

SURVEY-INVENTORY FORM
COMMUNITY CULTURAL RESOURCE SURVEY

1. NAME Tyni Building
Historic

and/or Common N.A.

2. LOCATION
Street & Number 1166 Commerce Avenue

UTM References: Kelso, WA-OR Scale: 1:24,000
Zone 10 Easting 505110
Northing 5108800
- not for publication

City, Town Longview - vicinity of

State Washington County Cowlitz

3. CLASSIFICATION

Ownership: public private both
Status: occupied unoccupied work in progress
Present Use: agriculture commercial educational entertainment government
industrial military museum park private residence
religious scientific transportation other:

4. OWNER OF PROPERTY

Name Future Developments

Street & Number c/o L. A. Wilhelmsen, 2251 Cascade Way

City, Town Longview - vicinity of State Washington 98632

5. MAJOR BIBLIOGRAPHICAL REFERENCES

Long-Bell Files. Longview History Room. Longview Public Library. Longview. 1985
Longview City Directory. R.L. Polk & Co. Seattle. 1929. Deposited in Longview
Public Library. Longview. 1985

6. FORM PREPARED BY

Name/Title Michael L. Neuschwanger, Architectural Historian

Organization City of Longview Date March 22, 1985
Urban Services & Permits Department

Street & Number 1525 Broadway Telephone 577-3330

City or Town Longview State Washington

7. DESCRIPTION

Condition: excellent good fair deteriorated ruins unexposed
Circle one: unaltered altered
Circle one: original site moved date _____

Describe the present and original (if known) physical appearance
attach photo

The Tyni Building occupies a row slot, fronting Commerce Avenue to the west. The building abut a contemporary one story structure on its southern side, a gas station on its northern side and an alley to the rear. The two story building, 50 feet wide by 76 feet deep is like others on the avenue, in type and organization. Three bays in width, the columnar ground story shop bays are transomed, indicative of a mezzanine level. The planar second story wall is punctuated by four openings into residential apartments. The second floor is H-shaped, with light courts on the north and south sides. The building entry and stair hall is located in the central bay, slipped in along the northern edge of the structural bay.

The perimeter walls are masonry with an interior structural bay system of wood post and beam. The street elevation is faced in tan colored brick, laid up in common bond and accented in brick work of a darker buff color. Some of the architectural elements such as pilasters, lintels and panels are articulated by patterned brickwork. The second floor belt course, the continuous second story window sill and the projecting building cornice are constructed in concrete.
(see continuation sheet)

Verbal boundary description:

Lot 23, Block 78,
Longview Addtn. #10
50' X 120'

Acreage: Less than One Acre

8. SIGNIFICANCE

Specific dates

1925¹

Builder/Architect

a. Level of significance: local
History

The Tyni Building, financed by J. V. Tyni on a lot purchased from the Longview Real Estate Company a division of Long-Bell Company. It was constructed within the first two years of Longview's settlement on Commerce Avenue, the city's first and dominant commercial street. The building is listed in the 1929 City Directory as the Tyni Apartments. In the same directory, two of the ground story slots are listed as vacant. The central retail bay was occupied by J. H. Kelley Plumbing, a local firm which has remained active in Longview throughout its history.

The building is currently used as it was originally, with ground story retail space, and upper story apartments. The facade retains a high degree of integrity with regard to its original appearance.

b. Evaluation of Significance

The Tyni Building is significant for its simple Classical detailing which is representative of many commercial structures built in the Business District during Longview's settlement. It is also representative of the many commercial buildings financed by small private investors in open industrial city being developed by the Long-Bell Lumber Company. The building is related to city planning efforts by its position within the Business District, and by its conformance with deed restrictions requiring a 17 foot, 6 inch minimum ground story ceiling height and a second story.

¹ Building permit filed 4-22-1925 in the name of J. V. Tyni shows a masonry building to be built, valued at \$23,000 at 1162 Commerce Avenue.

SURVEY-INVENTORY FORM

CONTINUATION SHEET

1. NAME Tyni Building

7. DESCRIPTION - continued

The building is characterized by the Classical Revival style, by the use of classical elements of construction, such as pilaster, architrave and cornice. However, the proportion of elements such as windows, as well as the overall proportions of the elevation are relatively modern in feeling.

Ground story pilasters are trimmed with tan colored stretchers laid up in stacks, flanking a central stack of accent buff headers. The pilasters terminate in simple concrete capitals and a second floor architraval belt course, from which slightly projecting brick pilaster strips continue. The two central pilaster strips terminate at the second story's continuous window sill. At the corners the pilaster strips terminate at the cornice. Over the second story openings, a continuous course of stretchers is indicative of a lintel. The jambs of the openings are trimmed by stacked stretchers. The second story wall is subdivided into panels, by the architectural elements and further articulated by soldier courses and stacked headers. Within each bay, the ground story transom windows feature a large central sash of fourteen panes, flanked by smaller sash of six panes, of wood construction. Below the transom beam, the northern two retail bays retain their original spatial conditions, with recessed entries, and large plate glass windows set on kickplates with wood trim. The southern bay appears to have been altered, without a recessed entry in the bay, (inset bays within each shop bay were a pervasive feature in the commercial district during settlement) and with a shorter kickplate. Within the northern retail bays, only the building entry retains the original lighted door, of wood construction. Second story windows have been removed and replaced by aluminum frames. The interior of the ground and second stories, while altered, retain most of the original spatial character, some of the plaster walls and wood trim.