

Site Inventory Form

State Historical Society of Iowa

(November 2005)

State Inventory No. 92-00513

New Supplemental

Part of a district with known boundaries (enter inventory no.) 92-00349

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 (R&C) Number _____

Non-Extant (enter year) _____

1. Name of Property

historic name Cunningham Building

other names/site number Downtown Survey Map # DT- 056

2. Location

street & number 110-112 S. Iowa Avenue

city or town Washington

vicinity, county Washington

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

(If Urban) Subdivision Original Plat Block(s) 12 Lot(s) Lot 3 S 24.5 ' and Lot 6 N 24'

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

If Eligible Property, enter number of:

Enter number of:

Contributing

Noncontributing

— buildings

— sites

— structures

— objects

— Total

1

—

—

—

1

— buildings

— sites

— structures

— objects

— 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

Historical Architectural Data Base Number

6. Function or Use

Historic Functions (Enter categories from instructions)

Current Functions (Enter categories from instructions)

02E11 Commerce / specialty store / grocery (110)

08E Recreation & Culture / sport facility / gymnasium

02E05 Commerce / specialty store / hardware (110)

02E03 Commerce / specialty store / clothing (112)

7. Description

Architectural Classification (Enter categories from instructions)

Materials (Enter categories from instructions)

09F05 Commercial: Brick Front

foundation

04 Stone

walls (visible material)

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
- Yes No More Research Recommended
- Yes No More Research Recommended
- 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 archeology or history.

County Washington Address 110-112 S. Iowa Avenue
City Washington

Site Number 92-00513
District Number 92-00349

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 1911 check if circa or estimated date
Other dates, including renovation _____

Significant Person

(Complete if National Register Criterion B is marked above)

Architect/Builder

Architect _____

Builder _____

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

name/title Mary Patterson, Chair Rebecca L. McCarley, consultant, Davenport
organization Washington Historic Preservation Commission date May 3, 2012
street & number City Hall – 215 E. Washington St telephone 319-653-6584
city or town Washington state Iowa zip code 52353

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 noncontributing 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

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<u>Cunningham Building</u>	<u>Washington</u>
Name of Property	County
<u>110-112 S. Iowa Avenue</u>	<u>Washington</u>
Address	City

This form was prepared as part of a research/survey/nomination project in 2011-2012 funded by a HRDP grant from the State Historical Society of Iowa for the nomination of the Washington Downtown Historic District. The project was primarily structured to develop the nomination for the downtown, with additional research on each building documented on an Iowa Site Inventory form. The information below is taken from the table in the August 2012 draft of the nomination, with additional information documented on the property and photographs in the following sections.

Cunningham Building - 110-112 S. Iowa Avenue - State #92-00513 - Map #76 ~ 1 contributing building (A and C) - c.1911 - Classical Revival (simplified)

Historic information:

(built by Whitcomb/Higgins)

110: 1881 - Cunningham and Anderson (grocery and hardware) - opened on east side - became J.C.

Cunningham & Sons by 1893 - here through at least 1926

112: c.1895-c.1910 - Sol Rich & Co - clothing (112, moved here from north side); 1910s - clothing store

c.1911 - 110-112 jointly rebuilt/remodeled by Charles C. Cunningham - current facades; 1930s - Knights of Pythias Hall - 112 1/2; 1933-1935 - RaBerta Beauty Salon (110)

c.1935-1970s - McLellan Store (110-112)

1974-1980s - Harrison's

1989 - Goodwill

2012 - Bodywrx Fitness Center

Architectural information:

Height: 2 story

Walls: brick

Storefront: remodeled

Windows: 1/1 windows

Architectural details: simple brick detail and cornice on façade

Architect/Builder: -

Modifications: Historic: c.1911 - new façade brick jointly on 110-112 and storefront remodel (new bldg?); 1920s - 110 and 112 combined into one store; Non-historic: 2010 - façade work completed

7. Narrative Description

This is a two-story, two-storefront, tan brick commercial block. The facades of the two earlier buildings were jointly remodeled around 1911, and they were recently rehabilitated under a Federal Challenge Grant (2010). There are three brick pilasters, one in the center of the facade between the two halves and one at either side. The two halves have a combined storefront, with a pair of slightly recessed glass and aluminum entry doors just to the left of the center of the building, and six large display windows across the remainder of the west. The far right side has a glass and aluminum secondary entry door. There are 8" black and white tiles on the exterior floor at the secondary entrance. The second story has three one-over-one-light double-hung windows on each half of the building. The windows have brick jack arch lintels and stone or concrete sills. Careful examination reveals that the three windows on the left half are slightly taller and narrower than the three windows on the right half. Above the windows

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there are two matching wood Classical Revival cornices with dentil molding. Above each cornice is a recessed area of brick. The parapet is capped with stone or concrete.

8. Narrative Statement of Significance

The Cunningham Building appears to contribute historically and architecturally to the Washington Downtown Historic District. The buildings were rebuilt, or facades significantly remodeled, around 1911 by Charles C. Cunningham and his family. The integrity of the building thus dates from this period.

The building at 110 S. Iowa Avenue was probably built in 1874 by Lyman Whitcomb, who purchased the property in March 1874. Within two weeks of that date, he also purchased six inches off the lots on either side of his property. It was purchased in 1882 by Anderson & Brand, of whom we have no other information. In 1881, J.C. Cunningham & Sons opened a grocery and hardware store on the east side ("Men Who Make a City," *Washington Gazette*, January 6, 1893, 6). The 1885 Sanborn map says it was a grocery. The building was sold to J.A. Cunningham, who transferred half interest to C.C. Cunningham in 1897. The *Washington Journal* (1900) advertises J.A. Cunningham's Son's Grocery, Cunningham & Son, and Cunningham's Sons Grocery and Hardware at this address from 1900 until 1926. The 1902, 1909, and 1917 Sanborn maps list Grocery and Hardware here.

Evening Journal, April 3, 1926, 33 – Cunningham's Sons – start as Cunningham and Anderson – 1881 – James Cunningham – then then Cunningham and Son – four brothers – father died in 1911 – sons continue – oldest is Charles – Ambrose, John, James, Jr – grocery business

The building at 112 S. Iowa Avenue seems to have been built earlier than the 110 building. The property was purchased by J.J. Higgins, a lawyer, in 1868, and transferred to Karla Simon in February 1876. A brief notice in the *Washington Press* (Feb. 23, 1876) says "J.J. Higgins sell east side brick to S. Simon clothier, now occupied by Morris & Co." An ad for Simon's Clothing appeared in the May 1881 *Washington Gazette*, and another for Simon & Son Clothiers in the 1885 *Washington Press*. The 1885 Sanborn map lists clothing as the business at that site. In 1895, an ad for Sol Rich, Clothier on the East Side (*Washington Press*) says that he is selling the "Simon stock at one third its value." He remained here until at least 1910 (city directory). The Sanborn maps of 1902, 1909, and 1917 all indicated clothing here.

David Simon sold the building at 112 S. Iowa to Charles C. Cunningham in July 1911. Interest in the building at 110 S. Iowa transferred from Ambrose Cunningham et al to C.C. Cunningham in August 1912, who then transferred portions of 25 shares of ownership in the building back to Ambrose, Mary Louise, John H., and James R. The Cunningham grocery / hardware stores continued to operate at 110 S. Iowa. The 1917 Sanborn map shows groceries and hardware at 110 S. Iowa and clothing at 112 S. Iowa. Thus, they continued to operated as two separate store spaces. However, postcards from the 1910s show the facades of the two building identically remodeled, or possibly the two buildings rebuilt, including one prior to the bank remodel in 1912-13. Thus, it appears that the joint facades date to 1911, after the Cunningham family acquired 112 as well as owning 110. In 1926, Charles C.

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Cunningham was president of Washington National Bank. The storefront spaces were then combined in the 1920s.

No listings were identified for the 112 storefront after 1910, though it was a separate store at least through 1917. Cunningham's Sons Hardware and Cunningham's Sons Grocery was listed at 110 in the 1926 city directory. The 1931 Sanborn map shows that the two storefronts are combined with iron columns separating the spaces and a wall on the second story only, and a lodge was located on the second story of 112. The 1932 directory lists Paul's Beaute Shoppe at 110 S. Iowa, and Knights of Pythias met on the second story of 112 S. Iowa. They continue to be listed as meeting here in 1935. In 1933, Raberta Beauty Shop opened at 110 S. Iowa. They then moved to 210 S. Marion.

Evening Journal – Washington County Centennial Celebration – July 1936 - page 61 – Raberta Beauty and Barber Shop – three years – east side of square – only beauty and barber shop in Washington – Mr. and Mrs. Ray Minick – barber shop of Ted Dalton and S.G. Mortimer in front of building

The 1935 city directory lists McLellan Variety Store at 110-112 S. Iowa where they remain until at least 1956 (telephone directory).

Evening Journal – Washington County Centennial Celebration – July 1936 - page 85 – The McLellan Store – seven years in Washington – G.A. Haygreen, manager – east side of square – (110-112 S. Iowa) – photo of storefront

Evening Journal – Centennial Celebration – August 1939 - page 61 – McLellans – five cent to one dollar store

The properties remained in the Cunningham family until transferred to R.M. Harrison Company in February 1974.

Bicentennial Edition, *Evening Journal*, July 1, 1976, page 125 – Harrison's – since 1974 - east side – (110 S. Iowa) – was McLellan's in 1936

In 1989, Goodwill Stores was here. It is currently a fitness center.

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9. Major Bibliographical References

City/Telephone Directories, Washington. Various publishers, various dates. Available at the Washington Public Library.

Deed Records, Transfer Books, Auditor's Office, Washington County Courthouse, Washington, Iowa.

Newspaper advertisements, various years/dates, on microfilm at Washington Public Library:

Washington Evening Journal

Washington Gazette

Washington Press

Patterson, Mary. Collection of historic images of Washington. Washington, IA.

Sanborn Map Company. "Washington, Iowa," Sanborn fire insurance maps. Pelham, NY: Sanborn Map Company, 1885, 1892, 1897, 1902, 1909, 1917, 1931, 1943.

Wagner, William (Des Moines architect). Photographs taken of downtown Washington in 1971. In collection of Washington Historical Society, Washington, Iowa.

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Cunningham Building

Washington

Name of Property

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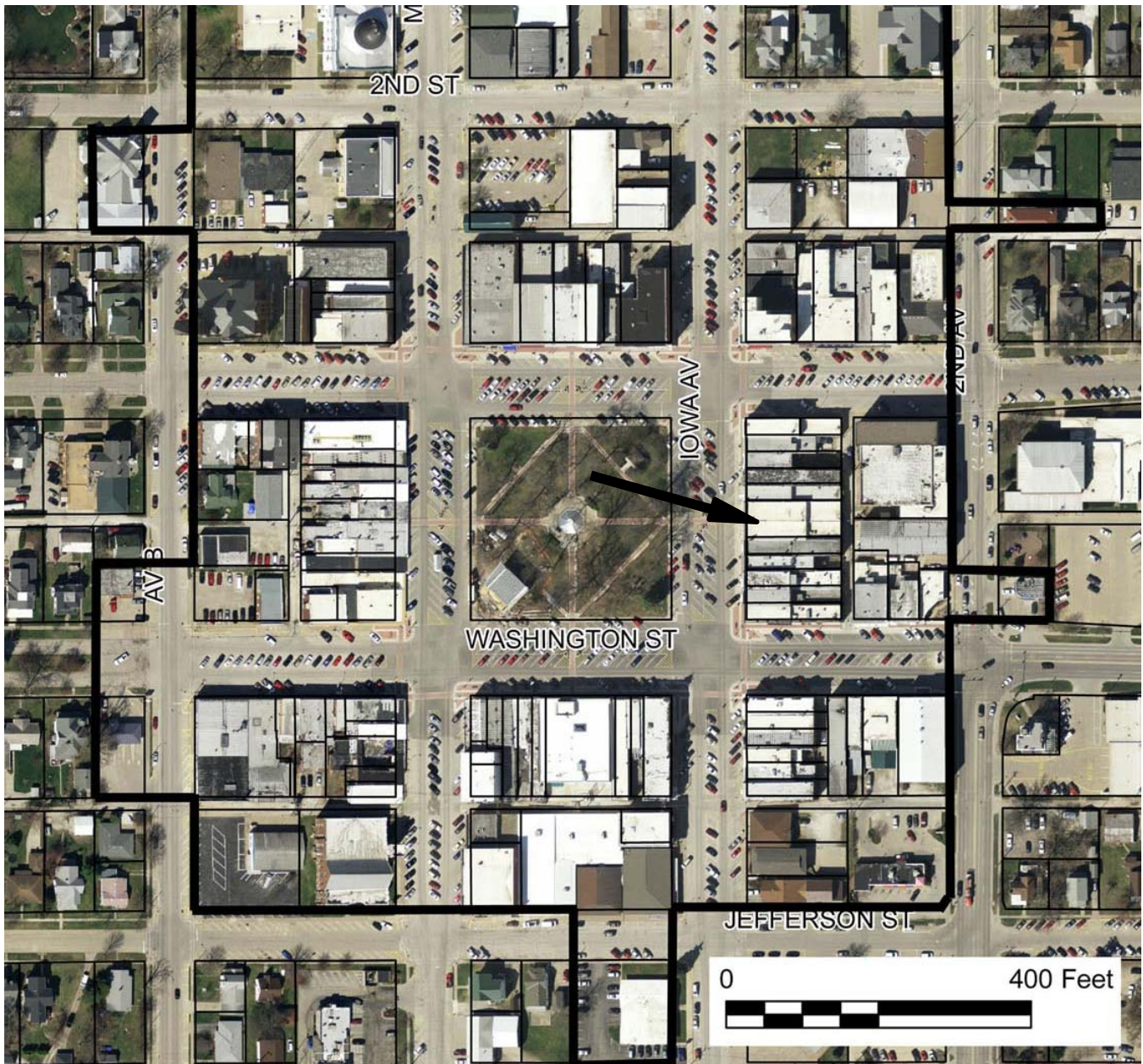
110-112 S. Iowa Avenue

Washington

Address

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Location map



2009 aerial photograph (Washington County) – line indicates survey/research area boundary

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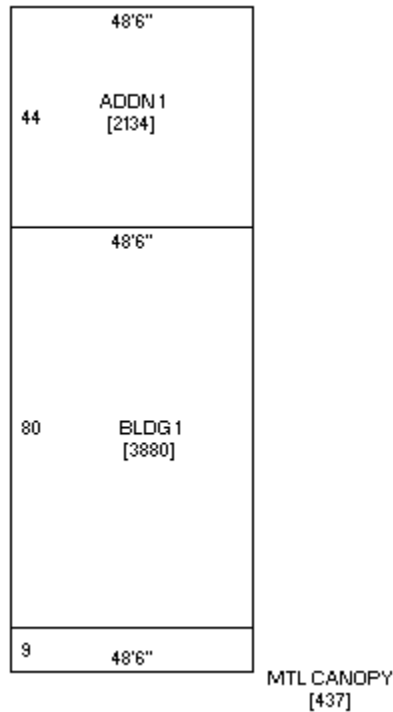
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Building plan (from assessor's website)



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Historic images



110 112

East side of the square in the 1890s (Patterson collection)

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110-112 S. Iowa Avenue

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110 112

East side of the square around 1911, after facade remodel (Patterson collection)

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Cunningham Building

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East side of the square in late 1930s (building at top right and bottom left) (Patterson collection)

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Address

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Building in 1971 (Wagner 1971)

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Digital photographs



Photograph 92-00513-001 - West elevation, looking east (McCarley, September 20, 2011)