                                                                                                                                                                                                                        |
| 11 <sup>th</sup> and Main (see Bissell Block, above)                                                               |                                                                                                                            | removal of houses for large building ( <i>ibid.</i> ).                                                                                                                                                                                                                                                                                                                       |
| County Jail, corner 8 <sup>th</sup> and Iowa                                                                       | Egyptian style, Architect John F. Rague, architect, David Armstrong, brick contractor.                                     | front building for keeper's apartment, 40x40, two stories with basement, jail portion 35x45 with same elevation as front, 32 cells, 8 of these to be dungeons, also credited to 1857 list, hewn stone, \$10,000 ( <i>Republican</i> , August 4, 1856; <i>Tribune</i> , January 5, 1857; <i>Daily Republican</i> , October 10, 1856).                                         |

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|------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Odd Fellows Hall, southeast corner 8 <sup>th</sup> and Bluff                                         | Van Orsdel & Bowman, architects, (Chicago), Leeman & Keenan, contractors                                                                                                                                                           | 109' frontage on 8 <sup>th</sup> , 96' on Bluff, five splendid storefronts on 8 <sup>th</sup> , four large rooms on second, two large halls third for society purposes (Odd Fellows, Masons), half of second and third floors for theatrical purposes, contains post office, \$38-40,000, finished summer 1857, \$45,000, destroyed by fire May 28, 1859 ( <i>Republican</i> , July 19, September 5, 1856; <i>Herald</i> , May 31, 1856; March 8, 1857; May 28, 1859, <i>Times</i> , September 5, 1857; <i>Daily Republican</i> , October 10, 1856).                                                                                                      |
| 1 <sup>st</sup> Congregational Church, corner 10 <sup>th</sup> and Locust                            | Wm. Backus, architect (Chicago), “handsome Gothic” “the whole in the Norman style,” 8,000 ornamental brick from Milwaukee for doors and windows, “the general appearance...when completed will be of great Architectural grandeur” | 100x65, 88' high square corner tower/spire (to 212') with clock and bell, octagonal turret on opposite front corner, .oldest protestant church in continuous use, cornerstone laid July 1856, church delayed by Panic of 1857, basement first used, finished in 1860, brick parsonage, on church grounds, \$5,000, done summer 1857, the innovative church plan included the following “peculiarities;” the organ being behind the pulpit, and the choir in front of the pulpit on level with congregation, \$40,000 ( <i>Herald</i> , March 8, 1857; Lyon, pp. 154-55; <i>Republican</i> , July 2, 19, 26, September 5, October 10, 1856).               |
| First Presbyterian Church, cor. 12 <sup>th</sup> & Locust                                            | E. Harris and Thos. Kavanaugh, architects and builders                                                                                                                                                                             | foundation laid recently, frame 32x52, \$10,000 ( <i>Daily Republican</i> , October 10, 1856).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Second Presbyterian Church, 9 <sup>th</sup> , between Locust & Bluff                                 | Rebman & Jones, builders                                                                                                                                                                                                           | small frame, 48x32, \$2,000 ( <i>Republican</i> , July 19, September 5, 1856; <i>Herald</i> , March 8, 1857; <i>Daily Republican</i> , October 10, 1856).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Michael O'Brien, Locust and 11 <sup>th</sup> streets                                                 | John Gaffney contractor, “this spacious building presents a very uniform appearance and is quite an ornament to that part of the city”                                                                                             | nearly finished, three story brick residential block, 102x34, ( <i>Daily Republican</i> , October 10, 1856).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| St. Raphael's Church                                                                                 |                                                                                                                                                                                                                                    | \$50,000 ( <i>Republican</i> , July 19, September 5, 1856)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Lawrence Hotel Block, Kinsey, David & Jennings, all of Main Street, between 9 <sup>th</sup> and 10th | C. C. Roberts, architect, Berry & Plater, formerly of Buffalo, NY, masonry contractors, Longhurst, carpentry, “one of the most magnificent structures in the city...Italian style of street architecture”                          | three basement storerooms, nine ground level storerooms, offices and reading room, dining room, three parlors on second floor, parlor suites third floor, 200 hotel rooms upper floors, five stories, 194x113, 413 windows. 40 chandeliers, \$110,000 including addition that fills block front ( <i>Herald</i> , July 12, 1856; March 8, 1857; <i>Daily Republican</i> , October 10, 1856).<br>As “Lorimer Block,” \$90,000, Kensey, David & Jenkins, five stories plus basement, \$16,000 five story addition 1857 ( <i>Republican</i> , August 23, September 5, December 6, 1856; <i>Tribune</i> , January 5, 1857; <i>Times</i> , September 5, 1857). |
| Peter Lorimer, Bluff & Julien                                                                        | Biles & Brodhurst, brick work, Jerome Beales, carpentry,                                                                                                                                                                           | mammoth hotel, 317x116, five stories, with iron front on first floor, 13 storefronts ( <i>Daily Republican</i> , October 10, 1856).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |

**“...the finest business street west of Chicago and north of St. Louis...”**

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|                                                                                  | one of largest hotel in US                                                                                        |                                                                                                                                                                                                                                                                         |
| Graffort House, J. D. Graffort, 3 <sup>rd</sup> & Bluff                          | J. F. Rague, architect, Lathrop & Co. brick and masonry work, “a great ornament to that part of Bluff St.”        | 114x65, five stories plus large basement, high ceilings, gas lights, well ventilated, \$20,000, 1857 report costs at \$35,000 and adds \$5,000 addition that year ( <i>Daily Republican</i> , October 10, 1856; July 19, 1857).                                         |
| St. Cloud Hotel                                                                  |                                                                                                                   | \$80,000, destroyed by fire January 22, 1858 ( <i>Republican</i> , July 19, September 5, 1856; <i>Herald</i> , January 22, 1858; <i>Times</i> , September 5, 1857)                                                                                                      |
| A. K. Northrup, foot of Main near the Jones St. improvement                      | Luff, builder                                                                                                     | double frame storefront, two stories, \$2,000 ( <i>Herald</i> , March 8, 1857; <i>Daily Republican</i> , October 10, 1856).                                                                                                                                             |
| Lower Improvement Co., foot of Main and Levee                                    |                                                                                                                   | 14 first class brick buildings, three stories high with cellars, each 25x113, \$7,000 each, owners are P. Dursee (Buffalo), Williams & Bros, Goff, John Hoey, E. King, N. Stratton, Henry Anderson. James Huff owns land ( <i>Daily Republican</i> , October 10, 1856). |
| W. L. and J. Bell, Main between 1 <sup>st</sup> & 2 <sup>nd</sup>                |                                                                                                                   | double brick storefront, 22x114, \$14,000, first tenants Jewel & Co. (produce/grain), W. H. Peabody (liquor) ( <i>Herald</i> , March 8, 1857).                                                                                                                          |
| G. Beeker Jr./Becker & Rheinfred, Main between 5 <sup>th</sup> & 6 <sup>th</sup> | V. Baumer, architect and builder, “fine structure”                                                                | triple brick block, 75x20.25 feet, three stories, \$24,000, tenants Gilbert & Buchanan (shoes), Grosvener & Shelly (books) and Becker (clothing) ( <i>Herald</i> , March 8, 1857; <i>Daily Republican</i> , October 10, 1856).                                          |
| Joseph Ogleby, Main between 6 <sup>th</sup> & 7 <sup>th</sup>                    | Joseph Ogleby, architect/builder, Stover, Sewel & Sparks, brick masons                                            | three-story brick, 22.5x70, tenants, Sauer (shoes-basement), J. Woolnough (variety, ground), Smock & Boice (wholesale clothing jobbers, upper floors) \$6,000-\$7,000 ( <i>Herald</i> , March 8, 1857; <i>Daily Republican</i> , October 10, 1856).                     |
| J. Blake, Main between 3 <sup>rd</sup> and 4 <sup>th</sup> next to City Hotel    | “handsome and substantial”                                                                                        | four stories, brick, 22x113, \$12,000, McCombs & Brother (hardware) first tenant ( <i>Herald</i> , March 8, 1857).                                                                                                                                                      |
| A. Monroe, Main, between 2 <sup>nd</sup> & 3 <sup>rd</sup>                       |                                                                                                                   | frame store, Kenan’s grocery first tenant, \$900 ( <i>Herald</i> , March 8, 1857)                                                                                                                                                                                       |
| Kinsey, David & Jennings, Main, cor. 6 <sup>th</sup>                             | conversion                                                                                                        | steam engine used to hoist building material, new hotel, “constructed five stores out of Dr. Finley’s late residence” \$2,500 ( <i>Herald</i> , March 8, 1857; <i>Republican</i> , August 23, 1856).                                                                    |
| Bissel & Co., Southwest corner, [1091] Main & 10 <sup>th</sup>                   |                                                                                                                   | four stories, brick, 22x75, \$5,500 ( <i>Herald</i> , March 8, 1857) Extant as 1091 Main.                                                                                                                                                                               |
| First Baptist Church, northeast corner Main & 10 <sup>th</sup>                   | T. Jones & Son, P. W. Brewer, builders, “one of the handsomest church structures in the city,” “splendid edifice” | later occupied by the Universalists, fine brick house of worship, 44x75, \$7,000 ( <i>Herald</i> , March 8, 1857; <i>Daily Republican</i> , October 10, 1856).                                                                                                          |
| Wm. Rebman, Addition, Main between 10 <sup>th</sup> & 11 <sup>th</sup>           |                                                                                                                   | frame, \$500 ( <i>Herald</i> , March 8, 1857)                                                                                                                                                                                                                           |
| F. M. Plains, Locust                                                             |                                                                                                                   | stone building, 37.5x41, \$2,000 (chandler firm) ( <i>Herald</i> , March 8, 1857)                                                                                                                                                                                       |

**“...the finest business street west of Chicago and north of St. Louis...”**

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| Cooper & Smith, Plow Manufactory, between Jones and Dodge on Locust                                                           |                                                                                | frame building, 50x20, two stories, \$1,000 ( <i>Daily Republican</i> , October 10, 1856).                                                                                                                                                                                                                                                                                                                   |
| Jones and Locust                                                                                                              |                                                                                | two two-story frames, \$600 total ( <i>Herald</i> , March 8, 1857)                                                                                                                                                                                                                                                                                                                                           |
| Locust, between Jones & 1 <sup>st</sup>                                                                                       |                                                                                | two frames, \$450, \$125 ( <i>Herald</i> , March 8, 1857)                                                                                                                                                                                                                                                                                                                                                    |
| Newman & Cooper, Carriage Manufactory, Locust, between 1 <sup>st</sup> & 2 <sup>nd</sup>                                      | John Sullivan, brick contractor, Dennis O’Shea, carpentry                      | brick block, 55x20, four stories, small frame (\$150), three story brick store/dwelling (\$3,500), three story brick addition (\$3,500-\$4,000), frame building, 90x20, two stories (\$1,200) ( <i>Herald</i> , March 8, 1857; <i>Daily Republican</i> , October 10, 1856).                                                                                                                                  |
| William Lauther (Lawther), Locust between 2 <sup>nd</sup> & 3 <sup>rd</sup>                                                   |                                                                                | four unit two story brick tenement, \$4,500 ( <i>Herald</i> , March 8, 1857)                                                                                                                                                                                                                                                                                                                                 |
| Protection Company #2 firehouse, Locust, between 3 <sup>rd</sup> & 4 <sup>th</sup>                                            |                                                                                | two story frame, \$1,250 ( <i>Herald</i> , March 8, 1857)                                                                                                                                                                                                                                                                                                                                                    |
| next to above                                                                                                                 |                                                                                | Carter & Piper, double frame residence, \$2,000 ( <i>Herald</i> , March 8, 1857)                                                                                                                                                                                                                                                                                                                             |
| same                                                                                                                          |                                                                                | same, a two story frame store, \$600 ( <i>Herald</i> , March 8, 1857)                                                                                                                                                                                                                                                                                                                                        |
| Mrs. Marcia Ann Gonder, southwest corner Locust and 5 <sup>th</sup> , corner of 5 <sup>th</sup> near the Market <sup>th</sup> | J. F. Rague, architect                                                         | spacious brick block, 40x50, double storefront, three stories plus cellar, \$7,000 ( <i>Herald</i> , March 8, 1857; <i>Daily Republican</i> , October 10, 1856).                                                                                                                                                                                                                                             |
| Mathew McNair, corner 5 <sup>th</sup> opp. Market                                                                             |                                                                                | frame building, two stories, triple storefront, \$2,000 ( <i>Daily Republican</i> , October 10, 1856).                                                                                                                                                                                                                                                                                                       |
| F. E. Bissel & Co., Locust & 10th                                                                                             | “Elizabethian style”                                                           | “one of the most magnificent mansions of our city,” 2.5 stories, four gables, 4xx32, \$13,800 ( <i>Herald</i> , March 8, 1857)                                                                                                                                                                                                                                                                               |
| Piper & Carter, Locust bet. 4 <sup>th</sup> and 5 <sup>th</sup> streets                                                       |                                                                                | frame dwelling, \$2,500 ( <i>Daily Republican</i> , October 10, 1856).                                                                                                                                                                                                                                                                                                                                       |
| near above                                                                                                                    |                                                                                | two frame buildings, \$4,000 total ( <i>Daily Republican</i> , October 10, 1856).                                                                                                                                                                                                                                                                                                                            |
| Michael O’Brien, Locust & 11 <sup>th</sup>                                                                                    |                                                                                | three story brick block, five tenements, \$15,000 ( <i>Herald</i> , March 8, 1857) This might be the “Barracks” which sold in 1899 by the Garret Fleming Estate to Richard Kemler, built on West 11 <sup>th</sup> 1856-57 it was a three-story building divided into 10 two-room suites per floor, and renting for \$15/monthly during the housing shortage, a landmark ( <i>Telegraph</i> , July 20, 1899). |
| Chislett, Buckley & Co., Iowa between 2 <sup>nd</sup> and 3rd                                                                 | George Davis, carpenter, Ward & Chambers, brickwork, James Culleman, stonework | Hardware firm on Main puts up two large brick warehouses behind their store, four stories, 42x113, splendid cellar with vaults front and rear, “built in the strongest possible maner for the Iron trade,” \$15-16,000 ( <i>Herald</i> , March 8, 1857; <i>Daily Republican</i> , October 10, 1856).                                                                                                         |
| Wm. & J. Ryan (Galena), Iowa between 3 <sup>rd</sup> & 4 <sup>th</sup>                                                        | Wm. & J. Ryan, architects and contractors                                      | three story plus cellar brick warehouse (98x22) for wholesale grocer, J. R. Treat, 22x74, excellent full-length cellar, \$4-6,000 ( <i>Herald</i> , March 8, 1857; <i>Daily Republican</i> , October 10, 1856).                                                                                                                                                                                              |

**“...the finest business street west of Chicago and north of St. Louis...”**

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| Mathews & Cummings,<br>corner Orange<br>[Washington] and 10 <sup>th</sup><br>streets |                                                                                                 | manufacturers of farm implements, frame 100x40 with<br>attached foundry 60x20,\$30,000 ( <i>Daily Republican</i> ,<br>October 10, 1856).                                                                                                                                                                                                                                                     |
| Orange Street                                                                        |                                                                                                 | “greatly improved within the past year and will eventually<br>be noted for its manufacturing establishments” 20 frame<br>buildings (\$700 each), 12 brick (\$1,500 each) and six stone<br>(\$1,000 each) \$47,500 ( <i>Daily Republican</i> , October 10,<br>1856).                                                                                                                          |
| Corner Iowa and 1 <sup>st</sup><br>streets                                           |                                                                                                 | two story frame, triple storefront, suitable for grocery-<br>provisions trade, \$2,500 ( <i>Daily Republican</i> , October 10,<br>1856).                                                                                                                                                                                                                                                     |
| Andrew & Tredway,<br>Iowa between 4 <sup>th</sup> & 5 <sup>th</sup>                  | Biles & Broadhurst,<br>brick contractors,<br>Logan & Cook,<br>carpentry                         | importers and jobbers of hardware on Main, build four story<br>brick warehouse behind store, 22x113, \$7,000, for own<br>heavy hardware trade ( <i>Herald</i> , March 8, 1857; <i>Daily<br/>Republican</i> , October 10, 1856).                                                                                                                                                              |
| Cornelius Mullen,<br>corner Iowa and 6 <sup>th</sup> near<br>the post office         |                                                                                                 | four-story large brick block, 44x61, storefront on ground,<br>hall on fourth floor occupied by German Turnverein,<br>\$10,000 ( <i>Herald</i> , March 8, 1857; <i>Daily Republican</i> ,<br>October 10, 1856)                                                                                                                                                                                |
| Sauer, Iowa between 13 <sup>th</sup><br>& 14 <sup>th</sup>                           |                                                                                                 | two story brick store/dwelling, \$2,000 ( <i>Herald</i> , March 8,<br>1857)                                                                                                                                                                                                                                                                                                                  |
| Strobel & Rath, Clay<br>between 4 <sup>th</sup> & 5 <sup>th</sup>                    | Joseph Geig,<br>architect/builder                                                               | just completed (October 1856), 52x26.5, three stories, brick<br>store for candle factory and packing house (owners as<br>operators), \$4,000 ( <i>Herald</i> , March 8, 1857; <i>Daily<br/>Republican</i> , October 10, 1856).                                                                                                                                                               |
| R. Jones & J. Wienzierl,<br>Clay between 5 <sup>th</sup> & 6 <sup>th</sup>           |                                                                                                 | two frame shops, \$200, \$250 ( <i>Herald</i> , March 8, 1857)                                                                                                                                                                                                                                                                                                                               |
| S. Brown, corner Clay<br>and 9 <sup>th</sup>                                         |                                                                                                 | 40x22, recently erected (October 1856), three story brick<br>store and dwelling with basement, \$4,000 ( <i>Herald</i> , March 8,<br>1857; <i>Daily Republican</i> , October 10, 1856).                                                                                                                                                                                                      |
| Third Ward School,<br>south-west corner, Clay<br>and 12 <sup>th</sup>                | John Rague, arch.,<br>Berry & Plater &<br>Longhurst, formerly<br>of Buffalo, NY,<br>contractors | plans approved by School Board (April 21) existing<br>building demolished, foundation excavated (June 14)<br>“handsome and substantial,” three stories, large spacious<br>basement, 52x80, eaves 50’ high, \$25,000, finished January<br>1857 ( <i>Herald</i> , April 21, June 14, 1856; March 8, 1857;<br><i>Times</i> , September 5, 1857; <i>Daily Republican</i> , October 10,<br>1856). |
| West, White between 4 <sup>th</sup><br>& 5 <sup>th</sup>                             |                                                                                                 | neat frame office adjoining his Forwarding house, \$350<br>( <i>Herald</i> , March 8, 1857)                                                                                                                                                                                                                                                                                                  |
| John Kesler, hotel,<br>White between 4 <sup>th</sup> & 5 <sup>th</sup>               | “modern style”                                                                                  | “very neat and substantial, in the modern style of<br>architecture, having handsome balconies,” 48 rooms, 52x80,<br>60 feet high, store for saloon, \$16,000 ( <i>Herald</i> , March 8,<br>1857)                                                                                                                                                                                             |
| Smith & Co. feed mill,<br>White & 5 <sup>th</sup>                                    |                                                                                                 | built in late August, machinery installed early September,<br>small frame steam feed mill, \$1,200 complete ( <i>Herald</i> ,<br>September 4, 1856, March 8, 1857)                                                                                                                                                                                                                           |
| Merchant’s Hotel, corner<br>White & 6 <sup>th</sup>                                  | Wm. Beumer,<br>architect and builder,<br>Frick & Co. brick<br>contractors                       | Russ & Lincoln to manage, four-story brick, \$15-16,000,<br>double storefront occupied first by John Trask & Co. (boots,<br>shoes), and Dietrich & Co. (wholesale grocers), 49 rooms in<br>hotel, 61x60, 64’ high, addition of “L” in spring to add 20<br>more rooms, opens August 30 ( <i>Herald</i> , August 30, 1856;                                                                     |

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|                                                                                                |                                                                                         | March 8, 1857; <i>Daily Republican</i> , October 10, 1856)                                                                                                                                                                                                                                       |
| Mr. Garrick (“erected by” owner or builder?)<br>Adams House Hotel,<br>White at 7 <sup>th</sup> |                                                                                         | four stories, Harriman to manage, double storefront, 37 rooms, ample cellars, 40x75, two story wing of 40’, “adds much beauty to that portion of the city,” \$12-14,000, “one of the finest basements in the city” ( <i>Herald</i> , March 8, 1857; <i>Daily Republican</i> , October 10, 1856). |
| Hugh Miller, White near 9 <sup>th</sup>                                                        | “the front of the block is very uniform and supported by iron pillars”                  | three story brick block with fine cellars, 27x50, \$4-5,000, same, two story frame rear dwelling, \$600 ( <i>Herald</i> , March 8, 1857; <i>Daily Republican</i> , October 10, 1856).                                                                                                            |
| Geiger, Jas., White, between 12 <sup>th</sup> & 13 <sup>th</sup>                               |                                                                                         | two story frame store/dwelling, \$600 ( <i>Herald</i> , March 8, 1857)                                                                                                                                                                                                                           |
| Mr. Coolican, Iowa and 1 <sup>st</sup>                                                         |                                                                                         | double frame storefront, two stories, \$3,000 ( <i>Herald</i> , March 8, 1857)                                                                                                                                                                                                                   |
| Patrick Dunn, 1st between Main and Locust                                                      | Mulligan, builder                                                                       | two story brick store/dwelling, occupied by Wm. Morgan grocer, \$2,500 ( <i>Herald</i> , March 8, 1857; <i>Daily Republican</i> , October 10, 1856).                                                                                                                                             |
| in vicinity of above                                                                           |                                                                                         | four new frame buildings, each costing \$500 ( <i>Daily Republican</i> , October 10, 1856).                                                                                                                                                                                                      |
| 6 <sup>th</sup> Street                                                                         |                                                                                         | six frames recently erected, \$1,500 each ( <i>Daily Republican</i> , October 10, 1856).                                                                                                                                                                                                         |
| John Lynch & Co., 7 <sup>th</sup> near Outer Levee                                             | Ryan & Kelly, builders, “it is one of the most substantial stone buildings in the city” | extensive flouring mill, 65x35, three stories (main bldg.), \$15,000 ( <i>Daily Republican</i> , October 10, 1856).                                                                                                                                                                              |
| Nearly opposite above, 7 <sup>th</sup> near Outer Levee                                        | Leeman & Keenan, builders                                                               | sash & door manufactory, frame three-story building, 80x40, \$25,000 ( <i>Daily Republican</i> , October 10, 1856).                                                                                                                                                                              |
| 7 <sup>th</sup> Street                                                                         |                                                                                         | six frame buildings, \$500 each, \$3,000 ( <i>Daily Republican</i> , October 10, 1856).                                                                                                                                                                                                          |
| White Street                                                                                   |                                                                                         | exclusive of “prominent buildings,” five brick (\$2,000 each), residences/stores, 15 frames (\$1,500 each), and four stone buildings (\$1,200) for a total of \$37,300 ( <i>Daily Republican</i> , October 10, 1856).                                                                            |
| McCrea, 2 <sup>nd</sup> between Main & Locust                                                  |                                                                                         | wagon shop \$800 ( <i>Herald</i> , March 8, 1857)                                                                                                                                                                                                                                                |
| Hartsock & Simpson, 2 <sup>nd</sup> between Main & Locust                                      | Michael Clark, builder                                                                  | two three-story stores in single block, good basement, 45x40, three stories \$7,000 ( <i>Herald</i> , March 8, 1857; <i>Republican</i> , October 10, 1856). Extant as 231 W. 2 <sup>nd</sup>                                                                                                     |
| Casper Latteral, 4 <sup>th</sup> between Clay & Iowa                                           |                                                                                         | 40x45, brick block, double storefront, three stories, good basement, \$4-6,000 ( <i>Herald</i> , March 8, 1857; <i>Daily Republican</i> , October 10, 1856)                                                                                                                                      |
| 4 <sup>th</sup> Street                                                                         |                                                                                         | five frame buildings (\$1,000 each), \$5,000 ( <i>Daily Republican</i> , October 10, 1856).                                                                                                                                                                                                      |
| Wood, Wilson & Co., opposite above                                                             |                                                                                         | two frame stores \$9,000 ( <i>Herald</i> , March 8, 1857)                                                                                                                                                                                                                                        |
| 5 <sup>th</sup> below White                                                                    |                                                                                         | frame office, one story, \$150 ( <i>Herald</i> , March 8, 1857)                                                                                                                                                                                                                                  |
| E. M. Bartholow, 5 <sup>th</sup> between Clay & White                                          |                                                                                         | frame store, \$450 ( <i>Herald</i> , March 8, 1857)                                                                                                                                                                                                                                              |
| Kniest & Co., 6 <sup>th</sup> & Clay                                                           |                                                                                         | two story frame store, 22x44, \$1,000 ( <i>Herald</i> , March 8, 1857)                                                                                                                                                                                                                           |

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| 6 <sup>th</sup> between Iowa & Clay                                                                                                                 |                                                                                                                                                                     | two small tenements, “additions to fronts” \$250 ( <i>Herald</i> , March 8, 1857)                                                                                                                                                                                                     |
| Wood, Wilson & Co., 6 <sup>th</sup> between Iowa & Clay                                                                                             |                                                                                                                                                                     | two story frame store, \$1,200 ( <i>Herald</i> , March 8, 1857)                                                                                                                                                                                                                       |
| E. Busch, 6 <sup>th</sup> between Iowa and Main                                                                                                     |                                                                                                                                                                     | frame shop, \$250 ( <i>Herald</i> , March 8, 1857)                                                                                                                                                                                                                                    |
| Lee & Grey, 7 <sup>th</sup> between Main & Locust                                                                                                   |                                                                                                                                                                     | two story front addition to Washington Stables, 30x27, \$900 ( <i>Herald</i> , March 8, 1857)                                                                                                                                                                                         |
| Court House, 7 <sup>th</sup> Street                                                                                                                 | “improvement long needed”                                                                                                                                           | large addition, \$4-5,000 ( <i>Herald</i> , March 8, 1857; <i>Daily Republican</i> , October 10, 1856).                                                                                                                                                                               |
| 7 <sup>th</sup> between White and the bridge                                                                                                        |                                                                                                                                                                     | five frame offices/shops, total \$1,250 ( <i>Herald</i> , March 8, 1857)                                                                                                                                                                                                              |
| Ebbert & Co., 8 <sup>th</sup> & Jackson                                                                                                             |                                                                                                                                                                     | sash & door factory, \$600 ( <i>Herald</i> , March 8, 1857)                                                                                                                                                                                                                           |
| Wm. Rebman’s Hall, 8 <sup>th</sup> between Main and Iowa streets [ <i>Republican</i> lists under 8 <sup>th</sup> & Julien but gives above location] | Lemuel Jones, architect                                                                                                                                             | three-story block, double storerooms, 30x60, 8 small office rooms second floor, hall third floor, fine finished basement storeroom, \$3,500-5,000 ( <i>Herald</i> , March 8, 1857; <i>Daily Republican</i> , October 10, 1856).                                                       |
| 8 <sup>th</sup> & Julien Avenue                                                                                                                     |                                                                                                                                                                     | 15 frames, four brick and two stone buildings, \$1,200 average cost.                                                                                                                                                                                                                  |
| James B. David, grocer, 8 <sup>th</sup> between Locust & Bluff                                                                                      | Leeman & Keenan, builders.                                                                                                                                          | three story brick, 21x51, \$3,500 ( <i>Herald</i> , March 8, 1857; <i>Daily Republican</i> , October 10, 1856). Latter source says Anderson was owner.                                                                                                                                |
| Pelan & Anderson, adjoining above                                                                                                                   |                                                                                                                                                                     | office, \$175 ( <i>Herald</i> , March 8, 1857)                                                                                                                                                                                                                                        |
| J. Truedell, immediately above the above                                                                                                            |                                                                                                                                                                     | two story frame carriage shop, 20x38, \$1,200 ( <i>Herald</i> , March 8, 1857)                                                                                                                                                                                                        |
| Bennett & Smith, Julien Avenue above Bluff                                                                                                          |                                                                                                                                                                     | two story frame, 20x40, (painting & paper hanging) \$1,000 ( <i>Herald</i> , March 8, 1857)                                                                                                                                                                                           |
| H. Rooney, near above                                                                                                                               |                                                                                                                                                                     | two story brick store/dwelling, \$800 ( <i>Herald</i> , March 8, 1857)                                                                                                                                                                                                                |
| Conway, Julien near Air Hill                                                                                                                        |                                                                                                                                                                     | small frame store, one story, 16x27, \$225 ( <i>Herald</i> , March 8, 1857)                                                                                                                                                                                                           |
| D. Barry, Air Hill and Julien                                                                                                                       |                                                                                                                                                                     | three story frame store/dwelling, 25x28, \$1,100 ( <i>Herald</i> , March 8, 1857)                                                                                                                                                                                                     |
| Lull, Merrit & Co., soap factory, Jones, between Main & Locust                                                                                      |                                                                                                                                                                     | two story frame, :Captain Payson’s Celebrated Chemical Soaps” \$2,200 ( <i>Herald</i> , March 8, 1857; <i>Daily Republican</i> , October 10, 1856).                                                                                                                                   |
| Bennett & Welch, Jones Street                                                                                                                       |                                                                                                                                                                     | blacksmith shop, \$800 ( <i>Herald</i> , March 8, 1857)                                                                                                                                                                                                                               |
| G. R. West, West, Powers & Co., foot of Jones at outer Levee                                                                                        | Giblin, stonemason, Cramer & Winegier, carpenters, Joseph Fulman, brickwork, “when completed ...will be one of the most substantial ones ever erected in this city” | forwarding and commissioning brick warehouse, three story, 30x120, brick hauled from Dunlieth, 16 stone pillars support main building, 4 feet square at base, 18”-thick walls, 13-foot high basement ( <i>Herald</i> , January 30, 1856; <i>Daily Republican</i> , October 10, 1856). |
| 108 Main, Barr & Co,                                                                                                                                |                                                                                                                                                                     | “such alterations and improvements in the building itself,                                                                                                                                                                                                                            |

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|                                                                                                            |                                                                                               | that its most intimate friends would scarcely recognize it,” “stairs in front” knocked out, whole front “thrown open,” second floor consolidated as single room, Barr, carpets, curtains, replaces Walmsey & Barr, dry goods ( <i>Republican</i> , March 25, 1856).                                                                                                                                                                                                                                                                      |
| 12 <sup>th</sup> & Clay, Turner Hall                                                                       |                                                                                               | demolished 1935 for playground (Sommer, p. 24).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Fire loss, 3 <sup>rd</sup> & Main                                                                          |                                                                                               | three buildings destroyed ( <i>Herald</i> , November 5, 1856)                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>1857</b>                                                                                                |                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Main above 8th                                                                                             | Troy, NY contract                                                                             | Town Clock and tower ( <i>Herald</i> , December 22, 1857).                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Main & 10 <sup>th</sup>                                                                                    |                                                                                               | brick ( <i>Herald</i> , October 29, 1857).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Hotel [P. A.] Lorimer, northeast corner Bluff & 8th                                                        | “Italian street order very neat style”                                                        | 50’ front on Bluff, 100’ on 8 <sup>th</sup> , five stories, 70’ elevation, \$25,000 as of early 1857, is one third of contemplated structure, later known as Wales Hotel (1894+), burns 1917, replaced by Telegraph-Herald building ( <i>Herald</i> , March 8, July 8, 1857; Sommer, p. 16)                                                                                                                                                                                                                                              |
| J. Hoey, Grocery Block east side Main, bet. 1 <sup>st</sup> & Jones                                        | “something approaching the Gothic,” N. P. Tutweiler, contractor                               | three or four stories, 50x113, \$16-18,000, also called Durfie Block, containing four stores ( <i>Herald</i> , August 12, October 2, 29, 1857; <i>Times</i> , August 24, 1857).                                                                                                                                                                                                                                                                                                                                                          |
| Goff & Co., just above the above                                                                           |                                                                                               | three stories, double storefront, brick ( <i>Herald</i> , October 29, 1857).                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| between 11 and 18 Main                                                                                     |                                                                                               | double storefront, three story brick brick ( <i>Herald</i> , October 29, 1857).                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| L. D. Randall Block, 44 Main, Main below 3 <sup>rd</sup> , opposite Malony Block                           | “French style”                                                                                | “Milwaukee brick front,” four or five stories, 22x113, \$11,000 (ibid.; <i>Tribune</i> , January 5, 1857; <i>Herald</i> , November 29, 1857, says 5 stories).                                                                                                                                                                                                                                                                                                                                                                            |
| Lawrence Malony Block, Main and 3rd                                                                        | “finest in the city...Ionic order”                                                            | cast iron fronts, four storefronts, four stories, 64x113, \$55,000 (ibid.; <i>Tribune</i> , January 5, 1857; <i>Herald</i> , October 29, 1857).                                                                                                                                                                                                                                                                                                                                                                                          |
| John D. Graffort Hotel, Bluff & 3 <sup>rd</sup>                                                            |                                                                                               | 114x80, four stories and basement, two storefronts, saloon and barber shop, two wings connected by platforms, laundry, washrooms and storage rooms off of open court, innovative in hotel design (all water needs supplied from central large cistern, “special reference...to accommodate the servants of all classes in their respective labors,” now ready for roof, \$30,000 ( <i>Times</i> , September 5, 1857; <i>Republican</i> , July 8, 1857)                                                                                   |
| Fourth Ward/13 <sup>th</sup> Street/Central Market House (City Hall), 12 <sup>th</sup> Street Market House | Architect J. N. Moody, John Rague prepared specifications. “..somewhat after the Roman style” | \$30,000-\$48,000, 115x50, three stories, raised basement 10’ in clear, 30 stalls in basement with center aisle, 1 <sup>st</sup> story 17’ in clear, city offices on second floor, Concert Hall third, 18.5’ in clear, Rague did not design the present City Hall, report corrected July 9 (Moody and Rague were then partners), work halted and contractor settled with, October 1, 1857 ( <i>Republican</i> , July 8, 9, 22, 1857; <i>Herald</i> , February 11, 1857; October 1, 1858; <i>Tribune</i> , January 5, December 31, 1857). |
| Third Ward School, 12 <sup>th</sup> & Clay                                                                 | Architect John Rague, identical plans                                                         | \$25,000, closed in 1912 due to unsafe conditions, renamed Prescott School, 1889, replaced by Prescott School, White between 12 <sup>th</sup> and 13 <sup>th</sup> streets, <b>extant</b> ( <i>Republican</i> , September 25, 1857; Lyon, pp. 112-13)                                                                                                                                                                                                                                                                                    |
| Dr. J. Sproul, Main &                                                                                      | Greathead &                                                                                   | two 20x70 storefronts, \$9,000 ( <i>Times</i> , August 24, 1857).                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |

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| 11 <sup>th</sup>                                                                  | Hopkins, contractors               |                                                                                                                                                                                                                                     |
| Alexander Anderson                                                                |                                    | storefront, three stories with basement, \$4,000 ( <i>Tribune</i> , January 5, 1857).                                                                                                                                               |
| Duries Block, Main between 1 <sup>st</sup> & Jones                                |                                    | 1863 account says built 1856, but 1857 list dates to that year, collapses, single storefront, three stories, \$16,000, brick on mud foundation, 1863, see below ( <i>Times</i> , March 29, 1863; <i>Tribune</i> , January 5, 1857). |
| John Bushway, 15 Main, Main below 1st                                             |                                    | single storefront, three stories, brick, \$10,000 ( <i>Tribune</i> , January 5, 1857; <i>Herald</i> , October 29, 1857).                                                                                                            |
| Cogswell & Barnes                                                                 |                                    | double storefront, two stories, stone, \$12,000 ( <i>Tribune</i> , January 5, 1857).                                                                                                                                                |
| Jos. Trudell, Julien and Bluff                                                    | Logan, builder                     | three (or eight) storefronts, offices above, 62x80, three stories, \$8-9,000 ( <i>Times</i> , August 24, 1857; <i>Tribune</i> , January 5, 1857).                                                                                   |
| Bradley & Brown, 7 <sup>th</sup>                                                  | Dibol & Plack, architects/builders | “law block,” three stories, brick, \$18,000 ( <i>Tribune</i> , January 5, 1857).                                                                                                                                                    |
| First Ward Market House, Main and Jones, below 1 <sup>st</sup>                    |                                    | single story, brick, \$9,000 ( <i>Tribune</i> , January 5, 1857; <i>Herald</i> , October 29, 1857).                                                                                                                                 |
| Tremont House, 8 <sup>th</sup> between Main and Iowa                              |                                    | \$12,000 ( <i>Tribune</i> , January 5, 1857).                                                                                                                                                                                       |
| American House, 4 <sup>th</sup> between Clay and White                            |                                    | \$15,000 ( <i>Tribune</i> , January 5, 1857).                                                                                                                                                                                       |
| Store, Iowa, between 12 <sup>th</sup> & 13 <sup>th</sup>                          |                                    | storefront, three stories, brick, \$5,000 ( <i>Tribune</i> , January 5, 1857).                                                                                                                                                      |
| West side Main, 5 <sup>th</sup> to 6 <sup>th</sup>                                |                                    | destroyed by fire, 1857                                                                                                                                                                                                             |
| <b>1858, (30 new buildings undersay, Morning sone, August 7, October 9, 1858)</b> |                                    |                                                                                                                                                                                                                                     |
| 1 <sup>st</sup> Ward Market House, below 1 <sup>st</sup>                          |                                    | one story, brick, \$9,000 ( <i>Tribune</i> , January 5, 1858).                                                                                                                                                                      |
| Graffort House                                                                    |                                    | addition, \$5,000 ( <i>Tribune</i> , January 5, 1858).                                                                                                                                                                              |
| Lorimer House, Bluff & 8 <sup>th</sup>                                            |                                    | five story plus basement addition, \$15,000 ( <i>Tribune</i> , January 5, 1858).                                                                                                                                                    |
| New Jail, 8 <sup>th</sup> between Clay and White                                  |                                    | two stories and basement, hewn stone, \$10,000 ( <i>Tribune</i> , January 5, 1858).                                                                                                                                                 |
| 10 <sup>th</sup> & Main                                                           |                                    | block, brick work done November 5 ( <i>Morning Sun</i> , November 5, 1859).                                                                                                                                                         |
| Ogleby Block [Main between 6 <sup>th</sup> -7 <sup>th</sup> ]                     | Wm. Rebman, contractor             | \$13,000 ( <i>Tribune</i> , January 5, 1858).                                                                                                                                                                                       |
| Cogswell & Barnes                                                                 |                                    | two stores, three stories high, \$12,000 ( <i>Tribune</i> , January 5, 1858).                                                                                                                                                       |
| Tremont House, 8 <sup>th</sup> bet. Main and Iowa                                 |                                    | \$12,000 ( <i>Tribune</i> , January 5, 1858).                                                                                                                                                                                       |
| American House, 4 <sup>th</sup> bet. Clay & White                                 |                                    | \$15,000 ( <i>Tribune</i> , January 5, 1858).                                                                                                                                                                                       |
| Alexander Anderson                                                                |                                    | store, three stories with basement, \$4,000 ( <i>Tribune</i> , January 5, 1858).                                                                                                                                                    |
| Dr. Prout (St. Louis), Main & 11 <sup>th</sup>                                    | Robert Rogers, contractor          | two story brick store, work started c.early 1858, work halted at the one-story stage, for over a year, work resumed with Rogers as builder, in mid-1859 ( <i>Morning Sun</i> , July 31, August 6, 1859).                            |
| Bronson & Steward,                                                                |                                    | six stores, four stories high, brick with iron faces, \$35,000                                                                                                                                                                      |

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| Outer Levee                                                               |                 | ( <i>Tribune</i> , January 5, 1858).                                                                                                                                                 |
| L. D. Anderson, Outer Levee                                               |                 | one store similar to above, \$10,500 ( <i>Tribune</i> , January 5, 1858).                                                                                                            |
| Merchant's Hotel, Main & 3 <sup>rd</sup>                                  |                 | destroyed by fire ( <i>Herald</i> , May 31, 1858). Incendiary starts fires across city, seven vacant buildings burned (ibid., Sept. --), and three houses burned (ibid., August 12). |
| Joseph Trudell                                                            |                 | three stores, three stories plus basements, brick, \$10,000 ( <i>Tribune</i> , January 5, 1858).                                                                                     |
| L. Malony, Main & 3 <sup>rd</sup> , corner                                |                 | four stores, four stories, brick, \$55,000 ( <i>Tribune</i> , January 5, 1858).                                                                                                      |
| L. D. Randall, Main below 3 <sup>rd</sup>                                 | Milwaukee brick | four stories with basement, brick, \$11,000 ( <i>Tribune</i> , January 5, 1858).                                                                                                     |
| Duriee, Main below 1 <sup>st</sup>                                        |                 | three stories, brick \$16,000 ( <i>Tribune</i> , January 5, 1858).                                                                                                                   |
| Bushway, Main below 1 <sup>st</sup>                                       |                 | three stories, brick, \$10,000( <i>Tribune</i> , January 5, 1858).                                                                                                                   |
| St. Lawrence Block, Main                                                  |                 | \$110,000 fire loss ( <i>Times</i> , January 22, 1858)                                                                                                                               |
| Iowa, between 12 <sup>th</sup> & 13 <sup>th</sup>                         |                 | store, three stories, brick, \$5,000 ( <i>Tribune</i> , January 5, 1858).                                                                                                            |
| Hill & Jones, 13 <sup>th</sup> between Iowa, Clay                         |                 | two dwellings and sores, frame, two stories, \$2,000 ( <i>Tribune</i> , January 5, 1858).                                                                                            |
| Wilson, ditto                                                             |                 | ditto, \$1,000 ( <i>Tribune</i> , January 5, 1858).                                                                                                                                  |
| <b>1859</b>                                                               |                 |                                                                                                                                                                                      |
| Odd Fellows Hall, 8 <sup>th</sup> & Bluff                                 |                 | destroyed by fire, \$75,000 loss ( <i>Morning Sun</i> , May 28, 1859; <i>Times</i> , May 27, 1859)                                                                                   |
| New Block, northwest corner of Main and 7 <sup>th</sup>                   |                 | lamboned by <i>Times</i> for shallow foundation, “nothing very attractive about it” ( <i>Times</i> , August 6, 1859).                                                                |
| <b>1860</b>                                                               |                 |                                                                                                                                                                                      |
| Langworthy Building                                                       |                 | first story done June ( <i>Herald</i> , June 20, 1860).                                                                                                                              |
| Devanney Block                                                            |                 | brick, replaces burned saloon site ( <i>Herald</i> , April 25, 1860).                                                                                                                |
| Theodore Stimming, northwest or northeast corner Iowa and 7 <sup>th</sup> |                 | two stories, 51x26, to be done April 1, 1860, to house pre-existing firm, same site ( <i>Herald</i> , February 10, 15, 1860).                                                        |
| Old Allen House, 3 <sup>rd</sup> & Locust                                 |                 | demolished to make way for new brick block ( <i>Herald</i> , March 28, 1860).                                                                                                        |
| Congregational Church, Locust & 10 <sup>th</sup>                          |                 | dedicated ( <i>Herald</i> , April 4, 1860).                                                                                                                                          |
| Connolly & Roberts                                                        |                 | new wagon shop, 2.5 story brick, replaces burned shop ( <i>Herald</i> , June 13, 1860).                                                                                              |
| Customs House, 9 <sup>th</sup> & Locust                                   |                 | work resumes May 29 ( <i>Herald</i> , May 30, 1860).                                                                                                                                 |
| 8 <sup>th</sup> & Main                                                    |                 | wholesale store, 42x114 ( <i>Herald</i> , May 16, 1860)                                                                                                                              |
| <b>1861</b>                                                               |                 |                                                                                                                                                                                      |
| Camp Union, Eagle Point                                                   |                 | five temporary wooden barracks, also officers quarters, sold off and demolished 1864 ( <i>Daily Evening Union</i> , August 19, 1861).                                                |
| Cogswell Block                                                            |                 | roof blown off in June 15 gale ( <i>Herald</i> , June 16, 1860).                                                                                                                     |
| <b>1862</b>                                                               |                 |                                                                                                                                                                                      |
| Woodworth & Co., Main and 4 <sup>th</sup>                                 |                 | brick block, triple storefront, Woodworth & Co., liquor and cigars, Westphal & Hinds, hardware, center store 25', side frontages 18.5' ( <i>Times</i> , October 10, 1862).           |

|                                                                                |                              |                                                                                                                                                                                                                                                                                                                                                                                                 |
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| <b>1863</b>                                                                    |                              |                                                                                                                                                                                                                                                                                                                                                                                                 |
| Tri-plex tenement, Locust between 1 <sup>st</sup> and Jones, destroyed by fire | Destruction                  | Used as first cathedral, “one of Pioneers of town,” housed Bishop 1834-45 ( <i>Herald</i> , May 12, 1863).                                                                                                                                                                                                                                                                                      |
| Wm. Ruff’s Block, 5 <sup>th</sup> and Main (104 Main)                          | built by Jos. Stammeyer      | Double storefront, three story brick, “far preferential to the old row of wooden buildings” on site, built spring 1863, \$2,500 ( <i>Herald</i> , May 8, 1863; January 1, 1864)                                                                                                                                                                                                                 |
| D&SCRR Railroad roundhouse, south of Jones, east of Main                       |                              | 8-stalls, company fills two miles of right-of-way east of downtown, sites for future buildings, soon to be “the most prominent landmark in the lower part of town,” \$5-6,000 ( <i>Herald</i> , April 28, May 8, 1863; January 1, 1864).                                                                                                                                                        |
| Durfee Block, Main between 1 <sup>st</sup> and Jones (south of Bennett Hotel)  | Destruction                  | brick block built 1856, rear wall collapses, south wall likely to follow, due to mud foundation ( <i>Times</i> , March 29, 1856).                                                                                                                                                                                                                                                               |
| Washington House, 5 <sup>th</sup> and Locust                                   | Destruction                  | burns down ( <i>Times</i> , June 11, 1863).                                                                                                                                                                                                                                                                                                                                                     |
| Brinkman & Company, Iowa and 8 <sup>th</sup>                                   |                              | pork packing warehouse, 24x40, two stories, “substantial” ( <i>Herald</i> , May 13, 1863).                                                                                                                                                                                                                                                                                                      |
| J. & S. Burt Reaper Factory                                                    |                              | all stone, 100x40, contractor has 40 days to finish ( <i>Times</i> , May 9, 10, 1863).                                                                                                                                                                                                                                                                                                          |
| Bronson’s Tobacco Plant, Iowa and 3 <sup>rd</sup>                              |                              | enlarged from three to four stories ( <i>Herald</i> , August 28, 1863).                                                                                                                                                                                                                                                                                                                         |
| Peosta House/Moloney Block                                                     | Mullany & King               | new roof and attic added for servant quarters, decorative turrets on each corner, smaller than existing central turret, “changing the appearance of the building entirely” 112x62, work started November 1863, done in spring ( <i>Herald</i> , April 4, 1863; January 1, 1864).                                                                                                                |
| Customs House                                                                  |                              | orders to complete to save work already begun, \$35,000 ( <i>Herald</i> , January 1, 1864).                                                                                                                                                                                                                                                                                                     |
| Julien House                                                                   | Wm. McLar, carpenter         | completely refitted externally and internally, \$4,500 ( <i>Herald</i> , January 1, 1864).                                                                                                                                                                                                                                                                                                      |
| Mial Mason, Iowa & 3 <sup>rd</sup>                                             | McQuilton & Duffy            | tobacco works, story added ( <i>Herald</i> , January 1, 1864).                                                                                                                                                                                                                                                                                                                                  |
| Pleins & Beach, lower part of city                                             |                              | large soap and candle factory ( <i>Herald</i> , January 1, 1864).                                                                                                                                                                                                                                                                                                                               |
| Filling Jones Street from Main to the Levee                                    | Henry Jordan, contractor     | Jordan was a principal contractor for the Harbor Improvement Company, having paved the outer levee, graded 6 <sup>th</sup> , and McAdamizing Clay Street. This fill was as deep as two feet ( <i>Times</i> , April 23, May 8, 1863).                                                                                                                                                            |
| <b>1864</b>                                                                    |                              |                                                                                                                                                                                                                                                                                                                                                                                                 |
| St. Mary’s Church, “the new German Catholic Church,”                           | “high order of architecture” | work on foundation progresses ( <i>Herald</i> , June 7, 1864), cornerstone laid on May 28 ( <i>ibid.</i> , May 23, 1865), sidewalls done, ready for rafters, end walls not as advanced ( <i>ibid.</i> , September 1, 1865, bids to finish spire ( <i>ibid.</i> , May 8, 1866), brickwork done ( <i>ibid.</i> , May 22, 1866), fast approaching completion ( <i>ibid.</i> , September 24, 1866). |
| New distillery, Rhomberg & Co., outer levee below shot tower                   |                              | in existing stone building ( <i>Herald</i> , June 29, 1864).                                                                                                                                                                                                                                                                                                                                    |
| 5 <sup>th</sup> Ward School                                                    | John Keenan, contractor      | work progresses ( <i>Herald</i> , July 21, 1864), nearly done ( <i>Herald</i> , Aug. 12, 1864).                                                                                                                                                                                                                                                                                                 |
| Bishop Smyth’s Block                                                           |                              | work progresses, “when finished it will present two of as                                                                                                                                                                                                                                                                                                                                       |

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| 7 <sup>th</sup> and Main                                                        |                                    | good storerooms as can be found in this city,” ( <i>Herald</i> , July 29, 1864), nearly finished, “in heart of business district,” James Conhors, tobacco & cigars to occupy ( <i>ibid.</i> , September 20, 1864).                                                                                                                                            |
| Town Clock Block, Main, west side north of 8 <sup>th</sup>                      |                                    | Wood, Luke & Co. dry goods remodel belfry of former church to erect town clock, tower, bell “to be recognized as the standard time for the city,” bell arrived, clock to come, John Bell buys out August 18, relocates from Main & 2 <sup>nd</sup> to “one of the best stores in the State” ( <i>Herald</i> , August 17, 18, 1864).                           |
| 8 <sup>th</sup> Street sewer vault brick culvert, Main to Lorimer House (Bluff) |                                    | bids taken, contract to David Armstrong, work starts September 8 ( <i>Herald</i> , August 19, 21, September 8, 1864).                                                                                                                                                                                                                                         |
| Jackson House, Mr. Zugenbuehler, Main near 3 <sup>rd</sup>                      |                                    | new front of the latest style, with iron columns, new flagging, and other improvements” ( <i>Herald</i> , August 26, 1864).                                                                                                                                                                                                                                   |
| <b>1865</b>                                                                     |                                    |                                                                                                                                                                                                                                                                                                                                                               |
| A. A. Cooper, T. Connolly, 3 <sup>rd</sup> & Main                               |                                    | buy Molony Block for \$20,000, to convert into first class wagon factory, Main Street stores to remain, those on 3 <sup>rd</sup> to go, “will be largest establishment of its kind in the state,” “a central location in the city,” ( <i>Herald</i> , April 19, 1865).                                                                                        |
| New lumber yard, J. G. Edwards, White & 5 <sup>th</sup>                         |                                    | ( <i>Herald</i> , April 21, 1865).                                                                                                                                                                                                                                                                                                                            |
| James Kelley, Main Street near post office                                      | John Keenan, architect, contractor | leases land adjoining Bishop’s Block, to erect two-story brick, 21x50, store for books and news depot, \$2,600, to be done August 1, to start next few days, has more than a dozen applicants ( <i>Herald</i> , May 12, July 20, 1865).                                                                                                                       |
| Customs House, Locust & 9 <sup>th</sup> , northeast corner                      | Supt. Martin                       | rapidly approaches completion, interior finishing, “best building in the State,” ( <i>Herald</i> , May 16, 1865).                                                                                                                                                                                                                                             |
| Old Wisconsin House, Mr. English, White opposite Farmers House                  |                                    | steam engine being placed in basement ( <i>Herald</i> , May 30, 1865).                                                                                                                                                                                                                                                                                        |
| Northwestern Carriage & Wagon Factory, Iowa and 9 <sup>th</sup> , John Hesse    |                                    | has added one or more stories to former livery building ( <i>Herald</i> , June 21, 1865).                                                                                                                                                                                                                                                                     |
| J. Michel, no location                                                          |                                    | demolishes old building, to build fine two-story brick 23x72 store for boot/shoes store, tin roof, iron shutters “proof against the devouring elements[fire]”, moves temporarily to 5 <sup>th</sup> near Piper’s meat market during construction ( <i>Herald</i> , July 12, 1865).                                                                            |
| Turners Hall                                                                    |                                    | remodeled inside for \$1,200 and leased to Mr. Krueger for three years ( <i>Herald</i> , July 18, 1865).                                                                                                                                                                                                                                                      |
| Jim Hughes’ shot tower, head Julien Ave.                                        |                                    | destroyed by fire ( <i>Herald</i> , August 13, 1865).                                                                                                                                                                                                                                                                                                         |
| State National Bank Bldg., corner Main and 5 <sup>th</sup>                      |                                    | buys lot occupied by Sutcamp’s saloon, to immediately proceed to put up brick bank building ( <i>Herald</i> , August 29, 1865), existing building was “Farmers House” built in 1834, had served as boarding house, grocery and saloon with numerous remodelings, demolition begins for new bank, “another landmark gone” ( <i>ibid.</i> , September 5, 1865). |
| W. H. Peabody, corner                                                           | Gothic window                      | start excavations for new three-story brick store, 28x118,                                                                                                                                                                                                                                                                                                    |

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| 3 <sup>rd</sup> & Main                                                          | linings                                                                                | stone quoins and Gothic window linings, drawings done, contract to be let” ( <i>Herald</i> , August 31, 1865).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Julien Theater                                                                  |                                                                                        | new hip or raised roof in place of flat one “which flooded the building every time it rained” ( <i>Herald</i> , September 1, 1865).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| A. W. Kessler, Bishop’s Lot                                                     |                                                                                        | leases land to build store for dry goods firm, next to Smiths’ store that had just been finished, two-story brick, 20x70, to be done in six weeks, tailor shop upstairs, when done there would be 10 stores from this point to the corner below ( <i>Herald</i> , September 6, 1865).                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Mulligan, Dubuque House, lower Main                                             |                                                                                        | an addition ( <i>Herald</i> , May 16, 1866).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>1866</b>                                                                     |                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| P. Lagen & Son, livery                                                          |                                                                                        | raise foundation ( <i>Herald</i> , March 14, 1866).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Mullany, 5 <sup>th</sup>                                                        |                                                                                        | dwelling next to his shop ( <i>Herald</i> , March 14, 1866).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Miller’s Block (Heeb’s Block), Main between 5 <sup>th</sup> and 6 <sup>th</sup> |                                                                                        | bids accepted by A. Heeb, due April 2 ( <i>Herald</i> , March 27, 1866), wooden bldgs. on site demolished, include Killiska’s Clothing Store and John Brown’s barber shop ( <i>Herald</i> , April 4, 1866), excavation work about done, foundation walls to begin ( <i>ibid.</i> , May 6, 1866), foundation nearly done, ready for brick ( <i>ibid.</i> , May 24 1866), completely leased before first brick laid, Weglau & Landau saloon to lower store, Meyer & Maas dry goods middle store, J. Stammeyer, clothing to upper store ( <i>ibid.</i> , May 29, 1866), rapidly approaches completion ( <i>ibid.</i> , July 29, 1866), New City Beer Hall opens with Germania Band ( <i>ibid.</i> , August 18, 1866). |
| Simplot’s store                                                                 |                                                                                        | to have new front ( <i>Herald</i> , April 4, 1866).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Gisso’s frame store, Main                                                       |                                                                                        | removed down Main to 1 <sup>st</sup> Ward to vacant lot next to Crowley’s, to continue as harness shop ( <i>Herald</i> , April 13, 1866).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Heeb, Couler                                                                    |                                                                                        | new malt house, 100x100, all stone taken from nearby bluff ( <i>Herald</i> , May 18, 1866).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| F. Kempf, Southern Ave.                                                         | T. Cavanaugh, contractor                                                               | to add floor to store, new cut stone front, arched windows and doors, work underway by July 10 ( <i>Herald</i> , May 19, July 10, 1866).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Booth’s & Shine’s former sawmill, foot of 6 <sup>th</sup>                       |                                                                                        | vacant for years, destroyed by arsonist, used as hog pen, some hogs killed ( <i>Herald</i> , May 20, 1866).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| McGoldrick’s shanty on levee                                                    |                                                                                        | disassembled and moved to higher ground after record flood ( <i>Herald</i> , May 25, 1866).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| James Hughes, shot tower, head Julien                                           |                                                                                        | rebuilds as two-story brick, 20x45 with 12’ tower, to operate by August 1, \$2,000 ( <i>Herald</i> , June 3, 1866).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| G. Zumhoff, Clay and 4 <sup>th</sup>                                            |                                                                                        | converts former broom factory to grocery/saloon and leases same to Joseph Wittmer ( <i>Herald</i> , June 21, 1866).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Bradley/Façade Block, opposite Post Office                                      | Henderson & Wilbur, carpentry, Wood & Sellers, brickwork, W. C. Wilkinson, plasterwork | 60’ high, 114x45, brick and stone, basement to be one vast hall (45x115) with no columns, building above supported by “gigantic trusses,” hall to be “largest and most magnificent room north of St. Louis,” six 17-foot wide store rooms, 8’-wide entrance, 12 offices on second floor, hall on third, apparently a complete cast iron front, builders Wm. L.                                                                                                                                                                                                                                                                                                                                                     |

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|                                                                                       |                                             | Bradley, W. W. Luke, F. W Scheffield, R. A. Babbage, E. W. Herr, name announced as Façade Block on August 18 ( <i>Herald</i> , June 24, July 7, August 8, 18, 1866).                                                |
| Otte’s woolen mill                                                                    |                                             | soon to operate, machinery being placed, Morrison-built boiler installed ( <i>Herald</i> , June 29, 1866).                                                                                                          |
| New gun shop, west of courthouse                                                      |                                             | ( <i>Herald</i> , July 20, 1866).                                                                                                                                                                                   |
| Wm. Rebman, Main, east side, bet. 10 <sup>th</sup> , 11 <sup>th</sup>                 | Carr & Woolnough, masonry, Jones, carpenter | just finished very substantial brick block, three stories, 54x34, Rebman to occupy part, rent rest ( <i>Herald</i> , August 5, 1866). [Survives as 1042 Main]                                                       |
| Edmund Miller, M. H. Moore, saw mill                                                  |                                             | buy Mineral Lots 38, 50 below Pelan & Randall’s saw mill, arrange for 1,000’ railroad spur, to build 60x110 sawmill in fall, to later add flour mill to run off waste from mill ( <i>Herald</i> , August 31, 1866). |
| Stone water fountain, in front of Gilbert’s Store                                     |                                             | ( <i>Herald</i> , August 4, 1866).                                                                                                                                                                                  |
| D. B. Linehan, blacksmith shop, Iowa                                                  |                                             | brick shop adjoining his present shop, three stories, birck 24x50 ( <i>Herald</i> , September 4, 1866).                                                                                                             |
| Key City Flour Mill                                                                   | Bob Armstrong, contractor                   | to enlarge with south side addition, 45x75, add two run of stone, now to total four, also 1,000 barrel storage capacity ( <i>Herald</i> , September 4, 1866).                                                       |
| W. A. Judd Livery, 6 <sup>th</sup> & Locust                                           |                                             | add second floor stalls, to be reached by two gradual run of ramps, “is customary in the large cities where room is scarce” ( <i>Herald</i> , September 11, 1866).                                                  |
| 9 <sup>th</sup> & Locust, U.S. Custom House, Post Office                              |                                             | started in 1857, finished 1866, demolished 1947, site of Northwestern Bell Building (Sommer, p. 18).                                                                                                                |
| Dubuque & Sioux City Railroad                                                         |                                             | roundhouse addition of 5-6 stalls, started in summer , \$7-8,000 ( <i>Herald</i> , November 11, 1866).                                                                                                              |
| Turner Hall                                                                           |                                             | destroyed by fire ( <i>Times</i> , March 9, 1866).                                                                                                                                                                  |
| Norton’s Tenement                                                                     |                                             | destroyed by fire ( <i>Times</i> , July 31, 1866).                                                                                                                                                                  |
| <b>1867</b>                                                                           |                                             |                                                                                                                                                                                                                     |
| Carr & Austin, Southern between extension of Main & Iowa, opposite D&SC Freight House |                                             | “immense Dubuque Plaining Mill” brick on stone foundation, three stories 70x80 with two story 24x15 boiler room wing, \$36,000 ( <i>Herald</i> , September 5, 1867).                                                |
| C. J. Corkery, west side Main below 1 <sup>st</sup>                                   |                                             | grain warehouse, one story frame, 28x114, \$1,600 ( <i>Herald</i> , September 5, 1867).                                                                                                                             |
| Rose & Weber, Main between 3 <sup>rd</sup> & 4 <sup>th</sup>                          |                                             | new storefront on saloon ( <i>Herald</i> , September 5, 1867).                                                                                                                                                      |
| Mrs. Bernarths Beechler, East side Main, between 8 <sup>th</sup> & 9 <sup>th</sup>    | McDermott & Mann, contractors               | three story brick, 21.5x70, storeroom down, “handsome improvement” to this part of the street, adjoins Sanborn Block on the north ( <i>Herald</i> , September 5, 1867).                                             |
| Junkerman (druggist), Iowa between 5 <sup>th</sup> & 6 <sup>th</sup>                  | Flick, contractor                           | two story, 32x32, 16x24 wing, \$2,000, building, likely residence? ( <i>Herald</i> , September 5, 1867).                                                                                                            |
| Continental Hotel, 6 <sup>th</sup> and Iowa                                           |                                             | former DeSoto? J. K. Graves buys, renovates and reproofs, \$7,000, Thomas Stimming new landlord ( <i>Herald</i> , September 5, 1867).                                                                               |
| M. J. McLaughlin, Locust & 1 <sup>st</sup>                                            |                                             | double storefront, one story frame \$1,200-1,600 ( <i>Herald</i> , September 5, 1867).                                                                                                                              |
| Richmond &                                                                            |                                             | two story brick livery stable, 114x?, hay loft with 300 ton                                                                                                                                                         |

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| McMasters, Locust & 4 <sup>th</sup>                                                  |                              | capacity up, firm has 25 horses, can board 42, \$25,000 ( <i>Herald</i> , September 5, 1867).                                                                                                                                                                                                                                                                         |
| Asa Robers, East side Locust, between 5 <sup>th</sup> & 6 <sup>th</sup>              |                              | addition to wagon shop ( <i>Herald</i> , September 5, 1867).                                                                                                                                                                                                                                                                                                          |
| Clay near 9 <sup>th</sup>                                                            | McDermott & Mann, carpenters | large shop for builders ( <i>Herald</i> , September 5, 1867).                                                                                                                                                                                                                                                                                                         |
| W. H. Danjehn (?), Southwest corner Clay and 9 <sup>th</sup>                         |                              | brass foundry, 34x16, 28' chimney, \$800 ( <i>Herald</i> , September 5, 1867).                                                                                                                                                                                                                                                                                        |
| Gabriel Weiss, baker, east side Clay, between 13 <sup>th</sup> & 14 <sup>th</sup>    |                              | two story brick, 22x40, storefront down, residence up, \$2,000+ ( <i>Herald</i> , September 5, 1867).                                                                                                                                                                                                                                                                 |
| Jos. Traut, 14 <sup>th</sup> & White                                                 |                              | two story brick, 20x40, \$2,000 (residence?) ( <i>Herald</i> , September 5, 1867).                                                                                                                                                                                                                                                                                    |
| Rouse & Dean Iowa Ironworks, Washington & 9 <sup>th</sup>                            |                              | firm founded 16 years earlier, immense two story brick addition, 78x94, now infills rest of whole block, 120,000 brick, 60,000 feet of lumber, 700 cubic yards of fill to raise site above highest flood level, \$35,000 ( <i>Herald</i> , September 5, 1867).                                                                                                        |
| Dubuque Cabinet Makers Association, foot of 9 <sup>th</sup>                          |                              | four story frame factory, 32x60, new firm, first building, \$15,000 ( <i>Herald</i> , September 5, 1867).                                                                                                                                                                                                                                                             |
| Henry Ziepprecht, Clay Street, west side, between 13 <sup>th</sup> -14 <sup>th</sup> |                              | Two story brick storefront/residence, 15x60 drugstore, \$1,500-1,800 ( <i>Herald</i> , September 5, 1867).                                                                                                                                                                                                                                                            |
| A. Stines, Clay, between 16 <sup>th</sup> & 17th                                     |                              | two story brick with wooden front, 30x40, for clothing/dry goods store, residence upstairs, ( <i>Herald</i> , September 5, 1867). Extant as 1688 Central.                                                                                                                                                                                                             |
| “The Façade” not located                                                             |                              | Started in 1866, finished in spring, “some rooms ready” as of May ( <i>Herald</i> , September 5, 1867).                                                                                                                                                                                                                                                               |
| Cooper Wagon Works                                                                   |                              | destroyed by fire twice, into temporary quarters in September ( <i>Herald</i> , April 26, 1867; <i>Times</i> , September 26, 1867; Oldt, p. 161).                                                                                                                                                                                                                     |
| Half a block of Main Street                                                          |                              | destroyed by fire, \$50,000 loss ( <i>Herald</i> , February 17-18, 1868).                                                                                                                                                                                                                                                                                             |
| <b>1868</b>                                                                          |                              |                                                                                                                                                                                                                                                                                                                                                                       |
| John Nagle, cor. Walnut and Julien                                                   |                              | grocer, fine brick residence, 22x30, two stories, replaces store burned few years ago, to build store on next lot ( <i>Herald</i> , April 29, 1868).                                                                                                                                                                                                                  |
| Fred Weigle, NW cor. Main & 8 <sup>th</sup>                                          |                              | buys lot from Dr. Lay to build fine block of stores, \$13,500 for lot ( <i>Herald</i> , April 21, 1868)                                                                                                                                                                                                                                                               |
| Trudell's Block                                                                      |                              | to second of third floor, “fine improvement to that unsightly corner,” ironwork and wood, double storefront, see Trudell, below for possible duplication ( <i>Herald</i> , April 29, 1868)                                                                                                                                                                            |
| M. S. Robinson, Main between Jones & 1 <sup>st</sup>                                 |                              | Agricultural warehouse, three stories, brick, 60x118 or 30x150, \$9,500, reaches first story by late November, to push to finish unless mortar freezes “before it is put on,” site was a pool of water a few weeks ago, :now one of most substantial structures on Main Street ( <i>Times</i> , September 27, 1868; January 1, 1869; <i>Herald</i> , April 29, 1868). |
| Martin Carroll, Simplot                                                              |                              | former Carroll bakery converted into store for Simplot                                                                                                                                                                                                                                                                                                                |

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| Estate, southeast corner Main and 1 <sup>st</sup>                             |                                | Bros., brick dwelling/bakery, \$3,000 ( <i>Times</i> , January 1, 1869; <i>Herald</i> , December 13, 1868).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Merchants National Bank, to southeast corner Main & 5th                       | John Keenan, arch/builder      | formerly on west side Main between 5 <sup>th</sup> & 6 <sup>th</sup> , building completely gutted, new safe, \$6,000 ( <i>Herald</i> , December 13, 1868).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| John D. Bush, 42 Main (west side between 2 <sup>nd</sup> & 3 <sup>rd</sup> )  |                                | new front and story added beneath whole, new roof, new front, 21x130, Kinley & Cochrane, fruit confectionery to occupy, addition to store, \$3,500 ( <i>Times</i> , January 1, 1869; <i>Herald</i> , December 13, 1868). <i>Herald</i> , April 29, 1868 states C. P. Kinsley removed to J. T. Hancock's Store, two doors below, to demolish old brick owned by John D. Bush with "substantial and elegant new one," 22 feet frontage to alley, to be done in two months. Same source, August 14, 1868 states Bush is erecting a three story block, 100 feet deep, "in place of the one story affair, formerly occupied by C. P. Kinsley." |
| Grosvenor & Harger, 111 Main (bet. 5 <sup>th</sup> & 6 <sup>th</sup> )        |                                | rear addition to store, \$1,500 ( <i>Times</i> , January 1, 1869; <i>Herald</i> , December 13, 1868).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Thompson & Jones, 128 Main                                                    |                                | store addition, \$500 ( <i>Times</i> , January 1, 1869).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Geo. F. Fry, 132 Main                                                         |                                | three story addition to store, \$4,000 ( <i>Times</i> , January 1, 1869).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Wm. L. Bradley Block east side Main at 7 <sup>th</sup>                        | Henderson & Brandt, architects | fine brick block, six three story stores starting at corner, each store 21x102, cut stone caps, sills, cut stone cornice and facings, north four stores owned by Wm. Bradley, then Wm. Rebman/D. S. Wilson, Mrs. McKenzie, \$50,000 ( <i>Times</i> , January 1, 1869; <i>Herald</i> , December 13, 1868).                                                                                                                                                                                                                                                                                                                                 |
| Geo. W. Jones, northwest corner Main & 6 <sup>th</sup>                        | John Keenan, architect/builder | adds four story brick building at the corner of his block to accommodate <i>Herald</i> , fronts on 6 <sup>th</sup> , 24x36, \$5000 ( <i>Herald</i> , December 13, 1868).                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Junkerman & Haas, east side of Main between 7 <sup>th</sup> & 8 <sup>th</sup> |                                | new front, rear additions, and additional story, \$5,000 ( <i>Times</i> , January 1, 1869; <i>Herald</i> , December 13, 1868).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| James Kelly, Main between 7 <sup>th</sup> & 8 <sup>th</sup>                   |                                | addition to store, \$600 ( <i>Times</i> , January 1, 1869).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| W. R. Gage, east side Main between 8 <sup>th</sup> & 9 <sup>th</sup>          |                                | Clare House hotel improvements, \$3,000 ( <i>Herald</i> , December 13, 1868).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Ryan, foot of Jones                                                           |                                | slaughter house, 150x150, stone contract let to Parker & Lenshaw, break ground December 15, dry laid walls 16 feet thick ( <i>Herald</i> , December 10, 1868).                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| T. E. Deggendorf, Main between 8 <sup>th</sup> & 9 <sup>th</sup>              |                                | frame dwelling, \$800 ( <i>Times</i> , January 1, 1869).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Ira Hanson, southeast corner Main and 11 <sup>th</sup>                        |                                | three story brick store and dwelling, \$3,500, Pettibone & Co. to corner storefront, 19x65 ( <i>Times</i> , January 1, 1869; <i>Herald</i> , December 13, 1868).                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| T. Connolly, Bluff between 8 <sup>th</sup> & 9 <sup>th</sup>                  |                                | two story brick shop, 52x32, \$6,000 ( <i>Times</i> , January 1, 1869).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| High School, northwest corner, Clay & 12 <sup>th</sup>                        | Henderson & Brandt, architects | Improvements, \$3,000 ( <i>Times</i> , January 1, 1869; Henderson & Brandt, architects).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| M. Young, Clay between 15 <sup>th</sup> & 16 <sup>th</sup>                    |                                | two-story brick store/dwelling, \$4,000 ( <i>Times</i> , January 1, 1869).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |

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| C. Jungk, Clay between 16 <sup>th</sup> & 17 <sup>th</sup>                              |                       | two story brick warehouse addition, \$2,500 ( <i>Times</i> , January 1, 1869).                                                                                                                                                                             |
| A. Stine, Clay between 17 <sup>th</sup> & 18 <sup>th</sup>                              |                       | store addition, \$1,200 ( <i>Times</i> , January 1, 1869). Extant as 1688 Central                                                                                                                                                                          |
| N. Brandt, head of 18 <sup>th</sup> and Clay                                            |                       | two story brick store and dwelling, \$3,000 ( <i>Times</i> , January 1, 1869).                                                                                                                                                                             |
| Mitchell & Scott, Clay ( <i>Herald</i> says Iowa, 6 <sup>th</sup> ) and 6 <sup>th</sup> |                       | frame lumber yard office, \$5,300 ( <i>Times</i> , January 1, 1869; <i>Herald</i> , December 13, 1868).                                                                                                                                                    |
| C. E. Klies, White & 9 <sup>th</sup>                                                    |                       | two story brick dwelling, two story brick soda factory, 30x42, behind house, fronting on 9 <sup>th</sup> , \$9,500 ( <i>Times</i> , January 1, 1869; <i>Herald</i> , December 13, 1868).                                                                   |
| F. Trenkle, White & 12 <sup>th</sup>                                                    |                       | bakery/saloon addition, 12x24, \$600 ( <i>Times</i> , January 1, 1869; <i>Herald</i> , December 13, 1868).                                                                                                                                                 |
| J. L. Dickinson, Jackson                                                                | “but in better style” | nearly done rebuilding planning mill/sash factory burned November 17, 1868, two two-story buildings, 40x80, 85x60, \$6,000 ( <i>Times</i> , January 1, 1869).                                                                                              |
| D&SC Passenger Depot, Jones                                                             |                       | largely rebuilt beneath existing roof, \$3,000 ( <i>Times</i> , January 1, 1869; <i>Herald</i> , December 13, 1868).                                                                                                                                       |
| Wilcox Railway Hotel, Jones                                                             |                       | Improvements, addition, \$4,000 ( <i>Times</i> , January 1, 1869).                                                                                                                                                                                         |
| J. H. Dunn, 1 <sup>st</sup>                                                             |                       | <i>Herald</i> , September 2, 1868 states Dunn had built a new store on the foundation of the old one. Additions to store, \$600 ( <i>Times</i> , January 1, 1869).                                                                                         |
| C. J. Corkery, 1 <sup>st</sup>                                                          |                       | improvement to shop and store, \$400 ( <i>Times</i> , January 1, 1869).                                                                                                                                                                                    |
| Wilson & Ogilby Block, Main Street [between 6 <sup>th</sup> -7 <sup>th</sup> ]          |                       | extended back 20 feet, tenants were J. H. Thompson’s book store, E. H. Moore’s drugstore, Fry’s hardware ( <i>Herald</i> , August 14, 1868).                                                                                                               |
| Junkerman & Haas, Main                                                                  |                       | 15-year old drugstore, contract with Wm. Rebman to add two stories and extend back 113 feet to the alley. Will then be three stories with neat front. Firm owns two lots Main to Iowa, to soon improve ( <i>Herald</i> , July 31, 1868).                   |
| Langworthy Block, Main at 6 <sup>th</sup>                                               |                       | Sadler, Hamlin & Wagner raise block to three stories ( <i>Herald</i> , August 14, 1868).                                                                                                                                                                   |
| Grosvenor & Harger, Main                                                                |                       | Enlarge rear of book store by 40 feet ( <i>Herald</i> , August 14, 1868).                                                                                                                                                                                  |
| A. A. Cooper, 3 <sup>rd</sup>                                                           |                       | Rebuilt wagon factory burned September 1867, three new buildings, four story brick with shop basement, 44x56, frame two story 24x48, two-story brick on corner Locust 22x66, \$35,000, occupy August 1868 ( <i>Times</i> , January 1, 1869; Oldt, p. 164). |
| Geo. W. Jones, 7 <sup>th</sup> between Main and Locust                                  |                       | three story brick, 24x36, \$5,000 ( <i>Times</i> , January 1, 1869).                                                                                                                                                                                       |
| C. Germer, 7 <sup>th</sup> between Iowa and Clay                                        |                       | two story brick, \$3,500 ( <i>Times</i> , January 1, 1869).                                                                                                                                                                                                |
| DeGraw & Co., 7 <sup>th</sup> & Washington                                              |                       | lumber office, \$500 ( <i>Times</i> , January 1, 1869).                                                                                                                                                                                                    |
| Clark & Cowles, foot of 7 <sup>th</sup>                                                 |                       | tub and pail factory two story frame warehouse, 20x32, improvements, \$2,000 ( <i>Times</i> , January 1, 1869; <i>Herald</i> ,                                                                                                                             |

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|                                                                                               |                                                             | December 13, 1868).                                                                                                                                                                                                                                                                                                                                                                      |
| H. Honack & Zehner,<br>8 <sup>th</sup> corner Clay                                            | Henderson & Brandt,<br>architects                           | brick building for coopersmith/blacksmith shop, 45x40, \$2,500 ( <i>Times</i> , January 1, 1869; Henderson & Brandt, architects).                                                                                                                                                                                                                                                        |
| H. Brinkman, 8 <sup>th</sup><br>between Iowa and Main                                         | Henderson & Brandt,<br>architects                           | two story brick addition to packing house, \$3,500 ( <i>Times</i> , January 1, 1869; <i>Herald</i> , December 13, 1868).                                                                                                                                                                                                                                                                 |
| J. Trudell, 8 <sup>th</sup> and Bluff                                                         |                                                             | three story brick wagon manufactory, 43x48, \$7,000 ( <i>Times</i> , January 1, 1869; <i>Herald</i> , April 29, 1868).                                                                                                                                                                                                                                                                   |
| Sager, cor. Bluff &<br>Lorimer                                                                |                                                             | builds double brick on site of People's Theater, next to Trudell's, above ( <i>Times</i> , August 14, 1868).                                                                                                                                                                                                                                                                             |
| A. Kaiser, foot of 9 <sup>th</sup>                                                            |                                                             | stone addition to mill, two stories, \$6,000 ( <i>Times</i> , January 1, 1869).                                                                                                                                                                                                                                                                                                          |
| St. John Episcopal<br>Church, 14 <sup>th</sup> & Main                                         |                                                             | first building, replaced by new building in 1877 (Lyon, p. 390).                                                                                                                                                                                                                                                                                                                         |
| C. E. Klies, White & 9 <sup>th</sup>                                                          |                                                             | two story brick building, 23x36, and two story brick factory, 30x42, \$9,500 ( <i>Times</i> , January 1, 1869).                                                                                                                                                                                                                                                                          |
| Fire, 8 <sup>th</sup> and Clay                                                                |                                                             | fire destroys E. Honack's new brass shop, F. Hosch's one story front saloon, and Neubauer's two story frame tenement ( <i>Herald</i> , August 5, 1868).                                                                                                                                                                                                                                  |
| Fire, 163 Main, bet. 6 <sup>th</sup><br>& 7 <sup>th</sup> streets                             |                                                             | fire destroys first Bishops Block ( <i>Herald</i> , September 5, 1868)                                                                                                                                                                                                                                                                                                                   |
| Northwest Stamping<br>Metal Factory/Dubuque<br>Metal Stamping Co.,<br>white & 5 <sup>th</sup> |                                                             | had just come to the city from Dunlieth, occupying three-story brick, capitalized at \$50,000, J. K. Graves president, destroyed by fire, \$50,000 loss ( <i>Times</i> , December 27, 1868; <i>Herald</i> , December 13, 1868).                                                                                                                                                          |
| Dickinson's Planing Mill                                                                      |                                                             | destroyed by fire ( <i>Herald</i> , November 18, 1868).                                                                                                                                                                                                                                                                                                                                  |
| Frith's Bone Factory,<br>Center Grove House,<br>Plank Road                                    |                                                             | two separate fires same night ( <i>Times</i> , October 13, 1868).                                                                                                                                                                                                                                                                                                                        |
| Peterson & Christian's<br>Shingle Mill                                                        |                                                             | destroyed by fire ( <i>Times</i> , November 7, 1868).                                                                                                                                                                                                                                                                                                                                    |
| Roger's Block                                                                                 |                                                             | destroyed by fire ( <i>Times</i> , July 7, 1868).                                                                                                                                                                                                                                                                                                                                        |
| Liddy's Building                                                                              | Thomas Brunton,<br>stone mason                              | Brunton has stone contract for this building "soon to be erected" ( <i>Herald</i> , June 19, 1868).                                                                                                                                                                                                                                                                                      |
| Cox's residence                                                                               | same                                                        | same, new house                                                                                                                                                                                                                                                                                                                                                                          |
| <b>1869</b>                                                                                   |                                                             |                                                                                                                                                                                                                                                                                                                                                                                          |
| Levi Block, Main & 4 <sup>th</sup>                                                            | Henderson & Brandt,<br>architects                           | 41x118, three stories, double storefront for wholesale trade, Sampson & Young (Drugs) to corner store, Jaeger & Company (Liquor) in other. Stone caps, sills and lintels, iron columns, galvanized iron cornice, \$12,000 ( <i>Herald</i> , December 16, 1869).                                                                                                                          |
| Oglesby Block, east side<br>Main between 6 <sup>th</sup> & 7 <sup>th</sup>                    | same, John Bell,<br>carpentry, Robert<br>Rogers, supervisor | this was the first Dubuque building with an iron front, 45x113, three stories, two wholesale storefronts, Wemott, Howard & Co. (crockery) and Christman (dry goods), both in by Christmas, iron front, galvanized iron cornice, used exterior walls of adjoining buildings, \$12,000, :one of the finest improvements in the city during the year" ( <i>Herald</i> , December 16, 1869). |
| Weigle Block, 8 <sup>th</sup> and<br>Main                                                     | Aid. Weigle,<br>supervisor, "a model<br>of durability and   | 25x80, to be extended to Town Clock building next year, three stories, Keller's dry goods in storefront, offices above, stone and iron column front, \$7,000 ( <i>Herald</i> , December 16,                                                                                                                                                                                              |

**“...the finest business street west of Chicago and north of St. Louis...”**

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|                                                                   | taste”                                                                                                                                         | 1869).                                                                                                                                                                                                                                                                                                                             |
| Marson Block, Main & 2 <sup>nd</sup>                              | John Keenan has contract, will spend winter making preparations making casings, doors, to start in spring ( <i>Herald</i> , December 10, 1868) | 78x114, three stories, stone column front, ‘the walls are of unusual thickness, rendering the building one of the strongest and most durable in the city. It is designed exclusively for accommodating the wholesale trade,” three storefronts each with patent hoisting apparatus, \$23,000 ( <i>Herald</i> , December 16, 1869). |
| Edw. Langworthy, Main between 5 <sup>th</sup> & 6 <sup>th</sup>   |                                                                                                                                                | rebuilding of brick store, three stories after fire last spring, 21x110, Palmer & Bros. (books, music) tenants, \$5,000 ( <i>Herald</i> , December 16, 1869).                                                                                                                                                                      |
| High School, Clay & 12 <sup>th</sup>                              |                                                                                                                                                | new Clay St. front, \$1,500 ( <i>Herald</i> , December 16, 1869).                                                                                                                                                                                                                                                                  |
| John Sage, 8 <sup>th</sup> between Locust & Bluff                 |                                                                                                                                                | two story brick, 30x36, \$4,000 ( <i>Herald</i> , December 16, 1869).                                                                                                                                                                                                                                                              |
| Key City Planing Mill, 8 <sup>th</sup>                            |                                                                                                                                                | two story addition, 22x40, \$1,800 ( <i>Herald</i> , December 16, 1869).                                                                                                                                                                                                                                                           |
| John D. Bush, 38-40 Main                                          |                                                                                                                                                | tore away stores (storefronts?) and replaced ( <i>Herald</i> , December 16, 1869).                                                                                                                                                                                                                                                 |
| J. Cahill, Locust between 1 <sup>st</sup> & 2 <sup>nd</sup>       |                                                                                                                                                | two story frame, \$300 ( <i>Herald</i> , December 16, 1869).                                                                                                                                                                                                                                                                       |
| John D. Bush, Iowa, between 2 <sup>nd</sup> & 3 <sup>rd</sup>     |                                                                                                                                                | two story brick building, 40x60, \$2,000 ( <i>Herald</i> , December 16, 1869).                                                                                                                                                                                                                                                     |
| Atherton & Walker, Iowa between 2 <sup>nd</sup> & 3 <sup>rd</sup> |                                                                                                                                                | brick cooper shop, 20x40, and frame warehouse in the rear, 60x28, \$1,800 ( <i>Herald</i> , December 16, 1869).                                                                                                                                                                                                                    |
| L. M. Hogan, Locust and 3 <sup>rd</sup>                           |                                                                                                                                                | four two story brick tenements, \$5,000 ( <i>Herald</i> , December 16, 1869).                                                                                                                                                                                                                                                      |
| J. Michel, Clay between 3 <sup>rd</sup> & 4 <sup>th</sup>         |                                                                                                                                                | two story brick dwelling, improvements, \$850 ( <i>Herald</i> , December 16, 1869).                                                                                                                                                                                                                                                |
| L. C. Fuller, 10 <sup>th</sup> & Clay                             |                                                                                                                                                | two story brick hotel ( <i>Herald</i> , December 16, 1869).                                                                                                                                                                                                                                                                        |
| Rath & Co., 13 <sup>th</sup>                                      |                                                                                                                                                | soap factory, 1.5 story, 32x50, \$1,500( <i>Herald</i> , December 16, 1869).                                                                                                                                                                                                                                                       |
| Chas. Bittman, Clay between 14 <sup>th</sup> & 15 <sup>th</sup>   |                                                                                                                                                | two brick stores, two stories, 31x40, \$5,000 ( <i>Herald</i> , December 16, 1869). Extant as 1460-64 Central.                                                                                                                                                                                                                     |
| Young, Clay between 15 <sup>th</sup> & 16 <sup>th</sup>           |                                                                                                                                                | two story brick store and dwelling, \$4,000 ( <i>Times</i> , January 1, 1869).                                                                                                                                                                                                                                                     |
| Matthias Flick, Clay between 15 <sup>th</sup> & 16 <sup>th</sup>  |                                                                                                                                                | shop addition, 18x24, \$400 ( <i>Times</i> , January 1, 1869; <i>Herald</i> , December 13, 1868).                                                                                                                                                                                                                                  |
| Wm. Pirt, Clay between 17 <sup>th</sup> & 18 <sup>th</sup>        |                                                                                                                                                | three story brick store, 26x26, \$2,000 ( <i>Herald</i> , December 16, 1869).                                                                                                                                                                                                                                                      |
| Sol Turck, cor. 4 <sup>th</sup> & White                           |                                                                                                                                                | two story brick 32x56, for hotel/boarding house, \$7,000 ( <i>Herald</i> , December 16, 1869).                                                                                                                                                                                                                                     |
| Weston, Burch & Co., 10 <sup>th</sup>                             |                                                                                                                                                | lumber office, 16x24, two stories, frame, \$800 ( <i>Herald</i> , December 16, 1869).                                                                                                                                                                                                                                              |
| Dubuque Cabinet Makers Asso., 10 <sup>th</sup> & Jackson          |                                                                                                                                                | two story brick engine room with drying rooms, 20x28, \$1,400 ( <i>Herald</i> , December 16, 1869).                                                                                                                                                                                                                                |
| John McCoy, Julien                                                |                                                                                                                                                | two story brick, 25x50, \$3,500 ( <i>Herald</i> , December 16, 1869).                                                                                                                                                                                                                                                              |
| Lorimer House, 8 <sup>th</sup> &                                  |                                                                                                                                                | thoroughly overhauled, \$3,175 ( <i>Herald</i> , December 16,                                                                                                                                                                                                                                                                      |

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| Bluff                                                                                |                                                                      | 1869).                                                                                                                                                                   |
| Dr. J. W. Finley,<br>northeast corner, 7 <sup>th</sup> &<br>Main                     |                                                                      | improvements, 41,000 ( <i>Herald</i> , December 16, 1869).                                                                                                               |
| Marshall Emerson,<br>White between 4 <sup>th</sup> & 5 <sup>th</sup>                 |                                                                      | Rebuilding of Northwestern Metal Stamping Co. burned out last December, \$3,000 plus new machinery, \$22,000 ( <i>Herald</i> , December 16, 1869).                       |
| Huber & Co., 18 <sup>th</sup> &<br>Washington                                        |                                                                      | three story frame furniture manufactory, 36x32, \$3,000 ( <i>Herald</i> , December 16, 1869).                                                                            |
| Geo. Rath, Clay between<br>12 <sup>th</sup> & 13 <sup>th</sup>                       |                                                                      | 2.5 story brick store, 30x34, \$4,500 ( <i>Tribune</i> , December 21, 1871; <i>Herald</i> , December 17, 1871).                                                          |
| Main Street Methodist<br>Church, Main between<br>10 <sup>th</sup> & 11 <sup>th</sup> |                                                                      | gallery complete over auditorium, on three sides, part of \$50,000 in improvements ( <i>Herald</i> , December 16, 1869).                                                 |
| J. L. Dickinson, Jackson<br>between 9 <sup>th</sup> & 10 <sup>th</sup>               |                                                                      | planning mill improvements, two story main bldg., 33x80, L 62x31 also two stories, engine room 20x30, lumber shed 40x100, \$10,000 ( <i>Herald</i> , December 16, 1869). |
| Herancourt's Furniture<br>Factory                                                    |                                                                      | destroyed by fire ( <i>Times</i> , October 22, 1869).                                                                                                                    |
| Lyon, Palmer & Aiken<br>Co.                                                          |                                                                      | fire loss ( <i>Times</i> , May 8, 1869).                                                                                                                                 |
| <b>1870</b>                                                                          |                                                                      |                                                                                                                                                                          |
| Julien Theater Bldg,<br>Locust, corner 5th.                                          |                                                                      | theater remodeled for use by Masons, \$2,500 ( <i>Herald</i> , December 18, 1870). <i>Times</i> , December 18, 1870 costs at \$4,000.                                    |
| Wm. Newman, Locust<br>between 1 <sup>st</sup> and 2 <sup>nd</sup>                    |                                                                      | brick stables, 4800 ( <i>Herald</i> , December 18, 1870).                                                                                                                |
| Judge Burts, Main bet.<br>Dodge and 1 <sup>st</sup>                                  |                                                                      | warehouses, repairs \$1,500 ( <i>Herald</i> , December 18, 1870). <i>Times</i> , December 18, 1870 costs at \$3000.                                                      |
| Edw. McLane, Main cor.<br>1 <sup>st</sup>                                            |                                                                      | three story double brick, \$4,000 ( <i>Herald</i> , December 18, 1870). <i>Times</i> , December 18, 1870 costs as \$5,000.                                               |
| Cushing & Fleeher, 3 <sup>rd</sup> at<br>Iowa and Clay                               |                                                                      | ice house and brick barn, 136x70, 24' high, \$4,000, barn 60x40, \$3,000 ( <i>Herald</i> , December 18, 1870).                                                           |
| Bradley's block,                                                                     |                                                                      | new underpinnings in rear, rear addition, \$1,900 ( <i>Herald</i> , December 18, 1870).                                                                                  |
| Peter A. Lorimer, Bluff<br>between 8 <sup>th</sup> & 10 <sup>th</sup>                |                                                                      | two story brick, \$4,500, excavations for more buildings, \$1,500 ( <i>Herald</i> , December 18, 1870).                                                                  |
| G. Becker, Main,<br>between 5 <sup>th</sup> & 6 <sup>th</sup>                        |                                                                      | three story addition, improvements to wholesale clothing house, \$2,000 ( <i>Herald</i> , December 18, 1870).                                                            |
| Geo. Rath, 12 <sup>th</sup> between<br>Iowa and Clay                                 |                                                                      | brick pork packing house, one story, \$1,000 ( <i>Herald</i> , December 18, 1870).                                                                                       |
| Thomas Levens, 9 <sup>th</sup> near<br>Main                                          |                                                                      | one story office block, \$1,500 ( <i>Herald</i> , December 18, 1870).                                                                                                    |
| F. Mertz, Iowa near 7 <sup>th</sup>                                                  |                                                                      | small frame gunshop ( <i>Herald</i> , December 18, 1870).                                                                                                                |
| Edw. Langworthy, east<br>side (110-12) Main, near<br>6 <sup>th</sup>                 | “combine great<br>strength of column<br>and architectural<br>beauty” | three story store, 21x113, \$5,000, also new French Plate glass storefront on adjoining store ( <i>Herald</i> , December 18, 1870).                                      |
| Steiner & Zust, 108<br>Main, two doors south of<br>above                             |                                                                      | similar to Langworthy's, not as long, \$4,000 ( <i>Herald</i> , December 18, 1870).                                                                                      |

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| M. J. King, Main & 6 <sup>th</sup>                                   |                                        | new rear to fire damaged store ( <i>Herald</i> , December 18, 1870).                                                                                                                                                                                                     |
| Grosvenor & Harger                                                   |                                        | new storefront, \$700 ( <i>Herald</i> , December 18, 1870).                                                                                                                                                                                                              |
| Dr. J. W. Finley, Main between 7 <sup>th</sup> & 8 <sup>th</sup>     | “one of the finest stores in the city” | room made for the new building by “one of the burnings this season” \$8,000, Times costs as \$8,500, describes as three story brick store, 23x114 ( <i>Herald</i> , December 18, 1870; <i>Times</i> , December 18, 1870).                                                |
| Glover & Smock, C. Whitaker Block, next to above                     |                                        | foundation laid for construction in 1871, to cost \$12,000, reported June 1871 as almost ready, “one of the most magnificent business buildings in the state,” ( <i>Herald</i> , December 18, 1870; <i>Times</i> , June 17, 1871).                                       |
| Mrs. Sullivan, Main & 6 <sup>th</sup>                                |                                        | foundation laid for large brick building ( <i>Herald</i> , December 18, 1870).                                                                                                                                                                                           |
| B. B. Richards, Mrs. T. Levins, 9 <sup>th</sup> bet. Main and Locust |                                        | three single story brick offices, 32x42, \$1,500, completed in August 1870, court case in 1873 challenged levying of property taxes on new building for whole year ( <i>Herald</i> , May 27, 1873; <i>Times</i> , December 18, 1879).                                    |
| Dubuque Lumber Co., foot of Locust                                   |                                        | two new lumber mills, one of which used foundation built for a box factory, 44x84 feet, \$20,000, the other used a burned mill foundation (May fire), 50x180 with 25x40 wing, used 5,000 perch of stone and 100,000 brick, \$25,000 ( <i>Times</i> , December 18, 1870). |
| Robert Waller, Locust, cor. 1 <sup>st</sup>                          |                                        | row of four-story brick stores, 80x52, \$6,000 ( <i>Times</i> , December 18, 1870).                                                                                                                                                                                      |
| J. P. Sullivan, Main (see 214 W. 1 <sup>st</sup> , west end)         |                                        | three-story brick store, 20x45, \$4,500 ( <i>Times</i> , December 18, 1870). This was apparently J. & P. Sullivan, who built the west third of the triple block at 214 West First.                                                                                       |
| Geo. Wilde, 72 Main, cor. 4 <sup>th</sup>                            |                                        | improvements on store, \$500 ( <i>Times</i> , December 18, 1870).                                                                                                                                                                                                        |
| M. J. King, 115 Main, bet. 5 <sup>th</sup> & 6 <sup>th</sup>         |                                        | same, \$600 ( <i>Times</i> , December 18, 1870).                                                                                                                                                                                                                         |
| G. Becker, Main bet. 5 <sup>th</sup> & 6 <sup>th</sup>               |                                        | improvements on building, \$2,000 ( <i>Times</i> , December 18, 1870).                                                                                                                                                                                                   |
| Grosevnor & Harger, 141 Main, bet. 5 <sup>th</sup> & 6 <sup>th</sup> |                                        | improvements on store, \$1,000 ( <i>Times</i> , December 18, 1870).                                                                                                                                                                                                      |
| Wm. Rebman, Main bet. 10 <sup>th</sup> & 11 <sup>th</sup>            |                                        | two three-story brick stores, and third story to double tenement dwelling, \$14,000 ( <i>Times</i> , December 18, 1870).                                                                                                                                                 |
| High School Building, Clay and 12 <sup>th</sup>                      |                                        | improvements, additions, \$2,500 ( <i>Times</i> , December 18, 1870).                                                                                                                                                                                                    |
| G. Rath, Clay cor. 12 <sup>th</sup>                                  |                                        | singl-story large brick chandlery and packing house, \$1,500 ( <i>Times</i> , December 18, 1870).                                                                                                                                                                        |
| A. Stiner, Clay cor. 17th                                            |                                        | improvements on store/dwelling, \$250 ( <i>Times</i> , December 18, 1870).                                                                                                                                                                                               |
| H. Reil, Clay cor. 18 <sup>th</sup>                                  |                                        | improvements on building, \$250 ( <i>Times</i> , December 18, 1870).                                                                                                                                                                                                     |
| Platt Smith, White cor. 4 <sup>th</sup>                              |                                        | coal storehouse, \$350 ( <i>Times</i> , December 18, 1870).                                                                                                                                                                                                              |
| Knapp, Stout & Co., Washington cor. 8 <sup>th</sup>                  |                                        | lumber storehouse, \$350 ( <i>Times</i> , December 18, 1870).                                                                                                                                                                                                            |
| Ingram, Kennedy & Day, Jackson cor. 7th                              |                                        | brick office, 20x28, \$900 ( <i>Times</i> , December 18, 1870).                                                                                                                                                                                                          |

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| J. P. Scott, Jackson cor. 18 <sup>th</sup>                  |  | planing mill replacing burned one, frame, 70x40, \$5,800 ( <i>Times</i> , December 18, 1870).                                                    |
| Cushing & Fischer, 3 <sup>rd</sup> cor. Iowa                |  | two ice houses, 70x125 each, two story brick barn, \$6,000 ( <i>Times</i> , December 18, 1870).                                                  |
| Clake & Cowles, 7 <sup>th</sup> below Washington            |  | three frame storehouses, 20x70, 20x54, 20x17, \$1,500 ( <i>Times</i> , December 18, 1870).                                                       |
| T. Delco, 7 <sup>th</sup> bet. Iowa and Clay                |  | addition on building, \$1,600 ( <i>Times</i> , December 18, 1870).                                                                               |
| G. Germer, 7 <sup>th</sup> cor. Iowa                        |  | improvements on building, \$800 ( <i>Times</i> , December 18, 1870).                                                                             |
| F. Metz, 7 <sup>th</sup> cor. Iowa                          |  | one story frame, \$1,800 ( <i>Times</i> , December 18, 1870).                                                                                    |
| Bishop Hennessey, 7 <sup>th</sup> bet. Main and Locust      |  | two story brick, \$1,200 ( <i>Times</i> , December 18, 1870).                                                                                    |
| Fischer & Co., 10 <sup>th</sup> bet. Washington and Jackson |  | frame factory, \$1,200 ( <i>Times</i> , December 18, 1870).                                                                                      |
| Peaslee's Ale Brewery                                       |  | partly destroyed by fire ( <i>Times</i> , January 27, 1870)                                                                                      |
| Julien Hotel Stables                                        |  | destroyed by fire, five horses lost ( <i>Times</i> , March 27, 1870)                                                                             |
| Weston Burch & Co. Lumber Yard                              |  | destroyed by fire, \$50,000 loss ( <i>Times</i> , August 18, 1870).                                                                              |
| Dubuque Lumber Yard                                         |  | destroyed by fire, 4,000,000 feet of lumber consumed ( <i>Herald</i> , October 3, 1870). <i>Times</i> reports “gang of firebugs” March 30, 1870. |
| Dubuque Lumber Yard                                         |  | mill destroyed by fire ( <i>Times</i> , April 30, 1870).                                                                                         |
| Commercial Hotel, 8 <sup>th</sup> & Bluff                   |  | destroyed by fire ( <i>Times</i> , May 31, 1870).                                                                                                |
| “whole row of buildings,” 11 <sup>th</sup> & Bluff          |  | destroyed by fire ( <i>Times</i> , June 11, 1870).                                                                                               |
| Tenement house, 4 <sup>th</sup> & Clay                      |  | destroyed by fire ( <i>Times</i> , August 2, 1870).                                                                                              |
| Dickinson Livery Stable                                     |  | destroyed by fire ( <i>Times</i> , August 2, 1870).                                                                                              |
| Mulligan's Wholesale Liquor Store/Dunn's Grocery            |  | destroyed by fire ( <i>Times</i> , February 20, 1870).                                                                                           |
| Hat factory, Stimming & Langmeier                           |  | destroyed by fire ( <i>Times</i> , April 30, 1870).                                                                                              |
| Mrs. R. Johnson's boarding house                            |  | destroyed by fire ( <i>Times</i> , November 8, 1870).                                                                                            |
| Manning Boarding House, 4 <sup>th</sup>                     |  | destroyed by fire ( <i>Times</i> , November 18, 1870).                                                                                           |
| Howard Drug, 4 <sup>th</sup> & Bluff                        |  | destroyed by fire ( <i>Times</i> , September 28, 1870).                                                                                          |
| Mrs. J. Sullivan, group of buildings                        |  | destroyed by fire ( <i>Times</i> , November --, 1870).                                                                                           |
| Grocery, liquor store, hotel, Lower Main                    |  | damaged by fire ( <i>Time</i> ,s November 15, 1870).                                                                                             |
| Block, 4 <sup>th</sup> & Main                               |  | partly destroyed by fire ( <i>Times</i> , November 15, 1870).                                                                                    |
| Weston, Burch & Co. Lumber Yard                             |  | destroyed by fire ( <i>Times</i> , August 18, 1870).                                                                                             |
| Three buildings burned, 700's block of Main                 |  | destroyed by fire ( <i>Times</i> , August 31, 1870).                                                                                             |
| Key City Planing Mill                                       |  | destroyed by fire ( <i>Times</i> , August 24, 1870).                                                                                             |

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| and dwellings                                                                   |                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>1871</b>                                                                     |                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Cabine factory, Hamlin & Wagner, Washington & 18 <sup>th</sup>                  |                                                                                                                                         | three stories, brick, 32x34, \$2,000 ( <i>Tribune</i> , December 20, 1871).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| R. Cox, Cox Block, cor. 5 <sup>th</sup> & Main                                  |                                                                                                                                         | new storefront, iron pillars, French plate glass ( <i>Times</i> , July 12, 1871).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| J. Sayer, White between 11 <sup>th</sup> & 12 <sup>th</sup>                     |                                                                                                                                         | brick store, 26x60, two stories, \$8,000 ( <i>Tribune</i> , December 20, 1871).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| R. G. Yates, Main between 1 <sup>st</sup> & 2 <sup>nd</sup>                     |                                                                                                                                         | brick store, 16x96, two stories, \$2,500 ( <i>Tribune</i> , December 20, 1871).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| A. Kemler, Main between 1 <sup>st</sup> & 2 <sup>nd</sup>                       |                                                                                                                                         | brick block, 21x113, two stories, \$4,000 ( <i>Tribune</i> , December 20, 1871).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| John Mulligan, Main & 1 <sup>st</sup>                                           | “in the Italian style”                                                                                                                  | three brick storefronts, 70x114, three stories, \$18,000 ( <i>Tribune</i> , December 20, 1871; <i>Herald</i> , December 17, 1871).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| John Kries, Main between 1 <sup>st</sup> & 2 <sup>nd</sup>                      |                                                                                                                                         | brick store, 24x113, three stories, \$5,000 ( <i>Tribune</i> , December 20, 1871).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Heirs of F. E. Bissell, Main between 1 <sup>st</sup> & 2 <sup>nd</sup>          |                                                                                                                                         | repairs on residence, \$4,000 ( <i>Tribune</i> , December 20, 1871).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Richard Hinds, Main, between 1 <sup>st</sup> & 2 <sup>nd</sup>                  |                                                                                                                                         | brick store, 22x113, two stories, \$4,500 ( <i>Tribune</i> , December 20, 1871).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Coates & Waters, Main, between 1 <sup>st</sup> & 2 <sup>nd</sup>                |                                                                                                                                         | two brick stores, 21x114, 43x114, two stories, \$12,000 ( <i>Tribune</i> , December 20, 1871; <i>Herald</i> , December 17, 1871).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Andrew & Tredway Block, 92 Main between 4 <sup>th</sup> & 5 <sup>th</sup>       | John Keenan, architect/builder, “have put their block in stylish outfit,” Duane & Roy stone cutters, Joliet stone with chamfered edges. | replaces “rickety frame mid-year, secures Commercial Bank as tenant, brick with stone front, 22x114, 11-feet high basement, ground level 13.5 feet high, upper two floors each 12 feet high, partial third floor, second story entered from 5 <sup>th</sup> Street, banking level apparently below grade level, extensive remodel, three story triple storefront block extended to alley, bank and hardware fronts faced with Joliet marble, “rich” galvanized iron cornice and tin roof, upper stories “will have more space between joints and the roof will be raised nine feet to make the required room,” quarters for Commercial National Bank, Merchants National Bank, \$17,800, 14x17 masonry vault for Commercial bank in cellar, \$4,900, also put new front on entire corner block front “of the same architecture and the same kind of stone employed in the new [bank] building, two buildings between #92 and 5 <sup>th</sup> also to be immediately rebuilt, floors raised to match, hold Anderw & Tredway’s hardware store and Mechant’s Bank., \$7,000 ( <i>Herald</i> , August 25, December 17, 1871; <i>Tribune</i> , December 20, 1871; <i>Times</i> , July 9, August 3, 25, 1871). |
| A. McCann, Cabinet Makers Asso., Main between 4 <sup>th</sup> & 5 <sup>th</sup> |                                                                                                                                         | glass front on warehouse, \$1,350 ( <i>Tribune</i> , December 20, 1871).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Andrew, Pelan & Wilson, Main & 5 <sup>th</sup>                                  |                                                                                                                                         | improvements on 114x44, three story building, new stone Joliet marble front, improvements, \$10,000 ( <i>Herald</i> , December 17, 1871).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| V. Langworthy, Main between 5 <sup>th</sup> & 6 <sup>th</sup>                   |                                                                                                                                         | brick block, 40x118, three stories, glass front, \$6,000 ( <i>Tribune</i> , December 20, 1871).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |

**“...the finest business street west of Chicago and north of St. Louis...”**  
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| Geo. W. Jones, Main & 6 <sup>th</sup>                                                          |                                                                                                               | glass front \$2,000 ( <i>Tribune</i> , December 20, 1871).                                                                                                                                                                                                                                             |
| Mrs. E. Sullivan, Main & 6 <sup>th</sup>                                                       |                                                                                                               | two brick stores, 22x114, three stories, galvanized iron cornice, \$12,000 ( <i>Tribune</i> , December 20, 1871; <i>Herald</i> , December 17, 1871; <i>Herald</i> , December 17, 1871).                                                                                                                |
| Wilson & Oglesby, Main between 6 <sup>th</sup> & 7 <sup>th</sup>                               |                                                                                                               | glass front, \$2,000( <i>Tribune</i> , December 20, 1871).                                                                                                                                                                                                                                             |
| Bradley & Wilson, Main between 6 <sup>th</sup> & 7 <sup>th</sup>                               |                                                                                                               | glass front, \$700 ( <i>Tribune</i> , December 20, 1871).                                                                                                                                                                                                                                              |
| James Levi, Main & 7 <sup>th</sup>                                                             | “one of the finest brick blocks in the city”                                                                  | brick store, 32x113, three stories, Joliet marble, French Plate glass front, galvanized iron cornice and crowning columns, \$12,000 ( <i>Tribune</i> , December 20, 1871; <i>Herald</i> , December 17, 1871).                                                                                          |
| Wm. C. Bradley, Bradley Block, Main & 7 <sup>th</sup>                                          | “put cornices on his brick block”                                                                             | galvanized iron cornice, \$2,000 ( <i>Tribune</i> , December 20, 1871; <i>Herald</i> , December 17, 1871).                                                                                                                                                                                             |
| C. Whittaker, Main in the block above Levi building, between 7 <sup>th</sup> & 8th             | “a fine appearance”                                                                                           | three stories, 32x113, brick, Joliet stone and cornice, \$15,000 ( <i>Herald</i> , December 17, 1871).                                                                                                                                                                                                 |
| J. R. Waller Block, Main & 9th                                                                 | John Keenan, architect/builder, “wholly of brick laid in the best form of ornamentation brick are capable of” | three story brick, stone basement, best French Plate glass front, 34x70, double storefront, “when completed will be a decided improvement to the uptown portion of Main street,” galvanized iron cornice, \$9,500 ( <i>Tribune</i> , December 20, 1871; <i>Herald</i> , August 30, December 17, 1871). |
| Wm. Rebman, Main between 10 <sup>th</sup> & 11 <sup>th</sup>                                   |                                                                                                               | three story brick block, triple storefront, glass fronts, \$12,000 ( <i>Tribune</i> , December 20, 1871).                                                                                                                                                                                              |
| John McCoy, Julien near Bluff, just above Lorimer House                                        |                                                                                                               | brick store, 25x50, two stories, \$3,000, finished in July, would sell ( <i>Tribune</i> , December 20, 1871; <i>Times</i> , July 28, 1871).                                                                                                                                                            |
| Julien Theater, Locust between 5 <sup>th</sup> & 6 <sup>th</sup>                               |                                                                                                               | improvements, \$550 ( <i>Tribune</i> , December 20, 1871).                                                                                                                                                                                                                                             |
| Casper Germer, Iowa & 7 <sup>th</sup>                                                          | “very handsome brick structure”                                                                               | brick business block and dwelling, 40x40, \$6,000 ( <i>Tribune</i> , December 20, 1871).                                                                                                                                                                                                               |
| Dubuque Mfg. Co., . L. Dickinson & Co., Washington between 10 <sup>th</sup> & 11 <sup>th</sup> |                                                                                                               | addition, improvements, \$2,000 ( <i>Tribune</i> , December 20, 1871).                                                                                                                                                                                                                                 |
| E. Candwick, First near Main (behind Mulligan’s new block)                                     |                                                                                                               | brick block, 40x50, three stories, \$7,000 ( <i>Tribune</i> , December 21, 1871; <i>Herald</i> , December 17, 1871).                                                                                                                                                                                   |
| F. A. Gniffke, Sixth between Main & Locust                                                     |                                                                                                               | National Demokrat Building, two stories, brick, 22x34, \$2,500 ( <i>Tribune</i> , December 21, 1871; <i>Herald</i> , December 17, 1871).                                                                                                                                                               |
| J. Mullany, 6 <sup>th</sup> between Main & Locust                                              | “built in the best style of architecture”                                                                     | brick block, 68x63, three stories, includes Times office and residence, \$13,000 ( <i>Herald</i> , December 17, 1871).                                                                                                                                                                                 |
| Geo. Zumhoff, Clay & 4 <sup>th</sup>                                                           |                                                                                                               | brick addition to packing house, \$3,000 ( <i>Herald</i> , December 17, 1871).                                                                                                                                                                                                                         |
| Dunn’s Grocery/Tredway’s                                                                       |                                                                                                               | destroyed by fire ( <i>Times</i> , January 17, 1871).                                                                                                                                                                                                                                                  |

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| Hardware                                                            |                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                            |
| three factories and five dwellings                                  |                                                                                   | destroyed by fire ( <i>Times</i> , December 13, 1871).                                                                                                                                                                                                                                                                                                                                                     |
| Fockler Brewery                                                     |                                                                                   | destroyed by fire ( <i>Times</i> , April 20, 21, 1871).                                                                                                                                                                                                                                                                                                                                                    |
| Farmer's Home & Stables, 1 <sup>st</sup> Street                     |                                                                                   | destroyed by fire ( <i>Times</i> , May 23, 1871).                                                                                                                                                                                                                                                                                                                                                          |
| Dubuque Cabinet Makers Asso., and other businesses, Main Street     |                                                                                   | destructive fire, ( <i>Times</i> , October 3, 1871).                                                                                                                                                                                                                                                                                                                                                       |
| Wilcox's Railway Hotel                                              |                                                                                   | destroyed by fire ( <i>Times</i> , November 30, 1871).                                                                                                                                                                                                                                                                                                                                                     |
| <b>1872</b>                                                         |                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                            |
| C. W. Tyler, Jones & C. I. C. R.R.                                  | John McCoy, builder                                                               | 1.5 story frame coffeehouse, \$750 ( <i>Times</i> , November 23, 1872).                                                                                                                                                                                                                                                                                                                                    |
| J. E. Fairbanks & Co., 2 <sup>nd</sup> between Main, Locust         |                                                                                   | brick addition to bakery, two stories, 30x?, \$3,800 ( <i>Times</i> , November 23, 1872).                                                                                                                                                                                                                                                                                                                  |
| John Lucas, Locust & 1 <sup>st</sup>                                |                                                                                   | three story brick block, 31x23, \$3,500 ( <i>Times</i> , November 23, 1872).                                                                                                                                                                                                                                                                                                                               |
| Waller Estate, SE corner 9 <sup>th</sup> & Main                     | John Keenan, architect, builder                                                   | sought to improve corner, had architect prepare plans and cost estimates, owners hired Keenan to build, building to be wholly of brick, highly ornamental, double storefront, whole measures 34x70, windows of the best French Plate glass “in conformity with the rule that seems to have been established this season on Main street.” To be ready by early December ( <i>Herald</i> , August 30, 1871). |
| Waters Bros/Waters & Coates, 8 <sup>th</sup> & Locust               | John Keenan, architect/builder “a valuable improvement to that part of the street | three story four storefront brick block, plate glass front, \$10,000 ( <i>Times</i> , November 23, 1872; <i>Herald</i> , November 24, 1872).                                                                                                                                                                                                                                                               |
| Carr, Austin & Co., Main Street Extension                           |                                                                                   | three- story frame warehouse, 40x80, \$6,000 ( <i>Times</i> , November 23, 1872; <i>Herald</i> , November 24, 1872).                                                                                                                                                                                                                                                                                       |
| George Mullet, Main, near Key City House                            |                                                                                   | three-story brick addition to rear, plate glass storefront, Myers & Tice, tenants, \$2,800 ( <i>Times</i> , November 23, 1872).                                                                                                                                                                                                                                                                            |
| Thos. Sullivan, First street above Main                             | John Keenan, arch/builder                                                         | three-story brick store, 20x45, \$2,950 ( <i>Times</i> , November 23, 1872; <i>Herald</i> , November 24, 1872).                                                                                                                                                                                                                                                                                            |
| Wm. Lawther on, Main between 1 <sup>st</sup> & 2 <sup>nd</sup>      |                                                                                   | new store front, \$700 ( <i>Herald</i> , November 24, 1872).                                                                                                                                                                                                                                                                                                                                               |
| Thompson & Raedath, Main between 2 <sup>nd</sup> , 3 <sup>rd</sup>  |                                                                                   | interior store improvements, \$2,000 ( <i>Herald</i> , November 24, 1872).                                                                                                                                                                                                                                                                                                                                 |
| Myers, Tice & Co., Main between 3 <sup>rd</sup> and 4 <sup>th</sup> |                                                                                   | store addition, new front ( <i>Times</i> , November 23, 1872).                                                                                                                                                                                                                                                                                                                                             |
| Geo. Willett, Main between 3 <sup>rd</sup> & 4 <sup>th</sup>        | “finished up in the latest style with French Plate glass”                         | addition, storefront, \$2,800 ( <i>Herald</i> , November 24, 1872).                                                                                                                                                                                                                                                                                                                                        |
| Arthur McCann, Main between 4 <sup>th</sup> & 5 <sup>th</sup>       | John Keenan, architect/builder                                                    | four-story store, 114x21.5, replaces store burned a year or two ago, \$7,000/\$9,000, also repairs to old building \$500 ( <i>Times</i> , November 23, 1872; <i>Herald</i> , November 24, 1872).                                                                                                                                                                                                           |
| Richard Cox, Main, between 4 <sup>th</sup> & 5 <sup>th</sup>        | same                                                                              | likely replaces fire damaged building, Keenan did plans for both Cox and McCann, fine brick block, three stories, 21.5x114, \$8,000 ( <i>Herald</i> , November 24, 1872).                                                                                                                                                                                                                                  |

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| Mrs. C. Herancourt, Main, between 4 <sup>th</sup> & 5 <sup>th</sup>                                                 | same, “comely brick block...iron copings and galvanized iron cornice”                                                                                                                           | three-story plate glass front, 24x114, \$6,000 ( <i>Times</i> , November 23, 1872; <i>Herald</i> , November 24, 1872).                                                                                                              |
| John Bell & Co., Main between 4 <sup>th</sup> & 5 <sup>th</sup>                                                     |                                                                                                                                                                                                 | new store, \$600, Bell was tenant firm in collapsed Town Clock Building ( <i>Herald</i> , November 24, 1872).                                                                                                                       |
| Ms. E. Sullivan, Main & 6 <sup>th</sup>                                                                             |                                                                                                                                                                                                 | improving third story of brick block, \$700 ( <i>Herald</i> , November 24, 1872).                                                                                                                                                   |
| Thos. Connolly’s Carriage Factory, 7 <sup>th</sup> & Iowa                                                           | John Keenan, architect/builder, “massive walls...a bulwark of prosperity”                                                                                                                       | four stories plus basement, 91x113, \$25,000 ( <i>Times</i> , November 23, 1872; <i>Herald</i> , November 24, 1872).                                                                                                                |
| A. Levi, Main & 7 <sup>th</sup>                                                                                     | “a rival in architecture of Connolly’s Block [just below same]” at 7 <sup>th</sup> & Iowa                                                                                                       | three story, 60x113, marble front, plate glass, galvanized iron cornice, “balustrade arching the fronts,” “the exterior finish is very beautiful,” \$60,000 ( <i>Times</i> , November 23, 1872; <i>Herald</i> , November 24, 1872). |
| Peoples’ Savings Bank/Jones Block, Main between 6 <sup>th</sup> & 7 <sup>th</sup>                                   | John McCoy, contractor                                                                                                                                                                          | “lifting and repairing,” \$1,000, total \$3,500 ( <i>Times</i> , November 23, 1872; <i>Herald</i> , November 24, 1872).                                                                                                             |
| Sheffield & Rider/Ryder, Main between 7 <sup>th</sup> & 8 <sup>th</sup>                                             | “handsomest piece of architecture in the city...it had elegant marble fronts designed after the Corinthian order, with plain glass windows, and the latest style of cornice capping its beauty” | marble front block, grouted basement, 52x113, three stories, \$24,000 ( <i>Times</i> , November 23, 1872; <i>Herald</i> , November 24, 1872).                                                                                       |
| George D. Wood/Town Clock Building, Main between 8 <sup>th</sup> & 9 <sup>th</sup>                                  |                                                                                                                                                                                                 | three-story brick, on site of old town clock building, \$18,000, 51x114, 60’ high town clock tower with galvanized iron cornice, \$7,500 ( <i>Times</i> , November 23, 1872; <i>Herald</i> , November 24, 1872).                    |
| H. Pleins, Main between 8 <sup>th</sup> & 9 <sup>th</sup>                                                           |                                                                                                                                                                                                 | in same line as above, three story brick block, 70x26.5, plain front, \$7,000 ( <i>Herald</i> , November 24, 1872).                                                                                                                 |
| F. Weigle, Main between 8 <sup>th</sup> & 9 <sup>th</sup>                                                           | “well finished...a decided improvement to the street”                                                                                                                                           | three-story brick block, on old site of Gen. Booth’s property, 40x20, adjoins Clock Tower block, \$4,000 or 6,000 ( <i>Times</i> , November 23, 1872; <i>Herald</i> , November 24, 1872).                                           |
| Richard Cox, <i>Herald</i> says 9 <sup>th</sup> between Main & Locust, <i>Times</i> says Main above 9 <sup>th</sup> | John Keenan, architect/builder                                                                                                                                                                  | one-story double storefront block, 41x34, \$2,800 ( <i>Times</i> , November 23, 1872; <i>Herald</i> , November 24, 1872).                                                                                                           |
| J. G. LaNicos/or M. LaNieca, Iowa between 12 <sup>th</sup> & 13 <sup>th</sup>                                       |                                                                                                                                                                                                 | <i>Herald</i> says three story brick block, 60x21, <i>Times</i> says two story drugstore, 20x60, with glass front, \$3,000 ( <i>Times</i> , November 23, 1872; <i>Herald</i> , November 24, 1872).                                  |
| C. Luther, Clay near 13 <sup>th</sup> , between 12 <sup>th</sup> & 13 <sup>th</sup>                                 |                                                                                                                                                                                                 | small cigar store, one story block, \$1,200 ( <i>Times</i> , November 23, 1872; <i>Herald</i> , November 24, 1872).                                                                                                                 |
| S. Eichman, Clay between 17 <sup>th</sup> & 18 <sup>th</sup>                                                        |                                                                                                                                                                                                 | two story brick store, 20x78, \$3,800( <i>Herald</i> , November 24, 1872).                                                                                                                                                          |

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| Kampf & Stout & Co.,<br>Washington & 8 <sup>th</sup>                     |                                                                                | two lumber sheds, \$2,000, office, and improvements on Pine St. property between 8 <sup>th</sup> & 9 <sup>th</sup> , \$19,000 ( <i>Times</i> , November 23, 1872; <i>Herald</i> , November 24, 1872).                                                                                                                                                               |
| Moore's Mill and other<br>buildings                                      |                                                                                | destroyed by fire ( <i>Times</i> , October 30, 1872).                                                                                                                                                                                                                                                                                                               |
| Kempf's Brewery,<br>Southern Avenue                                      |                                                                                | destroyed by fire ( <i>Telegraph</i> , September 13, 1872).                                                                                                                                                                                                                                                                                                         |
| Nick Ryan's Store, Main                                                  |                                                                                | destroyed by fire ( <i>Times</i> , November 26, 1872).                                                                                                                                                                                                                                                                                                              |
| Cannon House, 3 <sup>rd</sup> &<br>Main                                  |                                                                                | historic, built 1834, destroyed by fire ( <i>Times</i> , October 3, 1872).                                                                                                                                                                                                                                                                                          |
| Myers-Tice Tobacco<br>Factory                                            |                                                                                | destroyed by fire ( <i>Times</i> , July 26, 1872).                                                                                                                                                                                                                                                                                                                  |
| Tobacco Factory, Plein's<br>Store and others                             |                                                                                | destroyed by fire ( <i>Times</i> , February 13, 1872).                                                                                                                                                                                                                                                                                                              |
| Town Clock Building,<br>Main north of 8 <sup>th</sup>                    |                                                                                | Former brick church converted to store, collapses under weight of town clock, regional news story ( <i>Clinton Age</i> , May 31, 1872).                                                                                                                                                                                                                             |
| <b>1873</b>                                                              |                                                                                |                                                                                                                                                                                                                                                                                                                                                                     |
| Ira Hanson, Main & 11 <sup>th</sup>                                      | “a tasty block”                                                                | double storefront, three stories, 32x40, stone finish, \$7,000 ( <i>Herald</i> , November 11, 1873).                                                                                                                                                                                                                                                                |
| John D. Bush, Main<br>between 7 <sup>th</sup> & 8 <sup>th</sup>          |                                                                                | remodels brick block, \$1,200 ( <i>Herald</i> , November 11, 1873).                                                                                                                                                                                                                                                                                                 |
| Mrs. Eliz. Thomas, Main<br>& 8 <sup>th</sup>                             |                                                                                | improvements on block, \$100 ( <i>Herald</i> , November 11, 1873).                                                                                                                                                                                                                                                                                                  |
| H. W. Sanford, Main<br>between 8 <sup>th</sup> & 9 <sup>th</sup>         |                                                                                | same, \$2,000 ( <i>Herald</i> , November 11, 1873).                                                                                                                                                                                                                                                                                                                 |
| J. Wood & Co., Main &<br>1 <sup>st</sup>                                 |                                                                                | same \$500 ( <i>Herald</i> , November 11, 1873).                                                                                                                                                                                                                                                                                                                    |
| Richard Bonson, 62-64<br>Main, between 3 <sup>rd</sup> & 4 <sup>th</sup> | John Keenan,<br>contractor                                                     | three story block, 43x114, for Wm. C. Chamberlain, hardware and seed (established 1855), double storefront, basement and sub-basement, wareroom apartments up, street front finished with cut stone, massive iron columns and French glass, \$15,000, (see woodcut in architectural section below) ( <i>Herald</i> , May 30, November 11, 1873; February 17, 1874). |
| Mrs. Eliz. Ogilby, Main<br>between 6 <sup>th</sup> & 7 <sup>th</sup>     |                                                                                | three story business block, 23x114, stone copings, French plate glass, \$7,000 ( <i>Herald</i> , November 11, 1873).                                                                                                                                                                                                                                                |
| Clock Tower Building,<br>Main between 8 <sup>th</sup> & 9 <sup>th</sup>  | Fridolin Heer, Sr.<br>designs clock tower                                      | clock tower finished, clock installed, \$3,000 ( <i>Herald</i> , November 11, 1873).                                                                                                                                                                                                                                                                                |
| Jacob Michel, Main<br>between 5 <sup>th</sup> & 6 <sup>th</sup>          | “pure grace and<br>attractiveness”<br>unrivalled in new<br>buildings this year | block, 21x114, three stories, front laid in cut stone, elaborate cornice and balustrade, plate glass, cylindrical iron pillars “stud the front door” \$11,500 ( <i>Herald</i> , November 11, 1873).                                                                                                                                                                 |
| W. W. Woodworth,<br>Julien Hotel, Main & 2 <sup>nd</sup>                 | most expensive                                                                 | four story addition, fronts on 2 <sup>nd</sup> ( <i>Herald</i> , November 11, 1873).                                                                                                                                                                                                                                                                                |
| Turner Hall, Iowa & 14 <sup>th</sup>                                     | “marked<br>improvement of the<br>year”                                         | housed in former Northwest Carriage Works, apparently rebuilt, “now an enduring structure of frame and brick,” 102x54, \$7,000 ( <i>Herald</i> , November 11, 1873).                                                                                                                                                                                                |
| Kinder & Luger,<br>northeast corner Iowa<br>and 7th                      |                                                                                | two story brick saloon, 38x40, with wing 12x14, \$3,500 ( <i>Herald</i> , November 11, 1873). (Luger & Jaeger as of 1874)                                                                                                                                                                                                                                           |

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| A. Vogel, Clay & 17 <sup>th</sup>                                       |                                                                                                | brick store, 42x28, two story, \$2,800 ( <i>Herald</i> , November 11, 1873).                                                                                                                                                                             |
| Jefferson House stable, White between 6 <sup>th</sup> & 7 <sup>th</sup> |                                                                                                | addition ( <i>Herald</i> , November 11, 1873).                                                                                                                                                                                                           |
| Dr. Geo. M. Staples, 5 <sup>th</sup> between Main, Locust               |                                                                                                | improvement of brick building on alley corner for office, \$300 ( <i>Herald</i> , November 11, 1873).                                                                                                                                                    |
| Prindle & Truesdell, 5 <sup>th</sup> & White                            |                                                                                                | improvements, cooper shop, \$100 ( <i>Herald</i> , November 11, 1873).                                                                                                                                                                                   |
| Tom Connolly, 7 <sup>th</sup> & Iowa                                    |                                                                                                | improvements on carriage factory, \$500 ( <i>Herald</i> , November 11, 1873).                                                                                                                                                                            |
| W. H. Peabody, 7 <sup>th</sup> & Locust                                 |                                                                                                | remodeling brick building \$1,500 ( <i>Herald</i> , November 11, 1873).                                                                                                                                                                                  |
| A. R. Sullivan, 8 <sup>th</sup> & Locust                                |                                                                                                | two-story brick block, 78x51, four storefronts, \$7,000, improving adjoining building, \$1,100 ( <i>Herald</i> , November 11, 1873).                                                                                                                     |
| Fred Weigle, 8 <sup>th</sup> & Main                                     |                                                                                                | three story addition to block, 32x40, \$4,500 ( <i>Herald</i> , November 11, 1873).                                                                                                                                                                      |
| John D. Bush, 8 <sup>th</sup> , “Old Trudell Block”                     |                                                                                                | improvements, \$500 ( <i>Herald</i> , November 11, 1873).                                                                                                                                                                                                |
| Andrew Merry, Julien and Bluff                                          |                                                                                                | brick store, 28x83, two stories, \$2,000 ( <i>Herald</i> , November 11, 1873).                                                                                                                                                                           |
| Herald Building, Locust?                                                | Heer & Nascher, architects                                                                     | three stories, 83x84, brick with modest stone copings, “plain and unpretentious in architecture, there is no dash or romantic design, but a substantial red flanking of brick each way...” still underway ( <i>Herald</i> , November 11, 1873).          |
| Kaiser’s Vinegar Factory                                                |                                                                                                | destroyed by fire ( <i>Times</i> , March 9, 1873).                                                                                                                                                                                                       |
| Davie’s Saloon, Newburgh Pain Shop                                      |                                                                                                | destroyed by fire ( <i>Times</i> , May 14-15, 1873).                                                                                                                                                                                                     |
| Frith’s Bone Factory, Plank Road                                        |                                                                                                | destroyed by fire ( <i>Times</i> , October 4, 1873).                                                                                                                                                                                                     |
| Rhomberg Mill                                                           | H. L. Fulton, Chicago Architect                                                                | “mammoth mill” being built, Architect Fulton one of committee who examine new Clock Tower for stability ( <i>Herald</i> , May 30, 1873).                                                                                                                 |
| <b>1874</b>                                                             |                                                                                                |                                                                                                                                                                                                                                                          |
| J. L. Dickinson & Co., Washington & 10 <sup>th</sup>                    |                                                                                                | new machine shop, foundry (45x70), blacksmith shop (35x50), engine room (12x30), has been burned out two or three times, all brick, corrugated iron roof, main building 50x140, two stories with 20x20 L, \$15,000 ( <i>Herald</i> , November 22, 1874). |
| Judge Wilson, Globe Hall Building, 5 <sup>th</sup> & Main               | W. L. Bradley, contractor, “one of the most important and elegant improvements on Main Street” | “the southern half [?] has been swept away to make room for a palatial business block,” 21x113, three stories back to alley, from of Lamonite marble and cut stone, elaborate cornice and balustrade (by Tom Henney), offices on second floor            |
| Bradley Block                                                           | W. L. Bradley, contractor                                                                      | improved brick residence behind block, \$1,000, installed five plate glass fronts on block, \$3,000 ( <i>Herald</i> , November 22, 1874).                                                                                                                |
| Masonic Hall, 5 <sup>th</sup>                                           | same                                                                                           | new cornice and gutters. \$500 ( <i>Herald</i> , November 22, 1874).                                                                                                                                                                                     |
| Martin Carroll, 1 <sup>st</sup> &                                       |                                                                                                | new front on three-story block \$1,500 ( <i>Herald</i> , November                                                                                                                                                                                        |

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| Jones                                                                            |                                                          | 22, 1874).                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Manson Block, 2 <sup>nd</sup> & Main                                             |                                                          | new plate glass front, \$1,200 ( <i>Herald</i> , November 22, 1874).                                                                                                                                                                                                                                                                                                                                                        |
| County Jail, Iowa                                                                |                                                          | female prisoner addition, six cells, 17x40, \$6,000 ( <i>Herald</i> , November 22, 1874).                                                                                                                                                                                                                                                                                                                                   |
| Capt. J. W. Parker & Son, 2 <sup>nd</sup> & Iowa                                 |                                                          | frame warehouse, \$2,000 ( <i>Herald</i> , November 22, 1874).                                                                                                                                                                                                                                                                                                                                                              |
| Simplot Bros., 1 <sup>st</sup> & Iowa                                            |                                                          | two story brick block, 41x51, storefronts, \$3,000 ( <i>Herald</i> , November 22, 1874).                                                                                                                                                                                                                                                                                                                                    |
| Peter Western, American House, White                                             |                                                          | three story brick addition, \$4,000 ( <i>Herald</i> , November 22, 1874).                                                                                                                                                                                                                                                                                                                                                   |
| L. C. Fuller, Fuller House, 9 <sup>th</sup> & Clay                               |                                                          | brick addition to hotel, 23x32, three stories and attic, \$2,000 ( <i>Herald</i> , November 22, 1874).                                                                                                                                                                                                                                                                                                                      |
| Central Market House, Clay & 13 <sup>th</sup>                                    | John McCoy, builder                                      | new roof \$500 ( <i>Herald</i> , November 22, 1874).                                                                                                                                                                                                                                                                                                                                                                        |
| Engine House, 4 <sup>th</sup> & Locust                                           |                                                          | (Oldt, p. 175).                                                                                                                                                                                                                                                                                                                                                                                                             |
| Third Ward School, Clay & 12 <sup>th</sup>                                       | same                                                     | new roof, \$370 ( <i>Herald</i> , November 22, 1874).                                                                                                                                                                                                                                                                                                                                                                       |
| Dubuque Harbor Improvement Company, filling Blocks 2-5                           |                                                          | 200,000 cubic yards of dirt raised up the alley between Main and Iowa, the alley between Jones and the railroad tracks, and the area south of the depot (\$25,000). The improvement company expended the same amount filling in “pestilential breeding holes of fevers, chills and other disorders...[that offered]... a serious impediment to the commercial interests of this city” ( <i>Herald</i> , November 27, 1874). |
| Dickinson Foundry                                                                |                                                          | destroyed by fire ( <i>Herald</i> , September 4, 1874).                                                                                                                                                                                                                                                                                                                                                                     |
| John Schreiner residence, 3 <sup>rd</sup> and Main                               |                                                          | destroyed by fire ( <i>Times</i> , June 16, 1874).                                                                                                                                                                                                                                                                                                                                                                          |
| Hackalt’s greenhouse                                                             |                                                          | destroyed by fire ( <i>Times</i> , January 6, 1874).                                                                                                                                                                                                                                                                                                                                                                        |
| Finley Block, 7 <sup>th</sup> and Main                                           |                                                          | destroyed by fire ( <i>Times</i> , October 2, 1874).                                                                                                                                                                                                                                                                                                                                                                        |
| Mattress factory, (Joe Rhomberg), 6 <sup>th</sup>                                |                                                          | destroyed by fire ( <i>Times</i> , March 4, 1874).                                                                                                                                                                                                                                                                                                                                                                          |
| M. S. Robinson Block, Dubuque Harbor Co.                                         |                                                          | destroyed by fire ( <i>Times</i> , November 4, 1874).                                                                                                                                                                                                                                                                                                                                                                       |
| Gleed’s Malt House, 1 <sup>st</sup> Ward                                         |                                                          | destroyed by fire ( <i>Times</i> , December 5, 1874).                                                                                                                                                                                                                                                                                                                                                                       |
| Congregational Church, 10 <sup>th</sup> & Locust                                 | French Romanesque                                        | new steeple, \$6,000 ( <i>Herald</i> , November 22, 1874).                                                                                                                                                                                                                                                                                                                                                                  |
| Episcopal Church,                                                                | English Gothic, Henry M. Langdon, New York, architect    | \$35,000, very extensive foundation of bluff stone, Farley stone trim, cruciform plan ( <i>Herald</i> , November 22, 1874).                                                                                                                                                                                                                                                                                                 |
| John Bell, shop in rear of postoffice (Customs House)                            |                                                          | ( <i>Herald</i> , January 29, 1874).                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>1875</b>                                                                      |                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                             |
| D. H. Conningham & W. H. Peabody, Main between 4 <sup>th</sup> & 5 <sup>th</sup> | “the most prominent business block erected this season,” | three stories, double storefront, 20x110 each, elevators and modern improvements, brick, “built in a plain, neat and substantial manner,” “This block fills an unsightly gap that                                                                                                                                                                                                                                           |

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|                                                                       | John Keenan, architect, Frick contractor, W. H. Schilling, brick contractor, Schulte & Wagner, cut stone and foundation work                                                                                                                                                                    | existed a long time between the Woodworth block and Herancourt's fine three story furniture warehouse," 250,000 brick, \$13,000 ( <i>Herald</i> , October 31, 1875).                                                                                                                                   |
| Eagle Building, 9 <sup>th</sup> & Main                                | "of the Main Street buildings completed this year none are more solid, tasteful and elegant," "it combines the elegant simplicity of the Renaissance with the more elaborate and imposing Corinthian ornamentation," Heer & Nascher, architects, Broadhurst, brick mason, Jas. Green, carpentry | \$15,000, "at once imposing and showy, and remarkably free from superfluous or tawdry ornamentation or veneering," 20x114, massive and solid cut stone façade (Lamoni stone), first and second stories have "exquisitely carved" columns, ( <i>Herald</i> , October 31, 1875).                         |
| [Dr.] Finlay Block, Main & 7th                                        | John Keenan, architect and builder, M. Parker brick contractor                                                                                                                                                                                                                                  | "upon the ruins of the old Findlay tinderboxes, which were razed by fire last fall," three stories, plain brick front, four occupied storefronts, second floor offices (Pollock & Shields, lawyers), remainder houses Baylies Commercial College, 64x32, \$12,000 ( <i>Herald</i> , October 31, 1875). |
| C. W. Wullweber, northeast corner Main & 7 <sup>th</sup>              | N. A. Shilling, contractor                                                                                                                                                                                                                                                                      | 1.5 story brick structure, 23x32, attorney ( <i>Herald</i> , October 31, 1875).                                                                                                                                                                                                                        |
| Duncan & Waller Block, 5 <sup>th</sup> in rear of First National Bank | Mullany & Head, architect/builders, N. H. Schilling brick mason                                                                                                                                                                                                                                 | two stories with basement, 32x28, "a beautiful and imposing brief building, elegant cut stone front, occupied as real estate and brokerage office, \$3,500 ( <i>Herald</i> , October 31, 1875).                                                                                                        |
| Jas. Rowan Block, Iowa                                                | John Keenan, architect, N. H. Schilling, brickwork, "the finest business block erected on this street this past season"                                                                                                                                                                         | 60' Iowa frontage, double storefront, 218,000 brick, three stories, two of apartments, \$12,000, ( <i>Herald</i> , October 31, 1875).                                                                                                                                                                  |
| J. A. Rhomberg, Iowa                                                  | N. H. Schilling, contractor                                                                                                                                                                                                                                                                     | improvements, 75,000 brick, \$5,000 ( <i>Herald</i> , October 31, 1875).                                                                                                                                                                                                                               |
| Wm. Ryan, Iowa                                                        |                                                                                                                                                                                                                                                                                                 | improvements to block, \$1,600 ( <i>Herald</i> , October 31, 1875).                                                                                                                                                                                                                                    |
| Simplot Bros., Pacific Hotel, Iowa                                    |                                                                                                                                                                                                                                                                                                 | two stories, brick, \$6,000 ( <i>Herald</i> , October 31, 1875).                                                                                                                                                                                                                                       |
| Western House, Iowa                                                   | Heer & Naescher, architects/builders                                                                                                                                                                                                                                                            | new brick barn, \$1,600 ( <i>Herald</i> , October 31, 1875).                                                                                                                                                                                                                                           |
| M. Brandt, Clay                                                       |                                                                                                                                                                                                                                                                                                 | new front, improvements, \$300 ( <i>Herald</i> , October 31, 1875).                                                                                                                                                                                                                                    |
| Harmony Hall, Clay south of 7th                                       | Heer & Naescher, architects/builders                                                                                                                                                                                                                                                            | new front and new story, \$2,000, new brick barn, two stories, \$1,400 ( <i>Herald</i> , October 31, 1875).                                                                                                                                                                                            |

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|--------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1564 Central                                                 |                                                                                                                                                     | Assessor dates to 1875, two stories, 18x36, extant as same address.                                                                                                                                                                                                                                                                                                                                                                                                           |
| Brunskill, 8 <sup>th</sup>                                   | the street claims “one of the finest business blocks in the city,” M. Parker, brick mason, John McCoy, carpentry work, superstructure by Mulholland | first half of planned block, the second will extend to Bush property, 51x46, three stories, brick with elegant cut stone, \$13,000 ( <i>Herald</i> , October 31, 1875).                                                                                                                                                                                                                                                                                                       |
| Coates & Waters, 8 <sup>th</sup>                             |                                                                                                                                                     | new front, \$800 ( <i>Herald</i> , October 31, 1875).                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Alentine Stoltz, 659 Clay                                    | Heer & Naescher, architects                                                                                                                         | brick barn, 27x72, two stories, \$1,600 ( <i>Herald</i> , October 31, 1875).                                                                                                                                                                                                                                                                                                                                                                                                  |
| Iowa Lumber Co.                                              |                                                                                                                                                     | sawmill destroyed by fire ( <i>Herald</i> , November 20, 1875).                                                                                                                                                                                                                                                                                                                                                                                                               |
| Peacock’s Liquor Store/O’Brien Oat Meal Factory., Lower Main |                                                                                                                                                     | destroyed by fire ( <i>Times</i> , February 26, 1875).                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Connolly Carriage Factory                                    |                                                                                                                                                     | destroyed by fire, “one of worst fires” ( <i>Times</i> , January 12, 1875).                                                                                                                                                                                                                                                                                                                                                                                                   |
| Connolly Carriage Works                                      |                                                                                                                                                     | temporary quarters, again destroyed by fire ( <i>Times</i> , June 30, 1875).                                                                                                                                                                                                                                                                                                                                                                                                  |
| Rhomberg Block/Ryan Building                                 |                                                                                                                                                     | destroyed by fire ( <i>Times</i> , August 15, 1875).                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>1876</b>                                                  |                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Dr. Asa Horr, 872 Main                                       |                                                                                                                                                     | brick addition, \$1,000 ( <i>Herald</i> , December 2, 1876).                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Blumenauer                                                   | Heer & Nascher, architects                                                                                                                          | have plans for new building ( <i>Nat. Demokrat</i> , January 13, 1876).                                                                                                                                                                                                                                                                                                                                                                                                       |
| Cooley                                                       | same                                                                                                                                                | have plans for new building ( <i>Nat. Demokrat</i> , January 13, 1876).                                                                                                                                                                                                                                                                                                                                                                                                       |
| Peaslee                                                      | same                                                                                                                                                | have plans for new building ( <i>Nat. Demokrat</i> , January 13, 1876).                                                                                                                                                                                                                                                                                                                                                                                                       |
| John Flynn, Clay                                             |                                                                                                                                                     | brick store, \$2,500 (directory places same, packer at 174 W. 14 <sup>th</sup> , messenger, 144 W. 17 <sup>th</sup> ) ( <i>Herald</i> , December 2, 1876).                                                                                                                                                                                                                                                                                                                    |
| Butt & Bros., wagon shop, 645 Iowa                           |                                                                                                                                                     | \$1,200 ( <i>Herald</i> , December 2, 1876).                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Bernard Kistler, Main between 9 <sup>th</sup> & 10th         | Heer & Naescher, architects, Jas. Roy, stonework, Klauer & Henney, iron work, “all of the most modern style”                                        | “no building in the city is built stronger or furnished better,” marble front, French plate glass, galvanized iron cornice, tin roof, stone sidewalk, cistern, water closets, rear porch, double storefront with cellars, rear entrances in basement, store and hall on ground, second floor residence, third floor hall 25x70, \$7,800, to house jewelry shop, nearly done mid-October ( <i>Herald</i> , December 2, 1876; <i>Nat. Demokrat</i> , June 1, October 12, 1876). |
| R. Langworthy, Main                                          |                                                                                                                                                     | improvements to store, \$5,000 ( <i>Herald</i> , December 2, 1876).                                                                                                                                                                                                                                                                                                                                                                                                           |
| John Phalen, Main                                            |                                                                                                                                                     | Addition to store, \$2,000 ( <i>Herald</i> , December 2, 1876).                                                                                                                                                                                                                                                                                                                                                                                                               |
| Novelty Iron Works, 10 <sup>th</sup> and Washington          |                                                                                                                                                     | \$6,000 ( <i>Herald</i> , December 2, 1876).                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 1672 Central                                                 |                                                                                                                                                     | Assessor dates to 1876, two stories, 21x40, extant.                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Goffette & Co. Ladder Factory, Jones & Main                  |                                                                                                                                                     | destroyed by fire ( <i>Times</i> , June 22, 1876).                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Brighton House, Lower                                        |                                                                                                                                                     | destroyed by fire ( <i>Times</i> , August 6, 1876).                                                                                                                                                                                                                                                                                                                                                                                                                           |

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| Main                                                                     |             |                                                                                                                         |
| Dubuque Lumber Co.                                                       |             | “again devastated,” mills destroyed by fire ( <i>Times</i> , July 23, 1876).                                            |
| Lamb & Son Mill                                                          |             | destroyed by fire ( <i>Times</i> , November 16, 1876).                                                                  |
| <b>1877</b>                                                              |             |                                                                                                                         |
| John Phelan, 177 Main                                                    |             | brick stores, \$5,000 ( <i>Herald</i> , December 14, 1877).                                                             |
| Klauer & Henney, 1513 Clay                                               |             | improvements to tinware store, \$2,000 ( <i>Herald</i> , December 14, 1877).*                                           |
| A. Y. McDonald, Iowa between 5 <sup>th</sup> & 6 <sup>th</sup>           |             | old frame residence removed from site ( <i>Times</i> , April 12, 1877).                                                 |
| Bennett’s Boarding House, below 1 <sup>st</sup> & Main                   | Destruction | partly burned some months ago, a landmark, to be replaced with new block ( <i>Times</i> , April 13, 1877).              |
| Schloth Brothers Meats, to Locust and 8th                                |             | Frame building relocated ( <i>Times</i> , April 21, 1877).                                                              |
| Eighmey & Waller Opera House                                             |             | \$25,000 ( <i>Herald</i> , December 14, 1877).                                                                          |
| J. N. Hill, Key City Hotel                                               |             | \$13,000 ( <i>Herald</i> , December 14, 1877).                                                                          |
| A. Y. McDonald                                                           |             | factory, \$8,000 ( <i>Herald</i> , December 14, 1877).                                                                  |
| C. H. Eighmey                                                            |             | “two swell fronts,” \$6,000 ( <i>Herald</i> , December 14, 1877).                                                       |
| St. John Episcopal Church, 14 <sup>th</sup> & Main                       |             | second building, cornerstone laid 1877, completed 1878 (Lyon, p. 390).                                                  |
| John O’Brien, meat market, rear, 169 Main                                |             | see fire account below, brick store, \$4,000 ( <i>Herald</i> , December 14, 1877).                                      |
| Condon’s Tavern, O’Brien’s Meat Market, Barn, all 1 <sup>st</sup> Street |             | destroyed by fire ( <i>Times</i> , January 9, 1877).                                                                    |
| John Harper’s Saloon, Fred Callet Saloon                                 |             | destroyed by fire ( <i>Times</i> , November 20-21, 1877).                                                               |
| Dubuque Cabinet Makers Asso.                                             |             | “another fire,” ( <i>Times</i> , August 3, 1877).                                                                       |
| <b>1878</b>                                                              |             |                                                                                                                         |
| J. D. Bush, Main near Jones                                              |             | new brick warehouse and brick store \$15,000 ( <i>Herald</i> , January 3, 1879).                                        |
| Coates & Waters, Main between 2 <sup>nd</sup> & 3 <sup>rd</sup>          |             | double brick storefront, \$10,000 ( <i>Herald</i> , January 3, 1879).                                                   |
| Geo. Rath, Clay                                                          |             | pork packing house addition, \$2,500 ( <i>Herald</i> , January 3, 1879).                                                |
| J. H. Strobel, 465 Clay                                                  |             | brick addition to building, pork packer ( <i>Herald</i> , January 3, 1879).                                             |
| A. W. Hosford, Locust & 7 <sup>th</sup>                                  |             | “park livery stable” \$12,000, also brick dwelling, on Locust, \$6,500 ( <i>Herald</i> , January 3, 1879).              |
| P. Pier, Clay                                                            |             | new ice house, frame, \$1,500 ( <i>Herald</i> , January 3, 1879).                                                       |
| Andrew A. Tredway, Iowa                                                  |             | brick warehouse, \$9,000 ( <i>Herald</i> , January 3, 1879).                                                            |
| H. W. Sanford Block, Main and 8th                                        |             | improvements on business block, adjoining building including Tremont House, \$3,000 ( <i>Herald</i> , January 3, 1879). |
| Fred Delecker/Delkor, 333 7 <sup>th</sup>                                |             | brick shop, \$800, blacksmith ( <i>Herald</i> , January 3, 1879).                                                       |
| F. E. Moser, Main & 11 <sup>th</sup>                                     |             | new storefront, \$400 ( <i>Herald</i> , January 3, 1879).                                                               |

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| A. A. Cooper, Jones                                                       |  | warehouse, \$6,000 ( <i>Herald</i> , January 3, 1879).                                                                                                                                                                                               |
| J. Simplot, Main, between 4 <sup>th</sup> & 5 <sup>th</sup>               |  | double brick store, \$15,000 ( <i>Herald</i> , January 3, 1879).                                                                                                                                                                                     |
| J. Flynn, Main, 8 <sup>th</sup> & 9 <sup>th</sup> near 9 <sup>th</sup>    |  | two brick stores, \$6,000 ( <i>Herald</i> , January 3, 1879).                                                                                                                                                                                        |
| Jesup & Gray, Main & 9 <sup>th</sup>                                      |  | improvements in store, \$1,000 ( <i>Herald</i> , January 3, 1879).                                                                                                                                                                                   |
| Mrs. Kennedy, 5 <sup>th</sup> & White                                     |  | rebuilding warehouses, \$2,000 ( <i>Herald</i> , January 3, 1879).<br><i>Herald</i> January 1, 1880 repeats, \$3,000.                                                                                                                                |
| Eagle Block                                                               |  | rear part destroyed by fire ( <i>Times</i> , February 2, 1878).                                                                                                                                                                                      |
| Farley & Wolcott, Key City steam Cracker Factory, White & 6 <sup>th</sup> |  | \$16,000 ( <i>Herald</i> , January 3, 1879).                                                                                                                                                                                                         |
| Burke's Awning Factory, south of town                                     |  | destroyed by fire ( <i>Times</i> , January 3, 1878).                                                                                                                                                                                                 |
| Fockler's Buggy Top Factory, Lower Main                                   |  | destroyed by fire ( <i>Times</i> , August 9, 1878).                                                                                                                                                                                                  |
| Lembeck's Planing Mill                                                    |  | “disastrous fire,” destroyed ( <i>Times</i> , August 8, 1878).                                                                                                                                                                                       |
| Kuntz & Schroeder Carriage Factory, junk house                            |  | destroyed by fire ( <i>Times</i> , October 13, 1878).                                                                                                                                                                                                |
| Tremont House, 8 <sup>th</sup>                                            |  | “bad fire” ( <i>Times</i> , September 17, 1878).                                                                                                                                                                                                     |
| Hough Shingle Mill, I.C. Freight House                                    |  | destroyed by fire ( <i>Times</i> , June 18, 1878).                                                                                                                                                                                                   |
| ICRR Machine/Car Shops                                                    |  | destroyed by fire ( <i>Times</i> , August 10, 1878).                                                                                                                                                                                                 |
| Peter Olinger Stables                                                     |  | destroyed by fire ( <i>Times</i> , September 18, 1878)                                                                                                                                                                                               |
| <b>1879</b>                                                               |  |                                                                                                                                                                                                                                                      |
| Palmer, Winall & Co.                                                      |  | new printing house ( <i>Herald</i> , October 3, 1879).                                                                                                                                                                                               |
| J. H. Stroble, 465 Clay                                                   |  | brick addition, pork packer ( <i>Herald</i> , January 1, 1880).                                                                                                                                                                                      |
| A. Y. McDonald                                                            |  | enlargement, still not big enough to handle business barrel factory rebuilt on larger and better scale ( <i>Herald</i> , October 3, 1879).                                                                                                           |
| L. D. Randall                                                             |  | collar factory ( <i>Herald</i> , October 3, 1879).                                                                                                                                                                                                   |
| Caledonia Oat Meal Co., foot of 10 <sup>th</sup> or 11th                  |  | factory erected by owners Schloth Bros. & Gray, ready in few days, a new industry for Dubuque barrel factory rebuilt on larger and better scale ( <i>Herald</i> , October 3, 1879; January 1, 1880), \$12-15,000 ( <i>Times</i> , November 16, 1879) |
| F. Weigle, SE corner 5 <sup>th</sup> & Main                               |  | addition to store, \$3,000 ( <i>Times</i> , November 16, 1879)                                                                                                                                                                                       |
| R. Waller, Main between 3 <sup>rd</sup> and 4 <sup>th</sup>               |  | brick store, \$7,000 ( <i>Times</i> , November 16, 1879)                                                                                                                                                                                             |
| Lawther & Sturgeon, Main bet. 1 <sup>st</sup> & 2 <sup>nd</sup>           |  | improvement on store, \$300 ( <i>Times</i> , November 16, 1879)                                                                                                                                                                                      |
| Norwegian Plow Works, foot of Main                                        |  | “immense” brick structure, \$40,000, company relocated from Boscobel, Wisconsin ( <i>Times</i> , November 16, 1879; <i>Herald</i> , October 3, 1879)                                                                                                 |
| McCullough & Degnan, Main near Jones                                      |  | large brick warehouse, \$3,000 ( <i>Times</i> , November 16, 1879)                                                                                                                                                                                   |
| Globe Building, Main bet. 5 <sup>th</sup> & 6 <sup>th</sup>               |  | marble front, \$25,000 ( <i>Times</i> , November 16, 1879)                                                                                                                                                                                           |

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| Langworthy, Main bet. 5 <sup>th</sup> & 6 <sup>th</sup>                                     |                             | buildings rebuilt, \$10,000 ( <i>Times</i> , November 16, 1879)                                                                                          |
| 1 <sup>st</sup> National Bank, Main                                                         |                             | addition, improvement, \$2,000 ( <i>Times</i> , November 16, 1879)                                                                                       |
| W. Ryan, Iowa cor. 12 <sup>th</sup>                                                         |                             | three story brick store, 20x75, \$3,500 ( <i>Times</i> , November 16, 1879)                                                                              |
| Palmer, Winall & Co., Iowa corner 6th                                                       |                             | three story brick, \$6,000 ( <i>Times</i> , November 16, 1879)                                                                                           |
| Rugamer & Ade, Iowa cor. 12 <sup>th</sup>                                                   |                             | addition on store, \$300 ( <i>Times</i> , November 16, 1879)                                                                                             |
| Atherton & Company, Key City Barrel Factory, Iowa                                           |                             | barrel factory rebuilt on larger and better scale ( <i>Herald</i> , October 3, 1879). \$10,000 ( <i>Times</i> , November 16, 1879)                       |
| Holly Steam Heat Supply Co., Iowa                                                           |                             | main building, nearly three miles of mains \$55,000 ( <i>Times</i> , November 16, 1879; <i>Herald</i> , October 3, 1879).                                |
| Pier & Lenehan, Iowa cor. 4 <sup>th</sup>                                                   |                             | mammoth ice house, \$1,200 ( <i>Times</i> , November 16, 1879)                                                                                           |
| Farley & Wolcott, White and 6th                                                             |                             | addition to cracker factory, \$1,500 ( <i>Times</i> , November 16, 1879)                                                                                 |
| M. Piffner, White                                                                           |                             | brick store house \$800 ( <i>Times</i> , November 16, 1879)                                                                                              |
| R. Nolte, Washington                                                                        |                             | two-story brick store, \$2,000 ( <i>Times</i> , November 16, 1879)                                                                                       |
| J. E. Fairbank's Bakery, 2 <sup>nd</sup> between Main and 1 <sup>st</sup> , 231-35 West 2nd |                             | enlarging and new oven \$2,000 ( <i>Times</i> , November 16, 1879). Extant.                                                                              |
| Butchers Association                                                                        |                             | large building “in which they prepare their stuff for shipment” ( <i>Herald</i> , October 3, 1879).                                                      |
| Geo. Zumhoff & Son                                                                          |                             | slaughter house ( <i>Herald</i> , October 3, 1879).                                                                                                      |
| Mrs. Kennedy, 4 <sup>th</sup>                                                               |                             | rebuilding Prichard's buggy top factory, \$2,500 ( <i>Times</i> , November 16, 1879)                                                                     |
| Farley & Loetscher, 8 <sup>th</sup>                                                         |                             | large brick planning mill, \$15,000 ( <i>Times</i> , November 16, 1879).                                                                                 |
| Frank Brede, 299 7 <sup>th</sup>                                                            |                             | new store, \$2,500, entry says Clay, directory places saloon at this address, 1880 ( <i>Herald</i> , January 1, 1880).                                   |
| W. W. Carr Sash & Door Factory                                                              |                             | destroyed by fire ( <i>Times</i> , November 4, 1879).8                                                                                                   |
| W.W. Carr Sash & Door Factory, Thompson & Randall's Collar Factory                          |                             | building and stock destroyed by fire ( <i>Times</i> , July 23, 1879).                                                                                    |
| W.W. Carr Sash & Door Factory                                                               |                             | \$100,000 fire ( <i>Times</i> , November 4, 1879).                                                                                                       |
| Entire block, East side of Main, owned by Langworthy                                        |                             | destroyed by fire ( <i>Times</i> , January 26, 28, 1879).                                                                                                |
| J. H. Baule Grocery, Sanford Block                                                          |                             | destroyed by fire ( <i>Times</i> , September 14, 1879).                                                                                                  |
| <b>1880</b>                                                                                 |                             |                                                                                                                                                          |
| Thedinga Block, 600s or 700s Main                                                           | Franklin D. Hyde, architect | (Shank, p. 86).                                                                                                                                          |
| Moritz Brown, 6 <sup>th</sup> & Locust                                                      |                             | “big elegant building for trade and manufacturing,” \$25,000, opposite Herald buiding, replaces Lorimer Livery ( <i>Nat. Demokrat</i> , April 29, 1880). |
| P. Hammel, Locust                                                                           |                             | store extension, \$1,800 ( <i>Herald</i> , January 1, 1881).                                                                                             |

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| Chas. H. Eighmey, 1337 Main                                   |                        | improvements, \$3,000 ( <i>Herald</i> , January 1, 1881).                              |
| Palmer, Winall & Co., 6 <sup>th</sup> & Iowa                  |                        | three story brick, \$7,000 ( <i>Herald</i> , January 1, 1881).                         |
| Atherton, Walker & Co., Key City barrel factory               |                        | \$10,000 ( <i>Herald</i> , January 1, 1881).                                           |
| First National Bank                                           |                        | addition, \$2,500 ( <i>Herald</i> , January 1, 1881).                                  |
| Thos./W. Ryan, Iowa & 12th                                    |                        | three story brick store, 20x75, cut stone, \$3,500 ( <i>Herald</i> , January 1, 1881). |
| Langworthy Block, Main                                        |                        | repairs, etc., \$8,000 ( <i>Herald</i> , January 1, 1881).                             |
| F. Weigle, Main & 6 <sup>th</sup>                             |                        | addition to store, \$4,000 ( <i>Herald</i> , January 1, 1881).                         |
| Robert Waller, Main, east side, between 3 <sup>rd</sup> & 4th | John Keenan, architect | brick store, \$7-8,000 ( <i>Herald</i> , January 1, 1881).                             |
| McCullough & Degnan, Main                                     |                        | brick warehouse, \$3,000 ( <i>Herald</i> , January 1, 1881).                           |
| Globe Building, Main                                          |                        | \$10,000 ( <i>Herald</i> , January 1, 1881).                                           |
| Norwegian Plow Factory, below Jones                           | John Keenan, architect | plans, \$40,000 ( <i>Herald</i> , January 1, 1881).                                    |
| Jefferson House, White & 7 <sup>th</sup>                      |                        | improvements, \$1,500 ( <i>Herald</i> , January 1, 1881).                              |
| Chris Voelker, Clay & 13 <sup>th</sup>                        |                        | new store, \$4,000 ( <i>Herald</i> , January 1, 1881).                                 |
| Farley, Loetscher & Co.                                       |                        | planing mill, \$15,000 ( <i>Herald</i> , January 1, 1881).                             |
| H. W. Sanford, Iowa                                           |                        | two-story row, \$2,000 ( <i>Herald</i> , January 1, 1881).                             |
| A. Y. McDonald, Iowa                                          |                        | pump factory, \$12,000 ( <i>Herald</i> , January 1, 1881).                             |
| A. A. Cooper,                                                 |                        | dry kilns and warehouse, \$8,000 ( <i>Herald</i> , January 1, 1881).                   |
| Alex Simplot,                                                 |                        | improvements on Pacific House, \$1,000 ( <i>Herald</i> , January 1, 1881).             |
| Andrew & Tredway, Locust                                      |                        | brick block, \$94,000 ( <i>Herald</i> , January 1, 1881).                              |
| M. Brown, 6 <sup>th</sup>                                     |                        | block, \$20,000 ( <i>Herald</i> , January 1, 1881).                                    |
| German Bank                                                   |                        | \$2,000 ( <i>Herald</i> , January 1, 1881).                                            |
| Globe Building                                                |                        | \$15,000 ( <i>Herald</i> , January 1, 1881).                                           |
| Farley, Loetscher & Co.                                       |                        | \$7,500 ( <i>Herald</i> , January 1, 1881).                                            |
| Ingram, Kennedy, & Day, cor. Jackson & 7 <sup>th</sup>        |                        | brick office, 20x28, \$900 ( <i>Times</i> , December 18, 1880).                        |
| W. W. Worthington, Julien House                               |                        | improvements, \$2,000 ( <i>Herald</i> , January 1, 1881).                              |
| H. W. Sanford, Main & 8th                                     |                        | improvement on block, \$2,500 ( <i>Herald</i> , January 1, 1881).                      |
| Robert Armstrong Carpenter Shop, Julien                       |                        | destroyed by fire ( <i>Times</i> , April 25, 1880).                                    |
| Lawrence Block, Dr. Gee's Bath House                          |                        | destroyed by fire ( <i>Times</i> , April 30, 1880).                                    |
| Dubuque City Mills, 3 <sup>rd</sup>                           |                        | destroyed by fire ( <i>Times</i> , June 17, 1880).                                     |
| Key City Flour Mill                                           |                        | destroyed by fire ( <i>Times</i> , June 18, 1880).                                     |
| <b>1881</b>                                                   |                        |                                                                                        |
| Drasden's Sodawater factory, 2078 White                       | Destroyed              | Fire loss \$6,000 ( <i>Herald</i> , June 2, 1881).                                     |
| E. H. Shepley, 246-48                                         |                        | foundation for store ( <i>Herald</i> , December 4, 1881).                              |

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|----------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Main                                                                       |                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                    |
| Chas. Brezhinsky, 774 Iowa                                                 |                                                                                                                                                                                                                                                                                        | brick store, \$1,000 ( <i>Herald</i> , December 4, 1881).                                                                                                                                                                                                                                                          |
| Dubuque Cabinet Makers Association, White & 10th,                          | Wm. Rebman, contractor for found/excavation                                                                                                                                                                                                                                            | three story addition or new factory, 80x50, \$12,000 ( <i>Herald</i> , May 25, December 4, 1881).                                                                                                                                                                                                                  |
| Farley & Letscher Factory                                                  |                                                                                                                                                                                                                                                                                        | immense addition, four stories, 40x52, and new storehouse, 100x50, to be done in four weeks ( <i>Herald</i> , May 20, 1881).                                                                                                                                                                                       |
| Holz Brick, 18 <sup>th</sup> & Clay                                        |                                                                                                                                                                                                                                                                                        | block “in the hands of the lathers” ( <i>Herald</i> , June 14, 1881), stood east of Thornsens Block on corner, non-extant..                                                                                                                                                                                        |
| Michel Building, 5 <sup>th</sup> and Main                                  | Demolished                                                                                                                                                                                                                                                                             | torn town for new building ( <i>Times</i> , May 18, 1881).                                                                                                                                                                                                                                                         |
| Carr, Ryder & Wheeler Factory                                              |                                                                                                                                                                                                                                                                                        | new plant under construction ( <i>Herald</i> , May 21, 1881).                                                                                                                                                                                                                                                      |
| C. A. Walter, Clay & 10 <sup>th</sup>                                      |                                                                                                                                                                                                                                                                                        | three story brick, \$9,000 ( <i>Herald</i> , December 4, 1881).                                                                                                                                                                                                                                                    |
| Norwegian Plow Works                                                       |                                                                                                                                                                                                                                                                                        | additions to shops \$6,500 ( <i>Herald</i> , December 4, 1881).                                                                                                                                                                                                                                                    |
| A. A. Cooper                                                               |                                                                                                                                                                                                                                                                                        | repairs, additions to factory, \$7,000 ( <i>Herald</i> , December 4, 1881).                                                                                                                                                                                                                                        |
| Dubuque Cabinet Makers Asso, White & 10 <sup>th</sup>                      |                                                                                                                                                                                                                                                                                        | new factory building, \$12,000 ( <i>Herald</i> , December 4, 1881).                                                                                                                                                                                                                                                |
| G. R. Richardson, 3 <sup>rd</sup> & Bluff                                  |                                                                                                                                                                                                                                                                                        | remodels Grafton House, \$3,750 ( <i>Herald</i> , December 4, 1881).                                                                                                                                                                                                                                               |
| Waller, Eighmey, Bradley & Co., St. Cloud Block, Main near 9 <sup>th</sup> | Philadelphia Pressed Brick (Peerless Brick Co, rich brown red color), many bricks pressed into ornamental shapes, stonework by Schulte & Wagner, carpentry by James Howie, “very pleasing architecture, somewhat novel and different from anything in the city”, F. D. Hyde, architect | foundations for three buildings, \$800 ( <i>Herald</i> , December 4, 1881), reported as nearly done August 1882, three stories, triple storefront, plate glass, massive cornice, next to Eagle Building, offices and halls upstairs, to be done October 1 ( <i>Dubuque Trade Journal</i> , August 21, 1882, p. 1). |
| P. Kiene, Sr., 8 <sup>th</sup>                                             |                                                                                                                                                                                                                                                                                        | two-story buildings, \$3,000 ( <i>Herald</i> , December 4, 1881).                                                                                                                                                                                                                                                  |
| W. J. Burns, Jones                                                         |                                                                                                                                                                                                                                                                                        | stores, residences and warehouses, \$6,750 ( <i>Herald</i> , December 4, 1881).                                                                                                                                                                                                                                    |
| Theo. Altman, Clay near 7 <sup>th</sup>                                    |                                                                                                                                                                                                                                                                                        | two story brick building, \$5,200 ( <i>Herald</i> , December 4, 1881).                                                                                                                                                                                                                                             |
| M. M. Walker, southeast corner 1 <sup>st</sup> & Main                      |                                                                                                                                                                                                                                                                                        | Cooper shop, \$7,500 ( <i>Herald</i> , December 4, 1881).                                                                                                                                                                                                                                                          |
| J. P. Farley & Sons                                                        |                                                                                                                                                                                                                                                                                        | factory addition, \$1,200 ( <i>Herald</i> , December 4, 1881).                                                                                                                                                                                                                                                     |
| Thompson & Randall, 280 Main                                               |                                                                                                                                                                                                                                                                                        | foundation for warehouse, \$800 ( <i>Herald</i> , December 4, 1881). L. D. Randall & Co., leather/hardware.                                                                                                                                                                                                        |
| Carr, Ryder & Wheeler                                                      |                                                                                                                                                                                                                                                                                        | new factory, \$35,000? ( <i>Herald</i> , December 4, 1881).                                                                                                                                                                                                                                                        |
| A. Y. McDonald                                                             |                                                                                                                                                                                                                                                                                        | new buildings, \$12,000 ( <i>Herald</i> , December 4, 1881).                                                                                                                                                                                                                                                       |

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| J. Mienel, Main                                                                |             | store, \$5,000 ( <i>Herald</i> , December 4, 1881).                                                                                                                                                                                                                |
| Robert Waller, 1 <sup>st</sup>                                                 |             | improving Armstrong's factory, \$1,500 ( <i>Herald</i> , December 4, 1881).                                                                                                                                                                                        |
| John Huekel, 8 <sup>th</sup> between Jackson & Washington                      |             | shop, \$250 ( <i>Herald</i> , December 4, 1881).                                                                                                                                                                                                                   |
| A. F. Jaeger, Clay & 19 <sup>th</sup>                                          |             | store, \$4,000 ( <i>Herald</i> , December 4, 1881).                                                                                                                                                                                                                |
| 1266 Central                                                                   |             | Assessor dates to 1881, 21x70, three stories, extant.                                                                                                                                                                                                              |
| Key City Barrel Factory, Carr, Ryder & Wheeler Sash Factory, near Julien House | Destruction | The barrel factory had burned on June 6, 1879. This fire destroyed the factory once again, along with a temporary sash works owned by Carr, Ryder & Wheeler. The new part of the Julien House was saved by its iron fire shutters ( <i>Herald</i> , May 21, 1881). |
| Cushing Vinegar Factory                                                        |             | destroyed by fire ( <i>Times</i> , March 11, 1881).                                                                                                                                                                                                                |
| Drasda's Soda Water Factory, White                                             |             | destroyed by fire ( <i>Times</i> , June 2, 1881).                                                                                                                                                                                                                  |
| Key City Brewery, Southern                                                     |             | almost completely destroyed by fire ( <i>Times</i> , September 16, 1881).                                                                                                                                                                                          |
| <b>1882</b>                                                                    |             |                                                                                                                                                                                                                                                                    |
| J. D. Bush, Main                                                               |             | warehouse (\$6,000), ( <i>Herald</i> , January 1, 1883).                                                                                                                                                                                                           |
| J. D. Bush, Iowa                                                               |             | two stores, \$3,000 ( <i>Herald</i> , January 1, 1883).                                                                                                                                                                                                            |
| J. Sherman, 1290 Clay                                                          |             | second hand store, store, \$4,000 ( <i>Herald</i> , January 1, 1883).                                                                                                                                                                                              |
| J. P. Schroeder, 1603 Clay, extant, same address                               |             | store/dwelling, \$3,000 or \$8,000 ( <i>Herald</i> , January 1, 1883).                                                                                                                                                                                             |
| Ph. Halpin, S. Locust                                                          |             | Grocer, store, \$6,000 ( <i>Herald</i> , January 1, 1883).                                                                                                                                                                                                         |
| A. A. Cooper, Main                                                             |             | improvements on block ( <i>Herald</i> , January 1, 1883).                                                                                                                                                                                                          |
| Dubuque Cabinet Makers Association                                             |             | warehouse, \$3,800 ( <i>Herald</i> , January 1, 1883).                                                                                                                                                                                                             |
| Dubuque White Lead & Paint Co.                                                 |             | \$10,000 ( <i>Herald</i> , January 1, 1883).                                                                                                                                                                                                                       |
| Farley & Loetscher                                                             |             | \$40,000, improvements ( <i>Herald</i> , January 1, 1883).                                                                                                                                                                                                         |
| Iowa Coffin Co., 15 <sup>th</sup> & Elm streets                                |             | \$30,000 ( <i>Herald</i> , January 1, 1883).                                                                                                                                                                                                                       |
| A. Y. McDonald                                                                 |             | addition to factory, \$20,000 ( <i>Herald</i> , January 1, 1883).                                                                                                                                                                                                  |
| Opera House, Main                                                              |             | \$1,000 ( <i>Herald</i> , January 1, 1883).                                                                                                                                                                                                                        |
| J. V. Rider, Main                                                              |             | addition to store, \$2,000 ( <i>Herald</i> , January 1, 1883).                                                                                                                                                                                                     |
| Sanford Block, Main & 8th                                                      |             | improvements, \$1,200 ( <i>Herald</i> , January 1, 1883).                                                                                                                                                                                                          |
| Walter & Eighmey, St. Cloud Block, Main near 9th                               |             | \$20,000, J. W. Newburg & Co. occupy new rear addition ( <i>Herald</i> , January 1, July 7, 1883).                                                                                                                                                                 |
| N. H. Thedinga, 575 Main                                                       |             | dwelling, \$5,000 ( <i>Herald</i> , January 1, 1883).                                                                                                                                                                                                              |
| M. M. Walker, Iowa                                                             |             | two warehouses, \$1,600, \$2,500 ( <i>Herald</i> , January 1, 1883).                                                                                                                                                                                               |
| Bentley's Hot House                                                            |             | destroyed by fire ( <i>Times</i> , January 18, 1882).                                                                                                                                                                                                              |
| Oat Meal Factory Mill, foot of 11 <sup>th</sup>                                |             | destroyed by fire ( <i>Times</i> , September 19, 1882).                                                                                                                                                                                                            |
| new National Bank                                                              |             | improvements, \$3,525 ( <i>Herald</i> , January 1, 1883).                                                                                                                                                                                                          |
| Iowa trust & Savings Bank                                                      |             | improvements, \$3,585 ( <i>Herald</i> , January 1, 1883).                                                                                                                                                                                                          |
| T. Altman, 688 Clay                                                            |             | Saloon, stores, \$6,000 ( <i>Herald</i> , January 1, 1883).                                                                                                                                                                                                        |

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| W. L. Bradley                                                           |                           | brick warehouse, \$12,000 ( <i>Herald</i> , January 1, 1883).                                                                                                                                                       |
| Dubuque White Lead & Linseed Oil Co.                                    |                           | new factory, \$18,000 ( <i>Herald</i> , January 1, 1883).                                                                                                                                                           |
| <b>1883</b>                                                             |                           |                                                                                                                                                                                                                     |
| New Linseed Oil, Pain Works, 10 <sup>th</sup> & Jackson                 | Speer & Lee have contract | work starts July 9 ( <i>Herald</i> , July 8, 1883).                                                                                                                                                                 |
| Miss. Valley Lead, Oil & Paint Co., Main bet. 1 <sup>st</sup> and Jones |                           | destroyed by fire, \$6,000 loss, firemen misdirected, removed temporarily to 445 White Street, company begins new building near 9 <sup>th</sup> & Jackson, to be done in September ( <i>Herald</i> , May 24, 1883). |
| Peabody residence, Locust                                               |                           | almost ready for roof, a “very handsome monument over the spot which buries many old time memories,” on site of stone church ( <i>Herald</i> , May 1, July 7, 1883).                                                |
| A. J. Patch & Co., foot of Main                                         |                           | new engine room, boiler house, enlarge sash & blind company ( <i>Herald</i> , June 8, 1883).                                                                                                                        |
| John P. Page, 4 <sup>th</sup> & White                                   |                           | new saloon building, brick hotel, \$6,000, opens July ( <i>Herald</i> , January 1, June 3, July 19, 1883).                                                                                                          |
| New paper mill                                                          |                           | steam up first time June 26 ( <i>Herald</i> , June 27, 1883).                                                                                                                                                       |
| Omnibus Company, Julien Avenue                                          |                           | new barn, company to occupy by mid-July ( <i>Herald</i> , June 21, 1883).                                                                                                                                           |
| Conger & Jackson, foot of 8 <sup>th</sup>                               |                           | new coal sheds, ICRR runs spur line to same, done by June ( <i>Herald</i> , May 30, June 20, 1883).                                                                                                                 |
| John Hartig, SE cor. 5 <sup>th</sup> & Iowa                             |                           | gunsmith, three story brick block, \$6,000 ( <i>Herald</i> , January 1, May 25, 1883).                                                                                                                              |
| R. Bennett, Main between Jones and 1st                                  |                           | brick addition to hotel, \$3,600, started work July 2, cornice in place July 29 ( <i>Herald</i> , January 1, July 3, 29, 1883).                                                                                     |
| H. T. Shepard                                                           |                           | brick dancing hall and rink, \$6,000 ( <i>Herald</i> , January 1, 1883).                                                                                                                                            |
| Key City Furniture Co.                                                  |                           | addition to factory, \$10,000 ( <i>Herald</i> , January 1, 1883).                                                                                                                                                   |
| Farley & Loetscher Co.                                                  |                           | new boiler house, etc. \$27,000, boiler moved to new bldg. in late July ( <i>Herald</i> , January 1, July 25, 1883).                                                                                                |
| Wm. Rebman                                                              |                           | brick block and residence, \$13,000 ( <i>Herald</i> , January 1, 1883).                                                                                                                                             |
| Iowa Coffin Co., 15 <sup>th</sup> Street and Elm                        |                           | addition to factory, four story addition, \$5,000 ( <i>Herald</i> , January 1, June 10, 1883).                                                                                                                      |
| Schreiber, Conchar & Co., Iowa                                          |                           | new warehouse, three stories, 113 feet long, wholesaler, demolish two residences and expand through to Iowa, warehouse transformed ( <i>Herald</i> , July 10, August 2, 1883).                                      |
| Brick livery barn, Louis Trexler, Clay                                  |                           | Louis Fuller builds, five-year lease to Trexler, first class livery stable, new livery firm reported in August, to build elegant livery barn, John and Louis Trexler ( <i>Herald</i> , July 10, August 3, 1883).    |
| Pilmeyer, Clay bet. 16 <sup>th</sup> & 17 <sup>th</sup>                 |                           | saloonkeeper erects building for store ( <i>Herald</i> , July 12, 1882).                                                                                                                                            |
| H. Brinkman, 5 <sup>th</sup> Ward                                       |                           | two story brick store, 20x30, \$2,000, for Winder & Stafford, ready for brickwork ( <i>Herald</i> , July 14, 1883)                                                                                                  |
| John Fosselman, north end of downtown                                   |                           | addition for bank vault, “money is plenty in that part of the city, and as downtown banks are far away, a depository is necessary for the convenience of businessmen” ( <i>Herald</i> , July 19, 1883)              |
| John Deery, Clark and                                                   |                           | brick store, 20x40, John Kenety, grocer to occupy, nearly                                                                                                                                                           |

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| W. Locust (?)                                                       |                                                                                                                                                                                 | done mid-Aug. ( <i>Herald</i> , July 20, August 15, 1883).                                                                                                                                                                                                                                             |
| James Howie, 107-52 7 <sup>th</sup>                                 |                                                                                                                                                                                 | two story brick block of six tenements, 58x114 ( <i>Herald</i> , July 21, 1883).                                                                                                                                                                                                                       |
| James Beach, Locust and Dodge                                       |                                                                                                                                                                                 | adds third floor to soap factory, “imposing appearance,” huge new kettle doubles capacity, \$50,000 ( <i>Herald</i> , July 24, August 26, 1883).                                                                                                                                                       |
| Peter Geishecker                                                    |                                                                                                                                                                                 | brick block to be ready October 1, brickwork to second story ( <i>Herald</i> , July 25, August 25, 1883).                                                                                                                                                                                              |
| Iowa near 12 <sup>th</sup>                                          |                                                                                                                                                                                 | Thos. Ryan demolishes old 1849 landmark to build new business block ( <i>Herald</i> , July 28, 1883).                                                                                                                                                                                                  |
| Jackson & 10 <sup>th</sup>                                          | F. D. Hyde, architect                                                                                                                                                           | new paint works warehouse, brick/stone, 30x100, three stories, half for grinding and mixing, half for storage ( <i>Herald</i> , July 28, 1883).                                                                                                                                                        |
| Dennis Smith, Smith’s Hotel, s.e. corner Main and Jones             | D. P. Martin, contractor                                                                                                                                                        | boarding house/saloon, to be done Aug. 15, 14 rooms, \$3,000                                                                                                                                                                                                                                           |
| 4 <sup>th</sup> Street Elevator                                     |                                                                                                                                                                                 | contract let to Eastern parties ( <i>Herald</i> , July 15, 29, 1883).                                                                                                                                                                                                                                  |
| Mississippi Paint Works                                             |                                                                                                                                                                                 | destroyed by fire ( <i>Times</i> , May 24, 1883).                                                                                                                                                                                                                                                      |
| Hasler Grocery Store, 1603 Clay Street                              |                                                                                                                                                                                 | \$8,000 fire loss ( <i>Times-Journal</i> , May 12, 1883).                                                                                                                                                                                                                                              |
| Dubuque Furniture & Burial Cases, 18 <sup>th</sup>                  |                                                                                                                                                                                 | disastrous fire ( <i>Times</i> , April 29, 1883).                                                                                                                                                                                                                                                      |
| <b>1884-30 new business blocks</b>                                  |                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                        |
| Jacob Becker, 1638 Clay                                             |                                                                                                                                                                                 | brick store, \$2,000 ( <i>Herald</i> , December 12, 1884).                                                                                                                                                                                                                                             |
| E. H. Shepley, 1460 Main                                            |                                                                                                                                                                                 | two brick stores, \$3,700 ( <i>Herald</i> , December 12, 1884).                                                                                                                                                                                                                                        |
| Chas. Luther, 1363 Clay                                             |                                                                                                                                                                                 | brick store/dwelling, cigar store \$3,000 ( <i>Herald</i> , December 12, 1884).                                                                                                                                                                                                                        |
| Mrs. Cooney, 97 Locust                                              |                                                                                                                                                                                 | brick store and dwelling, \$3,000 ( <i>Herald</i> , December 12, 1884).                                                                                                                                                                                                                                |
| Dr. Asa Horr, 872 Main                                              | F. D. Hyde, architect, terra cotta in lieu of stone or iron, “it is the most noticeable and striking erection on upper Main Street,” modern style, combines utility with beauty | to replace doctor’s office which “stood there so long,” four story brick, 22x115, basement and sub-basement, pressed brick front with no stone or iron, rather terra cotta trimmings (dark maroon color), \$9,000 ( <i>Herald</i> , December 12, 1884; <i>Dubuque Trade Journal</i> , April 20, 1884). |
| Fred Schlot, 1246 Clay                                              |                                                                                                                                                                                 | brick store/dwelling, \$3,500 ( <i>Herald</i> , December 12, 1884).                                                                                                                                                                                                                                    |
| Gissel’s Store                                                      | F. D. Hyde, architect                                                                                                                                                           | improvements, new front, additional floor, to house wholesale toy firm ( <i>Dubuque Trade Journal</i> , April 20, 1884).                                                                                                                                                                               |
| City fire engine houses                                             |                                                                                                                                                                                 | \$12,500 ( <i>Herald</i> , December 12, 1884).                                                                                                                                                                                                                                                         |
| W. L. Bradley, 7 <sup>th</sup>                                      |                                                                                                                                                                                 | demolishes good brick dwelling, builds new warehouse for Schreiber, Conchar & Co. ( <i>Dubuque Trade Journal</i> , August 18, 1884).                                                                                                                                                                   |
| Key City Furniture Co.                                              |                                                                                                                                                                                 | brick addition, \$7,000 ( <i>Herald</i> , December 12, 1884).                                                                                                                                                                                                                                          |
| Steiner, east side Main between 5 <sup>th</sup> and 6 <sup>th</sup> |                                                                                                                                                                                 | tears out one of best storefronts to replace with a better one ( <i>Dubuque Trade Journal</i> , August 18, 1884).                                                                                                                                                                                      |
| H. Clark                                                            |                                                                                                                                                                                 | roller rink re-built in brick, \$5,000 ( <i>Herald</i> , December 12,                                                                                                                                                                                                                                  |

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|----------------------------------------------------------|---------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Firehouse, 4 <sup>th</sup> and Locust                    | Fridolin Heer, architect, B. W. Jones, contractor | 1884; <i>Dubuque Trade Journal</i> , August 18, 1884).<br>about done, brick with belfry, \$8,000 ( <i>Dubuque Trade Journal</i> , October 10, 1884).                        |
| Thompson & Stearns                                       |                                                   | roller rink, \$4,000 ( <i>Herald</i> , December 12, 1884).                                                                                                                  |
| Rt. Rev. Hennessey                                       |                                                   | brick block, \$10,000 ( <i>Herald</i> , December 12, 1884).                                                                                                                 |
| J. Simones, 1572-94-98 Central                           |                                                   | block of four stores, three stories, 47x56, \$16,000 ( <i>Herald</i> , December 12, 1884), extant as 1570-98 Central.                                                       |
| John D. Bush's new bldg., Main                           |                                                   | destroyed by fire ( <i>Times</i> , October 17, 1884).                                                                                                                       |
| Miller Broom Factory, 3 <sup>rd</sup> and Iowa           |                                                   | bad fire ( <i>Times</i> , November 4, 1884).                                                                                                                                |
| <b>1885</b>                                              |                                                   |                                                                                                                                                                             |
| Wm. L. Bradley, Iowa                                     |                                                   | four-story brick block, \$8,000 ( <i>Times</i> , January 20, 1886).                                                                                                         |
| Geo. L. Torbert's Block, Iowa and 12th                   | Hyde, Architect                                   | triple storefront, replaces Torbert's residence, contract let by Hyde mid-February 1886 ( <i>Herald</i> , February 13, 1886).                                               |
| Block, southwest corner Iowa and 6th                     | F. Hyde                                           | behind James Mullin's block, extends to alley between Iowa and Main, 49' frontage on Main, 43' deep, double storefront, apartments up ( <i>Herald</i> , February 13, 1886). |
| W. G. Watters, 1250-54 Iowa (extant)                     | F. Hyde                                           | three-story brick block, ( <i>Times</i> , January 20, 1886).                                                                                                                |
| George R. Clark, Iowa                                    | F. Hyde architect                                 | two-story brick store, ( <i>Times</i> , January 20, 1886). [might be carpenters shop, 10 <sup>th</sup> bet. Main and Iowa)                                                  |
| Wm. Andrews, Main bet. 10 <sup>th</sup> & 11th           | F. Hyde architect, James Howie, contractor        | brick block of stores, three stories, ( <i>Times</i> , January 20, 1886).                                                                                                   |
| O. Oliver, n.w. corner Clay and 15th                     | F. Hyde architect, Martin Heer builder            | undertaker, two-story brick store, \$4,000 ( <i>Times</i> , January 20, 1886).                                                                                              |
| Mathias Hoffman, 15 <sup>th</sup> and Clay               | F. Hyde architect                                 | undertaker, two-story brick store, ( <i>Times</i> , January 20, 1886).                                                                                                      |
| Jos. Wittmer, 527 Clay                                   | architect F. Heer                                 | brick store, \$2,500 ( <i>Times</i> , January 20, 1886).                                                                                                                    |
| Peter Klauer, 1236 Iowa                                  | architect F. Heer,                                | brick store, \$1,500 ( <i>Times</i> , January 20, 1886).                                                                                                                    |
| W. Watson & Co.                                          | F. Heer architect                                 | brick stores, \$6,000 ( <i>Times</i> , January 20, 1886) [Watson & Hamilton, surgeons/physicians at 873 Main].                                                              |
| Henry Hoffman, 1604 Clay                                 | F. Heer architect                                 | saloon, brick store, \$5,000 ( <i>Times</i> , January 20, 1886).                                                                                                            |
| Sanford Buildings, Main & 8th                            | James Howie/builder-architect                     | improvements, ( <i>Times</i> , January 20, 1886).                                                                                                                           |
| Chr. Voelker, Clay & 13 <sup>th</sup>                    | Martin Heer, architect                            | new store building, 24x40, \$3,000 ( <i>Times</i> , January 20, 1886).                                                                                                      |
| Wm. T. Hollnagel, 2164 Couler                            | Martin Heer, architect,                           | grocery, plans drawn, contracts let, for new double store, \$4,000 ( <i>Times</i> , January 20, 1886).                                                                      |
| Mr. T. Luck                                              | Martin Heer, architect                            | double store ( <i>Times</i> , January 20, 1886).                                                                                                                            |
| Cleaver's Soap Factory, near Milwaukee Shops             |                                                   | destroyed by fire ( <i>Times</i> , May 3, 1885).                                                                                                                            |
| Burn's Grocery, Jones                                    |                                                   | destroyed by fire ( <i>Times</i> , February 10, 1885).                                                                                                                      |
| <b>1886</b>                                              |                                                   |                                                                                                                                                                             |
| East side, south of 9 <sup>th</sup> , Locust, A. Tredway |                                                   | permit for "three bricks" 51x30, \$5,000 ( <i>Herald</i> , April 18, 1886).                                                                                                 |
| 1321-37 Clay, 357 13 <sup>th</sup> ,                     |                                                   | three story brick block, storefronts on 13 <sup>th</sup> , \$25,000 ( <i>Herald</i> ,                                                                                       |

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|---------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| John Bell                                                                                         |                                                                                                                                                                                                           | May 9, 1886; January 1, 1887).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| 713 Iowa, “Iowa Block,”<br>W. L. Bradley                                                          | F. Hyde architect                                                                                                                                                                                         | four story brick warehouse, \$15,000, replaces Junkerman-Haas residence, double storefront, cut down trees in front in October, block nearly completed, to occupy in fall , 71x113 ( <i>Herald</i> , May 9, 1886; January 1, 1887; <i>Times</i> , January 20, May 5, October 2, 1886).                                                                                                                                                                                                                                                                  |
| 1296 Central                                                                                      |                                                                                                                                                                                                           | Assessor dates to 1886, three stories, 26.5x72, extant.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| 1290 Central                                                                                      |                                                                                                                                                                                                           | Assessor dates to 1886, three stories, 26.5x72, extant.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Iowa between 12 <sup>th</sup> &<br>13 <sup>th</sup> , John Bell                                   |                                                                                                                                                                                                           | improvements to store, \$1,000 ( <i>Herald</i> , May 9, 1886; January 1, 1887).                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Consolidated Tank Line<br>Co, South Main                                                          | Hyde, architect                                                                                                                                                                                           | two story brick warehouse, boiler house, tanks, \$13,000 ( <i>Herald</i> , May 9, 1886; January 1, 1887).                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| 489 Main, southwest<br>corner, Main & 5 <sup>th</sup> ,<br>Richard Cox                            | Hyde, architect, done<br>to second floor by<br>July, judged<br>“decidedly behind the<br>times” in style, Cox<br>not “one of those<br>wide awake citizens<br>who advance the<br>beauty of<br>architecture” | raze foundation of 40-year old landmark (June), largely done by mid-July, “a credit,” remodels three three-story brick stores, \$8,000. to produce double storefront, Bradley-Rawsons Meats to stay, John McDonald harness, McFadden Bros. and Morrison Bros. to depart, Perry Bros. occupy in September, third floor likely to house Hyde Clark GAR Post, “finest quality [plate glass] ever received (September 28)” ( <i>Herald</i> , March 28, September 29, 1886; January 1, 1887; <i>Times</i> , June 4, 8, July 16, 25, 27, September 28, 1886). |
| John D. Bush estate, 8 <sup>th</sup>                                                              |                                                                                                                                                                                                           | brick store, \$1,000 ( <i>Herald</i> , January 1, 1887).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Farley, Loetscher & Co.                                                                           |                                                                                                                                                                                                           | improvements to factories, \$4,000 ( <i>Herald</i> , January 1, 1887).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Finley Hotel, 7 <sup>th</sup> and<br>Main                                                         |                                                                                                                                                                                                           | improvements, \$2,000 ( <i>Herald</i> , January 1, 1887).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| John Glab, Mississippi<br>Valley Vinegar, Mustard<br>& Pickling Works, foot<br>of 9 <sup>th</sup> |                                                                                                                                                                                                           | (Glab was then mayor of Dubuque) factory improvements, \$3,500 ( <i>Herald</i> , January 1, 1887).                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Main & 6 <sup>th</sup> , Merchants<br>Hotel                                                       |                                                                                                                                                                                                           | improvements, \$4,000 ( <i>Herald</i> , January 1, 1887).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| 955 Main, Chas. J.<br>Peterson                                                                    | Christian Teugle,<br>brick mason,<br>completes “elegant<br>pressed brick front..it<br>is the finest front in<br>the city” (July 25,<br>1886)                                                              | three story brick store, \$5,500, occupied by Noyes Art Gallery which moves across the street west in October, prop up Delmonico Reid’s sidewall as dig excavation “in order to save the building from a repetition of the memorable town clock disaster,” “finest quality [plate glass] ever received (September 28)” ( <i>Herald</i> , May 9, 1886; January 1, 1887; <i>Times</i> , April 30, July 25, September 28, October 10, 1886).                                                                                                               |
| Main, R. A. Rhomberg                                                                              |                                                                                                                                                                                                           | improvements to store, \$2,000 ( <i>Herald</i> , January 1, 1887).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| 608 Iowa, E. Somerfield                                                                           |                                                                                                                                                                                                           | three story brick store/dwelling, \$2,200 ( <i>Herald</i> , January 1, 1887).                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| 576 Clay, Geo.<br>Schaffhauser                                                                    | Thomas Henry<br>installs tin cornice of<br>own mfg. “for which<br>he has become<br>famous”                                                                                                                | new brick hotel building a “substantial improvement...one of the best brick buildings in the city” \$5,000, “will be one of the finest [buildings] on that street ( <i>Herald</i> , May 9, 1886; January 1, 1887; <i>Times</i> , July 22, 1886). Extant.                                                                                                                                                                                                                                                                                                |
| 1263-97 Iowa, southwest<br>corner, Iowa near 12 <sup>th</sup> ,<br>Major Geo. L. Torbert,         | F. D. Hyde, architect                                                                                                                                                                                     | four (reported as six stores and dwgs. May 1886) two-story brick stores and dwelling, \$10,500, foundation walls nearly done mid-April, done mid-November, houses Haas                                                                                                                                                                                                                                                                                                                                                                                  |

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| “Market Block”                                                           |                                                                                                                                                                           | Drugstore ( <i>Herald</i> , May 9, November 14, 1886; January 1, 1887; <i>Times</i> , April 15, 1886).                                                                                                                                                                                                                                                                                                                                                                                       |
| Trexler Bros., Clay an 10 <sup>th</sup>                                  |                                                                                                                                                                           | improvements to livery, \$1,500, reported as \$6,000 in May, 1886 ( <i>Herald</i> , May 9, 1886; January 1, 1887).                                                                                                                                                                                                                                                                                                                                                                           |
| Levi Block, 6 <sup>th</sup> and Main                                     | J. F. Van Brunt, contractor                                                                                                                                               | demolished by urban renewal, improved? ( <i>Times</i> , April 21, 1886).                                                                                                                                                                                                                                                                                                                                                                                                                     |
| John Bell, Central Market                                                |                                                                                                                                                                           | new storefront (single glass panes replace 9-light windows), store occupied by Putnam & Jones ( <i>Times</i> , April 22, 1886)>                                                                                                                                                                                                                                                                                                                                                              |
| former Clark Rink                                                        |                                                                                                                                                                           | reopens as new opera house May 17, 1886 ( <i>Times</i> , April 29, 1886).                                                                                                                                                                                                                                                                                                                                                                                                                    |
| John Drehouse, 1557 Clay                                                 |                                                                                                                                                                           | two story brick shop, \$1,200 ( <i>Herald</i> , May 9, 1886; January 1, 1887). Extant as 1557 Central.                                                                                                                                                                                                                                                                                                                                                                                       |
| Thos. Kelly, 1487 Clay                                                   |                                                                                                                                                                           | two story brick store/dwelling, \$2,430 ( <i>Herald</i> , May 9, 1886; January 1, 1887). Extant as 1487 Central.                                                                                                                                                                                                                                                                                                                                                                             |
| Val Luck, Couler                                                         |                                                                                                                                                                           | double brick storefront & dwelling, \$3,300 ( <i>Herald</i> , May 9, 1886).                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Geo. Schaetzle, Couler                                                   |                                                                                                                                                                           | brick store and dwelling, \$2,500 ( <i>Herald</i> , May 9, 1886).                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Peter Specht, Couler                                                     | Heer & Beck, architects                                                                                                                                                   | two-story brick store, 68x68, 22x90, \$9,000 ( <i>Herald</i> , May 9, 1886).                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Wm. Hollnagel, Couler                                                    |                                                                                                                                                                           | brick store and dwelling, \$33,600 ( <i>Herald</i> , May 9, 1886).                                                                                                                                                                                                                                                                                                                                                                                                                           |
| B. Hobi, Couler                                                          |                                                                                                                                                                           | brick store and dwelling, \$1,600 ( <i>Herald</i> , May 9, 1886).                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Schmid Bros., Couler                                                     |                                                                                                                                                                           | brick addition, \$500 ( <i>Herald</i> , May 9, 1886).                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| E. Sommerfield, Iowa                                                     |                                                                                                                                                                           | brick store and dwelling, \$2,200 ( <i>Herald</i> , May 9, 1886).                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Jas. Mullen, 6 <sup>th</sup>                                             | F. D. Hyde, architect                                                                                                                                                     | double store and dwelling, \$4,500 ( <i>Herald</i> , May 9, 1886).                                                                                                                                                                                                                                                                                                                                                                                                                           |
| H. Daft, Jackson                                                         |                                                                                                                                                                           | double brick store and dwelling, \$4,000 ( <i>Herald</i> , May 9, 1886).                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Dubuque Street Railway System, 4 <sup>th</sup> St. Elevator              | F. D. Hyde, architect                                                                                                                                                     | engineer house and station (Shank, p. 86).                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Cushing Vinegar Works                                                    |                                                                                                                                                                           | engine room destroyed by fire ( <i>Times</i> , January 24, 1886).                                                                                                                                                                                                                                                                                                                                                                                                                            |
| 4 <sup>th</sup> Street Elevator                                          |                                                                                                                                                                           | engine house and piazzas destroyed by fire ( <i>Times</i> , July 11, 1886).                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>1887</b>                                                              |                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| 1618 Clay                                                                |                                                                                                                                                                           | brick dwelling and store, \$3,500 ( <i>Herald</i> , November 24, 1887). Extant as 1618 Clay.                                                                                                                                                                                                                                                                                                                                                                                                 |
| Bishop Hennessey’s Block, 1 <sup>st</sup> & Main                         | Franklin D. Hyde, architect, “constructed upon modern plans..it will be the best constructed building of the character in the city.” Adam Schmitt has foundation contract | 75.5x113, five stories and basement, for two wholesale houses, brick and terra cotta, elevators, \$35,000 ( <i>Times</i> , February 22, 1887; November 24, 1887; <i>Herald</i> , January 30, 1887). It replaces the “old blue barn” once “in the heart of city” when steamboats unloaded “from its rear doors” a former grain warehouse and later an agricultural depot, 1884 Sanborn Map shows a two-story frame building, finished by 1889 ( <i>Herald</i> , Feb. --, 1887; Shank, p. 86). |
| James Mullin, 256 6 <sup>th</sup>                                        |                                                                                                                                                                           | two story brick stores and dwellings, \$5,000 ( <i>Herald</i> , January 1, 1887).                                                                                                                                                                                                                                                                                                                                                                                                            |
| Dr. Staples & Mr. Bibber, Main between 5 <sup>th</sup> & 6 <sup>th</sup> |                                                                                                                                                                           | 43x113, four stories, modern front ( <i>Times</i> , February 22, 1887).                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Chas. H. Eighmey, 544 Main                                               |                                                                                                                                                                           | boots and shoes store, to remodel store occupied by Wybrant & Miller ( <i>Times</i> , February 22, 1887).                                                                                                                                                                                                                                                                                                                                                                                    |
| James Cushing, White                                                     |                                                                                                                                                                           | brick livery, \$4,000 ( <i>Times</i> , February 22, 1887).                                                                                                                                                                                                                                                                                                                                                                                                                                   |

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| 541-49 Main, Stapler & Vibber, Diamond Block                                                |                                                                    | four story double brick store, pressed brick, terra cotta front \$12,000/\$20,000 ( <i>Times</i> , November 24, 1887).                                                                                                                                                                                                                                                   |
| 1398 Iowa, Otto Smith                                                                       |                                                                    | brick store, \$2,200 ( <i>Times</i> , November 24, 1887).                                                                                                                                                                                                                                                                                                                |
| Clay & 18 <sup>th</sup> , G. F. Thorman, 5 <sup>th</sup> Ward Drug Store                    |                                                                    | brick stores, \$5,000 ( <i>Times</i> , November 24, 1887). Extant as 1778-90 Central.                                                                                                                                                                                                                                                                                    |
| Michael Brown, 1580 Jackson                                                                 |                                                                    | grain dealer, brick store, \$4,000 ( <i>Times</i> , November 24, 1887).                                                                                                                                                                                                                                                                                                  |
| 1527-33 Central                                                                             |                                                                    | Assessor dates to 1887, three stories, 51x65, extant.                                                                                                                                                                                                                                                                                                                    |
| 11 <sup>th</sup> Street Elevator                                                            |                                                                    | nearly done ( <i>Herald</i> , March 15, 1888)                                                                                                                                                                                                                                                                                                                            |
| Four lumberyard fires in four-day period                                                    |                                                                    | ( <i>Times</i> , November 6, 1887).                                                                                                                                                                                                                                                                                                                                      |
| Wybrant's & Millers Shoe Store, Main                                                        |                                                                    | bad fire ( <i>Times</i> , February 20, 1887).                                                                                                                                                                                                                                                                                                                            |
| Butt's Blacksmith and wagon Shop, 879 Clay, John Schwenk's residence                        |                                                                    | destroyed by fire ( <i>Times</i> , March 15, 1887).                                                                                                                                                                                                                                                                                                                      |
| Dubuque <i>Daily Times</i> office                                                           |                                                                    | destroyed by fire ( <i>Times</i> , February 6, 8, 1887).                                                                                                                                                                                                                                                                                                                 |
| <b>1888</b>                                                                                 |                                                                    |                                                                                                                                                                                                                                                                                                                                                                          |
| 6 <sup>th</sup> & Main, Illinois Central RR office bldg.                                    | Architect Nocquet (railroad architect)                             | to house Burlington Division of railroad, Nocquet was a Confederate military engineer during the war ( <i>Herald</i> , September 23, 1888).                                                                                                                                                                                                                              |
| 4 <sup>th</sup> & Main                                                                      |                                                                    | new building progresses ( <i>Herald</i> , July 27, 1888).                                                                                                                                                                                                                                                                                                                |
| 10 <sup>th</sup> & Clay, Frank Brede                                                        | F. Heer & Son, architects, Anthony Baumhover, contractor           | store and flats ( <i>Herald</i> , July 8, 1888).                                                                                                                                                                                                                                                                                                                         |
| Bell, Rider, Wallis & Co.                                                                   | Thos. T. Carkeet, architect                                        | building to go up this year, derrick collapses in August ( <i>Herald</i> , April 27, August 4, 1888).                                                                                                                                                                                                                                                                    |
| Locust & 7 <sup>th</sup> , Burden Block                                                     |                                                                    | ( <i>Herald</i> , May 17, 1888).                                                                                                                                                                                                                                                                                                                                         |
| Carr, Ryder & Wheeler                                                                       |                                                                    | addition ( <i>Herald</i> , March 15, 1888).                                                                                                                                                                                                                                                                                                                              |
| Dave Grant                                                                                  |                                                                    | new building (?), foundations started ( <i>Herald</i> , March 15, 1888).                                                                                                                                                                                                                                                                                                 |
| 9 <sup>th</sup> & Iowa, John Byrne Bros.                                                    |                                                                    | two and a half story brick livery, \$15,000 ( <i>Herald</i> , April 22, December 23, 1888).                                                                                                                                                                                                                                                                              |
| Main near 11 <sup>th</sup> , H. B. Glover                                                   |                                                                    | three story double store, 37x46, \$10,000, almost done July ( <i>Herald</i> , April 22, July 27, December 23, 1888; Assessor dates to 1888). Extant.                                                                                                                                                                                                                     |
| 1739-49 Central, Clay near 17 <sup>th</sup> , E. Muntz                                      |                                                                    | four three-story brick stores, \$13,000/18,000-? ( <i>Herald</i> , April 22, December 23, 1888). Extant as 1739-49 Central.                                                                                                                                                                                                                                              |
| 1256 Clay, Ellwanger Bros.                                                                  |                                                                    | three story brick store, \$3,300 ( <i>Herald</i> , April 22, 1888).                                                                                                                                                                                                                                                                                                      |
| Locust & 7 <sup>th</sup> , Mrs. M. B. Wallis, Overall factory and wholesale goods warehouse | James Howie, general contractor, Willoughby J. Edbrooke architect? | Byrne Bros. Livery demolished in late May. Foundations nearly done by end of July, plans altered to add fourth story. Composition roof being applied by roofers from Chicago, as of early October. Now called Rider, Wallis & Co., four story brick store, \$40,000, finished by mid-December ( <i>Herald</i> , April 22, December 23, 1888; <i>Times</i> , May 23, July |

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|                                                          |                                        |                                                                                                                                                                                                                                                                           |
|----------------------------------------------------------|----------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                          |                                        | 31, October 9, November 21, December 5, 1888).                                                                                                                                                                                                                            |
| Iowa near 13 <sup>th</sup> , Ed Keas, opposite City Hall |                                        | two story brick store converted from double house, “the location is central,” plate glass July, “the buildings improve the appearance of the street very much,” \$3,500 ( <i>Herald</i> , April 17, 22, July 21, 1888).                                                   |
| Locust & 2 <sup>nd</sup> , Rev. P. Burke                 |                                        | double brick store, \$9,000 ( <i>Herald</i> , December 23, 1888).                                                                                                                                                                                                         |
| Main, W. L. Bradley                                      |                                        | store and flats, \$10,000 ( <i>Herald</i> , December 23, 1888).                                                                                                                                                                                                           |
| Coffin Co.                                               |                                        | four story brick building, \$12,000( <i>Herald</i> , December 23, 1888).                                                                                                                                                                                                  |
| 16 <sup>th</sup> & Locust, Sears & Peaslee               |                                        | two story brick addition, \$1,500 ( <i>Herald</i> , December 23, 1888).                                                                                                                                                                                                   |
| Geo. Salot, Clay                                         |                                        | three brick stores, \$8,000 ( <i>Herald</i> , December 23, 1888).                                                                                                                                                                                                         |
| 1735-37 Central                                          |                                        | Assessor dates to 1888, three stories, 38x46, extant. Might be same as above?                                                                                                                                                                                             |
| 18 <sup>th</sup> & Clay, G. F. Thormsen                  |                                        | three story brick building, \$10,000 ( <i>Herald</i> , December 23, 1888).                                                                                                                                                                                                |
| 1 <sup>st</sup> & Locust, Waller & Son                   | “[lightning] roddeed by Noah H. Faust” | three story brick building, double storefront, \$4,000 ( <i>Herald</i> , December 14, 23, 1888).                                                                                                                                                                          |
| Clay north of 13 <sup>th</sup> , Ziepprecht Estate       |                                        | three story double brick block, \$14,000 ( <i>Herald</i> , December 23, 1888).                                                                                                                                                                                            |
| <b>1889</b>                                              |                                        |                                                                                                                                                                                                                                                                           |
| A. Koch Store and office building                        | F. Heer Sr. architect                  | c.1889 (Shank, p. 80).                                                                                                                                                                                                                                                    |
| 13 <sup>th</sup> & Clay, 1296 Central, John Eichorn,     | Martin Heer, architect (Shank, p. 82)  | three story store/dwelling, \$3/8,000 ( <i>Herald</i> , December 29, 1889). Extant.                                                                                                                                                                                       |
| 1 <sup>st</sup> , B. D. Linehart                         |                                        | two story shop/dwelling, \$3,000 ( <i>Herald</i> , December 29, 1889).                                                                                                                                                                                                    |
| 7 <sup>th</sup> & Clay, Frank Mangold                    |                                        | three story double store, \$10,000 ( <i>Herald</i> , December 29, 1889).                                                                                                                                                                                                  |
| 8 <sup>th</sup> and Iowa, Grand Opera House              | W. J. Edbrooke, Chicago, architect     | Finished August 1890 \$50,000 ( <i>Herald</i> , December 29, 1889).                                                                                                                                                                                                       |
| 14 <sup>th</sup> & Clay, Mrs. Louisa Reiche              |                                        | two-story double store, \$8,000 ( <i>Herald</i> , December 29, 1889).                                                                                                                                                                                                     |
| 7 <sup>th</sup> & Clay, Geo. Salot                       |                                        | three-story brick block, \$8,000 ( <i>Herald</i> , December 29, 1889).                                                                                                                                                                                                    |
| John Sohl, Clay                                          |                                        | two-story store/dwelling, \$4,000 ( <i>Herald</i> , December 29, 1889).                                                                                                                                                                                                   |
| C.M.& St.Paul Car Shops                                  |                                        | destroyed by fire, \$25,000 loss ( <i>Globe-Journal</i> , December 21, 1889).                                                                                                                                                                                             |
| <b>1890</b>                                              |                                        |                                                                                                                                                                                                                                                                           |
| 2 <sup>nd</sup> & Main, Julien Hotel                     | Franklin D. Hyde, architect            | second hotel same site, destroyed by fire 1913, site of present Julien Motor Inn (Sommer, p. 221; Shank, p. 86).                                                                                                                                                          |
| 9 <sup>th</sup> & Iowa, Dr. Asa Horr                     |                                        | demolishes old Turner Hall, 30 years old, business block that will complete Iowa Block to the corner of 9 <sup>th</sup> and Iowa, new building also contains hall, dedicated November 28 ( <i>Herald</i> , January 1, 1890; <i>Weekly Ledger</i> , November 8, 29, 1890). |
| 6 <sup>th</sup> & Iowa, Allen & Swiney                   | John Howie, contractor                 | foundations in ( <i>Herald</i> , March 18, 1890).                                                                                                                                                                                                                         |

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|-------------------------------------------------------------|-------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Daw__ & Powers                                              |                                                                               | store, \$40,000 ( <i>Herald</i> , January 18, 1891).                                                                                                                                                                                                                                                                                                                                                                                              |
| Board of Trade                                              |                                                                               | \$23,000 ( <i>Herald</i> , January 18, 1891).                                                                                                                                                                                                                                                                                                                                                                                                     |
| H. H. Linehan                                               |                                                                               | improvements, \$10,000 ( <i>Herald</i> , January 18, 1891).                                                                                                                                                                                                                                                                                                                                                                                       |
| 6 <sup>th</sup> between Locust & Main, H. B. & J. B. Glover |                                                                               | four story addition, 34x125, dry goods, \$10,000, to be done by July 1 ( <i>Herald</i> , April 12, 1890; January 18, 1891).                                                                                                                                                                                                                                                                                                                       |
| A. Vogel, 1703 Clay                                         |                                                                               | building, \$3,300 ( <i>Herald</i> , January 13, 1891).                                                                                                                                                                                                                                                                                                                                                                                            |
| 14 <sup>th</sup> & Clay, John Krayner                       |                                                                               | “mammoth store building,” extends to Luther’s cigar store, “many urge use as hotel,” plans drawn March 1890, store/dwelling, \$10,000 ( <i>Herald</i> , March 19, 1890; January 18, 1891).                                                                                                                                                                                                                                                        |
| D. W. Rand, 244 13 <sup>th</sup>                            |                                                                               | shop, \$500 ( <i>Herald</i> , January 18, 1891).                                                                                                                                                                                                                                                                                                                                                                                                  |
| Carr, Rider & Engler Co.                                    |                                                                               | warehouse, \$5,000 ( <i>Herald</i> , January 18, 1891).                                                                                                                                                                                                                                                                                                                                                                                           |
| Klein & Altman                                              |                                                                               | store/dwelling, \$5,000 ( <i>Herald</i> , January 18, 1891).                                                                                                                                                                                                                                                                                                                                                                                      |
| H. M. Hoffman                                               |                                                                               | store/dwelling, \$5,000( <i>Herald</i> , January 18, 1891).                                                                                                                                                                                                                                                                                                                                                                                       |
| Platt Bros., 520-22 Main                                    |                                                                               | clothes store, \$5,000( <i>Herald</i> , January 18, 1891).                                                                                                                                                                                                                                                                                                                                                                                        |
| Hansen & Linehan                                            |                                                                               | improvements, \$5,000 ( <i>Herald</i> , January 18, 1891).                                                                                                                                                                                                                                                                                                                                                                                        |
| Iowa Coffin Co., Elm and 15th                               |                                                                               | improvements, \$5,000 ( <i>Herald</i> , January 18, 1891).                                                                                                                                                                                                                                                                                                                                                                                        |
| J. V. Rider, n.e. corner Locust and 7th                     | Willough J. Edbrooke, Chicago architect                                       | three-story store and offices, pressed brick, terra-cotta, \$25,000 says <i>Inland Architect</i> , December 1890, \$5,000 ( <i>Herald</i> , January 18, 1891).                                                                                                                                                                                                                                                                                    |
| Peter Carter/Castey                                         |                                                                               | saloon/residence, \$4,000 ( <i>Herald</i> , January 18, 1891).                                                                                                                                                                                                                                                                                                                                                                                    |
| Wm. Marshall, n.w. corner 10 <sup>th</sup> & Washington     |                                                                               | boiler shop, \$4,000 ( <i>Herald</i> , January 18, 1891).                                                                                                                                                                                                                                                                                                                                                                                         |
| Paul Ludwig                                                 |                                                                               | store/dwelling, \$3,000 ( <i>Herald</i> , January 18, 1891).                                                                                                                                                                                                                                                                                                                                                                                      |
| Wm. Meyer, 2293 Couler                                      |                                                                               | livery stable, \$3,000 ( <i>Herald</i> , January 18, 1891).                                                                                                                                                                                                                                                                                                                                                                                       |
| Citizens State Bank, n.w. corner 8 <sup>th</sup> & Main     |                                                                               | \$2,500 ( <i>Herald</i> , January 18, 1891).                                                                                                                                                                                                                                                                                                                                                                                                      |
| J. W. Buck                                                  |                                                                               | saloon, \$2,500 ( <i>Herald</i> , January 18, 1891).                                                                                                                                                                                                                                                                                                                                                                                              |
| Langworthy & Adams Co.                                      |                                                                               | improvements, \$2,500 ( <i>Herald</i> , January 18, 1891).                                                                                                                                                                                                                                                                                                                                                                                        |
| Manson Block                                                |                                                                               | improvements, \$2,500 ( <i>Herald</i> , January 18, 1891).                                                                                                                                                                                                                                                                                                                                                                                        |
| Dubuque County Bank                                         |                                                                               | improvements, \$1,500 ( <i>Herald</i> , January 18, 1891).                                                                                                                                                                                                                                                                                                                                                                                        |
| Windsor Hotel                                               |                                                                               | improvements, \$1,300 ( <i>Herald</i> , January 18, 1891).                                                                                                                                                                                                                                                                                                                                                                                        |
| Main, Geo. L. Torbert                                       |                                                                               | \$15,000 ( <i>Herald</i> , January 18, 1891).                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>1891</b>                                                 |                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| William Andrew Homestead, Locust near 11 <sup>th</sup>      | James Howie, demolition, contractor, Elizabethan style, J. F. Rague architect | landmark demolished, built 1856 by Fred E. Bissell, occupied by Cashier R. A. Babbage who was blamed for the failure of Merchant’s Bank in 1873, later owned/occupied by Wm. Andrew, Dr. G. M. Staples, James Levi, Frank D. Stout, scene of entertainment of Confederate General Edmund K. Smith during 1884 military encampment, replaced by the Stout mansion ( <i>Daily Republican</i> , October 10, 1856; <i>Herald</i> , January 11, 1891). |
| 7 <sup>th</sup> & Iowa, Dubuque County Courthouse           | F. Heer, Sr. architect (Shank, p. 80)                                         | first building (1839) demolished (Sommer, p. 21).                                                                                                                                                                                                                                                                                                                                                                                                 |
| 1072 Central                                                |                                                                               | Assessor dates to 1891, 22.5x55, two stories, extant.                                                                                                                                                                                                                                                                                                                                                                                             |
| 504 Central                                                 |                                                                               | Assessor dates to 1891 and Sanborn Map indicates was                                                                                                                                                                                                                                                                                                                                                                                              |

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|                                                                   |                          | under construction as of July 1891, Fred Bade, grocer, here 1899, three stories, 24x100, extant.                                                                     |
| Ryan Packing House, south of the levee                            |                          | rock being hauled for foundation and ground being excavated, Dodge Street to be extended across slough to river just north of same ( <i>Herald</i> , June 27, 1891). |
| Board of Trade Bldg., Main bet. 4 <sup>th</sup> & 5 <sup>th</sup> |                          | \$40,000 loss to fire ( <i>Herald</i> , February 4-5, 1891).                                                                                                         |
| Dubuque Harness & Saddlery Co.                                    |                          | destroyed by fire, \$15,000 loss ( <i>Herald</i> , June 5, 1891).                                                                                                    |
| Farley & Loetscher Sash & Door Co.                                |                          | \$50,000 fire loss ( <i>Herald</i> , August 19, 1891; <i>Ledger</i> , same date).                                                                                    |
| Pritchard Buggy Top Co.                                           |                          | \$10,000 fire loss ( <i>Ledger</i> , October 31, 1891).                                                                                                              |
| Turner Hall, 9 <sup>th</sup> & Iowa                               |                          | destroyed by fire, \$29,000 loss ( <i>Ledger</i> , November 16, 1891).                                                                                               |
| <b>1892</b>                                                       |                          |                                                                                                                                                                      |
| southwest corner, 9 <sup>th</sup> & Iowa, Central Engine House    | T. T. Carkeek, architect | armory on third floor, demolished October 1970 for new fire administrative building, demolished 1970 (Sommer, p. 24).                                                |
| Adams' Company                                                    |                          | new foundry, \$10,000 ( <i>Herald</i> , December 25, 1892)                                                                                                           |
| John Bell, 470 Central                                            |                          | three story brick store and flats, \$6,000 ( <i>Herald</i> , December 25, 1892)                                                                                      |
| Carr, Ryder & Engler                                              |                          | factory improvement, \$20,000( <i>Herald</i> , December 25, 1892)                                                                                                    |
| A. A. Cooper                                                      |                          | factory improvement, \$20,000( <i>Herald</i> , December 25, 1892)                                                                                                    |
| Frank Coates                                                      |                          | addition to store, \$1,000 ( <i>Herald</i> , December 25, 1892)                                                                                                      |
| Geo. Dea & Son                                                    |                          | improvements to basket factory, \$59,000 ( <i>Herald</i> , December 25, 1892)                                                                                        |
| Dubuque Wooden Ware                                               |                          | improvements, addition, \$4,000 ( <i>Herald</i> , December 25, 1892)                                                                                                 |
| Dubuque Pressed Brick Co.                                         |                          | unspecified, \$45,000 ( <i>Herald</i> , December 25, 1892)                                                                                                           |
| Diamond Jo Boat Yard                                              |                          | improvements, boat building, \$45,000 ( <i>Herald</i> , December 25, 1892)                                                                                           |
| Dubuque Stamping & Enameling                                      |                          | unspecified, \$40,300 ( <i>Herald</i> , December 25, 1892)                                                                                                           |
| S. Drexel                                                         |                          | store and flat, \$6,000 ( <i>Herald</i> , December 25, 1892)                                                                                                         |
| Dubuque Malting Co.                                               |                          | improvements, additions, \$15,000 ( <i>Herald</i> , December 25, 1892)                                                                                               |
| Dubuque Buggy Top Co.                                             |                          | same, \$5,000 ( <i>Herald</i> , December 25, 1892)                                                                                                                   |
| Dubuque County Courthouse                                         |                          | \$200,000 ( <i>Herald</i> , December 25, 1892)                                                                                                                       |
| Excelsior Brass Co.                                               |                          | \$25,000 ( <i>Herald</i> , December 25, 1892)                                                                                                                        |
| James Forester & Co.                                              |                          | four-story factory, \$18,000 ( <i>Herald</i> , December 25, 1892)                                                                                                    |
| Farley, Loetscher Co.                                             |                          | improvements, \$10,000 ( <i>Herald</i> , December 25, 1892)                                                                                                          |
| Mrs. Isborn                                                       |                          | store and flats, \$8,000 ( <i>Herald</i> , December 25, 1892)                                                                                                        |
| Iowa Iron Works                                                   |                          | improvements, \$6,500 ( <i>Herald</i> , December 25, 1892)                                                                                                           |
| P. Klauer                                                         |                          | brick store, \$7,000 ( <i>Herald</i> , December 25, 1892)                                                                                                            |
| Mary H. Milton                                                    |                          | store, \$620 ( <i>Herald</i> , December 25, 1892)                                                                                                                    |
| M. Marty                                                          |                          | brick double store, \$4,500 ( <i>Herald</i> , December 25, 1892)                                                                                                     |
| A. Miller                                                         |                          | frame store, dwelling, \$2,000 ( <i>Herald</i> , December 25, 1892)                                                                                                  |
| Mannhart & Noel, Hotel Paris                                      |                          | \$30,000 ( <i>Herald</i> , December 25, 1892)                                                                                                                        |

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| F. A. Nessler                                  |                                                                         | store and flat, \$7,000 ( <i>Herald</i> , December 25, 1892)                                                                                                                                                                                                        |
| Odd Fellows Temple                             |                                                                         | in course of construction, \$30,000 ( <i>Herald</i> , December 25, 1892)                                                                                                                                                                                            |
| Peoples Bakery                                 |                                                                         | \$3,000 ( <i>Herald</i> , December 25, 1892)                                                                                                                                                                                                                        |
| Ryan Packing Co.                               |                                                                         | addition, \$45,000 ( <i>Herald</i> , December 25, 1892)                                                                                                                                                                                                             |
| Reifsteck & Shepley                            |                                                                         | warehouse, \$2,000 ( <i>Herald</i> , December 25, 1892)                                                                                                                                                                                                             |
| Rider & Lacy [1702-22 Central, extant]         |                                                                         | three-story brick stores and flats, \$19,000 ( <i>Herald</i> , December 25, 1892)                                                                                                                                                                                   |
| Standard Lumber Co.                            |                                                                         | \$8,500 ( <i>Herald</i> , December 25, 1892)                                                                                                                                                                                                                        |
| Mary J. Switzer                                |                                                                         | store, \$2,400 ( <i>Herald</i> , December 25, 1892)                                                                                                                                                                                                                 |
| C. J. W. Saunders                              |                                                                         | store and dwelling, \$2,000 ( <i>Herald</i> , December 25, 1892)                                                                                                                                                                                                    |
| Schreiber, Conchar & Westphal, Iowa Street     |                                                                         | factory, \$4,500 ( <i>Herald</i> , December 25, 1892)                                                                                                                                                                                                               |
| Sisters of Charity Mother House                |                                                                         | \$200,000 ( <i>Herald</i> , December 25, 1892)                                                                                                                                                                                                                      |
| Smedley Mfg.                                   |                                                                         | addition, \$15,000 ( <i>Herald</i> , December 25, 1892)                                                                                                                                                                                                             |
| John Specht                                    |                                                                         | store addition, \$500 ( <i>Herald</i> , December 25, 1892)                                                                                                                                                                                                          |
| J. M. Sullivan                                 |                                                                         | brick store, \$6,000 ( <i>Herald</i> , December 25, 1892)                                                                                                                                                                                                           |
| Turner Hall                                    |                                                                         | rebuilt, \$7,500 ( <i>Herald</i> , December 25, 1892)                                                                                                                                                                                                               |
| West Locust Livery                             |                                                                         | \$5,000 ( <i>Herald</i> , December 25, 1892)                                                                                                                                                                                                                        |
| Globe Bldg., 5 <sup>th</sup> & Main            |                                                                         | damaged by fire ( <i>Ledger</i> , March 10, 1892).                                                                                                                                                                                                                  |
| Alderman Glab's Hotel, 9 <sup>th</sup> & Elm   |                                                                         | \$10,000 loss to fire ( <i>Ledger</i> , April 28, 1892).                                                                                                                                                                                                            |
| Adams Co, Iron Works/Foundry                   |                                                                         | destroyed by fire, \$8,000 loss ( <i>Ledger</i> , May 30, 1892; <i>Herald</i> , May 29, 1892).                                                                                                                                                                      |
| <b>1893</b>                                    |                                                                         |                                                                                                                                                                                                                                                                     |
| Fenelon Place Elevator                         | T. T. Carkeek, architect                                                | new building ( <i>Weekly Times</i> , July 7, 1893).                                                                                                                                                                                                                 |
| Henry Guerdet, Hill & Juliean                  |                                                                         | two-story brick ( <i>Weekly Times</i> , November 14, 1893).                                                                                                                                                                                                         |
| Norwegian Plow Works                           |                                                                         | five-story addition (see fire damage note below) ( <i>Weekly Times</i> , January 2, 1894).                                                                                                                                                                          |
| 9 <sup>th</sup> & Locust, Odd Fellows          | T. T. Carkeek, architect                                                | notable for its three-story high arches, demolished 1998-99 (Sommer, p. 124).                                                                                                                                                                                       |
| 15 <sup>th</sup> & Locust, Central High School | Architect Heer                                                          | plans displayed in Iowa Trust & Savings Bank window mid-1893, \$75,000 bond issue passed 1893, dedicated January 17, 1895, used until 1923, functions as junior high school 1928-29, demolished in 1980s ( <i>Weekly Times</i> , July 11, 1893; .Lyon, pp. 112-13). |
| Enamel Works                                   |                                                                         | destroyed by fire, \$60,000 loss ( <i>Ledger</i> , April 11, 1893).                                                                                                                                                                                                 |
| Norwegian Plow Works                           |                                                                         | considerable fire damage ( <i>Globe</i> , August 11, 1893).                                                                                                                                                                                                         |
| <b>1894</b>                                    |                                                                         |                                                                                                                                                                                                                                                                     |
| Lux, 1420 Clay                                 |                                                                         | two story brick building, \$2,500 ( <i>Herald</i> , January 1, 1895).                                                                                                                                                                                               |
| Dubuque Cabinet Makers Asso., 1000 Main        |                                                                         | Three story offices, warehouse replaces Universalist Church, northeast corner Main and 10 <sup>th</sup> .                                                                                                                                                           |
| Shields & Bradley blocks, Main and Jones       | Excavation work by Cornelius Ryan ( <i>Herald</i> , December 29, 1895). | identical four storefront, four-story blocks, each 100x100, occupied by M. M. Walker & Co., Schroeder-Kline Grocery, \$80,000 total cost ( <i>Herald</i> , January 1, 1895).                                                                                        |
| 4 <sup>th</sup> & Locust, Bell Bros.           | Thos. T. Carkeet,                                                       | five story story/factory for overall and ready-made clothing                                                                                                                                                                                                        |

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|                                                                                                                                             | architect                                                            | factory, \$30,000+ ( <i>Herald</i> , January 1, 1895).                                                                                                                                                                                                                                                                                                                                                                                  |
| Ryder & Burden, Main Street                                                                                                                 |                                                                      | four story brick block, to contain Masonic Temple, \$35,000, reported at cost of \$23,000 next year ( <i>Herald</i> , January 1, 1895; January 23, 1896).                                                                                                                                                                                                                                                                               |
| 4 <sup>th</sup> & Main, W. H. Peabody                                                                                                       |                                                                      | four story double storefront block, light brown “granite brick” used “that will make the building an additional attraction,” \$10,000 (? list says \$8,000) ( <i>Herald</i> , January 1, 1895).                                                                                                                                                                                                                                         |
| Washington, James O’Farrell                                                                                                                 |                                                                      | brick store, \$10,000 ( <i>Herald</i> , January 1, 1895).                                                                                                                                                                                                                                                                                                                                                                               |
| A. W. Hosford, Clay                                                                                                                         |                                                                      | double store, \$8,500 ( <i>Herald</i> , January 1, 1895).                                                                                                                                                                                                                                                                                                                                                                               |
| 1736 Central                                                                                                                                |                                                                      | Assessor dates to 1894, three story, 37x64, extant.                                                                                                                                                                                                                                                                                                                                                                                     |
| 9 <sup>th</sup> & Iowa, YMCA, “Stout Auditorium”                                                                                            | Thos. Carkeek, architect (Shank, p. 38)                              | built in conjunction with remodeling of adjacent H. L. Stout residence, gymnasium, two stories plus basement, \$15,000, new YMCA built 1969-71 at 35 North Booth ( <i>Herald</i> , January 1, 1895; Lyon, pp. 489-90).                                                                                                                                                                                                                  |
| northwest corner, Main & 9 <sup>th</sup> , Iowa Trust & Savings Bank and Dubuque Fire & Marine Insurance Co., “Bank and Insurance Building” | W. W. Boyington & Co., Chicago, architect, Italian Renaissance style | the state’s largest commercial building, corner lot purchased by May 1893, add adjoining lot July 1894, start work September 5, 1894 and opens November 1895, American Trust & Savings Bank in building until 1945, later known as Fischer Building, seven story, steel and terra cotta (cream and yellow red), \$350,000, 103x114, likely first steel frame large building, clay tile fireproofing ( <i>Herald</i> , January 23, 1896) |
| Novelty Carriage Works                                                                                                                      |                                                                      | destroyed by fire ( <i>Herald</i> , April 10, 1894).                                                                                                                                                                                                                                                                                                                                                                                    |
| J. C. Schmid’s Flour & Feed Mill, 8 <sup>th</sup> & White                                                                                   |                                                                      | gutted by fire ( <i>Globe</i> , September 7, 1894).                                                                                                                                                                                                                                                                                                                                                                                     |
| Lesure Lumber Yard                                                                                                                          |                                                                      | wiped out by fire, worst fire in history, \$750,000 loss ( <i>Herald</i> , June 10, 1894).                                                                                                                                                                                                                                                                                                                                              |
| <b>1895</b>                                                                                                                                 |                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| High School                                                                                                                                 |                                                                      | dedicated January 17, 1896, \$75,000 ( <i>Herald</i> , January 23, 1896)                                                                                                                                                                                                                                                                                                                                                                |
| Stout Auditorium, 8 <sup>th</sup> and Iowa                                                                                                  |                                                                      | dedicated January 27, 1896, YMCA, \$40,000 ( <i>Herald</i> , January 23, 1896)                                                                                                                                                                                                                                                                                                                                                          |
| First Presbyterian Church                                                                                                                   |                                                                      | dedicated this year, \$10,000 ( <i>Herald</i> , January 23, 1896)                                                                                                                                                                                                                                                                                                                                                                       |
| Dubuque Malting Co.                                                                                                                         |                                                                      | Heeb announced plans to build a “mammoth, modern brewery” in mid-1893 if the legislature was to repeal the state prohibition law, “long in comtemplation,” new brewery, \$350,000 ( <i>Weekly Times</i> , August 29, 1893; <i>Herald</i> , January 23, 1896)                                                                                                                                                                            |
| St. Lukes Main Street M. E. Church                                                                                                          |                                                                      | now being erected, \$80,000 ( <i>Herald</i> , January 23, 1896)                                                                                                                                                                                                                                                                                                                                                                         |
| Belt Bros. Overall Factory                                                                                                                  |                                                                      | \$50,000 ( <i>Herald</i> , January 23, 1896)                                                                                                                                                                                                                                                                                                                                                                                            |
| W. H. Peabody, 4 <sup>th</sup> & Main                                                                                                       |                                                                      | store, \$10,000 ( <i>Herald</i> , January 23, 1896)                                                                                                                                                                                                                                                                                                                                                                                     |
| James O’Farrell, Washington                                                                                                                 |                                                                      | brick block, \$10,000 ( <i>Herald</i> , January 23, 1896)                                                                                                                                                                                                                                                                                                                                                                               |
| A. W. Hosford, Clay                                                                                                                         |                                                                      | double store, \$8,500 ( <i>Herald</i> , January 23, 1896)                                                                                                                                                                                                                                                                                                                                                                               |
| Wm. L. Bradley, Main &                                                                                                                      |                                                                      | stores and flats, \$15,000 ( <i>Herald</i> , January 23, 1896)                                                                                                                                                                                                                                                                                                                                                                          |

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| 13 <sup>th</sup>                                                                                 |                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                    |
| Haney & Campbell                                                                                 |                                                                                                                                                                    | new manufacturing building, \$10,000 ( <i>Herald</i> , January 23, 1896)                                                                                                                                                                                                                                                           |
| Fisher & Co.                                                                                     |                                                                                                                                                                    | ice houses, \$5,000 ( <i>Herald</i> , January 23, 1896)                                                                                                                                                                                                                                                                            |
| Ernsdorff & Sons, Jones St.                                                                      |                                                                                                                                                                    | business block, \$18,000 ( <i>Herald</i> , January 23, 1896)                                                                                                                                                                                                                                                                       |
| Dubuque Casket Co., Washington and 18th                                                          |                                                                                                                                                                    | four story business block, \$7,000 ( <i>Herald</i> , January 23, 1896)                                                                                                                                                                                                                                                             |
| John Buelow, Couler                                                                              |                                                                                                                                                                    | two story brick store, \$25,000 ( <i>Herald</i> , January 23, 1896)                                                                                                                                                                                                                                                                |
| A. R. Staufenbeil, Clay                                                                          |                                                                                                                                                                    | business block, \$2,000 ( <i>Herald</i> , January 23, 1896)                                                                                                                                                                                                                                                                        |
| ABC Department Store, 713-29 Main                                                                |                                                                                                                                                                    | considerable damage by fire ( <i>Globe Journal</i> , July 12, 1895).                                                                                                                                                                                                                                                               |
| <b>1896</b>                                                                                      |                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                    |
| 9 <sup>th</sup> & Locust, Dr. J. J. Brownson                                                     |                                                                                                                                                                    | office adjoining residence, next to Odd Fellows Temple, \$2,000+ ( <i>Herald</i> , May 24, 1896; Lyon, pp. 24-25; Sommer, p. 126).                                                                                                                                                                                                 |
| 539 Locust, John Logan                                                                           |                                                                                                                                                                    | new store/residence, St. Louis yellow brick front, \$4,000 ( <i>Herald</i> , May 24, 1896).                                                                                                                                                                                                                                        |
| 8 <sup>th</sup> & Main, Rider Block                                                              |                                                                                                                                                                    | remodeling, double storefront into a single large one, displaces J. Maresh, tailor and Oriental Tea Co. Crystal plate glass front continued around 8 <sup>th</sup> Street frontage, “the building will not be a ‘skyscraper,’ but it will be fitted up in modern style,” \$6,000 ( <i>Herald</i> , May 24, 1896).                  |
| Jones & Main, John Krusdorff & Sons                                                              |                                                                                                                                                                    | five stories, red brick and cut stone trim, cut stone entrance, for wholesale iron and wood stock business, \$13,000 ( <i>Herald</i> , May 24, 1896).                                                                                                                                                                              |
| James Levi & Co.                                                                                 |                                                                                                                                                                    | to remodel present building or relocate to triple storefront in Coates Bros. building, front to be solid plate glass front, \$8,000 ( <i>Herald</i> , May 24, 1896).                                                                                                                                                               |
| A. Y. McDonald Co.                                                                               |                                                                                                                                                                    | to build two large four-story factory buildings, \$75,000 ( <i>Herald</i> , January 23, 1896)                                                                                                                                                                                                                                      |
| Dr. Jackson, corner 9 <sup>th</sup> & Bluff                                                      |                                                                                                                                                                    | to build some new apartment houses, \$15,000 ( <i>Herald</i> , January 23, 1896)                                                                                                                                                                                                                                                   |
| Bradley Syndicate, J. M. Stampfer, northeast corner, 8 <sup>th</sup> & Main, , Security Building | “to be built upon a much grander scale than at first contemplated. In many respects it will be fully equal to the new Bank and Insurance building built last year” | four stories, mammoth proportions, \$75,000 ( <i>Herald</i> , January 23, May 24, 1896; Sommer, p. 126).                                                                                                                                                                                                                           |
| 1199 Main, Main & 12 <sup>th</sup> , St. Lukes Church                                            | George Kramer, architect                                                                                                                                           | successor to Iowa’s oldest congregation, second building (1839) at Locust & 7 <sup>th</sup> , Lyon dates to 1893, \$65,000, opens early May 1897 ( <i>Daily Telegraph</i> , May 8, 1897; <i>Herald</i> , May 24, 1896; Lyon, pp. 392-93). Dedicated ( <i>Herald</i> , May 16, 1897). Drawing, church history (ibid., May 9, 1897). |
| 15 <sup>th</sup> & Clay, Judge R. W. Lacy                                                        |                                                                                                                                                                    | demolished “old landmark” near corner, to build store and flats, this to adjoin his building on corner, \$6,000 ( <i>Herald</i> , May 24, 1896).                                                                                                                                                                                   |
| 456-64 Main, W. H.                                                                               |                                                                                                                                                                    | remodeling, to be occupied wholly by E. B. Pieckenbrock &                                                                                                                                                                                                                                                                          |

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| Peabody                                                                                                                                      |                                                                                                                                         | Sons, wholesale shoes who relocate from southern half of same building, \$1,000 ( <i>Herald</i> , May 24, 1896).                                                                                                                                |
| 5 <sup>th</sup> & White, C. M. & St. Paul R.R.                                                                                               |                                                                                                                                         | freight house to be extended to 6 <sup>th</sup> to occupy entire block, passenger depot at foot of 4 <sup>th</sup> to be remodeled, \$13,000 ( <i>Herald</i> , May 24, 1896).                                                                   |
| Main & Jones, John Ernsdorff & Co. building                                                                                                  |                                                                                                                                         | two houses on site relocated to Bluff & Dodge by E. D. Burke, \$22,000 ( <i>Herald</i> , May 24, 1896).                                                                                                                                         |
| 890 Clay                                                                                                                                     |                                                                                                                                         | Assessor dates to 1896, two stories, 51x40/73, extant.                                                                                                                                                                                          |
| Ryan Packing Company                                                                                                                         |                                                                                                                                         | destroyed by fire ( <i>Times</i> , June 28, 1896; <i>Herald</i> , same date).                                                                                                                                                                   |
| <b>1897</b> “The <i>Herald</i> reports business improvements as confined “almost exclusively to remodeling” ( <i>Herald</i> , June 27, 1897) |                                                                                                                                         |                                                                                                                                                                                                                                                 |
| Finley Hospital, Allison Place and Dehli, West Dubuque                                                                                       | Contractors Byrne & Saul, foundation, Arnold Nicks, brick, cut stone to Geo. G. Schulte, carpentry James Howie, architect Thos. Carkeek | Contracts let, brick, 41x164 ( <i>Herald</i> , May 23, August 7, 1897)                                                                                                                                                                          |
| Diamond House, Julien, Hill and West 8 <sup>th</sup>                                                                                         | Guido Beck architect                                                                                                                    | demolished to make way for new apartment house designed by Beck, Nicholas Esch owns property, the demolished building was “one of the best known buildings in Dubuque” noted for its unique form and location ( <i>Herald</i> , June 13, 1897). |
| Ryan packing house, south of the levee                                                                                                       |                                                                                                                                         | ground broken, rock being hauled for foundation, Dodge Street to be extended across slough to river south of plant ( <i>Herald</i> , June 27, 1897)                                                                                             |
| Iowa Avenue, brick paving, 7 <sup>th</sup> to 14 <sup>th</sup>                                                                               | Brown & Brown contractors                                                                                                               | contract to be let mid-July ( <i>Daily Telegraph</i> , June 28, 1897).                                                                                                                                                                          |
| Simone’s Block, Clay                                                                                                                         |                                                                                                                                         | excavation begun for rear addition to block, dig up nameless tombstone with 1817 date ( <i>Daily Telegraph</i> , May 7, 1897).                                                                                                                  |
| L. J. Baumhover, 9 <sup>th</sup> & Main                                                                                                      |                                                                                                                                         | store enlargement ( <i>Daily Telegraph</i> , May 11, 1897).                                                                                                                                                                                     |
| John M. Shoup Drug Store (destroyed), Hedley & Brown Drugstore damaged                                                                       |                                                                                                                                         | fire damage ( <i>Herald</i> , December 31, 1897).                                                                                                                                                                                               |
| Fire immediately north of Julien Hotel, 260 Main, December 31                                                                                |                                                                                                                                         | guts John M. Schaupp & Co. (W. L. Bradley owner of bldg.), damage to Hedley & Brown building, and to Hedley & Brown Co.\$20,000 loss ( <i>Herald</i> , January 1, 1898)                                                                         |
| <b>1898</b>                                                                                                                                  |                                                                                                                                         |                                                                                                                                                                                                                                                 |
| Fred Miller Brewing Co., nw corner Iowa & 9 <sup>th</sup>                                                                                    |                                                                                                                                         | Two story with corner turret, 42x64, Bedford Indiana stone front ( <i>Telegraph</i> , April 22, 1888)                                                                                                                                           |
| Fred Miller Brewing Co., on Diamond House Point, Julien & 8 <sup>th</sup>                                                                    |                                                                                                                                         | substantial and ornamental building ( <i>Telegraph</i> , April 22, 1888)                                                                                                                                                                        |
| Dubuque Star Brewery, on levee & 4 <sup>th</sup>                                                                                             | Fred Rautert, “leading engineer and architect of Chicago”                                                                               | newly incorporated, \$100,000 capitalization, foundation bids May 13, Isaac Proctor selected, 200x69 and 129, Bedford Indiana stone, brick front. Butt Bros. deliver new                                                                        |

|                                                                |                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
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|                                                                |                                                                                                 | wagons to finished brewery June 1899 (ibid., May 6, 13, June 3, 1898; June 16, 1899).                                                                                                                                                                                                                                                                                                                                                                                  |
| Finley Hospital                                                |                                                                                                 | finished by end of June (ibid., May 25, June 9, 1898)                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Tom Conlin Livery,<br>1473 Central                             |                                                                                                 | Former Alderman P. F. Ryder buys Korman property for \$4,100, undeveloped parcel, worthless buildings, in early May, builds three-story brick livery with basement, leases to Conlin for 10 years, horses to be kept on second floor (ibid., May 7, June 19, 1898). This building survives as large green tile-covered block. (See fire this site 1899)                                                                                                                |
| P. F. Rider, 1451 Central                                      |                                                                                                 | Ryder also acquires Albrecht property to south of new livery site and builds store/flats (55 feet deep). By controlling this parcel, Ryder is able to place windows on south side of the livery (ibid., June 19, 1898) Finished in 1899, this was described as a new feed and grain warehouse, 26x100, the basement and ground levels to be occupied by Mettel Bros. who had their principal retail store at 1850-60 Couler (ibid., July 15, 1899)                     |
| 1643-45 Central                                                |                                                                                                 | Assessor dates to 1898, three story, 32x31, extant.                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Watters & Dennis Feed<br>Store, Dickinson Paper<br>Box Factory |                                                                                                 | both firms wiped out by fire, \$20000 loss, one fatality ( <i>Herald</i> , January 16, 1898).                                                                                                                                                                                                                                                                                                                                                                          |
| M. M. Walker<br>Produce/Schroeder<br>Kleine Grocery            |                                                                                                 | both destroyed by fire ( <i>Globe Journal</i> , March 11, 1898).                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>1899</b>                                                    |                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| [James] Forrester<br>Building, 4 <sup>th</sup> & Iowa          |                                                                                                 | four story brick building built for jobbing and manufacturing firm, described as “new” in 1900, Forrester, overall maker, first occupies but Myers & Cox Tobacco Co. buy and remodel and occupy ( <i>Herald</i> , March 29, April 21, 1900).                                                                                                                                                                                                                           |
| Adams Company                                                  |                                                                                                 | new barn, near company iron works ( <i>Telegraph</i> , May 3, 1899)                                                                                                                                                                                                                                                                                                                                                                                                    |
| Steiner Building, 840-52<br>Main                               |                                                                                                 | Double block, four stories, 35x115 (north half), built specially for the wholesale trade, this was one of two four story blocks to be built on the middle range of Main, the extra floor reflecting the space needs of wholesaling, the new clothing manufacturing firm P. F. Parker and H. F. Hoffman occupied the upper two floors of 852. This double block was a northward extension of the Security Building and consequently remains extant (ibid., May 7, 1899) |
| Dubuque Alter Mfg. Co.,<br>s.w. corner 19 <sup>th</sup> & Pine |                                                                                                 | erect four story plant addition on four vacant lots east of plant, brick, 50x100, 60 hands in increased workforce (ibid., May 11, 1899)                                                                                                                                                                                                                                                                                                                                |
| Cox Block, 949 Main                                            |                                                                                                 | Elks depart Bank & Insurance Bldg. for upper two floors, remodel (ibid., May 14, 1899).                                                                                                                                                                                                                                                                                                                                                                                |
| James Levi Block, s.e.<br>corner, 7 <sup>th</sup> & Main       | Western Terra Cotta<br>Co. supplies<br>materials, “will do<br>much to modernize<br>Main Street” | New white terra cotta/tile front, steel arrives for new front or interior supports, triple storefront consolidated to single store, front demolished to storefront level by July 11, originally built 1870-72, “always a credit to the town,” terra cotta delivered by early August, large crane in alley July 6 (ibid., June 10, 27, July 6, 11, August 6, 1899)                                                                                                      |

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| 1 <sup>st</sup> National Bank (see 1900)                                                          |                                                                  | announced mid-June, bank moves to storefront next door during building, to be red stone front, fireproof, all of terra cotta and tile (ibid., June 10, 1899)                                                                                                                                                                                                                                                                                                |
| German Bank, Main bet. 3 <sup>rd</sup> and 4 <sup>th</sup>                                        | John Spencer and W. G. Boyington, architects, Chicago            | also announced mid-June, board considering location and style, likely to use old site (ibid.).                                                                                                                                                                                                                                                                                                                                                              |
| 2 <sup>nd</sup> National Bank, 6 <sup>th</sup> & Main                                             | Thos. T. Carkeet, architect, Byrne & Saul foundation contractors | occupies site of demolished Jose Harrison building used for many years as hotel, to be first true bank in Iowa fully occupied by only the bank, two-stories but will be almost as tall as a 3-story design, 36x112, bank also gets option on adjoining Langworthy lot in late July, larger building rumored, latter has triple-20' storefronts, gives total Main Street frontage of 125', work starts August 21 (ibid., June 27, July 23, August 21, 1899). |
| Merchant's Hotel (former Key City) Main & 3 <sup>rd</sup>                                         |                                                                  | new roof, strictly modern water closets, new office entrance (ibid., June 20, 1899)                                                                                                                                                                                                                                                                                                                                                                         |
| Mother House, Mt. Carmel                                                                          |                                                                  | new metal roof fabricated by Klauer Mfg., old roof failing after 5-6 years (ibid., June 27, 1899).                                                                                                                                                                                                                                                                                                                                                          |
| Rider-Wallis, Locust & 4 <sup>th</sup>                                                            |                                                                  | new addition to “White Elephant Factory” done (ibid., July 1, 1899).                                                                                                                                                                                                                                                                                                                                                                                        |
| Dubuque Casket Company, 18 <sup>th</sup> & Washington                                             |                                                                  | single-story addition, machinery room, 40x40, roof on in day or two (ibid., July 15, 1899).                                                                                                                                                                                                                                                                                                                                                                 |
| Dubuque County Courthouse                                                                         | H. C. Koch, Milwaukee architect                                  | North court room remodeled (ibid., July 20, 1899)                                                                                                                                                                                                                                                                                                                                                                                                           |
| Roshek, Aiman & Co., 7 <sup>th</sup> & Main                                                       |                                                                  | add floor to their dry goods block, have total of 20,000 square feet, also new elevator “the finest corner in Dubuque” firm in business six years (ibid., July 15, 1899).                                                                                                                                                                                                                                                                                   |
| Young Mens Institute, 5 <sup>th</sup> between Main, Locust                                        |                                                                  | new quarters (new or remodeled building?), want to add gym (ibid., July 19, 1899).                                                                                                                                                                                                                                                                                                                                                                          |
| Tom J. Conlin Livery, near 15 <sup>th</sup> & Clay, Iowa bet. 14 <sup>th</sup> & 15 <sup>th</sup> |                                                                  | \$8,000 fire loss, 20-21 horses killed ( <i>Herald</i> , February 12, 1899; <i>Telegraph</i> , February 11, 1899). Conlin built a 3-story brick livery at 1473 Clay in 1898-this fire destroyed a three story frame barn, fire confined to the rear of the building.                                                                                                                                                                                        |
| James Lyon “the tinner’s barn, west side Iowa bet. 1 <sup>st</sup> and 2 <sup>nd</sup>            |                                                                  | destroyed by fire, three horses killed ( <i>Telegraph</i> , February 11, 1899).                                                                                                                                                                                                                                                                                                                                                                             |
| Chicago, Milwaukee & St. Paul R. R. Car Shop                                                      |                                                                  | \$50,000 fire loss ( <i>Herald</i> , December 21, 1899).                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>1900</b>                                                                                       |                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Dubuque Altar Mnfg. Co., 18 <sup>th</sup> & Pine                                                  |                                                                  | new building ( <i>Herald</i> , May 29, 1900).                                                                                                                                                                                                                                                                                                                                                                                                               |
| Star Brewery, riverfront                                                                          |                                                                  | four new buildings to be erected, malt house, bottling plant, ice house and stable, architect engaged ( <i>Herald</i> , May 15, 1900).                                                                                                                                                                                                                                                                                                                      |
| Dubuque Stamping & Enameling Works, Couler Valley                                                 |                                                                  | received new roof, plant reopens ( <i>Herald</i> , May 3, 1900)                                                                                                                                                                                                                                                                                                                                                                                             |
| Natatorium, Ice Harbor                                                                            |                                                                  | new ( <i>Herald</i> , May 8, 1900).                                                                                                                                                                                                                                                                                                                                                                                                                         |

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| Dubuque Street Railway Power Plan, adjoins Star Electric Plant, Linehan & Molo, 7 <sup>th</sup> and Washington streets | Byrne & Saul, contractors                                                                    | 80-100, stone foundation, equipment from destroyed plant, to be done in 30 days and operating ( <i>Herald</i> , May 19, 1900).                                                                             |
| new convention hall, 13 <sup>th</sup> and ?                                                                            | F. E. Hill architect, Carnegie provides steel                                                | replaces burned hall, might reuse foundation, two main entrances, features interior roof garden, to be done by July 4 ( <i>Herald</i> , April, 12, 1900).                                                  |
| New Sisters house, head of 6 <sup>th</sup> & Bluff                                                                     |                                                                                              | new building on former Jesse Farley residence land ( <i>Herald</i> , April 25, 1900).                                                                                                                      |
| First National Bank, Main and 5 <sup>th</sup> streets                                                                  |                                                                                              | “Dubuque’s pioneer bank,” front demolished, bank to rear during work, new front ( <i>Herald</i> , May 18, 1900).                                                                                           |
| St. Anthonys Catholic Church, West Dubuque                                                                             |                                                                                              | cornerstone laid, foundation had been finished for some time, brickwork underway ( <i>Herald</i> , May 15, 1900).                                                                                          |
| Lear & Pfiffner                                                                                                        |                                                                                              | brick building immediately south of present shop, 25x100, start foundation ( <i>Herald</i> , April 24, 1900).                                                                                              |
| Dubuque Railroad car barns, Couler                                                                                     |                                                                                              | destroyed with five cars, \$15,000 loss ( <i>Herald</i> , March 17, 1900).                                                                                                                                 |
| Customs House Addition, Locust & 9 <sup>th</sup>                                                                       | Govt. architects, Ludlow & Saylor Wire Co. of St. Louis have contract for elevator enclosure | U.S. Govt. occupies site north of alley, to start work in 1900, north wall torn out in April, 174 jacks support 400 ton roof ( <i>Telegraph</i> , February 8, 1899; <i>Herald</i> , April 25, May 4, 1900) |
| <b>1901</b>                                                                                                            |                                                                                              |                                                                                                                                                                                                            |
| 11 <sup>th</sup> & Bluff, Carnegie-Stout Library                                                                       | W. G. Boyington, architect, Chicago, Greek Neo Classical Revival                             | \$60,000, land donated by F. D. Stout (Sommer, pp. 133-34).                                                                                                                                                |
| Geo. Richardson Co.                                                                                                    |                                                                                              | “undaunted by a most disastrous fire, has established a new factory of greater capacity” ( <i>Enterprise</i> , October 20, 1901)                                                                           |
| Noyes Art Store, Main                                                                                                  |                                                                                              | new store building ( <i>Enterprise</i> , March 9, 1902).                                                                                                                                                   |
| Doerrmann’s Tailor Shop, Main                                                                                          |                                                                                              | new store building ( <i>Enterprise</i> , March 9, 1902).                                                                                                                                                   |
| P. F. Ryder, 6 <sup>th</sup> & Main                                                                                    |                                                                                              | completely remodeled, new front, houses Dubuque National Bank, Milwaukee Ticket Office, S. D. Ryan & Co. stock brokers, Democrat party headquarters ( <i>Enterprise</i> , March 30, 1902).                 |
| 10 & Main                                                                                                              |                                                                                              | Iowa House Furnishing Co., formerly at 568 Main, occupies double stores at this site ( <i>Enterprise</i> , March 9, 30, 1902).                                                                             |
| Richardson’s Shoe Factory                                                                                              |                                                                                              | destroyed, \$125,000 fire loss ( <i>Herald</i> , March 29, 1901).                                                                                                                                          |
| Dubuque Woodenware Company                                                                                             |                                                                                              | destroyed by fire ( <i>Herald</i> , May 30, 1901).                                                                                                                                                         |
| Central Hotel                                                                                                          |                                                                                              | badly damaged by fire ( <i>Globe-Journal</i> , July 7, 1900).                                                                                                                                              |
| St. Mary’s Casino                                                                                                      |                                                                                              | (Lyon, pp. 393-94)                                                                                                                                                                                         |
| Chalmers & Son, Iroquois Button Works                                                                                  |                                                                                              | recruited to city in 1901, city provides site and installs power plant, expands 1902 (Lyons, p. 53).                                                                                                       |
| <b>1902</b>                                                                                                            |                                                                                              |                                                                                                                                                                                                            |
| 10 <sup>th</sup> & Main, Iowa House Furnishing Co.                                                                     |                                                                                              | new building ( <i>Enterprise</i> , March 16, 1902).                                                                                                                                                        |
| Iowa Iron Works                                                                                                        |                                                                                              | destroyed by fire, \$20,000 loss, three firemen killed, one                                                                                                                                                |

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|                                                                          |                                    | injured ( <i>Herald</i> , May 9, 1902).                                                                                                              |
| Dubuque Ore Concentrating Company                                        |                                    | destroyed by fire ( <i>Herald</i> , July 28, 1902).                                                                                                  |
| Dubuque Club, 7 <sup>th</sup> & Locust                                   | W. G.Boyington, architect, Chicago | \$30,000 for building, \$10,000 for the lot, three stories ( <i>Enterprise</i> , August 10, 1902).                                                   |
| <b>1903</b>                                                              |                                    |                                                                                                                                                      |
| Wm. Lawther Candy Co., Main, north of 1 <sup>st</sup>                    |                                    | Fourth floor to existing double front and four-story north storefront added                                                                          |
| German Bank Building, 342 Main                                           |                                    | new building                                                                                                                                         |
| O'Neill Block, 1 <sup>st</sup> & Main                                    |                                    | Wm. Lawther purchases, remodels and modernizes, heats from his candy, third floor broken up into six flats ( <i>Enterprise</i> , December 19, 1903). |
| National Biscuit Co., 6 <sup>th</sup> & White                            |                                    | destroyed by fire, \$40,000 loss ( <i>Herald</i> , December 11, 1903).                                                                               |
| St. Lukes ME Church, 12 <sup>th</sup> & Main                             |                                    | fire damage \$12,000 ( <i>Globe-Journal</i> , September 10, 1903).                                                                                   |
| Buggy company, begins foundation for factory at 17 <sup>th</sup> and Elm |                                    | never finished by company, completed by Hagge & Metz millwork company, likely same year-extant.                                                      |
| <b>1904</b>                                                              |                                    |                                                                                                                                                      |
| Buetell Bros.                                                            |                                    | wholesale house, two story addition, \$5,000 ( <i>Telegraph-Herald</i> , December 30, 1906).                                                         |
| Excelsior Works                                                          |                                    | erected, machinery \$50,000 ( <i>Telegraph-Herald</i> , March 19, 1905)                                                                              |
| Telegraph-Herald                                                         |                                    | building, \$5,000, new presses, \$24,000 ( <i>Telegraph-Herald</i> , March 19, 1905)                                                                 |
| Wales Hotel                                                              |                                    | addition, electrical plant similar to Hotel Julien's, \$12,500 ( <i>Telegraph-Herald</i> , March 19, 1905)                                           |
| James Beach & Sons                                                       |                                    | soap factory enlarged, \$10,000 ( <i>Telegraph-Herald</i> , March 19, 1905)                                                                          |
| new coffin company                                                       |                                    | \$40,000 ( <i>Telegraph-Herald</i> , March 19, 1905)                                                                                                 |
| Dubuque Casket Co., Washington & 18th                                    |                                    | addition, \$12,000 ( <i>Telegraph-Herald</i> , March 19, 1905)                                                                                       |
| St. Luke Meth. Church, Main cor. 12 <sup>th</sup>                        |                                    | \$5,000 decorations, \$8-12 for new parsonage ( <i>Telegraph-Herald</i> , March 19, 1905)                                                            |
| Morrison Iron Works, 24 <sup>th</sup> Street                             |                                    | destroyed by fire, \$10,000 loss ( <i>Herald</i> , February 20, 1904).                                                                               |
| Haggen, Fox Co. Handle Factory, 24 <sup>th</sup> & Pine                  |                                    | destroyed by fire, \$14,000 loss ( <i>Herald</i> , June 15, 1904).                                                                                   |
| M. M. Walker & Tousant Trexler Co.                                       |                                    | badly damaged by fire ( <i>Herald</i> , October 15, 1904).                                                                                           |
| <b>1905</b>                                                              |                                    |                                                                                                                                                      |
| Clay between 14 <sup>th</sup> & 15 <sup>th</sup> , J. Olinger            |                                    | remodel building, \$3,000 ( <i>Telegraph-Herald</i> , December 31, 1905).                                                                            |
| 8 <sup>th</sup> , Iowa Telephone Co.                                     |                                    | \$10,000 ( <i>Telegraph-Herald</i> , December 31, 1905).                                                                                             |
| Athenemm Block, Main bet. 5 <sup>th</sup> & 6 <sup>th</sup>              |                                    | remodeled, \$5,000 ( <i>Telegraph-Herald</i> , December 31, 1905).                                                                                   |
| 1 <sup>st</sup> , Jos. Nagle                                             |                                    | store and warehouse, \$2,500 ( <i>Telegraph-Herald</i> , December 31, 1905).                                                                         |
| 5 <sup>th</sup> & Main, Dr. Staples                                      |                                    | rebuilt commercial building, \$3,500 ( <i>Telegraph-Herald</i> ,                                                                                     |

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|                                                                             |                                                                       | December 31, 1905).                                                                                                                                                                                                 |
| 6 <sup>th</sup> & Main, Franco Weigel                                       |                                                                       | rebuilt, \$2,500 ( <i>Telegraph-Herald</i> , December 31, 1905).                                                                                                                                                    |
| 6 <sup>th</sup> & Main, P. Ryder for M. Schmitt                             |                                                                       | rebuilt, \$3,000 ( <i>Telegraph-Herald</i> , December 31, 1905).                                                                                                                                                    |
| Farley & Loetscher                                                          |                                                                       | warehouse, \$18,000 ( <i>Telegraph-Herald</i> , December 31, 1905).                                                                                                                                                 |
| A. B. Brown & Co. Box Factory, Southern Ave.                                |                                                                       | destroyed by fire ( <i>Herald</i> , January 24, 1905).                                                                                                                                                              |
| Six business houses destroyed                                               |                                                                       | destroyed by fire, \$240,000 loss ( <i>Herald</i> , November 24, 1905).                                                                                                                                             |
| <b>1906</b>                                                                 |                                                                       |                                                                                                                                                                                                                     |
| 137-53 Main                                                                 |                                                                       | Assessor dates to 1906, three story, 64x114, extant                                                                                                                                                                 |
| 799 Main                                                                    |                                                                       | same, four story, 125x114                                                                                                                                                                                           |
| 8 <sup>th</sup> & White, Farley-Loetscher Co.                               |                                                                       | five story office and warehouse, \$35,000, largest plant in city until Deere Plant built, used timbers salvaged from St. Louis Exposition of 1904 ( <i>Telegraph-Herald</i> , December 30, 1906; Lyon, pp. 145-46). |
| 9 <sup>th</sup> & Iowa, Y.M.C.A. Dormitory                                  |                                                                       | improvements, \$16,000 ( <i>Telegraph-Herald</i> , December 30, 1906).                                                                                                                                              |
| Dennis Bros. Wholesale Flour & Feed, 106 Main                               |                                                                       | four story brick office and warehouse, relocate from 1 <sup>st</sup> & 2 <sup>nd</sup> , \$20,000 ( <i>Telegraph-Herald</i> , December 30, 1906). Non-extant demolished post-1982.                                  |
| 15 <sup>th</sup> & Locust, Masonic Temple                                   |                                                                       | remodeling of old Presbyterian Church, \$27,000                                                                                                                                                                     |
| Jones & Main, Edes Robe Tannery, 41 Main, demolished 1989, HABS documented. |                                                                       | new factory on corner, occupied in June, \$17,000 ( <i>Telegraph-Herald</i> , December 30, 1906).                                                                                                                   |
| Standard Lumber Co.                                                         |                                                                       | \$40,000 fire loss ( <i>Herald</i> , July 15, 1906).                                                                                                                                                                |
| Lawther Candy Co., Main north of 1 <sup>st</sup>                            |                                                                       | candy company destroyed by fire, \$14,000 loss, Sussman Bakery, Dickinson Paper Box Co., Schukkin's Barber Shop all damaged ( <i>Telegraph-Herald</i> , September 23, 1906).                                        |
| Chicago, Great Western Blacksmith Shop                                      |                                                                       | gutted by fire ( <i>Globe-Journal</i> , August 30, 1906).                                                                                                                                                           |
| Standard Oil Company                                                        |                                                                       | badly damaged by fire ( <i>Globe-Journal</i> , August 18, 1906).                                                                                                                                                    |
| Iowa Coffin Company                                                         |                                                                       | \$17,000 addition, new machinery ( <i>Telegraph-Herald</i> , December 30, 1906).                                                                                                                                    |
| <b>1907</b>                                                                 |                                                                       |                                                                                                                                                                                                                     |
| Security Building, 800 Main                                                 |                                                                       | enlarged to the north, \$90,000 ( <i>Telegraph-Herald</i> , December 29, 1907).                                                                                                                                     |
| Roshek Bros. Bldg., southeast corner, Eighth and Main                       | “one of the biggest in the State...one of the attractions of Dubuque” | completed in 1907, \$75,000, ( <i>Telegraph-Herald</i> , December 29, 1907).                                                                                                                                        |
| Iowa Telephone Co.                                                          |                                                                       | \$320,000 ( <i>Telegraph-Herald</i> , December 29, 1907).                                                                                                                                                           |
| Farley-Loetscher Co.                                                        |                                                                       | \$35,000 ( <i>Telegraph-Herald</i> , December 29, 1907).                                                                                                                                                            |
| 137-45-53 Main, Wm. Lawther Co.                                             | Thos. T. Carkeet, architect                                           | new factory, destroyed by fire “some time ago,” five stories, Bedford stone and press brick front \$75,000 ( <i>Telegraph-Herald</i> , December 29, 1907).                                                          |
| Willner's Store                                                             |                                                                       | \$10,000 ( <i>Telegraph-Herald</i> , December 29, 1907).                                                                                                                                                            |

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| Fuhrman Clothier                                                                            |  | \$15,000 ( <i>Telegraph-Herald</i> , December 29, 1907).                                                                                                                |
| Y.M.C.A. Dormitory, 8 <sup>th</sup> & Iowa                                                  |  | \$16,000 ( <i>Telegraph-Herald</i> , December 29, 1907).                                                                                                                |
| Clark's Drug Store                                                                          |  | \$2,000 ( <i>Telegraph-Herald</i> , December 29, 1907).                                                                                                                 |
| Lyric Theater                                                                               |  | \$3,500 ( <i>Telegraph-Herald</i> , December 29, 1907).                                                                                                                 |
| Fred Dalms Blacksmith Shop                                                                  |  | destroyed by fire. Dalms killed ( <i>Times-Journal</i> , April 28, 1907).                                                                                               |
| Cleaver's Laundry                                                                           |  | destroyed by fire, \$10,000 loss ( <i>Times-Journal</i> , August 14, 1907).                                                                                             |
| Jones Bros. Garment Factory, 3 <sup>rd</sup> & Iowa                                         |  | destroyed by fire, loss \$50,000 ( <i>Telegraph-Herald</i> , March 2, 1907).                                                                                            |
| Felix G. Becker Coal & Wood Co.                                                             |  | stable, barns and 25 horses destroyed by fire ( <i>Telegraph-Herald</i> , March 18, 1907).                                                                              |
| Flick Box Factory                                                                           |  | destroyed by fire, \$10,000 loss ( <i>Telegraph-Herald</i> , April 27, 1907).                                                                                           |
| Mulligan's Wholesale Liquor Store, Dunn's Grocery                                           |  | destroyed by fire ( <i>Times-Journal</i> , March 5, 1907).                                                                                                              |
| Jones Bros. Garment Co., 3 <sup>rd</sup> & Iowa                                             |  | destroyed by fire, \$60,000 loss, “wrecked” ( <i>Times-Journal</i> , March 2, 1907).                                                                                    |
| C. H. Fischer Harness Shop                                                                  |  | destroyed by fire ( <i>Times-Journal</i> , December 1, 1907).                                                                                                           |
| <b>1908</b>                                                                                 |  |                                                                                                                                                                         |
| Princess Theater                                                                            |  | under construction, \$15,000 ( <i>Telegraph-Herald</i> , December 27, 1908).                                                                                            |
| Three Nickel Theaters                                                                       |  | \$7,000 ( <i>Telegraph-Herald</i> , December 27, 1908).                                                                                                                 |
| Albee Building, 2 <sup>nd</sup> between Main and Locust, 231 West 2 <sup>nd</sup> , extant. |  | improvements, \$2,500 ( <i>Telegraph-Herald</i> , December 27, 1908).                                                                                                   |
| 1 <sup>st</sup> & Main, new building [80 Main?]                                             |  | \$4,500 ( <i>Telegraph-Herald</i> , December 27, 1908). HABS documentation for 80 Main assumes this applies to that address, National Biscuit Company builder]. Extant. |
| 4 <sup>th</sup> & Iowa, Peaslee Brewery Building                                            |  | remodeled and improved, \$3,500 ( <i>Telegraph-Herald</i> , December 27, 1908).                                                                                         |
| City Hall, 13 <sup>th</sup> & Clay                                                          |  | destroyed by fire, \$1,000,000 loss, priceless records lost ( <i>Times-Journal</i> , January 24, 1908).                                                                 |
| New Jefferson House, 508 Clay                                                               |  | disastrous fire ( <i>Times-Journal</i> , August 7, 1908).                                                                                                               |
| <b>1909</b>                                                                                 |  |                                                                                                                                                                         |
| Bijou Theater                                                                               |  | \$50,000 ( <i>Telegraph-Herald</i> , January 2, 1910).                                                                                                                  |
| White & 7 <sup>th</sup> , Farley & Loetscher                                                |  | five story factory, 50' frontage on White ( <i>Telegraph-Herald</i> , January 2, 1910).                                                                                 |
| White between 7 <sup>th</sup> & 8 <sup>th</sup> , Farley & Loetscher                        |  | power house, \$20,000 ( <i>Telegraph-Herald</i> , January 2, 1910).                                                                                                     |
| Central House                                                                               |  | \$12,000 ( <i>Telegraph-Herald</i> , January 2, 1910).                                                                                                                  |
| Midland Chemical Co., Clark Roller Awning Co.                                               |  | \$25,000 fire loss ( <i>Times-Journal</i> , January 12, 1909).                                                                                                          |
| <b>1910</b>                                                                                 |  |                                                                                                                                                                         |
| 8 <sup>th</sup> & White, Farley-Loetscher                                                   |  | five story concrete and brick, 200x100,\$100,000 ( <i>Telegraph-Herald</i> , October 2, 1910; January 1, 1911).                                                         |

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| Jackson, Washington, 10 <sup>th</sup> to 11 <sup>th</sup> , Carr, Ryder, Adams    |                                               | largest factory in city, 171x387, five stories, brick, stone, fire proof, power station, 40x100, west of Jackson, \$50,000 ( <i>Telegraph-Herald</i> , January 2, 1910; January 1, 1911). |
| Hotel Central                                                                     |                                               | \$26,000 ( <i>Telegraph-Herald</i> , January 1, 1911).                                                                                                                                    |
| Ludescher Bros.                                                                   |                                               | \$5,000 ( <i>Telegraph-Herald</i> , January 1, 1911).                                                                                                                                     |
| Fuhrmann Bros.                                                                    |                                               | \$5,000 ( <i>Telegraph-Herald</i> , January 1, 1911).                                                                                                                                     |
| 5 <sup>th</sup> & Iowa, H. B. Glover                                              |                                               | five story building, 120x100, tunnel link to new six story warehouse, \$45,000 ( <i>Telegraph-Herald</i> , October 2, 1910; January 1, 1911).                                             |
| 4 <sup>th</sup> & Main, Majestic Theater                                          |                                               | \$85,000 ( <i>Telegraph-Herald</i> , October 2, 1910; January 1, 1911).                                                                                                                   |
| Hotel Julien                                                                      |                                               | improvements, \$25,000 ( <i>Telegraph-Herald</i> , October 2, 1910; January 1, 1911).                                                                                                     |
| Klauer Shoe Store                                                                 |                                               | improvements, \$1,200 ( <i>Telegraph-Herald</i> , October 2, 1910; January 1, 1911).                                                                                                      |
| Gordon Garage                                                                     |                                               | \$5,000 ( <i>Telegraph-Herald</i> , January 1, 1911).                                                                                                                                     |
| Spensley store                                                                    |                                               | \$10,000 ( <i>Telegraph-Herald</i> , January 1, 1911).                                                                                                                                    |
| McFadden Coffee & Spice Co.                                                       |                                               | four story structure, \$50,000 ( <i>Telegraph-Herald</i> , January 1, 1911).                                                                                                              |
| 800 Main                                                                          |                                               | Assessor dates to 1910, four story, 149x113                                                                                                                                               |
| Julien Hotel                                                                      |                                               | destroyed by fire ( <i>Telegraph-Herald</i> , April 11, 1910).                                                                                                                            |
| New Bijou Theater                                                                 |                                               | destroyed by fire with \$60,000 loss ( <i>Times-Journal</i> , April 8, 1910).                                                                                                             |
| Julien Hotel, Main                                                                |                                               | \$37,000 fire loss ( <i>Times-Journal</i> , April 11, 1910).                                                                                                                              |
| Standard Lumber Co.                                                               |                                               | \$100,000 fire loss ( <i>Times-Journal</i> , December 25, 1910).                                                                                                                          |
| Hub Clothiers                                                                     |                                               | heavy fire damage ( <i>Times-Journal</i> , December 25, 1910).                                                                                                                            |
| Standard Lumber Co.                                                               |                                               | second major fire, \$80,000 loss ( <i>Telegraph-Herald</i> , April 22, 1910).                                                                                                             |
| H. H. Mehlhop, Cigars, 372 Main                                                   | “most nearly fireproof structure in the city” | new building, stone, cement and iron ( <i>Greater Dubuque</i> , 1911, p. 44).                                                                                                             |
| <b>1911</b>                                                                       |                                               |                                                                                                                                                                                           |
| M. Kassler & Sons                                                                 |                                               | warehouse, \$8,000 ( <i>Telegraph-Herald</i> , December 31, 1911).                                                                                                                        |
| Carr, Ryder, Adams Co., Adams Co., Key City Furniture Factory, Standard Lumber    |                                               | \$300,000 fire loss ( <i>Times-Journal</i> , May 27, 1911).                                                                                                                               |
| Clark Roller Awning Co., Beatrice Creamery Co.                                    |                                               | wrecked by fire ( <i>Times-Journal</i> , May 13, 1911).                                                                                                                                   |
| Conlin & Kearns Ice House                                                         |                                               | immense ice house destroyed by fire, \$50,000 loss ( <i>Times-Journal</i> , May 29, 1911).                                                                                                |
| Spahn, Rose & Lumber Co., Kretschmer Co., Weineke Hoerr Co., Farley-Loetscher Co. |                                               | Spahn & Rose suffer fire loss of \$140,000, others damaged ( <i>Times-Journal</i> , July 31, 1911).                                                                                       |
| Standard Lumber Co.                                                               |                                               | third and fourth major fires, destroy the company, guts the shot tower, \$300,000 loss in third fire, \$350,00 loss in final fire ( <i>Telegraph-Herald</i> , May 27, 29, 1911).          |
| Factory district,                                                                 |                                               | \$140,000 fire loss ( <i>Telegraph-Herald</i> , July 31, 1911).                                                                                                                           |

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| Washington between 7 <sup>th</sup> & 8 <sup>th</sup> streets     |  |                                                                                                                                                                                                    |
| <b>1912</b>                                                      |  |                                                                                                                                                                                                    |
| Beatrice Creamery Co. Plant, Jones & Locust                      |  | destroyed by fire ( <i>Telegraph-Herald</i> , December 9, 1912).                                                                                                                                   |
| Austin Office Building, SW corner Main and 3 <sup>rd</sup>       |  | “new building for Homes and Offices...excellent location. Every modern convenience including electric elevators... ( <i>Telegraph-Herald</i> , May 5, 1912).                                       |
| <b>1913</b>                                                      |  |                                                                                                                                                                                                    |
| Fischer & Co., foot of 8 <sup>th</sup>                           |  | artificial ice plant, most massive structure erected this year ( <i>Telegraph-Herald</i> , December 23, 1913)                                                                                      |
| Dubuque Paper Co.                                                |  | building is second largest in the city ( <i>Telegraph-Herald</i> , December 23, 1913)                                                                                                              |
| Union Electric Power Co.                                         |  | plant expansion, \$10,000 ( <i>Telegraph-Herald</i> , December 23, 1913)                                                                                                                           |
| St. Mary Church                                                  |  | substantially remodeled, \$70,000 ( <i>Telegraph-Herald</i> , December 23, 1913)                                                                                                                   |
| Boat & Boiler Works, foot of 2 <sup>nd</sup>                     |  | building, \$18,700 ( <i>Telegraph-Herald</i> , December 23, 1913)                                                                                                                                  |
| Dubuque Cracker Factory, 9 <sup>th</sup> & White                 |  | remodeled, had been unoccupied for several years, \$1,500 ( <i>Telegraph-Herald</i> , December 23, 1913)                                                                                           |
| Stillson Specialty Co., 12 <sup>th</sup> & White                 |  | same, \$12,000 ( <i>Telegraph-Herald</i> , December 23, 1913)                                                                                                                                      |
| Prescott School, White and 13 <sup>th</sup>                      |  | \$96,000 ( <i>Telegraph-Herald</i> , December 23, 1913)                                                                                                                                            |
| Water Company                                                    |  | expansions, \$40,000 ( <i>Telegraph-Herald</i> , December 23, 1913)                                                                                                                                |
| Jackson Vinegar Works, 64 Main, demolished 1989, HABs documented |  | building, equipment, \$45,000 ( <i>Telegraph-Herald</i> , December 23, 1913)                                                                                                                       |
| Dubuque Paper Co., 2 <sup>nd</sup> and Iowa                      |  | eight-story stone and brick building, \$70,000 ( <i>Telegraph-Herald</i> , December 23, 1913)                                                                                                      |
| Hotel Julien, 2 <sup>nd</sup> and Main                           |  | eight stories, 171.6x113.6 feet, 231 rooms, will be replaced “in another year,” was being finished at the end of 1914, \$550,000 ( <i>Telegraph-Herald</i> , December 23, 1913; December 27, 1914) |
| Fischer & Co., on the river                                      |  | ice plant, \$170,000 ( <i>Telegraph-Herald</i> , December 23, 1913)                                                                                                                                |
| Key City Gas Co.                                                 |  | improvements, no figures.                                                                                                                                                                          |
| Iowa Oil Company                                                 |  | addition, \$1,800 ( <i>Telegraph-Herald</i> , December 23, 1913)                                                                                                                                   |
| A. Y. McDonald, Pne                                              |  | two-story brick addition, \$13,000 ( <i>Telegraph-Herald</i> , December 23, 1913)                                                                                                                  |
| Mrs. Louise Sumerfield, Clay                                     |  | improvements on business plant, \$4,000 ( <i>Telegraph-Herald</i> , December 23, 1913)                                                                                                             |
| United Cigar Co., 805 Main                                       |  | remodeled, \$2,700 ( <i>Telegraph-Herald</i> , December 23, 1913)                                                                                                                                  |
| William Brady                                                    |  | garage, \$2,000 ( <i>Telegraph-Herald</i> , December 23, 1913)                                                                                                                                     |
| A. A. Cooper                                                     |  | wagon factory, new machinery, \$10,000 ( <i>Telegraph-Herald</i> , December 23, 1913)                                                                                                              |
| Majestic Theater, 4 <sup>th</sup> & Main                         |  | fire escapes, \$1,000 ( <i>Telegraph-Herald</i> , December 23, 1913)                                                                                                                               |

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| Ford Garage, Clay                             |                                                                                       | \$3,000 ( <i>Telegraph-Herald</i> , December 23, 1913)                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Dreamland Theater                             |                                                                                       | improvements, \$3,800 ( <i>Telegraph-Herald</i> , December 23, 1913)                                                                                                                                                                                                                                                                                                                                                                                                     |
| Hub Clothing Store, Main                      |                                                                                       | remodeled, \$18,000 ( <i>Telegraph-Herald</i> , December 23, 1913)                                                                                                                                                                                                                                                                                                                                                                                                       |
| Presley Paint Shop, Main                      |                                                                                       | remodeled, \$10,000 ( <i>Telegraph-Herald</i> , December 23, 1913)                                                                                                                                                                                                                                                                                                                                                                                                       |
| Building, 3 <sup>rd</sup> & Locust            |                                                                                       | \$50,000 fire loss ( <i>Telegraph-Herald</i> , April 8, 1913).                                                                                                                                                                                                                                                                                                                                                                                                           |
| Dubuque Boat & Boiler Works                   |                                                                                       | \$300,000 fire loss to machine shop ( <i>Telegraph-Herald</i> , April 21, 1913).                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>1914</b>                                   |                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| 2 <sup>nd</sup> & Iowa, Becker-Hazelton       | faced with “Hytex brick, laid up with Arts and Crafts joints” John Spencer, architect | wholesaler in glass, china and crockery, removes to larger site, 40x152, seven stories and basement, Hytex facing brick on Iowa Street front, native stone first floor front on Iowa Street, with Bedford stone trim above, heavy mill construction and cast iron columns on first four stories (long leaf southern pine posts above that level), elevator in fireproof brick shaft, shipping platform at back, \$70,000 ( <i>Telegraph-Herald</i> , December 27, 1914). |
| Elks Home, 7 <sup>th</sup> & Locust           |                                                                                       | “one of the finest clubs in the west,” \$120,000, to be done February 1915, replaces two-story brick stable, \$120,000 ( <i>Telegraph-Herald</i> , December 27, 1914)                                                                                                                                                                                                                                                                                                    |
| Dubuque Paper Co., 2 <sup>nd</sup> and Iowa   |                                                                                       | eight story brick and stone building, \$70,000 ( <i>Telegraph-Herald</i> , December 27, 1914).                                                                                                                                                                                                                                                                                                                                                                           |
| Union Electric Co., foot of 8th               |                                                                                       | addition, \$75,000 ( <i>Telegraph-Herald</i> , December 27, 1914).                                                                                                                                                                                                                                                                                                                                                                                                       |
| Telegraph-Herald, 5 <sup>th</sup> & Main      |                                                                                       | remodeling, \$45,000 ( <i>Telegraph-Herald</i> , December 27, 1914).                                                                                                                                                                                                                                                                                                                                                                                                     |
| Orioles Home, 16 <sup>th</sup>                |                                                                                       | brick, three stories, \$10,000 ( <i>Telegraph-Herald</i> , December 27, 1914).                                                                                                                                                                                                                                                                                                                                                                                           |
| 372 Main                                      |                                                                                       | Assessor dates to 1916, two story, 21x113, extant                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Mathis Realty Co.                             |                                                                                       | \$15,000 fire loss ( <i>Telegraph-Herald</i> , August 5, 1914).                                                                                                                                                                                                                                                                                                                                                                                                          |
| St. Anthony School                            |                                                                                       | destroyed by fire, fire department criticized ( <i>Telegraph-Herald</i> , December 14, 1914).                                                                                                                                                                                                                                                                                                                                                                            |
| <b>1915</b>                                   |                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Carr, Ryder, Adams Co.                        |                                                                                       | fire loss of \$170,000 ( <i>Telegraph-Herald</i> , April 27, 1915).                                                                                                                                                                                                                                                                                                                                                                                                      |
| Key City Motor Co., 990 Clay                  |                                                                                       | Company into new quarters, offers day and night Buick service ( <i>Horseless Age</i> , March 24, 1915, p. 396).                                                                                                                                                                                                                                                                                                                                                          |
| <b>1916</b>                                   |                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Peter Even & Son Auto Showroom, 65 Main       |                                                                                       | HABS Documentation, extant.                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| H. L. Stout residence, 9 <sup>th</sup> & Iowa | Demolition                                                                            | Five-story commercial building replaces house, used as part of YMCA complex, \$175,000 (Lyon, pp. 489-90).                                                                                                                                                                                                                                                                                                                                                               |
| Farley & Loetscher, 7 <sup>th</sup> & White   |                                                                                       | new warehouse complete, \$200,000 ( <i>Telegraph-Herald</i> , December 27, 1914).                                                                                                                                                                                                                                                                                                                                                                                        |
| A. A. Cooper Warehouse                        |                                                                                       | destroyed by fire, \$300,000 loss ( <i>Telegraph-Herald</i> , February 11, 13, 1916).                                                                                                                                                                                                                                                                                                                                                                                    |
| Homan Furniture Co, Moose Lodge Hall          |                                                                                       | \$20,000 fire damage ( <i>Telegraph-Herald</i> , July 5, 1916).                                                                                                                                                                                                                                                                                                                                                                                                          |
| E. E. Frith Fertilizer Plant                  |                                                                                       | destroyed by fire, \$100,000 loss ( <i>Telegraph-Herald</i> , September 3, 1916).                                                                                                                                                                                                                                                                                                                                                                                        |

|                                                           |                       |                                                                                                                                                                                           |
|-----------------------------------------------------------|-----------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>1917</b>                                               |                       |                                                                                                                                                                                           |
| Adams Co. 4 <sup>th</sup> St. extension                   |                       | only incomplete work from 1916, foundry, \$28,000 ( <i>Times</i> , January 1, 1918)                                                                                                       |
| First National Bank, 5 <sup>th</sup> & Main               |                       | addition, \$60,000 ( <i>Times</i> , January 1, 1918)                                                                                                                                      |
| National Refining Co., 7 <sup>th</sup>                    |                       | new building, \$10,000 ( <i>Times</i> , January 1, 1918)                                                                                                                                  |
| Trenkle Sausage Co., 1227 Clay                            |                       | addition, \$12,000 ( <i>Times</i> , January 1, 1918)                                                                                                                                      |
| George A. Flackiger, 5 <sup>th</sup> & Clay               |                       | no specifics, not a residence, \$8,000 ( <i>Times</i> , January 1, 1918)                                                                                                                  |
| Iowa House Furnishing Co., 4 <sup>th</sup> & Main         |                       | remodeling, \$7,000 ( <i>Times</i> , January 1, 1918)                                                                                                                                     |
| Paris Hotel, 4 <sup>th</sup> & Clay                       |                       | addition, \$2,000 ( <i>Times</i> , January 1, 1918)                                                                                                                                       |
| City of Dubuque, levee                                    |                       | warehouse, \$2,000 ( <i>Times</i> , January 1, 1918)                                                                                                                                      |
| A. A. Cooper & Buggy Co.                                  |                       | destroyed by fire, lumber shed destroyed, \$120,000 ( <i>Telegraph-Herald</i> , July 12, 1917).                                                                                           |
| Wales Hotel                                               |                       | destroyed by fire ( <i>Times</i> , July 5, 1917).                                                                                                                                         |
| <b>1919</b>                                               |                       |                                                                                                                                                                                           |
| Cadillac Garage                                           |                       | \$15,000 ( <i>Times</i> , December 22, 1919).                                                                                                                                             |
| Armour & Co.                                              |                       | \$20,000 ( <i>Times</i> , December 22, 1919).                                                                                                                                             |
| Dubuque Casket Co.                                        |                       | \$60,000 ( <i>Times</i> , December 22, 1919).                                                                                                                                             |
| Carr, Ryder & Adams Co.                                   |                       | \$100,000 ( <i>Times</i> , December 22, 1919).                                                                                                                                            |
| Heeb Tire & Supply Co.                                    |                       | \$30,000 ( <i>Times</i> , December 22, 1919).                                                                                                                                             |
| Standard Oil Co.                                          |                       | \$10,000 ( <i>Times</i> , December 22, 1919).                                                                                                                                             |
| Grimm Drug Store                                          |                       | destroyed by fire, \$25,000 loss ( <i>Telegraph-Herald</i> , November 26, 1919).                                                                                                          |
| International Harvester Co., Southern Hotel, Molo Stables |                       | destroyed by fire, \$250,000-300,000 loss, hotel and stable destroyed ( <i>Telegraph-Herald</i> , November 18, 20, 1919; <i>Times Journal</i> , November 18, 20, 1919).                   |
| Sunnycrest Sanitorium, Roosevelt Ave.                     | Fridolin J. Heer, Jr. | 1921-23 (Shank, p. 81)                                                                                                                                                                    |
| <b>1920</b>                                               |                       |                                                                                                                                                                                           |
| Fluckiger Garage, 5 <sup>th</sup> & Central               |                       | destroyed by fire, \$50,000 loss ( <i>Telegraph-Herald</i> , January 5, 1920; <i>Times-Journal</i> , January 5, 1920).                                                                    |
| Thos. J. Mulgrew Artificial Ice Co.                       |                       | seven buildings destroyed by fire ( <i>Telegraph-Herald</i> , October 5, 1920).                                                                                                           |
| A. A. Ryan Packing Co.                                    |                       | destroyed by fire ( <i>Telegraph-Herald</i> , July 11, 1920).                                                                                                                             |
| Hurd-Most Sash and door company, Dodge                    |                       | one of newer industries, started work on new factory about a year ago, now in operation, \$100,000, new building or a conversion of an old one ( <i>Times-Journal</i> , January 1, 1924). |
| Pyramid Lumber Co.                                        |                       | improvements ( <i>Times-Journal</i> , January 1, 1924).                                                                                                                                   |
| Iowa Casket Co.                                           |                       | improvements ( <i>Times-Journal</i> , January 1, 1924).                                                                                                                                   |
| Garage, northeast corner 13 <sup>th</sup> & Iowa          |                       | Demolition of existing buildings announced, <i>Times-Journal</i> , March 14, 1920.                                                                                                        |
| <b>1921</b>                                               |                       |                                                                                                                                                                                           |
| Brick structure west of Milwaukee Depot on Central        |                       | City Council orders demolition ( <i>Times-Journal</i> , July 6, 7, 26, 1921)                                                                                                              |
| Robinson barn, North                                      |                       | same                                                                                                                                                                                      |

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|                                                                                           |                          |                                                                                                                                                                                                                                                      |
|-------------------------------------------------------------------------------------------|--------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Side                                                                                      |                          |                                                                                                                                                                                                                                                      |
| J. J. Nagle structure, sw corner 4 <sup>th</sup> & Iowa                                   |                          | same                                                                                                                                                                                                                                                 |
| <b>1923</b>                                                                               |                          |                                                                                                                                                                                                                                                      |
| American Trust & Savings Bldg., 9 <sup>th</sup> & Main                                    |                          | “in the very heart of the business district,” by January the steel skeleton was 10 stories high, “when completed it will be the tallest building in the city,” 13 stories, 36x128.6., ( <i>Times-Journal</i> , January 1, 1924).                     |
| 98 East 10 <sup>th</sup>                                                                  |                          | same, one story, 50x35                                                                                                                                                                                                                               |
| Excelsior Works                                                                           |                          | destroyed by fire, \$40,000 loss ( <i>Telegraph-Herald</i> , August 15, 1923).                                                                                                                                                                       |
| Union Trust & Savings Bank, 14 <sup>th</sup> & Central                                    | John Spencer, architect. | work started August 1923. “when completed it will be an impressive piece of work, and will contain all the accommodations necessary for carrying on a large banking business in an up-to-date fashion...” ( <i>Times-Journal</i> , January 1, 1924). |
| Dubuque Electric Co.                                                                      |                          | extensive improvement work including erecting the state’s tallest smokestack, \$2\300,000 ( <i>Times-Journal</i> , January 1, 1924)                                                                                                                  |
| Thos. J. Mulgrew Artificial Ice Co.                                                       |                          | new ice plant announced, \$75,000, to begin in the spring ( <i>Times-Journal</i> , January 1, 1924).                                                                                                                                                 |
| Carr, Ryder & Adams Co.                                                                   |                          | addition, \$100,000 ( <i>Telegraph-Herald</i> , December 28, 1924).                                                                                                                                                                                  |
| 70, 76 Locust, 678 Central, 154 10 <sup>th</sup> , 136 Bluff, 1297 Walnut, 691-95 Central |                          | Buildings condemned by Fire Department, several were being repaired ( <i>Telegraph-Herald</i> , October 31, 1923).                                                                                                                                   |
| <b>1924</b>                                                                               |                          |                                                                                                                                                                                                                                                      |
| Belsky Motor Garage                                                                       |                          | \$65,000 ( <i>The Dubuquer</i> , December 1924).                                                                                                                                                                                                     |
| Woolworth & Co.                                                                           |                          | \$43,000 ( <i>The Dubuquer</i> , December 1924).                                                                                                                                                                                                     |
| Farley & Loetscher                                                                        |                          | two warehouses, \$40,000 ( <i>The Dubuquer</i> , December 1924).                                                                                                                                                                                     |
| Seippel Lumber Co.                                                                        |                          | destroyed by fire, \$60,000 loss ( <i>Telegraph-Herald</i> , April 25, 1924).                                                                                                                                                                        |
| Hawkeye Casket Co.                                                                        |                          | \$20,000 addition ( <i>The Dubuquer</i> , December 1924).                                                                                                                                                                                            |
| <b>1925</b>                                                                               |                          |                                                                                                                                                                                                                                                      |
| A. A. Cooper Wagon & Buggy Company                                                        |                          | destroyed by fire, \$60,000 loss ( <i>Telegraph-Herald</i> , April 28, 29, 1925).                                                                                                                                                                    |
| Canfield Hotel, 4 <sup>th</sup> & White                                                   |                          | addition, permit issued October 1925 ( <i>Telegraph-Herald</i> , December 27, 1925).                                                                                                                                                                 |
| <b>1926</b>                                                                               |                          |                                                                                                                                                                                                                                                      |
| 104 Main                                                                                  |                          | Built c.1926 (Sanborn Map), as wholesale drug warehouse                                                                                                                                                                                              |
| <b>1929</b>                                                                               |                          |                                                                                                                                                                                                                                                      |
| 1250 West 8 <sup>th</sup>                                                                 |                          | Assessor dates to 1929, 10 stories, two basements, 250x114                                                                                                                                                                                           |
| Telegraph-Herald/Times-Journal Building, Bluff & 8 <sup>th</sup>                          |                          | begun in 1929, finished 1930 ( <i>Telegraph-Herald</i> , January 31, 1931).                                                                                                                                                                          |
| Burns Realty Co. Garage                                                                   |                          | started 1929, done 1930 ( <i>Telegraph-Herald</i> , January 31, 1931).                                                                                                                                                                               |
| Interstate Power Co. garage                                                               |                          | started 1929, done 1930 ( <i>Telegraph-Herald</i> , January 31, 1931).                                                                                                                                                                               |
| Kresge’s Mercantile                                                                       |                          | started 1929, done 1930 ( <i>Telegraph-Herald</i> , January 31,                                                                                                                                                                                      |

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|---------------------------------------------------------------------------|--------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Bldg.                                                                     |                                                              | 1931).                                                                                                                                                                                                                                                                                                        |
| Roshek's Department Store, first half, Locust and 8 <sup>th</sup> streets |                                                              | Lyon says second half finished July 1931, Rosheks departs for Kennedy Mall 1968, renamed CyCare Plaza 1986, features the Packet Restaurant on top floor, \$5 million renovation 1968-70, bankrupt 1984 as W. S. Sheppley & Co., extant                                                                        |
| <b>1930</b>                                                               |                                                              |                                                                                                                                                                                                                                                                                                               |
| 8 <sup>th</sup> & Bluff, Telegraph-Herald                                 |                                                              | The Telegraph-Herald and Times-Journal newspapers merge in 1927, and locate to this corner in 1930. Assessor dates building to 1935. (Lyon, p. 439).                                                                                                                                                          |
| Roshek's Department Store, 8 <sup>th</sup> & Locust                       |                                                              | south half, \$350,000 ( <i>Telegraph-Herald</i> , January 31, 1931).                                                                                                                                                                                                                                          |
| Neisner Bros. Mercantile Establishment                                    |                                                              | \$60,000 ( <i>Telegraph-Herald</i> , January 31, 1931).                                                                                                                                                                                                                                                       |
| Firestone Tire & Rubber Co. service station                               |                                                              | \$20,000 ( <i>Telegraph-Herald</i> , January 31, 1931).                                                                                                                                                                                                                                                       |
| Masonic Temple Bluff-Locust and 12th                                      | Raymond F. Moore, architect, Cedar Rapids, Medieval eclectic | Ground breaking on November 10, 1930, cornerstone laid March 28, 1931. \$187,000 (total cost \$325,000). Lannon, Wisconsin limestone façade with bronze entry ( <i>Telegraph-Herald</i> , January 31, 1931). Dedicated January 1932 (ibid., January 28, 1932) (Masonic Temple brochure, n.d.; Shank, p. 117). |
| Northwestern Bell Co.                                                     |                                                              | \$11,000 remodeling ( <i>Telegraph-Herald</i> , January 31, 1931).                                                                                                                                                                                                                                            |
| Midwest Lumber, 207 East 7 <sup>th</sup>                                  |                                                              | shed \$2,000 (Building permits)                                                                                                                                                                                                                                                                               |
| <b>1931</b>                                                               |                                                              |                                                                                                                                                                                                                                                                                                               |
| Maizewood Products                                                        |                                                              | destroyed by fire, \$200,000 loss ( <i>Telegraph-Herald</i> , December 8, 1931).                                                                                                                                                                                                                              |
| St. George Hotel, 576 Central                                             |                                                              | three-car garage, \$1,200 (Building permits)                                                                                                                                                                                                                                                                  |
| 48 West 6 <sup>th</sup>                                                   |                                                              | “brick plant” \$2,000 (Building permits)                                                                                                                                                                                                                                                                      |
| <b>1932</b>                                                               |                                                              |                                                                                                                                                                                                                                                                                                               |
| Old Julien Theater, 5 <sup>th</sup> and Locust                            |                                                              | Built in 1856 by Smith, Kinley and Poor, three story brick, elongated plan with hip roof, housed Masonic Lodge since 1971 ( <i>Telegraph-Herald</i> , February 21, 1932).                                                                                                                                     |
| Witwer Grocery Co.                                                        |                                                              | destroyed by fire ( <i>Telegraph-Herald</i> , December 11, 1932).                                                                                                                                                                                                                                             |
| Bradley Insurance, 198 Locust                                             |                                                              | alterations \$2,000 (Building permits)                                                                                                                                                                                                                                                                        |
| Locksmith Express, 450 Central                                            |                                                              | new storefront, \$1,000 (Building permits)                                                                                                                                                                                                                                                                    |
| Aragon Tap, 1101 ½ Iowa                                                   |                                                              | remodel for restaurant/tavern, \$1,300 (Building permits)                                                                                                                                                                                                                                                     |
| Federal Building, Locust and 4 <sup>th</sup>                              |                                                              | demolition of building on site of new federal building ( <i>Telegraph-Herald</i> , January 26, 1932).                                                                                                                                                                                                         |
| <b>1933</b>                                                               |                                                              |                                                                                                                                                                                                                                                                                                               |
| Federal Building & Post Office                                            | Moderne style                                                | Cornerstone dedicated August 11, 1933, completed February 15, 1934, opened March 3, 1934, Indiana limestone (Lyon, pp. 283-84; Sommer, p. 145).                                                                                                                                                               |
| Continental Oil Co., 505 Locust                                           |                                                              | filling station, \$10,000 (Building permits)                                                                                                                                                                                                                                                                  |
| 110 West 12 <sup>th</sup>                                                 |                                                              | two story addition, \$1,000 (Building permits)                                                                                                                                                                                                                                                                |

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| 20 East 4 <sup>th</sup>                                                                                    |  | filling station \$2,250 (Building permits)                                                                             |
| <b>1934</b>                                                                                                |  |                                                                                                                        |
| Four story building,<br>Main bet. 4 <sup>th</sup> & 5 <sup>th</sup> ,<br>owned by Sisters of<br>Holy Ghost |  | destroyed by fire, \$50,000 loss ( <i>Telegraph-Herald</i> , April 29, 1934).                                          |
| Kornmeyer's Garage                                                                                         |  | 65-year old landmark destroyed by fire ( <i>Telegraph-Herald</i> , May 13, 1934).                                      |
| Zebulon Pike Lock & Dam                                                                                    |  | Work starts February 2, 1934, opens September 10, 1937, begins gradual revival of river traffic (Lyon, p. 492).        |
| 1236 Iowa                                                                                                  |  | new store front, \$800 (Building permits)                                                                              |
| 1198 White                                                                                                 |  | same, \$1,000 (Building permits)                                                                                       |
| 921-27-33 Central                                                                                          |  | warehouse, \$3,500 (Building permits)                                                                                  |
| <b>1935</b>                                                                                                |  |                                                                                                                        |
| LaPrell Meat Market,<br>1278 Central                                                                       |  | damaged by fire ( <i>Telegraph-Herald</i> , January 21, 1935).                                                         |
| Key City Gas Co., 662<br>Main                                                                              |  | new storefront \$1,400 (Building permits)                                                                              |
| Hartig Drug, 730-36<br>Main                                                                                |  | same, \$850 (Building permits)                                                                                         |
| 216 West 1 <sup>st</sup>                                                                                   |  | same \$450 (Building permits)                                                                                          |
| 260 West 4 <sup>th</sup>                                                                                   |  | two story service station, \$9,000 (Building permits)                                                                  |
| East 4 <sup>th</sup> Street Extension                                                                      |  | three story brick/concrete block storage, \$5,000 (Building permits)                                                   |
| <b>1936</b>                                                                                                |  |                                                                                                                        |
| Feye Bros. Auto Body<br>Shop, 646-48 Central                                                               |  | garage, \$6,000 (Building permits)                                                                                     |
| Faber Music Co., 1157<br>Central                                                                           |  | alterations brick bldg., \$4,500 (Building permits)                                                                    |
| 635 Main                                                                                                   |  | new storefront \$597 (Building permits)                                                                                |
| 940 Main                                                                                                   |  | one story addition, \$1,400 (Building permits)                                                                         |
| 1260 Washington                                                                                            |  | store in rear, \$1,318 (Building permits)                                                                              |
| Canfield Hotel, 397<br>Central                                                                             |  | new main entrance \$1,350 (Building permits)                                                                           |
| 1256 Central                                                                                               |  | new store front \$2,000 (Building permits)                                                                             |
| <b>1937</b>                                                                                                |  |                                                                                                                        |
| 14 <sup>th</sup> & Central, Molo Oil<br>Co.                                                                |  | auto servicing station, nearing completion, ( <i>Telegraph-Herald</i> , May 9, 1937)                                   |
| Railroad Ave., old Ott<br>Rubber Company                                                                   |  | one story addition and alterations, to be occupied by Nuirre Company factory, ( <i>Telegraph-Herald</i> , May 9, 1937) |
| South Main,<br>International Harvester                                                                     |  | office building addition , ( <i>Telegraph-Herald</i> , May 9, 1937)                                                    |
| 10 <sup>th</sup> & White, Rhomberg<br>Fur Company                                                          |  | extensive alterations , ( <i>Telegraph-Herald</i> , May 9, 1937)                                                       |
| Klauer Mfg. Co.                                                                                            |  | two-story reinforced concrete addition to warehouse/factory, ( <i>Telegraph-Herald</i> , May 9, 1937)                  |
| 2 <sup>nd</sup> & Iowa, A. Y.<br>McDonald                                                                  |  | platform at warehouse building , ( <i>Telegraph-Herald</i> , May 9, 1937)                                              |
| 2162-64 Central                                                                                            |  | destroyed by fire ( <i>Telegraph-Herald</i> , January 11, 1937).                                                       |
| Molo Oil Co., 1403<br>Central                                                                              |  | gas station, \$4,875 (Building permits)                                                                                |

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| 200-18 Iowa                                 |  | platform \$1,800 (Building permits)                                             |
| 972 Main                                    |  | new storefront \$1,000 (Building permits)                                       |
| 976 Main                                    |  | same, \$1,000 (Building permits)                                                |
| Rhomberg Furs, 1002 White                   |  | three story brick addition, \$11,000 (Building permits)                         |
| 301 East 9 <sup>th</sup>                    |  | two story concrete warehouse, \$55,000 (Building permits)                       |
| <b>1938</b>                                 |  |                                                                                 |
| 250 Iowa                                    |  | warehouse, \$3,500 (Building permits)                                           |
| 602 Locust                                  |  | brick building, \$10,000 (Building permits)                                     |
| 768-98 Main                                 |  | store addition, alterations, \$15,000 (Building permits)                        |
| Cottingham & Butler, 800 Main               |  | building, \$10,000 (Building permits)                                           |
| Interstate Employees Credit Union, 978 Main |  | alterations, \$18,000 (Building permits)                                        |
| 280 West 6 <sup>th</sup>                    |  | addition to brick lodge, \$3,800 (Building permits)                             |
| 100 West 13 <sup>th</sup>                   |  | alterations to brick building, \$3,000 (Building permits)                       |
| Canfield Hotel, 397 Central                 |  | reface four story brick building, new front, lobby, \$1,165. (Building permits) |
| <b>1939</b>                                 |  |                                                                                 |
| Motor Transportation Co., 59 Main           |  | truck terminal, \$10,000 (Building permits)                                     |
| 10 West 5 <sup>th</sup>                     |  | filling station, \$2,000 (Building permits)                                     |
| 303 Main                                    |  | brick and concrete bus station, \$9,500 (Building permits)                      |
| East 6 <sup>th</sup>                        |  | building for shipper's use, \$1,000 (Building permits)                          |
| 101-99 East 9 <sup>th</sup>                 |  | fire proof storage bldg., \$5,000 (Building permits)                            |
| Telegraph-Herald, Bluff                     |  | two story brick building, \$18,000 (Building permits)                           |
| <b>1940</b>                                 |  |                                                                                 |
| Crescent Electric Co., 769 Iowa             |  | alterations to brick bldg., \$2,000 (Building permits)                          |
| 1108 Iowa                                   |  | storefront, \$1,000 (Building permits)                                          |
| Martin Oil Co., 280 Locust                  |  | filling station, \$3,000 (Building permits)                                     |
| Cottingham & Butler, 800 Main               |  | alterations, \$9,000 (Building permits)                                         |
| 900 Main                                    |  | alterations, \$2,600 (Building permits)                                         |
| Hills & Dales, 902 Main                     |  | same, \$2,600 (Building permits)                                                |
| 976 Main                                    |  | same, \$1,000 (Building permits)                                                |
| Washington                                  |  | erect two story brick bldg., \$39,000 (Building permits)                        |
| <b>1941</b>                                 |  |                                                                                 |
| Illinois Central R.R., Central              |  | freight depot alterations, \$1,500 (Building permits)                           |
| Wallpaper & Paint, 1585 Central             |  | two-story addition to brick bldg., \$6,000 (Building permits)                   |
| Perfection Oil Co., 285 Locust              |  | filling station, \$2,500 (Building permits)                                     |
| Fischer & Co., 880 Locust                   |  | garage, \$15,000 (Building permits)                                             |
| Hartig Drug Co., 730-36 Main                |  | alterations, \$5,000 (Building permits)                                         |
| Cottingham & Butler,                        |  | same, \$1,200 (Building permits)                                                |

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| 800 Main                                    |            |                                                                                                                                                                                                                                |
| 923 Main                                    |            | same, \$5,000 (Building permits)                                                                                                                                                                                               |
| Maple                                       |            | cooler bldg, \$34,000 (Building permits)                                                                                                                                                                                       |
| 175 East 4 <sup>th</sup>                    |            | steel shop, \$30,000 (Building permits)                                                                                                                                                                                        |
| 225 East 4 <sup>th</sup>                    |            | metal garage, shed \$3,100 (Building permits)                                                                                                                                                                                  |
| Linehan & Molo, East 5 <sup>th</sup> & Iowa |            | public garage, \$3,000 (Building permits)                                                                                                                                                                                      |
| 1138 Central                                |            | reside frame bus. bldg., \$1,000 (Building permits)                                                                                                                                                                            |
| H. Trenkle & Co., 1250-56 Central           |            | reface three-story brick bldg., \$200 (Building permits)                                                                                                                                                                       |
| <b>1942</b>                                 |            |                                                                                                                                                                                                                                |
| 904 Iowa                                    |            | alterations, \$1,920 (Building permits)                                                                                                                                                                                        |
| Julien Dubuque Bridge, Dodge & Locust       |            | toll house for bridge, \$32,000 (Building permits)                                                                                                                                                                             |
| 831 Main                                    |            | alterations to 3-story bldg., \$4,000 (Building permits)                                                                                                                                                                       |
| 856 Main                                    |            | alterations, \$5,000 (Building permits)                                                                                                                                                                                        |
| White & 3 <sup>rd</sup>                     |            | alterations to railway passenger station, \$4,900 (Building permits)                                                                                                                                                           |
| 280 West 6 <sup>th</sup>                    |            | alterations to brick bldg., \$2,000 (Building permits)                                                                                                                                                                         |
| <b>1943</b>                                 |            |                                                                                                                                                                                                                                |
| Unidentified “landmark”                     |            | destroyed by fire ( <i>Telegraph-Herald</i> , January 10, 1943).                                                                                                                                                               |
| Marmis-Solomon Plant                        |            | destroyed by fire ( <i>Telegraph-Herald</i> , April 4, 1943).                                                                                                                                                                  |
| Julien Dubuque Bridge                       |            | new \$3.12 million bridge serves as a toll bridge until 1954. It’s location draws downtown and traffic southward from the old crossing at 4 <sup>th</sup> /7 <sup>th</sup> streets ( <i>Dubuque, The Birthplace of Iowa</i> ). |
| 833 Main                                    |            | building, \$1,500 (Building permits)                                                                                                                                                                                           |
| 882 White                                   |            | addition, \$5,000 (Building permits)                                                                                                                                                                                           |
| Dubuque Packing Co., East 16 <sup>th</sup>  |            | loading dock, \$3,000 (Building permits)                                                                                                                                                                                       |
| <b>1944</b>                                 |            |                                                                                                                                                                                                                                |
| Illinois Central Railroad Passenger Depot   | Demolition | ( <i>Telegraph-Herald</i> , June 25, 1944).                                                                                                                                                                                    |
| DBQ Auto Supply Co, 906 Central             |            | one story addition, \$4,000 (Building permits)                                                                                                                                                                                 |
| 471 Iowa                                    |            | alteration to brick bldg., \$3,000 (Building permits)                                                                                                                                                                          |
| 280 West 6 <sup>th</sup>                    |            | alterations, \$15,000 (Building permits)                                                                                                                                                                                       |
| <b>1945</b>                                 |            |                                                                                                                                                                                                                                |
| Central                                     |            | one story brick bldg., \$4,000 (Building permits)                                                                                                                                                                              |
| Fischer Co., 3 <sup>rd</sup> & Iowa         |            | new front to brick bldg., \$1,500 (Building permits)                                                                                                                                                                           |
| Firstar, 871 Main                           |            | boiler room, \$2,500 (Building permits)                                                                                                                                                                                        |
| 1236 Iowa                                   |            | erect store fronts, \$43,000 (Building permits)                                                                                                                                                                                |
| 756 Main                                    |            | store, to first floor, \$8,000 (Building permits)                                                                                                                                                                              |
| Cottingham & Butler, 800 Main               |            | rear loading dock, \$2,200 (Building permits)                                                                                                                                                                                  |
| Fischer Co., 951 Main                       |            | new store front in brick, \$2,000 (Building permits)                                                                                                                                                                           |
| Interstate Power Co., East 8 <sup>th</sup>  |            | one story building, \$2,000 (Building permits)                                                                                                                                                                                 |
| East 9 <sup>th</sup>                        |            | alterations to four-story brick manufacturing bldg., \$25,000 (Building permits)                                                                                                                                               |

|                                                     |            |                                                                                                               |
|-----------------------------------------------------|------------|---------------------------------------------------------------------------------------------------------------|
| <b>1946</b>                                         |            |                                                                                                               |
| Pine & 12 <sup>th</sup> , A. Y. McDonald            |            | new plant, site occupied by company as early as 1900, demolished 1982 for U.S. Highway 61 (Lyon, pp. 297-98). |
| Canfield Hotel, 4 <sup>th</sup>                     |            | worst fire disaster ( <i>Telegraph-Herald</i> , August 14, 1946).                                             |
| Allied Educational Film Service, 1369 Central       |            | storefront, \$1,000 (Building permits)                                                                        |
| Miller Radio, 1695 Central                          |            | building, \$5,000 (Building permits)                                                                          |
| 824 Locust                                          |            | alterations, \$3,000 (Building permits)                                                                       |
| Veterans of Foreign Wars, 444 Main                  |            | club house, \$35,000 (Building permits)                                                                       |
| 630 Main                                            |            | storefront, \$8,000 (Building permits)                                                                        |
| Washington                                          |            | warehouse addition, \$15,000 (Building permits)                                                               |
| Mix Concrete Co., 125 Dodge                         |            | one story office, \$4,000 (Building permits)                                                                  |
| East 17 <sup>th</sup> & Cedar                       |            | addition, \$28,000 (Building permits)                                                                         |
| <b>1947</b>                                         |            |                                                                                                               |
| Customs House, 9 <sup>th</sup> and Locust           | demolished | ( <i>Telegraph-Herald</i> , August 17, 1947).                                                                 |
| Karigan's Restaurant/Sfikas Restaurant, 401 Central |            | two story building, \$30,000 (Building permits)                                                               |
| 1437 Central                                        |            | brick building, \$2,000 (Building permits)                                                                    |
| 1520 Central                                        |            | masonry bldg., \$1,500 (Building permits)                                                                     |
| 1766 Central                                        |            | rear addition, \$1,800 (Building permits)                                                                     |
| 1177 Elm                                            |            | concrete garage, office bldg., \$1,500 (Building permits)                                                     |
| 668 Iowa                                            |            | boiler room alterations, \$1,500 (Building permits)                                                           |
| Pauls Tavern, 176 Locust                            |            | first floor addition, \$1,900 (Building permits)                                                              |
| Midland Chemicals, 65-75 Main                       |            | addition, \$950 (Building permits)                                                                            |
| Mix Concrete Co., 125 Dodge                         |            | boiler house, \$2,000 (Building permits)                                                                      |
| Adams Co., 100 E. 4 <sup>th</sup>                   |            | warehouse, \$1,500 (Building permits)                                                                         |
| 222 East 4 <sup>th</sup>                            |            | one story steel bldg., \$2,900 (Building permits)                                                             |
| 151 East 9 <sup>th</sup>                            |            | loading dock, \$2,600 (Building permits)                                                                      |
| <b>1948</b>                                         |            |                                                                                                               |
| Northwestern Bell, 900 Locust                       |            | replaces demolished Customs House (Sanborn Map, 1909/50)                                                      |
| Fischer Co., 1084 Iowa                              |            | building, \$6,000 (Building permits)                                                                          |
| St. Vincent DePaul, 1351 Iowa                       |            | erect masonry bldg, \$30,000                                                                                  |
| US West, 900 Locust                                 |            | two-story bldg., \$310,000 (Building permits)                                                                 |
| 72 Main                                             |            | storefront, \$2,500 (Building permits)                                                                        |
| Leath & Co, 666 Main                                |            | brick bldg., \$9,000 (Building permits)                                                                       |
| Cottingham & Butler, 800 Main                       |            | entrance alterations, \$3,000 (Building permits)                                                              |
| 10 <sup>th</sup> & White                            |            | alterations to one story tile bldg., \$2,000 (Building permits)                                               |
| Canfield Hotel, 34-36 West 4 <sup>th</sup>          |            | addition to six-story bldg., \$40,000 (Building permits)                                                      |

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|                                          |  |                                                              |
|------------------------------------------|--|--------------------------------------------------------------|
| Firstar, 270 West 7 <sup>th</sup>        |  | one story masonry bldg., \$56,000 (Building permits)         |
| <b>1949</b>                              |  |                                                              |
| 755 Central                              |  | addition to brick bldg., \$5,000 (Building permits)          |
| Sheet Steel, 1056 Central                |  | rear addition, \$1,980 (Building permits)                    |
| Faber Music Co., 1157 Central            |  | business bldg., \$20,000 (Building permits)                  |
| 825 Washington                           |  | dry kiln, \$30,000 (Building permits)                        |
| <b>1950</b>                              |  |                                                              |
| 305 Jones                                |  | recoat masonry bldg., \$500 (Building permits)               |
| Walsh Stores, 1246 Central               |  | brick bldg., \$1,500 (Building permits)                      |
| 1278 Central                             |  | storefront, \$900 (Building permits)                         |
| 1440 Central                             |  | concrete block garage, \$3,000 (Building permits)            |
| 1685 Central                             |  | erect office bldg., \$800 (Building permits)                 |
| 410 Iowa                                 |  | alteration to brick dwg., \$1,200 (Building permits)         |
| Hartig Drug, 93 Locust                   |  | one story bldg., \$45,000 (Building permits)                 |
| 57 Main                                  |  | unloading dock, \$1,000 (Building permits)                   |
| Business Supply, 356 Main                |  | storefront, \$4,000 (Building permits)                       |
| 976 Main                                 |  | storefront, \$4,000 (Building permits)                       |
| Washington                               |  | addition to brick bldg., \$70,000 (Building permits)         |
| Washington                               |  | unloading dock, \$1,500 (Building permits)                   |
| 46 West 6 <sup>th</sup>                  |  | building, \$18,000 (Building permits)                        |
| 75 East 4 <sup>th</sup>                  |  | same, \$1,000 (Building permits)                             |
| Morrison Bros., 410 East 7 <sup>th</sup> |  | unloading dock, \$1,200 (Building permits)                   |
| Express, 450 Central                     |  | new storefront, \$3,100 (Building permits)                   |
| <b>1951</b>                              |  |                                                              |
| 824 Locust                               |  | brick front alterations, \$8,000 (Building permits)          |
| Adams Co., 100 East 4 <sup>th</sup>      |  | warehouse, \$4,000 (Building permits)                        |
| Morrison Bros., 410 East 7 <sup>th</sup> |  | addition to factory, \$15,000 (Building permits)             |
| <b>1952</b>                              |  |                                                              |
| Feye Bros. Auto Body Shop, 678 Central   |  | alterations to three-story bldg., \$4,500 (Building permits) |
| 668 Iowa                                 |  | storefront, \$2,500 (Building permits)                       |
| 1220 Iowa                                |  | storefront, \$1,500 (Building permits)                       |
| 245 Jones                                |  | service station, \$20,000 (Building permits)                 |
| 849 Central                              |  | storefront, \$1,200 (Building permits)                       |
| Dubuque Bank & Trust, 1398 Central       |  | exterior alterations, \$2,000 (Building permits)             |
| 1256 Iowa                                |  | one-story rear addition, \$2,000 (Building permits)          |
| <b>1953</b>                              |  |                                                              |
| Continental Oil Co., 52 Locust           |  | filling station, \$20,000 (Building permits)                 |
| Shell Oil Co., 3 <sup>rd</sup> & Locust  |  | station, \$1,500 (Building permits)                          |
| US West, 900 Locust                      |  | alterations to exterior, \$4,000 (Building permits)          |
| Capri Cosmetology, 375                   |  | one story masonry building, \$25,000 (Building permits)      |

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|                                             |  |                                                                                                                                                                                                                      |
|---------------------------------------------|--|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Main                                        |  |                                                                                                                                                                                                                      |
| Morrison Bros., 410 East 7 <sup>th</sup>    |  | alterations to factory, \$2,000 (Building permits)                                                                                                                                                                   |
| Trenkle Co., 1227 Central                   |  | addition to brick bldg., \$55,000 (Building permits)                                                                                                                                                                 |
| <b>1954</b>                                 |  |                                                                                                                                                                                                                      |
| 1145 Elm                                    |  | steel warehouse, \$20,000 (Building permits)                                                                                                                                                                         |
| Metz Mfg. Co., 16 <sup>th</sup> & Elm       |  | building, \$25,000 (Building permits)                                                                                                                                                                                |
| 1171-79 Iowa                                |  | new front door, \$1,000 (Building permits)                                                                                                                                                                           |
| Kalmes Break Time, 1097 Jackson             |  | rear porch, \$1,500 (Building permits)                                                                                                                                                                               |
| Bridge Restaurant, 31 Locust                |  | one story masonry bldg., \$7,000 (Building permits)                                                                                                                                                                  |
| Molo Oil Co., 5 <sup>th</sup> & Locust      |  | station, \$8,000 (Building permits)                                                                                                                                                                                  |
| Conrad Enterprises, 6 <sup>th</sup> & White |  | steel storage bldg., \$8,000 (Building permits)                                                                                                                                                                      |
| <b>1955</b>                                 |  |                                                                                                                                                                                                                      |
| Standard Oil Col, 895 Central               |  | service station, \$16,000 (Building permits)                                                                                                                                                                         |
| Industrial park, Eagle Point/Lake Peosta    |  | first industrial park open only to new businesses, 21 plants there by 1969. This was in response to a post-World War II tendency for firms to establish multiple branch firms away from main plants (Lyons, p. 121). |
| Alliant Industries, 1001 Iowa               |  | erect three-story office bldg., \$250,000 (Building permits)                                                                                                                                                         |
| Tri State Oil Co., 22 Locust                |  | service station, \$15,000 (Building permits)                                                                                                                                                                         |
| Kunnert Sporting Goods, 302 Locust          |  | entrance alterations, \$2,000 (Building permits)                                                                                                                                                                     |
| American Trust & Savings Co., 899 Main      |  | alterations, \$40,000 (Building permits)                                                                                                                                                                             |
| Molo Oil Co., West 14 <sup>th</sup>         |  | filling station alterations, \$1,800 (Building permits)                                                                                                                                                              |
| 27 East 15 <sup>th</sup>                    |  | one story bldg., \$8,000 (Building permits)                                                                                                                                                                          |
| Bon Ton Bakery, 1542 Central                |  | bldg., \$2,500 (Building permits)                                                                                                                                                                                    |
| Eagle Food Center, 1808 Elm                 |  | masonry supermarket, \$110,000 (Building permits)                                                                                                                                                                    |
| Iowa Oil Co., 402 Locust                    |  | filling station, \$13,000 (Building permits)                                                                                                                                                                         |
| <b>1957</b>                                 |  |                                                                                                                                                                                                                      |
| Appel Crystal Cleaners, 555 Central         |  | addition, \$17,000 (Building permits)                                                                                                                                                                                |
| Smokestack, Moore's Mill, local landmark    |  | demolished ( <i>Telegraph-Herald</i> , September 1, 1957).                                                                                                                                                           |
| Salvation Army, 1099 Iowa                   |  | addition to two-story bldg., \$108,000 (Building permits)                                                                                                                                                            |
| Jackson                                     |  | service station, \$20,000 (Building permits)                                                                                                                                                                         |
| Molo Oil Co., 5 <sup>th</sup> & Locust      |  | addition to service station, \$6,000 (Building permits)                                                                                                                                                              |

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|                                                       |                                                                                     |                                                                                                 |
|-------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|
| W. S. Sheppley Co., 8 <sup>th</sup> & Locust          |                                                                                     | rear addition, \$4,500 (Building permits)                                                       |
| U.S. West, 900 Locust                                 |                                                                                     | addition to two-story bldg., \$115,000 (Building permits)                                       |
| American Trust & Savings, 855 Main                    |                                                                                     | four story store bldg., \$600,000 (Building permits)                                            |
| 220 West 5t                                           |                                                                                     | alteration rear brick bldg., \$1,800 (Building permits)                                         |
| <b>1958</b>                                           |                                                                                     |                                                                                                 |
| 194 Locust                                            |                                                                                     | service station, \$14,000 (Building permits)                                                    |
| Jaeger Hardware Co., 622 Main                         |                                                                                     | storefront, \$5,000 (Building permits)                                                          |
| House of China, 801 Main                              | Karl Eisbach, brickwork, “Another forward step in Dubuque’s downtown modernization” | erect one story bldg., \$73,000 (Building permits; <i>Telegraph-Herald</i> , October 23, 1958). |
| Pine, 15 <sup>th</sup> -16 <sup>th</sup>              |                                                                                     | masonry watch tower, \$5,500 (Building permits)                                                 |
| Dubuque Ready Mix Concrete Co., 125 Dodge             |                                                                                     | storage bldg., \$2,500 (Building permits)                                                       |
| <b>1959</b>                                           |                                                                                     |                                                                                                 |
| 146 Bluff                                             |                                                                                     | masonry storage bldg., \$35,000 (Building permits)                                              |
| Dubuque Hatchery, 602 Central                         |                                                                                     | rear frame addition, \$1,900 (Building permits)                                                 |
| Welu Printing Co., 1685 Central                       |                                                                                     | masonry garage, \$4,000 (Building permits)                                                      |
| Washington Park, 6 <sup>th</sup> & Locust             |                                                                                     | bldg., \$45,000 (Building permits)                                                              |
| Capri College, 395 Main                               |                                                                                     | storefront, \$5,000 (Building permits)                                                          |
| Cottingham & Butler, 800 Main                         |                                                                                     | alterations, \$65,000 (Building permits)                                                        |
| City of Dubuque Recreation Dept., E. 4 <sup>th</sup>  |                                                                                     | concrete block bldg, \$8,000 (Building permits)                                                 |
| <b>1960</b>                                           |                                                                                     |                                                                                                 |
| Goodyear Tire & Rubber Co., 8 <sup>th</sup> & Central |                                                                                     | addition, \$12,000 (Building permits)                                                           |
| Universal Motors, 990 Central                         |                                                                                     | two story garage, \$115,000 (Building permits)                                                  |
| Engineering Products Co., 250 Iowa                    |                                                                                     | loading dock, \$3,000 (Building permits)                                                        |
| Bridge Café, 35 Locust                                |                                                                                     | floor, \$1,100 (Building permits)                                                               |
| Miracle Car Wash, 255 Locust                          |                                                                                     | masonry bldg., \$45,000 (Building permits)                                                      |
| Washington                                            |                                                                                     | warehouse, \$15,000 (Building permits)                                                          |
| <b>1961</b>                                           |                                                                                     |                                                                                                 |
| Dubuque Bank & Trust, West 14 <sup>th</sup>           |                                                                                     | drive in bank bldg., \$30,000                                                                   |
| Dubuque Bank & Trust, 1382 Central                    |                                                                                     | storefront, \$17,000 (Building permits)                                                         |
| Spahn & Rose Lumber Co., 1101 Jackson                 |                                                                                     | storage bldg., \$1,200 (Building permits)                                                       |

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|                                             |  |                                                             |
|---------------------------------------------|--|-------------------------------------------------------------|
| 1598 Jackson                                |  | storefront, \$2,000 (Building permits)                      |
| 823 Main                                    |  | storefront, \$4,500 (Building permits)                      |
| 998 White                                   |  | conversion into motel units, \$7,000 (Building permits)     |
| Firstar, 232 West 7 <sup>th</sup>           |  | bank bldg., \$781,000 (Building permits)                    |
| Midtown Marina, 775 East 6 <sup>th</sup>    |  | masonry bldg., \$2,200 (Building permits)                   |
| <b>1962</b>                                 |  |                                                             |
| Alliant Utilities, 1001 Iowa                |  | four story addition, \$195,000 (Building permits)           |
| Fisher Co., 1084 Iowa                       |  | addition to masonry bldg., \$22,000 (Building permits)      |
| Time, 1097 Jackson                          |  | storefront, \$1,500 (Building permits)                      |
| Bridge Café, 35 Locust                      |  | rear addition, \$7,500 (Building permits)                   |
| Continental Oil Co., 505 Locust             |  | service station, \$19,000 (Building permits)                |
| Herbst Upholstery, 76 Main                  |  | alterations to masonry bldg., \$6,000 (Building permits)    |
| 10 <sup>th</sup> & Washington               |  | loading dock, \$5,000 (Building permits)                    |
| 1084 White                                  |  | masonry storage bldg., \$2,800 (Building permits)           |
| <b>1963</b>                                 |  |                                                             |
| Park Square Tavern, 600 Central             |  | reface brick bldg, \$750 (Building permits)                 |
| 1001 Central                                |  | masonry drive-in restaurant, \$30,000 (Building permits)    |
| 1564 Central                                |  | storefront, \$1,500 (Building permits)                      |
| 333 Iowa                                    |  | alterations to brick bldg., \$17,000 (Building permits)     |
| Martin Oil Co., 280 Locust                  |  | service station, \$10,500 (Building permits)                |
| 532 Locust                                  |  | storefront, \$,500 (Building permits)                       |
| Hill & Dales, 902 Main                      |  | new bldg., \$2,000 (Building permits)                       |
| A. Y. McDonald Mfg. Co., 350 Dodge          |  | steel warehouse, \$11,000 (Building permits)                |
| Dubuque Supply Co., 585 White               |  | alterations to brick bldg., \$1,500 (Building permits)      |
| Grand Opera House, 135 West 8 <sup>th</sup> |  | reface theater bldg., \$10,000 (Building permits)           |
| <b>1964</b>                                 |  |                                                             |
| Telegraph-Herald, 801 Bluff                 |  | building, \$418,500 (Building permits)                      |
| Iowa DOT, 83 Locust                         |  | masonry bldg., \$1,000,000 (Building permits)               |
| City of Dubuque, 805 Locust                 |  | parking ramp, \$1,000,000 (Building permits)                |
| 84 Main                                     |  | rear addition, \$4,000 (Building permits)                   |
| Archdiocese of Dubuque, 98 Main             |  | loading dock, \$1,000 (Building permits)                    |
| Plastic Center Inc., 200 Main               |  | alterations to brick bldg., \$80,000 (Building permits)     |
| Business Supply, 356 Main                   |  | new front for three story bldg., \$4,800 (Building permits) |
| 1395 Washington                             |  | storefront, \$3,200 (Building permits)                      |
| A. Y. McDonald Mfg. Co., 350 Dodge          |  | new front, \$47,000 (Building permits)                      |

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|                                                |  |                                                                                |
|------------------------------------------------|--|--------------------------------------------------------------------------------|
| Rafoth Furnace & Sheet Metal Co., 1787 White   |  | alteration to warehouse, \$12,000 (Building permits)                           |
| Jack's Auto Repair, East 9 <sup>th</sup>       |  | masonry office bldg., \$7,000 (Building permits)                               |
| <b>1965</b>                                    |  |                                                                                |
| Dubuque Hatchery, 614 Central                  |  | bldg., \$2,000 (Building permits)                                              |
| four buildings, 900s block of Main             |  | destroyed by fire, \$500,000 loss ( <i>Telegraph-Herald</i> , April 30, 1965). |
| 725-27 Central                                 |  | storefront, \$3,000 (Building permits)                                         |
| 514 Iowa                                       |  | alterations to brick bldg., \$1,500 (Building permits)                         |
| American Trust & Savings Bank, 913 Locust      |  | drive in bank, \$50,000 (Building permits)                                     |
| Dubuque Glass, 197 Main                        |  | new storefront, \$1,000 (Building permits)                                     |
| 962 Main                                       |  | one story bldg., \$161,000 (Building permits)                                  |
| Chamber of Commerce, 325 Dodge                 |  | tourist booth, \$5,000 (Building permits)                                      |
| Dubuque Bank & Trust, 50 West 14 <sup>th</sup> |  | bank, \$11,000 (Building permits)                                              |
| 331 East 6 <sup>th</sup>                       |  | steel bldg., \$3,500 (Building permits)                                        |
| Midtown Marina, 775 East 6 <sup>th</sup>       |  | addition, \$1,200 (Building permits)                                           |
| <b>1966</b>                                    |  |                                                                                |
| 6 <sup>th</sup> & Iowa                         |  | alterations to brick bldg., \$1,500 (Building permits)                         |
| 62 Locust                                      |  | addition, \$25,000 (Building permits)                                          |
| Besler Chiropractic, 105 Locust                |  | alterations to brick bldg., \$2,500 (Building permits)                         |
| Shot Tower Inn, 390 Locust                     |  | erect masonry restaurant bldg., \$71,000 (Building permits)                    |
| Enterp, 190 Main                               |  | storefront, \$2,500 (Building permits)                                         |
| Plastic Center, Inc., Main                     |  | alterations to brick bldg., \$80,000 (Building permits)                        |
| Archdiocese of Dubuque, 701-29 Main            |  | alterations to brick bldg., \$74,000 (Building permits)                        |
| Cottingham & Butler, 800 Main                  |  | new storefront, \$37,000 (Building permits)                                    |
| 466 East 15 <sup>th</sup>                      |  | addition to masonry bldg., \$11,000 (Building permits)                         |
| <b>1967</b>                                    |  |                                                                                |
| Rainbow Oil Co., 1410 Central                  |  | masonry service station, \$15,000 (Building permits)                           |
| Miracle Car Wash, 255 Locust                   |  | addition to masonry bldg., \$7,360 (Building permits)                          |
| US West, 900 Locust                            |  | addition, \$365,000 (Building permits)                                         |
| Busted Lift, 180 Main                          |  | new front to brick bldg., \$2,000 (Building permits)                           |
| 10 <sup>th</sup> & Washington                  |  | bldg., and loading dock, \$24,000 (Building permits)                           |
| Superior Welding Co., 1200 Washington          |  | concrete garage bldg., \$16,000 (Building permits)                             |
| 1290 Washington                                |  | masonry bldg., \$10,000 (Building permits)                                     |
| 1798 Washington                                |  | addition, \$22,000 (Building permits)                                          |

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|--------------------------------------------|--|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Dubuque Ready Mix Concrete Co., 125 Dodge  |  | utility bldg., \$2,000 (Building permits)                                                                                                                                                                                                                                                                         |
| 210 Jones                                  |  | loading dock, \$10,000 (Building permits)                                                                                                                                                                                                                                                                         |
| Firststar, 270 West 7 <sup>th</sup>        |  | facilities, \$33,900 (Building permits)                                                                                                                                                                                                                                                                           |
| Interstate Power Co., East 8 <sup>th</sup> |  | alterations to brick bldg., \$17,000 (Building permits)                                                                                                                                                                                                                                                           |
| 841 Central                                |  | storefront, \$2,800 (Building permits)                                                                                                                                                                                                                                                                            |
| 1447 Central                               |  | storefront, \$1,480 (Building permits)                                                                                                                                                                                                                                                                            |
| Dubuque Blacktop Inc., 1537 Central        |  | storefront, \$12,000 (Building permits)                                                                                                                                                                                                                                                                           |
| Adams Realty, 1700 Central                 |  | storefront, \$3,000 (Building permits)                                                                                                                                                                                                                                                                            |
| Dubuque Iron & Metal Co., 1441 Cedar       |  | steel storage bldg., \$7,000 (Building permits)                                                                                                                                                                                                                                                                   |
| <b>1968</b>                                |  |                                                                                                                                                                                                                                                                                                                   |
| Urban renewal program                      |  | 15 city blocks re-developed, 128 buildings demolished, 38 acres, \$12.5 million expended, Rosheks and Wards, two key downtown department stores, re-locate to Kennedy Mall completed and opened in 1970, then the largest enclosed mall in Iowa ( <i>Des Moines Register</i> , November 18, 1979; Lyons, p. 239). |
| City floodwall                             |  | \$11 million, work starts in response to damage of flood of 1965, saved \$4 million in potential losses in 1973 flood (Lyons, pp. 160-161).                                                                                                                                                                       |
| Spahn & Rose Lumber Co., 1105 Jackson      |  | lumber shed, \$35,000 (Building permits)                                                                                                                                                                                                                                                                          |
| Bridge Café, 35 Locust                     |  | rear addition, \$1,000 (Building permits)                                                                                                                                                                                                                                                                         |
| M. P. Hogan Inc., 305 Locust               |  | masonry office bldg., \$45,000 (Building permits)                                                                                                                                                                                                                                                                 |
| US West, 900 Locust                        |  | three story addition, \$237,954 (Building permits)                                                                                                                                                                                                                                                                |
| 9 <sup>th</sup> & Washington               |  | addition to warehouse, \$62,000 (Building permits)                                                                                                                                                                                                                                                                |
| 10 <sup>th</sup> & Washington              |  | same, \$65,000 (Building permits)                                                                                                                                                                                                                                                                                 |
| KDTH/KGRR, 346 West 8 <sup>th</sup>        |  | storefront, \$5,000 (Building permits)                                                                                                                                                                                                                                                                            |
| Morrison Bros., 410 East 7 <sup>th</sup>   |  | addition to factory, \$4,500 (Building permits)                                                                                                                                                                                                                                                                   |
| <b>1969</b>                                |  |                                                                                                                                                                                                                                                                                                                   |
| Express, 450 Central                       |  | storefront, \$3,000 (Building permits)                                                                                                                                                                                                                                                                            |
| Dubuque Blacktop Inc., 1473 Central        |  | storefront, \$30,000 (Building permits)                                                                                                                                                                                                                                                                           |
| 1766 Central                               |  | storefront, \$10,000 (Building permits)                                                                                                                                                                                                                                                                           |
| City of Dubuque, 701 Iowa                  |  | parking ramp, \$685,000 (Building permits)                                                                                                                                                                                                                                                                        |
| Fisher Co., 1000 Iowa                      |  | masonry bldg., \$25,000 (Building permits)                                                                                                                                                                                                                                                                        |
| Bridge Restaurant, 31 Locust               |  | side addition, \$20,000 (Building permits)                                                                                                                                                                                                                                                                        |
| 481-83-85 Locust                           |  | alterations, \$5,000 (Building permits)                                                                                                                                                                                                                                                                           |
| 835 Main                                   |  | storefront \$8,000 (Building permits)                                                                                                                                                                                                                                                                             |
| City of Dubuque, 11 West 9 <sup>th</sup>   |  | fire station, \$470,000 (Building permits)                                                                                                                                                                                                                                                                        |

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|                                                        |  |                                                           |
|--------------------------------------------------------|--|-----------------------------------------------------------|
| 100 East 7 <sup>th</sup>                               |  | loading dock, \$5,000 (Building permits)                  |
| Dubuque Iron & Metal Co., 466 East 15 <sup>th</sup>    |  | addition to masonry bldg., \$8,500 (Building permits)     |
| <b>1970</b>                                            |  |                                                           |
| 805 Central                                            |  | one story masonry bldg., \$50,000 (Building permits)      |
| Universal Motors, 990 Central                          |  | alterations, \$11,000 (Building permits)                  |
| Jorgas Restaurant, 890 Iowa                            |  | masonry store bldg., \$62,000 (Building permits)          |
| 1220 Iowa                                              |  | storefront, \$1,200 (Building permits)                    |
| Dave's 76, 500 Locust                                  |  | masonry service bldg., \$68,000 (Building permits)        |
| 129 Main                                               |  | masonry addition to rear, \$8,000 (Building permits)      |
| Design Center Asso., 169 Main                          |  | alterations, \$13,500 (Building permits)                  |
| Plastic Center, 200 Main                               |  | alterations to brick bldg., \$200,000 (Building permits)  |
| 233 Main                                               |  | same, rear, \$5,000 (Building permits)                    |
| 1330 White                                             |  | masonry office bldg., \$14,000 (Building permits)         |
| Abeln Abstract, 47 West 7 <sup>th</sup>                |  | same, \$44,000 (Building permits)                         |
| Molo Sand & Gravel, East 3 <sup>rd</sup>               |  | storage bldg., \$4,000 (Building permits)                 |
| Rudzianski's Business Equip., 98 East 10 <sup>th</sup> |  | storefront, \$1,000 (Building permits)                    |
| <b>1971</b>                                            |  |                                                           |
| Time Finance Corp., 705-7 Central                      |  | masonry bldg., \$22,000 (Building permits)                |
| Triangle Hatchery, 1451 Central                        |  | storefront, \$40,000 (Building permits)                   |
| Oriole Club, 1602 Central                              |  | storefront, \$3,500 (Building permits)                    |
| Tri State Graphics, 500 Iowa                           |  | masonry storage bldg., \$91,000 (Building permits)        |
| Sera-Tex Plasma Center, 659-60 Iowa                    |  | masonry store/service bldg., \$160,000 (Building permits) |
| 1256 Iowa                                              |  | storefront, \$1,000 (Building permits)                    |
| Miracle Car Wash, 255 Locust                           |  | masonry addition, \$5,000 (Building permits)              |
| Fischer & Co., 880 Locust                              |  | addition, \$190,000 (Building permits)                    |
| 185 Main                                               |  | storefront, \$3,000 (Building permits)                    |
| 530 Main                                               |  | demolition by City (Building permits)                     |
| 608 Main                                               |  | same                                                      |
| 628 Main                                               |  | same                                                      |
| Adams Realty Co., 633-55-77 Main                       |  | one story bldg., \$500,000 (Building permits)             |
| 636 Main                                               |  | demolition by City (Building permits)                     |
| NICC Dubuque Center, 700 Main                          |  | two-story building, \$375,000 (Building permits)          |
| Alternative Services, 890 Main                         |  | three-story building, \$373,000 (Building permits)        |
| Chamber of Commerce,                                   |  | frame tourism booth, \$9,000 (Building permits)           |

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|                                                                  |  |                                                                           |
|------------------------------------------------------------------|--|---------------------------------------------------------------------------|
| 325 Dodge                                                        |  |                                                                           |
| Auto Center, 465 East 13th                                       |  | masonry warehouse, \$8,000 (Building permits)                             |
| <b>1972</b>                                                      |  |                                                                           |
| McDonalds, 620 Iowa                                              |  | masonry building, \$72,000 (Building permits)                             |
| Salvation Army, 1099 Iowa                                        |  | addition to brick bldg., \$126,988 (Building permits)                     |
| 320 Main                                                         |  | storefront, \$10,000 (Building permits)                                   |
| KDTH?KGRR, 346 West 8 <sup>th</sup>                              |  | storefront, \$35,000 (Building permits)                                   |
| First Congregational Church, 255 West 10 <sup>th</sup>           |  | addition, \$266,000 (Building permits)                                    |
| Fischer Co., 121 E. 4 <sup>th</sup>                              |  | alterations to masonry bldg., \$7,000 (Building permits)                  |
| Mississippi Valley Truck Co., 380 East 4 <sup>th</sup>           |  | steel bldg., \$62,000 (Building permits)                                  |
| 151 East 9 <sup>th</sup>                                         |  | reside brick bldg., \$13,417 (Building permits)                           |
| 255 East 12 <sup>th</sup>                                        |  | masonry business bldg., \$18,000 (Building permits)                       |
| <b>1973</b>                                                      |  |                                                                           |
| City/County of Dubuque, 789 Central                              |  | law enforcement center, \$1,041,048 (Building permits)                    |
| Miller Radio, 1599 Central                                       |  | remodel brick bldg., \$2,745 (Building permits)                           |
| Des IA Workforce, 590 Iowa                                       |  | brick office, \$205,000 (Building permits)                                |
| Buddy, Beck, Bradley Ins., 198 Locust                            |  | 10x24 front addition, \$7,500 (Building permits)                          |
| 400 East 7 <sup>th</sup>                                         |  | masonry/steel bldg., \$42,000 (Building permits)                          |
| Spahn & Rose Lumber Co., 221 East 8 <sup>th</sup>                |  | storefront, \$35,000 (Building permits)                                   |
| <b>1974</b>                                                      |  |                                                                           |
| 302 Iowa                                                         |  | alterations, addition to warehouse, \$30,000 (Building permits)           |
| Dubuque County Abstract & Title/C. Klauer Construction, 830 Iowa |  | masonry office bldg., \$43,000 (Building permits)                         |
| Spahn & Rose Lumber Co., 1101 Jackson                            |  | addition to warehouse, \$15,000 (Building permits)                        |
| US West, 900 Locust                                              |  | addition to masonry bldg., \$302,000 (Building permits)                   |
| Old Towne Shoppe, 163 Main                                       |  | storefront, \$4,500 (Building permits)                                    |
| Five Flags, 405 Main                                             |  | restoration of theater, \$85,579, \$15,000, \$376,398, (Building permits) |
| A. Y. McDonalds Mfg. Co., 350 Dodge                              |  | masonry warehouse, \$40,000 (Building permits)                            |
| Premier Bank, 140 West 9 <sup>th</sup>                           |  | masonry office bldg., \$86,000 (Building permits)                         |
| Geisler Bros. Co., 340 East 12 <sup>th</sup>                     |  | masonry/steel factory, \$136,836 (Building permits)                       |
| <b>1975</b>                                                      |  |                                                                           |
| 484 Central                                                      |  | reside brick, \$2,600 (Building permits)                                  |

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|                                                         |  |                                                                               |
|---------------------------------------------------------|--|-------------------------------------------------------------------------------|
| Fischer, Inc. 698 Central                               |  | demolish top two stories brick bldg., \$4,000 (Building permits)              |
| Jackson                                                 |  | alterations to brick bldg., \$44,736 (Building permits)                       |
| Dubuque Museum of Art, 701 Locust                       |  | masonry bldg., \$383,188 (Building permits)                                   |
| Dubuque Insulation & Siding Co., 210 ½ Main             |  | alterations to brick bldg., \$5,000 (Building permits)                        |
| Dubuque Insulation & Siding Co., 214 W. 1 <sup>st</sup> |  | same, \$5,000 (Building permits)                                              |
| The Adams Co., 100 East 4 <sup>th</sup>                 |  | brick bldg., \$2,800 (Building permits)                                       |
| Teamsters Local, 195 E. 14 <sup>th</sup>                |  | alterations masonry bldg., \$44,736 (Building permits)                        |
| Linden Propeller Co., 480 East 14th                     |  | masonry bldg., \$11,000 (Building permits)                                    |
| <b>1976</b>                                             |  |                                                                               |
| Kunnert Sporting Goods, 302 Locust                      |  | addition to brick bldg., \$48,000 (Building permits)                          |
| 833-35 Main                                             |  | storefront, \$2,500 (Building permits)                                        |
| 100 West 12 <sup>th</sup>                               |  | bldg., \$85,325 (Building permits)                                            |
| R&T Pallet Ltd., 545 East 19th                          |  | frame factory, \$18,500 (Building permits)                                    |
| <b>1977</b>                                             |  |                                                                               |
| Total Structures, 815 Central                           |  | steel bldg., \$1,112,000 (Building permits)                                   |
| Sutters Bakery, 1353 Central                            |  | alterations masonry bldg., \$2,000 (Building permits)                         |
| Welu Printing Co., 1679 Central                         |  | masonry bldg., \$35,850 (Building permits)                                    |
| Spahn & Rose Lumber Co., 10 <sup>th</sup> & Jackson     |  | addition to masonry warehouse, \$80,000 (Building permits)                    |
| 378 Main                                                |  | reside front of brick bldg., \$1,000 (Building permits)                       |
| Washington                                              |  | loading dock, brick bldg., \$5,000 (Building permits)                         |
| Abeln Abstract, 47 West 7 <sup>th</sup>                 |  | addition to masonry bldg., \$63,000 (Building permits)                        |
| The Adams Co., 100 East 4 <sup>th</sup>                 |  | reside bldg, \$15,000 (Building permits)                                      |
| Interstate Power, East 8 <sup>th</sup>                  |  | substation addition, \$19,425 (Building permits)                              |
| Auto Center, 465 E. 13 <sup>th</sup>                    |  | concrete block garage, \$5,000 (Building permits)                             |
| Linden Propeller Co., 480 East 14 <sup>th</sup>         |  | bldg., \$10,000 (Building permits)                                            |
| <b>1978</b>                                             |  |                                                                               |
| 1006 Central                                            |  | masonry bldg., \$57,734 (Building permits)                                    |
| Duggan Realty, 951 Iowa                                 |  | masonry office bldg., \$93,500 (Building permits)                             |
| Iowa Street True Value, 1300-02 Iowa                    |  | alterations to masonry bldg., \$7,000 (Building permits)                      |
| Miracle Car Wash, 255 Locust                            |  | alterations to masonry bldg., \$15,500 (Building permits)                     |
| Tanktek Industries, East 7 <sup>th</sup>                |  | addition to steel factory bldg, office addition, \$245,751 (Building permits) |

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|                                                                  |  |                                                                                                                                    |
|------------------------------------------------------------------|--|------------------------------------------------------------------------------------------------------------------------------------|
| American Trust & Savings, 899 Main                               |  | balcony alterations, \$125,000 (Building permits)                                                                                  |
| <b>1979</b>                                                      |  |                                                                                                                                    |
| City of Dubuque, 360 West 10 <sup>th</sup>                       |  | library addition, 4705,568 (Building permits)                                                                                      |
| Five Flags Center                                                |  | \$5 million, opens next to Majestic/Orpheum Theater ( <i>Des Moines Register</i> , April 1, 1979).                                 |
| <b>1980</b>                                                      |  |                                                                                                                                    |
| Strand Theater, Main, 5 <sup>th</sup> to 6 <sup>th</sup> streets |  | gutted by fire, finally demolished ( <i>Telegraph-Herald</i> , August 3, 1980).                                                    |
| Interstate Finance Co., 1031 Iowa                                |  | masonry office bldg, \$547,000 (Building permits)                                                                                  |
| Thiesen Dist. Inc., 330 East 8 <sup>th</sup>                     |  | construct store fronts, \$4,224 (Building permits)                                                                                 |
| <b>1981</b>                                                      |  |                                                                                                                                    |
| Telegraph-Herald, 801 Bouff,                                     |  | remodel masonry/steel bldg., \$426,608 (Building permits)                                                                          |
| 62 Locust                                                        |  | wind generator bldg., \$13,100 (Building permits)                                                                                  |
| Capri College, 395 Main                                          |  | alterations to comm./ed bldg, \$19,000 (Building permits)                                                                          |
| Kunnert Sporting Goods, 302 Locust                               |  | remodel exterior of brick bldg., \$3,000 (Building permits)                                                                        |
| Teamsters Local, 195 East 14 <sup>th</sup>                       |  | addition, \$98,000 (Building permits)                                                                                              |
| Radford Road Industrial Park                                     |  | second city industrial park, receives plants relocated by U.S. Highway 61, land purchased 1980, \$236 million (Lyons, p. 121).     |
| <b>1982</b>                                                      |  |                                                                                                                                    |
| A. Y. McDonald Plant, 126 years old                              |  | Demolished for U.S.Highway 61, plant relocates to Radford Road Industrial Park ( <i>Des Moines Register</i> , September 14, 1982). |
| Dubuque Rescue Mission, 398 Main                                 |  | exterior/interior alterations, \$35,000 (Building permits)                                                                         |
| Cottingham & Butler, 800 Main                                    |  | alterations, \$1,800,000 (Building permits)                                                                                        |
| <b>1983</b>                                                      |  |                                                                                                                                    |
| 841 Central                                                      |  | replace windows, \$5,000 (Building permits)                                                                                        |
| Jaeger Auto Sales, 1098 Central                                  |  | frame bldg., \$6,274 (Building permits)                                                                                            |
| Lanes Carpeting, 1290 Central                                    |  | storefront, \$2,300 (Building permits)                                                                                             |
| Servpro, 1044 Iowa                                               |  | alterations, \$9,000 (Building permits)                                                                                            |
| 262 Main                                                         |  | alterations, no figure (Building permits)                                                                                          |
| <b>1984</b>                                                      |  |                                                                                                                                    |
| Bicycle World, 1072 Central                                      |  | addition to brick bldg., \$7,725 (Building permits)                                                                                |
| Walsh Stores, 1301 Central                                       |  | replace glass with wood siding, \$500 (Building permits)                                                                           |
| TFM Co., 253 Main                                                |  | alterations to brick bldg., \$10,000 (Building permits)                                                                            |
| Business Supply, 356 Main                                        |  | building, \$26,300 (Building permits)                                                                                              |

|                                                 |  |                                                                          |
|-------------------------------------------------|--|--------------------------------------------------------------------------|
| Shot Tower Inn, 290 West 4 <sup>th</sup>        |  | addition to frame bldg., \$63,000 (Building permits)                     |
| NW Bell Telephone, 256 West 10 <sup>th</sup>    |  | demolish two story brick bldg. (Building permits)                        |
| Interstate Power Co. East 6 <sup>th</sup>       |  | steel storage bldg., \$69,957 (Building permits)                         |
| Rental Service Corp., 390 East 12 <sup>th</sup> |  | addition to frame bldg., \$25,732 (Building permits)                     |
| Superior Welding Co., 465 East 12 <sup>th</sup> |  | frame garage, \$131,700 (Building permits)                               |
| Big 10 Mart, Central                            |  | alterations, close six windows with plywood, \$40,000 (Building permits) |
| Walsh Stores, 1301 Central                      |  | plywood, \$500 (Building permits)                                        |
| City of Dubuque, 335 Iowa                       |  | demolish bldg. (Building permits)                                        |
| Dubuque Rescue Mission, 398 Main                |  | alterations to brick/frame bldg., \$5,000 (Building permits)             |
| 768-98 Main                                     |  | alterations, \$200,000 (Building permits)                                |
| Quik Lube, 990 White                            |  | demolish bldg, erect service station, \$84,000 (Building permits)        |
| The Adams Co., 100 East 4 <sup>th</sup>         |  | factory, \$200,000 (Building permits)                                    |
| Moldt Electric, 490 East 14 <sup>th</sup>       |  | one-story bldg., 48x92, \$70,000 (Building permits)                      |
| <b>1986</b>                                     |  |                                                                          |
| 520 Central                                     |  | frame bldg., \$45,000 (Building permits)                                 |
| 1046 Central                                    |  | exterior repairs, \$1,300 (Building permits)                             |
| Walsh Stores, 1301 Central                      |  | re-side part of store front, \$200 (Building permits)                    |

## Commercial Typology:

Commercial buildings embody both style and type. Style is the more problematic of these two classifications. For the most part, commercial buildings will be primarily categorized as types, and secondarily by style. Commonly, the same building design includes multiple design elements, but cannot be categorized by any single style. Many styles were simply not very applicable to commercial design. For the purposes of this typology, commercial and public building will be combined, these being the dominant building types in the downtown area.

This typology will first consider commercial buildings according to type, using Richard Longstreth's typology. It next considers these buildings from a stylistic viewpoint. This latter approach will perhaps be more familiar and useful. Within the stylistic analysis several general commercial building subsets are identified. These represent clusters of Dubuque building examples so they are critical to understand the most salient local building preferences. These subsets are the following:

Side-gable combination storefront/dwelling: Surviving examples are mostly two-story, single-storefronts. This is a very early subtype, dating from the earliest commercial activity in the city, into the 1880s and photographs and lithographs indicate that this was a very common building type. It is certainly as much a vernacular form as it represents any stylistic influence.

**Commercial Blocks:** This subset evaluates the multiple storefront commercial block with a unified architecture. There are 55 extant examples of this group. Most of the examples are double storefronts, two or three stories high. Most of the buildings are what are termed parapet front plans, meaning that there is a flat front parapet set before a flat or shed roof. One large and very important subset of this group adds a rounded or triangular pediment into or on top of the cornice or parapet. These pediments commonly are inscribed with a building name and year of construction. This group is treated as an Italianate style subset. A second large group represents the Queen Anne style and it is this group that departs from the otherwise flat front wall plane to add pavilions, pilasters, orioles and corner turrets. A complete chronological list of these surviving buildings is appended at the end of this section. These buildings cover a very broad range of time and represent some of the earliest surviving commercial buildings in Dubuque.

**Single storefront Blocks:** This is the single-storefront variation of the multiple-storefront subset. While a smaller group, these designs are important because they represent special attention paid to style on the part of the builders/designers of smaller storefronts. The larger number of this subset represent Queen Anne style influences with facades being balanced by contrasting a full-height oriole with a vertically integrated two-story window pattern. These examples also feature elaborate cornice treatments that usually involve the oriole cap. Corner examples substitute turrets in most cases. There are two other examples that are smaller examples of the centered pediment subset. These single storefronts boast fairly spectacular centered pediments which rise up above their parapet fronts. This used to be a much more common design treatment in Dubuque as is indicated by historical photographs. Pediments are often lost over time.

Finally, the typology looks at commercial buildings from the standpoint of sheer size, analyzing Dubuque’s “skyscraper” history of buildings five stories high or higher. This perspective organizes and evaluates building design from a vertical

## **Commercial Types:**

Commercial buildings in this study comprise two closely related sub-types, the one and two part commercial subtypes as defined by architectural historian Richard Longstreth. His typology is generally accepted nationally and has proved to be very useful in organizing and describing commercial buildings. His typology is most applicable to retail buildings and office buildings, hotels, and theaters. It largely omits free-standing multi-fronted buildings (particularly isolated automobile related buildings such as filling stations, diners) that do not tend to fully occupy their lots. Longstreth has defined 11 basic commercial building types and his is the most comprehensive schema for use in Dubuque. His types are all defined by the fundamental massing and facade arrangement and each type more or less persists over the years 1850-1950, and each tends to be influenced by the same styles, popular changes and evolving technologies and the availability of new building materials. Longstreth does not proceed to further subdivide each of his types. There are three super groups in the typology. Six types deal with buildings that have their facades divided into clear zones. Seven types cover buildings with facades that have distinguishing major design elements but are not broken into zones. One part commercial blocks tend to have neither zones or dominant distinguishing elements. The types that follow represent groups of buildings that share the same basic structural or ornamental features. Usually these same buildings also share comparable construction dates. Each type is largely defined by the elements or treatments found in the upper story (if present) or the pediment. Storefronts are rarely original and change constantly both in design and materials (Longstreth, pp. 7-23).

### **Commercial Facades That Are Divided Into Zones:**

The Two-part Vertical Block (1850’s-1950’s): (At least four stories high, two distinct zones, base and shaft)

This most common type had its origin in the combination shop and house of ancient times, but it emerged as a common form in the mid-19<sup>th</sup> Century. It can be as tall as three or four stories. The storefront level is the public area while upper areas were less so, housing light manufacturing, storage, halls or residences. The house/shop form persisted into the early 20<sup>th</sup> Century and is best exemplified in Dubuque by the corner store/residence. The earliest examples (pre-1850) had simple plain facades with stone or brick pier defined narrow storefronts. This same pattern was found in Dubuque.

Longstreth defines a second Victorian period for this type (1850s-1880s) during which facades became more ornate. Windows were embellished, cornices more obvious and decorative, and floors distinguished by the use of intervening belt courses and the like. Mechanized wood and stone processing, along with cast iron enabled designers and builders to inexpensively ornament the buildings of this period. Buildings were larger, having additional stories and the floor levels were higher. The availability of plate glass and cast iron allowed for larger more open storefront windows and a more transparent structural system. Banks favored this type and offered the most uniform and elaborate of facades. Hotels (with more broadly spaced window patterns), theaters and halls, and office buildings were also best suited to this type at this time. Halls could be identified by their relatively taller two-story plans.

The High Victorian phase of the type (1870's-80's, but as late as the early 1900s) brought with it a more conspicuous ornamentation, covering a higher proportion of the façade, and a greater variety of building materials and colors. Windows were commonly varied in their size and shape by floor. Towers, bays, turrets, and pavilions were used to elaborate the facades.

The Late 19<sup>th</sup> Century supplanted the exuberance of Victorian variety with a more academic (read unified, balanced, orderly) design approach. Designs used classical traditions as their organizing principal. Facades were consciously unobtrusive and controlled. Steel reduced the separation of storefront and the upper stories. There was still more variety in materials and color with terra cotta and stucco being used. Upper level windows were often larger. Many buildings combined High Victorian and the Beaux Arts influences.

Beginning in the late 1920s the Art Deco imparted a vertical emphasis to facades, while the Modern style of the 1930s-40s focused on a horizontal, machine-derived effect. Bold colors and structural glass were used in Modern designs (Longstreth, pp. 82-91).



Figure 21: Byrne Bros. Garage, 9<sup>th</sup> & Iowa, 1888, non-extant  
(Center For Dubuque History, Loras College, Photo Hoffman-#010359)



Figure 22: A. A. Cooper Factory, 3<sup>rd</sup> and Main (photo by Jacobsen, 2002)

The Stacked Vertical Block (c.1850-1880s): (Has two-identical stories separately grouped or varied floor designs)

The stacked vertical block differs from the two-part commercial block in that (a) it is five or more stories high, (b) and its composition includes at least three horizontal divisions. Floors tend to be separated by belt courses and are commonly distinctly treated. The type is one of three taller ones that were developed in response to rising urban land values and its original prototype was likely a taller stack of differentiated floor levels. After the Civil War two sub-types emerged, one that varied the floor treatments, and another that combined two or more floors into sub-groupings. The façade treatment was simplified during the late 19<sup>th</sup> Century academic movement. After 1900 the type persisted primarily in the larger hotel plans. The distinctive feature of this type then is either a differential design treatment on the floor levels or a series of distinct horizontal divisions (Longstreth, pp. 76-81)

The Two-Part Commercial Block (late 19<sup>th</sup> Century-1940s): (2-4 stories, with two distinct horizontal zones)

This is the second of three taller types that were responses to rising land values. It developed late compared to many of the other types and represented an effort to simplify taller building designs. The type in its purest form consists of a raised base, a higher lower section that might include a ground floor and mezzanine, and a column shaft. It is differentiated from the Three-Part Vertical Block (see below) by the addition, in the latter type, of a distinctive cap or third section. The type was popular for office buildings, public and institutional buildings, hotels and department stores. The Romanesque and Art Deco styles were particularly applicable, the latter because the shaft component could be stepped back at its parapet, or it could be given a strong vertical emphasis in its surface composition. Unity or coherence of design, that is to say an effect that doesn't look like a simple stacking of layers, was achieved only during the early 20<sup>th</sup> Century (Longstreth, pp. 24-53).

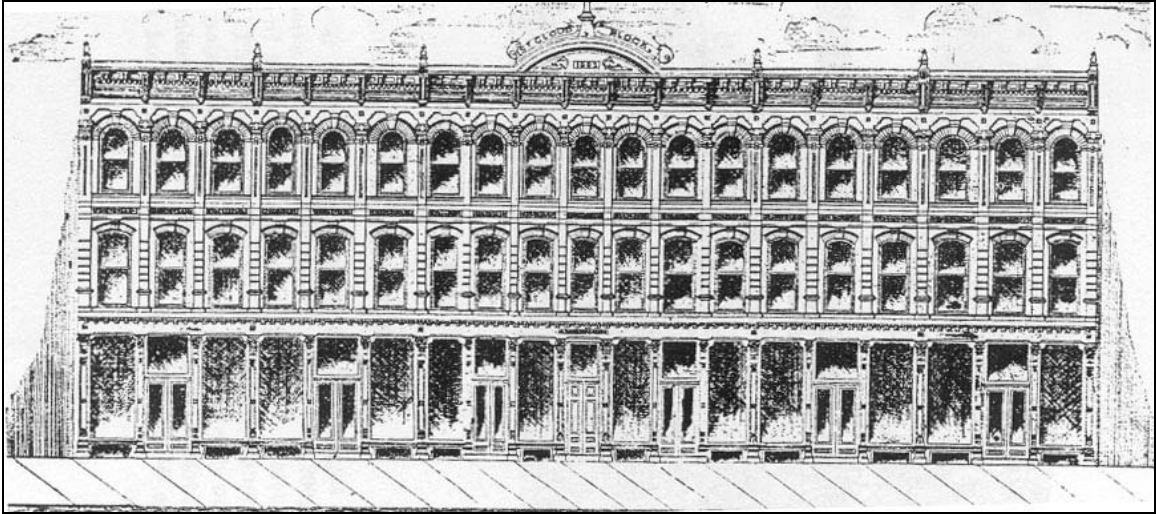


Figure 23: St. Cloud Block, Main and 9<sup>th</sup> Streets, 1882, non-extant  
Two-part commercial block type, Italianate style



Figure 24: Bell Brothers, 4<sup>th</sup> and Locust streets, 1895, view south (non-extant)  
(Three-part commercial block type, Romanesque style)



Figure 25: Y.M.C.A., 9<sup>th</sup> and Iowa, 1894  
(Center For Dubuque History, Loras College, Photo Hoffman-#01020)

The Three-part Vertical Block (late 1880's-1930's): (adds a distinct attic level to the 2-part vertical block)

This subtype is counterpart of the taller counterpart of the two-part, with the distinction that the uppermost grouping of floors (most commonly from one to three stories) is given a distinctive architectural treatment which is analogous to the capital in the classical column. The Federal Bank, Banking and Insurance, and the Security buildings all fall under this subtype (Longstreth, pp. 92-99)



Figure 26: Federal Bank Building, 9<sup>th</sup> & Main, 1924  
(Center For Dubuque History, Loras College, Photo Hoffman #01094)

Enframed Window Wall (Late 19<sup>th</sup> century-1940's): (the commercial zone has a one or two-story frame around it)

The enframed block employs a wide and continuous border around its façade that highlights the central storefront zone. There is no height limit. Examples that are fewer than four stories tend to be broader plans, while higher ones have narrower fronts. This type emerged at the turn-of-the century as an effort to bring more order to the small and moderate range of commercial buildings. There is less distinction made between the storefront proper and upper floors and those floors are commonly separated by spandrels. This type leant itself to what is commonly termed “automobile-related” commercial architecture. The borders could be incorporated into signage. The type was particularly suitable for theaters during the 1930s-40s. The Art Deco style also worked well with this type, and it was commonly expressed in a series of storefront (Longstreth, pp. 68-75)

Central Block With Flanking Wings (1890's-1920's): (2-4 stories with dominant raised core, subordinate matching wings)

This subtype is most commonly associated with public and institutional buildings and derived from the Italian Villa form. It emerged c.1800 along with the neo-classical revival and was used in the design of large estate houses. It was used for public and institutional buildings and after 1900, a central classical pediment and short side wings was commonly used in bank designs. A central dominant core is flanked by recessed subordinate matching side wings. This subtype is commonly associated with commercial expressions of the Second Empire and Romanesque styles. This type can range from two to four stories in height (Longstreth, pp. 116-17).

### **Commercial Facades That Have Distinguishing Major Elements:**

Enframed Block: (1900-20) (2-3 stories, a temple front set flush with the wall plane is framed or enclosed at each end)

This type is two to three stories high. The façade has a dominant classical central area, usually a row of columns, pilasters or a window arcade, commonly recessed somewhat behind the main wall plane. The end bays are shorter, of the same height, and are part of the main wall plane. This type was mostly used for public/institutional buildings and banks. It differs from the Central Block in that there are no subordinate sidewings. It differs from the Enframed Block in that there is no continuous border element (Longstreth, pp. 114-15).

The Temple Front: (1820-50; 1900-1940) (formal temple front with columns, pediment, full temple or one that is framed by sidewall, temple is the focal point)

This type presents a single unified façade, this being a complete temple front. The type enjoyed two periods of popularity. It emerged in the 1820s, based on Greek temple models, and was used for public/institutional, and religious buildings. A commercial use came with the appearance of bank examples mid-century. Also popular were merchant exchanges and shopping arcades. During this period the temple front was more structurally expressed. Two temple forms were employed, the prostyle, with a front array of columns across the entire façade, and the distyle in antis, where endwalls enframe a smaller number of columns in a porch-like recess. The second period dates 1900-1940s and coincided with the academic architectural movement. Banks, again, were the dominant application and many examples were on key corner locations with turned corner facades. The inspiration for this second phase was Roman, and later English-French classical models, and examples tend to be more ornamental than structural. Later examples in particular tuned to column-like pilasters, engaged columns and the like and the Art Deco finally removed all detailing while retaining the core form (Longstreth, pp. 100-107).



Figure 27: Carnegie-Stout Public Library, 11<sup>th</sup> & Bluff streets, W. G.Boyington, Architect  
Temple Front type, Neoclassical style, 1901

The Vault (1830s, 1900-40): (2-3 stories, the vault or entrance is focal point)

This type is essentially a hole in a massive wall, the apparent allusion being that of a fortified gateway. The façade has two components, the central opening (large, tall, deeply recessed) and the surrounding frame. It differs from the enframed block type by virtue of the presence of this central dominant opening. In its first iteration, it employed a neo-classical style in bank, church and public assembly halls. It returned c.1900 with the academic movement and was commonly applied to banks and theaters and a few retail buildings. By the 1920s Prairie and other influences eliminated or abstracted the classical surround and focused on such ornamentation as massive combination entryways and transoms. By the 1940s, examples presented plain facades that were interrupted only by vertical door and window slits (see Telegraph-Herald building) (Longstreth, pp. 108-13).



Figure 28: Telegraph-Herald Building, Bluff and 8<sup>th</sup> streets (photo by Jacobsen, 2002)

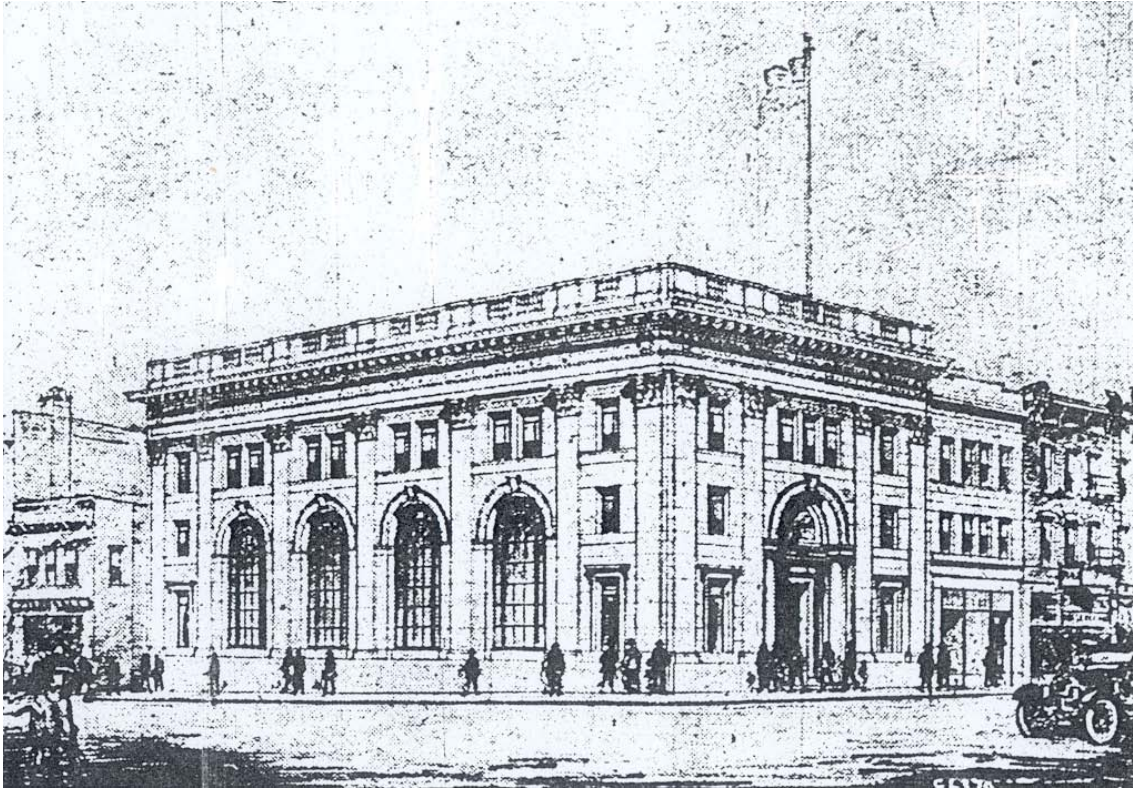


Figure 29: Union Trust and Savings Bank, 1398 Central Avenue, 1923  
Vault type, Beaux Arts style



Figure 30: Federal Building, Locust and 4<sup>th</sup> streets, 1933  
(architect's drawing, *Telegraph-Herald*, August 11, 1933).

Arcaded Block (1900-1930): (façade is dominated by a row of rounded openings, arcade is focal point)

This elongated subtype features an arcade or loggia which covers its façade. Examples range from two to three stories in height. It is derived from the Italian Renaissance and was applied mostly to banks and larger retail stores (Longstreth, pp. 118-19).

## **Commercial Facades That Neither Multiple Zones Or Distinguishing Major Elements:**

### The One-Part Commercial Block (c.1850-present):

This type resides outside of all of the others. It is essentially a fragmentary category, being the lower half or storefront component of the Two-Part Block. It emerged in the mid-19<sup>th</sup> Century primarily as “a claim staked on urban ground” in Longstreth’s words. It represented a limited interim development on urban land that was going to appreciate in value, so it was speculative in its origins. Longstreth describes the type as “a simple box” with a decorated façade, and an urban form. Its earliest examples were narrow fronted and consisted merely of display area, an entrance and a cornice/parapet cap. The wall space between the storefront and cap was commonly extended upwards to provide space for advertising (a false front effect). Bank examples tended to be taller and more embellished. The type became commonplace in the early 20<sup>th</sup> Century and was prone to following arterial developments (streetcar lines) given the rising value of the nearby lots. Between 1900 and 1920, facades were restrained in their pretentiousness. After 1920, and in response to automotive influences, ostentation returned full blown and the type was embraced for auto related businesses, theaters, and particularly retail outlets. The type was perfect for picturesque styles, Spanish, Art Deco or Modern applications. The Art Deco emphasized the vertical design elements while the Modern and later examples used the horizontal unity of elongated or linked matching storefronts. Chain stores were particularly drawn to the type and many storefronts in older buildings were redesigned as One-Part Blocks, virtually ignoring the upper stories. Post-World War II examples returned to a restrained design, and used the wall plane merely as a background (Longstreth, pp. 54-7).

This is the single story version of the two-part type, being essentially only the storefront component, with or without a false front/parapet and cornice line being set above it. The origin of this type was the frontier and suburb and it was commonly expressed in frame construction. This type also includes many later bank buildings although it was overwhelmingly a retailing building type. The same general transitional phases mark the evolution of this type. By the 20<sup>th</sup> Century detailing was simpler with a greater uninterrupted array of display glass being possible. The Moderne influence resulted in a deeply recessed entrance with a simple wall surface above.

## **Commercial Style:**

The problem with Longstreth’s typology is that it focuses primarily on horizontal divisions within the designs of much larger buildings. It best serves the needs of categorizing very large buildings in the largest urban centers. In Dubuque, buildings taller than three or four stories are the exception and Longstreth’s typology does little to differentiate shorter buildings given that the majority represent the same parapet-front type. In Dubuque, commercial designs tend to be differentiated by vertical architectural elements as much as they are by horizontal beltcourses or cornices.

Organizing commercial buildings according to their “style” is also problematic because many buildings can’t be classed in this manner, and many others combine various styles and vernacular influences as well. The final result is that a small number of building designs are loosely assigned stereotypical design attributions but little is gained in terms of understanding how buildings relate to one another stylistically or chronologically.

Chronology is the key information if a design timeline is to be constructed that explains how Dubuque’s commercial buildings evolved over time. To that end, a major effort has been made to specifically date each building (thus the construction database).

This section will attempt to use a stylistic approach in combination with a chronological one, and at the same time, apparent local design patterns and elements will be treated.

Early Republic/Early Classical Revival/Federal Style:



Figure 31: 2306 Central Avenue (1881) (photo by Jim Jacobsen, 2000)  
(Two-part commercial block type)



Figure 32: 1672 Central, Lenz Monument, c.1880  
(Two-part commercial block type)

Other Extant Side Gable Commercial Examples: (note that all surviving examples are found on Central Avenue)

- 1627 Central, pre-1884 (residence within commercial area)
- 1791 Central, pre-1884 (as above but had commercial use)
- 1500 Central, pre-1866, double-storefront
- 1476-86 Central, pre-1866
- 1060 Central, pre-1872-, cast iron storefront with stone lintel
- 1605 White Street, 1880, August Sprengelmeyer Bakery, two-story plan.

It is a stretch to class this type as Federal. Most likely it is a fairly vernacular combination storefront/residence building form that is typical of fairly intensive urban downtown development.

While too late to be a true Federal example, the high pitched side gable form with protective raised parapet walls on either side, is a form that is associated with this style. The form persists well into the late-19<sup>th</sup> Century in Dubuque. The defining characteristics of this type are scale, these are short and narrow plans (although they can be doubled), the sidewalls are commonly stepped up with raised parapet end walls, chimneys are located in the party walls, and the commercial/residential zones are strictly separated, with a separate upstairs entrance on the façade.



Figure 33: First Julien Hotel, Main and 3<sup>rd</sup> streets (c.1856) (non-extant)  
(Three-part commercial block type)  
(Center For Dubuque History, Loras College, Photo LS-#602)

The Hotel Julien was a true Federal example although the cupola and attic level are more Italianate in origin. It is also a huge block. Fenestration is driven by the size of the hotel rooms inside, and commonly there are fewer windows more broadly spaced.

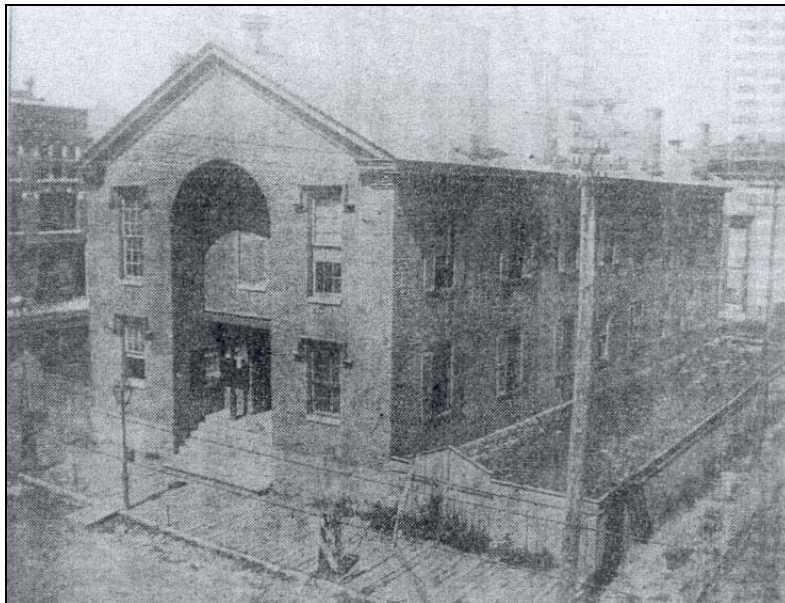


Figure 34: First Dubuque County Courthouse, 1839, non-extant  
view northwest, present courthouse location

The first county courthouse was a hybrid Adam-Italianate design. Under Longstreth's typology it was a vault type. Its plan was closely related to church or railroad station designs. Note the raised ground floor, perhaps a tribute to the threat of flooding. Note the square wrap-around window hoods, the elongated second floor window openings and the returned eaves.



Figure 35: First Clock Tower Building, a former Congregational church (built 1845, collapsed 1872), west side Main north of 8<sup>th</sup>, c.1872. This was a temple front converted for store use and any Italianate style linkage is derived from the addition of the clock tower.

### Late Victorian/Italianate Style:

It is the general practice to classify most commercial fronts that have decorative parapets/cornices, ornate window hoods and sills, bays defined by brick pilasters, pavilions, and narrow elongated windows as being influenced to some degree by the Italianate style. Most examples are vaguely so influenced and their only stylistic qualities fall back on their window hoods and their cornice lines. Be that as it may, this report will start the commercial design history with the Italianate style.

The very first storefronts were of frame construction. These are poorly documented in photographs but a few are shown in the lithographs made by Mr. Ballou in 1858 (refer to the historical overview in this report). Frame storefronts could be both large and stylish, and they could be readily enlarged or relocated to fit changing needs. Brick buildings were being built in Dubuque by the mid-1840s and by the mid-1850s brick commercial blocks were preferred, if only because they were more fire-resistant and conveyed an image of a thriving new city.



Figure 36: Early frame storefronts, side gable brick store in center, southeast corner, 14<sup>th</sup> and Central (Center For Dubuque History, Loras College, Photograph Hoffman #01021)

Structural cast iron was first used, beginning in the 1830s, as a cheaper alternative to stone carvings. It could be cast to duplicate hand carved stone trim work and this substitution was opposed to having iron masquerade as another material. Iron was also valued in America as a fire-resistant material, a claim that was not dismissed until the great fires in Boston and Chicago after the Civil War. Iron enabled designers to build significantly larger and finally taller buildings than was previously possible. The famous Crystal Palace (London, 1850-51) composed of an iron frame and a sheet glass exterior, was the world's largest building and it influenced architecture and building world wide. As the account below indicates, cast iron was a readily accepted commercial building material throughout America as of the late 1850s, and Dubuque even had its own producer of the material. As the Ballou lithographs and other early images indicate, the hay day of ornamental cast iron did not arrive in Dubuque until c.1872, at which time it became the standard, both for storefronts and ornamental cornices. There is no evidence that any early iron skeleton buildings were built in Dubuque, apart from the expected gas storage tanks and the like. Conservative Dubuque would continue to rely on load-bearing slow-burn construction methods, augmented with a generous proportion of massive stone foundations and trimwork (Gelernter, pp. 154-7).

**THE NEW STYLE OF BUILDING—IRON FRONTS—IRON HOUSES—RAILINGS, CAPS, SILLS, COLUMNS, ETC—**There is perhaps no department of practical art which has made so much progress within the last few years as that of Architecture. We can all remember the days when the principal feature of our houses, stores and warehouses, was their unmitigated ugliness. They were simply great piles of brick and mortar...apparently designed [in] violation of all the rules of symmetry, proportion, elegance and comfort...now we see long rows of edifices, beautiful and harmonious in their proportions, and combining the greatest elegance with the utmost durability and safety. Many of these edifices, erected for the most ordinary and hum-drum purposes of commerce and trade, are as beautiful as a Grecian Temple, and as substantial as the eternal hills...

The great progress which Architecture has made in America during the last few years is attributable, in a very great degree, to the introduction of iron as a material for building. This most useful of all metals has effected a complete revolution in all the previous modes of Architecture. We spent some time yesterday in examining the office of Diboll & Plack, architects and builders, No. 111 Main street, up stairs, a number of plans for iron buildings, which excited our approbation and astonishment. Designs of the most beautiful descriptions, combining every elegance of finish with the greatest strength and

security, were among them. A massive five story building, with a front entirely of cast iron, and ornamental with the most elaborate and beautiful designs, sustained an appearance of the most perfect lightness and harmony. The columns which support it were perfect gems of beauty, and its entire appearance was at once sublime and practical.

Messrs. Diboll & Plack are prepared to execute with promptness and economy all descriptions of Iron Work for buildings, from a simple wire railing up to an entire five story building. They have the most extensive arrangement with the manufactures in the East, and can erect iron buildings as cheap and as well as any firm in the Union. They are also agents for all kinds of iron railings, window caps and sills, etc., etc. Besides this, they have a number of agencies for stained and enameled glass for churches, etc. and their specimens of these manufactures are exceedingly handsome. Their plans for buildings are very attractive, and will be found to amply repay an examination.

Besides, their business in the line we have indicated, this firm has a very extensive business as general builders, and have erected this season a number of very handsome houses. They have contracts for several more, to be commenced early in the spring, and if the other builders of the city are favored with equal amounts of orders, we shall have a very large amount of building performed in the next spring.

Dubuque *Tribune*, December 18, 1857

Many storefronts might have simply employed cast iron support columns set beneath a stone lintel with frame and glass infilling. An 1864 account described a new storefront for the Jackson House on Main near 3<sup>rd</sup> Street. It was “a new front of the latest style, with iron columns, new flagging and other improvements.” A Dubuque alternative or at least a variation to the cast iron front was the stone storefront, substituting stone columns and lintels for the ironwork. More commonly, a continuous stone lintel was combined with iron columns. These lintel treatments are commonly found on smaller isolated storefronts but also appear on some of the largest commercial fronts. They mostly date to the early post-Civil War years although there are later exceptions. Examples are all found throughout the downtown, particularly on both ends of Central Avenue. Yet another unusual stone/iron combination is found on just two blocks along Central Avenue, between 16<sup>th</sup> and 18<sup>th</sup> streets. A number of storefronts, all of which are on the west side of Central, have iron columns that are set atop stone footings and thresholds (*Herald*, August 26, 1864).



Figure 37: New Odd Fellows Hall, 8<sup>th</sup> and Bluff, built 1856, burned 1859 (Ballou)

The Odd Fellows Hall is of interest given its more authentic Italianate style link. The windows are vertically united with spandrels set between the floor levels, ornate window hoods cap the openings and there is a broad cornice that is supported by massive paired brackets. The Lorimer House/Wales Hotel was built on the site of the burned hall.



Figure 38: High School Building, northeast corner 12<sup>th</sup> and Central, undated but likely pre-Civil War, non-extant. (Center For Dubuque History, Loras College, Photo Hoffman-#00398)  
(Two-part commercial block type)

The high school building is an excellent example of how building styles could be locally retained. In this case the same window treatment employed on the Odd Fellows Hall was reused and applied to a public school building, albeit in a storefront-like design.

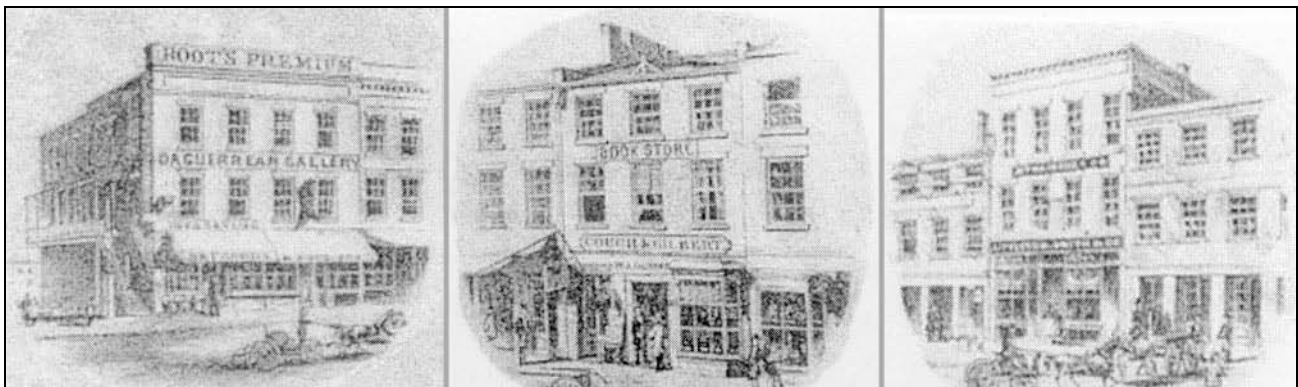


Figure 39: 1858 commercial storefronts (details from Gilbert)  
Left to right, Root's Daguerrean Gallery, Couch & Gilbert, booksellers, Littleton & Smith

The narrow storefronts in all of these 1858 storefront examples appear to indicate the absence of cast iron in their storefront level construction. These are likely stone or frame storefronts. Most of these examples offer plain brick facades with flat window sills and lintels and unelaborated parapet fronts. Only two examples offer elaborate cornices and parapet designs. Note that three stories is the norm for height, but there is a great variation in total height. Many parapets are cut down almost to the lintel levels of the upper windows.



Figure 40: 1866 storefronts (City of Dubuque Lithograph)

Left to right: Jones Block; L D. Randall, leathers; Woodworth's Block; Sanford Block; Baylie's [sic] Commercial College



Figure 41: Sanford Block, northeast corner 8<sup>th</sup> and Main, view northeast, c.1857  
(Wilkie, p. 161)

These were all pre-war blocks, so they are comparable to the 1858 images shown above. The fronts are plainly executed with uninterrupted wall planes. Only with window openings serve to interrupt the brickwork. No pilasters or pediments are present. An important element is the use of raised and paneled parapet fronts. Some of these are executed as open balustrades. The Sanford Block has a broad plain cornice, and there are a few bracketed or denticulated cornice lines. One example sports twin front metal balconies and another has shutters on its front windows.

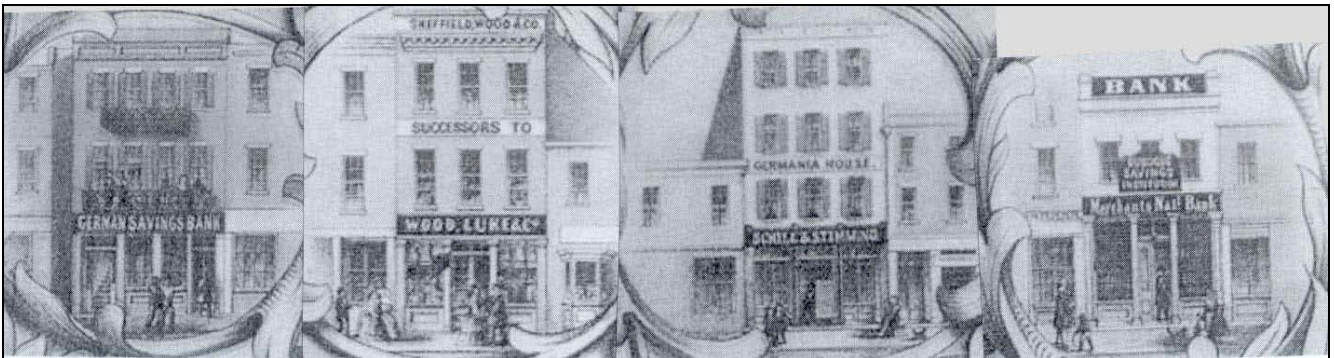


Figure 42: More 1866 storefronts (City of Dubuque Lithograph)

Left to right: German Savings Bank, Wood & Luke, Germania House, Merchant's National Bank.

These examples all employ simple straight stone lintels and the window openings are accordingly square-cut. Only two corner buildings (see immediately below) employ semi-circular window arches at this time. Public buildings such as the Odd Fellows building also used the fancier lintels.

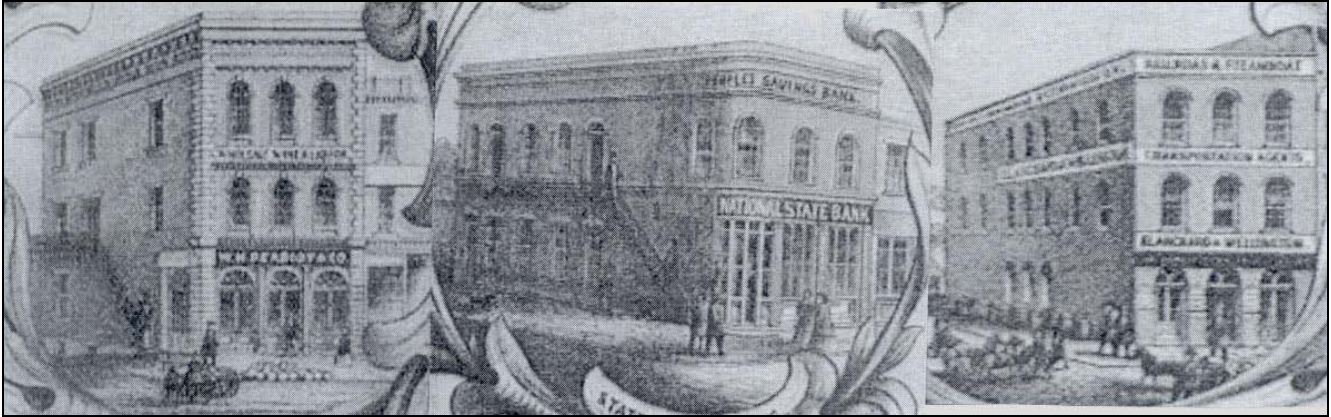


Figure 43: Still more 1866 storefronts (City of Dubuque Lithograph)

Left to right; W. H. Peabody Wine & Liquor, National Savings Bank, Blanchard & Wellington.

W. H. Peabody's storefront stands out for a number of reasons. The corners feature stone quoins, there is an elaborate high parapet wall treatment and the storefront opening is continued on its sidewall. The arcaded storefront implies the use of cast iron frames. Note that many of the storefronts use multi-pane smaller glass lights in composite display windows. The famous French Plate glass, rolled in solid thick panes, were not yet available.



Figure 44: 1056 Central Avenue (center, view southeast) (Photo by J. Jacobsen, May 2003)

This building, pictured above, is an excellent example of a surviving early building form. It was standing as of 1872 and likely went up just after the Civil War. Note the paneled parapet front, straight stone lintels and the plain brick wall plane. The flanking buildings are also of early origin, all pre-dating 1872.

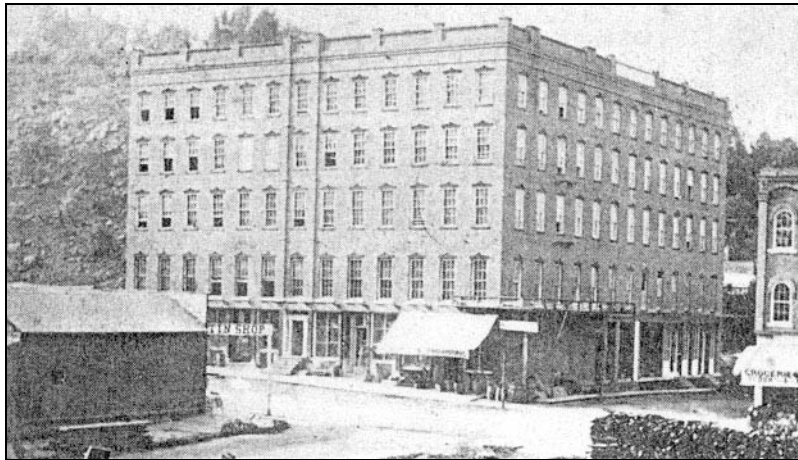


Figure 45: Lorimer/Wales Hotel, 8<sup>th</sup> and Bluff (1856, burned 1917)

The several major hotel buildings occupied the earliest massive building blocks. The Lorimer Hotel was five stories tall, with ground level storefronts. Note that the exterior wall planes are plainly executed apart from twin pilasters on the south side. These underscore the principal entrance on that front. Windows are capped with cast iron or stone decorative lintels. The parapet front is paneled and short pilasters are stepped out from the parapet front and terminate above the parapet, creating a balustrade-like effect.



Figure 46: City Hall, 13<sup>th</sup> & Central (1857-58), original appearance, J. N. Moody, architect (photo, Sommer, p. 59) (Two-part commercial block type, Italianate style)

The City Hall building is a rare architectural treasure and is an excellent example of its style. The Italianate style is embodied in the elongated windows, the oriole windows, cupola and brackets. This building was of course a combination public and commercial building in its origin, serving as a market on its lower floor and basement.

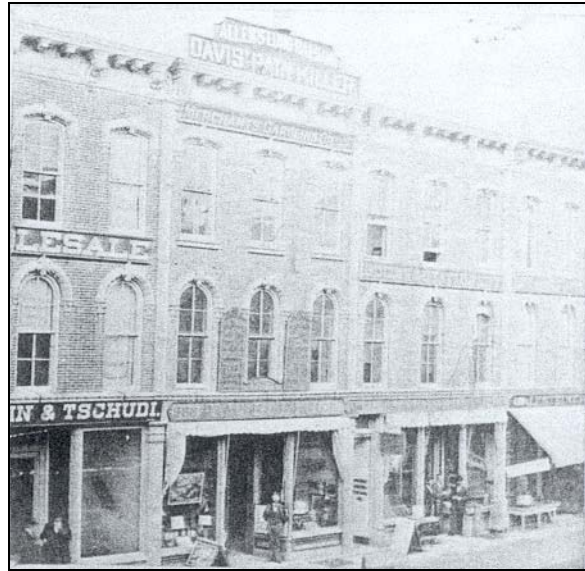


Figure 47: 656 Main Street, detail from stereoscopic view, c.early 1870s  
(Two-part commercial block type)  
(Center For Dubuque History, Loras College, Photo NGL-#1553)

656 Main was part of a five-storefront three-story block on the east side of Main Street. The photo illustrates Italianate-style windows (2/2 lights), thin semi-circular stone lintels with keystones, and varied lintels on the two floors, those on the third floor being less curved. Note the simple denticulated cornice line with brackets. Signage forms the occasional “pediment” and advertising was to a great extent functioning as architectural detail, forming belt courses and separating storefronts from the upper stories. Note the absence of transom levels on the storefronts. Plate glass has reached Dubuque and the display windows are composed of solid plate glass.

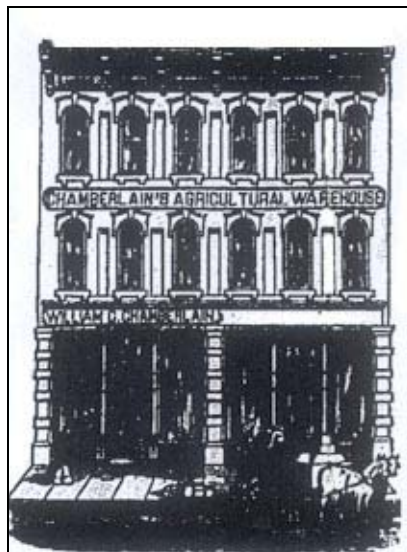


Figure 48: Bonson's New Block, 1874 (*Times*, February 17, 1874)

Bonson's Block, shown above, typifies the juncture of traditional local building design with the cast iron storefront and ornamental cornice components. The façade is conservative in its elevation, the cornice and parapet lines running closely above the upper window lintel line. The stone ornament is more flamboyant, both in the lintels and sills. The brickwork features recessed vertical indentations between the windows, a reversed pilaster element. The storefront combines stone endwall and center stone columns with quoins, a solid stone

lintel, and a cast iron and plate glass infill. The storefronts are still quite narrow. Note the vertical emphasis in the façade that is imparted by the window alignment.



Figure 49: Storefront image on business stationery, 544 Main, c. 1870  
(Center For Dubuque History, Loras College, Business Letterheads)

Very few early storefront images for smaller firms are to be found. W. H. Robison had a boots and shoes store at 544 Main Street. His woodcut still carried the old street number, “106.” Note the use of signage for a pediment, the presence of a denticulated cornice, the curved stone lintels and the arcaded wood framed display windows.

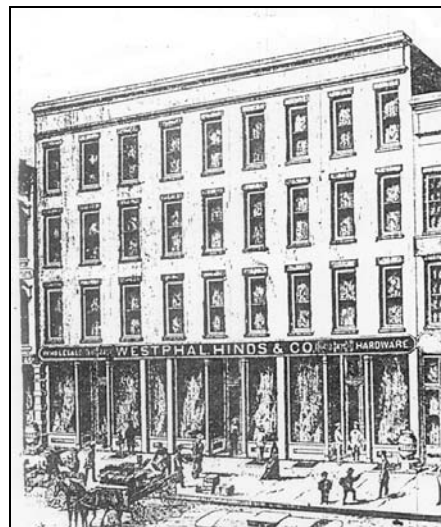


Figure 50: 448 Main Street, 1883 (non-extant), (Two-part commercial block type)  
(*Herald*, May 2, 1888)

The Westphal-Hinds Hardware store, pictured above illustrates the lingering local affection for the simple unelaborated Italianate style business block. Despite its considerable size and height, this 1883 design has no special features. The parapet front is plain and there is little if any cornice.



Figure 51: 1626 Central Avenue, 1880 (photo by Jacobsen, 2002)  
Later example of the solid stone lintel element.

This Italianate example is typical of many Dubuque storefront designs. The wall plane is plain and the only elaborations are a pressed metal cornice with dentils and brackets, and the window lintels or hoods.



Figure 52: Railroad office, 500s White, east side, pre-1872, view northeast  
(Wilkie, p. 253).

This early large block example reflects typical Italianate style storefront design. The windows appear to be thinner than they are, there is an unusually broad center mullion on the window frames. Save for painted signage, the façade is plainly executed. The windows have pedimented iron hoods. The storefront consists of closely spaced stone columns, with a continuous stone lintel.

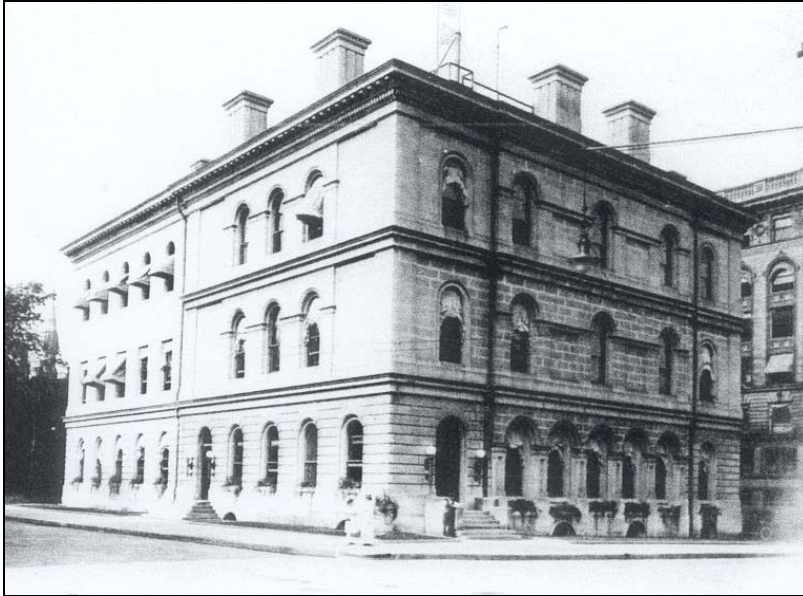


Figure 53: U.S. Customs House/Federal Building (1860) (non-extant, demolished 1947)  
(Center For Dubuque History, Loras College, Photo Hoffman-#01018)  
(With additional stories this would be a Stacked block type)

The Customs House conveys a strong Italian villa feeling in its design, with the strongly demarcated floor levels, the arcades of windows on the ground level of the façade, and the rusticated ground level stonework. There is a prominent cornice. An element of particular interest was the wall projection that was centered on each front, projecting from the spring stone level above each window grouping.

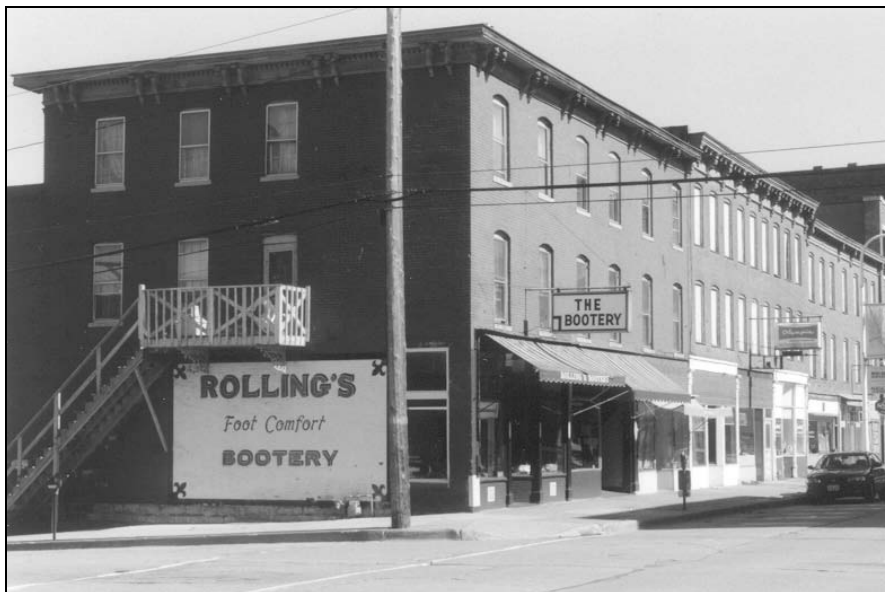


Figure 54: Three buildings, southeast corner, Main and 11<sup>th</sup> (photo by Jacobsen, 2002)  
(Two-part commercial block types)

Three early 1866-70 multiple storefront blocks on Main Street are representative of the very plain commercial designs that persisted after the Civil War. Two of these examples evolved either from earlier single storefronts or brick double houses. The window treatments are simple, with semi-circular brick arches or plain stone sills and lintels, and the facades are all unelaborated in their brickwork. Each building sports a pressed metal cornice.



Figure 55: 576-98 Main Street, c.early 1880s  
(Center For Dubuque History, Loras College, Photo Ham House-#843)  
(Two-part commercial block type)

A notable Italianate style subset in Dubuque is comprised by buildings that feature a semi-circular pediment that is centered on the parapet front. The pediment is formed by an upwards continuation of the cornice line itself and commonly, the pediment front is emblazoned with the name of the block and the year of construction. This subtype likely emerges in the 1870s and at first, the pediment form is a simple circular overlay on a flat parapet front (see 1603 Central Avenue, 1882). A variant form is the addition of a distinctly separate triangular or rounded pediment atop the parapet front. The 578-98 Main Street example is illustrative of a truer Italianate style design, with a considerably richer ornamentation. The storefront is elevated (still no separate transom level) and is of cast iron construction. The design is elaborate with corner quoins, separated and bracketed lintels with semi-circular forms, a semi-circular pediment and a massive and most unusual parapet and cornice.



Figure 56: J. Simones Block, 1570-98 Central Avenue, 1884, view southeast  
(photo by J. Jacobsen, November 2002)

The Simones Block design is a wonderfully creative one with a playful very broad bracketed cornice and twin ornamental pediments. The first small oriole (bay) is centered on an otherwise plain front. Note the presence of a transom window line, apparently a c.1890s addition. Note also the well preserved side entry to the upper level, accessed by an exterior stairway.

#### Gothic Revival, 1840-80:

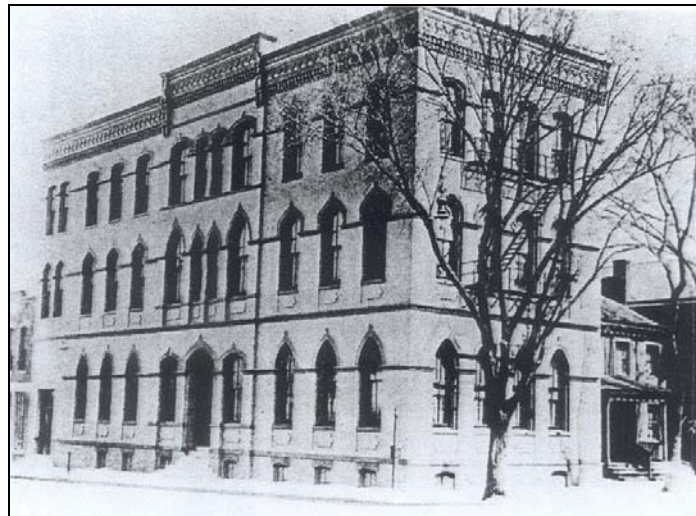


Figure 57: Herald Building, southeast corner 6<sup>th</sup> and Locust streets (Greater Dubuque, 1911) non-extant

This example, which dated to the post-Civil War years, featured pointed Gothic style arches on its lowermost floor. The window arches were semi-circular on the second floor and flat on the third level. This building housed the Herald beginning in the early 1880s and the Eagles Home as of the early 20<sup>th</sup> Century. There are references to other examples, one being the Peabody Block at Main and 3<sup>rd</sup>, which was built in 1865 “with Gothic window linings (*Herald*, August 31, 1865).

Late Victorian/Second Empire:

True Second Empire style is found in two forms, in true form with a complete Mansard attic roof form, and in a commercial/row house form wherein only the façade uses the Mansard form. The latter design persisted well into the 1890s and early 20<sup>th</sup> Century in Dubuque. All of these are three-part commercial block type examples because the Mansard serves as a distinct cap on the overall design.

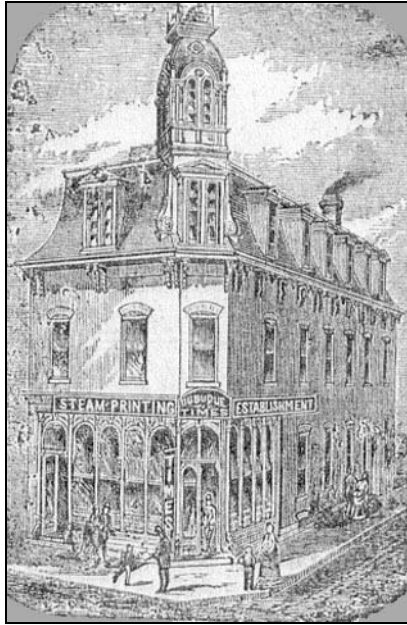


Figure 58: Dubuque Times Building, northeast corner Main and 5<sup>th</sup> streets, non-extant (1877 Pryor & Company Dubuque City Directory)



Figure 59: 1200-02 White Street, c.1879-80 (photo by Jim Jacobsen, November 2002)

The corner store example shown above illustrates a commercial/apartment application of the style. In many instances, but not this one, the mansard roof form is reduced to a façade-only nearly vertical upper level treatment. An absolutely vertical version can be found at 1902 White Street. In the above example the storefront has been infilled.

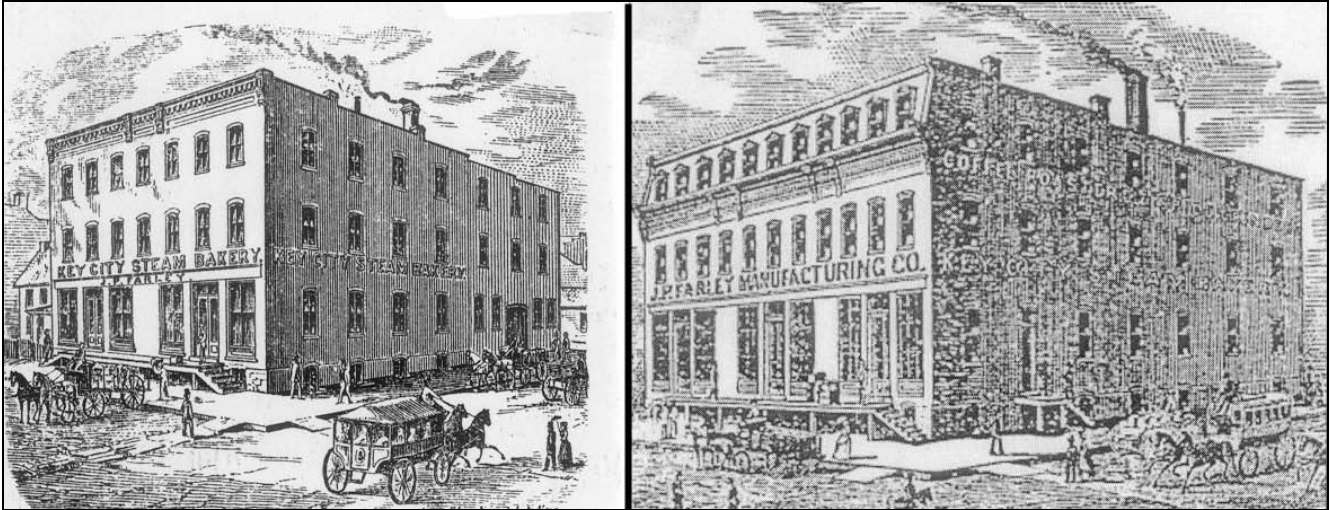


Figure 60: J. P. Farley Manufacturing Company, Main Street (*Times*, October 31, 1886) non-extant  
The image at left dates to 1882 (*Dubuque Trade Journal*, March 20, 1882)

Figure 54 documents a mansard transformation of a Dubuque bakery between 1882 and 1886. The building was elongated to the south and the upper third floor level was modified into a mansard attic front.

#### Late Victorian/Queen Anne:



Figure 61: American Hotel, northeast corner Clay and 4<sup>th</sup>, non-extant, view northeast  
(John Vachon photo. 1940)

The American Hotel is a good example of a Queen Anne style makeover of a much earlier building. The original building dated pre-Civil War most likely (note the brick semi-circular window arches, hip roof form). The building gained a corner entrance, oriole with turret and new storefront, between 1891 and 1909.

The Queen Anne style emerges in the mid-1880s and is translated into commercial block design in the form of asymmetry (particularly the addition of pavilions, bays and orioles), a busier external wall surface in terms of mixed materials and finishes (terra cotta, stone, pilasters, belt courses) and a richer parapet level ornamentation.



Figure 62: Rider & Lacy Block, 1702-22 Central Avenue, 1891, view northeast  
(photo by J. Jacobsen, November 2002)

This large block design features a square-cut tower, an ornate stone entry surround, and a shift between the upper floors from stone lintels to brick arches. Note too that transoms are set above the display windows (covered in this example).



Figure 63: Fred A. Nesler Block, 1732-36 Central Avenue, 1892,  
view southeast (photo by J. Jacobsen, November 2002)

This singular example has a broadened oriole that fills almost the entire façade. The stone trim on the façade is rusticated and projects boldly from the wall plane. The surfaces on the oriole are highly textured with ornamentation. The oriole parapet carries the main parapet line forward.



Figure 64: H. Richter Block, 1543 Central Avenue, c.1894, view southwest  
view southwest (photo by J. Jacobsen, November 2002)

This example represents an important subtype of this example, a single storefront commercial façade that is vertically divided between an oriole and a special window treatment. In taller buildings, the windows on two floors are interlinked with a unifying stone surround and the oriole is elongated. The oriole can continue up to the parapet level or it can terminate as it does in this example. When these buildings have corner locations the oriole most commonly becomes a corner turret (see 504 Central, 1101 White).

Queen Anne Single-Storefront Commercial Facades with Orioles and Vertically Integrated Window Sets: (in rough chronological order)

- 1130 Iowa, 1885-90, three stories
- 1713-15 Central, 1888, three stories
- 504 Central, N. Jungles Block, 1891, three stories with corner turret.
- 1497 Central, 1892-1908, three stories (see Figure 59)
- 1763 Central, c.1892-1908, four stories
- 1543 Central, H. Richter Block, c.1894, two stories (see Figure 58)
- 1101 White, c.1900, two stories

Queen Anne/Italianate Single-Storefront Commercial Facades With Centered Raised Pediments: (in rough chronological order)

This is a single-storefront subset of the larger set of double storefronts that have centered rounded or triangular pediments set atop or integrated into the cornice line.

- 957 Main, 1886, three stories (triangular pediment)
- 1365 Jackson, C. Hafner Block, 1891, three stories (semi-circular pediment that appears like it was simply raised up out of the cornice line).



Figure 65: 1497 Central, c.late 1890s, (photo by Jacobsen, 2002)  
(Two-part commercial block type)

This is a two-story example of the same subtype. A stone surround connects two window sets on the upper floors. The orioles are pedimented and rise above or are incorporated into the parapet lines.



Figure 66: Fifth and Main, northeast corner, c.1890s, non-extant  
(Greater Dubuque, 1911).

In this example the Italianate block with the centered pediment is augmented with triple orioles, finials on the parapet corners and a highly decorative parapet/pediment front. The storefront itself is built out to expand the store display area and to capture natural light.

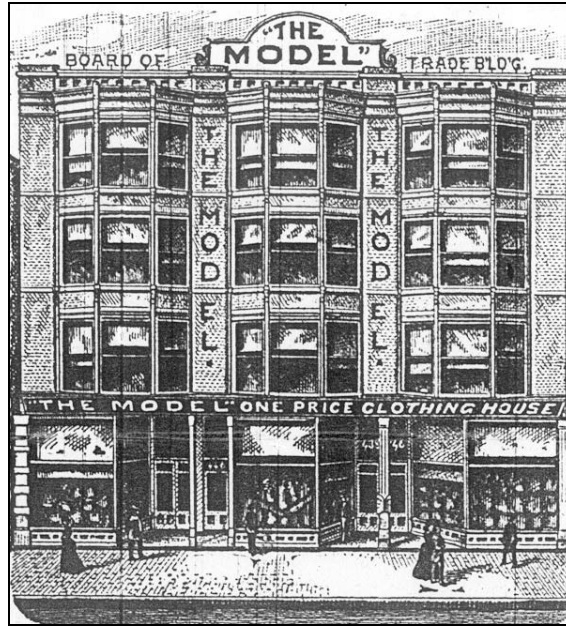


Figure 67: 438-46 Main Street, (*Herald*, January 23, 1896), non-extant  
(Two-part commercial block type)

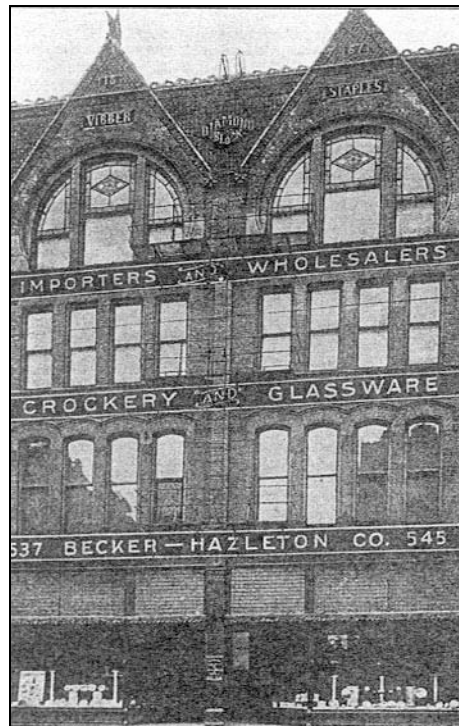


Figure 68: 545-47 Main, Becker-Hazelton Company, c.late 1880s, non-extant (Greater Dubuque, 1911)

The twin-gable storefront example shown above is of particular interest because (a) the basic form is probably of vernacular origin, (b) the gables are superimposed on a mansard-like attic front, and (c) the overall effect is that of a richly ornamented large storefront block with varied window treatments on each floor. Of particular note are the dormer lights, with Romanesque-like arches and rich art glass upper sash. In Dubuque these treatments date to the late 1880s. Another extant example is 1798 Central. The same twin-gable façade is rarely found on residential duplex plans, 1112-14 Central being the best extant example. It dates to the 1860s.

Late Victorian/Romanesque:

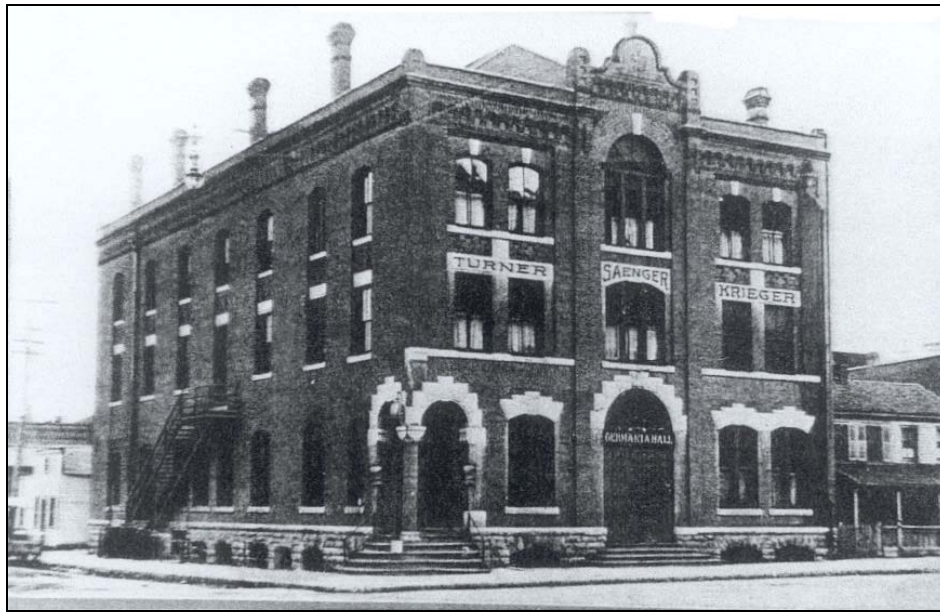


Figure 69: Turner/Germania Hall, 9<sup>th</sup> & Iowa, southeast corner 1892 (non-extant)  
(Center For Dubuque History, Loras College, Photo GRS #3469)  
(Two-part commercial block type)

In Dubuque the Romanesque style is simply incorporated into the design mix. In the above example stone voussoir arches, basement window arches, and stone arches in the top of the pavilion front reflect this style.



Figure 70: Bishop's Block, 90 Main, 1899 (photo, Sommer, p. 90)  
(Two-part commercial block type)

The Bishop's block is as much Queen Anne as it is Romanesque. The latter style is represented in the massive brick cornice and the sidewall ground level windows.

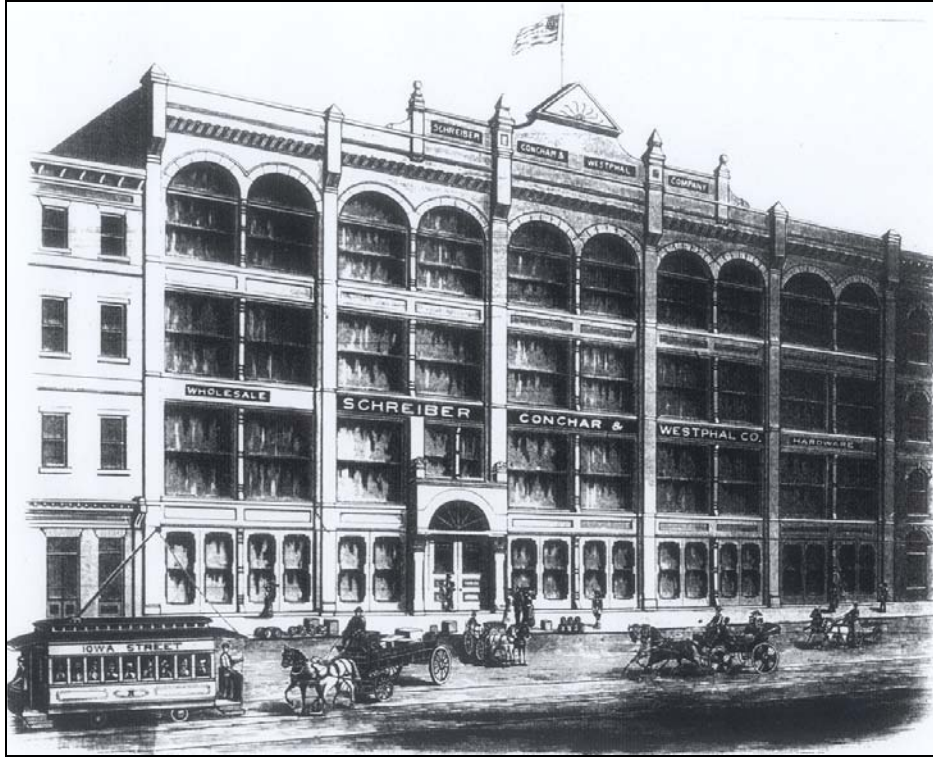


Figure 71: Schreiber, Conchar & Westphal Wholesale Hardware Store, 717-65 Iowa Street, 1892 (non-extant)  
Iowa, 1892 (non-extant) (Two-part commercial block type)

Developments in metal framing and glass made possible a nearly all-glass front as is exemplified in the above example.



Figure72: Illinois Central Railroad Passenger Depot  
(John Vachon photo, c.1940, American Memory, Library of Congress)  
(Two-part commercial block type)



Figure 73: Grand Opera House, 8<sup>th</sup> and Iowa, 1889-90 (photo, Sommer, p. 132)  
(Three-part commercial block type)



Figure 74: Dubuque Brewing and Malting Company (1894-95) (Architect's sketch, Sommer, p. 122)  
(Three-part commercial block type)



Figure 75: Security Building, 1896 (courtesy Loras College)  
(Stacked Vertical Block type)



Figure 76: Dubuque Star Brewery Company, 1898 (photo, Sommer, p. 120)  
(Three-part commercial block type)

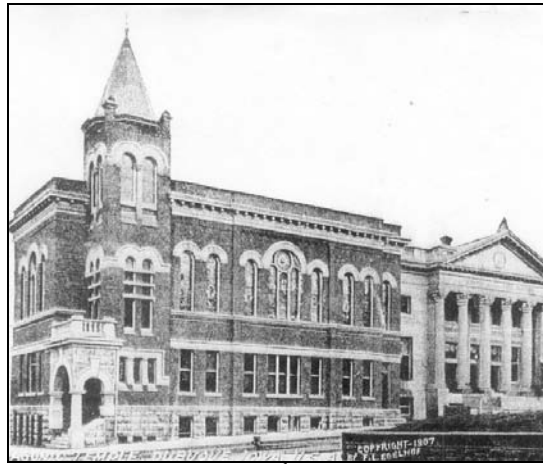


Figure 77: First Masonic Temple, 11<sup>th</sup> & Locust (Greater Dubuque, 1911)

Late Victorian/Renaissance:



Figure 78: Bank and Insurance Building, 9<sup>th</sup> and Main, 1894, original photo (photo, Sommer, p. 127)  
(Stacked Vertical Block type)

Late 19<sup>th</sup> and 20<sup>th</sup> Century Revivals/Classical Revival:



Figure 79: Chamber of Commerce/Dubuque Club, southwest corner 9<sup>th</sup> and Locust (non-extant)  
(*Enterprise*, August 10, 1902)



Figure 80: Elks Club, 7<sup>th</sup> and Locust, 1915  
(Center For Dubuque History, Loras College, Photo Hoffman-#01019)



Figure 81: German Bank (1901-02, 342 Main Street) (*Enterprise*, November 7, 1901)  
(Two-part Commercial Block type)

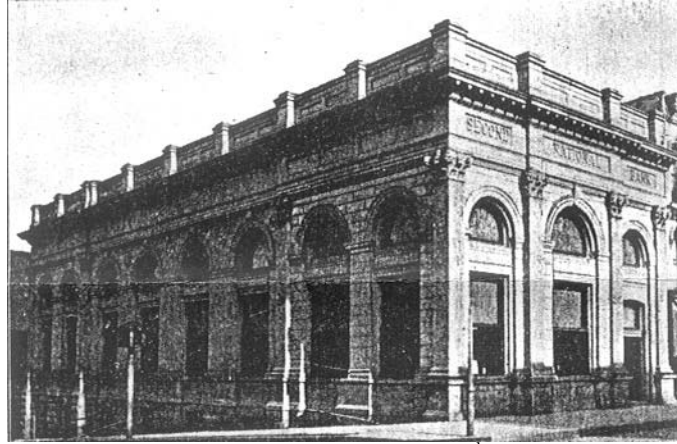


Figure 82: Second National Bank, southeast corner, 6<sup>th</sup> and Main, c.1900 (non-extant)  
(*Enterprise*, September 26, 1903)

Late 19<sup>th</sup> and 20<sup>th</sup> Century Revivals/Beaux Arts:



Figure 83: Dubuque County Courthouse, 720 Central Street (1891-93) (photo, Sommer, p. 148)  
Is said by Sommer to represent the Beaux Arts Style but also reflects Romanesque and Neoclassical, while Gephard says French Classicism) influences.

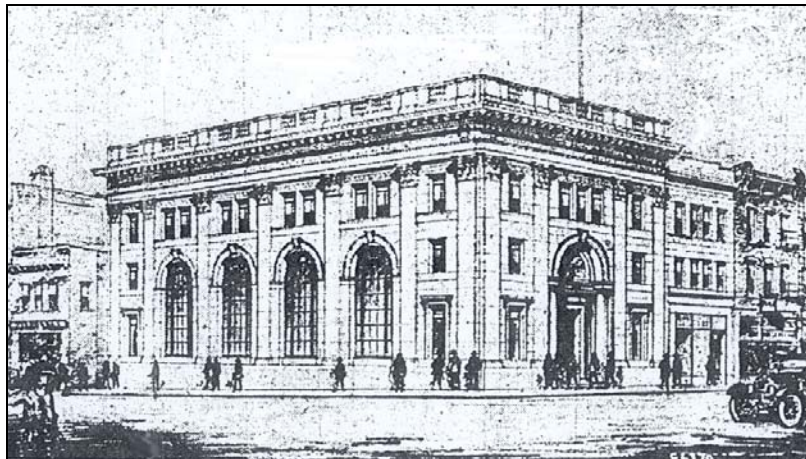


Figure 84: Union Trust & Savings Bank, Central & 14<sup>th</sup>, 1922,  
(architect's drawing, *Herald*, April 16, 1922)  
(Vault block type)

Late 19<sup>th</sup> Century And Early 20<sup>th</sup> Century American Movements/Bungalow/Craftsman:



Figure 85: 1103-13 Central Avenue, view northwest, c.1915  
(photo by J. Jacobsen, May 2003)

Modern Movement/Moderne:



Figure 86: 104 Main, Harbor Place, 1926 (photo by Jacobsen, 2002)  
(Two-part Commercial Block type)



Figure 87: Roshek's Department Store, Locust and 8<sup>th</sup> streets, 1929-1931  
(Three-Part Vertical Block)



Figure 88: US West Building, Locust and 9<sup>th</sup> streets (photo by Jacobsen, 2002)  
(Vault Block Type)

### Dubuque's Tallest Buildings:

The award for Dubuque's tallest commercial building naturally goes to the 13-story tall Federal Bank Building (1923) at Main and 9<sup>th</sup> streets. It is arguably the city's only skyscraper and the weather barometer atop the building, while of rather recent vintage, attests to that role. It is the city's contemporary "Clock Tower" block.

Second prize goes to the second nine-story tall Roshek's Department Store (1929-31) at Locust and 7<sup>th</sup> streets (a.k.a. The Dubuque Building), that building, constructed in two equal phases, was completed in the face of the deepening national depression. It was the state's largest department store when completed.

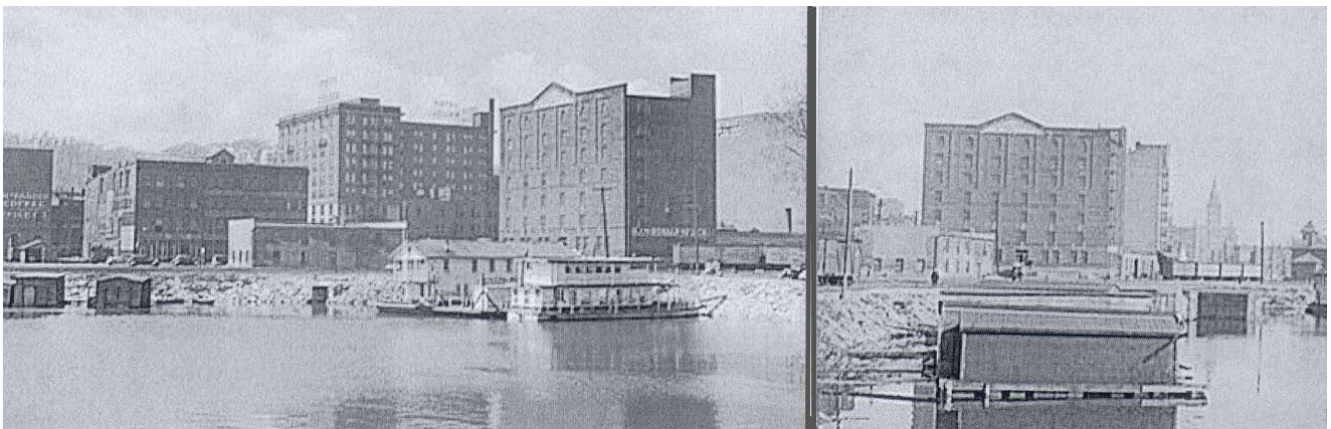
The Julien Inn/Hotel (1913-14) is the city’s third tallest building, standing eight stories high. Its current exterior cladding disqualifies it for consideration as a historic architectural example.

The fourth prize for seven-story building height is a four-way split award. Just one of these was a non-industrial property.

- The earliest seven story building was the Bank and Insurance Building (1894) at 9<sup>th</sup> and Main streets. It was the city’s first “skyscraper” and its first modern office building.
- The Becker-Hazelton Company Warehouse at 280 Iowa was built in 1914 and was seven stories tall.
- The southernmost seven-story high Farley-Loetscher factory block (1917) on Jackson, between 6<sup>th</sup> and 7<sup>th</sup> streets is another survivor and stands seven stories high.
- A seven-story high feed warehouse (post-1909) was at 200 Iowa, just south of the Becker-Hazelton complex. It is non-extant.



Figure 89: Becker-Hazelton Company, southeast corner, Iowa and East 3rd  
(*Telegraph-Herald*, December 27, 1914)



Two views of the taller buildings along Iowa, opposite the Ice Harbor, April 1940, views northwest (left) and north (right), (photographs by John Vachon).

Just two six-story buildings are documented, one of which survives. The H. B. Glover Company, a garment-making firm, built a warehouse c.1909 on the southeast corner of Iowa Avenue and East 5<sup>th</sup> street that occupied the northern two-fifths of a half block. The building was linked by a tunnel under Iowa Avenue to the

main factory at Iowa and 5<sup>th</sup>. By 1962 was used as an Army Reserve Center. It is non-extant. The Canfield Hotel, 34-36 West 4<sup>th</sup> Street, (1946), had its origins c.1909 as the Hotel Paris, a four-story building, and gained a six-story west end addition in 1948 following a 1946 fire that was the worst in municipal history in terms of lives lost.



Figure 90: Tall buildings in the downtown, view west from the courthouse, c.1907  
(Library of Congress, American Memory Collection)

1. Bell Brothers, 2. Connolly Carriage, 3. H. B. Glover (four stories), 4. Rider-Wallis (four stories), 5. Wales Hotel.

Five-story tall buildings are still relatively small in number, and fewer still (six buildings) when extant examples are tallied. Here is the list, arranged by construction year:

- Lorimer House/Wales Hotel, Julien/8<sup>th</sup> and Bluff, 1858, burned 1917.
- Julien Hotel, the second and third hotel buildings were both five stories in height, non-extant, replaced by the present hotel 1913-14.
- Tom Connolly Wagon/Carriage Works, southwest corner Iowa Avenue and 7<sup>th</sup>, the first four-story building (1872) burned in 1875 and was rebuilt with five stories. Non-extant.
- Dubuque Harness & Saddle Company, below the southwest corner of Iowa Avenue and 3<sup>rd</sup> Street, originally built prior to 1884, destroyed by fire June 1891 and rebuilt, housed T. E. Phillips Church Goods as of 1936, by which time it was doubled in size. Non-extant.



Figure 91: Bell Brothers Factory (*Enterprise*, view southeast, September 26, 1903)

- Bishop's Block, 90 Main Street (1887), is the oldest surviving five-story block in the city.
- Bell Brothers, southeast corner Locust and 4<sup>th</sup> Streets (1895), later housed Myers-Cox Company (1936) and was doubled in size, occupied by the American Legion (1962). Non-extant.
- Grand Opera House, northwest corner Iowa Avenue and 8<sup>th</sup> Street (1889-90), difficult to determine whether it counts as four or five stories. Is the second oldest five story block.



Figure 92: John Ernsdorff Iron Company five-story block, 250 Jones, c.1890s, photo c.1905  
(Center For Dubuque History, Loras College, Photograph, Hoffman #01016)

- John Ernsdorff Iron Company Block, c.1890, northwest corner Iowa and Jones Street
- Buettel Brothers, west side of Central north of 8<sup>th</sup> Street, quadruple storefront (c.1900), the remnants of this block were just demolished to build the new county jail. Non-extant.
- Myers-Cox Tobacco Company, 413 Iowa Avenue (1906), Sanborn Map report variously as four or five stories. Non-extant.
- Lawther Candy Company, 137-53 Main (1907), replaced burned block, now known as Weber Paper Company. Extant.
- H. B. Glover Company, east side Iowa Avenue at 5<sup>th</sup> Street (1910-11), a double building. Non-extant.
- Carr-Ryder Adams Factory, two massive buildings (both 1918), northeast corner Jackson & 10<sup>th</sup> streets, southeast corner Washington & 11<sup>th</sup> streets, both extant.
- 100 Main Street (1910), unidentified wholesale drug firm, extant.

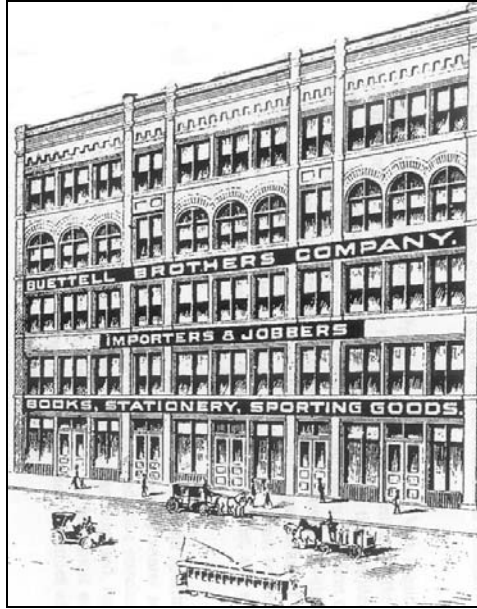


Figure 93: Buettel Brothers Company, 841 Central Avenue, c.1900, view southwest

For what is worth the downtown proper contained no five-story commercial building, apart from the Julien Hotel, 100 Main, and the Lawther Candy Factory, all of which clustered in the south end of the downtown. Four stories were the limit for all other commercial blocks.

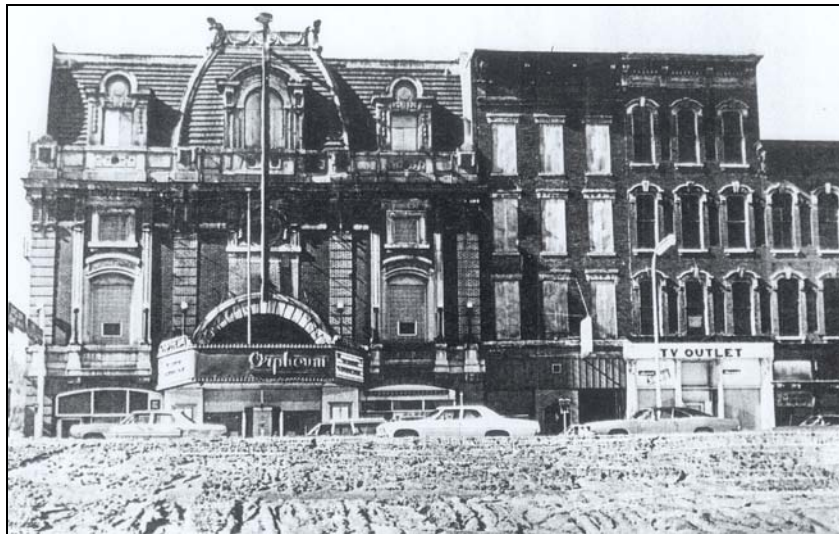


Figure 94: Four-story wholesale block, 400s Main, 1969 demolition photograph (Center for Dubuque History, Loras College, Photographs, Urban Renewal)

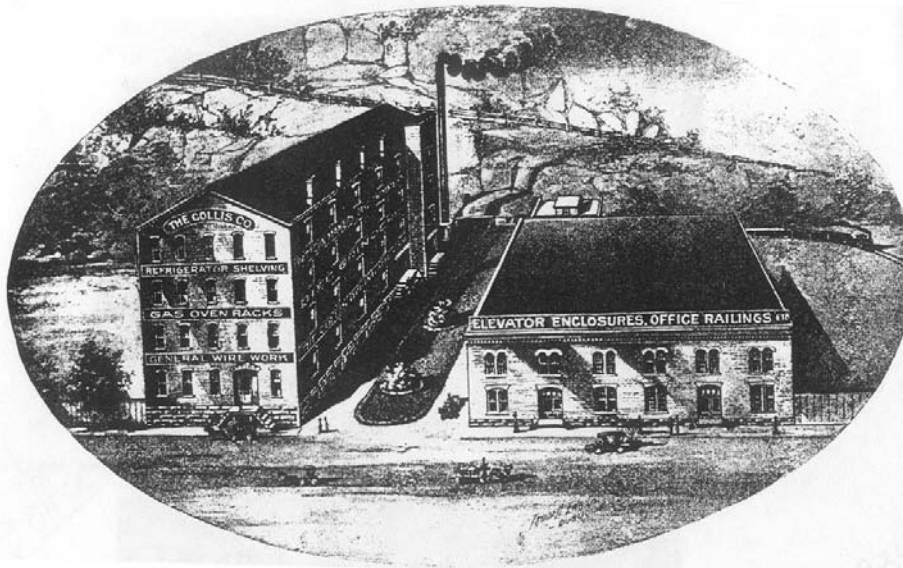
Four-story buildings number at least 30 and there are just eight survivors. Just three four-story commercial blocks lined Main Street (one each on the east west sides of Main north of 4<sup>th</sup>, and the Stapler-Vibber triple storefront, west side of Main north of 5<sup>th</sup> Street) and just one example survives. This is the north addition to the Security Building. All of these taller Main Street buildings appear to have been built specifically for wholesaling purposes, thus the justification for taller buildings. Surviving examples are the following:

- The Cooper Company Wagon & Carriage Factory, 3<sup>rd</sup> & Main is one of two earliest surviving four-story factory example. It represented an 1865 remodeling of the pre-existing Molony Block (1857).

The present building might represent a post-fire re-building but indications are that it represents these earlier building years.

- 1091 Main Street, Bissel & Company Block, the north half of this building dates to 1857 and is of particular importance because of its extreme height and the great distance north from the downtown proper. The present building, doubled to the south, postdates 1891 and pre-dates 1909.
- 800 Main Street, Security Building, 1896.
- Iowa Coffin Company, 15<sup>th</sup> & Elm streets (pre-1884-1909), two of three buildings survive.
- Dubuque Casket Company, 1798 Washington Street (1892, 1897, 1902), massive factory complex.
- 1763 Central Avenue, post-1891, pre-1909, a four-story addition to the Muntz Block to the south, this is the northernmost four-story retail/residential building in the city.
- Roshek's Department Store, 8<sup>th</sup> and Main, 1907, extant. This is the oldest four-story retail block extant in the downtown proper.
- Dubuque Linseed Oil Works (1884), a three-story factory that gained a fourth floor between 1909 and 1936, later housed soap and biscuit companies.
- Majestic Theater (1910-11), theaters are difficult to count stories but will credit it with four stories including the attic level.

A notable four-story factory of apparent early age and design was located at 301 South Locust and served as a landmark structure at the south end of the city. By 1907 it was occupied by the Collis Co. Wire and Iron Works.



Collis Wire & Iron Works (Greater Dubuque, 1911)

Note the narrow plan and gable front, sidewall chimneys and brick arches, all indicators of earlier construction.

### Ornamental Commercial Blocks:

The term “block” implies a multiple-storefront commercial building having a distinct unified architectural façade. Contemporary historical accounts commonly make distinctions between new buildings and “blocks” although single-storefront block references do occur. The intent under this heading is to survey those exceptional major commercial storefronts that had the distinction of being named. Commonly these buildings were actually inscribed with a name and building date. Surprisingly few block names appear on the early Dubuque Sanborn maps although streetscape photographs indicate that the great majority of storefronts were incorporated into architectural blocks. Many architectural blocks evolved over time as older storefronts were replaced and consolidated under later architectural styles. This is particularly true, it would appear, with the onset of the Queen Anne style, when multiple ornamental bays, pavilions and oriole features were applied to earlier buildings. A tally based on the commercial building construction list contained in this report yields in excess of 100 “blocks” and this list is necessarily incomplete. A more complete inventory could be developed

using historic streetscape photographs. The great majority of these have been lost so for the purposes of this report it is more productive to list and work back from surviving block examples. The buildings are roughly organized according to construction date. Many buildings have only date ranges. Single dates are specifically documented.

There is one later-date subset within this list that merits some discussion. The implied model for these blocks is that of a single unified façade, save for those instances when the building has a corner location. Corner locations almost always demand more substantial and ornate store buildings. In many instances, the design turns the storefront around the corner, adds storefronts to the side street (but in the rear of the front storefronts), adds a tower or uses a Mansard roof form to produce two design facades. Usually the side street is a secondary façade and often little effort is made to do anything special with the secondary façade, apart from a metal stairway and the like. Theaters by definition tend to like corner locations and they tended, after 1890 to offer a more self-contained architecture. Their attic/parapet levels purposely rose above their commercial neighbors. The Town Clock building is another example, wherein an exceptional roof-top element made the whole building a visual landmark. The major hotels too tended to be the tallest and largest blocks and were architecturally distinct. Beginning with the Bank and Insurance Building and the Security Building, both built in 1896, the downtown gained examples of what might be termed a more metropolitan storefront design. These buildings were megastructures in their own time, occupying multiple building lots and featuring a higher and more ornate architecture. They dominated their block fronts and made no pretense of blending into their block frontages. In a real sense these two buildings comprised “book-ends” for the downtown core, being built at 8<sup>th</sup> and 9<sup>th</sup> streets on Main Street. They would be followed by the several Roshek’s buildings (1907, 1929-31) and the Federal Bank Building (1923). Only the earlier Roshek building is included in this list because the architectural scale of the other two don’t fit within the confines of this listing.

Table: Chronological List of Extant Multiple Storefront Commercial Buildings

| Address                     | Date(s)    | Title            | Type/style                                             | Evaluation                  |
|-----------------------------|------------|------------------|--------------------------------------------------------|-----------------------------|
| 231 W. 2 <sup>nd</sup>      | 1857       | no name          | parapet front, Italianate, three stories               | add to Old Main District    |
| 1042-46 Main                | 1866       | William Rebman   | same, double/triple storefront, two stories            | Upper Main District         |
| 299 Main                    | 1868       | A. A. Cooper     | same, four stories                                     | Old Main District           |
| 1690 Central                | 1867-69    | no name          | frame false front, two stories                         | Central District            |
| 214 West 1 <sup>st</sup>    | 1865-70    | no name          | same, triple storefront, three stories, being restored | add to Old Main District    |
| 1086-98 Main                | 1868, 1873 | no name          | same, three stories, triple storefront                 | Upper Main District         |
| 1460 Central                | 1869       | no name          | same, triple storefront, three stories                 | Central District            |
| 1064-76 Main                | 1870-72    | William Rebman   | same, triple storefront, three stories                 | Upper Main District         |
| 1056 Central                | pre-1872   | Herman Sass      | same, double storefront, three stories                 | Central District            |
| 180-82 Main                 | same       | no name          | same, double storefront, two stories                   | Old Main District           |
| 245-49 West 1 <sup>st</sup> | same       | Montana House    | same, double storefront, three stories                 | same                        |
| 1701 Central                | 1872       | Adam Vogel       | same, double storefront, three stories                 | Central District            |
| 823-25 Main                 | 1873       | Town Clock Block | parapet front, tower/clock removed                     | Individually listed on NRHP |

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|                 |          |                             |                                                                                                    |                                         |
|-----------------|----------|-----------------------------|----------------------------------------------------------------------------------------------------|-----------------------------------------|
| 356-64 Main     | 1874     | Richard Bonson              | same, double storefront, three stories                                                             | Old Main District                       |
| 195-97 Main     | c.1875   | no name                     | same, double storefront, three stories                                                             | same                                    |
| 78-84 Main      | 1877-78  | Bennett House               | same, double storefront, three stories                                                             | add to same                             |
| 1603 Central    | 1882     | J. P. Schroeder             | parapet front with circular pediment, two stories, double storefront                               | Central District                        |
| 654 Central     | 1883     | Theo. Altman                | Second Empire style, two stories, double storefront                                                | Individually eligible for NRHP          |
| 1400 Central    | pre-1884 | no name                     | three-story parapet front, cut entry, double front                                                 | Central District                        |
| 101-23 Main     | pre-1884 | O'Neil Block                | Parapet front with centered triangular pediment, Italianate, three stories, triple storefront      | Old Main District                       |
| 190-98 Main     | pre-1884 | no name                     | parapet front, Italianate style, two stories, double storefront                                    | Old Main District                       |
| 233-41 Main     | pre-1884 | no name                     | same, double storefront, three stories                                                             | same                                    |
| 262-69 Main     | same     | no name                     | same                                                                                               | same                                    |
| 391-95 Main     | same     | no name                     | same, replacement front c.1910                                                                     | same                                    |
| 396-98 Main     | same     | no name                     | parapet front, Italianate style, three stories, double storefront                                  | same                                    |
| 736 Main        | same     | no name                     | same, stone front, second floor windows modernized (see 951 Main)                                  | local historical/architectural interest |
| 1570-98 Central | 1884     | J. Simones                  | Italianate/Queen Anne, four storefronts, irregular parapet front with triangular pediments, oriole | Central District                        |
| 1600-02 Central | 1885     | Henry Hoffman Palace Saloon | parapet front, Queen Anne, two stories, double storefront, covered parapet and transom             | Central District                        |
| 1071-75 Main    | 1885     | William Andrew              | Queen Anne, parapet front with triangular pediment, three stories                                  | Upper Main District                     |
| 1250-52 Iowa    | 1885     | William G. Watters          | Italianate, parapet front with triangular                                                          | Individually eligible for NRHP          |

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|                 |         |                                                                |                                                                                                          |                                |
|-----------------|---------|----------------------------------------------------------------|----------------------------------------------------------------------------------------------------------|--------------------------------|
|                 |         |                                                                | pediment, three stories                                                                                  |                                |
| 1501-05 Central | 1885-86 | Matthias M. Hoffman                                            | Queen Anne, three stories, parapet front with turret, oriole, enlarged 1891-1909                         | Central District               |
| 1005-23 Main    | 1885-90 | Bayless College                                                | Queen Anne, three stories, parapet front with triangular pediment, orioles lost                          | Upper Main District            |
| 576 Central     | 1886    | G. Schaffhauser/St. George Hotel                               | Italianate, parapet front with triangular pediment, three stories, double storefront                     | Central District               |
| 1163-97 Iowa    | 1886    | George L. Torbert                                              | Italianate, parapet front, two stories, four storefronts                                                 | Iowa District                  |
| 1301-07 Central | 1886    | John Bell Block                                                | Italianate, parapet front, two stories, five storefronts, rounded centered pediment lost                 | Individually listed on NRHP    |
| 1527-33 Central | 1887    | no name                                                        | Italianate, parapet front with rounded centered pediment, three stories, double storefront               | Central District               |
| 1798 Central    | 1887    | G. F. Thorman                                                  | Queen Anne/Romanesque, three stories, turret lost                                                        | same                           |
| 1131-35 Main    | 1888    | H. B. Glover (one of few surviving buildings linked to Glover) | Queen Anne, three stories, parapet front with centered rounded pediment, orioles, double storefront      | Upper Main District            |
| 1347 Central    | 1888    | H. Ziepprecht                                                  | Queen Anne, three stories, parapet front with centered rounded pediment, twin orioles, double storefront | Individually listed on NRHP    |
| 1735-49 Central | 1888    | Edward Muntz                                                   | Italianate, parapet front with centered rounded pediment, four storefronts, three stories                | Central District               |
| 1713-15 Central | 1888    | no name                                                        | Queen Anne, parapet front with oriole, three stories, double storefront                                  | same                           |
| 1280-96 Central | 1889    | Eichorn Hall                                                   | Queen Anne, parapet front likely with lost centered pediment, three stories, double storefront           | Individually eligible for NRHP |
| 1451 Central    | 1884-90 | no name                                                        | Parapet front with small centered rounded                                                                | local historical/architectural |

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|                 |           |                                            |                                                                                                                      |                                                                                                 |
|-----------------|-----------|--------------------------------------------|----------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|
|                 |           |                                            | pediment, three stories, double storefront                                                                           | interest                                                                                        |
| 1702-22 Central | 1891      | Rider-Lacy                                 | Romanesque, Queen Anne, parapet front with corner tower, three stories                                               | Central District                                                                                |
| 470 Central     | 1892      | John Bell                                  | Italianate, Queen Anne, parapet front with centered rounded pediment, twin orioles, three stories, double storefront | Individually eligible for NRHP                                                                  |
| 40-42 Main      | 1894      | Shields & Bradley                          | Italianate/Romanesque, parapet front, three stories, double storefront                                               | Individually eligible for NRHP, or add to Old Main District                                     |
| 1000 Main       | 1894      | Dub. Cabinet Makers Association            | Queen Anne, parapet front with triangular pediment, three stories, double front                                      | Upper Main District                                                                             |
| 870-80 Central  | 1895-96   | J. W. Trudell Carriage Manufacturer        | Italianate, parapet front, two stories, double storefront                                                            | Individually eligible for NRHP                                                                  |
| 800 Main        | 1896      | Security Building                          | Romanesque, Beaux Arts, parapet front, enlarged to north 1907                                                        | Individually listed on NRHP                                                                     |
| 890-98 Central  | 1896      | Five Ferris Brothers Laundry               | Two-story parapet front, double storefront                                                                           | Individually eligible for NRHP                                                                  |
| 1496 Central    | 1896      | R. W. Lacy                                 | Parapet front, three stories, double storefront                                                                      | Central District                                                                                |
| 1473 Central    | 1898      | P. F. Ryder                                | Three-story brick, vertically linked upper level windows and massive brick parapet                                   | Covered with green tile, immediately south of Central District. Built as livery for Tom Conlin. |
| 1103-29 Iowa    | 1892-98   | no name                                    | Queen Anne, parapet front with corner turret, four storefronts, three stories                                        | Iowa District                                                                                   |
| 840-52 Main     | c.1899    | no name                                    | Romanesque/Beaux Arts addition to Security Building                                                                  | Four-story double front built specially for wholesale trade.                                    |
| 1285 Main       | 1892-1908 | no name                                    | Unusual two-story Queen Anne with six corner turrets                                                                 | Jackson Park District                                                                           |
| 769-75 Locust   | 1892-1908 | Rider-Wallis Warehouse/Knights of Columbus | Two-story parapet front, Romanesque                                                                                  | In Cathedral District, outside of survey area                                                   |
| 1106-12 Iowa    | 1892-1908 | no name                                    | Queen Anne, parapet front with twin orioles, corner building, double storefront                                      | Iowa District                                                                                   |

|              |                    |                                   |                                                                                             |                                         |
|--------------|--------------------|-----------------------------------|---------------------------------------------------------------------------------------------|-----------------------------------------|
| 1091 Main    | 1858,<br>1891-1908 | no name                           | Early four-story single storefront enlarged to Queen Anne, double storefront                | Upper Main District                     |
| 799 Main     | 1907               | Roshek's Department Store (first) | Renaissance, parapet front, four stories                                                    | Individually eligible for NRHP          |
| 137-53 Main  | 1907               | William Lawther Candy Factory     | Five-story triple storefront                                                                | Old Main District                       |
| 1101-12 Main | 1917               | no name                           | Craftsman style, three story double block with rear apartments, make-over of pre-1884 block | Upper Main District                     |
| 705-07 Main  | 1910-36            | no name                           | Neo-Classical, single story double storefront with raised parapet front                     | local historical/architectural interest |

The following table is a chronological listing of smaller storefronts. Single-story fronts, particularly garages, are not universally included because the point of interest is the architectural treatment of at least two-story fronts over time. Note how smaller-scale storefronts decrease in frequency after 1890 as larger blocks are more favored. Of course, demolition would have eliminated a greater proportion of this type of storefront over time.

**Table: Chronological List of Extant Single Storefront Commercial Buildings**

| Address         | Date(s)   | Title              | Type/style                                                                  | Evaluation                                                                                               |
|-----------------|-----------|--------------------|-----------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------|
| 1496 Central    | pre-1866  | R. W. Lacy         | three story parapet front, doubled in 1896, Italianate to Queen Anne        | Upper Main District                                                                                      |
| 1497 Jackson    | pre-1869  | John Nagel         | two-story gable front                                                       | Old Town District                                                                                        |
| 1564 Central    | 1870      | no name            | two-story parapet front, solid stone lintel                                 | Central District                                                                                         |
| 1198 White      | 1871?     | no name            | two-story gable front                                                       | same                                                                                                     |
| 1101 White      | pre-1872? | no name            | two-story parapet front, Queen Anne turret added                            | same                                                                                                     |
| 1072 Central    | 1872      | no name            | two-story parapet front, I-beam over storefront, was gable front as of 1872 | local historical/architectural interest                                                                  |
| 1060-64 Central | pre-1872  | no name            | two-story side gable, solid stone lintel                                    | same                                                                                                     |
| 1046-48 Central | same      | no name            | three-story parapet front, Italianate                                       | same                                                                                                     |
| 602-12 Central  | pre-1872  | no name            | two-story hip                                                               | altered with permastone, might be stone/brick, could be one of earliest storefronts in city, investigate |
| 678 Central     | pre-1872  | Harmony Hall Hotel | three story parapet front, was side gable                                   | local historical/architectural                                                                           |

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|                    |          |                           | originally                                                 | interest                                |
|--------------------|----------|---------------------------|------------------------------------------------------------|-----------------------------------------|
| 1395-97 Washington | pre-1872 | no name                   | side gable two-story altered to parapet front by 1936      | Old Town District                       |
| 1701 Central       | 1872     | no name                   | three-story parapet front, third floor added prior to 1887 | Central District                        |
| 1397 Jackson       | 1875     | no name                   | two-story gable front                                      | same                                    |
| 129 Main           | 1873-83  | no name                   | three-story parapet front                                  | Old Main District                       |
| 1200-02 White      | 1879-80  | no name                   | Second Empire, two-story with Mansard                      | same                                    |
| 1605 White         | 1880     | Aug. Sprengelmeyer Bakery | two-story side gable                                       | same                                    |
| 1672 Central       | 1880     | Lenz Monument             | two-story side gable, solid stone lintel                   | Central District                        |
| 1696 Central       | 1880     | Joseph Reinfreid Grocery  | three-story parapet front, stone lintel                    | same                                    |
| 1424 Central       | pre-1884 | no name                   | two-story side gable                                       | same                                    |
| 1420 Central       | same     | same                      | two-story parapet front                                    | local historical/architectural interest |
| 1256 Central       | same     | same                      | three-story parapet front                                  | same                                    |
| 1266 Central       | same     | same                      | same                                                       | same                                    |
| 1246 Central       | same     | same                      | same                                                       | same                                    |
| 1534 Central       | same     | same                      | two-story frame false front                                | Central District                        |
| 1538 Central       | same     | same                      | two-story parapet front                                    | same                                    |
| 253 Main           | same     | same                      | three-story parapet front                                  | Old Main District                       |
| 169 Main           | same     | same                      | same                                                       | same                                    |
| 378 Main           | same     | same                      | same                                                       | same                                    |
| 1627 Central       | same     | same                      | two-story side gable                                       | same                                    |
| 951 Main           | same     | same                      | three-story parapet front                                  | Individually eligible for NRHP          |
| 1487 Central       | 1886     | Thos. Kelly               | two-story parapet front                                    | Central District                        |
| 955-57 Main        | 1886     | Peterson Block/Hall       | three-story parapet front, with raised central pediment    | Individually eligible for NRHP          |
| 1234-40 Central    | 1886     | no name                   | three-story parapet front, Italianate                      | local historical/architectural interest |
| 1555 Central       | 1887     | John Drehouse             | two-story parapet front                                    | Central District                        |
| 345 Main           | 1885-90  | no name                   | two-story parapet front                                    | Old Main District                       |
| 1154 Iowa          | 1890     | no name                   | same                                                       | Iowa District                           |
| 1497 Central       | 1890     | no name                   | three-story parapet front, orioles, Queen Anne             | Central District                        |
| 1130 Iowa          | c.1890   | no name                   | three-story parapet front, Queen Anne                      | Iowa District                           |

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|                 |               |                        |                                                                                          |                                                                    |
|-----------------|---------------|------------------------|------------------------------------------------------------------------------------------|--------------------------------------------------------------------|
| 504 Central     | 1891          | N. Jungles             | same with corner turret                                                                  | Individually eligible for NRHP                                     |
| 1365 Jackson    | 1891          | Conrad Hafner          | same with raised central pediment, no turret                                             | Old Town District                                                  |
| 1120 Iowa       | 1892-1895     | no name                | single-story parapet front, Neo-Classical                                                | Iowa District                                                      |
| 1543 Central    | 1899          | H. Richter             | two-story parapet front with oriole, vertically integrated window sets                   | Central District                                                   |
| 1633 Central    | c.1900        | no name                | three-story parapet front                                                                | same                                                               |
| 965 Main        | 1901          | Betty Jane Candies     | two-story parapet front, Neo-Classical                                                   | Individually eligible for NRHP                                     |
| 342 Main        | 1903          | German Bank            | three-story parapet/temple front, Neo-Classical                                          | Old Main District                                                  |
| 1763 Central    | 1892-1908     | no name                | four story parapet front with oriole, Queen Anne                                         | Central District                                                   |
| 1766 Central    | 1892-1908     | no name                | two-story parapet front                                                                  | same                                                               |
| 1768 Central    | same          | same                   | one-story parapet front                                                                  | same                                                               |
| 80 Main         | 1908          | National Biscuit Co.   | same, very early auto garage                                                             | add to Old Main District, local historical /architectural interest |
| 100 Main        | 1910          | no name                | five story parapet front                                                                 | Old Main District                                                  |
| 372 Main        | 1910-11       | no name                | two-story parapet front                                                                  | same                                                               |
| 65 Main         | 1916          | Peter & Son Auto       | auto showroom, one-story                                                                 | add to Old Main District, local historical /architectural interest |
| 163 Main        | 1913          | no name                | two-story parapet front                                                                  | Old Main District                                                  |
| 76 Main         | 1910, 1921-23 | no name                | single story parapet front                                                               | add to Old Main District, local historical /architectural interest |
| 99 Main         | 1925          | Joseph Motor Sales Co. | single-story auto showroom                                                               | same                                                               |
| 756 Main        | 1930s         | Walker Shoes           | pre-1872 three-story parapet front, re-fronted c.1930s, Neo-Classical                    | local historical/architectural interest                            |
| 1057 Main       | 1910-35       | no name                | single-story concrete block, parapet front                                               | Upper Main District                                                |
| 1385 Jackson    | 1910-35       | J. R. Mierkes          | two-story parapet front                                                                  | Old Town District                                                  |
| 1516-20 Central | 1936+         | no name                | single-story with permastone front, might be a double front                              | Central District, non-contributing                                 |
| 730-36 Main     | 1936-62       | Star Uniform           | two-story broad single storefront, four skylights, Neo-Classical, Flemish bond brickwork | local historical/architectural interest                            |
| 646-54 Central  | 1936-62       | no name                | single-story garage                                                                      | same                                                               |

|                          |         |         |                             |                                    |
|--------------------------|---------|---------|-----------------------------|------------------------------------|
| 27 East 15 <sup>th</sup> | 1936-62 | no name | single-story concrete block | Central District, non-contributing |
|--------------------------|---------|---------|-----------------------------|------------------------------------|

## Methodology:

The commercial properties within the Phase III survey area represent some of the state’s best and earliest commercial architectural examples. The experience of earlier surveys determined that a special effort had to be made to precisely date the surviving buildings in order that some contextual sense could be made of the whole, and all individually and district eligible properties might be identified. The existence of a demolition district that encompassed most of the survey area also mandated that a comprehensive evaluation be made of all downtown properties. The downtown area also presented ranges of data helpful in dating buildings and evaluating their integrity. In addition to the Sanborn Maps which fully covered the survey area as of 1884, there were a great many visual resources, early photographs, lithographs, as well as building permit data, water records, stable city directory data, and so on.

From the start then, and because the project had the services of an excellent intern, Lara Scott, it was determined to develop a database of all building construction and demolition data. Entries included builder/architect, owner, address, date of construction/demolition, physical description, and first tenant. Annual newspaper progress reports were the principal source of construction data. These covered a majority of the early years, although increasingly these reports lacked specifics such as address, and became increasingly focused on key building efforts. Ms. Scott compiled city directory data by address and date, developing a database that was invaluable and highly accurate for the purposes of dating buildings. She also created a building permit/demolition database that covered the years 1924 to 2001.

An early priority (Phase I) was the recommendation that the City would create a master list of lost historic buildings. The goal was to establish a comparative context for what has been lost and when it was lost. This comprehensive database now includes that information. Because the database is electronically stored, it can serve as an on-going resource as it is updated and corrected over time. It should have application to a number of other municipal agencies.

The database proved its worth when it came to dating buildings. A great many key buildings have been precisely dated and named and as a result a clear style/type chronology can be developed that links particular building elements to a chronology.

A second innovation was a more extensive and comprehensive employment of the available Sanborn Fire Insurance Maps. Two new approaches were used. First, and perhaps foremost, composite Sanborn Maps were assembled for each year that covered the entire survey area. These unified the maps and provided critical information about developmental and land use patterns. The second innovation was to produce collages of each block of the survey area, assembling each Sanborn Map “snapshot” map. This mapped ‘data base” proved to be invaluable for dating and otherwise documenting individual properties, properties within districts, and block by block development. Yet another innovative product, prepared by Lara Scott, was a summary map showing the dates of surviving buildings in a color coded map presentation. The Sanborn Maps served as the baseline data and the resulting map enabled the consultants to readily determine the relative ages of each block within the survey area and to focus on the rarer, early survivors.

A comprehensive survey map is in the final stages of development. It identifies all buildings that are National Register listed or eligible, individually or in districts. It also includes Bruce Kriviskey’s ratings and recommendations, thereby providing planning continuity to the evaluation process. As was the case in the previous survey phases, Kriviskey’s findings were mapped and carried into the survey field to serve as an initial point of orientation in determining building eligibility. For the purposes of the demolition review process, all

buildings that have architectural or historical interest, are also identified. A number of buildings remain to be evaluated, given their being covered with slipcovers or other materials.

All individually eligible buildings that are not already National Register listed, are being surveyed and evaluated and documented with a site inventory form. A special emphasis has and will continue to be made to locate descriptive historical images of these.

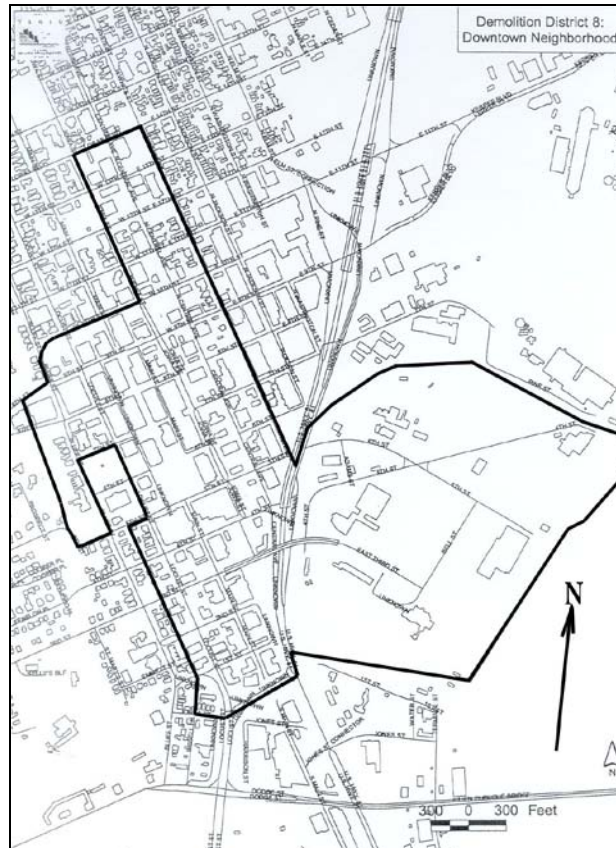


Figure 95: Demolition District Boundaries

It is worth noting that never in the previous experience has a survey project required more “beat work” to gauge building eligibility. The complexity of Dubuque’s story, the large number of surviving historical buildings, the need to consider history as well as architecture in making evaluations, and the always developing sense of history and architecture on the part of the consultant, all conspired to require repeated returns to the street. One challenge was to simply develop an accurate current address list and to then determine how many buildings each building should be credited with. This need became necessary when the master survey map was being finalized. Even after the district property lists were developed, and the buildings described, it was still necessary to re-walk the areas to confirm addresses and complete coverage. Needless to say the list of eligible properties waxed and waned over the course of the project as more was learned for better or good.

It is important to note that in Dubuque the great majority of buildings are older than their facades would indicate. In the Old Main District in particular, the side and rear walls of even the later buildings commonly pre-date 1884, the earliest Sanborn Map.

Finally, this report builds on the multiple property document by elaborating on the developmental history of the downtown, in a unified contextual manner.

The findings of this report and evaluation have important consequences for the city’s recently enacted demolition district. All proposed demolitions within the district must be reviewed and approved by both the Historic Preservation Commission (potentially historical buildings) and the City Council. The demolition district ordinance states that all properties having architectural and historical interest must receive consideration in this review process. Consequently, the findings of this report (see summary table below) add this significance category to the accepted National Register of Historic Places criteria for significance.

## Report Recommendations:

This report adds the following districts as being National Register eligible:

Millworking District, (Carr-Ryder-Adams/Farley-Loetscher Industrial complex), White to Pine, 6<sup>th</sup> to 11<sup>th</sup> streets.

Old Town Residential District, 11<sup>th</sup> to 18<sup>th</sup>, Washington to Central.

Upper Central Avenue Commercial District, Central from north end of 1400s through 18<sup>th</sup> Street, connects with previously identified commercial district to north).

Upper Main Street, between 10<sup>th</sup> and 12<sup>th</sup> streets.

Iowa Avenue, 1100s block (this could well be combined with the adjacent Upper Main district).

The existing Upper Main Commercial District, Main, 10<sup>th</sup> to 12<sup>th</sup> was also re-evaluated for its remaining integrity. Recommendations for additions to the district were made.

## Master List of Surveyed Phase III Downtown Properties (excludes Old Town addresses, apart from side streets)

Properties which were determined to be individually National Register eligible (DOE or “determination of [National Register] eligibility”) were documented by the preparation of a site sheet (this list excludes currently listed properties). A “local” evaluation under the Historical column indicates that the building is of local historical/architectural interest and that it merits consideration under the building demolition ordinance. A “c” notation indicates that the building is contributing within a historical district, listed or proposed. An “investigate” notation indicates that the building cannot be evaluated due to the presence of some type of metal, perma stone or other covering. These are known to be historical buildings beneath the coverings and many are very early building examples. Properties which require further investigation are also marked “local” so that they will be considered in the event of threatened demolition. No entry under historical means that the building is not of architectural or historical interest.

| Address | Façade           | Current Tenant    | NRHP | DOE | Historical. | Treatment  |
|---------|------------------|-------------------|------|-----|-------------|------------|
| Bluff   | 801              | City Line         |      |     | local       |            |
|         | 830              | Pkg ramp          |      |     |             |            |
| Central | 401-03           | Sfikas Restaurant |      |     | local       |            |
|         | 450              | Locksmith Express |      |     | new         |            |
|         | 420 dbl front    | WHKS Co           |      | Yes | Eligible    | site sheet |
|         | 470 double block | John Bell, 1892   |      | Yes | Eligible    | site sheet |
|         | 484 dbl front    | Heritage          |      |     | local       |            |
|         | 485              | Instant Credit    |      |     | new         |            |
|         | 504              | Dotties Café      |      | Yes | Eligible    | site sheet |
|         | 520              | Gavin McDonald    |      |     |             |            |
|         | 550              | brick residence   |      |     | local       |            |
|         | 558              | Heitz Barber shop |      |     |             |            |
|         | 576 Schaffhauser | BECWAR Tile       |      | Yes | Eligible    | site sheet |
|         | 1886             |                   |      |     |             |            |
|         | 598              | Dick's Auto       |      |     | local       |            |

|           |                           |                          |          |           |                  |             |
|-----------|---------------------------|--------------------------|----------|-----------|------------------|-------------|
| 600/604   | 2 bldgs                   | Breezer's Pub            |          |           | local            | investigate |
| 614/614   | 1/2 garage                | body shop                |          |           | local            |             |
| 654       | dbl front                 | Theo. Altman Saloon      | Yes      | Eligible  | site sheet       |             |
| 672.5     | blk                       | apts                     |          | local     |                  |             |
| 678       | blk                       | BEP                      |          | local     |                  |             |
| 698       |                           | Langet & Neuwoehner      |          |           |                  |             |
| 705       | one blk                   | KIYX                     |          | new       |                  |             |
| 702       | one blk                   | Edward Jones             |          | new       |                  |             |
| 720       |                           | Court house              |          | local     |                  |             |
| 802       |                           | Grand Tap                |          |           |                  |             |
| 880       | dbl front                 | Hendrick's Feed          | Yes      | Eligible  | site sheet       |             |
| 898       | dbl front                 | both vacant              | Yes      | Eligible  | site sheet       |             |
| 900       |                           | Cue Master Billiards     |          | local     |                  |             |
| 928       |                           | Barth-Hansel Realty      |          |           |                  |             |
| 998       |                           | Jaeger Hardware          |          | local     | investigate      |             |
| 1006      |                           | Drive Line               |          |           |                  |             |
| 1046      |                           | Central Tap              |          | local     |                  |             |
| 1056      |                           | Smith Cycle              | Yes      | Eligible  | site sheet       |             |
| 1060      |                           | Little Clipper           |          | local     |                  |             |
| 1064      |                           | Eddies Barber Shop       | Yes      | local     |                  |             |
| 1072      |                           | Bicycle World            | Yes      | local     |                  |             |
| 1100      |                           | The Colt Center          |          | local     | investigate      |             |
| 1112-14   | duplex                    |                          | Yes      | Eligible  | site sheet       |             |
| 1150-52   | duplex                    |                          |          | local     |                  |             |
| 1157      |                           | Kephart's Music          |          |           |                  |             |
| 1195-1199 |                           | Prescott Apts            | Yes      | Eligible  | site sheet       |             |
| 1256      |                           | Green Auto Supplies      |          | local     |                  |             |
| 1266      |                           | Book Exchange            |          | local     |                  |             |
| 1278      |                           | Great Dragon             |          | non-cont. |                  |             |
| 1290      | blk                       | Klein-vacant             | Yes      | Eligible  | site sheet       |             |
| 1296      | blk                       | Routley Center           | Yes      | local     |                  |             |
| 1301-13   | blk                       | Bell Block               | NRHP     | Yes       | listed           | no action   |
| 1347      | double block              | H, Ziepprecht            | NRHP     | Yes       | listed           | noaction    |
| 1398      |                           | DB&T                     | Yes      | Eligible  | site sheet       |             |
| 1400      |                           | Beanies Café             |          | local     |                  |             |
| 1401      |                           | Kwick Stop Citco         |          | new       |                  |             |
| 1420      |                           | Cliff Photos             |          | local     |                  |             |
| 1445      |                           | Bodines Bar              |          | local     |                  |             |
| 1447      | unified block             | Watts, Dana              |          | local     |                  |             |
| 1449      | “                         | Comm Services            |          | local     |                  |             |
| 1473      | “                         | Kielty Mgt               |          | local     |                  |             |
| 1460-64   | C. W. Bittman Block, 1869 | Great Looks              |          | cont.     | Central District |             |
| 1476      | unified block             | Labor Finders            |          | cont.     | “                |             |
| 1486      | “                         | Dubuque Jewelry & Loans  |          | cont.     |                  |             |
| 1487      |                           | apts                     |          | cont.     | Central District |             |
| 1497      | 1890                      | Slocum Design            | Eligible | cont./key | “                |             |
| 1500      | unified block             | Bisping Realty           |          | cont.     | “                |             |
| 1504      | “                         | Sandi's Barber Shop      |          | cont.     | “                |             |
| 1501-15   | dbl front                 | apts vacant/One Stop Gas |          | cont./key | “                |             |
| 1516      |                           | Robin's Nest             |          | non-cont. | “                |             |
| 1524      |                           | Showcase Unlimited       |          | cont.     | “                |             |
| 1527      | 1887 block                | Dubuque Leader           | Eligible | cont./key | “                |             |

|        |         |                       |                      |          |           |   |
|--------|---------|-----------------------|----------------------|----------|-----------|---|
|        | 1533    | “                     | vacantant            |          | cont.     | “ |
|        | 1534    |                       | Tony's Pawn          |          | cont.     | “ |
|        | 1538    |                       | Business Computer    |          | cont.     | “ |
|        | 1540    | unified blk           | B&B Antiques         |          | cont.     | “ |
|        | 1542    | “                     | Pawn Mart            |          | cont.     | “ |
|        | 1543    | H Richter Block       | café                 |          | cont.     | “ |
|        | 1555    |                       | Ide Hour Lunches     |          | cont.     | “ |
|        | 1564    | 1876                  | Key City Office      |          | cont.     | “ |
|        | 1570    | J. Simones            | River City Air       | Eligible | con./key  | “ |
|        |         | Block 1884            |                      |          |           |   |
|        | 1572    | “                     | WIC Office           | “        | cont.     | “ |
|        | 1594    | “                     | Career Origins       | “        | cont.     | “ |
|        | 1598    | Mozena Blk            | Tri-State Auctions   | “        |           | “ |
|        |         | 1884                  |                      |          |           |   |
|        | 1583-85 |                       | Diamond Vogel Paint  |          |           | “ |
|        | 1587-99 |                       |                      |          | non-cont. | “ |
|        | 1599    |                       | Miller Appliance     |          | cont.     | “ |
|        | 1602    | Henry Hoffman         | Pam & Brett's Sports |          | cont.     | “ |
|        |         |                       | Bar                  |          |           |   |
|        | 1603    | J. P. Schroeder, 1882 | H&R Block            |          | cont./key | “ |
|        | 1618-20 | R. H. Heller          | bar                  |          | cont./key | “ |
|        | 1626-30 |                       | Jim's World          |          | cont./key | “ |
|        | 1627    |                       | residence            |          | cont.     | “ |
|        | 1633    |                       | vacant               |          | cont.     | “ |
|        | 1638    |                       | Carpenter's Local    |          | non-cont. | “ |
|        | 1643-45 | dbl                   | Feller-Van Horne     |          | cont.     | “ |
|        | 1672    |                       | Lenz Monument        |          | cont.     | “ |
|        | 1676    |                       |                      |          | cont.     | “ |
|        | 1685    |                       | Welu Painting        |          | non-cont. | “ |
|        | 1690    | dbl                   | vacant one story     |          | cont.     | “ |
|        | 1701    |                       | Tony's Place         |          | cont.     | “ |
|        | 1696    |                       | 17th St Pawn         |          | cont.     | “ |
|        | 1700    | Rider-Lacy            | Jym's Bar            | Eligible | cont/key  | “ |
|        |         | Block                 |                      |          |           |   |
|        | 1701    | Adam Vogel,           |                      |          | cont.     | “ |
|        |         | 1872                  |                      |          |           |   |
|        | 1702-22 | Rider-Lacy            | Central Furniture    | Eligible | cont/key  | “ |
|        |         | Block                 |                      |          |           |   |
|        | 1713-15 | dbl front             | vacant-both          |          | cont.     | “ |
|        | 1732    | Fred A Nesler         | Big John's Furniture | Eligible | cont./key | “ |
|        |         | dbl front 1892        |                      |          |           |   |
|        | 1736    | “                     | Liberty Tax Service  |          | cont/key  | “ |
|        | 1735-49 | Edw. Muntz            |                      | Eligible | cont./key | “ |
|        |         | Block, 1888           |                      |          |           |   |
|        | 1763    |                       | Computer Doctor      |          | cont./key | “ |
|        | 1766    |                       | Rafoth Sheet Metal   |          | non-cont. | “ |
|        | 1768    |                       |                      |          | cont.     | “ |
|        | 1780    | G. F. Thorman         | Labor Ready          |          | cont.     | “ |
|        |         | Block, 1887           |                      |          |           |   |
|        | 1798    | “                     | Labor Ready          |          | cont.     | “ |
|        | 1791    |                       | residence            |          | cont.     | “ |
| Locust | 9       |                       | residence            |          |           |   |
|        | 19      |                       | residence            |          |           |   |
|        | 27      |                       | residence            |          |           |   |
|        | 31      |                       | Bridge Restaurant    |          |           |   |
|        | 55      |                       | Murph's South End    |          |           |   |

|      |         |                                      |     |           |                   |
|------|---------|--------------------------------------|-----|-----------|-------------------|
|      |         | Tap                                  |     |           |                   |
|      | 105-107 | Artistic's Cleaner                   |     | new       |                   |
|      | 144/176 | Paul's Tavern                        |     |           | investigate       |
|      | 157     | Hartig Drug                          |     | new       |                   |
|      | 198     | Budde-Beck Insurance                 |     | new       |                   |
|      | 205     | Napa                                 |     | new       |                   |
|      | 255     | Miracle Car Wash                     |     | new       |                   |
|      | 280     | Kwick Stop Citco                     |     | new       |                   |
|      | 302     | Kunnert's Sports                     |     |           |                   |
|      | 305     | O'Connor Insurance                   |     | new       |                   |
|      | 341     | residence                            |     |           | add to Cathedral  |
|      | 383     | apt                                  |     |           |                   |
|      | 390     | Shot Tower Inn                       |     | new       |                   |
|      | 500     | Conoco                               |     | new       |                   |
|      | 570     | apt                                  |     | new       |                   |
|      | 700     | Roshek's                             | Yes | Eligible  | site sheet        |
|      | 800     | ramp                                 |     | new       |                   |
|      | 820     | Arcade Bldg                          |     |           |                   |
|      | 900     | Northwestern Bell                    | Yes | Eligible  | site sheet        |
| Main | 5       | Total Plumbing                       |     | local     |                   |
|      | 10      | Arby's                               |     | new       |                   |
|      | 25      | Take 5 Coffee House Corp             |     | local     |                   |
|      | 30      | Gentleman's Bookstore                |     | local     |                   |
|      | 40-42   | M. M. Walker Higley Chemical         | Yes | Eligible  | site sheet        |
|      | 44-48   | Schroeder-Klein Hair Design          | Yes | Eligible  | site sheet        |
|      | 65      | At Last Fluid Power                  |     | cont.     | add to Old Main   |
|      | 76      | Herbst Upholstery                    |     | cont.     | add to Old Main   |
|      | 7? dbl  | Old Main House                       |     | cont.     | add to Old Main   |
|      | 84 dbl  | My Backyard                          |     | cont.     | add to Old Main   |
|      | 90      | Bishop Block 1887                    | Yes | Eligible  | add to Old Main   |
|      | 99      | Iowa Engineering                     |     | cont.     | add to Old Main   |
|      | 100     | Harbor Place                         |     | cont.     | Old Main District |
|      | 101     | O'Neill Blk dbl                      |     | cont/key  | “                 |
|      | 105     | “                                    |     | cont/key  | “                 |
|      | 113/123 | “                                    |     | cont/key  | “                 |
|      | 129     | Grape Harbor Knipple Religious       |     | c         | “                 |
|      | 137     | Wm. Lawther Candy Co                 |     | cont/key  | “                 |
|      | 153     | vacant                               |     | c         | “                 |
|      | 156     | Napa                                 |     | non-cont. | “                 |
|      | 163     | Old Town Shop Antiques               |     | cont.     | “                 |
|      | 169     | Anderson Design                      |     | cont.     | “                 |
|      | 177-185 | double block Gordon's Toggery/vacant |     | cont.     | “                 |

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|            |                    |                               |      |     |                |            |
|------------|--------------------|-------------------------------|------|-----|----------------|------------|
| 180        | double block       | vacant                        |      |     | cont.          | “          |
| 182        | “                  | Canvas Products               |      |     | cont.          | “          |
| 190        | double block       | Open House Specialists        |      |     | cont.          | “          |
| 198        | “                  | Main Gallery                  |      |     | cont.          | “          |
| 195-97     | double block       | Dub Glass                     |      |     | c              | “          |
| 200-220    |                    | Julien Inn                    |      |     | non-cont.      | “          |
| 233-241    | double block       | Mid West Comm                 |      |     | cont.          | “          |
| 253        |                    |                               |      |     | cont.          | “          |
| 261-63-69  | triple front       | Gallery 261                   |      |     | cont.          | “          |
| 290-98     |                    | Main St Caboose               |      |     | non-cont.      | “          |
| 299        | A. A. Cooper Block | Underground/Bricktown         |      |     | cont/key       | “          |
| 300        |                    | Main St Iowa Welcome          |      |     | non-cont.      | “          |
| 342        |                    | vacant (Silver Dollar)        |      |     | cont/key       | “          |
| 345        |                    | Bojangles                     |      |     | cont.          | “          |
| 356-64     | double block       | vacant                        |      |     | cont.          | “          |
| 365-75     | double block       | State Beauty Supplies         |      |     | non-cont.      | “          |
| 372        |                    | Ellen's Floral                |      |     | cont.          | “          |
| 365-75     | double block       |                               |      |     | non-cont.      | “          |
| 378        |                    | Pepper Sprout                 |      |     | cont.          | “          |
| 391-95     | double block       | Capri College                 |      |     | cont.          | “          |
| 396-98     | double block       | Thrift Store                  |      |     | cont.          | “          |
| 405        |                    | 5 Flags                       |      |     | cont/key       | “          |
| 450        |                    | Holiday Inn                   |      |     | new            |            |
| 500        |                    | Cigna                         |      |     | new            |            |
| 600        |                    | Mall Bldg                     |      |     | new            |            |
| 700        |                    | NICC                          |      |     | altered, local |            |
| 701-03-05  |                    | vacant formerly Hartig Drug   |      |     | local          |            |
| 730-36     | double block       | Star Uniforms                 |      |     | local          |            |
| 744        | double block       | KFXB                          |      |     | local          |            |
| 745        | double block       | 120 District DCS              |      |     | local          |            |
| 756        |                    | Walker Shoes                  |      |     | local          |            |
| 770-786-88 | double block       | Attorneys                     |      |     | local          |            |
| 790-96     | dept. store        | American Republic             |      |     | local          |            |
| 799        | double block       | Roshek's Nesler Center        |      | Yes | Eligible       | site form  |
| 800        | large block        | Security Bldg                 | NRHP | Yes | Listed         | no action  |
| 801        |                    | vacant w side                 |      |     | new            |            |
| 823-25     |                    | Town Clock Block              | NRHP | Yes | Listed         | no action  |
| 855        |                    | American Trust                |      |     | new            |            |
| 890        |                    | Graham Bldg                   |      |     | new            |            |
| 895        | skyscraper block   | American Trust                |      | Yes | Eligible       | site sheet |
| 900-902    |                    | Ulrich Elec                   |      |     | new            |            |
| 901- 923   | Office block       | Fisher Building               |      |     | local          |            |
| 920        |                    | Zehentner's Sports            |      |     | new            |            |
| 926-40     | blk                | Yon Ching Rest/ Fred's Barber |      |     | new            |            |
| 950        |                    | Main St Station               |      |     | new            |            |
| 951        |                    | Sugar Ray's Barbecue          |      | Yes | Eligible       | site form  |
| 953        |                    | Peterson Blk                  |      | Yes | Eligible       | site form  |

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|       |                                  |                                             |      |     |           |                         |
|-------|----------------------------------|---------------------------------------------|------|-----|-----------|-------------------------|
|       | 965                              | Betty Janes Candies                         |      | Yes | Eligible  | site form               |
|       | 980                              | Cheryl Ann                                  |      |     | new       |                         |
|       |                                  | Bridal\Tuxedos on Mn                        |      |     |           |                         |
|       | 1000                             | Alliant Energy                              |      |     | cont/key  | Upper Main District     |
|       | 1005 double block                | Julien Art Center                           |      |     | cont/key  | "                       |
|       | 1023 "                           | Ange's Beauty                               |      |     | cont/key  | "                       |
|       | 1027-33                          | O'Toole Office Supplies                     |      |     | non-cont. | "                       |
|       | 1030-36                          | Alliant Energy                              |      |     | non-cont. | "                       |
|       | 1042 triple block                | Jan's Sewtique                              |      |     | cont/key. | "                       |
|       | 1043-53 double block             | Law Offices                                 |      |     | non-cont. | "                       |
|       | 1054 triple block                | Magic Mist Carpet Cleaning/ Nu Way Cleaners |      |     | cont.     | "                       |
|       | 1057                             |                                             |      |     | non-cont. | "                       |
|       | 1064-1076 triple blk             | Contract Eyewear                            |      |     | cont.     | "                       |
|       | 1071-75 triple store fronts 1885 | Kingdom Ministries                          |      |     | cont/key  | "                       |
|       | 1086-1092-1098                   | Birth Right/ Bootery                        |      |     | cont/key  | "                       |
|       | 1091 blk 2 storefronts           | Mad Hatters                                 |      |     | c         | "                       |
|       | 1100-50                          | row house                                   |      |     | cont/key  | "                       |
|       | 1101-13 double block             | Harold's TV Radio                           |      |     | cont.     | "                       |
|       | 1131 double block                | Walman Optical                              |      |     | cont.     | "                       |
|       | 1135 "                           | Venture Risk                                |      |     | cont/key  | "                       |
|       | 1141                             | Day-Strake Law                              | NRHP | Yes | Listed    | "                       |
|       | 1166                             | Moose                                       |      |     | non-cont. | "                       |
|       | 1172                             | Brownstone Gallery                          |      |     | cont.     | "                       |
|       | 1199                             | St Lukes Church                             | NRHP | Yes | Listed    | "                       |
| White | 515                              | Roeder Machine                              |      |     |           |                         |
|       | 585                              | Dub Supply Co                               |      |     |           |                         |
|       | 601                              | Conrad Auto                                 |      |     |           |                         |
|       | 563                              | Strip Joynt                                 |      |     |           |                         |
|       | 691-97                           | Sanitary Milk Co.                           |      |     |           | Site Sheet, investigate |
|       | 750                              | Antique Traders                             |      |     |           |                         |
|       | 850                              | Attorneys                                   |      |     |           |                         |
|       | 860                              | Home Care                                   |      |     |           |                         |
|       | 880                              | Central Siding                              |      |     |           |                         |
|       | 901                              | Apts                                        |      |     | local     |                         |
|       | 902                              | Antiques on White                           |      |     | local     |                         |
|       | 931                              | Bruce & Wendy Kelley                        |      |     | local     |                         |
|       | 933                              | Mark Griffin                                |      |     | local     |                         |
|       | 951 duplex                       | Hair Haberdeskey                            |      |     | local     |                         |
|       | 953 duplex                       | Apt                                         |      |     | local     |                         |
|       | 985                              |                                             |      |     | local     |                         |
|       | 990                              | Quik Lube                                   |      |     |           |                         |
|       | 991-97                           |                                             |      |     | new       |                         |
|       | 1000                             | Rhomberg Furries                            |      |     |           | Investigate             |
|       | 1029                             |                                             |      |     | local     |                         |
|       | 1037                             | Apt                                         |      |     | local     |                         |
|       | 1048                             | Miner Plmbg                                 |      |     |           |                         |
|       | 1047-51 duplex                   | Apt                                         |      |     | local     |                         |

|            |                |                          |           |                   |
|------------|----------------|--------------------------|-----------|-------------------|
| 1055-1073  | duplex/triplex | Rick Scholtes            | local     |                   |
| 1060       |                | Floyd & Melita Smith     | local     |                   |
| 1090       |                | Dub Accoustical          |           |                   |
| 1097       |                | Jaeger Auto Sales        |           |                   |
| 1100       |                |                          | cont.     | Old Town District |
| 1101       |                | Apt                      | cont/key  | “                 |
| 1118       |                | Apt                      | cont.     | “                 |
| 1126-34-36 | triplex        |                          | cont.     | “                 |
| 1129       |                | Brenda Brown             | cont.     | “                 |
| 1133       |                | Apt                      | cont.     | “                 |
| 1152-54    | duplex         | AOK Yellow Cab CO        | cont.     | “                 |
| 1172       |                | Apt                      | cont.     | “                 |
| 1188       |                | Apt                      | cont.     | “                 |
| 1198       |                | store                    | cont.     | “                 |
| 1200-02    |                | Apt                      | cont/key  | “                 |
| 1240       |                | D Bahl                   | cont.     | “                 |
| 1249       |                | Prescott School          | cont/key  | “                 |
| 1250-52    | duplex         |                          | cont.     | “                 |
| 1274-76    | duplex         | St Johns Lutheran Church | cont/key  | “                 |
| 1330-1340  |                | Brannon Monument         | non-cont. | “                 |
| 1364-      | duplex         | key                      | cont.     | “                 |
| 1366       | “              | key                      | cont.     | “                 |
| 1368       |                | key                      | cont.     | “                 |
| 1376       |                |                          | cont.     | “                 |
| 1390       |                | Apt                      | cont.     | “                 |
| 1398       |                | Diesel Component Service | cont.     | “                 |
| 1402       |                | Upholsters Credit Union  | non-cont. | “                 |
| 1438       |                |                          | cont.     | “                 |
| 1458       |                | key                      | cont/key  | “                 |
| 1467       |                |                          | non-cont. | “                 |
| 1472       |                |                          | non-cont. | “                 |
| 1477       |                | key                      | cont/key  | “                 |
| 1496       |                | key                      | cont/key  | “                 |
| 1539       | duplex         |                          | cont.     | “                 |
| 1541       | “              |                          | cont.     | “                 |
| 1555       | duplex         | Sisters of Francis       | cont.     | “                 |
| 1557       |                |                          | cont.     | “                 |
| 1584       |                | St Marys Church          | cont.     | “                 |
| 1584       |                | St. Marys Rectory        | cont.     | “                 |
| 1585       |                | apt                      | non-cont. | “                 |
| 1591       | triplex        | apt                      | cont.     | “                 |
| 1593       | “              |                          | cont.     | “                 |
| 1595       | “              |                          | cont.     | “                 |
| 1600       |                | St Mary's School         | non-cont. | “                 |
| 1605       |                |                          | cont.     | “                 |
| 1620-1628  | duplex         |                          | cont.     | “                 |
| 1635       |                |                          | cont.     | “                 |
| 1651       |                |                          | cont/key  | “                 |
| 1653       |                |                          | cont.     | “                 |
| 1660       |                |                          | cont.     | “                 |
| 1670       | duplex         |                          | cont.     | “                 |
| 1672       | “              |                          | cont.     | “                 |
| 1690       |                |                          | cont.     | “““               |

|              |                   |                    |           |   |
|--------------|-------------------|--------------------|-----------|---|
|              | 1709-1711 duplex  |                    | cont.     | “ |
|              | 1714-1718 triplex |                    | cont/key  | “ |
|              | 1733 duplex       |                    | cont.     | “ |
|              | 1735 “            |                    | cont.     | “ |
|              | 1743              |                    | cont.     | “ |
|              | 1763 duplex       |                    | cont.     | “ |
|              | 1765 “            |                    | cont.     | “ |
|              | 1772              | St Matthews Church | cont.     | “ |
|              | 1781              |                    | non-cont. | “ |
| Jackson      | 1193-95 duplex    |                    | cont.     | “ |
|              | 1205              |                    | cont.     | “ |
|              | 1208              |                    | cont/key  | “ |
|              | 1214              |                    | cont.     | “ |
|              | 1228              |                    | cont.     | “ |
|              | 1229              |                    | cont.     | “ |
|              | 1238              |                    | cont.     | “ |
|              | 1241              |                    | non-cont. | “ |
|              | 1248              |                    | non-cont. | “ |
|              | 1250              |                    | non-cont. | “ |
| 1250 (alley) |                   |                    | non-cont. | “ |
|              | 1257              |                    | non-cont. | “ |
|              | 1263              |                    | cont/key  | “ |
|              | 1266              |                    | cont.     | “ |
|              | 1267              |                    | cont.     | “ |
|              | 1276              |                    | cont.     | “ |
|              | 1290              |                    | non-cont. | “ |
|              | 1297              |                    | non-cont. | “ |
|              | 1300              |                    | cont.     | “ |
|              | 1318              |                    | non-cont. | “ |
|              | 1328              |                    | cont.     | “ |
|              | 1329-31 duplex    |                    | cont.     | “ |
|              | 1344              |                    | non-cont. | “ |
|              | 1349              |                    | non-cont. | “ |
|              | 1360              |                    | cont.     | “ |
|              | 1364              |                    | non-cont. | “ |
|              | 1365              |                    | cont/key  | “ |
|              | 1366              |                    | non-cont. | “ |
|              | 1385              |                    | cont.     | “ |
|              | 1397              |                    | cont.     | “ |
|              | 1398              |                    | non-cont. | “ |
|              | 1404-06 duplex    |                    | cont.     | “ |
|              | 1430              |                    | non-cont. | “ |
|              | 1437              |                    | non-cont. | “ |
|              | 1448              |                    | non-cont. | “ |
|              | 1449              |                    | cont.     | “ |
|              | 1458              |                    | non-cont. | “ |
|              | 1461              |                    | non-cont. | “ |
|              | 1465              |                    | cont.     | “ |
|              | 1466              |                    | cont.     | “ |
|              | 1476-78 duplex    |                    | cont.     | “ |
|              | 1479-81           |                    | cont.     | “ |
|              | 1494-96 duplex    |                    | cont/key  | “ |
|              | 1497-99 duplex    |                    | non-cont. | “ |
|              | 1501              | St. Marys School   | cont/key  | “ |
|              | 1504              |                    | cont.     | “ |
|              | 1530              |                    | cont.     | “ |
|              | 1532              |                    | cont.     | “ |

|                  |           |   |
|------------------|-----------|---|
| 1550-52 duplex   | cont.     | “ |
| 1561             | cont.     | “ |
| 1580-84          | cont.     | “ |
| 1598             | cont/key  | “ |
| 1603             | cont/key  | “ |
| 1605             | cont/key  | “ |
| 1610             | non-cont. | “ |
| 1629             | cont.     | “ |
| 1631             | cont.     | “ |
| 1636             | cont.     | “ |
| 1646             | cont.     | “ |
| 1656             | non-cont. | “ |
| 1657             | cont.     | “ |
| 1666             | non-cont. | “ |
| 1667             | cont.     | “ |
| 1675             | cont.     | “ |
| 1676             | non-cont. | “ |
| 1697             | cont/key  | “ |
| 1698             | cont/key  | “ |
| 1710             | cont/key  | “ |
| 1717             | cont.     | “ |
| 1720-22          | cont/key  | “ |
| 1732             | non-cont. | “ |
| 1737             | non-cont. | “ |
| 1756             | non-cont. | “ |
| 1760             | cont.     | “ |
| 1768             | cont.     | “ |
| 1776             | non-cont. | “ |
| 1786             | non-cont. | “ |
| 1795             | non-cont. | “ |
| 1796             | non-cont. | “ |
| Washington 1202- | cont.     | “ |
| 09-13            |           |   |
| 1325             | non-cont. | “ |
| 1355             | non-cont. | “ |
| 1380-90          | non-cont. | “ |
| 1395-97          | cont.     | “ |
| 1403-05 duplex   | cont.     | “ |
| 1408             | non-cont. | “ |
| 1412-14 duplex   | cont.     | “ |
| 1428-30          | cont.     | “ |
| 1433             | cont.     | “ |
| 1448             | non-cont. | “ |
| 1453             | cont.     | “ |
| 1455             | cont.     | “ |
| 1460             | cont.     | “ |
| 1467-71 duplex   | cont.     | “ |
| 1470             | non-cont. | “ |
| 1478-80 duplex   | cont.     | “ |
| 1493-99 duplex   | cont.     | “ |
| 1498             | cont.     | “ |
| 1502             | cont.     | “ |
| 1503             | cont.     | “ |
| 1513             | cont.     | “ |
| 1514             | non-cont. | “ |
| 1525             | cont.     | “ |
| 1535             | non-cont. | “ |

|      |                      |                     |           |                        |
|------|----------------------|---------------------|-----------|------------------------|
|      | 1543                 |                     | cont.     | “                      |
|      | 1556                 |                     | cont.     | “                      |
|      | 1559                 |                     | non-cont. | “                      |
|      | 1571                 |                     | non-cont. | “                      |
|      | 1574-76-78           |                     | cont.     | “                      |
|      | 1575-77              |                     | cont.     | “                      |
|      | 1575-77              |                     | cont.     | “                      |
|      | 1586-88 duplex       |                     | cont.     | “                      |
|      | 1597-99 duplex       |                     | cont.     | “                      |
|      | 1598                 |                     | cont.     | “                      |
|      | 1603                 |                     | cont.     | “                      |
|      | 1608                 |                     | non-cont. | “                      |
|      | 1609-11 duplex       |                     | non-cont. | “                      |
|      | 1618                 |                     | non-cont. | “                      |
|      | 1620-22 duplex       |                     | cont.     | “                      |
|      | 1625-29-35 triplex   |                     | cont.     | “                      |
|      | 1628                 |                     | non-cont. | “                      |
|      | 1649                 |                     | cont.     | “                      |
|      | 1660                 |                     | non-cont. | “                      |
|      | 1663-65              |                     | cont.     | “                      |
|      | 1664-68 triplex      |                     | cont.     | “                      |
|      | 1669                 |                     | non-cont. | “                      |
|      | 1689                 |                     | cont.     | “                      |
|      | 1693-95 duplex       |                     | non-cont. | “                      |
|      | 1696                 |                     | non-cont. | “                      |
|      | 1699                 |                     | non-cont. | “                      |
|      | 1715                 |                     | cont.     | “                      |
|      | 1725-31-37 triplex   |                     | cont.     | “                      |
|      | 1741                 |                     | non-cont. | “                      |
|      | 1753                 |                     | non-cont. | “                      |
|      | 1765-95 rowhouse     |                     | cont.     | “                      |
|      | 1798                 |                     | cont/key  | “                      |
| Iowa | 301                  | Best Rental         |           |                        |
|      | 351                  | Dub Radiator Wks    |           |                        |
|      | 500                  | Tri State Graphics  |           | n/c                    |
|      | 501                  | ramp                |           |                        |
|      | 551                  | Conlon Construction |           |                        |
|      | 590                  | Workforce           |           |                        |
|      |                      | Development         |           |                        |
|      | 620                  | McDonalds           |           |                        |
|      | 660                  | Plasma Center       |           |                        |
|      | 770                  | Police Dept         |           |                        |
|      | 830                  | Dub Co Abstract     |           |                        |
|      | 890                  | Jorjas Rest         |           |                        |
|      | 951                  | Duggan Realty       |           |                        |
|      | 1000                 | Mautz Paint         |           |                        |
|      | 1099                 | Salvation Army      |           |                        |
|      | 1103-09              | Woodmans Tap        | Yes       | cont/key Iowa District |
|      | 1108 Elberen Blk     | Ferrell Reat Estate |           | cont/key “             |
|      | 1106-12 double block | CJ May Attorney     |           | cont. “                |
|      | 1120                 | May Attourney       |           | non-cont. “            |
|      | 1129-35              | res                 |           | cont. “                |
|      | 1130                 | Scott Prnts         |           | c “                    |
|      | 1154                 | Hughes & Trannell   |           | cont. “                |
|      |                      | Attourney           |           |                        |
|      | 1157-59              | res                 |           | non-cont. “            |
|      | 1170-72              | Pet Med             |           | non-cont. “            |

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|       |         |                            |                                                                       |     |           |                                   |
|-------|---------|----------------------------|-----------------------------------------------------------------------|-----|-----------|-----------------------------------|
|       | 1163-97 |                            | Tri-State<br>Bond/Continental<br>Realty/Kintzinger Law<br>Breezy Café |     | cont/key  | “                                 |
|       | 1220    |                            |                                                                       |     | pcsn      |                                   |
|       | 1236    | 1885                       |                                                                       | Yes | Eligible  | site form                         |
|       | 1250-56 | 1885 blk triple<br>front   |                                                                       | Yes | Eligible  | site form                         |
| W 1st | 210-14  |                            |                                                                       |     | cont.     | Add to Old<br>Main District       |
|       | 245-49  | dbl blk                    | Barber Shop                                                           |     | cont.     | include in<br>Main District       |
|       | 253-57  | double block               | US Cellular<br>service station/OK<br>Dokey Food                       |     | new       | investigate                       |
|       | 263     | “                          | Pawsiting Pets                                                        |     |           | same                              |
|       | 265     |                            | Closet O Gold                                                         |     |           |                                   |
|       | 325     |                            | Heartland Investment                                                  |     |           | Likely in<br>Cathedral<br>Dist    |
|       | 335     |                            | Pfohl's Drapery<br>residences                                         |     |           | same                              |
| W 2nd | 340-50  |                            | Kitchens by<br>Bakey/Relm House                                       |     | cont.     | same                              |
|       | 231     | double block               | Advanta Signs/J. D.<br>Used Auto                                      |     | cont.     | Include in<br>Main District       |
|       | 233     | “                          | Natural Fit Nutrition<br>?                                            |     |           | same                              |
|       | 235     |                            |                                                                       |     |           | Investigate                       |
|       | 335     |                            |                                                                       |     |           | In Cathedral<br>District?         |
| W 4th | 36      |                            | Hotel Canfield                                                        |     | c         |                                   |
|       | 331     |                            | six story apts                                                        |     |           | In Cathedral<br>District?         |
| E 5th | 155     | (former<br>garage)         | Dubuque Supply<br>Company?                                            |     | cont.     |                                   |
| W 5th | 330     |                            | Puddle Ducks/beauty<br>shop                                           |     |           | In Cathedral<br>District?         |
|       | 340     |                            | Collectors Corner                                                     |     |           | same                              |
| E 6th | 205     |                            | Dubuque Hardwoods                                                     |     | cont.     | included in<br>Industrial<br>Dist |
| W 6th | 215     |                            | United Way                                                            |     | non-cont. |                                   |
|       | 250     |                            | Ecumenical Tower<br>Apts                                              |     | non-cont. |                                   |
|       | 260     |                            | Apts.                                                                 |     | non-cont. |                                   |
| E 7th | 100     |                            | Plasma Center                                                         |     | non-cont. |                                   |
|       | 398     | not found, E of<br>Hwy. 61 | Gopher Graphics                                                       |     |           |                                   |
|       | 400     | same                       | E. J. Voggenthaler<br>Co.                                             |     |           |                                   |
|       | 430     | same                       | Vessel Systems<br>Tanks                                               |     |           |                                   |
|       | 505     | same                       | Conagra Grain<br>Elevator                                             |     |           |                                   |
| W 7th | 47      |                            | Abeln Abstract & Title<br>Co.                                         |     | new       |                                   |
|       | 270     |                            | Firstar Bank                                                          |     | new       |                                   |
| E 8th | 221     | not found                  | Stewart Construction                                                  |     |           |                                   |
|       | 250     |                            | Jeld Wen Doors                                                        |     |           | Industrial                        |

District

|        |        |                                            |                                            |      |           |                                    |
|--------|--------|--------------------------------------------|--------------------------------------------|------|-----------|------------------------------------|
|        | 291    |                                            | W. C. Steward<br>Construction              |      |           |                                    |
| W 8th  | 135    |                                            | Grand Theater                              | NRHP |           |                                    |
|        | 151    | rear of larger<br>building                 | Apts. Daykin<br>Insurance                  |      |           |                                    |
|        | 225    |                                            | Supreme Subs                               |      |           |                                    |
| E 9th  | 251    |                                            | Takes Coffeehouse                          |      |           |                                    |
|        | 55     |                                            |                                            |      |           |                                    |
|        | 220    |                                            | First Supply                               |      |           |                                    |
|        | 299    |                                            | Carpet Depot                               |      |           |                                    |
|        | 375    |                                            | Eagle & Taylor Co.<br>Windows              |      |           |                                    |
| W 9th  | 11     |                                            | Fire Department HQ                         |      | new       |                                    |
|        | 125    |                                            | Henry Stout Senior<br>Apts.                | NRHP |           |                                    |
|        | 395    |                                            | Dempsey's Real<br>Estate                   |      |           |                                    |
| E 10th | 98     |                                            | Rudsiznski Business<br>Equipment Co.       |      |           |                                    |
|        | 168    | (metal<br>covered)                         | All Seasons Htg. &<br>Cooling              |      |           | Industrial<br>Dist,<br>investigate |
| W 10th | 160    |                                            | Alliant Credit Union                       |      | new       |                                    |
|        | 245    | double block                               | Throwline Darts                            |      | non-cont. | Upper Main<br>District.            |
|        | 247    | “                                          | same, Northwestern<br>Ill-Iowa Music/Games |      | non-cont. | “                                  |
|        | 255    |                                            | First Cong. Church                         |      |           | in Jackson<br>Park District        |
| E 11th | 141-49 | duplex                                     | residence                                  |      | non-cont. | Old Town<br>District               |
| W 11th | 113    | double<br>storefront, part<br>of 1103 Iowa | Lien Orienta                               |      |           | Iowa District                      |
|        | 115    | as above                                   | Asian Gourmet                              |      | non-cont. | “                                  |
|        | 243-47 | duplex                                     |                                            |      | cont.     | Upper Main<br>District             |
|        | 248    | rear part Main<br>St bldg                  |                                            |      | cont.     | “                                  |
| E 12th | 155    | part of larger<br>bldg to E                |                                            |      |           | Old Town<br>District               |
|        | 304    |                                            | residence                                  |      |           |                                    |
|        | 340    |                                            | Dubuque Steel<br>Products                  |      |           |                                    |
|        | 357    |                                            | Mootz Allignment                           |      | non-cont. |                                    |
|        | 390    |                                            | Rental Service<br>Corporation              |      | non-cont. |                                    |
| W 12th | 100-14 | part of 1163-97<br>White St.)              | law offices                                |      | cont.     | Iowa District                      |
|        | 115    |                                            | Suggi Rays Barbecue<br>rest.               |      |           |                                    |
|        | 391    |                                            | Dubuque Corner<br>Store                    |      |           |                                    |
| E 13th | 125    |                                            | residences                                 |      | cont.     | Old Town<br>District               |
|        | 129-31 | Duplex                                     | residential                                |      |           | “                                  |

|                    |          |                                  |                         |          |           |                       |
|--------------------|----------|----------------------------------|-------------------------|----------|-----------|-----------------------|
|                    | 206-12   | four-plex                        | residence               |          | non-cont. | “                     |
|                    | 216-218  | duplex                           | residences              |          | non-cont. | “                     |
|                    | 360      | duplex                           |                         |          |           |                       |
|                    | 385      |                                  | Lucky 13 Bar            |          |           |                       |
| W 13th             | 50       |                                  | City Hall               | NRHP Yes | Listed    | no action             |
|                    | 107-09   |                                  | residences              |          |           |                       |
|                    | 116      |                                  | residence               |          |           |                       |
|                    | 120      |                                  | Jack's Trucking Service |          |           |                       |
|                    | 124, 126 |                                  | residences              |          |           |                       |
| E 14 <sup>th</sup> | 19       |                                  | Teamsters #421          |          | non-cont. | Old Town District     |
|                    | 160-4    | duplex                           |                         |          | cont.     | “                     |
|                    | 232-46   | four-plex                        | residence               |          |           | “                     |
|                    | 235-37   | duplex                           |                         |          | non-cont. | “                     |
|                    | 253-59   | duplex                           |                         |          | cont.     | “                     |
|                    | 260-62   | duplex                           |                         |          | cont.     | “                     |
|                    | 425      |                                  | Herbst Auto Service     |          |           |                       |
|                    | 480      |                                  | Linden Propeller Co.    |          |           |                       |
|                    | 490      |                                  | A. G. Electric          |          |           |                       |
| E 15th             | 27       |                                  | Koehler Auction         |          | non-cont. | Central District      |
|                    | 28-30    | duplex                           |                         |          | cont.     | “                     |
|                    | 55       |                                  | res. w of White         |          | non-cont. | Old Town District     |
|                    | 110-12   | duplex, part of bldg to w        |                         |          | cont.     | “                     |
|                    | 210-30   |                                  | res.                    |          | cont.     | “                     |
|                    | 285      |                                  | res.                    |          | cont.     | “                     |
|                    | 342-44   | duplex                           | res.                    |          | cont.     | “                     |
|                    | 351      |                                  | res.                    |          |           |                       |
| W 15th             | 25-27    | duplex                           |                         |          | cont.     | Central District      |
|                    | 35       | duplex                           |                         |          |           | Jackson Park District |
|                    | 37       | “                                |                         |          |           | “                     |
| E 16 <sup>th</sup> | 247-49   | duplex                           | res.                    |          | non-cont. | Old Town District     |
|                    | 344      |                                  | res                     |          | non-cont. | “                     |
|                    | 357      |                                  | same                    |          |           |                       |
|                    | 358-60   | duplex                           |                         |          |           |                       |
|                    | 394      |                                  | res                     |          |           |                       |
|                    | 395      |                                  |                         |          |           |                       |
| E 17th             | 45       | 3 story addition to Central bldg |                         |          | c         |                       |
|                    | 52       |                                  | res                     |          |           |                       |
|                    | 54       |                                  | res                     |          |           |                       |
|                    | 145      |                                  | res.                    |          | cont.     | Old Town District     |
|                    | 244      |                                  |                         |          | cont.     | “                     |
| E 18 <sup>th</sup> | 260      |                                  | Dubuque Clamp Works     |          | cont/key  | “                     |

Master Survey Map:



Figure 96: Survey Map and Findings

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