

SURVEY-INVENTORY FORM
COMMUNITY CULTURAL RESOURCE SURVEY

1. NAME
Historic Schumann Building

and/or Common

2. LOCATION
Street & Number 1233 Commerce Avenue

UTM References: Kelso, WA-OR Scale: 1:24,000
Zone 10 Easting 505190
Northing 5108980
- not for publication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 Francis L'Amie

Street & Number 28 Country Club Drive

City, Town Longview - vicinity of State Washington 98632

5. MAJOR BIBLIOGRAPHICAL REFERENCES

Copeland, Paul W. "Small Town Stuff". The American Architect, Dec. 29, 1927. pp.821-823.
Deposited in Longview History Room. Longview Public Library.
Long-Bell files Deposited in the Longview History Room. Longview Public Library

6. FORM PREPARED BY

Name/Title Michael L. Neuschwanger, Architectural Apprentice

Organization City of Longview, Department of Urban Services & Permits Date March 15, 1985

Street & Number 1525 Broadway Telephone 577-3330

City or Town Longview State Washington 98632

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 Schumann Building occupies a row slot, fronting Commerce Avenue to the east. The two story commercial building, measuring 45 feet by 80 feet, is abutted on its long sides by two like structures, and is serviced by an alley to the rear. The facade has a columnar ground story, two bays wide, with transom lights indicative of a mezzanine level. The planar second story wall is punctuated by six openings. The building entry and stairhall to the second floor of the Schumann and the adjacent Mills Building is recessed along the side of the northern shop bay. The perimeter walls are constructed of masonry, in conjunction with a wood post and beam interior structural system. The facade is faced in light, buff colored brick, laid up in running bond. The hood mouldings, ribs and frieze are constructed in cream colored terra cotta tile. The quarter-rounded transom lights are trimmed by ribbed hood moulding springing from foliated label stops. Moulded ribs extend vertically from the central and side pilasters, terminated by projecting capitals and decorative blocks which break the frieze. The frieze is composed of repeating geometric foliated pattern, which terminates the parapet. At the base of the central rib, a circular tile, dated 1925 is (see continuation sheet)

Verbal boundary description: Lot 6, Block 87,
Longview Addtn. #2
45' X 120'

Acreage: Less than One Acre

8. SIGNIFICANCE

Specific dates	1926 ¹	Builder/Architect	H. L. Copeland
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Level of significance: Local

a. History

The Schumann Building was financed by A. G. Schumann by a loan from Pacific States Savings & Loan, in 1926, on an improved lot originally sold by the Longview Company, a division of Long-Bell. It was designed by H. L. Copeland, who also prepared plans for the neighboring Mills Building. The two buildings, which are individually distinct, appear to have been built in conjunction with one another. They were financed simultaneously through loans from Pacific States Savings & Loan and they share a single stairhall, which is located in the Schumann Building.

Deed restrictions were placed on the plat at the time of filing, which required a commercial building to be built, with a minimum of two stories and a 17 foot 6 inch ground story height. As discussed in "Small Town Stuff", an article written by H. L. Copeland for the American Architect, the building is typical of many commercial apartment (see continuation sheet)

b. Evaluation of Significance

The Schumann Building is a fine example of Sullivanesque and Arts & Crafts stylistic influences and is unusual among Longview's commercial buildings in this sense. It was designed by H. L. Copeland, who was active during the city's settlement. The building is representative of Longview's commercial structures, built by private investors during the rapid growth of the planned city's settlement in the 1920's. Though unusual in style, the building typifies the affects of zoning restrictions and spatial requirements related to city planning, by its position in the commercial district and by aspects of its form.

¹Building permit filed 5-11-1926, in the name of A. G. Schumann shows a masonry building to be built at 1233 Commerce Avenue, valued at \$23,000.

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CONTINUATION SHEET

1. NAME Schumann Building

7. DESCRIPTION - continued

inset in a diamond shaped panel with foliated trim. Second story openings have soldier coursed lintels and slightly projecting sills laid in bull-headers. The windows are single pane, double-hung and of wood construction. The transom lights have been altered by the removal of four mullions in the southern bay. All but two of the original translucent glass panes have been removed and replaced by plywood panels. Additionally, the retail entries have been spatially altered, particularly in the southern bay. The original kickplates have also been removed.

The upper story interior, which is spatially related by a continuous corridor to the Mills Building, is largely intact. A projecting wood cornice in the hall adorns the plaster walls. Wood trim, cabinets, fixtures and skylights are intact in the apartments. The ground story interiors have been largely altered.

8. SIGNIFICANCE

a. History - continued

buildings in the Business District for its spatial type and use of materials. "Building costs (for a single lot) range between \$20,000 and \$25,000 terra cotta trim cost from \$500 to \$800 a job and has proven to be worth about \$2,500 on resale value. But, oh, the sales talk it took to put the idea over."

H. L. Copeland was a local architect who was active in Longview during the settlement period. Copeland designed several commercial and residential buildings in the city. Other buildings which are listed in this thematic nomination are the Mills Building, the Pounder Building and the Longview Community Church.

The Longview City Directory of 1929 lists the Schumann Apartment Building with four-ground story tenants, which were the Thrift Service Store, Tailor C. W. Robinson, Maytag, and Priscilla Shop Needlewear. The ground story continues to operate as a commercial store, with apartments in the second story.

Although the Schumann Building displays general aspects of Gothic influences, by its ribwork, label stops and foliated frieze, the style is more specifically related to the Arts and Crafts Movement and curvilinear Sullivanesque detailing by its pattern and form. This type of influence is unusual in Longview's Business District. The foliated pattern of the frieze, which exhibits the Sullivanesque influence is unique in Longview, quite different from geometric curvilinear frieze of the adjacent Mills Building, or the more Classical frieze of the Washington Gas & Electric Building. The projecting blocks which break the frieze are patterns clearly reflective of the Arts and Crafts Movement, and are also unique within the city.