

(Oct. 1990)

**United States Department of the Interior
National Park Service**



558

**NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM**

I. NAME OF PROPERTY

HISTORIC NAME: Joiner-Long House
OTHER NAME/SITE NUMBER: N/A

2. LOCATION

STREET & NUMBER: 604 Prairie Avenue
CITY OR TOWN: Cleburne
STATE: Texas **CODE:** TX **COUNTY:** Johnson **CODE:** 251 **ZIP CODE:** 76031
NOT FOR PUBLICATION: N/A
VICINITY: N/A

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 (nationally) (statewide) (locally). (See continuation sheet for additional comments.)


Signature of certifying official

4-17-2003
Date

State Historic Preservation Officer, Texas Historical Commission
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

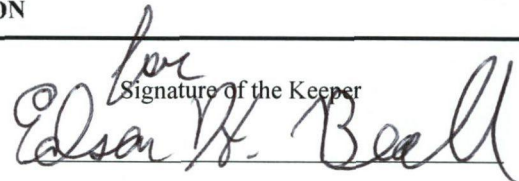
Signature of commenting or other official _____ Date _____

State or Federal agency and bureau _____

4. NATIONAL PARK SERVICE CERTIFICATION

I hereby certify that this property is:

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


Signature of the Keeper

Date of Action
6/23/03

5. CLASSIFICATION

OWNERSHIP OF PROPERTY: Private

CATEGORY OF PROPERTY: Building

NUMBER OF RESOURCES WITHIN PROPERTY:	CONTRIBUTING	NONCONTRIBUTING
	1	1 BUILDINGS
	0	0 SITES
	0	2 STRUCTURES
	0	0 OBJECTS
	1	3 TOTAL

NUMBER OF CONTRIBUTING RESOURCES PREVIOUSLY LISTED IN THE NATIONAL REGISTER: 0

NAME OF RELATED MULTIPLE PROPERTY LISTING: N/A

6. FUNCTION OR USE

HISTORIC FUNCTIONS: DOMESTIC/single dwelling = House

CURRENT FUNCTIONS: DOMESTIC/single dwelling = House

7. DESCRIPTION

ARCHITECTURAL CLASSIFICATION: LATE VICTORIAN: Queen Anne

MATERIALS: FOUNDATION BRICK
WALLS WOOD
ROOF WOOD
OTHER

NARRATIVE DESCRIPTION (see continuation sheets 7-5 through 7-8).

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Joiner-Long House
Cleburne, Johnson County, Texas

Narrative Description

First constructed as a one-story house in 1895, the Joiner-Long House was altered to its current two-story appearance c.1910. It occupies a prominent corner lot along Prairie Avenue, a street still lined with substantial homes from the late 19th and early 20th centuries. The house features asymmetrical massing, topped by a series of hipped roofs with wide overhanging eaves. The front façade is defined by a prominent wrap-around porch, with Tuscan support columns set on a patterned brick rail, and a second-story belvedere sheathed in fish scale shingles, with turned wood posts and an inset Federal-style railing. The interior features high ceilings, late Victorian detailing and several prominent fireplaces. The Joiner-Long House retains a high degree of historic and architectural integrity.

The Joiner-Long House sits on just over one half an acre, on a corner lot that faces Prairie Avenue (formerly Chambers Avenue) at its intersection with Westhill Drive (formerly Buffalo Street). The lot was carved from a 340-acre plot southwest of downtown Cleburne, which was subdivided by P.C. Chambers in the mid-1890s. The wide streets, large mature trees and small town charm make Prairie Avenue one of Cleburne's most popular addresses. The neighborhood's proximity to the City Park, Junior High School, and Cleburne High School has made it especially popular for families with children. Plans are currently underway to pursue designation of Prairie Avenue as a National Register historic district.

A four-foot wide sidewalk runs along Prairie Avenue across the front of the Joiner-Long House, with a four-foot wide center walkway leading to the front porch steps. To the left and right of the center walkway, thirty-inch wide sidewalks follow the perimeter of the house and front porch before turning west toward the rear. Although the north sidewalk once continued to the rear of the house, most of it has been removed due to severe deterioration and it currently ends about twelve feet back from the front. The south sidewalk leads to an auxiliary set of entrance steps on the south side of the wrap-around porch. Each sidewalk forms a four-foot deep flowerbed, outlined with six-inch, rounded-top concrete curbing. A rear sidewalk, also thirty-inches wide, runs from Westhill Drive to a set of entrance steps at the rear porch. The property lines on the east and north side of the front yard are clearly marked by the same concrete curbing used for the flowerbeds. Twelve-inch square blocks with pointed tops mark the lot's corners and the central walkway. A ten-inch deep flowerbed runs between the property line curbing and the front (east) and north sidewalks. The yard is home to a wide variety of trees, including sycamore, cottonwood, pecan, live oak, hackberry, elm, black walnut, Texas redbud and crepe myrtle, as well as an equally wide variety of flowers, shrubs and ornamental plantings.(Plan-18)

Originally built as a one-story house in 1895, the Joiner-Long House was enlarged and altered to its current two-story appearance circa 1910. The Free Classic Queen Anne house retains the asymmetrical massing and elaborate forms of the Late Victorian period, but its cleaner lines and classical columns indicate the emergence of Colonial Revival influences. Elements of the Prairie style, including wide overhanging eaves and a series of diamond-patterned windows, are also apparent. The house's wood frame walls rest on a brick pier foundation, which is concealed by metal underpinning, and are sheathed in cypress clapboard siding. Its typical windows are 1/1 double-hung sash that, on the first floor, are capped with a simple decorative crown. A large, steep hipped roof sheathed in composition shingles covers the center of the house, with smaller hipped roofs extending out over its projecting masses. The wide overhanging eaves, which are slightly flared, have bead board soffits, a small decorative cornice mould, and a twelve-inch wide frieze board. The house has four brick chimneys in all; two are visible towards the center of the house, but those leading from the parlor and kitchen are concealed within the roof, evidence of the house's original one-story configuration.

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The house's wrap-around porch is the most prominent feature of its front (east) façade. The porch's hipped roof is supported by tapered Tuscan columns that rest on top of the porch rail. The railing includes a brick pedestal for each column, connected by a patterned brick rail capped with a limestone coping. Two adjoining pedestals at progressively lower heights form the rails for the front porch entry steps. The paneled oak entry door has a large center glass pane surrounded by stained glass panes and a door casing that is topped by a small decorative crown. A set of French doors, with eight smaller panes surrounding one long center pane, provides an alternate entry from the south side of the porch. On the second story, a belvedere rests on the east side of the porch roof. It includes partial walls sheathed in fish-scale cedar shingles, with a Federal-style railing set into the upper center portion of each wall. The belvedere's hipped roof is supported by paired, turned wood posts that are believed to be the original first-story porch supports. Both the lower porch and the belvedere are covered with tongue and groove pine flooring and have bead board ceilings. To the north of the porch, the façade features a projecting two-story bay with a hipped roof that extends straight across its entire width.

The wrap-around porch also features prominently in the house's south elevation. It continues toward the rear before dieing into a projecting wing about halfway down the length of the house. At the porch's intersection with the wing, a second set of steps, flanked by the same brick railing used for the front steps, allows access. The projecting wing is rectangular on the first floor but is cut into a bay on the second story, with a small hipped roof covering the remaining first floor spaces. To the west of the projecting wing, the wall continues back to meet the rear porch, which is clearly visible from the south.

The rear (west) elevation features a two-story porch that extends across the width of the house. The porch is supported by simple square posts with chamfered corners, and the second story features a Federal-style railing similar to that on the front belvedere. On the first floor, a small area on the north end of the porch is enclosed for a laundry room, and an exterior switchback stairway occupies the south end. A small storage area occupies the space under the midway staircase landing. All of the rear elevation's windows are typical of the house except a single, small fixed window set high in the west wall of the laundry room, which features several stained glass panes surrounding a larger center clear pane. The rear entry door, flanked by paneled three-quarter sidelights, is oak and features beaded decorative trim and a faux transom. The second-floor entry door is also oak, executed in the Eastlake style with Eastlake-style door hardware and hinges, a transom and a half-paneled sidelight to the right. All porch ceilings, both upper and lower, are covered with tongue and groove pine.

The north wall of the house's central mass is broken up by a rectangular projection roughly centered on the elevation. On the first floor, the projecting wing features a series of windows with small panes separated by wood muntins that form a diamond pattern in each window. Although they appear to be fixed, the windows are operable and can be raised up directly into the wall above. Above the window casing sits a rain cap with a small decorative crown. All other windows on the north elevation are the house's typical 1/1 double-hung sash.

A great portion of the Joiner-Long House's interior remains the same as it was in the 1910s. Although some of the first floor ceilings have been lowered slightly, several rooms retain the original 14-foot height. There are four coal-burning fireplaces on the first floor, in the foyer, parlor, dining room and library. Original oak mantles adorn three of the fireplaces while the fourth is made from pine in the Eastlake style. All have summer fronts, and those in the foyer and library retain their original tile. Pairs of 8-foot pine pocket doors separate the foyer and parlor, and the parlor and dining room. Throughout the rest of the first floor, six solid pine five-panel doors hang on their original hinges. The c.1900 door

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hardware, made by P. F. Corbin, features double-headed oval plates and matching double-headed round brass knobs. Of the six doors, three have working transoms with their original transom hardware. A 15-light beveled glass door separates the hall from the dining room, and a beveled full glass pine door with egg and dart trim leads from the hall to the mud room. The original cast iron window locks and sashes are Ives patent, c.1880. The foyer, parlor, and dining room all have original (but rewired) light fixtures with period fixtures in all other rooms. Upon entering the foyer, an ornate and decorative fretwork on the ceiling separates the foyer from the central hall. All doors and windows have their original casing, which is reeded with eleven-inch tall rosettes at the top of each door and window and eleven-inch tall plinth blocks at the bottom of the door casing. The original base trim is slightly reeded, ten-inches high with quarter round and corner blocks. All rooms have golden maple flooring with the exception of the bathroom, kitchen, butler's pantry, and mud room, which have tongue and groove pine.(Plan-19)

From the foyer, a staircase with a pine floor landing and twenty-one oak treads leads to the second floor. Square, recessed panel newel posts are connected by an oval oak handrail and square Federal-style balusters. The thirteen second-story doors are all five-panel solid pine. Door hardware includes black porcelain knobs with plates and hinges of Eastlake style. All window locks are original Ives patent with Victorian sash lifts, c.1885. The master bedroom contains one coal burning fireplace with an oak mantle and original tiles, a master bath with original claw-foot tub, corner sink, and bead board. All door and window casing is smooth with rounded edges, smooth face plinth block, and each has a decorative crown mould. The base moulding is smooth with a base cap and quarter round. All flooring for the second floor is tongue and groove pine. Three rewired original light fixtures remain upstairs.(Plan-20)

After the property was sold to Harold and Eunice Gentry in 1998, substantial efforts have been made in repairing and restoring the home. Four overlaying roofs have been removed to relieve the stress of the weight on the structure. A new and lighter roof was set down. The front porch and belvedere have been reframed and re-floored to stabilize them. All front porch columns were restored by stripping the paint down to the wood, re-gluing all the joints, priming and painting. White stucco that covered the failing mortar and bricks was removed. The original bricks were removed from the house and used for landscaping. Bricks identical to those removed were purchased from a Navarro College restoration project, and set in place of the old bricks. The back porch and upper belvedere have also been reframed and re-floored, and all screen was removed as it was not original to the building.

All window glass that was cracked or broken is currently being replaced with original wavy glass bought from architectural salvage yards. The windows have been caulked shut for 50 years, according to Martha Long Raines, daughter of John Long. The caulking was removed, broken ropes are being removed and replaced with chain before the stripping and repainting is to take place. Thirty-five original screens were located in the garage and were refurbished. Ten new screens had to be built, using the salvaged wood.

All exterior clapboarding and trim has been stripped and repainted. The historic exterior colors of the house were determined when the paint was removed with a heat gun in several places. To further substantiate the original colors of the base and trim, a back porch storage closet interior had been left undisturbed with original paint intact. Clapboard and trim too damaged to salvage was removed and replaced with matching wood bought from architectural salvage yards. During the evaluation of the house for Recorded Texas Historic Landmark (RTHL) designation, the Texas Historical Commission provided guidance on the appropriate paint scheme, and when work was completed the house received the RTHL designation. The colors are now as follows: the body of the house is an olive green with two accent colors of pumpkin and sea moss, trim and windows are a cream with yellow tint, and the screens are a barn house red.

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The five coal-burning fireplace mantles in the house were stripped down to the original oak and restored. As each mantle was removed, original wallpaper was found in good condition. Photos were taken of the paper. The master bedroom mantle also produced a treasure of documents behind it, including a letter written in 1908 to J. B. Joiner from a poultry supplier in Denton, Texas. The Victorian fireplace tile in the library had been painted. The tiles were stripped and returned to their original finish. Future plans include the stripping of all interior woodwork to the bare wood so that the rooms can be restored to their original painting and historic wallpaper. Other future plans are to restore the kitchen from its modern, remodeled state to a more appropriate style to the period, replace an original sidewalk that had to be removed due to deterioration, and to restore Fannie the housekeeper's room to the way it was remembered by Martha Long Raines.

In addition to their work on the house itself, the Gentry's have also attempted to recreate the house's original surroundings by replacing historic auxiliary structures that have since been lost. During the early 20th century, the Joiner-Long House's lot extended west to Forrest Street, and the rear portion was used for small-scale agriculture including a vegetable garden, a chicken coop, and a small orchard with fruit and nut trees (several of the pecan trees remain in neat rows, on what is now an adjoining lot). The remains of a windmill, including its legs and the metal casing for its associated well, were discovered on the site, as were the original iron stakes and mounting stand cement piers of an elevated water tank. The Gentry's purchased a 1933 Aeromotor windmill on a Baker tower from the Skiles' farm in nearby Rio Vista, Texas. The windmill (non-contributing) was carefully restored and set into place on the exact location of the original windmill. The Gentry's also purchased and restored a wooden cypress water tank from Cleburne's Friendship School, where it had stood since 1925. The water tank (non-contributing) could not be replaced on its original location because of city zoning restrictions, so it was placed as close to that location as was allowed. A barn with a concrete entrance ramp was also on the lot at one time, at the back of the current property line just behind the windmill. It was a large barn with a loft that faced north and housed the Long's family car, with a portion reserved for a cow. The barn was demolished in 1946, and the Gentry's are currently researching it to learn about the type and style so that they may purchase a similar one or reconstruct it as it was in 1912, based on old photographs.

A simple wood framed garage (c.1945, non-contributing), about 20 feet square, sits on the northwest corner of the lot, with a driveway entrance off of Westhill Drive. The building is leaning slightly to the east and may have to be demolished and rebuilt to stabilize it properly.

As is clear from a c.1912 photograph (Figure-21), there has been virtually no change to the Joiner-Long House's appearance since its c.1910 alterations. It retains a remarkably high degree of integrity of design on both the interior and exterior. Extensive repairs have been made, but little historic fabric has been lost. Where replacement was necessary, materials were carefully selected to match their historic characteristics, and it retains a high degree of integrity of materials and workmanship. Although the windmill and water tank are replacements brought in from elsewhere (and therefore non-contributing), they did replace historic structures and were placed in appropriate locations. They do not detract significantly from the house's setting, which otherwise retains a high degree of integrity. The Joiner-Long House is surrounded by a number of early 20th-century houses and the neighborhood remains in residential use, lending the building integrity of feeling and association as well.

8. STATEMENT OF SIGNIFICANCE

APPLICABLE NATIONAL REGISTER CRITERIA

- 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 VALUE, 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.

CRITERIA CONSIDERATIONS: N/A

AREAS OF SIGNIFICANCE: Architecture

PERIOD OF SIGNIFICANCE: c.1910

SIGNIFICANT DATES: 1895, c.1910

SIGNIFICANT PERSON: N/A

CULTURAL AFFILIATION: N/A

ARCHITECT/BUILDER: unknown

NARRATIVE STATEMENT OF SIGNIFICANCE (see continuation sheets 8-9 through 8-15).

9. MAJOR BIBLIOGRAPHIC REFERENCES

BIBLIOGRAPHY (see continuation sheet 9-16 through 9-17).

PREVIOUS DOCUMENTATION ON FILE (NPS): N/A

- 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 #

PRIMARY LOCATION OF ADDITIONAL DATA:

- State historic preservation office (*Texas Historical Commission*)
- Other state agency
- Federal agency
- Local government
- University
- Other -- Specify Repository:

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Joiner-Long House
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Statement of Significance

With its two phases of construction, in 1895 and c.1910, the Joiner-Long House serves as an excellent example of transitions in domestic architecture during the late 19th and early 20th centuries. Although its form and some remaining details reflect its late Victorian origins, the later simplification of details and addition of Colonial Revival features associated the house with the more modern, Free Classic version of the Queen Anne. As if to emphasize the house's contemporary character, a few Prairie style elements were also added. Occupied by two prominent Cleburne families, the house reflects the changing architectural fashions of the town's elite. It is nominated under criterion C in the area of Architecture, at the local level of significance.

Cleburne

With an excellent water source along Buffalo Creek, the area of Cleburne, Texas has a long history as a place of rest for travelers and cattlemen. It was not until the Civil War, however, that the water source would develop into an inhabited community. Settlement began with the establishment of Camp Henderson, a temporary camp used as a gathering point for Johnson County soldiers before going off to war. In 1867 the need arose for a more centrally located county seat, and Cleburne was established as a permanent settlement and the new Johnson County seat. The town was named in honor of Civil War General Patrick Cleburne, under whom many local men had served.

In 1870, the town's population was recorded as 683. Beginning in the 1880s, however, Cleburne entered a phase of rapid growth, as its significance as a transportation crossroads brought several railroads through town. By 1890, the population had exploded to 3,727. In addition to several railroads laying routes through Cleburne, the Santa Fe Railroad built their central machine shops there in the late 1890s, adding an industrial base to the town and helping to double its population to 7,493 by 1900.

Cleburne's physical and economic growth spurred additional development during the early 20th century, during which the town was introduced to high-style architecture. Cleburne's first professionally designed building, the ornately detailed, Neoclassical Cleburne Carnegie Library (NR 1976), was built in 1904. In the 1910s, Cleburne demonstrated a penchant for hiring progressive and innovative architectural firms from the nearby Dallas-Fort Worth Metroplex to design their public buildings. Lang and Witchell, Dallas's most influential firm of the period, designed the 1912 Johnson County Courthouse (NR 1988), a strikingly unique building that united traditional classical motifs with stylized forms and detailing derived from the Prairie and Sullivan-esque styles. In 1918, the equally influential Fort Worth firm, Sanguinet and Staats, designed the Cleburne High School, another hybrid of the Neoclassical and Prairie styles.

Cleburne continued to thrive until the 1920s, when the ensuing depression caused all four local banks to fail. A Civilian Conservation Corps camp operated near Cleburne during the 1930s, which among other things built the Cleburne State Recreation Park in 1941. German prisoners of war were used for labor on local farms during World War II. In the post-war years, Cleburne's growth has resulted mostly from its proximity to Dallas and Fort Worth, as well as the

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establishment of the Comanche Peak Nuclear Power Station in nearby Glen Rose. By the 1990's, Cleburne had 40 manufacturing companies, a population of 22,205, a new hospital, and new secondary schools.¹

The Prairie Avenue Neighborhood

The Prairie Avenue neighborhood was originally known as the Chambers Addition, named for P.C. Chambers, who subdivided the area and also built his own home just north of the Joiner-Long House. (Prairie Avenue was originally named Chambers Avenue.) The neighborhood, which lies southwest of downtown Cleburne, was one of several that began to be developed in the late 19th century, during the period of rapid growth that accompanied the arrival of the railroads. "During the 1880s and 1890s rows of homes were lining up on the streets that radiated from downtown." Grand Victorian homes were springing up on North Anglin and North Main and "the Prairie Street and Featherstone area also featured some mansions beginning about 1900."² As the latter quote indicates, the Prairie Avenue neighborhood was one of the later developments of the period, and when first constructed, the Joiner-Long House would still have been relatively isolated. The isolation would be short lived, however, as most of the neighborhood was developed during the first few decades of the 20th century, evident in the eclectic mix of Late Victorian, Colonial Revival, Craftsman and Tudor Revival architecture that still defines the area.

The Joiner Family

Very little is known about the original owners of the Joiner-Long House, John B. Joiner and his family. Their few years in Cleburne are not well documented, consisting mainly of scattered facts. John was born c.1859, the son of Confederate soldier John Elliot Joiner.³ Joiner was active in the Masons.⁴ He also participated in the Order of Knights Templar while living in Cleburne.⁵ A small leather carrying case with his name and the Cross and Crown Emblem still exists; it was returned to the home after 1998.⁶

Joiner was in real estate and insurance. His insurance business is listed in Cleburne City Directories, at 202 South Main Street. The directories also indicate that Joiner and his family moved to 931 N. Anglin Street in 1912, after selling the Joiner-Long House to Joseph B. Long. After 1915, there are no more entries or documents in Cleburne about Mr. John B. Joiner and family, perhaps indicating that they left town.⁷

¹ Padon, Mildred. "Cleburne, Texas". *Handbook of Texas Online*. Accessed July 25, 2001.
"http://www.tsha.utexas.edu/handbook/online/articles/view/CC/hec2.html"

² Leach, Dan and Billie Anne. *Johnson County, Texas, A Pictorial History, Volume 1*.

³ Joiner, Frances Ann, researcher. Joiner Genealogy List. nd.

⁴ Masonic Grand Lodge and Museum of Texas. Official copy of JB Joiner Mason record for Cleburne Lodge #315, 1893-1919.

⁵ Texas Commandery of Knights Templar. Faxed copy of JB Joiner Knight Templar record for Cleburne Commandery #544. 1898-1890. Faxed to author Aug. 2001.

⁶ Barnes, Larue. "Home on Prairie Has Extensive History." *Times-Review*, 12 December 1999, A1.

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The Long Family

Joseph Benjamin Long was born in Mexia, Texas in 1876, the son of a well-known doctor in Limestone County. His brother followed in their father's footsteps and became a doctor, but Joseph Long decided to become a banker instead. His first job was as the messenger boy for the First National Bank of Mexia. He diligently worked his way up to cashier and then director, winning the respect of men around him. Long quit his position at the bank and moved to Cleburne in 1907. In Cleburne, he helped the Hon. Cato Sells organize the Texas State Bank & Trust Company of Cleburne. Long was the first cashier, with Sells serving as president. The bank did well, but after only four years, Sells wanted out of the business and sold it to the Traders State Bank of Cleburne.⁸ Although the business was short-lived, it was a formative time in Joseph Long's personal life. In the summer of 1909, Mrs. E. Y. Brown hosted a garden party for young people, at which she introduced Joseph to her daughter Lorena. The couple was married by November that same year.⁹

After the dissolving of the Texas State Bank & Trust Company, Long went into two new business ventures. The first was a collaboration with Mr. John W. Floore, with whom he started the Floore-Long Loan and Mortgage Bankers in 1911.¹⁰ In 1912, Floore opted out of the business, and Joseph Long bought his interest in the company.¹¹ Long soon rejoined his associates from Texas State Bank & Trust Company to establish the Home National Bank, which opened in 1913. He served first as cashier and director, then as vice president, and eventually became president in 1921.¹² By 1922, the bank assets totaled over \$1,250,000.¹³

Joseph Long was also socially active, participating in many organizations and clubs that benefited Cleburne's growth and development. Long served as the secretary-treasurer of the Cleburne National Farm Loan Association, a group he had helped organize and charter. He also served on the Board of Directors of the Farm Gin of Cleburne, was one of the first directors of the Chamber of Commerce of Cleburne, and was president of the Cleburne Board of Education at a time when the town boasted of having one of the best school systems in Texas.¹⁴

⁷ _____. City Directory 1915. Cleburne, Texas. P. 127.

⁸ Paddock, Capt. B.B., ed. "Joseph B. Long". *History of Texas: Fort Worth and the Texas Northwest Edition*. Vol. IV. 452. Chicago, IL: Lewis Publishing Company, 1922.

⁹ Barnes, Larue. "Home on Prairie Has Extensive History." *Times-Review*, 12 December 1999, A1.

¹⁰ _____. "John W. Floore and Joseph B. Long Have Formed a Co-Partnership and Enter Business." *The Cleburne Morning Review*, 2 April 1911.

¹¹ Floore, John W., and Joseph B. Long. Dissolution Notice. *The Cleburne Morning Review*, 13 January 1912.

¹² _____. Home National Bank Will Open For Business Saturday. *The Cleburne Morning Review*, 3 July 1913.

¹³ Paddock, "Joseph B. Long."

¹⁴ Paddock, "Joseph B. Long."

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During World War One, Long was chairman of the United War Work campaign covering Johnson, Bosque, Hood, and Somerville Counties. He was also a leader in bond and stamp sales in many communities. Long became the authorized representative for the Government at Cleburne for making proof of claims of ex-service men, widows of soldiers, and other similar matters.¹⁵

Joseph Long also belonged to several fraternal organizations. He served as the treasurer of all Masonic Lodges in Cleburne, as well as serving other posts in the fraternity.¹⁶ He served in the many orders of the Masons, was active in the Knights of Pythias as a chancellor, and was a trustee of Lodge No. 464 of the Independent Order of Odd Fellows. He was also a trustee of the Main Street Methodist Church.¹⁷

Like many businessmen of his time, Joseph Long was a progressive and a strong supporter of civic improvements. In the December 1912 issue of the *Cleburne Morning Review*, Long gave an interview detailing why he supported the construction of a well equipped water plant. He wanted better water for the city, and at a rate, which he argued would entice manufacturers to build their plants in Cleburne.¹⁸ When an issue was raised for the construction of a new and better hospital, once again, the *Cleburne Morning Review* went to Long for an interview. He is quoted as saying, "Such additions to localities materially benefits everybody, therefore I favor also the taxation plan of support. It enhances the value of property, it benefits all classes alike and on those grounds I stand ready to do my part toward the erection of a hospital."¹⁹ The actual outcome of the bond issue is unrecorded, but Cleburne Sanitarium was built in 1914, founded by C. C. Cooke. Joseph Benjamin Long died in his home on February 21, 1939. He was suffering from pneumonia that he contracted only days before his death.²⁰

Lorena (Brown) Long was just as active and patriotic as her husband. She was the daughter of E. Y. Brown, the only known son of an American Revolutionary soldier at the time of his death in 1909. (His father had enlisted at the age of 13.) Col. E.Y. Brown was a pioneer in Texas, finally settling in Cleburne in 1888.²¹

There is little known about Lorena's activities before her husband's death, except that she attended the University of Texas and met John Long while home on summer break.²² At the age of 50, with two sons stationed overseas, Lorena

¹⁵ Paddock, "Joseph B. Long."

¹⁶ _____. *City Directory 1924*. Cleburne, Texas. p. 21.

¹⁷ Paddock, "Joseph B. Long."

¹⁸ _____. "Concerning the Water Works Bond Issue." *The Cleburne Morning Review*, 9 December 1912.

¹⁹ _____. "Joseph B. Long Wants the Hospital." *The Cleburne Morning Review*, 2 December 1912.

²⁰ Death Certificate of Joseph Benjamin Long, February 21, 1939 (filed March 3, 1939). County Clerk, Johnson County, Texas.

²¹ _____. "Passed Away Yesterday: E. Y. Brown Succumbs to Sickness and Advanced Years." *Cleburne Daily Examiner*, 26 March 1909, p. 1.

²² Raines, Martha Long. nd. "History of 604 Prairie Avenue."

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Joiner-Long House
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enlisted in the WACS. She held a master's degree in Library Science and was stationed at a large library in Sacramento, California. At that library, she became a mother to the younger ladies, who would continue to write her for many years later. After her military service ended, Lorena continued to work in the Library field, as a school librarian for the El Paso school district. She returned home to Cleburne after her retirement.²³

The Joiner-Long House

John B. Joiner purchased land along Prairie (Chambers) Avenue from P.C. Chambers in 1895.²⁴ He built a one-story house on the land, the first incarnation of the Joiner-Long House. The construction of the house was a significant enough event to warrant a brief mention in the September 17, 1895 edition of the local newspaper, where it was reported that the house was, "a handsome structure. The whole place will be fitted up with all modern improvements."²⁵

The basic form and style of the original house is still evident in the first story of the present building, whose projecting bays, wrap-around porch and tall, vertically proportioned windows are characteristic of Queen Anne houses. It seems that few changes were made to the house's plan when the second-story was added. The original patterned masonry chimneys are now enclosed in the attic. The central two were extended with much simpler, square chimneys, but those leading from the parlor and kitchen remain enclosed within the roof.²⁶

The Joiner's lived in the house, where J.B. also had an office for his Insurance and Real Estate business, for 17 years. In 1912, while Joseph Long was working at Floore-Long Loan & Mortgage, Joiner came in to sell his property. The Longs, who were then living at 502 South Anglin, were planning to build a new house.²⁷ When presented with this opportunity, however, Long opted to purchase Joiner's Prairie Avenue house instead, which he did for \$5,500.²⁸

According to family history, the news of the purchase put Lorena in tears, disappointed that her husband would not be building her a two-story house like she had asked. Joseph, wanting to please his wife, had the house turned into a two-story home by removing the roof and keeping the original first-floor intact.²⁹ Interestingly, however, historical record contradicts this story, as the 1910 Sanborn Map indicates that the house was already two stories and in its present

²³ Barnes, Larue. "Home on Prairie Has Extensive History." *Times-Review*, 12 December 1999, A1.

²⁴ Deed of Sale from P.C. Chambers to J.B. Joiner, 4 November 1895, Real Property Records of Johnson County, County Recorder's Office, Cleburne, Texas.

²⁵ _____. "Locals." *Cleburne Daily Enterprise*, 17 September 1895.

²⁶ Gentry, Harold. "House Questions." Email to the author. 6 July 2001.

²⁷ Barnes, "Home on Prairie Has Extensive History."

²⁸ Deed of Sale from J.B. Joiner to Joseph Long, 10 August 1912 (filed August 15, 1912), Volume 165, Pg 492, Real Property Records of Johnson County, County Recorder's Office, Cleburne, Texas.

²⁹ Raines, Martha Long. nd. "History of 604 Prairie Avenue."

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configuration.(Figure-22) Although it would seem logical for the alterations to coincide with a change in ownership, the Joiner's must have added the second story themselves c.1910.

The Long family lived in the house for many years, although it was occupied by renters for the brief period that Lorena was in California. Not wanting the house to be empty, Lorena rented out the rooms in the second story of the house to wives whose husbands were away in service and the first floor to the Santa Fe Shops' supervisor and his family. In 1948, Lorena and Joseph's daughter Martha, who had been born in the Joiner-Long House in 1917, married, and Lorena invited the new couple to live in the house. Lorena joined them after her retirement and lived there until her death in 1969. Martha Long Raines finally sold the family home in 1997.

John Hardee and his family lived in the house until 1998. While living there, they made many modern improvements to the house. Such changes were leveling, rewiring, plumbing, insulating, and covering the walls with 1/4" sheet rock. Some of the ceilings were slightly lowered for central heating and air-conditioning, and the kitchen was remodeled.³⁰ The property was then sold to Harold and Eunice Gentry in 1998, who as described earlier, have made substantial efforts to restore the house.

With its two distinct phases of construction, the Joiner-Long House demonstrates the changing architectural preferences of the late 19th and early 20th centuries. As mentioned previously, the house's original 1895 appearance reflected the Queen Anne style that was typical of the late Victorian period. The building's asymmetrical massing is the most characteristic feature remaining from that period, but some Queen Anne details have survived as well. The turned wood columns on the belvedere, which may well have been the original first-story porch supports, as well as the interior trim, hardware and decorative fretwork are clear remnants of the house's late Victorian design. The use of smaller stained glass panes around a larger section of clear glass, remaining on the front door and the rear laundry room window, are also characteristic details of the Queen Anne.

By the second phase of the Joiner-Long House's construction, the popularity of late Victorian architecture and its elaborate decorative tendencies were fading in favor of the simpler forms and classical details of the Colonial Revival. A distinct architectural style developed during this transitional period that combined elements of the Queen Anne and the Colonial Revival, often referred to as the Free Classic Queen Anne.³¹ With its c.1910 alterations to an 1895 house, the Joiner-Long House exhibits several Free Classic characteristics. Simple classical columns were used on the front porch, raised to the porch-rail level. The rail itself is a substantial masonry design, contrasting the delicate spindlework balustrades most often used in the Queen Anne. The general lack of applied wood ornament, which had been a hallmark of the Queen Anne, is also noteworthy. Where the turned wood posts were used, on the second-story belvedere, they were grouped together, another Free Classic characteristic. While the fish scale shingles used on the belvedere are a late Victorian feature, its Federal-style railing is a clear reference to Colonial precedents. The change from patterned masonry to plain square chimneys is yet another indication of the change in stylistic attitudes between 1895 and 1910.

The Joiner-Long House also exhibits a few characteristics of another emerging style from the early 20th century, the Prairie style. The notably wide overhanging eaves and the series of diamond-patterned windows on the north elevation

³⁰ Gentry, Harold. "House Questions." Email to the author. 6 July 2001.

³¹ McAlester, Virginia & Lee. *A Field Guide to American Houses*. Knopf, NY: 1998.

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Cleburne, Johnson County, Texas

are both common features of Prairie style houses, and they add a unique, eclectic flair to the Joiner-Long House. Its vertical orientation and traditional details clearly identify the house with its late Victorian origins, but the c.1910 design also clearly demonstrates an attempt to incorporate progressive, contemporary architectural motifs.

The Joiner-Long House is a showcase of late 19th and early 20th century architectural fashions. Having been constructed in 1895, it is firmly rooted in the late Victorian traditions of the Queen Anne style. With its significant alterations c.1910, however, the house was updated to reflect the changing attitudes in architectural design during the first part of the 20th century. The addition of Colonial Revival features resulted in a Free Classic design, a more modern variation on the Queen Anne, and the few Prairie style elements declared the owners' awareness of more contemporary styles. It provides interesting insight into Cleburne's high-style domestic architecture during the period, and it is eligible for the National Register under criterion C in the area of Architecture, at the local level of significance.

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Cleburne, Johnson County, Texas

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T.B. #4, surveyor. Cleburne Historical Survey: Documentation Sheet. Oct. 6, 1984.

Texas Commandery of Knights Templar. Faxed copy of JB Joiner Knight Templar record for Cleburne Commandery #544. 1898-1890. Faxed to author August 2001.

10. GEOGRAPHICAL DATA

ACREAGE OF PROPERTY: less than one acre

UTM REFERENCES	<u>Zone</u>	<u>Easting</u>	<u>Northing</u>
1.	14	651400	3579040

VERBAL BOUNDARY DESCRIPTION Lot E PT N ½, Block 476 of Original Cleburne, 604 604 ½ Prairie

BOUNDARY JUSTIFICATION Although the Joiner-Long House's lot once extended west to Forrest Street, the western portion was historically reserved for small-scale agriculture. The current boundary is the existing lot, which has always included the house and all significant outbuildings.

11. FORM PREPARED BY

NAME/TITLE: Holly A. B. North

ORGANIZATION:

DATE: December 1, 2002

STREET & NUMBER: 2442 S. 5th St.

TELEPHONE: 915/665-0896

CITY OR TOWN: Abilene

STATE: Texas

ZIP CODE: 79605

ADDITIONAL DOCUMENTATION

CONTINUATION SHEETS

MAPS

PHOTOGRAPHS (see continuation sheet Photo-23)

ADDITIONAL ITEMS (see continuation sheets Plan-18 through Plan-20 and Figure-21 through Figure-22)

PROPERTY OWNER

NAME: Harold and Eunice Gentry

STREET & NUMBER: 604 Prairie Avenue

TELEPHONE: 817/556-3746

CITY OR TOWN: Cleburne

STATE: Texas

ZIP CODE: 76031

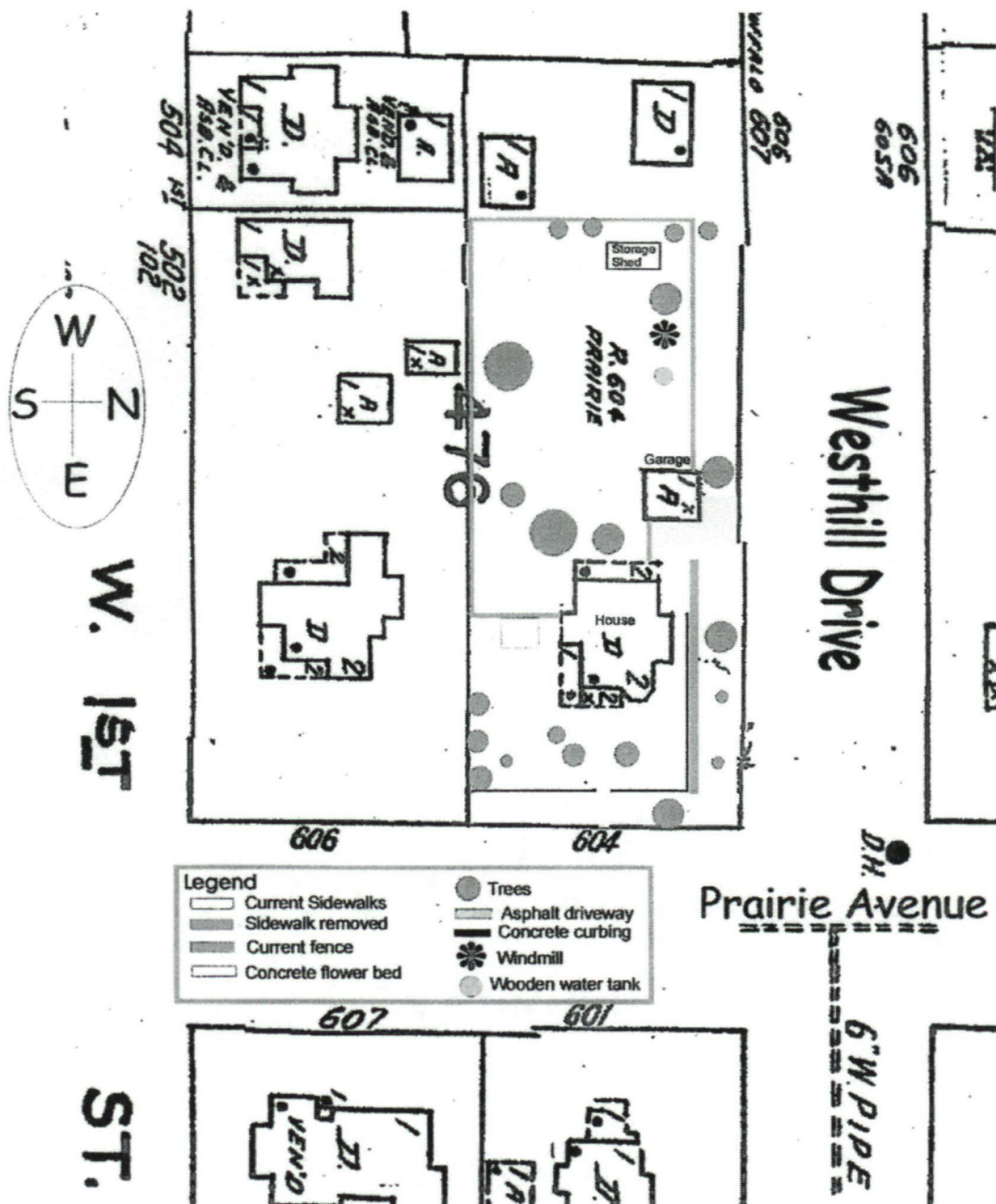
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Section Plan Page 18

Joiner – Long House
Cleburne, Johnson County, Texas

Site Plan (not to scale)
Prepared by author from Sanborn Map



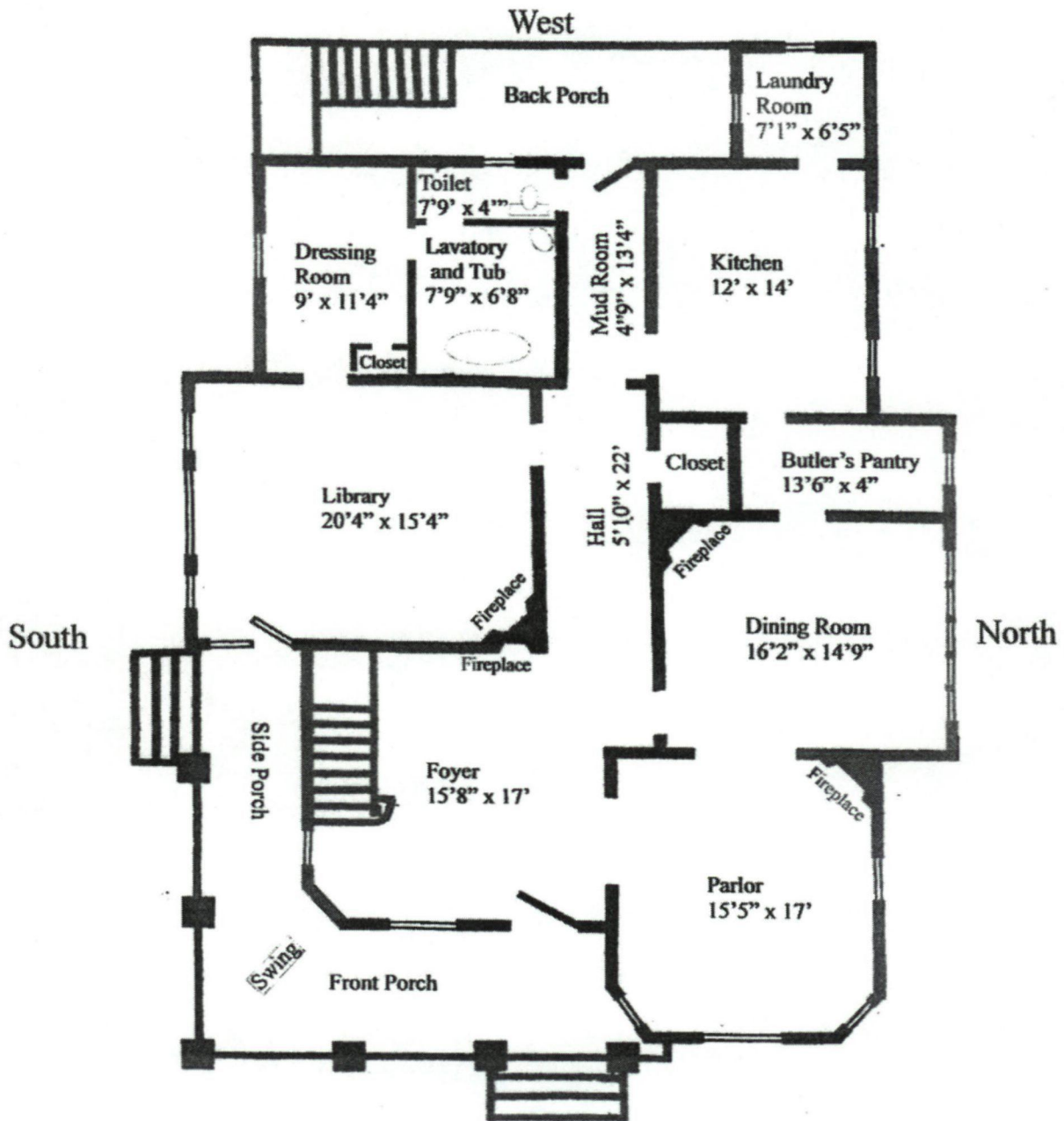
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Section Plan Page 19

Joiner – Long House
Cleburne, Johnson County, Texas

First Floor Plan (not to scale)



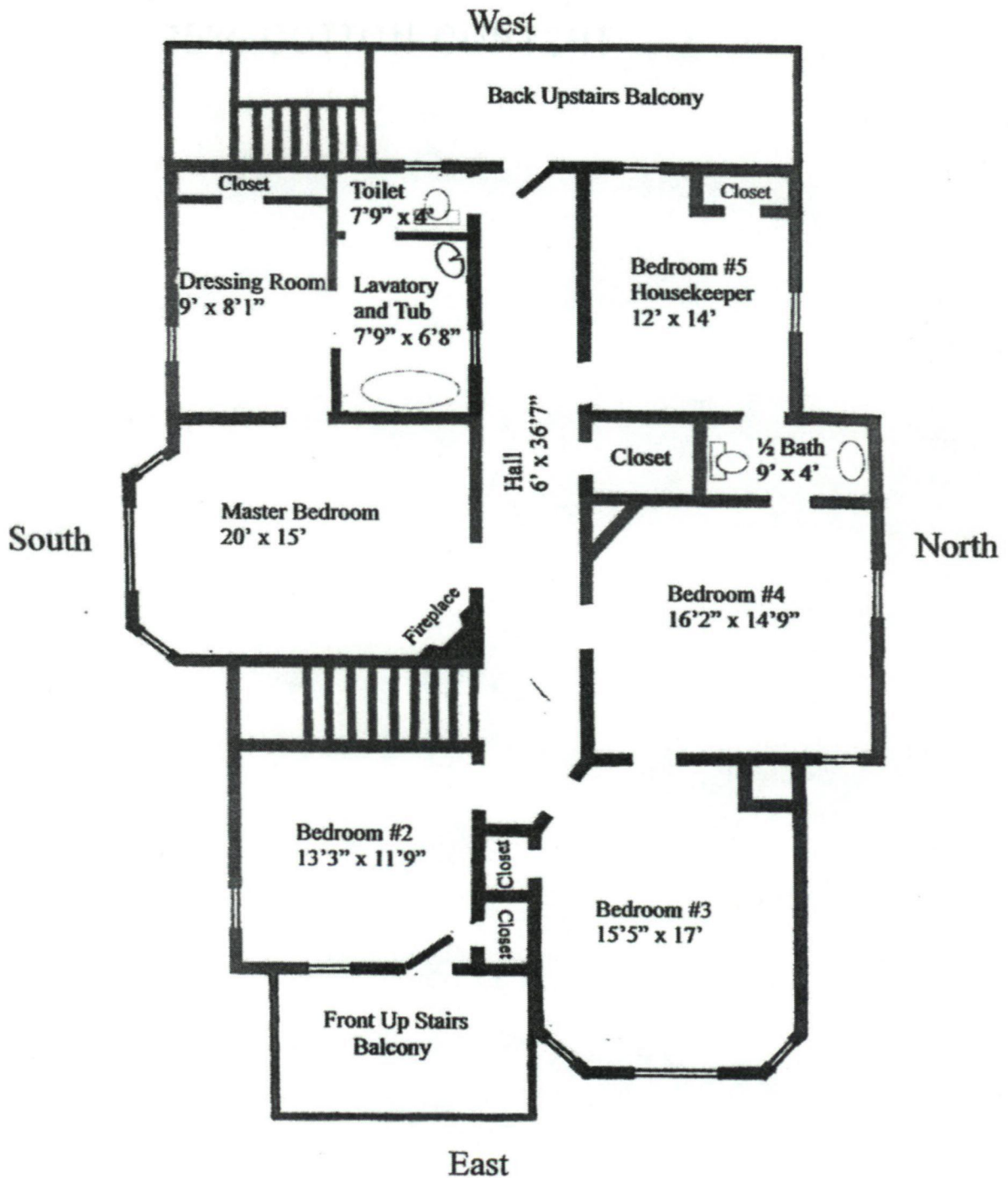
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Section Plan Page 20

Joiner – Long House
Cleburne, Johnson County, Texas

Second Floor Plan (not to scale)



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Section Figure Page 21

Joiner – Long House
Cleburne, Johnson County, Texas

Southwest oblique view, c.1912



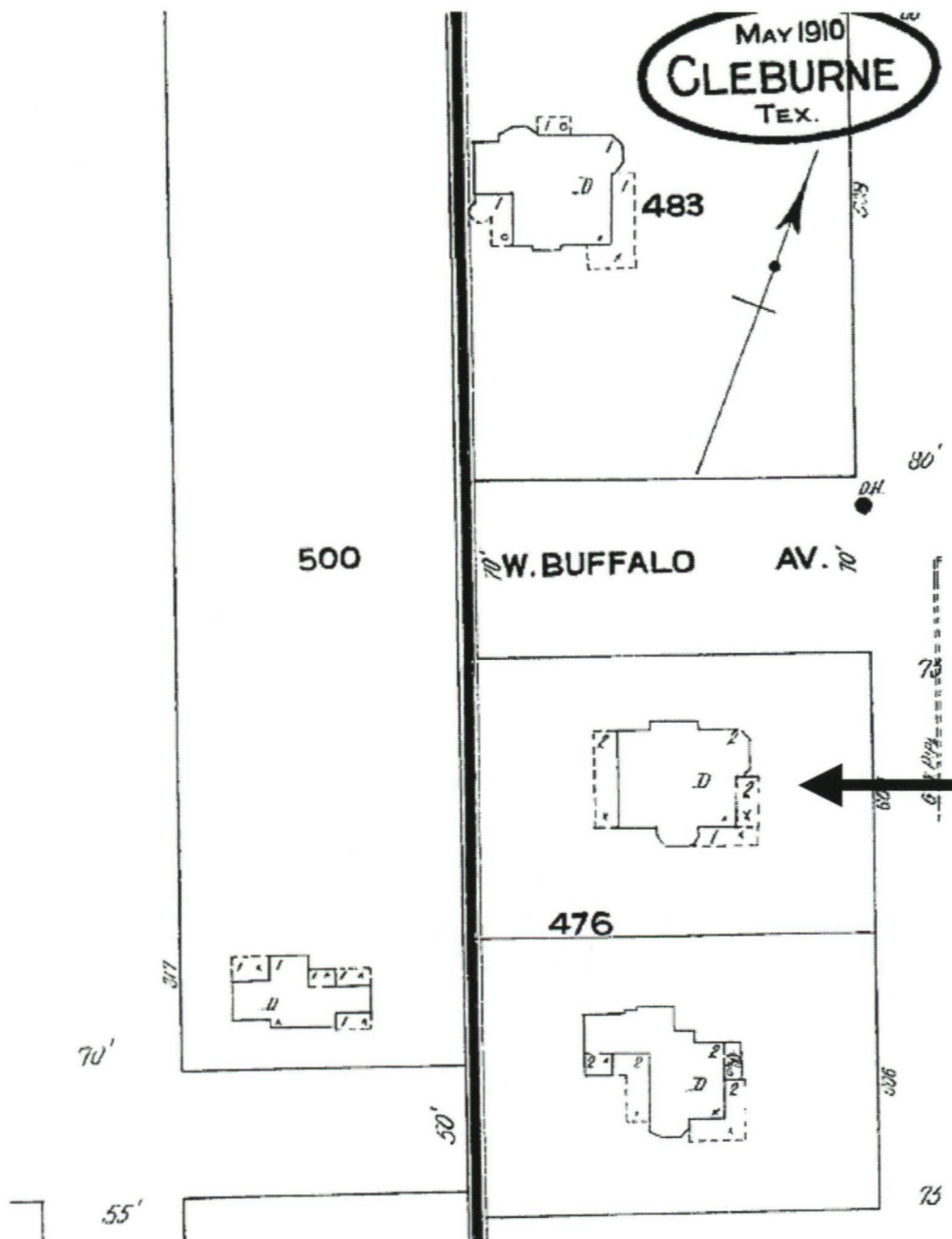
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Joiner - Long House
Cleburne, Johnson County, Texas

1910 Sanborn Map (Joiner-Long House indicated by arrow)



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Section Photo Page 23

Joiner – Long House
Cleburne, Johnson County, Texas

Photo Log

Joiner-Long House
604 Prairie Avenue
Cleburne, Johnson County, Texas
Photographed by Harold Gentry, July 2002
Negatives on file with Texas Historical Commission

Photo 1 of 4
East elevation, camera facing west

Photo 2 of 4
Southeast oblique, camera facing northwest

Photo 3 of 4
Southwest oblique, camera facing northeast

Photo 4 of 4
Northeast oblique, camera facing southwest

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Joiner--Long House
NAME:

MULTIPLE
NAME:

STATE & COUNTY: TEXAS, Johnson

DATE RECEIVED: 5/09/03 DATE OF PENDING LIST: 6/06/03
DATE OF 16TH DAY: 6/22/03 DATE OF 45TH DAY: 6/23/03
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 03000558

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT RETURN REJECT 6/23/03 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in the
National Register

RECOM./CRITERIA _____

REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

JOINER - LONG HOUSE
604 PRAIRIE AVENUE
CLEBURNE, JOHNSON CO., TEXAS
PHOTOGRAPH 1 of 4



JOINER-LONG HOUSE

604 PRAIRIE AVENUE

CLEBURNE, JOHNSON CO., TEXAS

PHOTOGRAPH 2 of 4



JOINER-LONG HOUSE

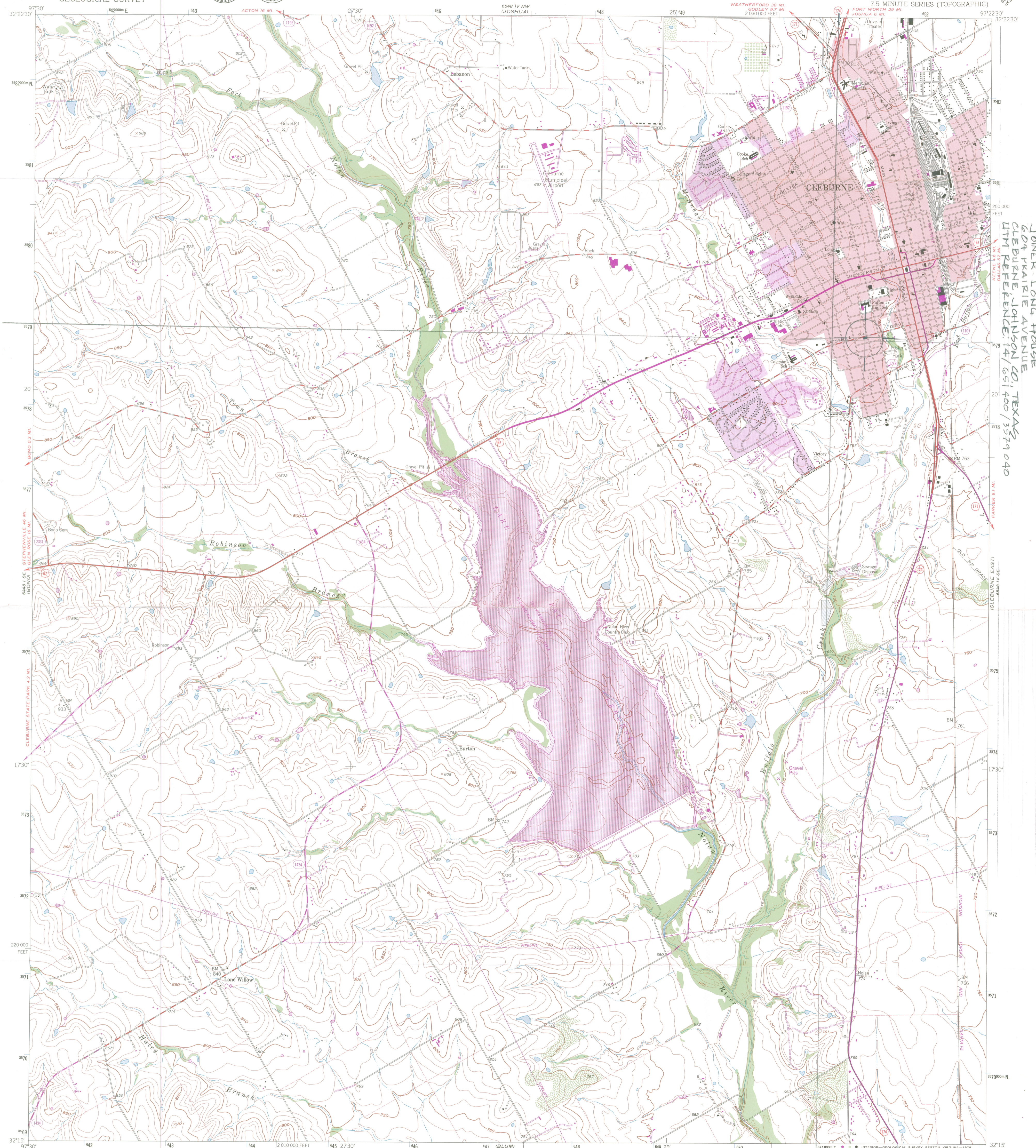
604 PRAIRIE AVENUE

CLEBURNE, JOHNSON CO., TEXAS

PHOTOGRAPH 3 of 4



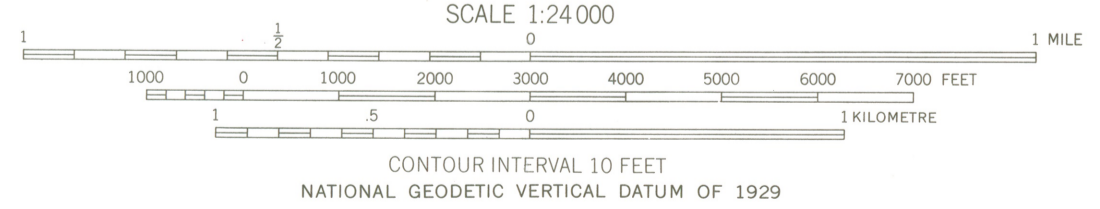
JOINER-LONG HOUSE
604 PRAIRIE AVENUE
CLEBURNE, JOHNSON CO., TEXAS
PHOTOGRAPH 4 of 4



JONER LONG HOUSE
604 KAIRIE AVENUE
CLEBURNE, JOHNSON CO., TEXAS
UTM REFERENCE: 14 / 651 400 / 3529 040

Mapped, edited, and published by the Geological Survey
Control by USGS and USC&GS
Topography by photogrammetric methods from aerial photographs taken 1958. Field checked 1961
Polyconic projection. 1927 North American datum
10,000-foot grid based on Texas coordinate system, north central zone
1000-metre Universal Transverse Mercator grid ticks, zone 14, shown in blue
Fine red dashed lines indicate selected fence and field lines where generally visible on aerial photographs. This information is unchecked
Red tint indicates area in which only landmark buildings are shown
Revisions shown in purple and woodland compiled from aerial photographs taken 1976 and other source data. This information not field checked. Map edited 1978

UTM GRID AND 1978 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET
0°50' 153 MILLS
71° 133 MILLS
Purple tint indicates extension of urban areas
Purple hatching indicates areas to be submerged



THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U. S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

ROAD CLASSIFICATION
Heavy-duty ——— Light-duty ———
Medium-duty ——— Unimproved dirt ———
○ U.S. Route ○ State Route

QUADRANGLE LOCATION
CLEBURNE WEST, TEX.
N3215-W9722.5/7.5
1961
PHOTOREVISED 1978
AMS 6548 IV SW-SERIES V882