

Site Inventory Form
State Historical Society of Iowa
 (December 1, 1999)

State Inventory No. **52-01060**

New Supplemental

Part of a district with known boundaries (enter inventory no.) _____

Relationship: Contributing Noncontributing

Contributes to a potential district with yet unknown boundaries

National Register Status:(any that apply) Listed De-listed NHL DOE

9-Digit SHPO Review & Compliance Number _____

Non-Extant (enter year) _____

1. Name of Property

historic name Whetstone Building

other names/site number Sanxay & Murray's Store, Whetstone Drug Co., Whetstone Pharmacy

2. Location

street & number 32 S. Clinton Street/108 E. Washington Street

city or town Iowa City

vicinity, county Johnson

Legal Description: (If Rural) Township Name _____ Township No. _____ Range No. _____ Section _____ Quarter of Quarter _____

(If Urban) Subdivision Original Town Block(s) 80 Lot(s) Part of Lot 6

3. State/Federal Agency Certification [Skip this Section]

4. National Park Service Certification [Skip this Section]

5. Classification

Category of Property (Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property

If Non-Eligible Property

Enter number of:

- buildings
- sites
- structures
- objects
- Total

If Eligible Property, enter number of:

Contributing Noncontributing

- 1 buildings
- sites
- structures
- objects
- 1 Total

Name of related project report or multiple property study (Enter "N/A" if the property is not part of a multiple property examination).

Title Iowa City Central Business District Study - 2017 UPDATE

Historical Architectural Data Base Number 52-127

6. Function or Use

Historic Functions (Enter categories from instructions)

02F01 COMMERCE/TRADE/general store

02E COMMERCE/TRADE/specialty store/drug store

Current Functions (Enter categories from instructions)

02E COMMERCE/TRADE/specialty store

02G COMMERCE/TRADE/restaurant

7. Description

Architectural Classification (Enter categories from instructions)

05B LATE VICTORIAN/Italianate

Materials (Enter categories from instructions)

foundation 04 STONE

walls 03 BRICK

roof _____

other _____

Narrative Description (SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED)

8. Statement of Significance

Applicable National Register Criteria (Mark "x" representing your opinion of eligibility after applying relevant National Register criteria)

- Yes No More Research Recommended

- A Property is associated with significant events.
- B Property is associated with the lives of significant persons.
- C Property has distinctive architectural characteristics.
- D Property yields significant information in archaeology or history.

County Johnson
City Iowa City

Address 32 S. Clinton Street/108 E. Washington Street

Site Number 52-01060
District Number

Criteria Considerations

- 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 of age or achieved significance within the past 50 years.

Areas of Significance (Enter categories from instructions)

05 COMMERCE
02 ARCHITECTURE

Significant Dates

Construction date
1868 check if circa or estimated date
Other dates

Significant Person

(Complete if National Register Criterion B is marked above)

Architect/Builder

Architect
unknown
Builder
unknown

Narrative Statement of Significance SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED

9. Major Bibliographical References

Bibliography See continuation sheet for citations of the books, articles, and other sources used in preparing this form

10. Geographic Data

UTM References (OPTIONAL)

Zone	Easting	Northing	Zone	Easting	Northing
1	_____	_____	2	_____	_____
3	_____	_____	4	_____	_____

See continuation sheet for additional UTM references or comments

11. Form Prepared By

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organization AKAY Consulting

date 10/2017

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city or town Minneapolis

state MN

zip code 55407

ADDITIONAL DOCUMENTATION (Submit the following items with the completed form)

FOR ALL PROPERTIES

- Map:** showing the property's location in a town/city or township.
- Site plan:** showing position of buildings and structures on the site in relation to public road(s).
- Photographs:** representative black and white photos. If the photos are taken as part of a survey for which the Society is to be curator of the negatives or color slides, a photo/catalog sheet needs to be included with the negatives/slides and the following needs to be provided below on this particular inventory site:

Roll/slide sheet # _____	Frame/slot # _____	Date Taken _____
Roll/slide sheet # _____	Frame/slot # _____	Date Taken _____
Roll/slide sheet # _____	Frame/slot # _____	Date Taken _____

- See continuation sheet or attached *photo & slide catalog sheet* for list of photo roll or slide entries.
- Photos/illustrations without negatives are also in this site inventory file.

FOR CERTAIN KINDS OF PROPERTIES, INCLUDE THE FOLLOWING AS WELL

- Farmstead & District:** (List of structures and buildings, known or estimated year built, and contributing or non-contributing status)
- Barn:**
 - A sketch of the frame/truss configuration in the form of drawing a typical middle bent of the barn.
 - A photograph of the loft showing the frame configuration along one side.
 - A sketch floor plan of the interior space arrangements along with the barn's exterior dimensions in feet.

State Historic Preservation Office (SHPO) Use Only Below This Line

Concur with above survey opinion on National Register eligibility: Yes No More Research Recommended
 This is a locally designated property or part of a locally designated district.

Comments: _____

Evaluated by (name/title): _____

Date: _____

Iowa Site Inventory Form Continuation Sheet

Related District Number

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Whetstone Building	Johnson
Name of Property	County
32 S. Clinton Street/108 E. Washington Street	Iowa City
Address	City

7. Property Description

The Whetstone Building is a 3-story, brick commercial building consisting of two separate sections merged into a single ownership and business operation by the early 1880s. The corner building (facing S. Clinton St.) was constructed in ca. 1868 and the east building was in place by 1874 when both appeared on the the fire insurance map for that year (Svendsen, 2001). After unification, the property became and remains a single resource with an L-shaped footprint.

Historically, the Whetstone Building (both prior to and after the 1880s unification) housed three separate shop spaces on the lower level (one facing Clinton and two facing Washington) and a combination of apartments, studio, and shop spaces located on the upper floors (Svendsen, 2001).

The building's contemporary storefront has an angular entrance recessed at the southwest corner and a pair of plate glass shop windows facing onto S. Clinton Street. The east section's storefront contains a display window and closed entranceway. A fixed angular awning separates the storefront from the second floor on both buildings. An entrance stairs to the upper levels is located midway along the Washington Street façade. The building's three 1/1 double-hung windows on the west façade and six on the south façade feature stone sills and segmental arched windows with keystone designs. At one time the building had 2/2 sash that fit the segmental shape of the openings. The corner building's distinctive cornice has a wide wood overhang with closely spaced dentils set between large wood brackets with pendants set at points between the windows. The east section of the building is somewhat lower in height than the corner building and its four windows have pedimented hoods. The cornice matches that of the corner building which is an indication that the two buildings were built simultaneously or that the smaller east section was remodeled when the corner section was built. Since the two parcels were in separate ownership in ca. 1865, it is likely that the two buildings were built at different times. Both building sections have brick walls set on rubble foundations. The building has an ell shaped footprint with the Clinton Street front measuring approximately 20' and the Washington Street front measuring approximately 30' (Svendsen, 2001).

In 2017, the Whetstone Building remains largely as described in 2001 with the exception of the storefronts which appear to have been recently renovated. Both storefronts share a design approach which includes a dark, likely metal framing structure, modestly scaled windows arranged in a series, a paneled sign board with a "Pancheros" sign mounted on it, and a sense of scale and design that is both contemporary and sympathetic to the historic character of the building as a whole. Retention of the corner entrance with corner column is an important element in retention of historic character.

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Whetstone Building
Name of Property
32 S. Clinton Street/108 E. Washington Street
Address

Johnson
County
Iowa City
City

Image 01. View of the streetscape within which the building is located, looking NE across S. Clinton Street.



(Image by AKAY Consulting, August 2017)

The Whetstone building (occupied by Pancheros) is on the corner, at right.

Image 02. View of the south elevation, looking north across E. Washington Street



(Image by AKAY Consulting, August 2017)

In this view we see the connection of the two originally autonomous buildings. Because the connection of ownership and function occurred more than 50 years ago (in this case very early in the history of the building), the property is considered a single resource.

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Whetstone Building	Johnson
Name of Property	County
32 S. Clinton Street/108 E. Washington Street	Iowa City
Address	City

8. Statement of Significance

The Whetstone Building is located opposite Old Capitol, a National Historic Landmark, and the Pentacrest, a National Register historic district. The resource is a well-preserved example of an early Brick-Front Commercial Form in the Italianate Style. Retention of the building's elaborate cornice and window arches make the building a contributing resource to a potential historic district. Further evaluation of the building's interior may well support a case for individual eligibility, should it be determined that the interior retains sufficient historic integrity. Further, the building's longstanding use as a pharmacy adds to its historic significance under Criterion A in association with the history of commerce.

Historical Background

As originally laid out, Clinton Street provided a series of lots facing west onto "Capitol Square." Both sections of this commercial building date from prior to 1874 when a building of similar dimensions was first depicted on a fire insurance map. Two factors contributed to the installation of a separate storefront entrance facing Washington Street – the need for additional natural light and the early importance of Washington Street as a commercial corridor. Property transfer records show separate parcels owned by Fred Sauxay (east section) and Theodore Sauxay (corner building) prior to 1866. In 1872, after several transfers between Fred and Theodore, a parcel containing both sections was transferred to J.P. Sauxay who in turn transferred it back to Theodore in 1883. By 1893 the property was sold to Peter A. Dey. In 1914 the Dey Estate transferred the property to his heirs. In 1948 the Dey family sold it to William Byington and Everett Moss (Svendsen, 2001).

Image 03. Historic Image - ca.1888



(SOURCE: *Finials: A View of Downtown Iowa City*, 2015: 81.)

In this view looking northeast across Clinton and Washington streets, both sections of the Whetstone Building (then occupied by Whetstone & Foltz, Druggists) is in view. The image provides a clear understanding of the high degree of integrity retained on the building's exterior today.

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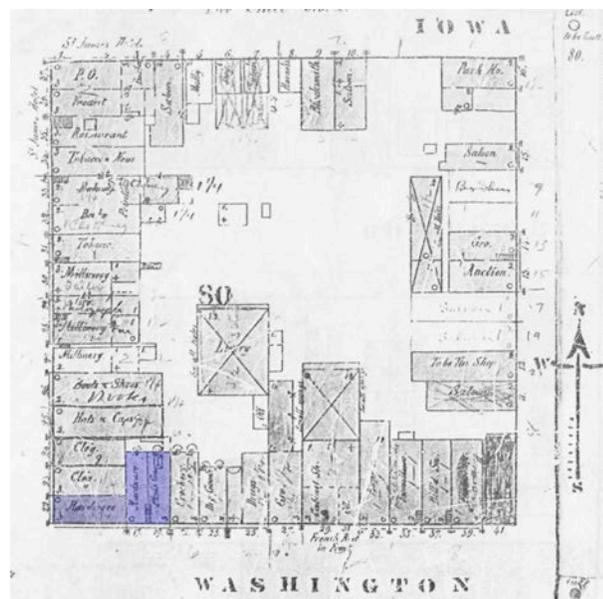
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Whetstone Building	Johnson
Name of Property	County
32 S. Clinton Street/108 E. Washington Street	Iowa City
Address	City

The 1874 fire insurance map indicates that both the corner building and the east section (#108 E. Washington) housed a hardware store. City directories for 1875-76 include three possible hardware stores in the 100 block of Washington Street, which could have been the occupant(s). By 1879 both the corner building and #108 were vacant but a photography studio moved to an upper floor location in the east section (Svendsen, 2001).

Later Sanborn maps show #32 South Clinton and #108 East Washington combined into a single business with a drug store (1883, 1888, 1892, 1899, 1906, 1912, 1920, 1926 and 1933). Various uses in the east section included a boot and shoe shop (1883 & 1888), barbershop (1892), postal station and Western Union (1899, 1906, 1912, 1920). Upper levels were variously used for offices, club rooms, a photographer's studio, and storage (Svensen, 2001).

Figure 01. Fire Insurance Map – 1874



(SOURCE: Sanborn Fire Insurance Company, 1874.)

As noted by Svendsen, the longest lived business located in the building was the Whetstone Pharmacy operated by John Whetstone and later by Robert Whetstone. City directories show John Whetstone originally operating his business from another location along the south side of Washington Street west of Clinton Street in 1875. According to the 2015 Friends of Historic Preservation publication, *Finals: A View of Downtown Iowa City*, “John Whetstone began as a clerk in Morrison’s Drug Store on E. Washington Street. He then went into partnership with Mr. Foltz in 1874, creating the “Whetstone Corner” (Image 02).

By 1891 the city directory shows “Whetstone & Schneider” operating from 32 S. Clinton Street. In 1904, directories note that John Whetstone was again the sole proprietor. His son Robert eventually joined John and the business became a downtown landmark. Whetstone’s included a soda fountain where “Persian Sherbet” was a feature. A postal station was located as part of the business. Its presence along with the building’s location immediately adjacent to the SUI campus gave rise to the drugstore’s motto as a “Store of Conveniences at the Convenient Corner.” By 1926 this was one of three downtown locations for Whetstone Drugstores (#2 at 132 S. Dubuque St. and #3 at 19 S. Dubuque St.) (Svensen, 2001).

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Whetstone Building	Johnson
Name of Property	County
32 S. Clinton Street/108 E. Washington Street	Iowa City
Address	City

9. Major Bibliographic References (2001)

Iowa City city directories.

Property Transfer Records, Johnson County Auditor's Office.

Tax Assessor's Records, City of Iowa City Assessor.

Summary Sheets, 32 South Clinton, Urban Revitalization Act Study Area Survey, 1981.

Sanborn maps, 1874, 1879, 1888, 1892, 1899, 1906, 1912, 1920, 1926, 1933, and 1933 updated to 1970.

Weber, Irving, *Irving Weber's Iowa City, Volume 1 and Volume 2*, Iowa City, Iowa: Iowa City Lions Club, 1976 and 1979, pp. 11 and 219.

2017: References

Iowa City Public Library. Digital Photograph collection. <http://history.icpl.org>.

Slonneger, Marybeth. *Finials: A View of Downtown Iowa City*. Iowa City: Hand Press, 2015.

Svendsen, Marlys A. "Survey and Evaluation of the Central Business District." Prepared for the Iowa City Historic Preservation Commission, 2001.

Svendsen, Marlys A. "Whetstone Building: 52-01060." Iowa Site Form, 2001.

Timeline: Whetstone Building

1888 Fire Insurance Map: 32 united with 106-108
"Drugs" in 32 storefront
Boots & Shoes in 108 storefront
Offices on 2nd floor

1901 City Directory:
32 Whetstone Drug Co.
108 Unknown

1922 City Directory:
32 Whetstone Drug Co. No. 1
Post Office Station No. 1
106-1/2 Malcolm H. Dowell
Carl M Carpenter
108 Whetstone Drug Co.

1930 City Directory:
32 Whetstone Drug Co. No. 1
Post Office Station No. 1

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Whetstone Building	Johnson
Name of Property	County
32 S. Clinton Street/108 E. Washington Street	Iowa City
Address	City

- 1943 City Directory:
32 Whetstone Drug Co.
108 Frank Palik, tailor
- 1959 City Directory:
32 Whetstone Drug (Everett O. Moss, Mary M. & Wm. M Byington)
Branch Post Office Since 1872
108-1/2 KXIC Radio Station
JD Whisenand, dentist
Wilford M. Spector, podiatrist
Johnson County Broadcasting
Kenneth L. Christensen, dentist

11. Additional Documentation

Legal Description: beg SW cor of Lot 6, east 77', north 60', west 14.33', south 40', west 63.66'

Assessor: PIN 002 +1010311024

Latitude/Longitude: 41.660555/-91.534403

Parcel Map – 2017

