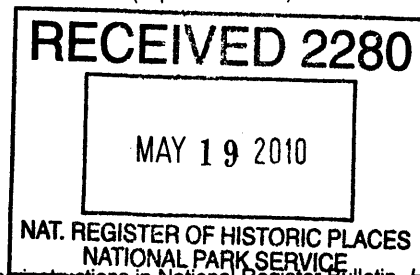


United States Department of the Interior
National Park Service

416



National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, How to Complete the National Register of Historic Places Registration Form. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).

1. Name of Property

historic name Berwind- Purcell House
other names/site number Purcell, Wayne & Joyce, House

2. Location

street & number 808 Lone Oak Road not for publication
city or town Longview Vicinity
state Washington code WA county Cowlitz code 015 zip code 98632

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,
I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

national statewide local

[Signature] 5/13/10
Signature of certifying official/Title Date
WASHINGTON STATE HISTORIC PRESERVATION OFFICE
State or Federal agency/bureau or Tribal Government

In my opinion, the property meets does not meet the National Register criteria.

Signature of commenting official _____ Date _____
Title _____ State or Federal agency/bureau or Tribal Government _____

4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register determined eligible for the National Register
- determined not eligible for the National Register removed from the National Register
- other (explain): _____

[Signature] JUL 6 2010
Signature of the Keeper Date of Action

Berwind-Purcell House
Name of Property

Cowlitz County, WA
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply.)

Category of Property
(Check only one box.)

Number of Resources within Property
(Do not include previously listed resources in the count.)

- private
- public - Local
- public - State
- public - Federal

- building(s)
- district
- site
- structure
- object

Contributing	Noncontributing	
2		buildings
		district
		site
		structure
		object
2		Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing)

Number of contributing resources previously listed in the National Register

N/A

N/A

6. Function or Use

Historic Functions
(Enter categories from instructions.)

Current Functions
(Enter categories from instructions.)

DOMESTIC: Single Dwelling

DOMESTIC: Single Dwelling

7. Description

Architectural Classification
(Enter categories from instructions.)

Materials
(Enter categories from instructions.)

LATE 19th and 20th CENTURY REVIVAL:
French Renaissance

foundation: Concrete
walls: Wood
Shingle
roof: Stone/slate
Aluminum, steel I beams, inlaid copper
other: gutters; blue, green, purple slate

Berwind-Purcell House
Name of Property

Cowlitz County, WA
County and State

Narrative Description

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

Narrative Description

The Berwind-Purcell house is a prominent 10,000 sq.ft. two-story Late 19th and 20th Century French Renaissance Revival residence with a full basement located on a 7.5 acre piece of property (originally on 40 acres), in the hills north of Longview, WA. The house, constructed in 1938, is set back from Lone Oak Road several hundred feet and is parallel to the road. The house is almost entirely shielded from view from Lone Oak Road by a mature Laurel hedge. Mature trees on each side of the house shield neighboring houses from view. Trees have been cleared on the south side of the property to create dramatic views of the Columbia Valley, the cities of Longview and Kelso, and Oregon across the river. The home has a large asphalt paved courtyard running the full length of the home. Between the paved courtyard and the hedge at the road is a large lawn area that is approximately four feet above the courtyard elevation and rises several feet to Lone Oak Road.

Exterior:

The primary mass of the residence is a two story hip roofed rectangle with a projecting multi-story entry located in the center. A portion of the rectangle on the right (west) side is set back approximately four feet. A story and a half gable roofed wing projects from the left side of the front façade and contains the kitchen on the main floor with staff sleeping quarters above. The building site slopes gradually from north to south allowing a daylight basement on the south side of the home.

A detached, story and a half, 3-bay open structure garage with a studio apartment above is located on the northeast side of the residence facing the large paved courtyard area. The detached garage is of the same style as the main residence in form, style and materials. Like the main house, the roof of the garage is a slate covered hip roof with an overhang of approximately 18 inches. Concealed copper gutters are recessed into the roof above the roof-wall intersection. The roof has three dormers with windows in the upper section and three windows in the main section. The building also houses an attached tool/work room with an additional window and separate entrance. The work room houses a tunnel that connects the garage to the main house.

The home is a wood framed residence with combed shingle siding. It's constructed upon a bunker like concrete foundation, and also features two-story steel beams and large old growth Douglas Fir timbers. The roof on the main body of the house is a slate covered hip roof with an overhang of approximately 18 inches. Concealed copper gutters are recessed into the roof above the roof-wall intersection. At the upper walls, a frieze band separates the shingle siding from the soffits. The upper half of the frieze band contains continuous dentil trim that extends around the entire house.

The entry projection extends the full two stories in height. The wall material changes from shingle siding to vertical tongue and groove siding centered on the entry projection. The vertical siding area is approximately 10 - 12 feet wide by full height. The door to the residence is recessed back from the façade in a small entry vestibule. A decorative iron door is flush with the façade and provides access to the vestibule. Centered above the iron door is a pair of French doors with a small iron balcony approximately 8 feet in width. The balcony contains the same decorative scrolls and designs as the iron door at the entry.

Divided lite, steel framed casement windows are used on the home. A large steel framed window above the interior stair extends a story and a half down from the frieze board and is approximately 5 feet wide.

The projecting "L" wing contains two hip-roofed dormers projecting from the gabled roof.

Berwind-Purcell House
Name of Property

Cowlitz County, WA
County and State

The home has four massive brick chimneys and five working fireplaces. One is located just to the right (west) of the entry projection and is located about half way up the north facing hip roof and projects 8 to 12 feet above the roof line. This chimney is rectangular in shape with the long dimension perpendicular to the front façade of the residence. Others are located on the west and east exterior walls serving the living room and dining room respectively. The fourth one is located at the east facing exterior wall of the library. All chimneys have randomly projecting bricks within the running bond pattern of the brick and have a projecting band about 12 inches from the top that circles the chimney. Projecting, regularly spaced bricks support a concrete slab that caps the chimneys.

On the back (south) side of the home a large projecting mass extends from the finish floor elevation of the basement to the eave line. Centered on the projection is vertical tongue and groove siding similar to the treatment at the main entry. The width of the vertical siding area is approximately 18 feet within an overall projection width of 24 feet.

The basement level and first floor level contain an aluminum, curved, bay window system that projects approximately 5 feet from the face of the structure and has a pair of glazed doors centered on the curve. The windows at the basement level extend from approximately 6 inches above finish floor elevation to approximately 7 feet high.

The windows are divided with horizontal mullions into 6 equal lites. The windows at the first floor level are similar in style and size but are divided into 5 equal lites. Aluminum panels fill the void between the basement windows and the first floor windows. Decorative aluminum rosettes are located at the top of each segmented panel. A unique feature of this bay window system is that the glazing is curved to match the curvature of the bay window.

On the back (south) side of the home, the grade is several feet below the first floor elevation at the east and west ends and drops to basement finish floor elevation at the bay window. Access to the lower level is from brick encased concrete stairs, one on each side of the bay projection. Exposed concrete foundation walls at the lower portion are covered with red brick that matches the chimneys.

The openings on the back façade are a mixture of French doors, casement windows and a large picture window flanked by casements in the living room. French doors are located at the south wall of the main entry hall and two are located in the south wall of the dining room. There are two French doors on the second floor connected with a decorative iron balcony that matches the ironwork at the front entry.

On the rear facing hip roof, two small hip-roofed dormers flank a recess in the roof that has French doors from the attic that access a small flat-roofed area between the dormers. There is a vertical ladder mounted on the sidewall of one of the dormers to access the roof.

The back of the house has two large patio areas, one on each end of the house, that are connected by a brick and slate staircase. The patios are slate in a variety of colors -- in shades of blue, green, purple, and lavender.

INTERIOR

The home has seven bedrooms, six bathrooms, and many unique special-purpose rooms, such as: a flower storage and arranging room, a sewing room, a walk-in safe, a dining room closet with railings designed specifically for hanging table clothes, and a dumbwaiter and clothes chute that reach all three levels. The entire attic and much of the basement remain unfinished.

Berwind-Purcell House

Name of Property

Cowlitz County, WA

County and State

The front door of the home opens into an entry hall that extends through the depth of the house to French doors that open onto the patio with a view of the back yard. This entry hall is intersected with a wide hall that connects all of the living spaces of the house. To the right of the entry hall is the formal living room, which is 20-by-30 feet and has maple flooring. The living room fireplace is fashioned from Alaskan Verde antique marble with an ebony mantel. Highlighting this elegant entertaining space are built-in bookcases with bench seating and windows on each side of the fireplace on the west side of the house and a piano/entertainment nook with surrounding bookshelves in the room's northeast corner.

To the left of the main entry hall is a wide hall that provides access to the grand spiral staircase that connects and is open from the basement to the second floor. The main staircase is a curved, oval shaped cantilevered stair with an open center. The stair treads are oak. The handrail balusters are custom iron with patterns matching the ironwork on the exterior of the home.

The library is mid-hall opposite the spiral staircase. Like the spiral staircase and the iron work, the library's custom-made paneling and shelving were shipped from Philadelphia for assembly and installation. The walls are paneled with a unique Brazilian wood called Hudoke. E.J. Berwind, the original owner, had assembled a world-class jade and ivory collection, so the shelving and lighting were designed for its display. Each cabinet is lined in raw silk with individual lighting. The floor is of quarter-sawn plank oak, and the fireplace is Indiana limestone.

At the east end of the hall is the dining room, which features a large bay window and two French doors. The dining room has carved woodwork built-in shelving and storage that reflect a sea shell theme that is also echoed in each of the light fixtures. The fireplace in the dining room has Alaskan Verde antique marble and a carved wood mantel with fine detail.

The kitchen is located in the front projecting "L" wing of the house. Access to the kitchen and staff quarters is through a small hall connecting to the main cross hall. A secondary staff stair to the staff quarters on the second floor is located through the small connecting hall.

The main staircase leads up to a large hallway that leads to the three guest bedrooms, two bathrooms, and master suite. The master suite encompasses a private long hallway that has a large bathroom with his/her sinks, square bathtub, and shower (with 13 shower heads), two large walk-in closets, a bedroom with a balcony and built-in bookshelves, and a sitting room with a balcony. The sitting room has built-in his/her dressers that are covered by doors with full length mirrors, a built-in vanity with lighted mirrors, a built-in window seat with several built-in bookshelves. The room also has a barrel ceiling.

Up the back stairway is a kitchenette, with a sink and cupboards for storage, connecting to a small hall that leads to three bedrooms and a bath. This area was built as the servants' quarters.

The basement is still partially unfinished, but some rooms are currently used, including a wood room, storage room, laundry room and recreation room. The basement also has a walk-in vault.

CONDITION / ALTERATIONS

The home is in remarkable condition for its age and has been well cared for. Many areas of the home look new. There are only a few signs of cracks in any of the smooth plastered interior walls. Some of the floors have been refinished after being covered with carpet for decades. Plaster moldings are intact in most areas of the home.

Berwind-Purcell House
Name of Property

Cowlitz County, WA
County and State

Recently, the inlaid copper gutters were completely replaced, and the entire slate roof was inspected and repaired.

The vast majority of the electrical, plumbing, and lighting fixtures are original. All of the original radiators are still in use.

The homes' bathrooms contain original plumbing fixtures with the original faucets, built-in medicine cabinets, and hidden soap, and toothbrush holders. The master and two central 2nd floor guest bathrooms walls and showers are tiled in Vitrolite, a structural glass tile that was popular during the 1920s and '30s. Its production was discontinued in 1942.

All of the original French doors and a few of the original steel casement windows have been replaced with aluminum clad wood units that have the same mullion and muntin spacing as the steel windows and preserve the look and integrity of the home.

The kitchen area was remodeled to a large, open family room and kitchen from the original area that was designed for servants. It was 5 rooms, including a small kitchen, maids' sitting room, freezer room, butlers' pantry, and dry goods pantry.

The gravel driveway was paved with asphalt. The property originally had a chicken coop and a barn which are no longer on the property.

None of the interior changes are visible from the exterior of the house.

Berwind-Purcell House
Name of Property

Cowlitz County, WA
County and State

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory or history.

Areas of Significance

(Enter categories from instructions.)

ARCHITECTURE

Period of Significance

1938 – 1959

Significant Dates

1938, Date of construction

1959, Date of sale to Purcell family

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

Kneedler & Zantinger (architect)

Bebb & Gould (architect)

Conway, Herbert (builder)

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- 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 old or achieving significance within the past 50 years.

Berwind-Purcell House
Name of Property

Cowlitz County, WA
County and State

Statement of Significance

The Berwind-Purcell House is historically significant under criterion C as a property that embodies the distinctive characteristics of its type, style and period of construction. It also represents the work of several notable architects and craftsmen whom were prominent in the Pacific Northwest and the Mid West. Today the home serves as a well preserved example of the French Renaissance Revival style, an unusual architectural style in the Pacific Northwest.

A 1937 Daily Journal of Commerce (Seattle- based publication) article titled "Plans \$125,000 Longview Home" reported "*The mansion, one of the finest to be built in the Pacific Northwest since pre-depression days, is planned for Edward Berwind, Eastern capitalist who chose Longview as his home site. It will be built on the bluff just west of Longview, the site affording a sweeping view of the Columbia River Valley. Architects Bebb and Gould acted as associates for Clark Zantzing of Philadelphia, who prepared the plans. Clark Zantzing is the son of Clarence Zantzing, famed Eastern architect. All subcontracts will be awarded by the contractor. The finest materials are specified for use throughout the building.*" The dollar amount was a great expenditure of money for the depths of the Depression and indicates the quality of the construction undertaken at the time.

The home was the first of its kind to be built in what was then an isolated, rural area called Finn Hill (because of its numerous Finnish farm families), later renamed Columbia Heights. Until then, Longview's spacious and luxurious houses lined the "silk-stocking" area along Kessler Boulevard facing west and directly across from Lake Sacajawea Park not far from the downtown core. The Berwind-Purcell home, about five miles in road distance from the core of the city of Longview, would rival them in space, materials, and design. The home was designed to be a dream house for a young, well-to-do couple and their children.

Though 1937 was the year of the "Depression within the Depression," the planning and construction for the house began. The residence reflects the work of two prominent architects: C. Clark Zantzing Jr. (1904 – 1993) of the Philadelphia firm Kneeder and Zantzing, who served as the primary architect, and Carl F. Gould (1873-1939), of the Seattle architectural firm of Bebb & Gould who served as the supervising architect.

The house was designed in the French Eclectic style, a rare architectural style in the Pacific Northwest. The style was fashionable in the late 1920s and 1930s and emerged from an increased knowledge of French architecture and an appreciation for French culture. American soldiers, who had served in France during World War I, returned home with a first-hand familiarity with French domestic architecture, particularly from the Normandy and Brittany regions. In addition, numerous Pacific Northwest architects who designed these homes had received training at the Ecole des Beaux Arts, the most prestigious fine-arts school in Paris, and came back to America ready to apply what they had learned. Further fueling the popularity of the style was a number of photographic studies of modest French homes which were published both in architectural journals and popular magazines. These photos and commentary provided architects and builders with many models to draw design ideas from.

Most French Eclectic dwellings are rectangular in plan and symmetrical in design, and at least one-and-a-half stories in height. The main distinguishing characteristic of the style is a massive hip roof with its ridge paralleling the front of the house. The roof incorporates a second floor, which is typically lit by the addition of several dormers. Most of these dormers have segmental or hip roofs, although shed dormers can be found. Commonly, the dormers are located with the plane of the exterior wall and incorporate larger than normal windows. Exterior cladding can be of brick, stucco or clapboard. Detailing varies from formal classically inspired door surrounds with pediments and pilasters, to a more loose English Tudor flavor with board and baton style doors and round arch entry porches. Windows may be either multi-light double-hung sashes or casement style, and are often highlighted by decorative shutters. In order to expand the structure, frequently wings are added to the sides of the main block of the building and are usually subservient in size. Decorative

Berwind-Purcell House

Name of Property

Cowlitz County, WA

County and State

quoins are often found at the buildings corners and near doors and window. The Berwind-Purcell House exhibits all the typical characteristics of the style, and at over 10,000 sq. ft. the home is most likely the largest example of the style in the state. The project is the only know work by architectural firm of Kneeder & Zantzing in the French Eclectic style.

Kneeder & Zantzing

The partnership of Kneeder & Zantzing began in 1935. The Berwind House was likely one of their first major projects. They were chosen by Berwind most likely due to a family connection. The elder Zantzing, also an architect, had designed a home for the Berwind family in New York City in 1902. Construction documents from 1937 indicate that C. Clark Zantzing Jr. served as the primary architect for the Berwind project in Longview.

Clarence Clark Zantzing Jr. was born in Philadelphia in 1904. Like his father, the younger Zantzing attended St. Paul's School in Concord, New Hampshire (graduating in 1922), then went to Yale, where he earned a B.A. in 1926. Following in his father's footsteps he continued to the University of Pennsylvania, where he received a B.Arch. and then a M.Arch, in 1929 and 1930, respectively. While at Penn, Zantzing won the prestigious Arthur Spayd Brooke Memorial Prize Gold Medal for distinguished work in architectural design which allowed him to study at the Ecole des Beaux Arts in Fontainebleau, France, earning a diploma after a summer of study in 1928. An obviously talented designer, Zantzing also won the Paul Philippe Cret Prize at the University of Pennsylvania for architectural design in 1929-30.

Upon graduation, Zantzing started his career as a draftsman in his father's firm, Zantzing & Borie, working there between 1928 and 1933. In 1935, the younger Zantzing formed a partnership with a fellow Penn classmate, H. Martyn Kneeder. Kneeder had won second place in the Paul Philippe Cret Competition and a bronze medal in the Arthur Spayd Brooke Memorial Prize and was a talented designer in his own right. He studied at the Ecole in Fontainebleau and was a former officemate with Zantzing Jr. in his father's firm. Late in 1937 Henry D. Mirick, who had been in the class below the partners at Penn, also joined the firm.

Together, the firm quickly became prominent players in the Philadelphia architectural community. They produced a variety of projects ranging from office buildings, hospital, churches and museums, to many school and single family homes. Eventually, Zantzing was registered in Pennsylvania, Maryland, Delaware, New York, New Jersey and Washington State (#TL197, 2/14/36). Projects include the John Hampton Barnes Bathhouse (1935) in Deon, PA; the Henry Sears House (1950) in Chesterton, MD; St. Christopher's Church (1953) in Gladwyne, PA; the Penn Center (1953-58) in Philadelphia; St. Paul's Chapel (1954) in Levittown, PA; the Neilson Bridger House (1953) in Philadelphia; an Office Building for the National Board of Medical Examiners (1965) in Philadelphia; a Physical Education Building for Penn State (1966); and an expansion of Bryn Mar Hospital (1968).

Like many architects, Zantzing was an active member in the local art, architecture and planning community. He was member of the board of directors of the Philadelphia Chapter of the AIA in the 1950s, served on the Philadelphia Mayor's Council on Penn Center (1953-55) and the Citizens' Council for City Planning (1954-58). He was a director of the Fairmount Park Art Association from 1955 until his death, and that body's president between 1969 and 1980. During his presidency, the organization published *Sculpture of a City: Philadelphia's Treasures in Bronze and Stone* (New York: Walker Publishing Co., 1974), an important document of the city's public art. Zantzing was also active in a variety of Philadelphia charitable and civic organizations which included serving as a trustee of the Episcopal Hospital from 1937 until 1978, serving as the board's vice president from 1968 until 1971.

Zantzing continued to practice with the firm until his retirement in 1969, the same year he was made a fellow at the AIA. He passed away in Haverford, Pennsylvania on November 23, 1993 at the age of 89.

Berwind-Purcell House
Name of Property

Cowlitz County, WA
County and State

Early on, Zantzinger sought help from the well established firm of Bebb & Gould in Seattle to assist with the Berwind project in Longview. At the time, Bebb & Gould were highly regarded within the architectural community. They had also designed several notable projects in Longview including the Pacific Telegraph & Telephone Building (1928) and the Longview Post Office (1932). Correspondence between Clark Zantzinger and Carl Gould indicates a collegial relationship.

Bebb & Gould

Though born and raised back East, and trained and educated at Harvard (1898) and in Paris, Carl Gould abandoned his eastern roots moved to Seattle in 1908. After working briefly for other architects he opened his own practice. His early commissions were primarily residential, but he quickly emerged as a vocal leader in city planning issues and in the local art community.

In 1914 he formed a lasting partnership with Charles Bebb and soon won the commission to plan the University of Washington (UW) campus. During that time he also began lecturing at the UW and founded the precursor of the present-day College of Architecture and Urban Planning. Gould served as head of the UW architecture department from 1915 to 1926. He designed many of the major campus buildings, including the Suzzallo Library (1922-27); Anderson Hall (1925); the Penthouse Theater and the Henry Art Gallery. In all, some 46 buildings or additions on the UW campus were designed by Gould.

Together Bebb & Gould designed many buildings throughout the Puget Sound area. Projects include the Administration Building (1916) at the Hiram S. Chittenden Locks; the Times Square Building (1915); the Polson Logging Co. Building (1920) in Hoquiam; the Weyerhaeuser Office Building (1923) in Everett; and the First Church of Christ Scientist (1914) in Seattle. In the decade after they teamed up, the firm designed over two hundred projects, including commercial buildings, homes, schools, churches, hospitals and monuments.

By the 1930's Bebb's role in the firm declined. The firm's work also began to reflect the emergence of the Art Deco style. This new direction can be seen in the design for the Seattle Art Museum building (1931-1933) in Volunteer Park. Work slowed thereafter, as the Great Depression limited opportunities, although the firm continued to produce several high quality public works. These projects included Everett Public Library (1933-1934), the U.S. Marine Hospital and campus (1930-32) and the Penthouse Theater (1938-40).

Carl Gould died at the age of 65 on January 4, 1939, leaving a significant and long-lasting legacy of high quality public works, community activism, and architectural education. Upon his death the partnership dissolved. His association with the Berwind House may have been one of his last projects.

Gould's primary role on the Berwind project was to serve as the supervising architect. However, the client, Edward Berwind was extremely interested in maintaining his privacy related to the building of the house. Gould's firm managed the bidding process, reviewed the plans, provided advice and counsel on building materials and methods that were better suited to the climate in the Northwest. It appears that Gould did not make any significant changes to the draft plans, however he did comment on the methods, materials, contractors. Some of his suggestions show his fine artistic eye and are significant improvements that have kept the house standing today.

Correspondence indicates that on Gould's recommendation, artist Bernard Heatherley of Philadelphia was awarded the contract to do the iron work for the house. Gould and Heatherley had worked together on the Art Institute of Seattle (now the Seattle Asian Art Museum). The balconies, gates, and staircase were built in Philadelphia, shipped to the port of Longview and then installed. Gould indicated that the quality of craftsmanship provided by Heatherley could not be matched in the Northwest at that time. In addition, much of the special cabinetry and the library were primarily built in Philadelphia by Eric Janssen and shipped to

Berwind-Purcell House
Name of Property

Cowlitz County, WA
County and State

Longview for installation. The two safes were also manufactured in the east. Gould also approved the hiring of Herbert Conway as the builder, who had worked with Zantinger in Philadelphia.

The relationship of the firm of Bebb & Gould came to an abrupt end when Edward Berwind terminated their contract in the summer of 1937. Apparently Berwind was upset over the publication of the article in the Daily Journal of Commerce which speculated the cost of the house. There is no evidence that another firm was hired to oversee the project. Reportedly, Gould maintained that the services of a firm would not be necessary due to his confidence in the general contractor, Herbert Conway.

Edward J. and Jean Frances Berwind

The conservative and overly private Edward J. "Ned" Berwind Jr., was born March 8, 1908 and grew up in a world of high society and wealth. He was the son of prominent Philadelphia businessman Edward Julius Berwind, who had made his fortune in the Pennsylvania coal industry. Berwind's company, the Berwind-White coal mining company, was closely associated with J.P. Morgan and eventually built the company town of Berwind, West Virginia. In the early days, the Berwind family business provided much of the coal needed for the steam-powered ocean ships dominant in the era's transportation industry. Berwind was reputed to be the world's largest individual owner of coal mining properties. During his day, he was considered a hard driving businessman and refused to bargain with employees. His mines were the last bastions of the open shop in the coal fields of the Midwest. Berwind's other business interest included the financing of the New York subway system. The family, who lived in New York and Philadelphia (depending on the time of year), often spent summers with the East Coast elite in their grand 32 room estate "The Elms" at Newport, Rhode Island. Edward Sr. died in 1936.

During the early 1930s while in his late 20's, Edward J. Berwind Jr. came west to study the lumber industry in the young city of Longview, Washington. The city had been founded in 1923 by the Long-Bell Lumber Company of Kansas City, Missouri, under the direction of Robert A. Long and prominent Kansas City urban planner, J.C. Nichols.

While visiting the Long-Bell sawmills, then the world's largest, Edward met Long-Bell executive, Roy F. Morse. Not long after meeting Morse's daughter, Jean Frances "Jeansie" Morse, the couple was married (circa 1933). They first lived in a home at 1137 W. Nichols Blvd. Not needing to work, Edward chose to use his resources to become a strong supporter of the fledgling city whose initial growth had been thwarted by the Depression.

One of the outgrowths of these hard times — when the Longview sawmills were operating at a loss just to keep men minimally employed a few days a week — was Lower Columbia Junior College (LCJC). It began as a privately funded project in 1934 to give local youth, especially those who were unemployed, a chance to begin a college education at minimal cost. At the time, Berwind worked as the college's comptroller without pay. In his book about the history of Longview, R.A. Long's Planned City, author J.M. McClelland Jr. tells how Berwind helped keep the struggling college afloat: "*... there were times when the bank account was completely without funds, and he carried the college with personal loans and contributions rather than see it go under.*" In 1941, Berwind became a Trustee of the college. Until 1950, LCJC's classes were held at the high school and in the basement of the public library. The school continues today as Lower Columbia College, with its own campus, and remains a valuable community resource.

Edwards other civic contributions include the founding the Longview Junior Chamber of Commerce. He also was known to have privately financed the higher education of needy youth. Together, Edward and Jeansie raised four children (three boys and one girl). Jeansie was active in the community with the Longview Junior Service League, St. Stephen's Episcopal Church, and other organizations. She also was an accomplished pianist and would perform at private and public gatherings.

Berwind-Purcell House
Name of Property

Cowlitz County, WA
County and State

As construction on the house neared its end in 1938, world events and other factors led to a change in the Berwinds' plans. When World War II broke out in Europe, gasoline and rubber (for making automobile tires) became scarce. That meant that heating oil for the house's 1,500 gallon furnace also would be in short supply. Unlike most of the area homes -- including those in the "silk stocking" area, which burned sawdust from the local mills in their furnaces, the Berwind home just burned oil.

Those who knew the Berwinds' say that the house's isolation, five miles from town and just off a steep, narrow, winding road, led the couple to abandon plans to permanently live there. Instead, the Berwind family moved into one of Longview's first luxury homes at 1332 Kessler Boulevard across from Lake Sacajawea Park. Rather than sell the home on Columbia Heights, they hired caretakers to maintain the house and property. Reportedly they used the home for weekend outings and social gatherings for about 20 years. Around 1957, Edward and Jeansie separated and later divorced. Two years later they sold the home to the Purcell family.

Edward continued many private business projects including serving as, Vice President & Secretary of Aerocar Inc. (1953-1970). The company was established by fellow Longview businessman Moulton B. Taylor in 1948 and developed around the concept that a car could also be an airplane, or vice versa. Over the years, the company built just six flying cars, but received lots of press. Edward passed away in Longview on February 16, 1989. An extremely private person, no obituary was published, and specific details of his life (other than stated above) are unknown. Jeansie, his first wife, passed away on June 30, 2008 in Claremont, California.

Wayne and Joyce Purcell

Wayne D. Purcell, an attorney and former WW II U.S. Marine fighter pilot, and his wife Joyce E. had moved to Longview in 1949. They had admired the Berwind house for several years and decided to buy the home in 1959. At the time, only a portion of the house had been lived in by caretakers and only a primer coat had been applied to the walls of the living room and front hall. There was no evidence that the living room fireplace had ever been used. In late 1959, Wayne Purcell and his two eldest sons moved into the house to help get it ready for the rest of the family. A contractor was hired finish do some minor repairs, and to help paint and finish the two main floors.

The rest of the family moved in on February 1, 1960. Two more children were born after the family moved in. Every effort has been made to keep the house in its original state, but allowances had to be made to accommodate the Purcell's nine children. Those allowances were limited to finishing an unfinished area in the original servants' quarters to add an additional bedroom, finishing a large room in the basement to serve as a recreation room, and transforming the kitchen from a five room (kitchen, butler's pantry, freezer room, dry good pantry, maids' sitting room) servants' area to one large kitchen and family room.

Between 1959 and 2007, Wayne and Joyce Purcell used the home to raise their nine children, hold "cousin camp" for their 19 grandchildren, and host innumerable holidays, weddings, and other family events. In that same time they opened the home to the community for charitable and political events on many occasions. Several Washington State Governors, U.S Senators, Members of Congress, and other local elected officials have been hosted for fundraising and community events at the house. In addition, the home has been opened up for many church and charitable events.

The Purcell Family has made many contributions to the Longview community and continues to do so. Wayne Purcell and his firm grew to become one of the most prominent firm's in the Longview/Kelso area. Wayne served as the City Attorney for 33 years, and as the general counsel for the Chamber of Commerce for 22 years. Other community activities include serving on the St. John's Hospital Foundation Board for many years and served as chair.

Berwind-Purcell House
Name of Property

Cowlitz County, WA
County and State

After 46 years of residency, Wayne and Joyce Purcell, in 2007, sold the home their youngest child, Teresa Purcell, with the goal of ensuring many more years of continuous ownership and residency by the family. Today, Teresa has continued the family traditions and the commitment to the community. Since taking ownership, she has hosted an event for the Cowlitz County Historical Society (where she serves on the board) and several other charitable causes in the home.

Berwind-Purcell House
Name of Property

Cowlitz County, WA
County and State

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

University of Washington Libraries Special Collections: Gould Family Papers including over 400 pages of correspondence and multiple versions early specifications of the plans. The correspondence is primarily between Carl Gould and Clark Zantzing.

Gould's Contributions: An essay in the Free Online Encyclopedia of Washington State History (found through <http://www.historylink.org/>)

Carl F. Gould: A Life in Architecture and the Arts" by T. William Booth and William H. Wilson, University of Washington Press: 1995.

Zantzing biography: www.philadephibuildings.org

French Eclectic 1918 – 1949; article written by Michael Houser *State Architectural Historian* Department of Archaeology & Historic Preservation

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67 has been requested)
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____
- recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other
- Name of repository: _____

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property 7.5 acres
(Do not include previously listed resource acreage.)

UTM References

(Place additional UTM references on a continuation sheet.)

1	<u>10N</u> Zone	<u>5 - 02 - 500</u> Easting	<u>51 - 14 - 112</u> Northing	3	<u> </u> Zone	<u> </u> Easting	<u> </u> Northing
2	<u> </u> Zone	<u> </u> Easting	<u> </u> Northing	4	<u> </u> Zone	<u> </u> Easting	<u> </u> Northing

Verbal Boundary Description (Describe the boundaries of the property.)

The nominated property is located at 808 Lone Oak Road, Longview, Washington located in the Northwest corner in Section 17, Township 8 North, Range 2 West, W.M., Cowlitz County, Washington. It is otherwise known as Cowlitz County Parcel No.10576.

Berwind-Purcell House
Name of Property

Cowlitz County, WA
County and State

Boundary Justification Explain why the boundaries were selected.)

The nominated property encompasses the entire urban tax parcel that is occupied by the Berwind-Purcell House.

11. Form Prepared By

name/title Teresa Purcell
organization _____ date April 20, 2010
street & number 808 Lone Oak Road telephone 360 577-0161
city or town Longview state WA zip code 98632
e-mail Teresa@purcellpublicaffairs.com

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** (7.5 or 15 minute series) indicating the property's location.
A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Continuation Sheets**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

Photographs:

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

Name of Property: Berwind-Purcell House
City or Vicinity: Longview
County: Cowlitz State: Washington
Photographer: Jim Elliott
Date Photographed: April 2010

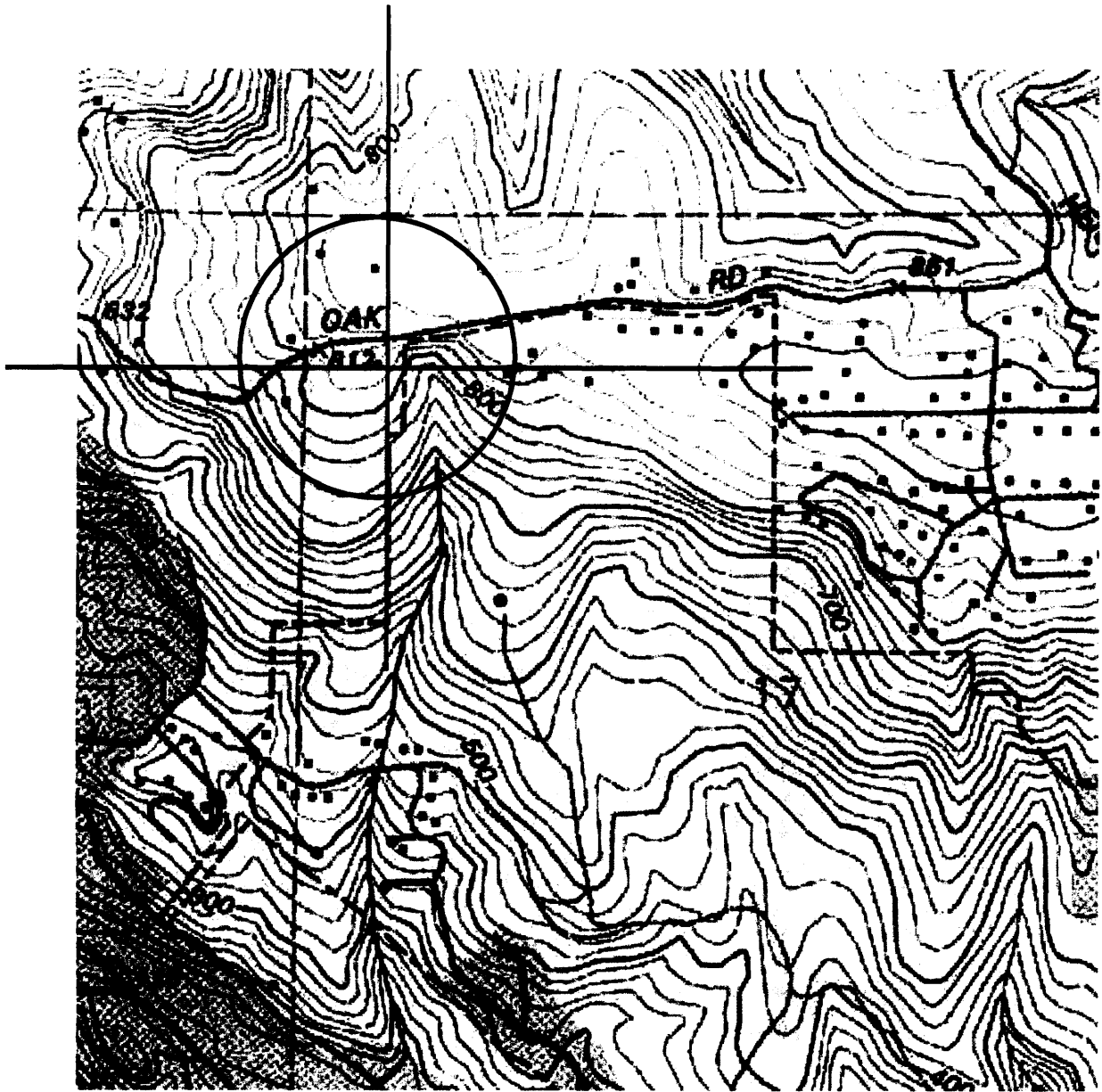
Property Owner:

(Complete this item at the request of the SHPO or FPO.)

name Teresa Purcell
street & number 808 Lone Oak Road telephone 360 577-0161
city or town Longview state WA zip code 98632

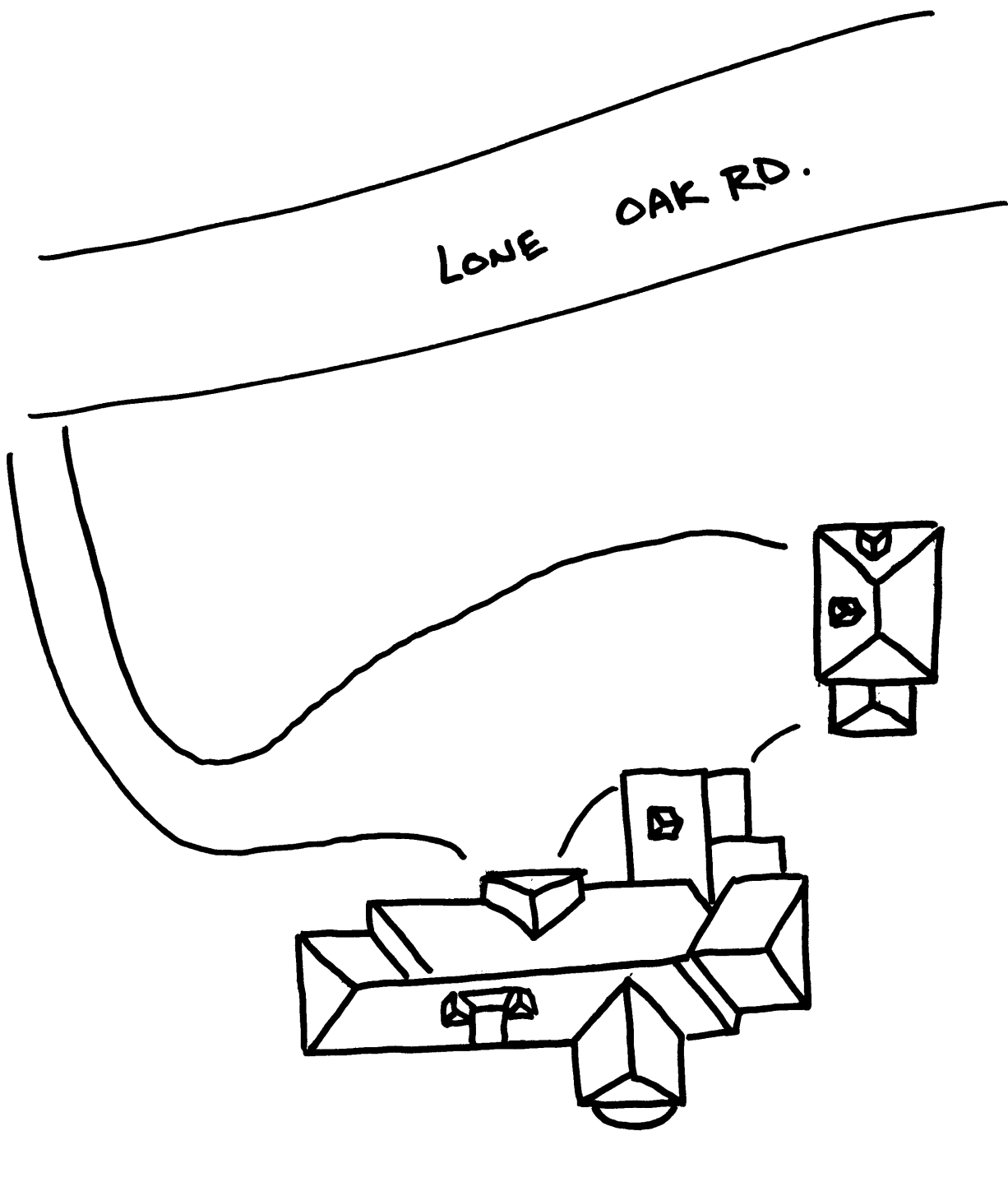
Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

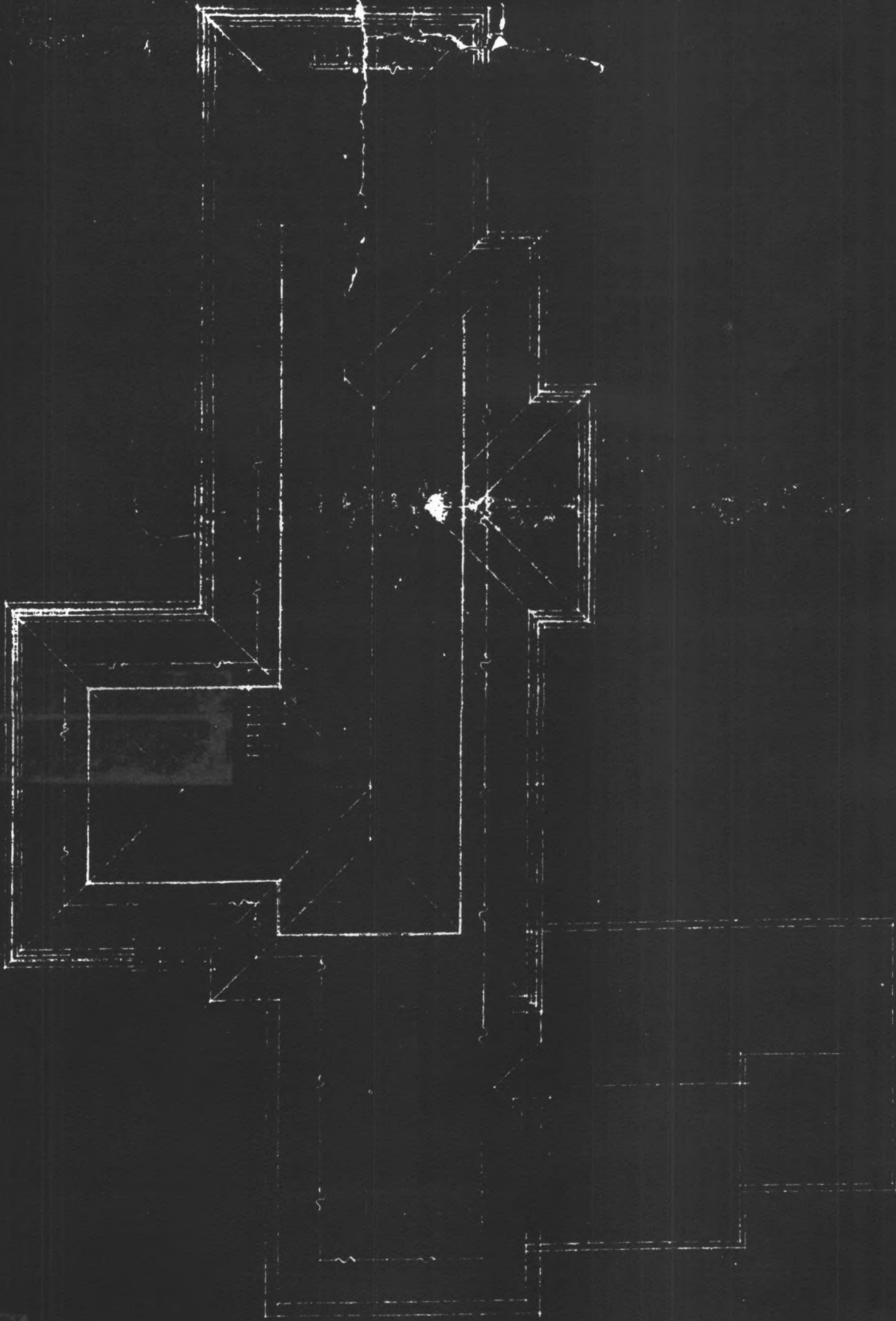


Berwind-Purcell House: Longview, WA
UTM 10 5-02-500E 51-14-112N (NAD83/WGS84)

LONE OAK RD.



BERWIND-PURCELL
HOUSE
• SITE PLAN
NOT TO SCALE



SEEDLER AND ZANIZ
REGISTERED ARCHITECTS

FIRST FLOOR PLAN



SECOND FLOOR PLAN

