

AUG - 5 2016

640

# National Register of Historic Places Registration Form

Nat. Register of Historic Places  
National Park Service

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in the National Park Service Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

## 1. Name of Property

Historic name: Hotel Whitney  
Other names/site number: Whitney Motor Inn, Whitney Inn  
Name of related multiple property listing:  
N/A  
(Enter "N/A" if property is not part of a multiple property listing)

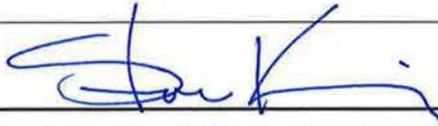
## 2. Location

Street & number: 222 Chestnut Street  
City or town: Atlantic State: Iowa County: Cass  
Not For Publication:  N/A Vicinity:  N/A

## 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, 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.  
I recommend that this property be considered significant at the following  
level(s) of significance:

national  statewide  local  
Applicable National Register Criteria:  
 A  B  C  D

		<u>02 Aug 2016</u>
Signature of certifying official/Title:		Date
<u>State Historical Society of Iowa</u>		
State or Federal agency/bureau or Tribal Government		

In my opinion, the property <input type="checkbox"/> meets <input type="checkbox"/> does not meet the National Register criteria.	
Signature of commenting official: _____	
Date _____	
Title :	State or Federal agency/bureau or Tribal Government

Hotel Whitney  
Name of Property

Cass County, Iowa  
County and State

**4. National Park Service Certification**

I hereby certify that this property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register
- other (explain:)

*John Edson H. Beall*  
Signature of the Keeper

9.19.16  
Date of Action

**5. Classification**

**Ownership of Property**

(Check as many boxes as apply.)

- Private:
- Public – Local
- Public – State
- Public – Federal

**Category of Property**

(Check only **one** box.)

- Building(s)
- District
- Site
- Structure
- Object



Hotel Whitney  
Name of Property

Cass County, Iowa  
County and State

---

## 7. Description

### Architectural Classification

(Enter categories from instructions.)

Commercial Style  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Materials:** (enter categories from instructions.)

Principal exterior materials of the property: Brick, Stone, Wood, Metal, Vinyl, Other.

### Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

---

### Summary Paragraph

The Hotel Whitney is a three-story brick building located on the north side of Atlantic, Iowa's downtown commercial area, which is sited on fairly level ground. The building occupies the northeast corner of Chestnut and East 3rd Streets. It is bound by Chestnut Street on the east, a grassy lot on the north, an alley on the west, and East 3rd Street on the south. Nearby buildings on this and the adjoining blocks are commercial and one to two stories in height.

The building is located two blocks south of the Rock Island Railroad passenger depot, which sits at the point where Chestnut Street dead ends at the railroad tracks, and four blocks north of U.S. Highway 6, which follows the historic route of the Great White Way and River-to-River Road and runs east-west through town.

Hotel Whitney  
Name of Property

Cass County, Iowa  
County and State

---

## Narrative Description

The Hotel Whitney is a three-story, two-part commercial block in the Commercial Style. Art Deco and Classical Revival elements are present on the west, primary, facade in the form of black Vitrolite panels at the main entry and stone pilasters framing cast plaster medallions centered on the third story above. The building is rectangular in plan and measures approximately 140 feet long by 50 feet wide.

The west and south elevations, which are the most visible sides of the building from the public rights of way, consist of tan brick laid in a running bond. At the cornice level, the brick is decoratively arranged into corbeled projections and capped by stone coping. A brick belt course runs between the first and second stories. Window openings on the west elevation are arranged in pairs while those on the south facade are spaced at regular intervals. All window openings on the second and third stories of these two elevations have stone sills. Within the openings, the historic windows have been removed and the openings are now filled with horizontal vinyl siding. For the majority of window openings, inset into this siding is a small vinyl awning window.

The main entry is recessed in the center of the west elevation at the first story. The ceiling and walls of this recessed entry are clad in black Vitrolite panels while the floor, which is raised one step above the street level, is laid with green and brown square ceramic tiles. The step's riser is covered with square black ceramic tiles. At the center of the entry is a set of non-historic painted aluminum double doors with a glass transom leading into the vestibule and lobby beyond. To the left of this is a historic painted wood door with a large glass lite. To the right of the main entry is a recessed niche clad in black Vitrolite panels. The three tiles at the top of the niche are engraved with a floral motif, creating a running border. On the wall above the niche, there is a larger engraving consisting of a vase with flowers and other floral accents. Running along the top of the walls of the recessed entry, the Vitrolite panels have a floral motif that form a running border, like that found in the niche. Above the main entry is a historic wood and metal canopy with decorative wood brackets, colored glass fringe, and carved flower accents. The canopy is supported from the building by two hanger rods. Flanking the main entry are two storefront window openings with a row of dark colored face brick laid in a soldier course at the lintel and stucco-covered bulkheads below. Within the openings are modern painted aluminum windows, consisting of a large fixed pane flanked by two smaller windows. Transoms above these windows have been covered with horizontal vinyl siding.

The south elevation at the first story consists of six openings at the west and center that match the width of the storefront window openings on the west elevation and one opening at the east that is distinct in size and appearance. The two openings at the west end match the appearance and materiality of those on the west elevation. The two in the center contain modern fiberglass single entry doors topped by transoms covered with vinyl siding and flanked by fixed painted aluminum windows placed atop dark brick bulkheads. The full width transom in these openings have been covered by horizontal vinyl siding. The two openings at the east contain the same window arrangement as those windows on the first floor of the west elevation and have vinyl

Hotel Whitney

Name of Property

Cass County, Iowa

County and State

covering the full width transoms, but have taller bulkheads than those found elsewhere. The bulkheads are clad in the same dark brick utilized for those openings directly east of these.

The opening at the east end of the south elevation consists of a central window opening, now infilled with vinyl siding, atop a brick bulkhead and flanked by two partially recessed brick infilled openings. Light colored brick pilasters separate the divisions. The brick infill is the same dark colored brick utilized for bulkheads elsewhere on this facade. Two small square stone nameplates, each inscribed with a "W," are affixed to the brick within the recessed openings.

The north and east elevations consist of red common brick laid in a common bond. Window openings on these two elevations have brick sills. All of the historic windows on the second and third floors of these two elevations have been removed and the openings have been filled with horizontal vinyl siding. Many of the openings have small vinyl awning windows inset into the siding. At the first story on the east end of the north elevation, there are three large rectangular window openings that have been covered with wood boards laid vertically. These windows are still extant at the interior. Between the first and second stories at the east end of the north elevation, there are two historic rectangular window openings containing wood windows that act as light wells at the interior for the kitchen and men's bathroom.

On the north elevation at the west side, there is a square brick chimney that projects approximately eight feet above the roof and a metal fire escape at the second and third stories. Door openings containing non-historic doors lead out to the stair. At the first story on the west end, there is a historic painted wood multi-lite door and screen door that is elevated above grade by two concrete steps. West of the doorway a small, rectangular non-historic shed structure is affixed to the building. This small structure has a metal roof, vinyl clad walls, a wood door and small window opening with a wood shutter. In the center of this facade, there is a historic one-story square brick extension to the building built in 1931. This extension has a doorway on its east facade. At the east end of the north facade, stucco covers the brick walls at the first and second stories. At the first story, there are tapered pilasters, which separate large rectangular window openings that have been infilled with wood boards laid vertically. Approximately five feet from the exterior wall, there is a non-historic steel framed rectangular garage built in 1980. This garage is non-contributing to the historic significance of this property. The garage's walls are clad with steel siding and it has a metal roof. At its east elevation there is a double garage door and at the east side of its south elevation there is a fiberglass pedestrian door. The garage abuts a portion of the east elevation of the historic one-story brick extension. Its only connection to the three-story building is a metal roof that covers a passageway between the garage and the north wall of the historic building.

On the east, rear, elevation there is a metal fire escape at the center of the second and third stories. Door openings containing non-historic doors lead out to the fire escape. At the center of the first story, there is a door opening, which is elevated above grade with a concrete step and contains a non-historic door. A transom within this opening has been covered with horizontal vinyl siding.

Hotel Whitney

Name of Property

Cass County, Iowa

County and State

**Interior:**

On the interior the building retains much of its historic hotel configuration. The first story is divided into large public spaces and service areas while the second and third stories consist of large central corridors with rooms on either side.

At the first floor, the main entry on the west facade leads into a vestibule and then the lobby. The vestibule has plaster walls and ceilings, crown molding, and a terrazzo floor. The interior vestibule doors are historic wood doors, each with a large central lite, and have a transom above. The lobby contains plaster walls and ceilings and a terrazzo floor. Wood beams with stencil detailing are spaced evenly along the ceiling. Other decorative elements within this space include faux wood wainscoting, painted decorative wood brackets, panels, and/or plaster ornament around door openings, and a wood reception desk with a wood shelf for keys. Along the ceiling, at the center of the room, there are two modern light fixtures set within historic plaster ceiling medallions.

Rooms emanate off of the lobby. At the east end of the lobby is the staircase leading to the upper floors. On the north wall of the lobby, two arched doorways with multi-light painted wood doors and round arched transoms lead into a room that was historically a coffee shop and was most recently used as a restaurant. The large restaurant space is simply detailed with plaster walls and ceilings and historic crown molding. At the east end of the restaurant space there are swinging doors that lead into the kitchen and a historic wood door that leads out the north side of the exterior. The kitchen has historic plaster ceilings and walls and historic terrazzo floors. A variety of kitchen equipment is located within this space.

Doorways on the south wall of the lobby lead into two rectangular shaped rooms that are connected via a non-historic rectangular cased opening. The west room, historically a lounge, has wood beams that match those found in the lobby and was originally open to the lobby via two historically cased openings with decorative corner brackets. At an unknown date, these openings were infilled with thin walls that are recessed in from the historic opening. At the east side, a non-historic multi-light wood door was added to provide access to the lobby. Two non-original chandeliers extend from the beams at the center of the ceiling.

The east room, which was designed as two separate retail bays that could be accessed either from the lobby or the exterior, now appears as one room. It has a checkerboard patterned wood beamed ceiling that has been partially covered on the west end by a painted drywall soffit. Two non-historic light fixtures extend from it. Picture molding extends around all four walls, and they are covered with non-historic painted vertical wood paneling. The north wall is accentuated with a display area consisting of horizontal wood panels at the top half, a protruding shelf at the center, and large square wood panels below. It is unclear if this display area is historic or not.

On the east wall of the lobby a large rectangular opening has a wood door surround with simple pilasters and decorative corner brackets. Above the opening, on the lobby side, a round arched panel contains painted moldings. This opening leads into a hallway. The hallway is more simply detailed than the lobby. It has plaster ceilings and walls, wood crown molding, and terrazzo floors with an integrated terrazzo base. Along the north wall of the hallway, there are men's and

Hotel Whitney

Name of Property

Cass County, Iowa

County and State

women's restrooms, two storage closets and access to a service hallway. The service hallway, which has concrete floors, leads to the kitchen, as well as other service rooms. At the east wall of the hallway, there is a large cased opening that leads to a back hallway where a non-historic elevator is located. At the south wall of the hallway, there are two sets of French doors that lead into a formal dining room.

The formal dining room is rectangular and has plaster walls and ceilings, ornate crown molding, and faux wainscoting. Along the ceiling, there are eight decorative ceiling medallions at the sides, as well as two ceiling medallions at the center that accent the locations of the non-historic crystal chandeliers. The central ceiling medallions also provide a practical function as mechanical grilles. A large rectangular non-historic folding partition opens at the east end of the dining room to a smaller rectangular room, historically a retail bay, that is simply detailed with lay-in acoustic ceiling tile at the ceiling, historic plaster walls and non-historic carpet covering much of the historic terrazzo floors. Double doors at its north wall that lead to the back hallway.

The second and third stories historically contained 56 private rooms, 28 at each floor, arranged on either side of wide carpeted corridors. Sixteen of the rooms had private baths; the remaining rooms had shared bathrooms accessed from the public corridors.

Access to the second and third floors was historically gained via the grand stair off the east end of the main lobby or a service stair off the rear hall. The grand stair consists of steel stairs with terrazzo treads and marble tile clad risers, and a painted metal handrail. The upper floors were originally separated from the stair via French doors and multi-pane sidelights, but, at an unknown date, this configuration was replaced with a modern drywall wall with solid door to meet fire code. At some time in the 1970s, an elevator was added for access to the upper floors, removing the service stair.

Today, the buildings has been converted into apartments and the majority of the shared bathrooms have been absorbed into individual units for use as bathrooms or these areas have been converted into kitchens. A small number of units have had new bathrooms added. The majority of the rooms have been combined with one or more adjoining rooms via the removal of entire walls or smaller doorway openings cut into the shared walls. Today there are 13 apartments at each floor. The apartments are entered through historic painted flat wood doors with solid wood panel transoms above. The typical updated room configuration consists of a narrow entry hall, off of which is located a closet and bathroom, that then leads into the main room. The rooms are simply detailed with historic wood baseboards and non-historic carpeted floors.

The basement is only located beneath the west half of the building. It is a utilitarian space with concrete floors and ceilings and painted brick walls. Non-historic partition walls have been added at the west end to create separate rooms. At the northeast end, there is a concrete stairway leading down to the boiler room, which is eight steps below the basement grade. A coal room with a sloped concrete floor and exposed brick walls is located to the northeast of the boiler room.

Hotel Whitney  
Name of Property

Cass County, Iowa  
County and State

**Alterations:**

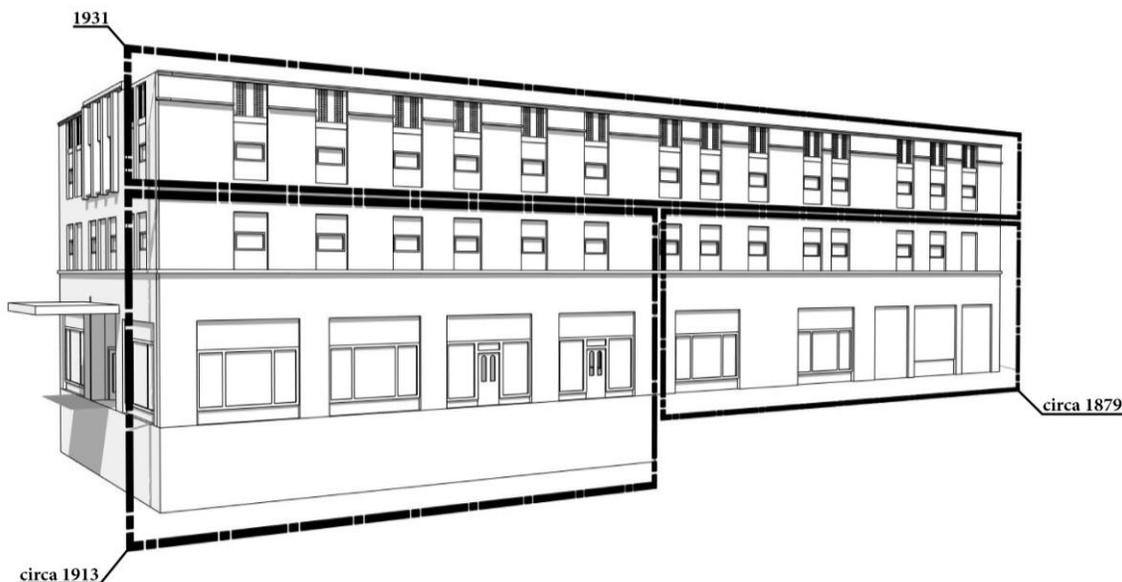


Figure 1: Diagram showing history of alterations (Source: Alley Poyner Macchietto Architecture, 2016).



Figure 2: Building before 1931 remodel (Source: Building owner)

The history of alterations at the Hotel Whitney reflect the evolution that buildings in many towns and cities undergo over time as new tenants take over existing buildings and make them their own. The building's history begins in c.1879, when the lower two stories of the east portion of the building were constructed for commercial purposes. The 1883 Sanborn map describes the building as the J.H. Needless wagon and carriage factory. Until 1879, J.H.

Needless ran a blacksmith and wagon business from this building with partner J.A. McWaid, a mayor of Atlantic in the 1880s.<sup>1</sup> By 1913, the Sanborn map shows that the building had been doubled in size with a two-story addition to the west and a basement beneath the newer portion. At this point the map shows that the original, east, portion of the building contained a harness

<sup>1</sup> National Register of Historic Places. Job A. and Rebeca E. McWaid House. Atlantic, Cass County, Iowa, National Register #94001030.

Hotel Whitney

Name of Property

Cass County, Iowa

County and State

shop, woodworking shop, and blacksmith at the first floor and storage at the second floor while the new, west, portion of the building was a commercial space for farm machinery.



Figure 3: Building after 1931 remodel (Source: Durham Museum, Bostwick-Frohardt collection, NF4580-002)

In 1931, the building was dramatically altered into its new use as a hotel. While the existing brick façade walls were generally left intact, a third story was added to the top of the building and a one story extension was placed on the north side for a kitchen. Also at this time, at the first story, the main entry was remodeled and an awning was added above to create a more distinguished primary entrance to the building. Many of the window

openings at this level were also remodeled in a variety of ways, including the addition of tile-clad brick at their bulkheads, new windows or, in a few cases, the infill of window openings or the conversion of windows to entry points.

Additional large-scale alterations to the building never materialized. One version of the 1931 building plans called for a sizable one-story addition at the northwest end of the building, which would have added three retail bays at the first story, and storage for these bays at the basement. Possibly due to economic constraints caused by the Great Depression, this portion of the building was not constructed. The 1931 building plans also showed the presence of three retail bays on the south side of the building, but it appears that only two retail bays were included. The west retail bay, shown on the plans as two separate bays, appears to have been constructed as one large bay.

In 1946, the hotel's owner announced plans to construct a five-story annex at the north end of the building, to be completed in the spring of 1947. The same architecture firm, Dougher, Rich & Woodburn that designed the hotel in 1931 was employed to design the addition. The *Atlantic News Telegraph* ran a story describing how the annex would add 36 new guest rooms to the building's upper floors, with a new coffee shop at the ground floor. The existing coffee shop would then be divided up, with one half serving as an elevator foyer and the other as a luncheonette. The basement of the addition would contain a banquet room.<sup>2</sup> For unknown reasons, possibly due to competition from two nearby tourists camps that were present in Atlantic by 1949 or earlier, this annex was never constructed and the hotel maintained its 1931 appearance and overall size.<sup>3</sup>

<sup>2</sup> *Atlantic News Telegraph*, March 2, 1946.

<sup>3</sup> Sanborn Map Company. Atlantic, Iowa. Sanborn Map & Publishing Company, Sheets 10 & 14, 1949.

Hotel Whitney  
Name of Property

Cass County, Iowa  
County and State

At an unknown date after 1931, alterations to the interior occurred, such as the removal of walls where stores were historically at the first floor, the addition of an elevator, the removal of walls or addition of doorways to create access between rooms at the second and third floors, and to create private bathrooms. Additionally, at an unknown date, alterations were made to window and door openings.

**Future Plans:** The building's new owner is currently rehabilitating the building for use as senior apartments, with community spaces and a restaurant at the first floor. Federal and State Historic Tax Credits will be utilized as part of the rehabilitation, ensuring that the Secretary of the Interior's Standards for Rehabilitation are adhered to.

**Integrity:**

The Hotel Whitney retains sufficient integrity to illustrate its use as a hotel within the Boss Hotel System from 1931 to c. 1970, after which time it served for five more years as a hotel run by a different proprietor, and then became a live-in rehabilitation center. In more recent years it has served as senior-living apartments with a restaurant at the first floor. Today the building is vacant but in the process of undergoing rehabilitation using the historic tax credits.

The building has not been moved and thus retains excellent integrity in regards to its *location*.

The building retains its distinctive brick cladding and ornament, its Vitrolite panels, its metal and wood awning at the front entry, and the layout and ornamentation of public spaces at the interior. However, it retains few of its original historic windows and doors and alterations have occurred to minor public spaces at the east half of the first floor, and to the arrangement of private rooms at the second and third floors. Overall, the initial design intent from the 1931 alteration remains identifiable despite the alterations. The building thus retains good integrity in regards to its *design*.

The building is surrounded by many buildings that existed during its period of significance, remains a prominent fixture along Atlantic's main historic commercial drive, and retains the open courtyard area to its north. It thus retains excellent integrity in regards to its *setting*.

The building retains most of the key exterior materials dating from its period of significance – the brickwork, the Vitrolite panels and awning at the front entry, and the terracotta and stone ornament above this entry. The windows, and some doors, are the only exterior materials that are no longer extant. The building also retains much of the key interior materials dating from its period of significance – terrazzo flooring, marble accents, and wood ornament and trimwork. These features are most intact at the first floor public spaces. The building thus retains good integrity in regards to its *materials*.

The workmanship of the masons, carpenters, plasterers, terrazzo layers and others who helped to construct the building is still visible at the exterior in the brick detailing, the etched Vitrolite panels, the awning with its carved wood brackets and glass panes, and the terracotta panels and stone pieces with their Classical detailing. At the interior it is still visible in the terrazzo flooring

Hotel Whitney  
Name of Property

Cass County, Iowa  
County and State

at the lobby, hallway and stair, the wood and marble moldings found throughout, and the reception desk with its simple detailing and wood key holder. Aspects of workmanship have been lost with the removal or replacement of windows and doors and minor alterations to interior spaces. Generally however, the building's thoughtfully crafted features remain intact and it thus retains good integrity in regards to its *workmanship*.

The building retains much of its original design, materials, workmanship and setting and thus retains excellent integrity in terms of being able to convey the *feeling* of a small town 1930s hotel in the center of downtown.

The building retains many of its historic physical features and would be easily recognized by anyone who visited it or worked there during its period of significance. Thus it retains excellent integrity in terms of being able to convey its *association* as a good quality hotel constructed to serve automobile tourists, business people, and the Atlantic-area community.

Overall, the building has very good integrity and is able to convey its historic significance.

Hotel Whitney  
Name of Property

Cass County, Iowa  
County and State

---

## 8. Statement of Significance

### Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B. Property is associated with the lives of persons significant in our past.
- C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D. Property has yielded, or is likely to yield, information important in prehistory or history.

### Criteria Considerations

(Mark "x" in all the boxes that apply.)

- A. Owned by a religious institution or used for religious purposes
- B. Removed from its original location
- C. A birthplace or grave
- D. A cemetery
- E. A reconstructed building, object, or structure
- F. A commemorative property
- G. Less than 50 years old or achieving significance within the past 50 years

### Areas of Significance

(Enter categories from instructions.)

Social History

Transportation

---

Hotel Whitney  
Name of Property

Cass County, Iowa  
County and State

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Period of Significance**

1931-1970  
\_\_\_\_\_  
\_\_\_\_\_

**Significant Dates**

1931  
\_\_\_\_\_  
\_\_\_\_\_

**Significant Person**

(Complete only if Criterion B is marked above.)

N/A  
\_\_\_\_\_  
\_\_\_\_\_

**Cultural Affiliation**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Architect/Builder**

Dougher, Rich & Woodburn  
Harlan Construction Company  
\_\_\_\_\_

**Statement of Significance Summary Paragraph** (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Hotel Whitney is locally significant under Criterion A in the areas of Social History and Transportation from 1931 to 1970. In 1931, Edward A. Boss, the owner of the Boss Hotel System, initiated the dramatic exterior and interior alteration of a commercial building dating from c. 1879 into the Hotel Whitney. The adaptation of an existing commercial building into a small city hotel while the nation as a whole was in the throes of the Great Depression reflected an economical approach to filling a local void for clean, comfortable accommodations that might serve automobile tourists, traveling businessmen, and the regional community. The Boss Hotel System ran the hotel until 1970, when it was sold to a different hotel operator, who utilized it as

Hotel Whitney

Name of Property

Cass County, Iowa

County and State

a hotel until c. 1975. The period of significance reflects the time period during which the hotel was owned and operated by the Boss Hotel System.

---

**Narrative Statement of Significance** (Provide at least **one** paragraph for each area of significance.)

*General Background*

Occupying a prominent corner lot along Atlantic's main street and standing one or two stories higher than nearby commercial buildings, the Hotel Whitney was designed to act as a beacon for speeding motorists and those passing by on foot. It was designed by the architecture firm of Dougher, Rich & Woodburn,<sup>4</sup> based in Des Moines, Iowa. The firm's alteration of an existing two-story brick commercial building into the Hotel Whitney involved adding a third story and enhancing the exterior with Classical Revival and Art Deco details. The Harlan Construction Company, led by M.F. Schmidt and Edwin Olson out of nearby Harlan, Iowa, oversaw the hotel's construction.

Edward A. Boss, the hotelier who instigated the Whitney's construction, got his start in the service industry at the age of 17 as an employee at the Bon Ton restaurant in St. Louis. He then moved on to work in a hotel in Chicago and later as a dining car steward on the railroad. At the age of 25, he purchased his first hotel, the Waverly at Emmetsburg, Iowa. In the coming decades, Boss bought and sold hotels throughout a number of mid-western states. At the time of the Hotel Whitney's construction, he owned and operated 17 hotels throughout Iowa, Wisconsin, Michigan and Nebraska.<sup>5</sup> Boss was well-regarded in the industry, serving as president of regional hotel groups such as the North Western Hotel Men's Association and the Iowa Hotel Men's Association. When the Hotel Whitney was built, Boss was living with his wife and two children in Oelwein, Iowa.<sup>6</sup>

The Boss Hotel System continued to operate the hotel until 1970, when it was sold to Chestnut Hills, Inc., an Atlantic-based firm. An article in the *Omaha World Herald* discussing the sale explained that Chestnut Hills planned to undertake a five-stage remodeling program. In October 1970, many of the hotel's furnishings and fixtures were sold at auction, including a baby grand piano, tables and chairs, bedroom furniture, window coverings and light fixtures. The exact nature of the remodeling is unknown but it does appear that Chestnut Hills enlarged some of the hotel rooms by combining two smaller rooms, and may have eliminated the commercial bays at the south end of the building at this time. Chestnut Hills did not retain ownership for very long.

---

<sup>4</sup>Three years later, this same architecture firm designed Atlantic's Cass County Court House, located four blocks south of the hotel and listed individually on the National Register of Historic Places.

<sup>5</sup> Of these 17 hotels, six remain extant today not including the Hotel Whitney. Two of these - The Randolph in Des Moines, Iowa and the Hotel Mealey in Oelwein, Iowa - are individually listed on the National Register of Historic Places. The Hotel Whitney is distinct as being the only one of the seven extant hotels owned by the Boss Hotel System in 1931 that Boss was actually involved with from its initial construction. See continuation sheets pages 21-22 for a list of these hotels, a brief history, if known, and their current status.

<sup>6</sup> *Atlantic News Telegraph*, "Boss Started in Hotel Business as Youth of 17," May 5, 1931; John A. Jakle and Keith A. Sculle, *America's Main Street Hotels: Transiency and Community in the Early Auto Age*, (Knoxville, TN: The University of Tennessee Press, 2009), 61-63.

Hotel Whitney

Name of Property

Cass County, Iowa

County and State

In 1972, the hotel was advertised for sale or lease, and was described as having 50 guest rooms, in addition to a dining room, banquet hall, meeting rooms and bar.<sup>7</sup> In c. 1975, the building was sold yet again, this time to the Iowa Rehabilitation Center, which housed recovering alcoholics in the rooms that once hosted overnight motorists and local community groups.<sup>8</sup> In more recent years, the building has been utilized for apartments, with a restaurant occupying the coffee shop area on the first floor. The building is currently vacant.

### *Criterion A: Social History*

From the beginning, the Hotel Whitney was closely integrated into the community life of Atlantic. Its construction was financed by a local bank, it was named for the city's founding father, and its opening was heralded by city leaders and local businesses. While the hotel was celebrated in local newspaper articles for the belief that it would increase Atlantic's desirability as a place that could adequately accommodate overnight guests traveling along the ever-improving road networks expanding across Iowa at the time, its importance extended much beyond that sole purpose. Following a trend common to many quality hotels in smaller towns and cities throughout America, the hotel proved to be a desirable community gathering spot, offering comfortable, refined spaces where locals, those from the surrounding region, and travelers from a variety of locales could host gatherings, have a cup of coffee or drop off their dry cleaning.<sup>9</sup> For decades it performed all of these functions with equal ease.

In the decade before the Hotel Whitney's construction, Atlantic had at least five other hotels in operation. These included the Hotel Cardio, Occidental Hotel, Park Hotel, Pullman Hotel, and Trilby Hotel. The Hotel Cardio and Pullman Hotel were built along the railroad tracks. The Tribly Hotel occupied a small 2-story building one block west of the Hotel Whitney site, along W. 3<sup>rd</sup> Street. The Occidental Hotel occupied a slightly larger 2 ½ -story L-shaped building one block east of the Hotel Whitney site, at the southeast corner of E. 3<sup>rd</sup> and Walnut. The Park Hotel occupied an even larger L-shaped building, which had two and three story portions, and was located three blocks south of the Hotel Whitney site, at the southeast corner of E. 6<sup>th</sup> and Chestnut. None of these hotels compared in size to the Hotel Whitney and all dated from before 1908 so the desire on the part of the townspeople for a larger, modern hotel by the 1930s is understandable.<sup>10</sup>

For many years prior to the Hotel Whitney's construction, Atlantic's citizens had desired a new hotel to put Atlantic on the map as a tourist destination. All previous attempts had failed after the initiators were unable to acquire the necessary financing. By securing financial backing from the locally owned Whitney Loan and Trust, Boss succeeded where others had faltered and the public was hopeful that tourists, and their money, would begin to flow at an increasing clip into Atlantic.

<sup>7</sup> *Omaha World Herald*, "Atlantic Hotel Sold," March 27, 1970; *Omaha World Herald*, "Hotel Auction," October 21, 1970; *Omaha World Herald*, "For Sale or lease," May 14, 1975.

<sup>8</sup> *Omaha World Herald*, "Alcoholics Piece Lives Together," November 21, 1976.

<sup>9</sup> Jakle and Sculle, *America's Main Street Hotels*, xvii.

<sup>10</sup> Sanborn Map Company. Atlantic, Iowa. Sanborn Map & Publishing Company, 1908, 1923.

Hotel Whitney

Name of Property

Cass County, Iowa

County and State

The locally-owned Whitney Loan and Trust Company, from which Boss received financial backing, was run by James G. Whitney, son of Atlantic's founder, Franklin H. Whitney. Boss named the hotel in honor of the elder Whitney, reflecting an effort to integrate his business into the local community through association with a highly-regarded patriarch of the city. An article in the local newspaper, *Atlantic News Telegraph*, from 1931 noted that the younger Whitney helped to finance the hotel because he was "interested in promoting" it. Another article in that same edition of the newspaper described how the hotel was "the kind of structure Mr. [Franklin H.] Whitney, ever looking ahead and cognizant of demands of the future, would have created."<sup>11</sup> An astute hotelier, Boss must have understood the benefits of memorializing Franklin H. Whitney in this way, as did the journalists that played up the connection. In doing so, Boss secured local goodwill and created an easily recognizable brand already familiar to locals who, he surely hoped, would frequent the hotel's first-floor businesses and utilize its public spaces for their special occasions.

The hotel's official opening on May 7<sup>th</sup> of 1931 was celebrated in the *Atlantic News Telegraph*, with a multi-page spread discussing all of the hotel's features, its construction, and the background of those involved. The hotel was heralded for its fireproof construction, its beautiful interior, and its affordability.<sup>12</sup> Boasting electricity and indoor plumbing, with many of the guest rooms having private baths, the Hotel Whitney was a far cry, in terms of its amenities and its

emphasis on comfort, from earlier hotels built in Atlantic.<sup>13</sup>



Figure 4: Lobby in 1931 (Source: Durham Museum, Bostwick-Frohardt collection, BF4580-005)

On the first floor the public spaces were elegantly designed, with Italian and Adam-period design influences. Spaces at this level included a coffee shop at the north side and a banquet area called the Cameo Room, as well as two stores - the Preston Brothers Barber shop and the Harley Baxter Cleaners, on the south side. The Cameo Room and the stores were divided from the coffee shop by a central corridor that contained the hotel lobby and the stairway that led up to the private rooms, among other ancillary spaces.<sup>14</sup>

<sup>11</sup>*Atlantic News Telegraph*, "Backed Project" and "Atlantic's New Hotel Named For Founder of City, Frank H. Whitney," May 5, 1931.

<sup>12</sup>*Atlantic News Telegraph*, "Every Detail Considered to Make New Hotel Whitney One of Finest in State; Interior is Beautiful," May 5, 1931; *Atlantic News Telegraph*, "Reasonable Rates to be Charged at New Hotel Whitney," May 5, 1931.

<sup>13</sup>*Atlantic News Telegraph*, "Years Bring Many Changes in Hotel Business Methods," May 5, 1931.

<sup>14</sup> *Atlantic News Telegraph*, "Every Detail Considered to Make New Hotel Whitney One of Finest in State; Interior is Beautiful," May 5, 1931.

Hotel Whitney  
Name of Property

Cass County, Iowa  
County and State



Figure 5: Lounge in 1931 (Durham Museum, Bostwick-Frohardt Collection, BF4580-003)

The multi-page spread featured in the *Atlantic News Telegraph* included an invitation to the public to tour the building and visit the businesses housed there. One advertisement, ostensibly written by Boss himself, declared the Hotel Whitney was intended for the citizens of Atlantic. The advertisement emphasized “We want YOU to know just how YOUR hotel looks from within and without. To explore every floor! To see the inbuilt beauty and comfort the traveling public will enjoy on coming to Atlantic” [*emphasis original to quote*].<sup>15</sup> By expressly including the local community in the hotel’s opening festivities, Boss intended to give the public a sense of ownership in the hotel and allow them to be a part of ensuring its success.

In the years after its opening, newspaper articles detailed the ways in which the public took full advantage of the hotel’s spaces. With its Cameo Room, coffee shop, and, by 1949, an additional party room that took over the space once utilized by the Preston Brothers Barber Shop, the hotel provided spaces where local civic groups, regional and national political groups, and others could gather for meetings and conventions.<sup>16</sup> These were also spaces where locals would hold celebrations, such as weddings, and even religious services.<sup>17</sup>



Figure 6: Dining room, date unknown (Source: Building owner)

Two local groups that frequently met at the hotel over the decades were the Atlantic Rotary club and the Atlantic Lions club. Both of these clubs held weekly meetings at the Whitney, to which they invited experts to speak on a variety of topics. For example, during World War II, the Lions Club invited members of the military, including a sergeant on furlough from Italy and a Marine on leave from the Navy, to speak at their dinner meetings. The groups also hosted special events at the hotel. During the 1957 holiday season, the Lions club hosted a family Christmas dinner party while the Rotary club

<sup>15</sup>*Atlantic News Telegraph*, advertisements, May 5, 1931.

<sup>16</sup>*Atlantic News Telegraph*, “New Party Room is Open at Hotel Whitney,” March 4, 1949.

<sup>17</sup>*Atlantic News Telegraph* and *Omaha World Herald*, 1936-1971.

Hotel Whitney

Name of Property

Cass County, Iowa

County and State

held its ladies' night Christmas dinner party there.<sup>18</sup>

Civic groups like the Rotary and Lions Clubs were prime clientele for the hotel. In 1967, when the hotel placed a job advertisement for a new chef in the *Omaha World Herald*, they emphasized that they needed someone who could prepare food for both a "coffee shop and Civic clubs."<sup>19</sup> Other local civic groups that held meetings at the Whitney, possibly on a regular basis, included the Atlantic division of the Business and Professional Women (B.P.W.), the Our Own Pioneers (O.O.P.) Club and the N.H. Club.<sup>20</sup>

Atlantic's central location in southwestern Iowa, at roughly a halfway point between the larger cities of Des Moines, Iowa, to the east, and Council Bluffs, Iowa and Omaha, Nebraska, to the west, proved particularly advantageous for the hotel as it made the building an ideal meeting and resting spot for gatherings of regional groups. Just some of the regional events that brought people to the hotel included a regional hospital conference put on by the Iowa Hospital Association in 1948, the 20<sup>th</sup> annual convention for the Roman Catholic diocesan council of the National Council of Catholic Women in 1949, the ninth annual state convention for the American War Dads and Auxiliary in 1952, and the Biennial meeting of the Seventh District Federation of Republican Women in 1969.<sup>21</sup>

For decades the Hotel Whitney served its local and regional community well. In addition to the tourists it brought in, and the local services it provided through the coffee shop, barber and laundry business, the hotel's first floor public spaces proved adaptable, and desirable, for a variety of occasions, making it a choice social destination for many local and regional events. While its closing as a hotel in c. 1975 did put an end to the Whitney's frequent use by local individuals, civic groups and other clubs, its legacy as a community gathering hub remains intact, preserved in the newspaper articles that detailed the events, and local memories.

#### *Criterion A: Transportation History*

Although the Hotel Whitney is located two blocks from the historic site of Atlantic's passenger railroad depot, the dramatic alteration of a commercial building into the Hotel Whitney in 1931 was not done with the railroad traveler in mind. Instead it was built and designed with the primary purpose of attracting the automobile travelers that began to zigzag their way across America in ever increasing numbers by the 1920s and 1930s. In Iowa specifically, improvements to the state's highway systems, mainly through the application of concrete or gravel to the state's roads, was creating an increased number of motor tourists. In the past, an *Atlantic News Telegraph* article from 1931 asserted, many of these motorists had tried to avoid passing through Iowa because they preferred all weather routes to the mud roads that had abounded in the state. Between 1925 and 1931, the state's concrete roads increased from 502.3 to 3,275 miles and its gravel roads increased from 2,164.4 to 2,863 miles, with more hard surface roads on the way.

<sup>18</sup>*Atlantic News Telegraph*, "Local News Briefs," December 14, 1957.

<sup>19</sup>*Atlantic News Telegraph*, "Men or Women Wanted – Chef," October 23, 1967.

<sup>20</sup>*Atlantic News Telegraph*, "Timely Social News: Club Calendar," May 20, 1947.

<sup>21</sup> *Omaha World Herald*, "Regional Hospital Conference is Held," October 20, 1948; *Atlantic News Telegraph*, "Catholic Women to Meet this Weekend," September 30, 1949; *Omaha World Herald*, "Iowa's War Dads Open Atlantic Meet," June 8, 1952; *Omaha World Herald*, "GOP Session," September 17, 1969.

Hotel Whitney

Name of Property

Cass County, Iowa

County and State

Many of the concrete roads were laid in southern Iowa, where the Hotel Whitney is located, because this area had less gravel deposits than its northerly neighbors and its citizens had recently begun to approve the use of paving bonds to finance hard surface road construction.<sup>22</sup>

Towns like Atlantic understood the benefits that improved roads offered to their communities, particularly for attracting automobile travelers who might come and spend their money at local establishments such as restaurants, hotels, shops and automotive-related businesses. An article in the *Atlantic News Telegraph* noted that the "new Hotel Whitney fulfills a demand long felt in Atlantic - in the heart of the corn belt, the stopping place for tourists."<sup>23</sup> At the start of the 1930s, Atlantic was located in close proximity to two trans-state highways, the east-west running U.S. Highway 6, previously known as U.S. Highway 32, and the north-south running U.S. Highway 71. While Highway 71 was 2 miles off, Highway 6 passed just a few blocks from the hotel's doors. As discussed in the section above, Atlantic also benefited from its location at a central point in southeastern Iowa, approximately 80 miles from Des Moines, Iowa, 50 miles from Council Bluffs, Iowa, and 60 miles from Omaha, Nebraska.

While Atlantic may have been a stopping place for tourists, the city could not ignore the fact that it was competing with other nearby cities and towns that also viewed themselves in a similar light. The Hotel Whitney, with all of its modern conveniences and affordable luxuries, helped Atlantic to stand out. To spread the word about the newly opened hotel, Boss hosted a formal dinner in the hotel's Cameo Room for hotel owners from establishments in Nebraska and Iowa. The intention of this event, an article in the *Atlantic News Telegraph* stated, was for "acquainting the hotel men with the local hotel that they may guide travel to Atlantic and the Whitney in their tourist information."<sup>24</sup> Boss, the owner of a chain hotel operation when such a business framework was a rarity, was an astute businessman.<sup>25</sup> His organizing of this event reflected an understanding of the need to work in tandem with hotel owners at strategic locations, those who owned hotels that were within a comfortable driving distance of Atlantic but far enough away to not be direct competitors for passing motorists seeking overnight accommodations.

The Hotel Whitney reflects an early type of automobile-oriented hotel. While it did not include one of the key features typically associated with an automobile-oriented building today, namely the presence of an adjacent parking lot or integrated parking garage, elements of the hotel were designed to appeal to motorists. One of these was a large neon sign that was placed in a prominent location on the southwest corner of the building, where Chestnut and East 3rd Streets cross. This sign, made by the Iowa Flexlume Neon Company out of Des Moines, Iowa, is no longer extant.<sup>26</sup> Another feature was the incorporation of a canopied front entrance. As John A. Jakle and Keith A. Sculle note in their book *America's Main Street Hotels*, the use of canopied front entries was part of a widespread trend meant to provide a "welcoming gesture to guests

---

<sup>22</sup> *Atlantic News Telegraph*, "Paving of Roads is Boon to Hotel Business in Iowa," May 5, 1931; "Main Street to Miracle Mile," Chester L. Liebs, 170-172.

<sup>23</sup> *Atlantic News Telegraph*, "Paving of Roads is Boon to Hotel Business in Iowa."

<sup>24</sup> *Atlantic News Telegraph*, "Banquet in Cameo Room Will be a Brilliant Affair; Hotel Men Guests of E.A. Boss at Dinner on Friday" May 5, 1931.

<sup>25</sup> Jakle and Sculle, *America's Main Street Hotels*, 63.

<sup>26</sup> *Atlantic News Telegraph*, "The Iowa Flexlume Neon Company," advertisement, May 5, 1931.

Hotel Whitney

Name of Property

Cass County, Iowa

County and State

arriving by car. Stationed there was a doorman, not just to open and close doors but also to help with luggage and arrange for parking."<sup>27</sup> Historic photographs of the Hotel Whitney show automobiles parked in on-street parking spots at the south and west sides of the building. It is also possible that the hotel had a valet service or a parking agreement in place with the city that set aside a certain number of parking spots adjacent to the building, so that guests were not inconvenienced should on-street parking fill up.<sup>28</sup>

In 1970, when the Boss Hotel System sold the Hotel Whitney, the hotel's new owners changed the name to the Whitney Motor Inn. Incorporating the word "motor" directly into the hotel's name reflects an attempt to compete with the motor courts on the edge of town. The motor courts were a model that emerged in the 1920s and 1930s and slowly usurped the traditional main street hotel as the preferred lodging option for the automobile traveler. Motor courts were more expressly designed for motorists than a traditional hotel such as the Whitney and they were often cheaper as well.<sup>29</sup>

Located on the outskirts of towns or cities and directly adjacent to major roadways, the motor court usually consisted of a building of connected rooms facing onto a large parking lot, convenient for automobile tourists who preferred easy access to their rooms and often wished to avoid parading through public spaces to get there.<sup>30</sup> Atlantic had at least two motor courts by the late 1940s, both located directly on Highway 6 (called 7<sup>th</sup> Street within Atlantic) at the west and east sides of town and both with large parking lots directly in front. One of these, located at 608 W. 7<sup>th</sup> Street, had a tire service business integrated into the motel building as well as two filling stations and an auto sales and service business just next door.<sup>31</sup>

Although the Hotel Whitney prided itself on being designed with the motoring traveler in mind, by the 1970s it was clear that its design, and location, were very much rooted in an outmoded notion of what appealed to that type of traveler. The name change helped the Hotel Whitney to sound like a more modern establishment, but it could not truly mitigate the underlying issues that hindered the hotel's continued success during an era when motorists were most interested in finding the quickest route and the most accessible overnight accommodations as they zipped along on their journey.

Today, the Hotel Whitney no longer serves its intended purpose as a hotel but nonetheless remains a prominent fixture in downtown Atlantic. Its former life as an upscale lodging establishment for passing motorists, and as a destination where the local community could socialize, hold meetings, and patronize businesses, remain visible in such features as the prominent canopied entrance, the central lobby and the elegantly designed first floor public spaces.

---

<sup>27</sup> Jakle and Sculle, *America's Main Street Hotels*, 15.

<sup>28</sup> Jakle and Sculle, *America's Main Street Hotels*, 49.

<sup>29</sup> Chester H. Liebs, *Main Streets to Miracle Mile: American Roadside Architecture* (Boston: New York Graphic Society, 1985), 180-185.

<sup>30</sup> *Ibid.*

<sup>31</sup> Sanborn Map Company. Atlantic, Iowa. Sanborn Map & Publishing Company, Sheets 10 & 14, 1949.

Hotel Whitney  
Name of Property

Cass County, Iowa  
County and State

---

## 9. Major Bibliographical References

**Bibliography** (Cite the books, articles, and other sources used in preparing this form.)

*Atlantic News Telegraph*, articles from 1931-1959. <http://atlanticpl.newspaperarchive.com/>. Accessed August 6, 2015.

Hoogeveen, Lila and Shiona Putnam. *Images of America: Atlantic*. Arcadia Publishing, 2010.

Jakle, John A. and Keith A. Sculle. *America's Main Street Hotels: Transiency and Community in the Early Auto Age*. Knoxville, TN: The University of Tennessee Press, 2009.

Liebs, Chester H. *Main Streets to Miracle Mile: American Roadside Architecture*. Boston: New York Graphic Society, 1985.

National Register of Historic Places. Job A. and Rebeca E. McWaid House. Atlantic, Cass County, Iowa, National Register #94001030.

Omaha World Herald, articles from 1931-1976. Infoweb.newsbank.com. Accessed August 6, 2015.

Thompson, William H. *Transportation in Iowa: A Historical Summary*. Iowa Department of Transportation, 1989.

Sanborn Map Company. Atlantic, Iowa. Sanborn Map & Publishing Company, 1883-1949.

---

### 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 # \_\_\_\_\_

recorded by Historic American Landscape Survey # \_\_\_\_\_

### Primary location of additional data:

State Historic Preservation Office

Other State agency

Hotel Whitney  
Name of Property

Cass County, Iowa  
County and State

Federal agency

Local government

University

Other

Name of repository: \_\_\_\_\_

**Historic Resources Survey Number (if assigned):** \_\_\_\_\_

---

## 10. Geographical Data

**Acreeage of Property** Less than 1 acre

Use either the UTM system or latitude/longitude coordinates

### Latitude/Longitude Coordinates (decimal degrees)

Datum if other than WGS84: \_\_\_\_\_

(enter coordinates to 6 decimal places)

1. Latitude: 41.408772 Longitude: -95.012983

2. Latitude: Longitude:

3. Latitude: Longitude:

4. Latitude: Longitude:

**Or**

### UTM References

Datum (indicated on USGS map):

NAD 1927 or  NAD 1983

1. Zone: Easting: Northing:

2. Zone: Easting: Northing:

3. Zone: Easting: Northing:

4. Zone: Easting : Northing:

Hotel Whitney  
Name of Property

Cass County, Iowa  
County and State

**Verbal Boundary Description** (Describe the boundaries of the property.)

LOTS 13-14-15-16 BLK 7

**Boundary Justification** (Explain why the boundaries were selected.)

The boundary of the property follows the historic legally recorded boundary lines.

---

**11. Form Prepared By**

name/title: Caitlin Kolb, Historic Preservation Specialist  
organization: Alley Poyner Macchietto Architecture  
street & number: 1516 Cuming Street  
city or town: Omaha state: NE zip code: 68102  
e-mail: ckolb@alleypoyner.com  
telephone: 402-341-1544  
date: July 15, 2016

*Owner*

name/title: Mark Smith  
organization: Whitney Group, LLC.  
street & number: P.O. Box 478  
city or town: Atlantic state: IA zip code: 50022

---

**Additional Documentation**

Submit the following items with the completed form:

- **Maps:** A USGS map or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

**Photographs**

Hotel Whitney

Name of Property

Cass County, Iowa

County and State

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

### Photo Log

Name of Property: Hotel Whitney

City or Vicinity: Atlantic

County: Cass

State: Iowa

Photographer: Alley Poyner Macchietto Architecture

Date Photographed: As indicated.

Description of Photograph(s) and number, include description of view indicating direction of camera:

- 1 of 13: West façade. Looking East. November 11, 2015.
- 2 of 13: West and South facades. Looking Northeast. August 14, 2015.
- 3 of 13: South and East Facades. Looking Northwest. August 14, 2015.
- 4 of 13: East Façade. Looking West. August 14, 2015.
- 5 of 13: East and North facades. Looking Southwest. August 14, 2015.
- 6 of 13: North and West facades. Looking Southeast. August 14, 2015.
- 7 of 13: West façade, Main Entry. Looking East. August 14, 2015.
- 8 of 13: 1<sup>st</sup> Floor. Lobby looking Northeast. August 14, 2015.
- 9 of 13: 1<sup>st</sup> Floor. Lounge looking West. August 14, 2015.
- 10 of 13: Central Stair off First Floor Lobby. November 11, 2015.
- 11 of 13: 2<sup>nd</sup> Floor. Corridor looking East. August 14, 2015.
- 12 of 13: 2<sup>nd</sup> Floor. Typical hotel room. Looking North. August 14, 2015.
- 13 of 13: 2<sup>nd</sup> Floor. Typical hotel room. Looking South. November 11, 2015.

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 460 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Hotel Whitney
----- Name of Property
Cass, Iowa
----- County and State
----- Name of multiple listing (if applicable)

Section number Additional Documentation

Page 26

Hotels owned by Boss in 1931, at time of Hotel Whitney's construction and opening

1. Hotel Ellis – Waterloo, Iowa
  - a. Non-extant.
  - b. Designed by John H. Stewart in c. 1900; unknown when Boss acquired. Demolished in 1986.
  - c. Source: Sanborn Maps; Googlemaps. Rootsweb, Iowa Biographies Project, "John H. Stewart," <http://www.rootsweb.ancestry.com/~iabiog/blackhawk/h1993/h1993-mw.htm>; Tim Jamison, "Jail Parking Gives Black Hawk County a Sinking Feeling," *The Courier*, [http://wfcourier.com/news/local/govt-and-politics/jail-parking-gives-black-hawk-county-a-sinking-feeling/article\\_516e9f1a-316f-506a-8771-7c6b781298fb.html](http://wfcourier.com/news/local/govt-and-politics/jail-parking-gives-black-hawk-county-a-sinking-feeling/article_516e9f1a-316f-506a-8771-7c6b781298fb.html).
2. **Hotel Randolph – Des Moines, Iowa**
  - a. Extant, listed individually on National Register of Historic Places.
  - b. Built in 1913. According to NR form, Boss purchased it in late 1940s-1950s, although this hotel mentioned in Atlantic News Telegraph 1931 article so he likely actually purchased earlier.
  - c. Source: National Register of Historic Places, Hotel Randolph, National Register #20090611.
3. Hotel Anthes – Fort Madison, Iowa
  - a. Non-extant.
  - b. Opened c.1884 and later expanded, unknown when Boss acquired.
  - c. Source: Sanborn Maps, Googlemaps.
4. Hotel Holst – Boone, Iowa
  - a. Non-extant.
  - b. Built in 1910 by Bernhart P. Holst for railroad travelers.
  - c. Source: Suzanne Caswell, "Hotel Holst," *Iowa Living Magazines*, November 21, 2012, <http://www.iowalivingmagazines.com/2012/11/21/hotel-holst/>
5. **Hotel Mealey – Oelwein, Iowa**
  - a. Extant, listed on National Register, now senior apartments on upper floors.
  - b. Built 1896-98 as a railroad center hotel building. Boss acquired it sometime after 1907 and operated it until 1969.
  - c. Source: National Register of Historic Places, Hotel Mealey, National Register #19830127; SeniorAdvisor.com, "The Mealey Senior Apartments," <https://www.senioradvisor.com/local/the-mealey-senior-apartments-oelwein-ia>
6. Hotel Bradford – Storm Lake, Iowa
  - a. Non-extant.
  - b. Built in 1899 by Scott Casper Bradford. Demolished in 1970.
  - c. Source: IAGenWeb Project, "Buena Vista County, IA – Biography of Scott Casper Bradford," <http://iagenweb.org/buenavista/Biographies/BradfordScottCasper.html>; MetaBank, "History," <https://www.metabank.com/why-metabank/history>.
7. Hotel New Wilson – Webster City, Iowa
  - a. Non-extant.
  - b. Built c. 1855 by Wilson Brewer to serve railroad travelers. Boss purchased in 1922.
  - c. Source: Hamilton County History, "Webster City – 1857 to the present," <https://sites.google.com/site/hamiltoncountyhistory/home/cities-and-towns/webster-city>; Hotel Monthly, Volume 30 (Google books); Sanborn Maps.
8. Hotel Algona – Algona, Iowa
  - a. Non-extant.
  - b. Source: Sanborn Maps.
9. **Hotel Winneshiek – Decorah, Iowa**
  - a. Extant, remains a hotel.
  - b. Built 1904-1905. Purchased by Boss in 1930s.
  - c. Source: Hotel Winneshiek, "History," <http://www.hotelwinn.com/about/history/>.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Hotel Whitney
Name of Property
Cass, Iowa
County and State
Name of multiple listing (if applicable)

Section number Additional Documentation

Page 27

Hotels owned by Boss in 1931, at time of Hotel Whitney's construction and opening (continued)

**10. Hotel Gardston – Estherville, Iowa**

- a. Extant, now used as city hall and apartments.
- b. Built c. 1913. Likely purchased by Boss after his return from WWI. Boss owned until c. 1973.
- c. Source: Sanborn Maps; *Estherville Daily News*, March 25, 1970 and June 5, 1973, <http://www.newspapers.com/newspage/1129137/>.

**11. Hotel Orleans – Estherville, Iowa**

- d. Non-extant.
- e. Built c. 1900.
- f. Source: Sanborn Maps, Googlemaps.

**12. Hotel Gedney – Independence, Iowa**

- g. Non-extant.
- h. Opened in 1892. Built by C.W. Williams. Destroyed by fire in 1945.
- i. Source: "Wapsi Mills" account, February 23, 2014 post, <https://www.facebook.com/wapsi.mill/posts/569402809822468>.

**13. Hotel Linderman – Clarinda, Iowa**

- j. Non-extant.
- k. Built 1913. Boss purchased in 1922.
- l. Source: *The Construction News*, Volume 36, July 26, 1913, p. 23 (Google books); *Hotel Monthly*, Volume 30 (Google books).

**14. Hotel Warden – Fort Dodge, Iowa**

- m. Extant, Listed to National Register as part of Fort Dodge Downtown Historic District; currently empty and for sale
- n. Also known as Warden Plaza. Built by Theodore Warden, an Ohio coal mining investor, with local architecture firm O.E. Damon.
- o. Source: Fort Dodge Growth Alliance, "Warden Plaza listing sheet," [http://printbrochure.locationone.com/PDFHandler.ashx?id=422599&profilename=IA-Fort%20Dodge&doctypeid=2&building\\_id=422599](http://printbrochure.locationone.com/PDFHandler.ashx?id=422599&profilename=IA-Fort%20Dodge&doctypeid=2&building_id=422599) (Accessed February 24, 2016); "Fort Dodge Downtown Historic District, Virtual Tour," [http://www.fmarketoncentral.com/wp-content/uploads/2011/04/downtown\\_fort\\_dodge\\_history.pdf](http://www.fmarketoncentral.com/wp-content/uploads/2011/04/downtown_fort_dodge_history.pdf).

**15. Hotel Hilton – Beloit, WI**

- p. Extant, now apartments.
- q. Built in 1904 by General C.C. Hilton.
- r. Source: Fred Burwell, "Fridays with Fred: the Beloit Hilton," [https://www.beloit.edu/campus/news/fwf/?story\\_id=377241](https://www.beloit.edu/campus/news/fwf/?story_id=377241).

**16. Wright Hotel – Alma, Michigan**

- s. Non-extant.
- t. Built 1883 by businessman Ammi Willard Wright. Demolished in 1956.
- u. Source: Morning Sun, "Mid-Michigan History: Wright Hotel of Alma," January 24, 2012, <http://www.themorningsun.com/article/MS/20120124/LIFE01/301249998>.

**17. Hotel Mary-Etta at Fairbury, NE**

- v. Non-extant.
- w. Built c. 1912.
- x. Source: Sanborn Maps, Googlemaps.

United States Department of the Interior  
National Park Service

### National Register of Historic Places Continuation Sheet

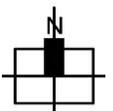
Hotel Whitney
Name of Property
Cass, Iowa
County and State
Name of multiple listing (if applicable)

Section number Additional Documentation

Page 28



**Figure 7:** Hotel Whitney Vicinity Map. Building is located at the northwest corner of Chestnut and W 3<sup>rd</sup> Streets. Source: Bing Maps, 2015.



United States Department of the Interior  
National Park Service

### National Register of Historic Places Continuation Sheet

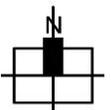
Hotel Whitney
-----
Name of Property
Cass, Iowa
-----
County and State
-----
Name of multiple listing (if applicable)

Section number Additional Documentation

Page 29



**Figure 8:** Hotel Whitney Legal Boundary Map. Building is located at the northwest corner of Chestnut and W. 3<sup>rd</sup> Streets. Dashed line indicates property location. Source: Cass County Beacon website, Accessed September 29, 2015.



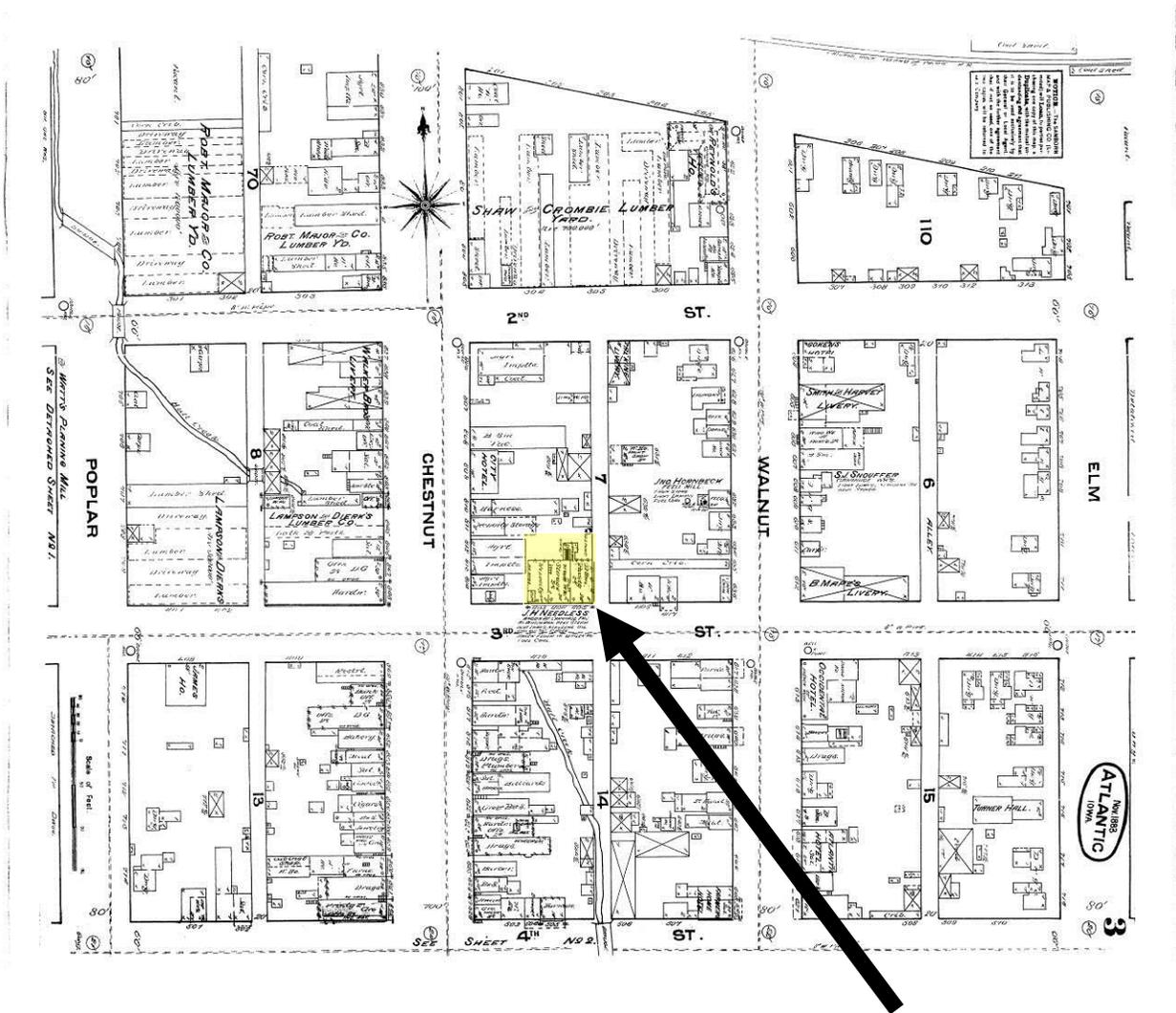
United States Department of the Interior  
National Park Service

### National Register of Historic Places Continuation Sheet

Hotel Whitney
Name of Property
Cass, Iowa
County and State
Name of multiple listing (if applicable)

Section number Additional Documentation

Page 30



**Figure 9:** Sanborn Map Company. Insurance Maps of Atlantic, Iowa. New York: 1883. Digital. Council Bluffs Public Library. Council Bluffs, Iowa. Shaded area indicates location of original c. 1879 building, which received an addition at the west end in c. 1913 and was altered for the Hotel Whitney in 1931.

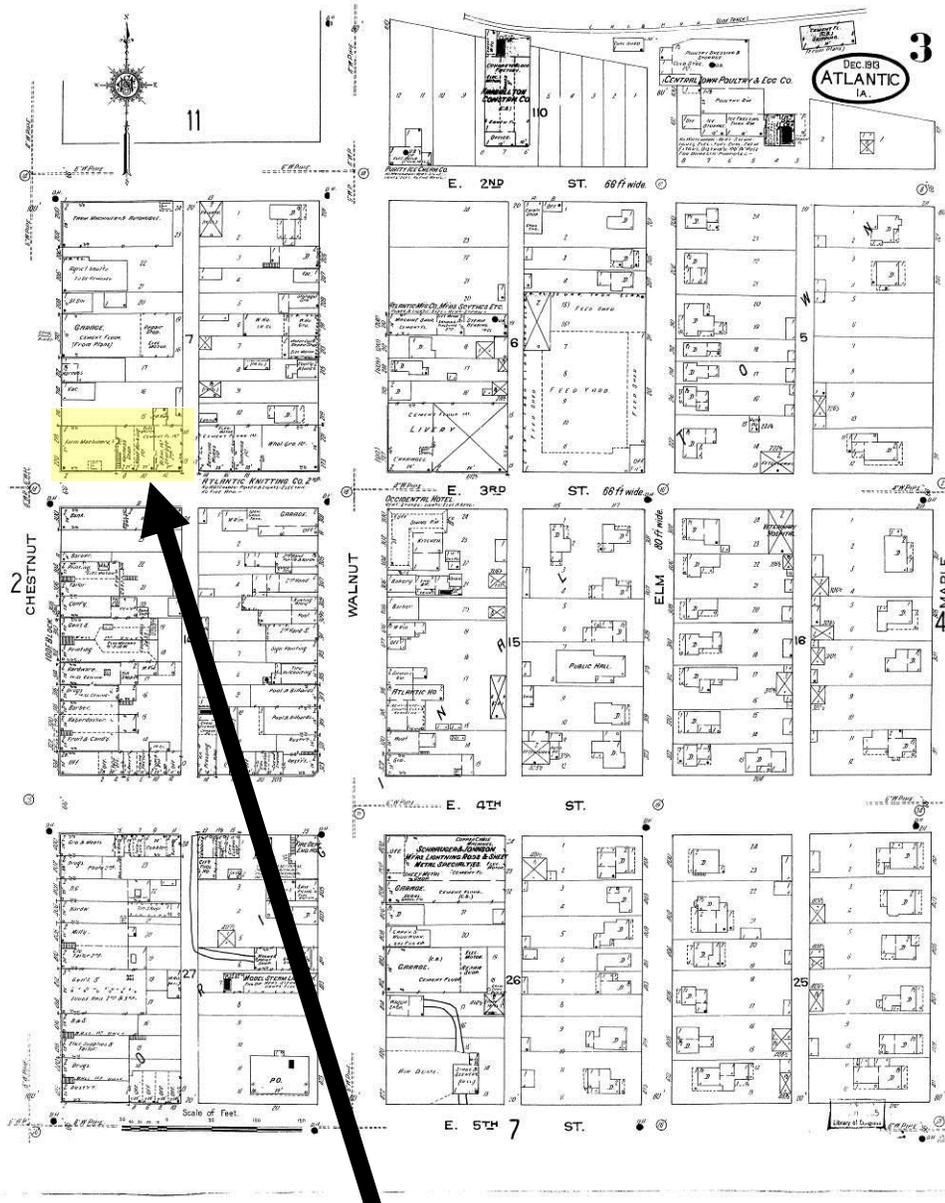
United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Hotel Whitney
Name of Property
Cass, Iowa
County and State
Name of multiple listing (if applicable)

Section number Additional Documentation

Page 31



**Figure 10:** Sanborn Map Company. Insurance Maps of Atlantic, Iowa. New York: 1913. Digital. Council Bluffs Public Library. Council Bluffs, Iowa. Shaded area indicates original c. 1879 building with two-story c. 1913 portion added at the west end.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Hotel Whitney
Name of Property
Cass, Iowa
County and State
Name of multiple listing (if applicable)

Section number Additional Documentation

Page 32



**Figure 11:** Sanborn Map Company. Insurance Maps of Atlantic, Iowa. New York: 1949. Digital. Council Bluffs Public Library. Council Bluffs, IA. Shaded area indicates location of Hotel Whitney as it exists today.

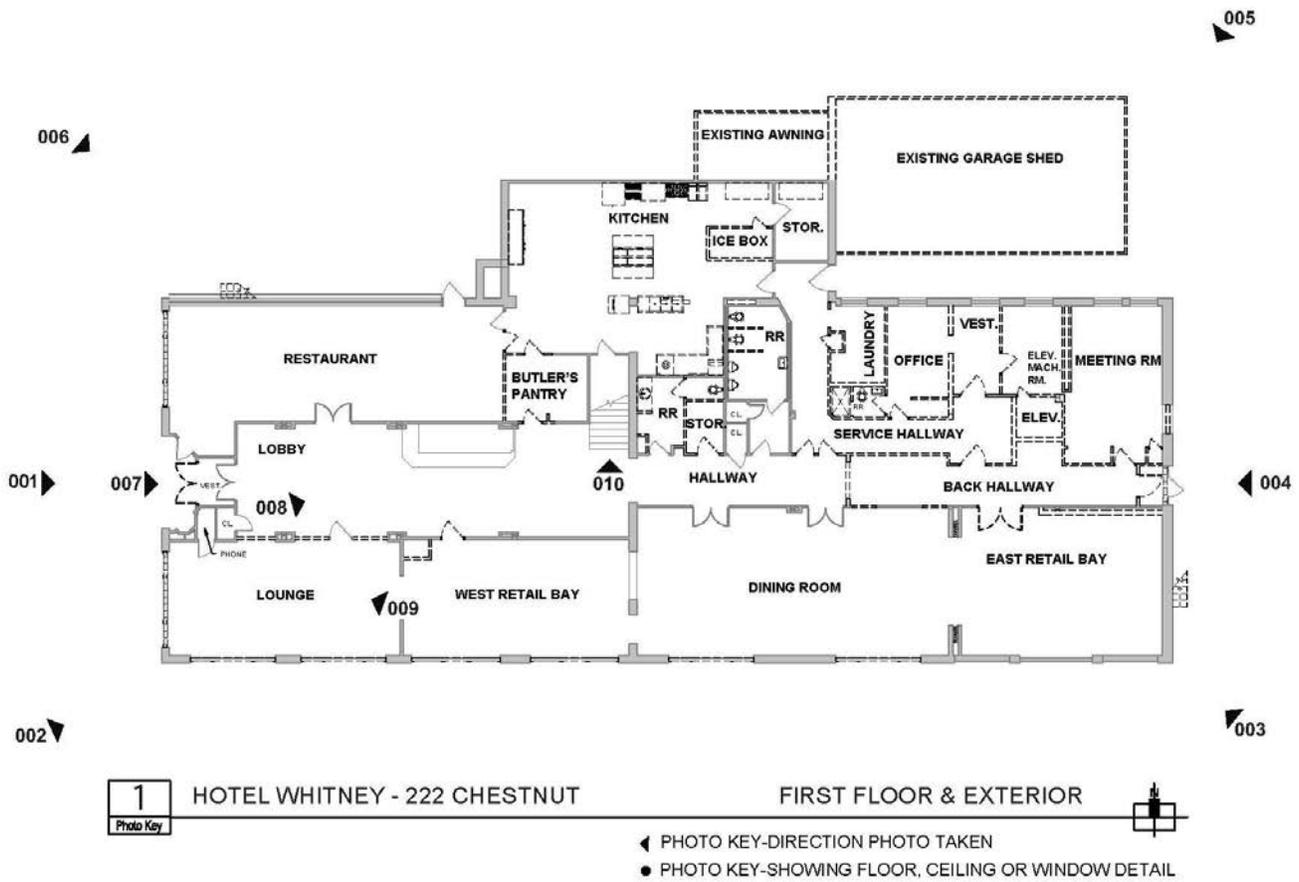
United States Department of the Interior  
National Park Service

Hotel Whitney
Name of Property
Cass, Iowa
County and State
Name of multiple listing (if applicable)

# National Register of Historic Places Continuation Sheet

Section number Additional Documentation

Page 33



**Figure 12:** 1<sup>st</sup> Floor Plan showing location of photos at 1<sup>st</sup> floor and exterior. Source: Alley Poyner Macchietto Architecture, 2016.

United States Department of the Interior  
National Park Service

Hotel Whitney

Name of Property

Cass, Iowa

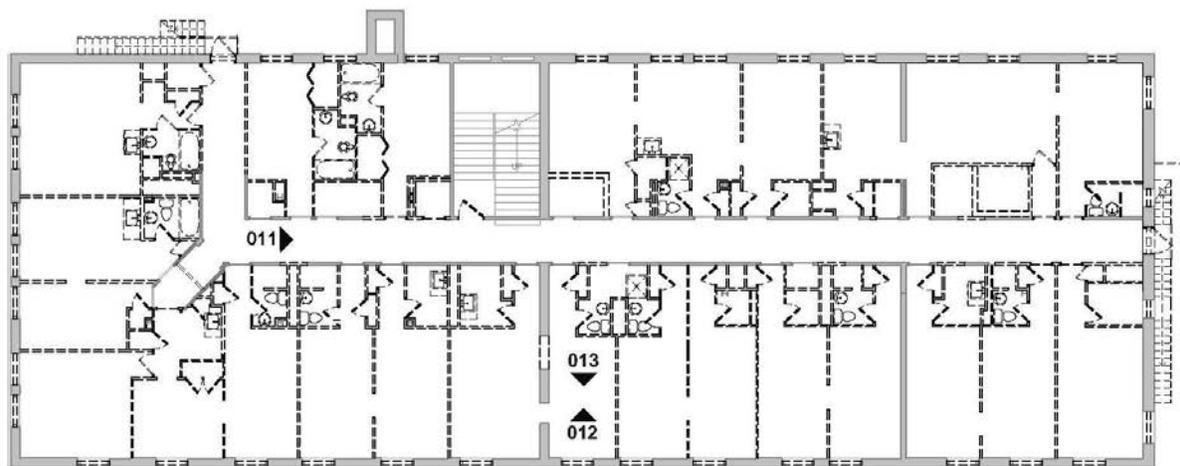
County and State

Name of multiple listing (if applicable)

### National Register of Historic Places Continuation Sheet

Section number Additional Documentation

Page 34



2  
Photo Key

HOTEL WHITNEY - 222 CHESTNUT

SECOND FLOOR



- ◀ PHOTO KEY-DIRECTION PHOTO TAKEN
- PHOTO KEY-SHOWING FLOOR, CEILING OR WINDOW DETAIL

**Figure 13:** 2<sup>nd</sup> Floor Plan showing location of photos at 2<sup>nd</sup> floor. Source: Alley Poyner Macchietto Architecture, 2016.



CHESTNUT ST

♿  
PARKING ONLY











PENDING

For Sale  
2  
ment Realty  
243-20



For Sale  
**Century 21**  
Dement Realty  
243-2017

For Sale  
**Century 21**  
Dement Realty  
243-2017













UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Hotel Whitney  
NAME:

MULTIPLE  
NAME:

STATE & COUNTY: IOWA, Cass

DATE RECEIVED: 8/05/16 DATE OF PENDING LIST: 9/02/16  
DATE OF 16TH DAY: 9/19/16 DATE OF 45TH DAY: 9/20/16  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 16000640

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N  
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N  
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT  RETURN  REJECT 9.19.16 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in  
The National Register  
of  
Historic Places

RECOM./CRITERIA \_\_\_\_\_

REVIEWER \_\_\_\_\_ DISCIPLINE \_\_\_\_\_

TELEPHONE \_\_\_\_\_ DATE \_\_\_\_\_

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.

IOWA DEPARTMENT OF  
CULTURAL AFFAIRS

MARY GOWNE, DIRECTOR  
CHRIS KNAMER, DEPUTY DIRECTOR

TERRY E. BRANSTAD, GOVERNOR  
KIM REYNOLDS, Lt. GOVERNOR

RECEIVED 2280

AUG - 5 2016

Nat. Register of Historic Places  
National Park Service

August 2, 2016

J. Paul Loether, Deputy Keeper and Chief  
National Register and National Historic Landmarks  
1201 Eye St. NW, 8th Fl.  
Washington D.C. 20005

Dear Mr. Loether:

The following National Register nomination(s) from Iowa are enclosed for your review and listing if acceptable.

- Sioux City Central High School & Central Annex (Boundary Increase and Additional Documentation), 1212 Nebraska Street (& 1121 Jackson Street), Sioux City, Woodbury County
- Hotel Whitney, 222 Chestnut Street, Atlantic, Cass County

Thank you for your consideration.

Sincerely,



Elizabeth Foster  
National Register Coordinator  
State Historical Society of Iowa

HISTORICAL  
SOCIETY OF IOWA