

**United States Department of the Interior
National Park Service**

For NPS use only

**National Register of Historic Places
Inventory—Nomination Form**

received **MAR 11 1986**

date entered **APR 10 1986**

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic Charles T. Hancock House

and/or common Hancock-Gross House

2. Location

street & number 1105 Grove Terrace not for publication

city, town Dubuque vicinity of

state Iowa code 019 county Dubuque code 061

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
	<u>N/A</u>	<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input checked="" type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name James and Julie Gross

street & number 1105 Grove Terrace

city, town Dubuque vicinity of state Iowa 52001

5. Location of Legal Description

courthouse, registry of deeds, etc. County Recorder's Office

street & number Dubuque County Courthouse

city, town Dubuque state Iowa 52001

6. Representation in Existing Surveys

title Historic Sites Survey, Dubuque 1973 Dubuque Iowa Architectural Survey has this property been determined eligible? yes no

date 1973, 1978-79 federal state county local

depository for survey records Iowa HPO

city, town Des Moines state Iowa 50319

7. Description

Condition		Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved date _____
<input checked="" type="checkbox"/> fair	<input type="checkbox"/> unexposed		

Describe the present and original (if known) physical appearance

The imposing, three-story frame Queen Anne house perched on the brow of a sixty-four foot bluff, is not only highly visible from the city below, but commands a view of the Mississippi River and into the hills of Wisconsin and Illinois. One of the few homes in the city maintaining its hereditary character as pure in stylistic attributes, its prominent setting and massive scale qualifies the Charles T. Hancock residence (1890) as a distinctive example of the Queen Anne style and one of Dubuque's finest landmarks. e cxm

Approximately sixty by sixty feet in size, irregularity of the floor plan is expressed in the exterior massing, the steep, multiple roof lines, conical slate capped tower, tall brick chimneys, and the design of the narrow barge boards in the gables incorporated in the railing of the encircling veranda (and new catwalk) are all restrained attributes of the Queen Anne style. This structure cannot be described as exuberant when compared with others of the style.

Fenestration of first and second floors, east and south, is symmetrical. Double entry doors on the east are of heavy plate glass. Fenestration of the tower is symmetrical through the third floor. The northeast corner of first and second floors is rounded, containing a center window pane of continuous curved glass flanked by double-hung windows. Windows of the north facade are irregular in arrangement due to stairway and interior arrangement of rooms. The west, or rear, facade, excepting first floor, is a hodge-podge of window arrangement due to a second floor angled overhang and the third floor dormers. There are two rear entrances to the kitchen, another into a hallway abutting the library.

Cover of the first floor is narrow clapboard while the two upper floors feature imbricated butt shingles, each floor ending in a flared row of octagon shingles.

It is remarkable that the several owners since 1913 made no major alterations. However, significant additions were made by the Hancock family between 1907 and 1909. The south wall was extended for a south wing, increasing living space; approached by a circular drive, the porte cochere allows for under-cover discharge of passengers; the circular porch was carried northward to meet the pediment of the entry porch. The underground garage, facing Grove Terrace, does not detract from the residence and lawn due to its distance and below-ground location.

The interior of the home boasts a number of distinctive features. The imposing oak stairway with seven landings rises from the huge foyer to the third floor. The foyer's ceiling is oak-beamed and the original figurine lamp sits on the newel post. The entire ceiling of the 18' x 27' dining room is beautifully covered with walnut stained, quarter sawn oak panelling, intricately beamed and coffered.

The southeast parlor, library and dining room are served by an unusual triangulated fireplace that vents into one chimney. The mantle and face in the parlor are of ornately carved cherry wood, ceramic tile, an embossed fire box with a large mirror mounted above, framed also in cherry are also noteworthy. The ten fireplaces (original kitchen fireplace is closed) are serviced by three chimneys.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400–1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500–1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600–1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700–1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800–1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input type="checkbox"/> 1900–	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates 1890

Builder/Architect Unknown

Criterion C: Architecture

Statement of Significance (in one paragraph)

With its prominent siting and massive scale, the Charles T. Hancock House is a Dubuque landmark and one of the city's finest examples of Queen Anne architecture. One of the few homes in the city maintaining its hereditary character as pure in stylistic attributes, its prominent setting and massive scale qualifies the house (1890) as a distinctive example of the style and one of Dubuque's finest landmarks.

The 1833 pioneer settlement of Dubuque occupied an area three blocks wide by seven blocks long, hemmed in by bluffs on the west, the Mississippi River on the east. The lure of rich lead mines brought the first settlers but commercial enterprises and services soon developed. By the late 1850's Dubuque had become an industrial city with lumbering, iron works and shipping by rail or river. much wealth from these, real estate and other sources was acquired and more palatial homes began to appear. However, it was not until the 1870's that building occurred on the bluffs over-looking the town below. These prestigious homes, both frame and brick, reflected the social status of their owners.

Having been introduced in America from England in 1876, the Queen Anne style did not reach the Midwest until the late 1880's. Any number of examples of this style were constructed in Dubuque until approximately 1895. They are of both brick and frame construction. The Hancock residence is the only Queen Anne home in the immediate neighborhood and one of few in the city that has emerged unblemished from its original conception.

Despite its irregularity and massiveness, the small scale ornamentation creates a feeling of clean cut lines (as opposed to many of the style with lavish decor) while it adheres strictly to Queen Anne principles. Being sharply outlined against the bluff and clearly visible, this residence radiates an air of distinction.

Charles T. Hancock, owner-builder of 110g Grove Terrace, was a man of considerable prominence in the city. He succeeded his father as head of a large wholesale grocery establishment; was a pillar of St. Luke Methodist Church; was a popular sportsman, especially of horse racing; was interested in politics, having been Chairman of the Dubuque County Republican Party when elected in 1898 to the Chairmanship of the Iowa State Republican Central Committee. As such, he was in attendance at the laying of the cornerstone of the State Historical Building in Des Moines in 1899 (Annals of Iowa, May, 1899).

"Architects in Iowa" suggests planning of the Hancock house was "Underway" in 1887 and tax records indicate construction was finished in 1890.

Frank D. Hyde, architect of the Hancock home, is first listed in Dubuque in 1878. there is no record of him after 1900. However, during his residency of some twelve years he designed and superintended construction of more than one hundred private and public buildings in the city and an additional number elsewhere.

Hyde received his architectural training in St. Paul-Minneapolis and Chicago prior to

9. Major Bibliographical References

Refer to Continuation Sheet 9-2

10. Geographical Data

Acreeage of nominated property less than one acre

Quadrangle name Dubuque North

Quadrangle scale 1/24,000

UTM References

A

1	5	6	9	1	3	4	10	4	17	0	18	0	12	10
Zone			Easting				Northing							

B

Zone			Easting				Northing							

C

Zone			Easting				Northing							

D

Zone			Easting				Northing							

E

Zone			Easting				Northing							

F

Zone			Easting				Northing							

G

Zone			Easting				Northing							

H

Zone			Easting				Northing							

Verbal boundary description and justification

Lot 771 and the southern 20' of Lot 772, Andrew McDaniel Subdivision, City of Dubuque.

List all states and counties for properties overlapping state or county boundaries

state N/A code county code

state code county code

11. Form Prepared By

name/title Form by James E. Jacobsen, National Register Coordinator
Text by Mrs. Helen Mercer, Dubuque

organization Iowa State Historical Department
Iowa Office of Historic Preservation date February 28, 1986

street & number E. 12th & Grand Avenue telephone 515-281-4137

city or town Des Moines state Iowa 50319

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature *Dwight J. Locke*

title Deputy State Historic Preservation Officer date February 28, 1986

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I hereby certify that this property is included in the National Register

James M. McPherson Entered in the National Register date 4/10/86
Keeper of the National Register

Attest: date

Chief of Registration

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Continuation sheet Description

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On the second floor are two bathrooms with ceramic flooring, marble wainscoting and marble trim around windows and doors, all original. Large closets have built-in dressers equipped with automatic lighting, also original. A laundry chute descends from third floor to the former basement laundry.

Oak flooring prevails throughout the three stories with walnut trim on first and pine the upper stories. During the 1890 construction a central vacuum system and an alarm system, coordinated with the servant communication system, were installed and remain usable today. Heavy, embossed brass hardware is present on all doors.

The current owners have initiated a comprehensive restoration program. The stairway required extensive repair due to settling. The electrical system was underpowered and new wiring has been installed. All old galvanized and lead pipe has been replaced with copper as well as a totally new connection to the city sewer. A dormer over the new exit on third floor to the catwalk was constructed and capped with copper roofing to match that on the deck above. Redecoration continues throughout the upper stories. Painting of the exterior is planned for the spring of 1986. Deadline for the entire project is July 1987. According to the owner, "Expert advice and quality workmanship have been placed ahead of the dollar."

In the midst of a somewhat densely populated area of what was once large, palatial homes, the Hancock house is very evident because of its siting. Most of the neighboring homes have suffered various forms of "modernization" or "muddling." Some have ugly second and third story outside stairways to meet city housing code for multi-family structures. Others have had porches removed, aluminum siding and combination aluminum windows added. A number have suffered general deterioration.

The 140' x 150' Hancock property is defined by a 64' limestone vertical wall at the rear of the house, the two divided by a paved walkway six to nine feet wide. A row of trees on the north line and Grove Terrace on the east and south complete the enclosure. A large oak shades the south lawn with smaller plantings in scattered spots. Grove Terrace is a narrow street retained by stone walls either side with fencing on the east. The Eleventh Street Elevator once ascended from the city below, over Grove Terrace to Highland Place above. Demolished in 1929, pedestrian steps were erected in the corner of Grove Terrace as it sweeps around the property.

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Continuation sheet

Significance

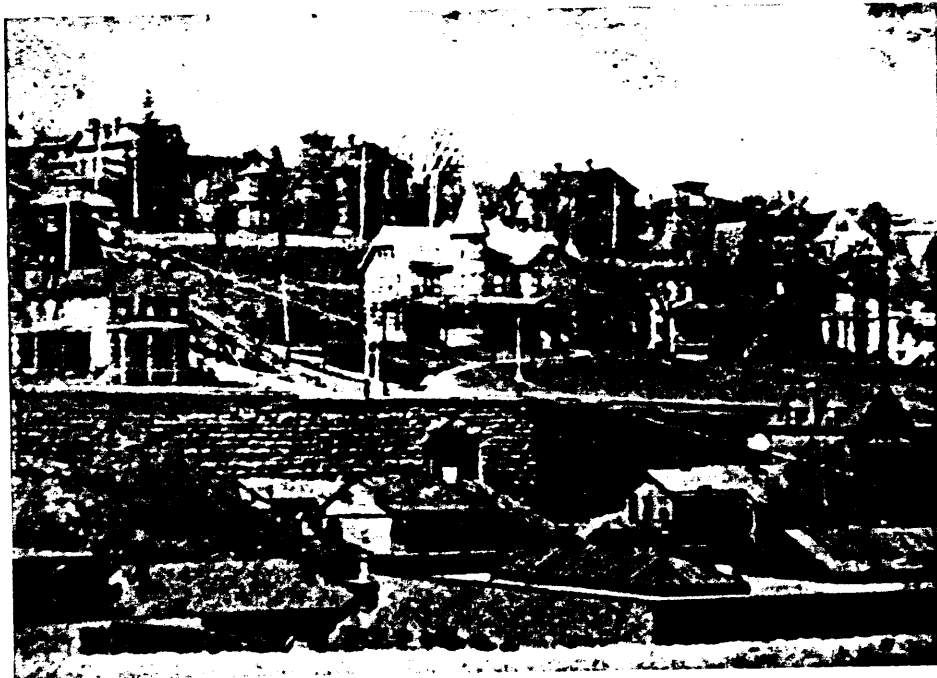
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coming to Dubuque. Records indicate additional schooling in Boston about 1885. He was a charter member of the Architect's Association of Des Moines, the Architectural Associates of Iowa and the Western Association of Architects. He was elected to the American Institute of Architects in 1884.

In 1893 Mr. Hancock deeded 1105 Grove Terrace to Mrs. Hancock for \$1.00. The couple was divorced in September, 1911 after which Mr. Hancock resided with his mother at 1105 Highland Place where he died in December 1912.

The Hancock will reveals that he owned his mother's property in addition to several lots in the Dubuque Harbor Improvement Company and some two hundred and forty acres of land in Copiah County, Mississippi. His two children inherited all real and personal property, the latter consisting of investments and insurance policies. Mrs. Hancock sold 1105 Grove Terrace in 1913, after which there have been several investor-owners.



c. 1909 view of C. T. Hancock House, view to west.

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Continuation sheet Bibliography

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Dubuque Telegraph Herald, 11 March 1902, 30 December 1912, 26 February 1933.

Dubuque Daily Herald, 30 August, 2 September 1898.

Childs, C. C., Dubuque County History, Chicago: Western Historical Company, 1880, p. 814.

Dubuque County Tax Records, 1889 and 1890.

Sanborn Fire Insurance Maps, Dubuque, Iowa, 1891, 1907, and 1909. New York: Sanborn Map Company.



Original appearance of C. T. Hancock House, view to northwest.