



## Historic Property Inventory Report

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### Location

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Field Site No. DAHP No.

Historic Name: Rice, Lawrence B., House

Common Name: Donahue House

Property Address: 1024 Kessler Blvd, Longview, WA 98632

Comments:

Tax No./Parcel No. /01492

Plat/Block/Lot LV8/212/25, 26

Acreage

Supplemental Map(s)

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Township/Range/EW	Section	1/4 Sec	1/4 1/4 Sec	County	Quadrangle
T08R02W	33			Cowlitz	KELSO

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### Coordinate Reference

Easting: 1019368

Northing: 302223

Projection: Washington State Plane South

Datum: HARN (feet)



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## Identification

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Survey Name: Old West Side Phase 7 Longview Date Recorded: 04/02/2012  
Field Recorder: Sally Donovan & Doris Disbrow  
Owner's Name: Ray A Betts & Julie Brown Kendall  
Owner Address: 1024 Kessler Blvd.  
City: Longview State: WA Zip: 98632  
Classification: Building  
Resource Status: Comments:  
Survey/Inventory  
Within a District? No  
Contributing?  
National Register:  
Local District: No  
National Register District/Thematic Nomination Name:  
Eligibility Status: Not Determined - SHPO  
Determination Date: 1/1/0001  
Determination Comments:

## Description

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Historic Use: Domestic - Single Family House Current Use: Domestic - Single Family House  
Plan: Irregular Stories: 1 Structural System: Platform Frame  
Changes to Plan: Slight Changes to Interior: Unknown  
Changes to Original Cladding: Intact Changes to Windows: Slight  
Changes to Other: Slight  
Other (specify): tiled porch  
Style: Cladding: Roof Type: Roof Material:  
Modern - Northwest Wood - Vertical Flat with Eaves Asphalt / Composition -  
Regional Shingle  
Foundation: Form/Type:  
Concrete - Poured Single Family

## Narrative

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Study Unit	Other
Architecture/Landscape Architecture	
Date of Construction: 1950 Built Date	Builder: R. Kellogg Engineer: Architect: Lawrence Rice



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Property appears to meet criteria for the National Register of Historic Places: Yes

Property is located in a potential historic district (National and/or local): Yes

Property potentially contributes to a historic district (National and/or local): Yes

**Statement of Significance:** Statement: The Rice House is an excellent example of a Northwest Regional style, popular in in the 1940 and 1950s in the Pacific Northwest. Built by local architect Lawrence Rice and his family, the house was completed in 1950, and shows distinct features of the style in its wide eave overhangs, flat intersecting roofs, large plate glass windows, Roman brick chimney, and entrance corridor. The house is significant for its architectural style and for its association with architect Lawrence Rice.

**Ownership History:** Lawrence B. and Patricia M. Rice purchased one-and-a-half lots in November 1949, from the National Bank of Commerce of Seattle. In an effort to stave off the financial devastation of the Depression the Longview Company sold many city lots to the National Bank of Commerce of Seattle. Beginning in the late thirties these excess lots were resold by auction on the steps of the County Administration Building by the County Treasurer. The Bank in turn provided mortgages and resold many of these lots during the forties and the fifties.

The building permit was acquired in December 1949; the street address on this permit was 1022 Kessler Boulevard. This house was the Rice family home where son, Barry, and daughters, Patti and Susan, would spend their early years. Mr. Rice received his degree in architecture from the University of Nebraska, after which he went to Germany to study masonry architecture. After he returned to this country in 1938, he came west to help work on the masonry at Timberline Lodge on Mt. Hood for the Forest Service. He came to Longview in 1943, and practiced architecture here for thirty-six years, retiring in 1974, and designed many homes and commercial buildings throughout the city at his first office at 1256 Commerce Avenue. After designing the First Federal Savings and Loan Building, he moved his office there. He also designed the St. Rose Grade School, and the first remodel of the Hotel Monticello. Pat McClusky Rice grew up at 1119 23rd Avenue in Longview; while in high school, she changed her given name, Gladys, when, as the family story goes, she got tired of the nickname "glad-bottom".

In 1956, Dr. Frank J. and Dorothy Tibbs Donahue purchased the property. Frank Donahue came to Longview with his family in 1926, when he was three years old. Dr. Donahue's first dental office was located in the Peasley Building at 1315 Commerce Avenue; he practiced dentistry in Longview for thirty-nine years. He retired around 1990. They lived here together for forty-two years until his death in 1998; she continued to make this her retirement home for another seven years. Ray K. Betts and Julie Brown Kendall, husband and wife, bought the house in 2005, and continue to live here today. She has an interior design business.

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Description of Physical Appearance:	<p><b>Setting:</b> The house faces northwesterly along the east side of Kessler Boulevard, setback from the sidewalk and tree-lined parking strip. The residence has an expansive front yard with a central concrete walkway leading to the front door. Mature sculpted deciduous and evergreen shrubs are around the perimeter of the house and along the side yard property lines. An attached garage is in the back of the property adjacent the alley and a deck is on the south side of the house.</p> <p><b>Construction Background:</b> The house was designed by architect Lawrence B. Rice, and erected by contractor R. Kellogg for an estimated cost of \$18,500. On December 2, 1949, a building permit was issued for the construction of the house, which was completed in March 1950. The original permit was for the seven-room house with attached garage. Upon completion, the one-story house measured 55'10"x77'4".</p> <p><b>Description:</b> The irregular-shaped house is low in profile with a sloped shed roof covered with built-up roofing. The roof over the south side of the house slopes down at an angle meeting the northern flat roof. The wide eaves are cantilevered over the entrance corridor and connects to a brick wall slightly canted outward that comprises the north side of the entrance. A large rectangular Roman brick chimney projects from the north side of the south bay, forming the wall to the entrance. The entrance door is at the end of the covered walkway. The large plate glass windows, often grouped, are divided by narrow muntins. Some of the window sashes have been replacement aluminum sashes. Part of the house has been resided with T-1-11 horizontal wood siding. Roman brick covers the south portion of the front façade. A deck was added to the south façade in the 1990s. The house has a concrete foundation, and a Roman brick half-wall in the front yard.</p> <p><b>Alterations:</b> A concrete sidewalk was constructed in 1961, and the building was re-roofed several times since 1962.</p> <p><b>Auxiliary Structures:</b> The garage is attached to the house.</p>
Major Bibliographic References:	<p>Cowlitz County Auditor's Office</p> <p>Cowlitz County Tax Assessor' Office</p> <p>Community Development Department, City of Longview</p> <p>Longview Public Library Building Permits Collection, # 12234, December 2, 1949.</p> <p>Conversation with Julie B. Kendall, owner and resident, May, 2012.</p> <p>Rice, Barry. "Story of Our Home at 1024 Kessler Blvd., Longview WA., May 24, 2012.</p> <p>Rice, Barry. Email, 1024 Kessler Blvd., June 2, 2012.</p> <p>Lawrence Rice Obituary: The Daily News, April 9, 1983, p.A4:4.</p> <p>Frank Donahue Obituary: The Daily News, May 4, 1998, p. A4:1.</p>

## Photos



West and south facades  
2012



Contextual looking east  
2012



West (Front) facade  
2012



West and south facades  
2012





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North and west facades  
2012