

# WASHINGTON HERITAGE REGISTER

## A) Identification

Historic Name: **Pearson, Theodore E. & Nellie J., House**

Common Name:

Address: 1510 W Water St.

City: South Bend

County: Pacific

## B) Site Access (describe site access, restrictions, etc.)

The dwelling is located on lots 6 & 7 fo block 10 of the South Bend Addition to South Bend. Originally accessed from Water Street (now US HWY 101), the house is approached from the rear alley, which has been renamed Water Street.

## C) Property owner(s), Address and Zip

Name: Susan Cole

Address: PO Box 308

City: Raymond

State: WA

Zip: 98577

## D) Legal boundary description and boundary justification

Tax No./Parcel: 71018010005

Boundary Justification: The nominated site included the entire parcel associated with the Pearson House.

## FORM PREPARED BY

Name: Susan Cole

Address: PO Box 308

City / State / Zip: Raymond, WA 98577

Phone: 360-942-5538

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## E) Category of Property (Choose One)

- building     structure (irrigation system, bridge, etc.)     district  
 object (statue, grave marker, vessel, etc.)     cemetery/burial site  
 historic site (site of an important event)     archaeological site  
 traditional cultural property (spiritual or creation site, etc.)  
 cultural landscape (habitation, agricultural, industrial, recreational, etc.)

## F) Area of Significance – Check as many as apply

- The property belongs to the early settlement, commercial development, or original native occupation of a community or region.
- The property is directly connected to a movement, organization, institution, religion, or club which served as a focal point for a community or group.
- The property is directly connected to specific activities or events which had a lasting impact on the community or region.
- The property is associated with legends, spiritual or religious practices, or life ways which are uniquely related to a piece of land or to a natural feature.
- The property displays strong patterns of land use or alterations of the environment which occurred during the historic period (cultivation, landscaping, industry, mining, irrigation, recreation).
- The property is directly associated with an individual who made an important contribution to a community or to a group of people.
- The property has strong artistic, architectural or engineering qualities, or displays unusual materials or craftwork belonging to a historic era.
- The property was designed or built by an influential architect, or reflects the work of an important artisan.
- Archaeological investigation of the property has or will increase our understanding of past cultures or life ways.

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## G) Property Description

The nominated house is located just west of downtown South Bend on a small knoll over-looking the Willapa River at 1510 W Water Street. Originally accessed from the front via Water Street (which has been reworked and renamed US Hwy 101), the house is now accessed from the rear via the alley. This alley has been renamed Water Street. The house sits on a relative flat lot which gives away to a dramatic steep slope to the west. The slope is unstable and has recently eroded. Landscaping on site is limited to foundation plantings and a row of arborvitae hedges on the western property edge. A contemporary 2 car garage is found on the southeast corner of the property.

The c.1901, T-shaped house rests on a brick foundation and rises a full two stories. It is capped with a shallow hip roof covered in asphalt shingles. Boxed over-hanging eaves are highlighted by a wide frieze board. The house is clad with 4" exposure wood clapboard siding. Decorative features are limited to a pent roof of decorative cut shingles on the main façade which flows from diamond cut to fish-scale shingles. This roof design is found above a nearly flat bay window and above the corner entry porch. The small covered porch is located in the northwest corner of the house and features a small covered stoop. The existing shed roof was added above the shallow mansard roof.

Windows are generally one-over-one double hung units. However, lozenge-shaped leaded glass sashes can be found in the stairwell landing and on the diagonal units at the east side of the house. The upper sash of the middle unit of the bay window features a "Queen Anne style" sash with small panes of colored glass.

The west façade features a boxed bay window, built to accommodate the landing of the second floor stairs. This bay is supported by decorative cut brackets. The east side of the home has a two-story chamfered corner. A newer, stucco clad exterior wall chimney is also found on this façade. The rear of the home has a one story wing attached to the southwest corner. Sanborn Maps show a 2 story structure in this same location and it is believed that the current wing is a newer structure.

Inside the house boast high Victorian era ceilings with decorative window, door and floor moldings. Five paneled solid wood Fir doors are found throughout the house. The entry hall and stairs feature original ornate moldings and turned woodwork. The stair balusters have a decorative square pattern divided vertically by turned "spool-like"

balusters. The fretwork in the arched entry has been removed, but the moldings remain showing evidence of a greater degree of detail.

The kitchen has been updated with period sensitive cabinetry. Bathroom spaces have also been modified, but with vintage fixtures and Victorian era details. Floors throughout the home are a combination of wood and carpeting.

## **H) Significance**

The Pearson House is historically significant for its direct connection to Theodore Pearson, an early pioneer, lumberman, and politician. The house is also significant as a representative example of the Queen Anne style as found in smaller communities across the state. The house, built c.1901 is a late example of style and attests to how late the style remained popular in the state after it had gone out of fashion in other areas of the country.

Biographical details of Theodore E. Pearson and his wife Nellie J. are limited to a scattering of newspaper clippings and journal articles. Records indicate that Theodore Edwin Pearson was born in Valparaiso, Indiana on Sept 3, 1870. He came to South Bend in 1890 at the age of 20, the year the city of incorporated. A railroad-fueled boom had established the town, and it steady grew. A lumber mill built by the Riddle Brothers carried the economy which eventually diversified to canning, oystering, and fishing.

In fact, Pearson worked at the Riddell Brothers mill upon his arrival in town. Eventually he became associated with Captain A.M. Simpson who organized the Northwest Lumber Co. in 1888.

In 1911 investors Jacob Kuntz and Samuel Cordray opened a new lumber mill (South Bend Mill & Timber Co.) and named Pearson secretary of the company. Under his direction the new mill prospered, employing 150 men who worked ten hour shifts to produce 125,000 board feet of lumber a day. As secretary and the public face of the company, Pearson became heavily involved in the West Coast Lumberman's Association serving on a variety of committees during the mid to late teens.

He was also very active in the community on a civic level, serving as president of the Joint Willapa River and Harbor Committee (1909) which advocated congress to fund dredging for a deeper and wider channel that would allow for greater export the surrounding areas natural resources. In 1906, Pearson was elected mayor of South Bend in one of the closest votes to date, having won the election by just four votes. In 1912 he served as president of the South Bend Commercial Club. On the social side,

Pearson was active in the local masonic organization and served as president of Loge No 48. in 1899.

In 1921 the Pearson's moved to Forest Grove, OR to be near ailing parents, but reportedly Theodore continued to manage the corporate affairs of the mill. The fond farewell celebration was highlighted in the local newspaper, a testament to his 30+ year impact on the local community.

Pearson died in Portland, OR at the age of 74 on December 20, 1944 and left an estate valued in excess of \$10,000 to his widow Nellie J. Pearson. Nellie, ten years his junior, passed away in Portland on January 15, 1958.

The Pearson's House, located on the west side of town on a hill overlooking the mill, was built in the Queen Anne style. The style varied widely in ornamentation and form, was popular after its introduction in America at the 1876 Exposition in Philadelphia. Taking its name from the reign of an eighteenth century English Queen, the style was brought to America by the British government, which displayed several of the houses at the exposition.

Queen Anne style houses are composed of a number of parts, including towers, dormers, bay windows, and corbelled chimneys. Wall surfaces such as coursed shingles, clapboards, and inset panels of sawn wooden ornament are combined with irregular roof lines and decorative wrap-around porches. Windows may include small square or diamond panes in the upper sash, and the more typically one-over-one double-hung sash. Spacious porches have elaborately turned posts and balusters. Skirts below porch floors are made of latticework or vertical slats with fanciful cut-out designs.

Queen Anne style houses were built throughout the country from the mid 1880's to the late 1900's. The style caught on quickly, in part because woodworking mills could mass-produce turned porch posts, mouldings and other trimmings.

The highly decorative style was soon nicknamed "bric-a-brack" and "gingerbread" for the elaborate and plentiful trim applied to nearly every exterior surface. In later years, white paint or false siding often masked the fanciful woodwork, but in their heyday, it was not uncommon for Queen Anne houses to be painted originally with five or six different colors to bring out all the different textures and trim.

The nominated dwelling is the only extant resource surviving in the community of South Bend that is associated with the Pearsons. Their one year old son, Richard S., is buried at the Odd Fellows Cemetery just west of town.

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## I) Documentation

Xerox and attach any information or evidence that supports the property's significance.

*Written Sources* (books, articles, newspapers):

“A Close Election” *Willapa Harbor Pilot* – Dec 7, 1906

“At the World’s Fair” The Seattle Post Intelligencer – Sept 16, 1893. Pg 8.

“Ask Concrete Details of Esch Plan” The Timberman – February 1917.

“Club and Association News” The Lumber Trade Journal – June 15, 1916

Engineering Record – Vol 61, no. 3 – January 15, 1910

“Friends gather Around Banquet Board to Bid “Old Timer” Farewell” *Willapa Harbor Pilot* – May 27, 1921

Letter to Secretary of War, U.S. House of Representative Documents – 61<sup>st</sup> Congress, 2<sup>nd</sup> Session, January 12, 1910

“Minneapolis, MN” American Lumberman – Oct 30, 1920

Proceedings of the M.W. Grand Lodge of Washington, Free & Accepted Masons – Vol XII, Part 2, 1899

*Seattle Times*: December 16, 1899

“South Bend Host” Farewell” *Morning Oregonian* – August 27, 1912

US Census Records

“W.B. Honeyman Estate \$100,000” *Oregonian* – December 28, 1944

“West Coast Lumberman’s Association” The St. Louis Lumberman – February 15, 1917

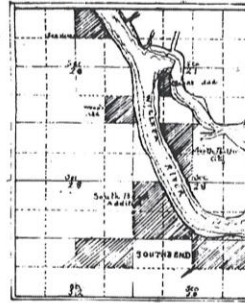
## J) Map and Photographs

Attach copies of historic maps or photos if available, and current photos ( 5 x 7 B & W). Include a current map – appropriate U.S.G.S. map and parcel map – with the location of the property and its boundaries clearly marked. (see instructions)



**Pearson House – 1510 W Water Street, South Bend**

# SOUTH BEND ADDITION TO SOUTH BEND



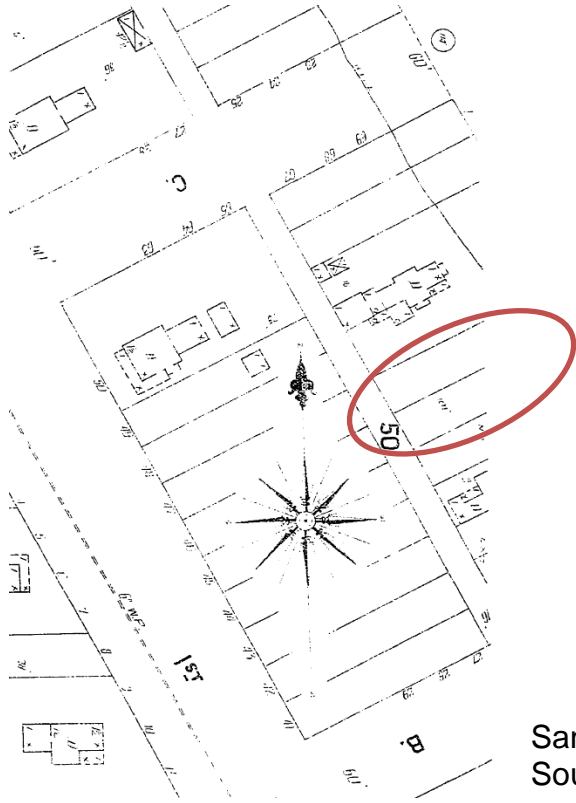
SCALE 100' = 1 INCH



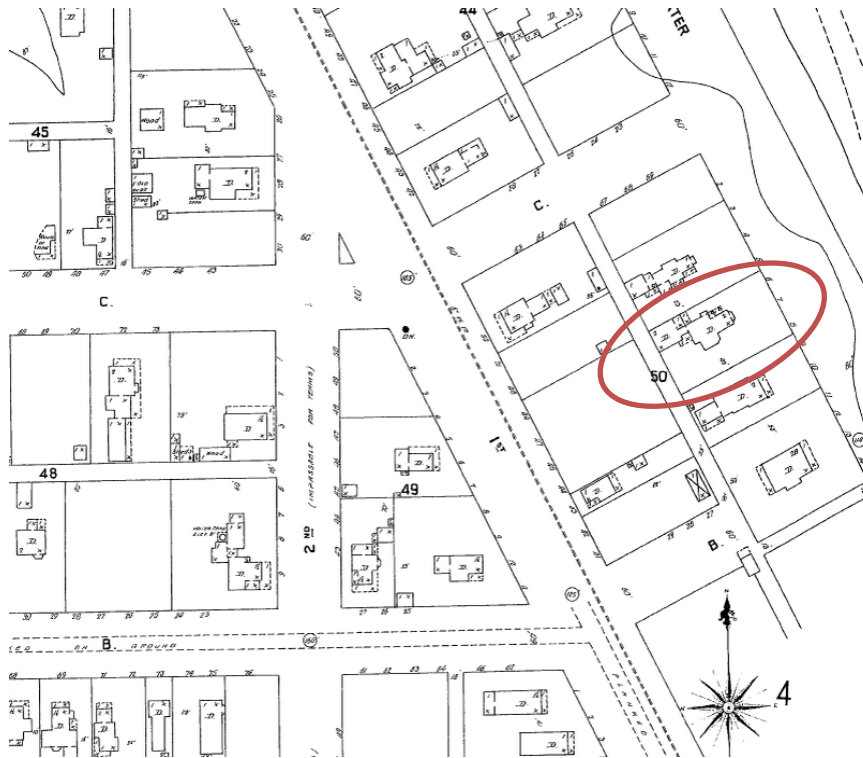
South Bend Additon Plat – March 28, 1890.

Pearson House – Block 10, Lot 6 & 7

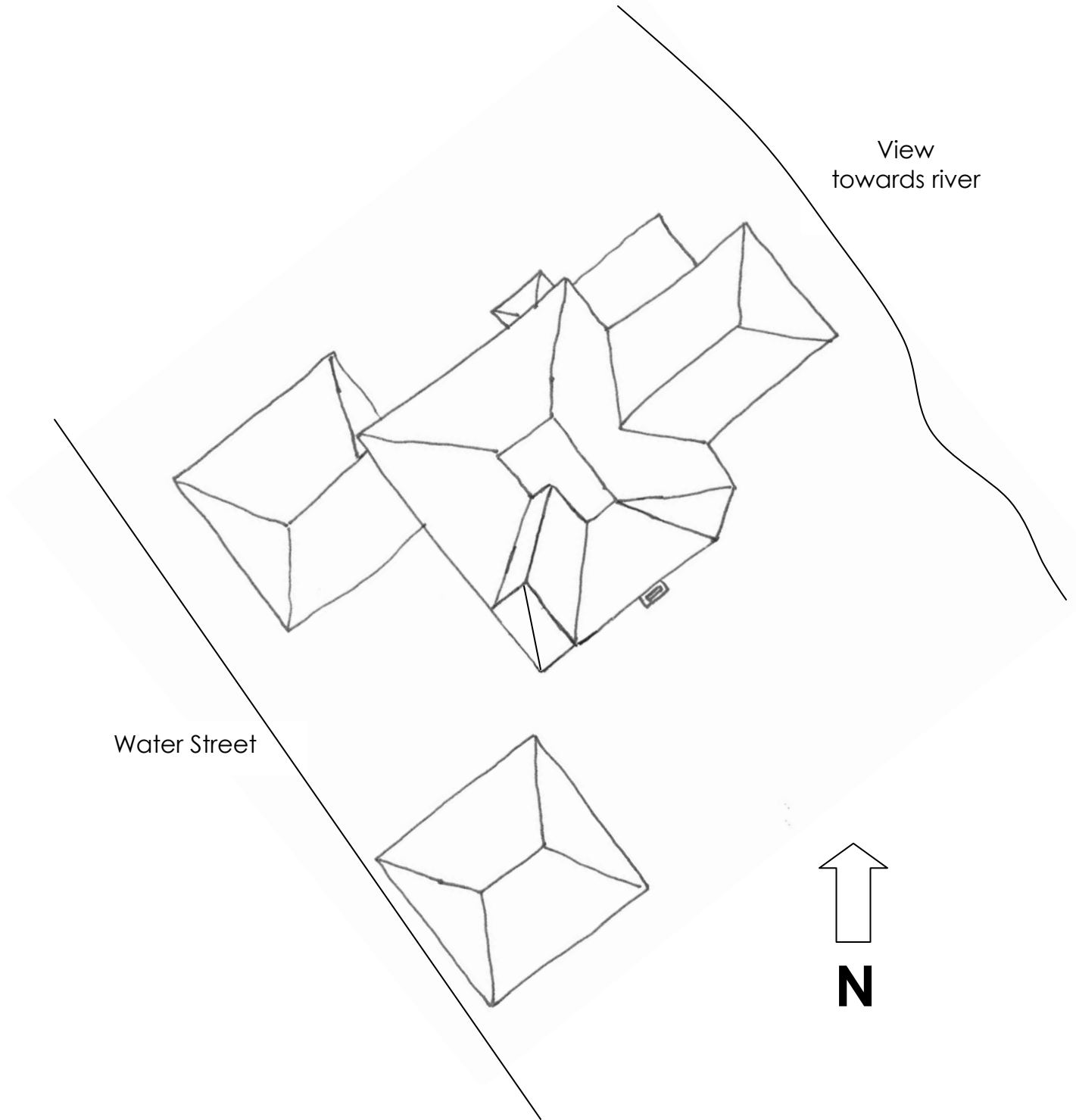




Sanborn Fire Insurance Map -  
South Bend Sept. 1901, Sheet 2

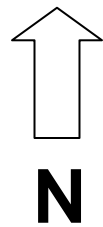


Sanborn Fire Insurance Map - South Bend June 1909, Sheet 3



Water Street

View  
towards river



Site Plan – Pearson House  
Not to Scale









