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

Legal Description: (If Rural) Township Name: [Blank], Township No.: [Blank], Range No.: [Blank], Section: [Blank], Quarter of Quarter: [Blank]

(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) | Number of Resources within Property
--- | ---
[ ] district | If Non-Eligible Property enter number of: If Eligible Property, enter number of:
[ ] site | buildings | buildings
[ ] structure | sites | sites
[ ] object | structures | structures
[ ] Total | objects | 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 | A Property is associated with significant events.

[ ] Yes [ ] No [ ] More Research Recommended | B Property is associated with the lives of significant persons.

[ ] Yes [ ] No [ ] More Research Recommended | C Property has distinctive architectural characteristics.

[ ] Yes [ ] No [ ] More Research Recommended | D Property yields significant information in archaeology or history.
Criteria Considerations

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

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)

<table>
<thead>
<tr>
<th>Zone</th>
<th>Easting</th>
<th>Northing</th>
<th>Zone</th>
<th>Easting</th>
<th>Northing</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>___</td>
<td>___</td>
<td>2</td>
<td>___</td>
<td>___</td>
</tr>
<tr>
<td>3</td>
<td>___</td>
<td>___</td>
<td>4</td>
<td>___</td>
<td>___</td>
</tr>
</tbody>
</table>

☒ See continuation sheet for additional UTM references or comments

11. Form Prepared By

name/title  Mary Patterson, Chair

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

1. Map: showing the property’s location in a town/city or township.
2. Site plan: showing position of buildings and structures on the site in relation to public road(s).
3. 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

1. Farmstead & District: (List of structures and buildings, known or estimated year built, and contributing or noncontributing status)
2. Barn:
   a. A sketch of the frame/truss configuration in the form of drawing a typical middle bent of the barn.
   b. A photograph of the loft showing the frame configuration along one side.
   c. 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:  ____________

Mary Patterson, Chair

Rebecca L. McCarley, consultant, Davenport
This form was prepared as part of a research/survey/nomination project in 2011-2012 funded by an 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
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
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 Jarmes 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.
Cunningham Building  Washington
Name of Property  County
110-112 S. Iowa Avenue  Washington
Address  City

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.


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


*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.


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

110-112 S. Iowa Avenue

9. Major Bibliographical References


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.


Cunningham Building | Washington
---|---
110-112 S. Iowa Avenue | Washington

Address | City
---|---

**Location map**

*2009 aerial photograph (Washington County) – line indicates survey/research area boundary*
Cunningham Building Washington
Name of Property County
110-112 S. Iowa Avenue Washington
Address City

Building plan (from assessor's website)
Cunningham Building
Name of Property

110-112 S. Iowa Avenue
Address

Washington
County

East side of the square in the 1890s (Patterson collection)
<table>
<thead>
<tr>
<th>Name of Property</th>
<th>County</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cunningham Building</td>
<td>Washington</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Address</th>
<th>City</th>
</tr>
</thead>
<tbody>
<tr>
<td>110-112 S. Iowa Avenue</td>
<td>Washington</td>
</tr>
</tbody>
</table>

East side of the square around 1911, after facade remodel (Patterson collection)
Cunningham Building
Name of Property

110-112 S. Iowa Avenue
Address

Washington
City

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

Address: 110-112 S. Iowa Avenue

City: Washington

Name of Property: Cunningham Building

County: Washington

Building in 1971 (Wagner 1971)
Cunningham Building
Name of Property
110-112 S. Iowa Avenue
Address
Washington
County

Digital photographs

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