

Workingmen's Houses,
27-29 Locust Street
Dubuque
Dubuque County
Iowa

HABS No. IA-159-BN

*HABS
IOWA,
31-DUBU,
14-BN-*

**PHOTOGRAPHS
HISTORICAL AND DESCRIPTIVE DATA**

Historic American Buildings Survey
Department of the Interior
National Park Service
Rocky Mountain Regional Office
P.O. Box 25287
Denver Colorado 80225

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Site Location: 27-29 Locust Street
Dubuque, Dubuque County, Iowa
DOT designation: Resource Site No. 4.29
Cadastral grid: NE1/4 SE1/4 S25 T89N R2E
USGS quadrangle: Dubuque South Iowa 7.5'
UTM coordinates: 15.691880.4706840
Lot dimensions: 21' x 136': .07 acre
21' x 100': .05 acre
Lot description: South 1/2 and East 100'1"
of North 1/2 of City Lot 574.

Present Owner: Robert C. and Elaine M. Rapp [27 Locust]
John F. and Teresa C. Hall [29 Locust]

Present Usage: housing

Present Condition: fair

Overall Dimensions: 2-story front section: 36' x 26'; 2-story rear section:
24' x 12'; 1-story rear frame addition: 16' x 10'.

Orientation: east

Architectural Description:

Plan type: symmetrical duplex in 2-story rectangle with 2-story rear wing.

Foundation: coursed limestone ashlar perimeter walls with tooled stone watertable on front only.

Structure: wood frame with brick masonry bearing and fire walls.

Ext. walls: common red brick laid in common bond on original building; plywood siding on rear addition.

Roofs: flat composition roof with corbeled brick parapets over 2-story brick sections; shallow shed roof with asphalt roll roofing over rear addition.

Chimneys: two brick exterior chimneys (replaced on south with concrete flue blocks).

Dormers: none

Openings: painted wood 2/2 double-hung windows, either shuttered (north) or with aluminum storms (south), with brick segmental arch heads and stone lug sills; two single-leaf front doors with transoms and segmental arch heads centered on front porch; simply framed rear door and fixed-light windows in rear frame addition.

Porches: (original removed) simple, open wood frame stoop at front doors; cantilevered wood canopy over rear door of frame addition.

Details: decoratively corbeled bricks on front parapet.

Construction Date : 1884

Architecture Style: Nineteenth Century Functional

Physical History : Michael Halpin operated a grocery store at 157 South Locust Street (no longer extant) and owned at least four single family rental residences nearby. In 1882 he constructed a two-story brick house (no longer extant) for himself and family at 167 South Locust for \$1,200. Two years later Halpin built this two-story double brick tenement, also on the same block of South Locust, for \$2,500. He rented this building to a series of short- and long-term tenants, including John S. Murphy at the turn of the century. Editor of the *Dubuque Daily Herald*, Murphy was a friend of William Jennings Bryant, and he used his position with the newspaper to achieve non-elective prominence in politics. As ownership of the building was later divided into halves, subsequent working class tenants included Thomas and Josphine Shea, Harry Fleck, W.F. and Mary Boyce, Robert C. Rapp and Cletus W. Grue. Over this extended occupation, the building has retained its overall appearance, undergoing relatively minor exterior alterations and additions. These include replacement of the frame front porch and front doors, infilling of one window on the south wall with brick and construction of a frame rear addition onto the south half in 1955.

Significance: Built as a rental property and occupied for a brief period by a locally significant tenant, this double tenement typifies the modest brick structures built along South Locust Street in the 1880s and 1890s.

References: Dubuque City Directories: 1857 - 1970.
Iowa State Gazetteer: 1882-1923.
Sanborn Insurance Maps: 1879, 1884, 1891, 1909, 1972.
Dubuque County Assessment Record: 3-16-6-20.
Dubuque City Building Permit Record: 27 Locust Street.
Iowa Department of Transportation, "Draft Environmental Impact Statement - Cultural Resources Assessment."
Land Title Abstract (located at Iowa Department of Transportation, Ames Iowa).
Dubuque Daily Herald: 31 December 1882; 12 December 1884.

Compiler: Clayton B. Fraser, Fraserdesign, Loveland Colorado.
November 1988.