

United States Department of the Interior
National Park Service

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National Register of Historic Places
Registration Form

NATIONAL
REGISTER

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Lumber Exchange Building
other names/site number N/A

2. Location

street & number Robert Bush Drive (U.S. 101) and Willapa Avenue not for publication
city, town South Bend vicinity
state Washington code WA county Pacific code 049 zip code 98586

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	Contributing	Noncontributing
<input type="checkbox"/> public-local	<input type="checkbox"/> district	<u>1</u>	<u> </u> buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	<u> </u>	<u> </u> sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	<u> </u>	<u> </u> structures
	<input type="checkbox"/> object	<u>1</u>	<u> </u> objects
			<u> </u> Total

Name of related multiple property listing: N/A
Number of contributing resources previously listed in the National Register 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, 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. See continuation sheet.
Paul E. Thor 3-30-88
Signature of certifying official Date
Office of Archaeology & Historic Preservation
State or Federal agency and bureau

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

Signature of commenting or other official Date

State or Federal agency and bureau

5. 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:)

Alton Byers 5-19-88
Entered in the National Register

Signature of the Keeper Date of Action

6. Function or Use

Historic Functions (enter categories from instructions)
Commerce: business

Current Functions (enter categories from instructions)
Commerce: business

7. Description

Architectural Classification
(enter categories from instructions)Late 19th and 20th Century Revivals:
Classical Revival

Materials (enter categories from instructions)

foundation concrete
walls concrete block
roof asphalt
other metal cornice

Describe present and historic physical appearance.

The Lumber Exchange Building is a two-story, concrete block commercial structure located in the center of the South Bend business district. Constructed in 1907, the building is situated at a prominent intersection on the city's main waterfront thoroughfare, facing the Willapa River. The building is the most substantial (and one of the few masonry) structures in a district characterized by small scale frame buildings.

The Lumber Exchange Building is built on a roughly rectangular plan and includes ground story retail bays and second story offices. The structure occupies three city lots and measures approximately 82 feet across the front facade, 118 feet along the east Willapa Street side elevation, and 95 feet along the west side. The building occupies about three-fourths of the lot depth; the remainder of the property includes a rear surface parking lot and a narrow one story frame annex (constructed in the early 20th century) which extends to the rear lot line along Willapa Street.

The exterior of the Lumber Exchange is distinguished by both the use of rusticated concrete block and simple classical detail--including a bracketed cornice and parapet--that gives the building an imposing and solid character. The blocks have a highly textured face (in imitation of rough hewn stone), are uniform in size (about twelve inches by four inches) and are laid in regular courses with concrete mortar joints. The blocks form load-bearing walls; the interior of the building has a timber frame.

Each of the three storefront bays on the front facade measures about 25 feet wide and features plate glass display windows with iron posts, panelled wood kickplates, multi-paned mezzanine windows, and recessed entries. A wooden lintel spans all three bays. The northeast corner storefront is the best preserved and includes an angled entry, single leaf door with transom, and an entry floor with tiles laid in cement. The decorative tiles include a fret along the perimeter and the words "drug store." The corner storefront also includes the original iron columns. Between the corner bay and the two western storefronts, a recessed entry provides access to the building's second story. The entry measures six feet across, is framed by the angled display windows of the adjacent storefronts, and features the original transom window and a pressed tin ceiling. West of the entry is a double storefront (54 feet wide) composed of two storefront bays with a recessed central doorway. These western storefronts include plate glass display windows, original mezzanine windows, and panelled kickplates. The entry door was altered during the remodelling of 1977.

The west side of the building is a windowless concrete block wall that abuts the neighboring structure. But the east wall, which runs along Willapa Street, includes three

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Continuation Sheet**

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rear storefronts. The storefronts are composed of plate glass display windows set in wood frames, wooden panelled kickplates, and single leaf doors. The mezzanine windows have been obscured by nonhistoric shingled canopies. A wooden lintel spans the storefronts. The rear (south) facade includes regularly spaced windows, a central double door entry, and an enclosed exterior staircase clad in corrugated metal. A narrow one story annex, faced in drop siding, extends from the rear of the eastern storefront bay to the rear lot line.

The second story of the Lumber Exchange Building features regularly spaced windows with wood frames, stone sills, and stone lintels. On the front facade, the windows are grouped in five pairs; windows on the rear and east side walls are singly spaced. (The double hung wood sash was replaced with metal sliding sash). The building is crowned by a full entablature, which includes a projecting metal cornice underscored by scrolled brackets and a moulded frieze. Above the cornice, the parapet is raised at the corners and in the center of the front facade, where the words "Lumber Exchange" are mounted in stone letters. Behind the parapet, the roof of the building slopes downward toward the rear and is covered with asphalt. The building rests on a concrete foundation and has an unfinished basement.

The interiors of the first floor shops are long rectangular spaces which originally featured high ceilings covered in pressed metal with mezzanines or balconies running along the perimeter walls. The corner storefront still retains both the decorative metal ceilings (16 feet high) and a mezzanine with a railing built of wood spindles and posts. In contrast, the interior of the western shops was altered in 1977 when the space was divided and interior plate glass windows and new cedar walls were installed during the creation of a "mini-mall." Nevertheless, the original metal ceiling is still partially visible in the center storefront.

The second floor is reached through the streetfront entry which leads to a wide stairway. The stairway features original panelled wainscoting. The upper rooms are arranged in suites along a series of corridors (organized on a U-plan). The corridors are lighted by skylights and feature waist-high panelled wood wainscoting. Office suites are accessed through single leaf, panelled wood doors with glazed transoms. The offices are lighted by double hung windows which face on to the skylighted corridors. The doors and windows are framed with wooden surrounds. Five built-in safes still remain intact in the interior, including one in the basement, two in the rear of the first floor corner storefront, and two on the second floor.

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

nationally statewide locally

Applicable National Register Criteria A B C D

Criteria Considerations (Exceptions) A B C D E F G

Areas of Significance (enter categories from instructions)

Architecture
Commerce

Period of Significance

1907-1937

Significant Dates

N/A

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

Architect: J.H. Lovering, Troutman
Builder: J.L. Myers

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

Hailed in 1907 as "the finest of all the buildings yet erected in South Bend"¹, the Lumber Exchange Building is historically significant for its role in the development of the city's business district and is a locally significant example of commercial architecture from the early 20th century. The concrete block building was the largest (and first important masonry) structure in the city center, introducing a new scale and character to downtown South Bend. The imposing architecture underscored the important role of the building in the early 20th century, during which time it housed shops, the post office, the telephone exchange, the electric company, the library, and the offices of some of the city's most prominent lawyers, doctors, and lumber company representatives. Today, the building still reflects its historic character and remains a dominant feature on the downtown streetscape.

Historical Background:

Located on the Willapa River three miles from Willapa Bay and 17 miles from the Pacific Ocean, South Bend is the Pacific County seat and was incorporated as a city in 1891. By the turn of the century, the city was the site of several of the lumber mills that formed the economic base of the region. By 1907, the city had a population in excess of 3000, had laid the groundwork for a new stone courthouse, and billed itself as the "Baltimore of the Pacific" in reference to its oyster industry and maritime activity.

But the city's aspirations were not reflected in its commercial buildings. In the first decade of the 20th century, the downtown waterfront was lined with frame structures, mostly modest and some impermanent. As a result, construction of the Lumber Exchange signalled an important change, according to one news report, marking a passage from the "wooden age" to the "stone age."²

The large building (which occupies three city lots at the most prominent intersection in town) was the joint venture of druggist and real estate promoter J.L. Myers (who owned the east corner lot) and merchant Warren Cressy and businessman J. W. Kleeb (who together owned the two western lots). Myers hired architect J. H. Lovering to draw the initial plans (which were later redrawn by Aberdeen architect Troutman); contractor-mason H.F. Wilder, who had earlier erected the first concrete structures in Aberdeen, was hired to construct the building. When Cressy and Kleeb decided to build on the adjacent lots, they adopted the plans of Myers' and hired Wilder.

See continuation sheet

9. Major Bibliographical References

"Lumber Exchange Building," Sou'wester, Spring, 1980 (Volume XV, No. 1), p. 20.
South Bend Journal, October 25, 1907; February 5, 1907; December 20, 1907.
South Bend Journal Pacific County Edition (South Bend, 1900.): South Bend, South Bend Journal: 1900.)
"South Bend: the Baltimore of the Pacific" (South Bend: n.p., c. 1907), in collection of Kristine Nevitt.
Sou'wester, Autumn 1975 (Vol X, No. 3), various articles.
Willapa Harbor Pilot (South Bend), December 15, 1905; February 1, 1907.

See continuation sheet

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 # _____

Primary location of additional data:

- State historic preservation office
- Other State agency
- Federal agency
- Local government
- University
- Other

Specify repository: _____

10. Geographical Data

Acreeage of property less than one
Quadrangle Name: South Bend Quadrangle Scale: 1:24,000

UTM References

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5	1	6	8	1	8	0
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Zone Easting Northing

C

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B

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Zone Easting Northing

D

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See continuation sheet

Verbal Boundary Description

The nominated property is described as Lots 1,2,3, Block 18, original plat of South Bend.

See continuation sheet

Boundary Justification

The nominated parcel includes the entire property historically associated with the Lumber Exchange Building.

See continuation sheet

11. Form Prepared By

name/title Leonard T. Garfield; research by Kristine Nevitt
organization Office of Archaeology & Hist. Pres. date February 1, 1988
street & number 111 West 21st Avenue telephone 206/586-2901
city or town Olympia state Washington zip code 98504

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To facilitate construction, Myers purchased a "Miracle Concrete Block Machine," erected it across the street from his lot, and hauled the manufactured blocks to the building site. (The machine made the blocks from local sand and gravel brought from Long Beach.) Wilder made the blocks and laid them, and Joseph Taylor was the project superintendent. (So successful was the venture that the newspapers publicly encouraged "others to follow suit ...and make use of the same machine," but except for a house that Wilder built for his own family, it is not known if other concrete buildings followed.³) Architecturally, the building was an imposing structure whose size and solid material were enhanced by the use of a classical cornice (manufactured by the Rose Brothers) and a raised parapet. Since its construction, it has remained one of the finest examples of early 20th century commercial architecture in South Bend.

When opened, the building housed Myers' Drug Store as well as the mercantile and clothing store of Kleeb and Cressy. Myers remained in business at the corner shop until 1918 during which period he also served as city clerk, clerk of the school board, and director of the local telephone exchange. In that latter capacity, Myers ran the offices and switchboards of the Sunset Telephone Company in the rear storefront bays along Willapa Avenue. In 1909, the Pacific Telephone and Telegraph Company purchased the local exchange and expanded it to include the exchange in Raymond. In addition to his role as director of the telephone exchange, Myers was the community's official weather observer, keeping meticulous records and informing people of important weather reports. Myers also ran a real estate and title abstract company (Myers and Leonard) with offices in the Lumber Exchange.

Cressy sold men's and ladies' garments and was manager of the local electric company (with offices in the Lumber Exchange), served as mayor and city councilman, post master and an important developer. Kleeb owned the Kleeb Lumber Mill and the Nahcotta Clam Cannery. Other tenants when the building opened included the post office (in Cressy's store), the city library, the offices of a city attorney, several doctors and a dentist. In addition, lumber company representatives had offices in the building. A review of city directories of the period indicate that the Lumber Exchange was the principal office building in the city. The interior of the upper floors still retains the original office suites with panelled wainscoting, interior windows and doors with transoms, and skylights, and provides a vivid illustration of the interior office design of the period.

¹South Bend Journal, December 20, 1987.

²"South Bend: The Baltimore of the Pacific," (South Bend, Washington: n.p., 1907.

³South Bend Journal, February 15, 1907, p. 1.