

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name T. Ben Loetscher House
other names/site number _____

2. Location

street & number 160 South Grandview Avenue not for publication
city, town Dubuque vicinity
state Iowa code IA county Dubuque code 061 zip code 52001

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	Contributing	Noncontributing
<input type="checkbox"/> public-local	<input type="checkbox"/> district	<u>1</u>	_____ buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	_____	_____ sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	_____	_____ structures
	<input type="checkbox"/> object	_____	_____ objects
		<u>1</u>	_____ Total

Name of related multiple property listing: N/A

Number of contributing resources previously listed in the National Register 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.

Signature of certifying official _____ Date _____
Bureau of Historic Preservation
State or Federal agency and bureau _____

In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.

Signature of commenting or other official _____ Date 9/18/89
State or Federal agency and bureau _____

5. National Park Service Certification

I hereby, certify that this property is:

entered in the National Register. See continuation sheet.

determined eligible for the National Register. See continuation sheet.

determined not eligible for the National Register.

removed from the National Register.

other, (explain:) _____

Alvord Boyer Entered in the National Register 11/2/89

Signature of the Keeper Date of Action

6. Function or Use

Historic Functions (enter categories from instructions)

DOMESTIC/single dwelling

Current Functions (enter categories from instructions)

DOMESTIC/single dwelling

7. DescriptionArchitectural Classification
(enter categories from instructions)

Tudor Revival

Colonial Revival

Mission/Spanish Colonial Revival

Materials (enter categories from instructions)

foundation STONE

walls BRICK

roof CERAMIC TILE

other

Describe present and historic physical appearance.

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

nationally statewide locally

Applicable National Register Criteria A B C D

Criteria Considerations (Exceptions) A B C D E F G

Areas of Significance (enter categories from instructions)

Architecture

Period of Significance

1924

Significant Dates

1924

Cultural Affiliation

Significant Person

Architect/Builder

C. I. Krajewski, Architect

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

9. Major Bibliographical References

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

See continuation sheet

Primary location of additional data:

- State historic preservation office
- Other State agency
- Federal agency
- Local government
- University
- Other

Specify repository: _____

10. Geographical Data

Acreage of property Less than one acre.

UTM References

A

1	5	6	9	0	3	4	0	4	7	0	6	5	9	0
Zone					Easting					Northing				

B

Zone					Easting					Northing				

C

Zone					Easting					Northing				

D

Zone					Easting					Northing				

See continuation sheet

Verbal Boundary Description

Lots 1 and 2 and the south 1/2 of lot 3 of the John Rider Wallis Subdivision.

See continuation sheet

Boundary Justification

The boundary includes the lots that have been historically associated with the property.

See continuation sheet

11. Form Prepared By

name/title Helen E. Mercer
organization _____ date June 1, 1989
street & number 5661 N. Cascade Road telephone (319) 583-4360
city or town Dubuque state IA zip code 52001

UNITED STATES DEPARTMENT OF THE INTERIOR
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NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet

Section number 7 Page 1

Occupying a prominent corner location in one of Dubuque's finer 1920's residential subdivisions, the T. Ben and Nellie Loetscher home consists of a two-story main block constructed of brick; attached is a one-story addition of the same material. Both rest on a stone foundation covered by brick veneer.

The roof of the main block is cross-gabled, truncated at the ends and covered with green tile. The two chimneys ascend through the Jerkin head gables. The addition is capped with a low, pyramidal roof, also clad in green tile. Mounted on the corner buttresses are heavy stone capitals.

The centered, recessed entrance with sidelights and other windows of assorted styles that ascend through third floor is an artistic blend of wood carving in foliate and rope design; the Bedford stone lintels and blocks carved in relief combine with the above to reflect Italian Renaissance influence. The brick color, chimneys and roof style throw back to the Tudor Revival, although the slight upward flare of the eaves and rafters suggest Orientalism. The 8/1 windows mirror the Colonial age. C. I. Krajewski the architect, has blended these orders into an exciting form of Eclecticism found on no other home in the city.

The addition, or sun room, has all casement windows with transoms of 12 panes each. Fenestration of the south exposure of the main block is asymmetrical, featuring a large window with transom, casements, 6/1, 8/1, and 1/4 rounds. The latter reflect Colonial Revival.

Fenestration of the east and north exposures are also asymmetrical.

A brick wall extending from the corner of the laundry room in the basement to the east property line features a gate capped by a wooden structure suggestive of Orientalism. The wall screens the patio from public view. Steps rise to the rear of the house.

The exterior of the house has suffered no alterations. The patio was added after 1975.

Minimal landscaping occurred early consisting of low plantings at the front and side on Booth Street and a row of Bridal Wreath along the east lot line. A vernacular cottage was erected north of the Loetscher property in the 1950's and the row of pines was soon planted. The 1985 occupant replaced the Bridal Wreath with pine trees at the east lot line.

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The quality of design and Eclecticism is evident in the interior. The two-story foyer features a dramatic oak stairway that ascends to a square well on second floor. Above the stairway, rising from second floor to the ceiling, the wall is filled with 25 beveled glass mirrors each 10" x 14", and secured by wooden mullions.

Guided by the architect's plans, workmen at the Farley-Loetscher Sash and Door Company made the stair steps, held them together by shims, turned the spindles and railing, assembled the entire unit and numbered each piece. Then the structure was disassembled, packed in numbered boxes and delivered to the construction site. The same company supplied all doors, frames, window frames, both exterior and interior, and all interior trim. Studding and flooring came from a local lumber yard.

All wood trim of first floor, including cove moldings of foyer and living room, ogee elsewhere, is of beechwood. simple moldings of the fireplace mantel and built-in bookcases bear restrained carving resembling the Prairie style. The stair railing and all trim were stained to match. Cherry trim prevails on second floor. Flooring throughout the home is 2-1/2 " oak, except the three baths have tile over 2 inch slabs of cement.

The only alteration of the interior was conversion of the one-room attic to three rooms for teenagers during the 1974-1985 occupancy.

The limestone foundation forms the outer walls of the basement. Interior walls are of cement slabs. The ceiling is also cement supported by embedded steel girders. Entry to the two garages is through electrically operated overhead doors. Other rooms of the basement are devoted to furnace and work bench, laundry, storage of firewood, fruit and incidentals. The central room houses the stairway to first floor and provides egress to other rooms and garages.

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CFN-259-1116

T. Ben Loetscher Home

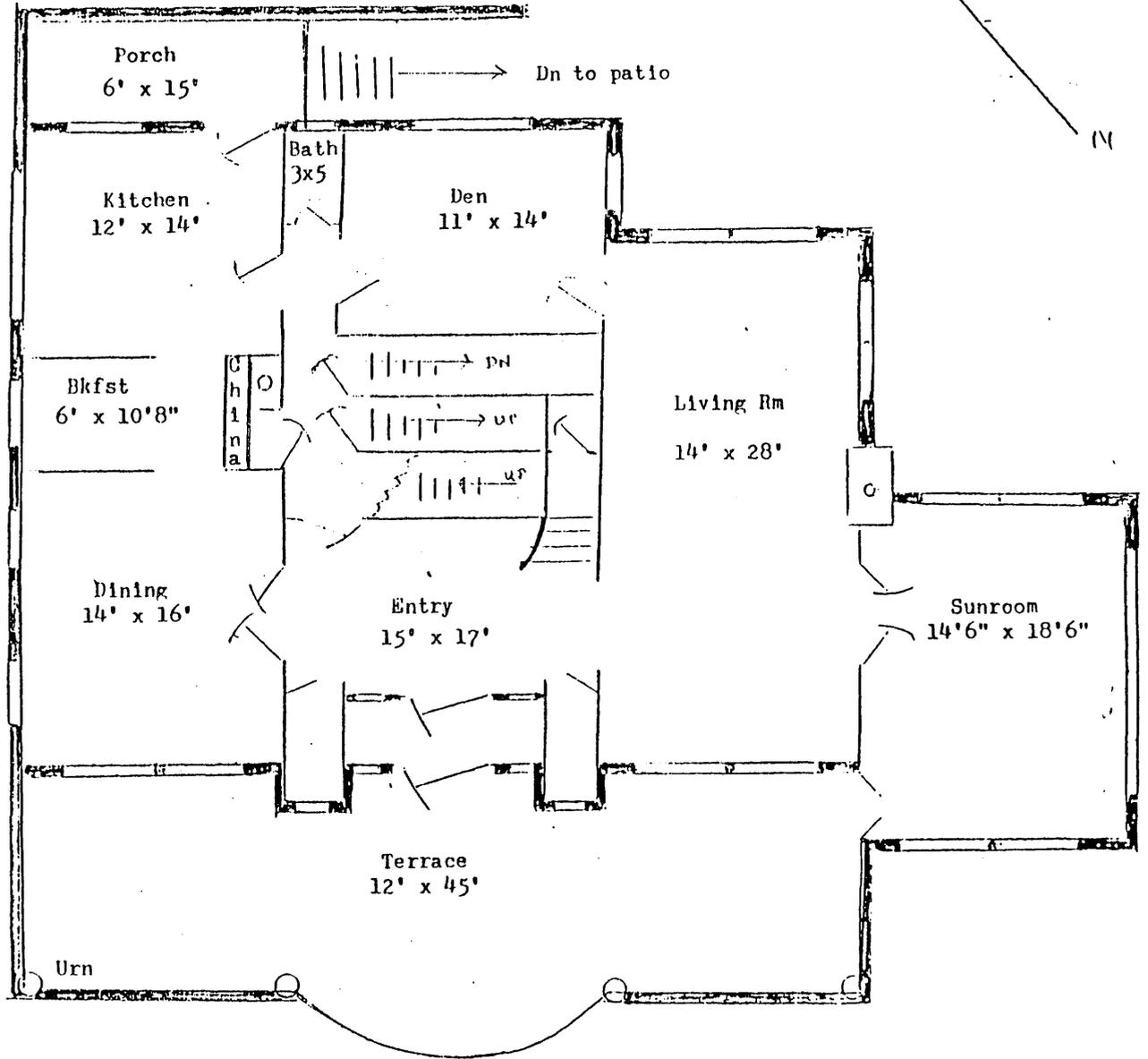
160 S. Grandview

FIRST FLOOR

Ext. walls - 2'

Int. walls - 1'

Ceilings - 9'



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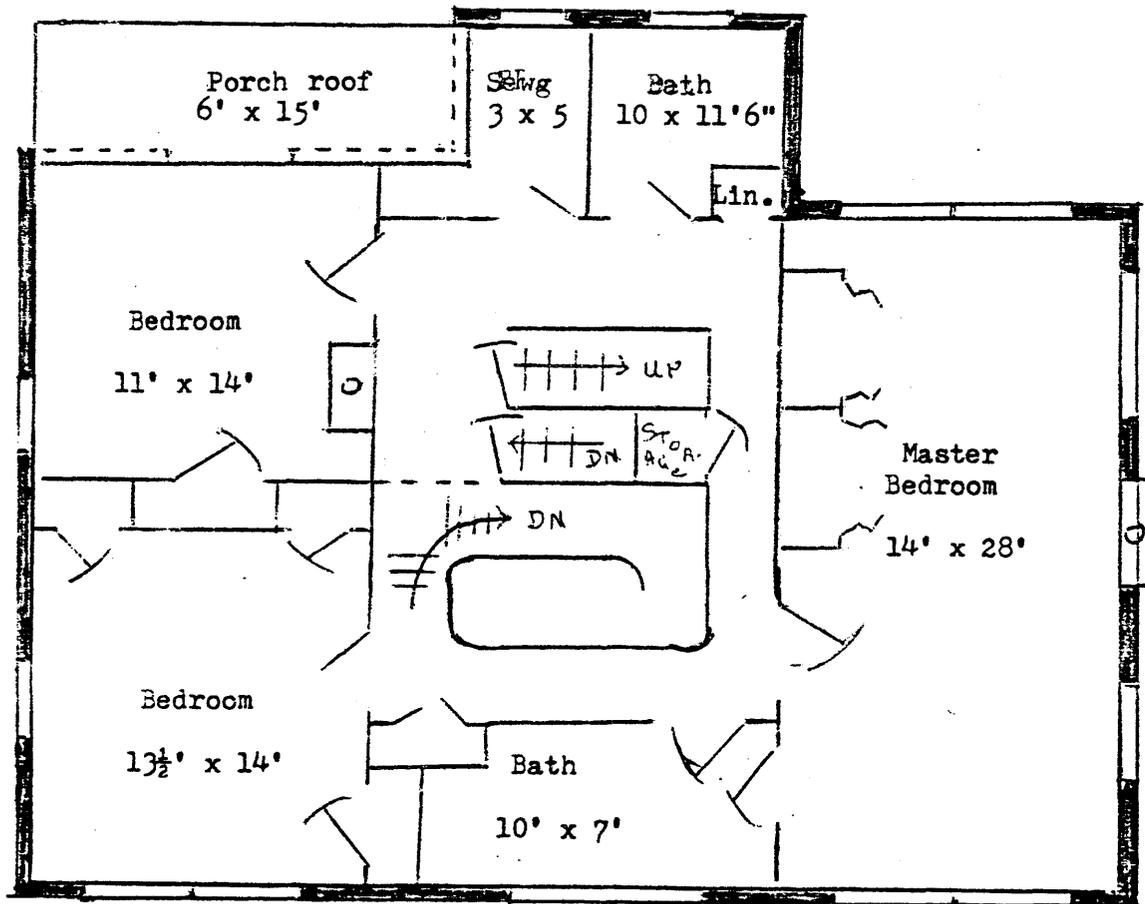
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T. BEN LOETSCHER HOME

2nd Floor



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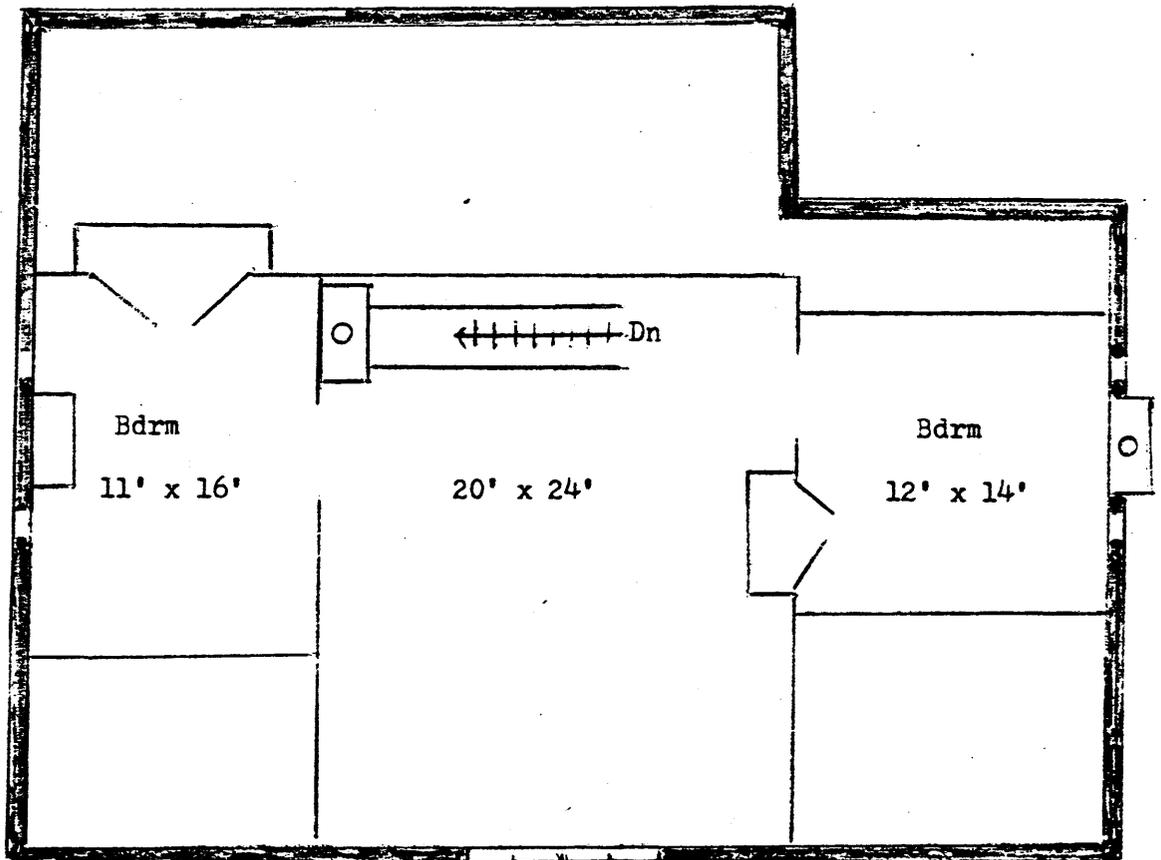
CFN-259-1116

T. BEN LOETSCHER HOME

160 S. Grandview

Dubuque

ATTIC



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National Register of Historic Places Continuation Sheet

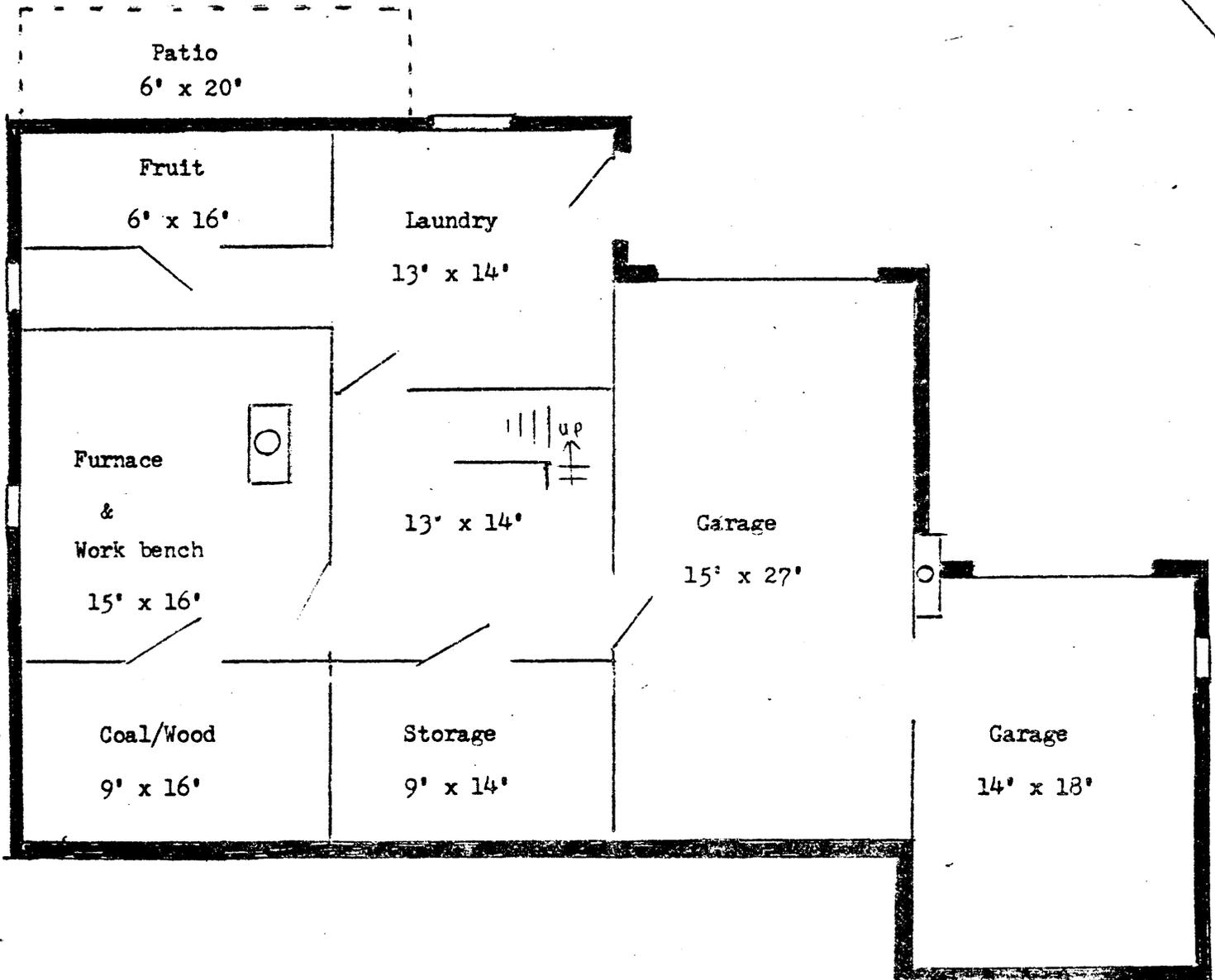
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T. BEN LOETSCHER HOME

160 S. Grandview

Basement



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NATIONAL REGISTER OF HISTORIC PLACES
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The T. Ben and Nellie Loetscher house is one of the best designed and preserved examples of the 1920's Period Revival Eclecticism in Dubuque. Designed by C. I. Krajewski in 1924, this Loetscher house is one of five prestigious residences in the city to his credit. The early 1920's witnessed the erection of, at least, eighteen palatial brick homes that drew on the styles of the Period Revival movement. However, none of them possess the intricate exterior and interior decor of the Loetscher house. The distinctive characteristics of a period of construction with unique artistic values contribute to the significance of this property.

By the early 1900's, Dubuque had become the leading industrial city in the Midwest area. Four main railroads and some 2,000 boats docking annually provided shipping of agricultural and industrial products. Following World War I, from which the city had profited, a building boom occurred. Homes, both large and small, drew on the Period Revival movement in styles.

Krajewski, Casimir Ignatius (1893-1964), born in Poland, migrated to Chicago at an early age, graduated from Notre Dame University in 1916 with a BA in architecture, member AIA. He practiced in Chicago and St. Paul before coming to Dubuque in 1923, remaining here until 1949. Here, in addition to the five homes, he designed many institutional structures throughout the Midwest for the Archdiocese of Dubuque.

Christian Loetscher came from Switzerland in 1872 to Dubuque. He and J. P. Farley established the Farley-Loetscher Sash and Door Company in 1881 which became the largest mill work facility in the nation. Three of the Loetscher sons were absorbed in management of the plant.

T. Ben Loetscher, 1888-1974, served as Manager of the Cost Department of the Farley-Loetscher plant. He was a quite man, but with many friends with whom he associated regularly. Lavish entertainment of friends and neighbors occurred in the home on a regular basis as well as with civic groups. Both T. Ben and Nellie contributed generously to charitable causes. Nellie financed a college education for an adopted niece. Her 1969 will provided \$2500 to each of four local institutions. Due to extensive investments in local banks, stocks, and bonds, the home assessed at \$80,000 (now \$180,000), and two large cars, Mr. Loetscher's fortune was of a sizable figure. His adopted nephew received half of the estate. The remainder was divided among the seven siblings or their descendants.

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Occupants of the home following Mr. Loetscher's demise were the Dr. Gerald Collins family, 1974-1985; the Mike Faleys 1985-1986; the David Smiths, 1986-1987; Eckhart-Gibson, 1987-present.

Under current ownership, this luxurious home is available for such groups as the neighborhood club, the County Medical Society of 150 members and organized house tours. The Glen Miller Orchestra has been entertained there.

Dr. Eckhart is a practicing Gynecologist and Mr. Gibson is Archivist at the Center for Dubuque History at Loras College. Both are active in the prestigious Community Theatre. Mr. Gibson is active in historic preservation and other civic interests.

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Major Bibliographical References

Abstract - Will - Deed - Tax Records

C. C. Childs, History Dubuque County, 1880, Western Historical Co., Chicago, P. 840
F. T. Oldt, History Dubuque County, 1911, Goodspeed Historical Assn., Chicago, p. 725
Chicago Historical Society Archival Collection, 3/15/88

Oral References

John Krajewski, Hinsdale, Ill., (son of architect) 4/2/88
County Clerk, Bureau of Vital Statistics, Chicago, 6/24/88
National Archives and Records, Washington, D.C. 6/24/88
Mrs. Clarence Koob, Dubuque, (sister of Mrs. Krajewski) 3/23/88 and 4/20/88
Robert Loetscher, Dubuque (Nephew) 9/30/87 and 6/20/88
Eugene, Richard, and Martin Bardill (Nephews) 8/17/88
Mrs. Jan Appel, Dubuque, visited with mother who was good friend of Mrs. Loetscher 7/11/88
Miss Edwina Hammerand, maid in the Loetscher home 45 years 6/6/88, 9/25/88

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Section number 10 Page 1

PHOTO LIST

T. Ben Loetscher House
160 South Grandview
Dubuque, Dubuque County
Iowa

Date: 2/89
Photographer: H. Mercer
Views:

1. From SW
2. West Side
3. Detail
4. Window Detail
5. Detail
6. From South
7. From SE
8. North and East Elevations
9. Entry
10. Looking Up from First Floor
11. East and North Walls of Entry
12. From Second Floor, Square Stairwell