



City of Longview

1525 Broadway
Longview, WA 98632
www.ci.longview.wa.us

Agenda

Regular meeting cancelled Site visit 1162 Commerce Ave (public sidewalk) 5:10 pm

Attend via zoom:

Join Zoom Meeting

[https://us02web.zoom.us/j/88246281771?pwd=Um](https://us02web.zoom.us/j/88246281771?pwd=Um53NmN3TUlvOERJTEUwTjJIUQXI4Zz09)

53NmN3TUIvOERJTEUwTjJIUQXI4Zz09

Meeting ID: 882 4628 1771 Passcode: 1923

Phone-in: +1 253 215 8782 US (Tacoma)

Historic Preservation Commission

Monday, May 24, 2021

5:10 PM

Small Conference Room, City Hall

1. ROLL CALL

2. NEW BUSINESS

21-000762 Site visit 1162 Commerce Ave: Window Replacement at Tyni Building listed on both the local and national registers.

The owner Larry Wilhelmsen will ask for special valuation on the total project.

3. ADJOURNMENT

May 23, 2021

Tyni Building History & Ownership

My Ownership started 3-10-73 as one of six partners buying on contract the then named Jean Ann Apartments. Partners were Korten, Sari, Stacie, Svinth, and Dr. McGee. I was managing partner.

The building is divided into three bays with two commercial entrances. 1162 has one-fourth of the center bay and 1166 three-fourths. Most of the 1166 center bay has a full height ceiling to the floor joist of the apartments above. A mezzanine level exists in both outside bays with a stairway from the back. 1162 in the back half has an office space while 1166 has just storage space going back to front and gives access to piping supplying water to the apartments. Windows provide light to all bays at the mezzanine level.

The top floor has six one-bedroom apartments with a stairway up from the front and back. A skylight is at the head of the front stairs and one in each bath area. A six-foot wide light court on both sides of the building provides light to all units and fire escape. There are 22 windows with 12 being in the courts.

The back of the building has a utility room in the center of the building containing water heaters for the apartments and coin operated washer and dryer for tenants. This was the boiler room for the steam heated building and all associated equipment has been removed.

Improvements to building-

When the alley was paved we also concrete paved the back parking space. However, this level was above the building floor level so we built a four inch deep covered entrance area with water drain holes.

In 1989-90 we participated in a US Department of Interior Historic Preservation Rehab of the building under the guidance of Crook and Associates. We paid half of the estimated total cost of \$80,000 covering remodel of all the apartments, window replacement with single hung aluminum, all piping replacement and a new roof etc.

In 1990 we became a Longview Historic Register building.

In 1992 I retired from Longview Fibre and in February 1993 I bought the building from my partners and dissolved the partnership. The depreciable cost of the building was \$80,251 and will be fully depreciated in 2023. It now qualifies for Federal Tax Credit. Sheila Soto now manages the renting and repairs that I approve. Nearly half of the apartments are rented to Longview Housing Authority applicants. Sheila has mentioned some possible aid for replacement insulated windows via qualified tenants.

Future Improvements to building-

The roof replacement is scheduled for June with a bit of \$28,500+ tax and I have requested he add replacement of seven thermally rated skylights. Light court walls may need special attention and the fiberglass hoods over the windows replaced

Measurements have been taken for replacement of all 22 aluminum windows in the apartments with thermal approved vinyl or fiberglass. Suggest black exterior and white interior. When installing we probably should grind off old rusting metal rods that were marque supports and remove rust spots.

The back entry covers need replacing and some repairs and painting of the stairs and window casings.

Commercial front windows are a big question mark with regards of thermal savings but will be done if making sense.

Twin City Glass has some ideas but offers that windows adjacent to entry doors are a problem because of tempered glass requirements. Mezzanine window thermal insulations does not appear practical.

General comments-

Fire insurance is very expensive because of the apartments. The city utilities are high because we provide the WSG.

I plan to keep the building within the family via a Family Trust which provides transfer to my two sons who are also in real estate investing.

Larry Wilhelmsen



Connie Wilhelmsen



Co-trustees of the Wilhelmsen Family Trust

**Application For A
CERTIFICATE OF APPROPRIATENESS
Longview Historic Preservation Commission
Longview, Washington**

Application No. CA 2021-3

Date 5-24-2021

Instructions: Print neatly or type. Submit by the 3rd Thursday of the month in order to be considered at the regular meeting on the 4th Thursday of that month. Insufficient documentation and incomplete applications will be returned or placed on hold. **Please be aware that the issuance of Building Permits is dependant on obtaining a Certificate of Appropriateness.**

Application is hereby made for issuance of a Certificate of Appropriateness (under Longview Ordinance 16.12.060 (1) & (3) for work as described below, and on plans, drawings, photographs, and descriptive material (attached) :

Address of Proposed Work 1162 - 1164 COMMERCIAL AVE

Name of Building or Site TYNI

Owner of Building or Site LARRY WILHELMSEN Phone 360-423-8568

Home Address 2251 CASCADE WAY

Name(s) & Address of Agent NONE

Phone _____

Name & Address of Architect or Designer NONE

Phone _____

Name & Address of Builder or Contractor NOT SELECTED YET

Phone _____

Approximate date of Starting Work _____ Completion _____

Information required for processing of application:

- _____ 1. Plot Plan and /or floor plan
- _____ 2. Two sets of plans and or drawings to scale, of all elevations on all sides affected. Drawings submitted must look professional or be of high quality and detail if applicable to the project, or for structural or substantial alterations.
- _____ 3. Clear photographs of existing structure or property and listed features.
- _____ 4. Samples of material and color (roofing, siding, windows, etc...)
- _____ 5. Required permits from Community Development and/or Public Works Departments:
Circle (Building) (Plumbing) (Electrical) (Mechanical) (Demolition) (Windows, Siding) (R-O-W)

Proposed Window Treatment Addendum	
Please supply the following information in accordance with the Longview Historic Preservation Commission's Window Treatment Standards. Attach additional pages as necessary.	
Level of Treatment (Per Treatment Standards)	
Treatment option (Per Treatment Standards)	
Please explain why you feel this level of treatment is necessary	
Please describe your technical approach to performing this treatment	
As an attachment to this form, please provide the following information:	
1) Provide photographs detailing the damage to existing windows as well as the extent of the damage.	
2) Provide the contact information for any professional consultant that you have used in this process.	
3) If the windows currently installed in the building are not the original, provide architectural drawings, historic photos or similar information detailing the original windows.	
4) Provide samples, pictures and technical information of any material intended for use in the treatment process.	

DESCRIPTION OF WORK (check appropriate categories):

☒ Historic Restoration	☐	Dwelling	☐	Siding	☐	Fence
☐ Renovation	☒	Commercial	☐	Porch	☐	Wall
☐ New Construction	☐	Garage	☐	Parking	☒	Steps
☐ Demolition	☐	Addition	☐	Walks	☐	Signs
☐ Foundation	☐	Awnings	☒	Windows	☒	Roof
☐ Chimney	☒	Skylights	☐	Color Change	☒	Painting

Itemize and describe all categories of proposed work. Include size, style, material and color: Provide information on the exact products that will be used: (product brochures, specifications, etc.) to assist the Commission in their review. Approved product choices will be stamped, and verified on final inspection.

*****Please attach or submit additional pages as necessary*****

IMPORTANT:

No work may differ from approved Certificate of Appropriateness.

Any proposed Changes must be Reviewed and Approved by the Commission as an addendum to the Certificate of Appropriateness.

Certificate of Appropriateness is valid for 12 months from date of issuance.

Certificate may be renewed at discretion of the Historic District Commission.

Do you intend to apply for Special Property Tax Valuation for Historic Property Renovation? ☒

Signature of Owner(s) of Record

x Larry A. Milbrink

x _____

Signature of Applicant(s)

x Connie Wilhelmsen

x _____

Signature of Agent (s)

x _____

x _____

From: kraig@avidbuild.com
Subject: Commerce - Windows
Date: May 10, 2021 at 8:50:51 AM
To: larry wilhelmsen lwilhelmsen2@yahoo.com
Cc: Connie Wilhelmsen clwilhelmsen@yahoo.com

Let me know what bids you get for the windows so I can look them over. I have a window supplier that I use and nobody has been able to come close to his pricing. So if you find somebody who wants to just do install and you do the purchasing, you might be able to save a few thousand. *Not AVAILABLE*

Lastly can I recommend Black windows for just the Commerce street side. I think it would make the building look much nicer and it would only be a few hundred \$ upgrade. The rest of the can be white. Also, let me know if you want me to come down for a day to help measure. I can bring the kids and we can play a round of golf too.

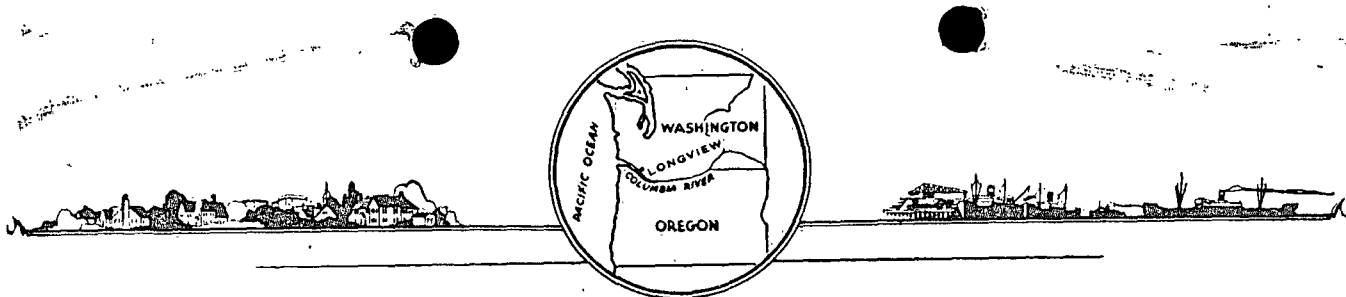
Good Seeing everyone yesterday.

Kraig



Kraig Wilhelmsen
Avid Builders, Inc
4701 SW Admiral Way
PMB 225
Seattle WA 98116
206-715-8860c
www.avidbuild.com
Passion - Teamwork - Dedication

FILL OUT HISTORICAL FONTS - ADAM
ENICKSON -



THE CITY OF LONGVIEW

FOUNDED 1923

LONGVIEW WASHINGTON 98632

July, 23 1991

Larry Wilhelmsen
2251 Cascade Way
Longview, WA 98632

Re: Tyni Building Historic Marker

Dear Larry:

Thank you for your patience during the past several weeks while we purchased and prepared the installation materials for the Historic Plaque you recently received. Historic Preservation Commission member John Chilson has been graciously and diligently assembling the necessary materials, and has offered to install the plaques.

The cost of the plaque is \$56 (check payable to the City of Longview) and \$7.50 for installation materials (made payable to John Chilson). Please send the two checks to:

Planning & Building Department
c/o Julie Hourcle'
City of Longview
P.O. Box 128
Longview, WA 98632

The enclosed information will assist you in considering a location for your new marker. We look forward to working with you very soon, and again, thank you for your patience.

Sincerely,

Julie Hourcle'
Assistant Planner

**TYNI BUILDING
1166 COMMERCE**

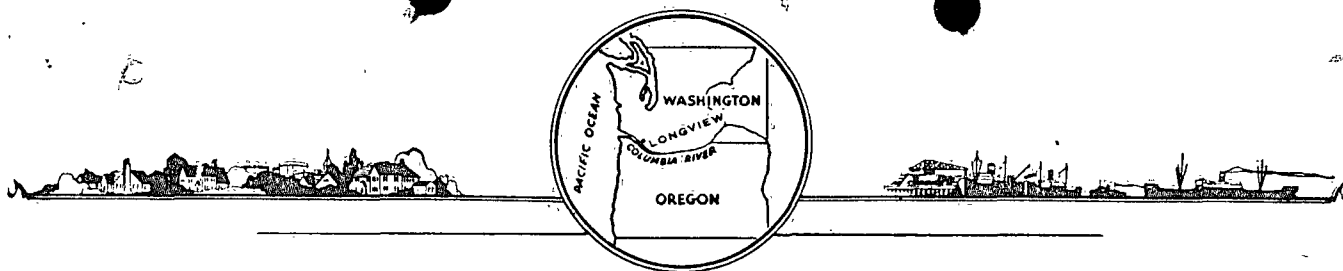
The Tyni building, at 1166 Commerce, dates back to the early years of development along Commerce Avenue, the city's first and dominant commercial street. The lot on which it is located was purchased from the Longview Company, the real estate arm of the Long-Bell lumber company by J.D. Tyni and the building was constructed in 1925.

The building combines both retail space, with three bays on the first floor, and apartments, with six units on the second. In the 1929 city directory, we find it listed as the Tyni Building with J.H. Kelley plumbing occupying the central retail bay. The building has had a variety of retail businesses, such as Scruples Hair Styling and Commerce Professional Services. It was also known as the Jean Ann Apartments for many years.

Its significance is both historical and architectural. The building is representative of the many commercial structures built in the business district during Longview's settlement and also of the many commercial buildings financed by small private investors in the open industrial city being developed by the Long-Bell Lumber Company. The Tyni 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 second story.

Architecturally the building is significant for its Classical Revival style and the use of classical elements of constructions such as pilaster, architrave and cornice. Of particular note are the mezzanine windows which are good examples of the effect these windows had on the looks of early buildings in downtown Longview, and the four columns setting off the three original retail bays.

It is currently owned by the aptly named Future Developments represented here today by Larry Wilhelmsen.



THE CITY OF LONGVIEW

FOUNDED 1923

LONGVIEW WASHINGTON 98632

June 22, 1990

Larry Wilhelmsen
Future Developments, Inc.
2251 Cascade Way
Longview, WA 98632

Dear Mr. Wilhelmsen:

Congratulations on your recent listing to the Longview Historic Register. Enclosed is a list of Significant Historic Features of the Tyni Building, 1166 Commerce Ave. which was developed by the Historic Preservation Commission Members. This information, together with the Secretary of Interior Rehabilitation Guidelines, should be used as a resource for you to preserve, maintain, and restore the original historic features.

Future improvements to your property other than routine maintenance, need to be reviewed and approved by the Commission before work proceeds. At that time, the Commission will issue a "Certificate of Appropriateness". The Historic Preservation Commission will be happy to assist you in providing technical advice and information for your project. Please contact me early in your project planning and design stage so that any questions and/or concerns can be answered.

Sincerely,

CITY OF LONGVIEW

Julie Hourcle, Assistant Planner

JH:ss

Enclosure

LONGVIEW REGISTER OF HISTORIC PLACES

TYNI BUILDING

1166 Commerce

Significant Historic Features

A. Exterior

1. Features that should be Preserved and Maintained

Mezzanine windows

Original dimensions and styles

Two retail bays

Four columns

Wooden door to upstairs

Wooden windows on second floor, side and rear

2. Features that would be Desirable to Restore to the Original

Wooden windows, second floor front

Removal of excess iron, sign frames

B. Interior

1. Features that should be Preserved and Maintained

Door and window casings

Moldings below ceiling

Sky lights

Back stairs

Wood trim, original cupboards

2. Features that would be Desirable to Restore to the Original

C. Non-Historic Additions

D. Special Notes

Significant Historic Features

LONGVIEW REGISTER OF HISTORIC PROPERTIES
CRITERIA CHECKLIST

TYNI BUILDING

1166 COMMERCE

A. Classification

- ☒ Building
- ☐ Structure
- ☐ Site
- ☐ Object
- ☐ District

B. Significant Association

- ☒ Historical
- ☒ Architectural
- ☐ Archaeology
- ☐ Cultural
- ☒ Community Heritage

C. Integrity

- ☒ Location
- ☒ Design
- ☒ Setting
- ☐ Materials
- ☐ Workmanship
- ☐ Feeling
- ☐ Association

D. Age

- ☒ Over 50 Years Old
 - ☐ Under 50 Years Old
- (Note Exceptional Importance)
-
-
-

E. Criteria/Association

- ☐ 1. Is associated with events that have made a significant contribution to the broad patterns of national, state, or local history.
- ☒ 2. Embodies the distinctive architectural characteristics of a type, period, style, or method of design or construction, or represents a significant and distinguishable entity whose components may lack individual distinction;
- ☐ 3. Is an outstanding work of a designer, builder, or architect who has made a substantial contribution to the art;
- ☒ 4. Exemplifies or reflects special elements of the City's cultural, social, economic, political, aesthetic, engineering, or architectural history;
- ☐ 5. Is associated with the lives of persons significant in national, state, or local history;

- ___6. Has yielded or may be likely to yield important archaeological information related to history or prehistory;
- ___7. Is a building or structure removed from its original location but which is significantly associated with a historic person or event;
- ___8. Is a birthplace or grave or a historical figure of outstanding importance and is the only surviving structure or site associated with that person;
- ___9. Is a cemetery which derives its primary significance from age, from distinctive design features, or from association with historic events, or cultural patterns;
- ___10. Is a reconstructed building that has been executed in a historically accurate manner on the original site;
- ___11. Is a creative and unique example of folk architecture and design created by persons not formally trained in the architectural or design professions, and which does not fit into formal architectural or historical categories.

SURVEY-INVENTORY FORM
COMMUNITY CULTURAL RESOURCE SURVEY

1. NAME Tyni Building
Historic

and/or Common

2. LOCATION
Street & Number 1166 Commerce Avenue

UTM References:

Zone Easting
Northing

- 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 State Washington
- vicinity of 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 Addn. #10
50' X 120'

Acreage: Less than One Acre

8. SIGNIFICANCE

Specific dates 1925 ¹

Builder/Architect

Level of significance: local

a. 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.

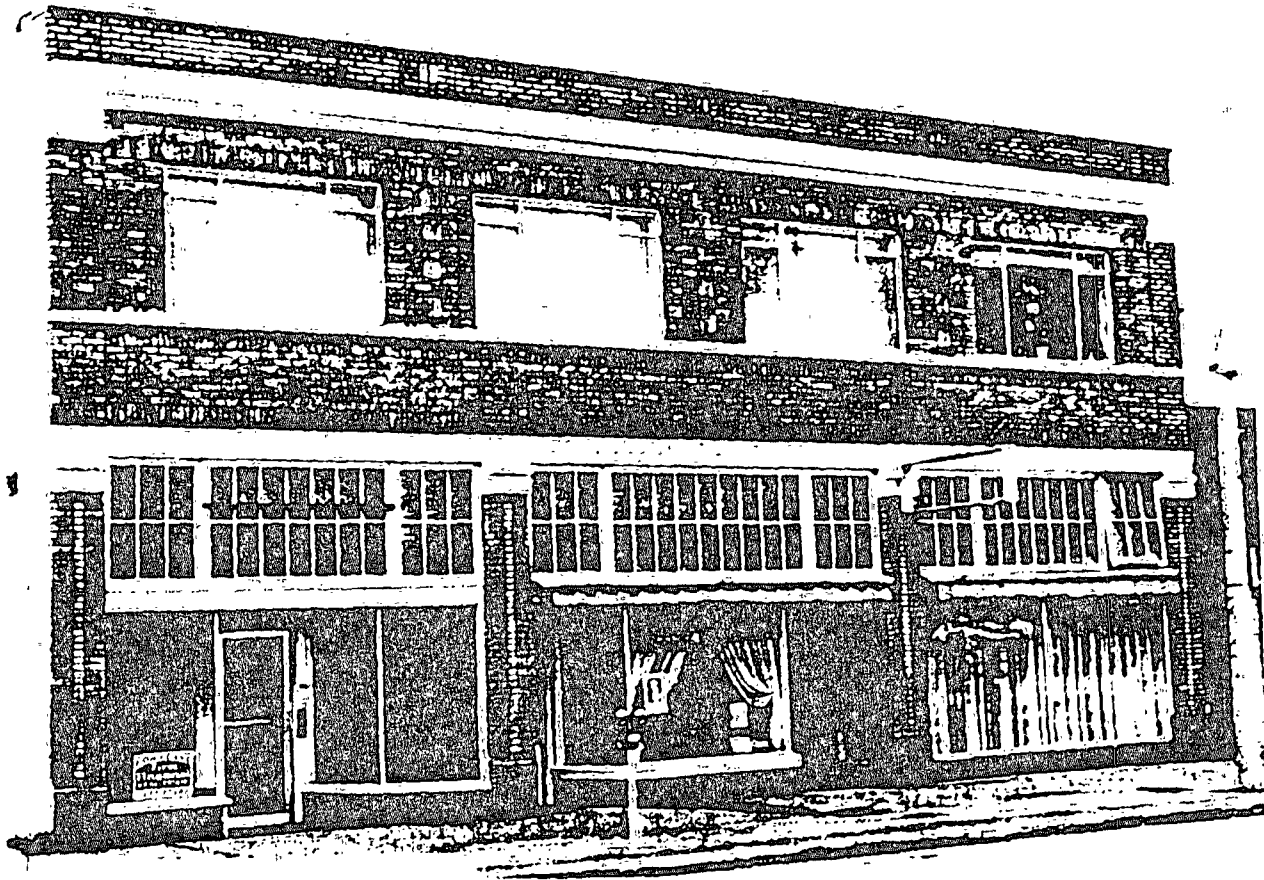
SURVEY-INVENTORY FORM
CONTINUATION SHEET

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.



Tyni Building, 2 of 2
Longview, the Planned City
Longview, Washington

Michael L. Neuschwanger
May 1985
City of Longview
Longview, Washington

North and west elevations

102 of 104

LONGVIEW HISTORIC PROPERTY INVENTORY FORM

TYNI BUILDING

MAP LOCATION NUMBER 31 DISTRICT CBD



STREET ADDRESS 1166 Commerce

NAME OF OWNER Larry A. Wilhelmsen

OWNER'S ADDRESS: CITY 2251 Cascade Way
Longview STATE WA ZIP 98632

SEC/TWP/R: 33/8N/2W PARCEL NUMBER 05195

BLOCK 78 LOT 23 ZONING C-2

SOURCE: Longview Building Department

CATEGORY Commercial/
Apartments STATUS Occupied CURRENT USE Retail/Office/
Apartments

IS SITE ENDANGERED No SOURCE, IF YES _____

CONDITION Good ALTERED _____ UNALTERED X

DATE OF CONSTRUCTION 1924 STYLE Commercial Vernacular

ARCHITECT/BUILDER J. V. Tyni ORIGINAL USE Retail/Apartments

DATE PREPARED 6-30-88 BY WHOM J. B. Siipola

DESCRIPTION OF STRUCTURE:

The mezzanine level windows of the Tyni Building are good examples of the effect these windows had on the looks of early buildings in downtown Longview. They are still in use today and are of their original dimension and style. The building is a two story brick building with two retail bays. This is a change from the original three bays. The second story windows in the apartments have been modernized with aluminum windows. The cornice is in good repair as is the brick. The kickplate material is not original and has been modernized. The original bays are set off by four columns, which remain an integral part of this building.

SIGNIFICANCE:

Placed on the National Register in 1985. Large mezzanine windows still intact.

HISTORY:

The Tyni Building was listed on the National Register in 1985. It is representative of the commercial buildings built on speculation during the early days of Longview and remains in use today in both its retail and apartment uses.

REFERENCES:

National Register Nomination, Michael Neuschwanger, 1985
Longview Building Department
Longview Public Library

HISTORIC PROPERTY INVENTORY FORM

IDENTIFICATION SECTION

Field Site No. 31 OAHB No. _____ Date Recorded 4-25-88
 Site Name Historic Tyng Bldg.
 Common _____
 Field Recorder R.B. Siipola
 Owner's Name Larry A. Wilhelmsen
 Address 2251 Cascade Way
 City/State/Zip Code Longview, WA 98632

Status

☐ Survey/Inventory
☒ National Register
☐ State Register
☐ Determined Eligible
☐ Determined Not Eligible
☐ Other (HABS, HAER, NHL)
☐ Local Designation

PHOTOGRAPHY

2/3
 Photography Neg No. _____
 (Roll No. & Frame No.)
 View East
 Date 27 June 88

Classification ☐ District ☐ Site ☒ Building ☐ Structure ☐ Object
 District Status ☐ NR ☐ SR ☐ LR ☐ INV
 Contributing ☐ Non-Contributing ☐
 District/Thematic Nomination Name Civic, Cultural, Commercial Resources of Longview

DESCRIPTION SECTION

Materials & Features/Structural Types

Building Type Retail/Apartments
 Plan Rectangular
 Structural System Reinforced Concrete
 No. of Stories 2

Cladding (Exterior Wall Surfaces)

☐ Log
☐ Horizontal Wood Siding
☐ Rustic/Drop
☐ Clapboard
☐ Wood Shingle
☐ Board and Batten
☐ Vertical Board
☐ Asbestos/Asphalt
☒ Brick
☐ Stone
☐ Stucco
☐ Terra Cotta
☐ Concrete/Concrete Block
☐ Vinyl/Aluminum Siding
☐ Metal (specify) _____
☐ Other (specify) _____

Roof Type

☐ Gable ☐ Hip
☒ Flat ☐ Pyramidal
☐ Monitor ☐ Other (specify) _____
☐ Gambrel
☐ Shed

Roof Material

☐ Wood Shingle
☐ Wood Shake
☒ Composition
☐ Slate
☐ Tar/Built Up
☐ Tile
☐ Metal (specify) _____
☐ Other (specify) _____
☐ Not visible

Foundation

☐ Log
☐ Post & Pier
☐ Stone
☐ Brick
☐ Not visible
☒ Concrete
☐ Block
☐ Poured
☐ Other (specify) _____

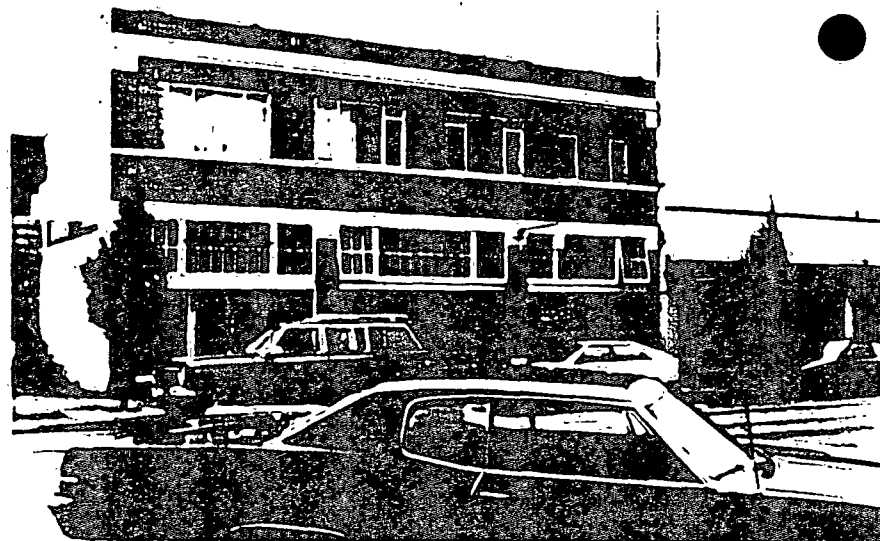
Integrity (Include detailed description in Description of Physical Appearance)

	Intact	Slight	Moderate	Extensive
Changes to plan	☒			
Changes to windows			☒	
Changes to original cladding	☒			
Changes to interior	☒			
Other (specify) _____				

State of Washington, Department of Comm. Development
 Office of Archaeology and Historic Preservation
 111 West 21st Avenue, KL-11
 Olympia, WA 98504 (206) 753-4011

LOCATION SECTION

Address 1166 Commerce
 City/Town/County/Zip Code Longview/ Cowlitz/ 98632
 Twp. 8N Range 2W Section 33 1/4 Section NE 1/4 Section SE
 Tax No./Parcel No. 05195 Acreage less than 1
 Quadrangle or map name Kelso 7.5 min
 UTM References Zone 10 Easting 505120 Northing 5108880
 Plat/Block/Lot Longview 10/78/23
 Supplemental Map(s) Longview Plat No. 2



High Styles/Forms (check one or more of the following)

☐ Greek Revival	☐ Spanish Colonial Revival/Mediterranean
☐ Gothic Revival	☐ Tudor Revival
☐ Italianate	☐ Craftsman/Arts & Crafts
☐ Second Empire	☐ Bungalow
☐ Romanesque Revival	☐ Prairie Style
☐ Stick Style	☐ Art Deco/Art Moderne
☐ Queen Anne	☐ Rustic Style
☐ Shingle Style	☐ International Style
☐ Colonial Revival	☐ Northwest Style
☐ Beaux Arts/Neoclassical	☒ Commercial Vernacular
☐ Chicago/Commercial Style	☐ Residential Vernacular (see below)
☐ American Foursquare	☐ Other (specify) _____
☐ Mission Revival	

Vernacular House Types

☐ Gable front	☐ Cross gable
☐ Gable front and wing	☐ Pyramidal/Hipped
☐ Side gable	☐ Other (specify) _____

IVE SECTION

dy Unit Themes (check one or more of the following)

- | | | |
|--|--|--|
| ☐ Agriculture | ☐ Conservation | ☐ Politics/Government/Law |
| ☐ Architecture/Landscape Architecture | ☐ Education | ☐ Religion |
| ☐ Arts | ☐ Entertainment/Recreation | ☐ Science & Engineering |
| ☒ Commerce | ☐ Ethnic Heritage (specify) _____ | ☐ Social Movements/Organizations |
| ☐ Communications | ☐ Health/Medicine | ☐ Transportation |
| ☐ Community Planning/Development | ☐ Manufacturing/Industry | ☐ Other (specify) _____ |
| | ☐ Military | ☐ Study Unit Sub-Theme(s) (specify) _____ |

Statement of Significance

Date of Construction 1924 Architect/Engineer/Builder J. V. Tyni

- ☒ In the opinion of the surveyor, this property appears to meet the criteria of the National Register of Historic Places
- ☐ In the opinion of the surveyor, this property is located in a potential historic district (National and/or local).

The Tyni Building was listed on the National Register in 1985. It is representative of the commercial buildings built on speculation during the early days of Longview and remains in use today in both its retail and apartment uses.

Description of Physical Appearance

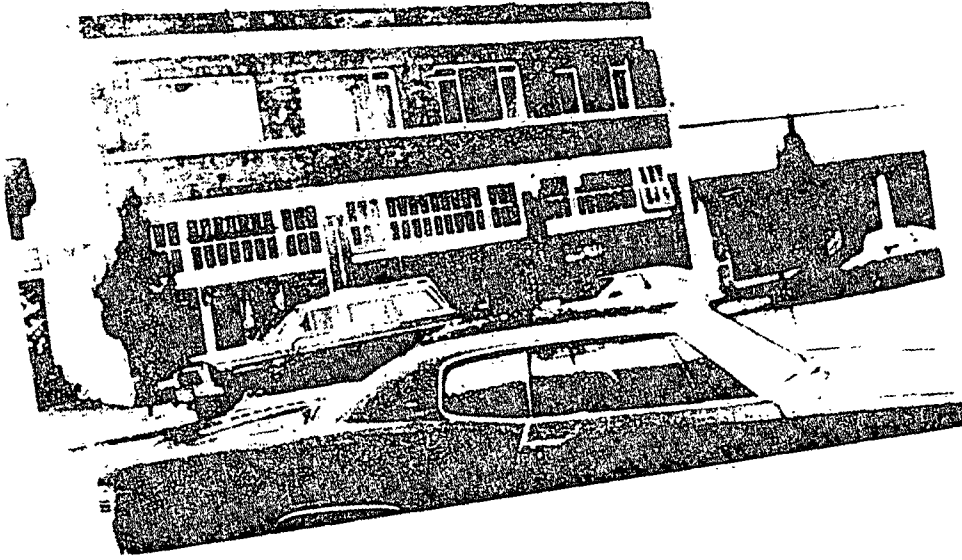
The mezzanine levels windows of the Tyni Building are good examples of the effect these windows had on the looks of early buildings in Downtown Longview. They are still in use today and are of their original dimension and style. The building is a two story brick building with two retail bays. This is a change from the original three bays. The second story windows in the apartments have been modernized with aluminum windows. The cornice is in good repair as is the brick. The kickplate material is not original and has been modernized. The original bays are set off by four columns, which remain an integral part of this building.

Major Bibliographic References

Longview Building Department
Public Library

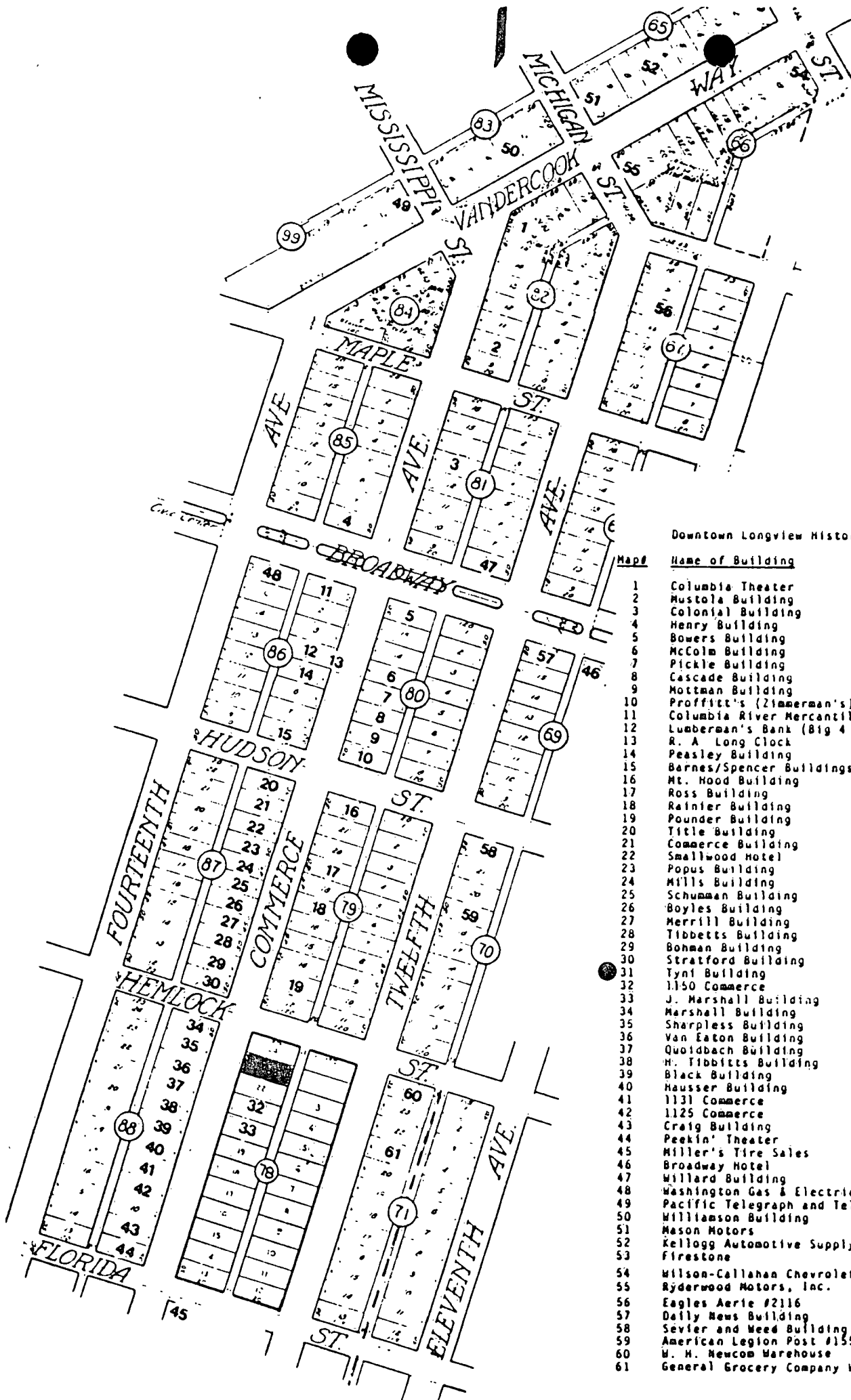
National Register Nomination, Michael Neuschwanger, 1985

CURRENT PHOTOGRAPH
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EARLY PHOTOGRAPH
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Downtown Longview Historic Properties

Map#	Name of Building	Year Built
1	Columbia Theater	1925
2	Mustola Building	1925
3	Colonial Building	1923
4	Henry Building	1924
5	Bowers Building	1927
6	McColm Building	1925
7	Pickle Building	1923
8	Cascade Building	1925
9	Mottman Building	1926
10	Proffitt's (Zimmerman's)	1938
11	Columbia River Mercantile	1923
12	Lumberman's Bank (Big 4 Furniture)	1923
13	R. A Long Clock	1926
14	Peasley Building	1924
15	Barnes/Spencer Buildings	1923
16	Mt. Hood Building	1923
17	Ross Building	1923
18	Rainier Building	1924
19	Pounder Building	1925
20	Title Building	1923
21	Commerce Building	1923
22	Smallwood Hotel	1924
23	Popus Building	1924
24	Mills Building	1926
25	Schuman Building	1926
26	Boyles Building	1925
27	Merrill Building	1928
28	Tibbets Building	1923
29	Bohman Building	1929
30	Stratford Building	1926
31	Tyni Building	1924
32	1150 Commerce	1931
33	J. Marshall Building	1938
34	Marshall Building	1937
35	Sharpless Building	1923
36	Van Eaton Building	1923
37	Quidbach Building	1923
38	H. Tibbets Building	1928
39	Black Building	1934
40	Hausser Building	1925
41	1131 Commerce	1925
42	1125 Commerce	1925
43	Craig Building	1926
44	Peekin' Theater	1924
45	Miller's Tire Sales	1926
46	Broadway Hotel	1923
47	Willard Building	1924
48	Washington Gas & Electric	1924
49	Pacific Telegraph and Telephone Building	1928
50	Williamson Building	1923
51	Mason Motors	1923
52	Kellogg Automotive Supply	1928
53	Firestone	1929
54	Wilson-Callahan Chevrolet	1928
55	Ryderwood Motors, Inc.	1926
56	Eagles Aerie #2116	1923
57	Daily News Building	1923
58	Sevier and Mead Building	1925
59	American Legion Post #155	1923
60	W. H. Newcom Warehouse	1924
61	General Grocery Company Warehouse	1928