

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM****DATA SHEET**

FOR NPS USE ONLY

JUN 15 1977

RECEIVED

DATE ENTERED

NOV 25 1977

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*  
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS**1 NAME**

HISTORIC

Russell House

AND/OR COMMON

**LOCATION**

STREET &amp; NUMBER

902 East Water Street

NOT FOR PUBLICATION

CITY, TOWN

South Bend

VICINITY OF

CONGRESSIONAL DISTRICT

STATE

Washington

CODE

53

#3 - The Honorable Donald L. Bonker

COUNTY

Pacific

CODE

049

**CLASSIFICATION**

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
<input type="checkbox"/> DISTRICT	<input type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE
<input checked="" type="checkbox"/> BUILDING(S)	<input checked="" type="checkbox"/> PRIVATE	<input type="checkbox"/> UNOCCUPIED	<input type="checkbox"/> MUSEUM
<input type="checkbox"/> STRUCTURE	<input type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> COMMERCIAL
<input type="checkbox"/> SITE	<b>PUBLIC ACQUISITION</b>		<input type="checkbox"/> EDUCATIONAL
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input type="checkbox"/> ACCESSIBLE	<input type="checkbox"/> PRIVATE RESIDENCE
	<input type="checkbox"/> BEING CONSIDERED	<input type="checkbox"/> YES: RESTRICTED	<input type="checkbox"/> ENTERTAINMENT
		<input checked="" type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> RELIGIOUS
		<input type="checkbox"/> NO	<input type="checkbox"/> GOVERNMENT
			<input type="checkbox"/> SCIENTIFIC
			<input type="checkbox"/> INDUSTRIAL
			<input type="checkbox"/> TRANSPORTATION
			<input type="checkbox"/> MILITARY
			<input type="checkbox"/> OTHER

**OWNER OF PROPERTY**

NAME

Mr. Jesse Majors

STREET &amp; NUMBER

902 East Water Street

CITY, TOWN

South Bend

VICINITY OF

STATE

Washington 98596

**LOCATION OF LEGAL DESCRIPTION**

COURTHOUSE,

REGISTRY OF DEEDS, ETC.

Auditors Office, Pacific County Courthouse

STREET &amp; NUMBER

Cowlitz and Vine

CITY, TOWN

South Bend

STATE

Washington 98586

**6 REPRESENTATION IN EXISTING SURVEYS**

TITLE

Washington State Inventory of Historic Places

DATE

January, 1975

 FEDERAL  STATE  COUNTY  LOCALDEPOSITORY FOR  
SURVEY RECORDS

Office of Archaeology and Historic Preservation

CITY, TOWN

Olympia

STATE

Washington 98504

## 7 DESCRIPTION

### CONDITION

EXCELLENT       DETERIORATED  
 GOOD       RUINS  
 FAIR       UNEXPOSED

### CHECK ONE

UNALTERED  
 ALTERED

### CHECK ONE

ORIGINAL SITE  
 MOVED      DATE \_\_\_\_\_

### DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Russell House is a Queen Anne style residence constructed c. 1891, located in the Alta Vista Addition of South Bend, Washington. The town of South Bend in the southwestern corner of the state is a small fishing and lumbering community. It serves as the county seat of Pacific County. The townsite stretches along the south shore of the Willapa River at the point of its widening into Willapa Bay. On a bluff along the eastern edge of town is the Alta Vista Addition. The Russell House stands at the head of Water Street, at its intersection with Harrison, and faces in a northerly direction.

The residential neighborhoods which surround the Russell House on three sides consist of homes dating from the 1890's through the 1940's. From its elevated site, the mansion affords views in all directions - the town, river and harbor to the north and west, the open fields and wooded slopes of the Willapa Hills to the south and east. The property itself is landscaped with a lawn, flower gardens, and cement walkways. Flights of cement steps lead from the lower grade level of Water Street to the raised front porch. At the southeast corner of the house is a modern two-car garage of corrugated metal.

The Russell mansion is a two and one-half story frame structure clad with wood shingled siding. A cut stone foundation with raised mortar joints encloses a full basement. There are two major roof units, both gabled and surfaced with composition shingles. The forward-most gable has a slight overhang with plain brackets on the Harrison Street facade, and a slight bellcast on the Water Street elevation. Gabled and shed-roof dormers, balcony extensions and recessed porches, oriel windows and turrets add variety to the massing of the structure as a whole, and to the configuration of the roof. One obvious alteration has occurred at the rear of the house. Here it appears that a small back porch appended to the kitchen has been enclosed, and a second story with hipped roof added above it.

The Russell House fenestration is highly varied on each elevation. Many window units, especially at second-story level, are rectangular in shape and contain one-over-one light, double-hung sash. There are also windows with multi-paned casements and/or multi-paned fixed transoms, windows containing plate glass and heavy mullions, and arched-shaped windows with stained glass. These openings are variously arranged within polygonal bays, oriels, and dormers, as well as along plain wall surfaces.

Open porches appear on three sides of the Russell House. On the north or front elevation is an entrance porch with a covered deck above at second-story level. A balustered railing lines the deck. The porch trim consists of chamfered posts, latticework and beaded spindles. The upper deck's roof is a bellcast extension of the main roof. At first floor level, the formal entrance consists of glazed, multi-panelled double doors with a transom. On the west and south facades is a wrap-around porch at the ground story, sheltered by the overhang of the gabled second story. This recessed porch area is defined by solid support posts, a latticework railing, and beaded spindle trim.

Over the years, the interior of the Russell House has undergone only minimal alteration. The downstairs is distinguished by a spacious central entrance hall with a marble fireplace. The hall is entirely lined with redwood panelling. Walls are multi-panelled from floor to ceiling, and the ceiling itself is lined with vertically-grooved wainscoting. Grooved pilasters with stop-chamfers are a reoccurring feature. The transoms and glazed panels of the various doors leading out of the hallway are inset with hand-carved lattice and fret-

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work, purportedly crafted by John Russell himself. The main staircase landing in the northeast corner of the hall is in fact defined by "partitions" of this open fretwork, although in recent years these have been partially obscured. The staircase itself, located within a semi-circular space created by an oriel window, has a lattice work railing, vertical wainscotting, and exterior stained glass.

West of the central hall are connecting double parlors. The back parlor features an oak and tile mantelpiece and mirrored overmantle, as well as a decorative tile hearth. Grooved door and window surrounds have rosette corner blocks. The front parlor is well-lit by a polygonal bay window overlooking the town to the west. The round-arched window of the north elevation is set entirely within a field of wood panelling. Below each window are oblong panels adjoining the broad baseboard.

South of the central hall is the dining room, also containing an oak and tile fireplace with classical motifs. Of further interest in the dining room are the embossed wall hangings which form a dado around the lower wall surfaces. An elaborate built-in side-board in the Eastlake style is made of redwood, cherry and oak, and is framed by a surround with rosette blocks. A pantry area leads from the dining room to the kitchen. Ceilings have been lowered and modern appliances installed in this room, but the original tongue-in-groove wainscotting, bullseye mouldings, and window sash remain intact.

On its second story, the Russell House contains three large bedrooms, a spacious central hall, and several servants rooms. All woodwork remains unaltered, including the five-panel doors with their oak knobs and brass fittings. The master bedroom is ornamented with a panelled bay window and includes a small dressing room. The bathroom and backstairs are lined with original tongue-in-groove panelling.

## 8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES c. 1891

BUILDER/ARCHITECT John Russell, architect

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STATEMENT OF SIGNIFICANCE

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The John Russell House is significant to the city of South Bend as a primary example of boom period construction dating from the arrival of the railroad in the Pacific Northwest. A particularly well-preserved specimen of Queen Anne architecture, the house is thought to have been designed by its owner, architect John Russell, in 1891. The dwelling was occupied by the S. H. Eichners, a prominent South Bend banking family, between 1904 and the mid-1930's. Sited high above town in the Alta Vista Addition, the Russell House has become a well-known visual landmark in South Bend. It remains today a reminder of the town's formative, energetic years.

In the late 1880's and early 1890's the anticipated arrival of various transcontinental and private railroad lines had triggered a boom in the economy of South Bend, a small lumbering community on Willapa Harbor. The arrival of the railroads was expected to make of South Bend a prosperous commercial center and seaport, with direct connections to foreign ports and points inland. Healthy competition in trade with Seattle, Tacoma and Portland was anticipated. During this most optimistic period, South Bend's business, real estate and construction activity increased substantially and its population grew at a rapid rate.

In a promotional "souvenir edition" of 1891, the South Bend Journal reported on the status of the various railroads in relationship to the town. A major line of the Northern Pacific from Yakima to South Bend was already under construction, with an estimated completion date of October, 1891.

*This completed, South Bend will be the nearest ocean terminus of the great Northern Pacific road, and in direct communication with the producing regions of Washington, Idaho, Montana and Dakota; whence the products will, of necessity, seek the nearest and most economical outlet and communication with the markets of the world.*

The Northern Pacific, it was reported, also planned a line from Grays Harbor to South Bend. The Union Pacific's route north from Portland was already in progress, and the Great Northern was expected to establish a terminus there. The Journal further declared:

*It is not at all extraordinary that all of these great competing railroads should seek this point. The only marvel is that they have not done so long ago. The economical advantages of South Bend as an export center simply compel them to seek it in self defense.*

During this period South Bend offered promising business opportunities in a number of areas. Speculation in building and real estate, in particular, promised a return of 15%

## **9 MAJOR BIBLIOGRAPHICAL REFERENCES**

Buckingham, Winifred Eichner. Personal interview with daughter of S. H. Eichner, March 10, 1977.

Seattle Post Intelligencer. "South Bend Progress". September 29, 1895.

South Bend Journal. Souvenir Edition, 1891.

## **10 GEOGRAPHICAL DATA**

ACREAGE OF NOMINATED PROPERTY Less than one acre

UTM REFERENCES

A	1   0	4   4   0	1   8   0	5   1   6   7   8   0   0
ZONE	EASTING	NORTHING		
C				

B							
ZONE	EASTING	NORTHING					
D							

### VERBAL BOUNDARY DESCRIPTION

The nominated property occupies Lots 1 - 3, Block 1, Alta Vista Addition, South Bend. Situated on the southeast corner of Water and Harrison Streets, the property measures 136' by 120'.

### LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
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STATE	CODE	COUNTY	CODE
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## **11 FORM PREPARED BY**

NAME / TITLE

Florence K. Lentz

DATE

ORGANIZATION

Office of Archaeology and Historic Preservation

April, 1977

STREET & NUMBER

P. O. Box 1128

TELEPHONE

(206) 753-1707

CITY OR TOWN

Olympia

STATE

Washington 98504

## **12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION**

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL       

STATE       

LOCAL X

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

*Jeanne M. Wilson*

TITLE

Acting State Historic Preservation Officer

DATE

June 8, 1977

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

*Robert B. Retting*

DATE 6/25/77  
NUMBER OF THE NATIONAL REGISTER

ATTEST:

*Maria O'Leary*

DATE 11-20-77

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to 30% on an investment. The 1891 souvenir Journal reported:

The growth and progress of South Bend during the past few months has been remarkable. Upward of \$300,000 worth of improvements and buildings have been completed during the past six months and as many more are awaiting the material for construction. The mills have been obliged to limit their export trade to supply the local demand for lumber. There are two saw mills; one quite an old-established industry, with a capacity of 70,000 feet of lumber per day, giving constant employment to 70 men, and exporting about 9,000,000 feet each year to San Francisco; the other was established last summer, having as complete an outfit as any mill of its size on the coast. It turns out all kinds of doors, sashes, lath, shingles, mouldings, etc. with a daily capacity of 50,000 feet of lumber, 200 sashes and doors, 20,000 feet of moulding and 10,000 shingles, giving employment to 40 men. A vitrified brick manufactory is in full operation at the picturesque town of Riverside, three miles up the river, and has just turned out its first kiln of 200,000 bricks of first-class quality. Its output is fully bespoken for some time to come for the many handsome brickblocks in contemplation in the city.

There is little documentation concerning John Russell's participation in South Bend's railroad era boom. According to the daughter of S. H. Eichner, whose family occupied the house in 1904 and was personally acquainted with its original owner-builder, Russell was a Scottish civil and mining engineer, formerly a designer of early irrigation systems in eastern Washington. Local tradition holds that his employment as a surveyor with the Northern Pacific Railroad brought him to South Bend.

By the year 1891, Russell was evidently well-established in town. He was retained by the directors of the South Bend School District to serve as architect and "superintendent of construction" for the new high school building. The South Bend Journal (souvenir edition) of 1891 announced the beginning of construction activity on a site donated by the South Bend Land Company. The same article referred to Russell's having taken the job in spite of the "pressure of his private interests", implying that the architect-engineer was already actively involved in ongoing local development. During the same period, Russell was a partner in the firm of Russell and Alexander. The company's exact business is unknown. They may have engaged solely in design and construction, or in real estate and speculative development as well.

The Russell family apparently left South Bend for Tacoma c. 1900. Until 1907, John Russell owned the house in South Bend as well as a farm on the road to Tokeland, and he frequently returned to the area to inspect these properties. The Eichner family began to rent the large dwelling house in 1904. According to the Eichner daughters, John Russell and his children were guests of the Eichner's in the Water Street mansion on their return trips to South Bend.

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John Russell's talent as an engineer, architect and craftsman is made evident in his South Bend home. The locally quarried stone foundation encloses a full basement, and is said to have cost an additional \$1,500 to construct. The house remains exceptionally sound today in all structural aspects. A consistency of design is exhibited on both interior and exterior detail in the repeated use of fretwork and bead and spindle elements. The interior of the house is impressive in its rich contrast of materials - ceramic fireplace tiles, embossed wall hangings, and features such as an Eastlake sideboard made of a combination of woods. The woodwork itself, particularly in the formal entrance hall, is lavishly applied and carefully articulated. Redwood panelling is enhanced by fretwork inserts of a light-hued exotic wood, handcrafted by John Russell himself in his attic workshop.

It is partially because of its prominent position on a hill overlooking the town that the Russell House acts as a familiar focal point. The mansion is exceptionally well-sited, with panoramic views of the Willapa Hills and harbor from its various bays and balconies. Largely unaltered, the Russell House is today the most imposing of the railroad era Queen Anne mansions in South Bend. It symbolizes the town's most prosperous period, one that is architecturally represented in a number of Washington coastal communities that anticipated the arrival of the railroad in the late 1880's.