

SURVEY-INVENTORY FORM
COMMUNITY CULTURAL RESOURCE SURVEY

1. NAME
Historic Longview Community Store

and/or Common Twentieth Avenue Grocery

2. LOCATION
Street & Number 421 Twentieth Avenue

UTM References: RAINIER, WA-OR Scale: 1:24,000
Zone 10 Easting 503760
Northing 5107680
- not for publication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 Charles Early, (o.c.) / Jeanette Osborne, (d.)

Street & Number 131 Tilla Drive / Address not available

City, Town Kelso - vicinity of State Washington

5. MAJOR BIBLIOGRAPHICAL REFERENCES

Longview City Directory. R. L. Polk & Co. Seattle. 1926. 1929. 1931. 1933.. 1946.
 Deposited in Longview Public Library. Longview

Torbitt, Norman, Architect. Longview Community Store Construction Drawings. Longview.
 April, 1926.

6. FORM PREPARED BY

Name/Title Michael L. Neuschwanger, Architectural Apprentice

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 Longview Community Store is a one story wood structure fronting Twentieth Avenue to the east, near its junction with Beech Street. It is nearly abutted by a contemporary commercial building on its southern side, with a parking lot on its northern side, separating the building from adjacent residences. The rear of the building is serviced by a public alley. The building, three bays wide is fifty feet by sixty feet deep. With its bling faced side walls, the building exhibits aspects of a row type. However, the slightly assymetrical, frontal facade is more pavilion-like in appearance with a transverse-gabled ridge broken by a centralized half-timbered gable. Windows which are set in the entry gable and in shed dormers suggest a mezzanine level or half story, which the building does not possess. The residential scale of the building is compatible with the residential neighborhoods that surround it.

The perimeter walls are constructed of laminated 2 by 4 inch members, with a post and beam structural interior system defining the three bays. The side and rear walls are clapboarded. The facade is faced in stucco, with exposed half-timbering.
(see continuation sheet)

Verbal boundary description: Lots 12, 13, Block 21,
St. Helens Addtn. #2
100' X 120'

Acreage: Less than One Acre

8. SIGNIFICANCE

Specific dates 1926 ¹ Builder/Architect Architect Norman Torbitt

a. Level of significance: local
History

The Longview Community Store was built by the Long-Bell Lumber Company as a grocery and general store for its workers' housing neighborhoods, in the St. Helen's / Highland's Additions of Longview. It was one of two identical buildings built to serve the outlying neighborhoods, which were distant from the city's commercial core. Deed restrictions placed on individual plats specifically disallowed any other commercial buildings in the residential additions. The restrictions were effective during the settlement period.

The building was designed by Architect Norman Torbitt, who was responsible for several of Longview's civic and commercial buildings built for city founder Robert A. Long and Long-Bell. Torbitt prepared the drawings of the Longview Public Library, (which is included as a contributing resource within the Longview Civic Center Historical District),
(see continuation sheet)

b. Evaluation of Significance

The Longview Community Store is historically important to the City of Longview as a company store of the Long-Bell Lumber Company, which developed the industrial city. It is related to the planning of Longview as one of two identical stores built by Long-Bell to serve the outlying workers residential neighborhoods, which were developed in part by Long-Bell. It is architecturally significant as the only intact commercial building designed by Architect Norman Torbitt, who designed the Longview Public Library among other important cultural and commercial buildings. The store is also the most intact representative of the two community stores built by Long-Bell, or indeed of any of Long-Bell's commercial stores.

¹ A building permit dated 4-14-1926 shows a store to be built by the Longview Co. a division of Long-Bell, at 421 Twentieth Avenue of the St. Helens Addition.

SURVEY-INVENTORY FORM
CONTINUATION SHEET

1. NAME Longview Community Store

7. DESCRIPTION - continued

Ground story windows are plate glass, with mullioned transoms and side lights. The upper windows are pivoting multipaned sash of wood construction. The chimneys, located assymmetrically within the ridge of the transverse gable, and inset within the end wall and at an interior partition, are constructed of concrete and faced in stucco. Store entries are located in the side bays, flanking and adjacent to the central bay. Internally, the central bay is related to the northern bay and entry.

The building has been altered by an addition to the rear of the building, constructed after 1935. The facade has been altered by the removal of its original wood doors and the removal of the transomed and sidelighted window frames of the southern bay. The kick-plate has been faced in a pink stone. Three signs, two of which extend from steel brackets, are hung from the frontal facade. The interior retains some details of trim as well as half-timbering and plaster work in the wall separating the side and central retail slots.

8. SIGNIFICANCE

a. History - continued

and of the L. P. & N. Passenger Train Station (which is demolished) for Long, in association with consulting architects Hoyt, Price & Barnes. Torbitt designed several commercial buildings, notably the Colonial Building and the Mt. Hood Building (both have sustained ground story alterations) for Long-Bell. Torbitt also designed several local residences and the Community Center, in the Tudor Gothic Revival style featured in the Community Store. This was in contrast to the Georgian and Classical Revival Styles of the civic and commercial buildings.

According to Longview business directories, Long-Bell operated the Community Store until at least 1940. Darnell's Drug Store was leasing the side bay of the building from Long-Bell by 1936. In 1942, Peter Loos was operating the Twentieth Avenue Grocery in the other two bays, purchasing the building from Long-Bell in 1945. Sometime between 1930 and 1934, the Full Gospel Church was meeting in the vacant slot of the building. In 1934 the Full Gospel was chartered as a Foursquare Gospel Church, leasing the Longview Community Church, St. Helen's Addition, across the street which it now owns and occupies. (The church is being nominated as a contributing resource to the thematic nomination.)

The Twentieth Avenue Grocery continues to operate under a subsequent manager, who owns the building. A restaurant diner occupies the side slot. Despite noted alterations, the building retains a high degree of integrity of its original appearance.