

Workingmen's Houses,  
John Coyne House  
357 Southern Avenue  
Dubuque  
Dubuque County  
Iowa

HABS No. IA-159-AC

HABS  
IOWA,  
31- DUBU,  
14-AC-

DRAWINGS  
PHOTOGRAPHS  
WRITTEN HISTORICAL AND DESCRIPTIVE DATA

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

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**Site Location:** 357 Southern Avenue  
Dubuque, Dubuque County, Iowa  
DOT designation: Resource Site No. 1.30  
Cadastral grid : SW1/4 NE1/4 S36 T89N R2E  
USGS quadrangle: Dubuque South Iowa 7.5'  
UTM coordinates: 15.691775.4705810  
Lot dimensions : 75.2'X 142': .25 acre  
Lot description: Lot 29 of Mineral Lot 39

**Present Owner:** Sylvia Williams  
**Present Usage:** single family residence  
**Present Condition :** good

**Overall Dimensions:** 2-story main block: 20'5"x 28'9"; 1-story rear addition:  
20'5"x 11'10"; 1-story rear enclosed porch: 7'6"x 7'9".

**Orientation :** southeast  
**Architectural Description :** Plan type : rectangular, with corner stair; 2 stories.  
Foundation: parged stone perimeter walls.  
Structure : wood frame  
Ext. walls: brick-pattern asphalt roll siding on front and sides; painted beveled wood siding with plain corner boards on rear of main block; asphalt siding on rear additions.  
**Roofs** : moderately pitched, front-end gable over main block; shallowly pitched shed roofs over rear additions; 3-tab asphalt shingles on main roof; asphalt roll roofing on additions.  
**Chimneys** : one concrete block interior chimney.  
**Dormers** : none  
**Windows** : painted wood 1/1 double-hung, placed symmetrically on walls; plain casings and slip sills.  
**Openings** : single-leaf front door placed in south corner and aligned with second-floor window above.  
**Porches** : (original two-story, full-width wood front porch removed); full-width, uncovered concrete front porch; small concrete stoop at rear door.  
**Details** : simply boxed cornices on main roof.

**Construction Date :** 1881

**Architecture Style:** Gable ended box

**Physical History** : Real estate speculators Sarah C. Disney, Job S. Randall and Isaac LaBoiteause subdivided Mineral Lot 39 into residential lots in 1875. Disney held this lot for speculation for five years before selling it to John

Coyne for \$125. A laborer, Coyne built this two-story frame house in 1881 for \$1200. He lived here for over thirty years until his death between 1911 and 1913. In 1914 Coyne's heirs sold the property to Joseph Connolly. Herman and Matilda Cooper rented the house from Connolly for five years before buying it in 1922 for \$1400. After both parents died, son Raymond Cooper occupied the house. He built the one-story addition onto the rear of the two-story main block in 1940, and built the one-story concrete block garage behind the house in 1960. Cooper lived here until at least 1970.

**Significance:** Built in 1881, John Coyne's house fit well within the mainstream of modest residential construction then occurring in the working class neighborhood along Southern Avenue. The house is a well-proportioned vernacular structure with its symmetrical three-bay, corner-entrance facade, but suffers considerably by the addition of asphalt siding and the removal of its front porch and architectural trim.

**References:** Sanborn Insurance Maps: 1909, 1972.  
Dubuque City Directories: 1880 - 1970.  
Dubuque County Assessment Record: 3-32-2-30.  
Dubuque City Building Permit Record: 357 Southern Avenue.  
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*: 4 December 1881.

**Compiler:** Clayton B. Fraser, Fraserdesign, Loveland Colorado.  
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