

CITY OF NORTH BEND LANDMARK REGISTRATION FORM

1. Name of Property

historic name: North Bend Historic Commercial District
other names/site number: King County HRI#1567

2. Location

street & number: 101-228 W. North Bend Way not for publication
113-125 North Bend Blvd N
city, town: North Bend Vicinity
state: WA code: WA county: King code: 033 zip code: 98045

3. Classification

| Ownership of Property: | Category of Property: | Number of Resources within Property: | |
|---|--|--------------------------------------|------------------------------|
| | | Contributing | Non-Contributing |
| <input checked="" type="checkbox"/> private | <input type="checkbox"/> building(s) | <u>17</u> | <u> </u> Buildings |
| <input type="checkbox"/> public-local | <input checked="" type="checkbox"/> district | <u> </u> | <u>2</u> Sites |
| <input type="checkbox"/> public-State | <input type="checkbox"/> site | <u> </u> | <u> </u> Structures |
| <input type="checkbox"/> public-Federal | <input type="checkbox"/> structure | <u> </u> | <u> </u> Objects |
| | <input type="checkbox"/> object | <u>17</u> | <u>2</u> Total |

Name of related multiple property listing:
(Enter "N/A" if property is not part of a multiple property listing.)
NA

Number of contributing resources previously
designated as King County Landmarks:
1 (Masonic Hall)

4. Owner of Property

Name: Multiple (See continuation sheet)
Street & number
City, town: state: zip:

5. Form Prepared By

Name/title: Cathy Wickwire
Organization: date: May 2000
Street & number: 1416 East Roy Street, Seattle, WA 98112 telephone: 206-322-1219

North Bend Historic Commercial District

Name of Property

6. Function or Use

Historic Functions (enter from instructions)

Commerce/Trade

Recreation/culture

Social

Current Functions (enter from instructions)

Commerce/Trade

Recreation/culture

Social

7. Description

Architectural Classification
(enter from instructions)

Commercial Vernacular

Art Deco/Art Moderne

Spanish Colonial Revival/Mediterranean

Other: Alpine theme

Materials

(enter categories from instructions)

foundation: concrete, poured

walls: brick, stone, stucco, tile, plywood, wood paneling, sheet metal, structural glass, concrete, concrete block

roof: synthetic shakes, composition, tar/built-up, wood shakes

other:

**Describe the present and historic physical appearance of the property.
(See continuation sheets.)**

8. Statement of Significance

Applicable Designation Criteria

A1 Property is associated with events that have made a significant contribution to the broad patterns of national, state, or local history

A2 Property is associated with the lives of persons significant in national, state, or local history

A3 Property embodies the distinctive characteristics of a type, period, style, or method of design or construction or represents a significant and distinguishable entity whose components lack individual distinction.

A4 Property has yielded, or is likely to yield, information important in prehistory or history

A5 Property is an outstanding work of a designer or builder who has made a substantial contribution to the art.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

a cemetery, birthplace, or grave owned by a religious institution/used for religious purposes

moved from its original location.

a reconstructed historic building

a commemorative property

less than 40 years old or achieving significance within the last 40 years

North Bend Historic Commercial District
 Name of Property

| Areas of Significance (Enter categories from instructions) | Period of Significance: | Significant Dates: |
|---|-------------------------|--------------------|
| Architecture | 1910-1960 | 1910, 1925, 1941 |
| Commerce | 1889-1960 | 1910, 1925, 1941 |
| Entertainment/Recreation | 1915-1960 | 1915, 1941 |
| Social Movements/Organizations | 1910-1960 | 1910 |
| Transportation | 1889-1960 | 1889, 1915, 1941 |

Significant Person
 (Complete if Criterion A2 is marked above)

Cultural Affiliation

Architect/Builder

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above. (See continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form) (See continuation sheet.)

Previous documentation on file:

Primary location of additional data:

- | | |
|---|---|
| <input checked="" type="checkbox"/> included in City of North Bend Historic Resource Inventory #:1567 | <input type="checkbox"/> State Historic Preservation Office |
| <input type="checkbox"/> previously designated a King County Landmark | <input type="checkbox"/> Other State agency |
| <input type="checkbox"/> previously designated a Community Landmark | <input type="checkbox"/> Federal agency |
| <input type="checkbox"/> listed in Washington State Register of Historic Places | <input type="checkbox"/> Local government |
| <input type="checkbox"/> Preliminary determination of individual listing | <input type="checkbox"/> University |
| <input type="checkbox"/> (36 CFR 67) has been requested | <input checked="" type="checkbox"/> Other (specify repository) |
| <input type="checkbox"/> previously listed in the National Register | <input type="checkbox"/> City of North Bend |
| <input checked="" type="checkbox"/> previously determined eligible by the National Register (#1591) | <input type="checkbox"/> King County Landmarks & Heritage Program |
| <input type="checkbox"/> designated a National Historic Landmark | |
| <input type="checkbox"/> recorded by Historic American Buildings, Survey #: | |
| <input type="checkbox"/> recorded by Historic American Engineering, Rec. #: | |

10. Geographical Data

Acreage of Property:

Quadrangle Name: North Bend, WA

Quadrangle Scale: 7.5'

Verbal Boundary Description

Multiple parcels [See continuation sheet]

Boundary Justification

This historic district includes a cohesive group of the intact historic resources directly associated with the commercial development of downtown North Bend.

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CONTINUATION SHEET – NORTH BEND HISTORIC COMMERCIAL DISTRICT

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PROPERTY OWNERS:

William M. Glazier
P.O. Box 1404
North Bend, WA 98045
Parcel #: 784670-0695
784670-0696
784670-0705

Susan Sherman
Rookwood Properties LLC
P.O. Box 2025
Snoqualmie, WA 98065
Parcel #: 857190-0075

Mary Grina
2018 Mill Pointe Drive SE
Mill Creek, WA 98012
Parcel #: 784670-0706

Terry Hill
Maguire Hill Real Estate
P.O. Box 2266
North Bend, WA 98045
Parcel #: 857190-0076

William M. Glazier
P.O. Box D
North Bend, WA 98045
Parcel #: 784670-0715
784670-0716

Unity Lodge 198 - F & A M
P O Box 2015
Snoqualmie, WA 98065
Parcel #: 857190-0095

Brian C. and Karen Slover
46509 SE Mount Si Road
North Bend, WA 98045
Parcel #: 784670-0790

Eugenia M. Macris
P O Box 313
North Bend, WA 98045
Parcel #: 857190-0105
857190-0110

Jacqueline Petite
P.O. Box 509
Issaquah, WA 98027
Parcel #: 784670-0800
784670-0810

Steven A. and Barbara Margolis
129 West North Bend Way
North Bend, WA 98045
Parcel #: 857190-0115

Robert W. Catterall et al
160 NW Gilman Blvd
Issaquah, WA 98027
Parcel #: 784670-0805

Olive M. Tjersland
c/o Doris Wade
809 Riverside Drive
North Bend, WA 98045
Parcel #: 857190-0120

Robert S. Yerkes
P.O. Box 853
North Bend, WA 98045
Parcel #: 784670-0826

John J. Glazier
P O Box 1088
North Bend, WA 98045
Parcel #: 857190-0135

CITY OF NORTH BEND LANDMARK REGISTRATION FORM

CONTINUATION SHEET – NORTH BEND HISTORIC COMMERCIAL DISTRICT

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DESCRIPTION

The City of North Bend is located in eastern King County in the Upper Snoqualmie River Valley, approximately four miles above Snoqualmie Falls. Interstate-90 (I-90), the state's primary east-west vehicular corridor, passes through the southern periphery of the city. Before the completion of the I-90 bypass in 1978, cross-state traffic passed directly through North Bend's historic business district which is the subject of this nomination.

The nominated area is concentrated at the intersection of West North Bend Way and North Bend Boulevard, and extends one block east to Main Street. It contains 17 contributing buildings; those portions of West North Bend Way, North Bend Boulevard North and North Bend Boulevard South which are bounded by the buildings; and, two vacant lots. The buildings in the district are associated with three distinct phases of the city's development including: the Railroad Era (1889-1914); the Sunset Highway era (1915-1940); and, the Cross-State Highway era (1941-1960). While most of the buildings were constructed in the "commercial vernacular" mode, there are also examples of Art Deco/Art Moderne and Spanish Colonial Revival/Mediterranean Revival styles. After 1960, new commercial development took place outside of the established business district. The only significant physical change to occur downtown after that date was the embellishment of buildings with applied Alpine decorative elements in the early 1970s.

Three contributing buildings, as well as the overall layout of the town, date to the earliest phase of development, 1889 to 1914, when the community was oriented toward and dependent on the railroad for travel and commerce. The buildings include: the State Bank of North Bend (1910); Edgerly's Drugs (1911); and, the Masonic Hall (1912). Photographs from this period depict a rough-hewn streetscape comprised of simple, one to two-story, wood-frame buildings, raised wooden sidewalks, and dirt streets (the latter were improved in about 1910-11). Features common to these early buildings were their vertical proportions, false fronts--some with stepped parapets, wood shingle roofs, rustic horizontal siding, painted wall signage, and storefronts with large-paned display windows. Some of the buildings had shed-roofed canopies; others had canvas awnings. Beginning in approximately 1910-11 more substantial buildings of masonry construction began to be built in North Bend. This may have, in part, been spurred by a fire which reputedly occurred on the south side of First Street around 1910. These more substantial buildings represented North Bend's growing maturation and stability, and the closing of the community's initial phase of development.

The majority of buildings in the district date to North Bend's second phase of development, the Sunset Highway Era (1915-1940). One building, the relocated section of the McClellan Hotel, is associated with two phases, the era of its initial construction (1918) and that of its relocation (1941). The other contributing buildings from this period include: Keith Lord Radios (1929); Fred Wiesenbach Barber Shop (1928); McClellan Hotel/Thompson's Café (1925); Sunset Garage (1929); Kelsko Meat Market (1920-now called the Iron Age Building); Bellinger Bakery (1928); and, the McGrath Hotel (1922).

After 1915, North Bend's commercial structures were built primarily of reinforced poured concrete, and several of them reflected the new design aesthetics of the time. Styles ranged from the spare, geometric and utilitarian design of the 1918 McClellan Hotel and the 1925 McClellan Hotel/Thompson's Cafe, to the

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more decorative Spanish Eclectic detailing of the 1922-26 McGrath Hotel, to the Art Moderne-influenced 1929 Sunset Garage. These buildings contribute directly to a cohesive architectural character associated with the Sunset Highway and remain as some of the most distinctive structures in the district.

Buildings that are somewhat more modest were also constructed in the 1920s. They were of one to two-story brick masonry construction with decorative parapets at the roofline, simple contrasting trim of terra cotta or tile, and traditional storefronts with recessed entries. Some of these buildings had suspended wood canopies to shelter pedestrians. Many of these features, if not the original brick facing, can be discerned on the extant buildings in this group examples of which include: Keith Lord Radios (1929); Fred Wiesenbach Barber Shop (1928); Kelsko Meat Market (1920); and, the Bellinger Bakery (1928).

During the third phase of development, from 1941 through 1960, the impact of automobile traffic through downtown North Bend intensified due to the straightening and realignment of the "Cross-State Highway," U.S. Route 10, in 1941. The physical appearance of the downtown changed substantially due to the widening of the main thoroughfare and the construction of new buildings associated with increased highway-oriented commercial activity. Buildings in the district constructed during this phase include: Glazier's Dry Goods (1941); Lee Brothers' Grocery (1941); North Bend Theatre (1941); the relocated section of the McClellan Hotel (1918/1941); Thompson's Café/Mar-T Café (1941); and, the present Maguire Hill Real Estate Office(1954).

With the widening of the highway, a number of property owners chose to build anew rather than relocate their old wood-frame buildings. In doing so many of them chose sleek, clean-lined storefront designs reflecting the popular aesthetics of the automobile era. Within and along the edges of the compact downtown other new buildings were also constructed with the same spare styling. A number of property owners on the south side North Bend Way who were not required to relocate their buildings nonetheless participated in the spirit of the time by "updating" the facades of their buildings. In one of the more dramatic responses to the highway widening, the southernmost section of the large McClellan Hotel noted above, which lay in the right-of-way, was removed, raised, relocated behind the original hotel building, and rotated 90 degrees with its narrow end fronting the new highway.

During the following two decades, infill development occurred on vacant lots, and older storefronts continued to be "modernized." As a result of these activities, downtown North Bend developed a new look with a preponderance of concrete and stuccoed surfaces, curved horizontal lines, and detailing of aluminum, black tile, and structural glass block. Suspended canopies over the sidewalks further emphasized the highway-oriented "streamlined" effect as did the mostly low-lying scale and form of the new construction.

Significant additional change did not occur until the 1970s when Alpine decorative motifs were added on the facades of a number of buildings. Original facing materials were, in most instances, left intact and simply covered over, and storefront configurations were not radically altered (some of the underlying facades retain earlier face-lifts made in the 1940s or 1950s). Nearly all of the neon signage, which dated to the "highway eras," has been removed over the years; however, some of the supporting structures still remain. In the 1990s, a number of street improvements were made including a planted median strip, street

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trees, light standards, and interpretative signage. In the last several years, three buildings have undergone façade rehabilitation including: the Masonic Hall (1912); the North Bend Theatre (1941); and, the Kelsko Market (1920). Two buildings are currently undergoing substantial interior and exterior rehabilitation, the McGrath Hotel (1922-26) and the McClellan Hotel – relocated section (1918/1941).

The following section includes a brief physical and historic description of each of the 17 contributing buildings within the district. These buildings exhibit varying degrees of integrity of materials and design; however, they all retain strong integrity of location, setting, feeling, and association. A subsequent section briefly describes the two non-contributing sites--both vacant parcels--within the district. The building descriptions are organized from east to west along the north side of West North Bend Way from Main Street to North Bend Boulevard; then north along the west side of North Bend Boulevard North; then west on the north side of West North Bend Way; and finally from west to east on the south side of West North Bend Way (See Map A)

CONTRIBUTING BUILDINGS

HRI#: 1570

Historic Name: State Bank of North Bend

Address: 102 W North Bend Way

Date Built: c.1910

Description:

Greatly altered with an added gable roof and applied Alpine ornament, this property consists of two commercial vernacular buildings which were later combined under a single ownership and use. Situated at the northwest corner of West North Bend Way and Main, the larger building on the eastern portion of the parcel bears little resemblance to its original form as a single-story bank of reinforced concrete. In its earliest configuration, the c.1910 bank featured a flat roof, a corner entrance, and little or no ornamental detail, and measured 35 feet by 25 feet. In 1929, the bank was remodeled with a heavy classical cornice, moldings above the corner entry, and ornamental lanterns. In 1941, the bank was jacked up and moved 30 feet to the north in conjunction with widening of the highway. A second major remodeling took place in 1952, when the cornice was stripped away and replaced with a flat band of stucco and facing stones were applied around the base of the building.

History/Significance:

The smaller wood-frame building on the western portion of the parcel was constructed in 1910 and remodeled in 1930, according to tax records. The remodeled façade featured a band of narrow transom lights above a suspended marquee, a recessed entrance, and large plate glass windows over wood bulkheads. For many years, the building housed a jewelry store, but, by 1956, it was occupied by a barber shop, and the façade had been extensively altered once again with a treatment similar to the adjacent bank. In 1970, the bank was combined with the adjacent barbershop to the west under one massive gabled roof with a deep overhang and brackets, all in the Alpine mode.

Early photos show a predecessor frame bank building with a false front on the opposite side of First Street and one block further east. It was a private bank, first organized by Issaquah banker W.W. Sylvester about 1908. By 1911, the new concrete bank with its distinctive corner entrance had been erected across the

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street and appears on Sanborn Co. insurance maps of that year. Incorporated in 1913 as an offshoot of Sylvester's earlier operation, the State Bank of North Bend was purchased by C. Beadon Hall and his sister Isadore Hall in 1923. It became a part of Beadon's Washington State Bank system, which included banks at Duvall, Tolt, and Snoqualmie. When the highway was widened through downtown North Bend in 1941, the bank received compensation for relinquishing land in the right-of way, and a sizable amount for moving the concrete building some 30 feet to the north. In the 1950s, the bank corporation was sold to Seattle First National Bank, and Beadon retired to his home in Snoqualmie.

Next door to the bank, D. H. and Ethel Phillips built a modest wood-frame jewelry shop around 1910. The Sanborn maps indicate that the building may have been moved once before it was later moved back to make way for the highway. The Phillips were also compensated for the land taken for the highway and for the cost of moving their building. These two buildings were ultimately combined visually and functionally in 1970, under the ownership of Hugo Loveland, the first downtown property owner to implement the community's new Alpine motif. The 1970s roofline and façade disguise the separation between the two structures, which currently house the Hangchow Restaurant.

HRI#: 1571

Historic Name: Keith Lord Radios

Address: 108 W North Bend Way

Date Built: 1929

Description:

Built in 1929, this two-story brick building is situated in the heart of North Bend's business district, mid-block on the north side of West North Bend Way. King County assessor photos for 1940 depict façade features still visible today, including decorative brick facing, ornamental tie-rod plates at the cornice line, a stepped parapet, a second-story wooden bay window, and a canopied storefront with a central entry. Its dimensions are 17 feet by 63 feet. Today, a coat of paint has obscured the color and geometric pattern of the second-story brickwork. At street level, the original suspended metal marquee has been replaced with a shed-roofed wooden canopy with Alpine detailing, and facing stones cover the original brickwork. This hides the transom windows, which once lit the interior. Although the storefront configuration remains the same, the early wood sash have been replaced by metal, and the original tile bulkhead has also been covered with facing stones.

History/Significance:

The building's design similarities with the adjacent one-story brick structure, built in 1928-29, may indicate a common architect or builder. The 1930 Sanborn Co. insurance maps indicate that the tenant was a radio and electrical goods store. Smaller, wooden false-front structures had previously occupied the site. In March 1930, Keith and Helen Lord acquired the building and operated their business, Lord's Radio and Electric Shop, in this location. In 1941, the building was moved back some 30 feet to the north for the highway widening. The State Highway Department compensated the Lords for land in the right-of-way, and for the cost of relocating the building. Charles Pehling and Son were contracted to jack up and move the building. By 1956, the building housed a shoe store. Today, a ski store occupies the shop space, and the second story still serves as an apartment. This remains one of the few relatively unaltered 1920s buildings on West North Bend Way and possesses some distinctive architectural features.

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HRI#: 1572 **Historic Name: Fred Wiesenbach Barber Shop**
Address: 110 West North Bend Way **Date Built: 1928-28**

Description:

This modest one-story commercial building is situated mid-block on the north side of North Bend Way. Its footprint measures 16 feet by 30 feet. According to King County assessor records, this wood-frame structure was constructed in 1928-29 with a front wall faced with brick veneer and a side wall of reinforced concrete. Assessor photos for 1940 show a variegated brick facing, ornamental tie-rod plates, console details along the stepped parapet, continuous transom windows above a suspended metal marquee, plate glass windows set in wooden sash, and a tiled bulkhead. By 1956, the storefront featured a newer metal canopy with a more streamlined profile. Today, the storefront retains its original configuration, although some fabric has been stripped away. Transom windows are missing or boarded over, as are the plate glass display windows. At street level, the original bricks have been replaced with facing stones, but the original brown, striated brick veneer remains above. The center-most decorative tie rod plat at the parapet has been removed.

History/Significance:

The building's design similarities with the adjacent two-story brick structure, built in 1929, may indicate a common architect or builder. The building first appears on the 1930 Sanborn Co. insurance map labeled as a barbershop. To the rear was an attached dwelling. Earlier buildings on the site were very small wooden structures with false fronts. In March 1928, Fred and Elvira Wiesenbach purchased the property and presumably constructed the building for Fred's barber shop. In 1941, this building was moved back some 30 feet to the north to make room for the highway widening. The State Highway Department compensated the Wiesenbachs for land taken for the right-of-way, for moving the barber shop, and for the labor involved in dismantling their dwelling to the rear. By 1956, North Bend Jewelry occupied the building, which is currently vacant.

HRI#: 1573 **Historic Name: Glazier's Dry Goods**
Address: 112 West North Bend Way **Date Built: 1941**

Description:

This single-story, concrete commercial building was constructed in 1941. Its dimensions are 52 feet by 70 feet. The storefront features two recessed entries, and consists of structural plate glass, black tile and Roman brick. When new, the building featured a metal canopy, six feet in depth and streamlined in design. This has since been removed, giving the façade a much flatter appearance. The primary façade of the building appears to have undergone some remodeling in the 1950s, as its footprint does not match the King County assessor's floorplan. Along the alley wall to the west, the concrete is stuccoed. Original windows and door windows are visible to the rear, as is the height of the concrete parapet wall.

History/Significance:

For many years, this was the site of Glazier's Dry Goods Co., a venerable old North Bend business. Ward W. Glazier and a partner, C. T. Conrad, first acquired the mercantile business of E.G. Trommold about

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operated Lee Brothers' Grocery in this location, with the post office remaining. Wall signage advertised the grocery's offerings as "Fruits, Vegetables, Fresh Meats, and Tourist Supplies."

When the highway was widened, Lee Brothers determined to build a new structure in the Art Moderne mode, rather than to move the existing one out of the right-of-way. In April of that year, the *Snoqualmie Valley Record* noted, "*Glazier's Dry Goods and Lee Bros. Grocery, with keen foresight, had erected new buildings to the rear of their old places of business, and are now all set to tear down and dismantle their former stores and move into the fine new locations at the back. All they need to do is build a front and put up the necessary signs, and they will be out of the way of the invading highway crews.*" A. L. Lee was offered compensation from the State for his loss of business and for moving his stock. Initially, the post office remained in the building but relocated to another location later. The Snoqualmie Valley Antique Co. now occupies the building.

HRI#: 1576

Historic Name: McClellan Hotel

Address: 202 West North Bend Way

Date Built: 1918

Description:

The McClellan Hotel, built in stages beginning in 1918, is a two-story reinforced concrete building with a footprint measuring 48 by 104 feet. The structure has been considerably reduced in size due to the removal of its southernmost section in 1941. The original building featured three distinct bays, with a smaller center bay on the principal east elevation, separated by piers but tied together by an intermediate cornice and a 77-foot long marquee. The windows were grouped in twos and threes, as they are now, and featured double-hung sash. The interior contained 28 rooms on the second floor, and three retail spaces at the ground floor level. Today the building retains its overall façade organization, stucco finish and detailing. A suspended canopy with curved corners wraps around three sides of the building, much as it appears in a 1943 assessor's photo. Second story windows were recently replaced with a modern three-pane pivoted sash, and there have been various window and door changes at street level.

History/Significance:

The 1918 McClellan Hotel and its predecessor wood-frame hotel both played a long and colorful role in the commercial and transportation history of North Bend. Pioneers Gustin and Tibbetts, who had earlier run a store and hotel at the Toll Gate Farm, moved to North Bend with the coming of the railroad and built the Cascadia Hotel and general store around 1891. The Cascadia was a large, rambling building -- L-shaped in plan and two stories in height with a handsome second-story balcony and balustrade off the Bendigo Street façade. Various historic photographs show the expansion of the structure over time. The most notable change was a doubling of the width of the general store wing, the addition of a third story, and the construction of a broad false front along Bendigo Street. Associated with the hotel was a substantial livery stable that furnished pack horses, freighting outfits, and stage lines. Over the years, the Cascadia changed hands many times, passing from Gustin and Tibbetts to Al Fisk, to Goode and Tibbetts, and then to David Utley.

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In 1908, Mary McClellan, a widow with four small children, and her brother-in-law, Bill McClellan purchased the hotel. C. E. Catching acquired the adjacent general store, and was famous for supplying grubstakes to miners headed for the Cascades. In 1918, the old frame hotel and store burned down. Mary and “Uncle Bill” McClellan, still partners, built a new concrete hotel in sections. The first section fronted along First Street while subsequent sections were built to the north, with the final being an attached one-story wing fronting on Bendigo Street. Constructed in 1925, this final addition served as the hotel dining room, and later as Thompson’s Café. Over the years, the hotel office and lobby and various businesses occupied the ground floor spaces, including a restaurant and confectionery in the 1920s and a tavern and a movie theater in the 1930s. Mary McClellan retired in 1924, but her brother-in-law Bill continued to operate the hotel until 1940 when he sold it to Mary’s daughter Addie Anderson and her husband Elmer. When the highway was widened in 1941, the earliest section of the hotel was detached, picked up, moved to the rear across the alley, and rotated 90 degrees. The costs of the land relinquished for the right-of-way, the relocation of the detached section, and all of the necessary repairs and remodels, were borne by the State Highway Department and reimbursed to the owner. These payments were by far the largest of any made to a downtown North Bend property owner in conjunction with the realignment and widening of the highway. The Andersons leased the hotel for some years before selling it, and it has since changed hands several times. In recent years, the building has been rehabilitated with apartments on the second floor.

HRI#: 1577

Historic Name: McClellan Hotel/Thompson’s Cafe

Address: 113 North Bend Blvd N

Date Built: 1925

Description:

Constructed in 1925, this single-story concrete building with a stucco exterior retains design elements from its former use as a café, including a bracketed cornice below the roofline on the principal east elevation. The storefront configuration remains the same, although wood sashes have been replaced with metal, and the bulkheads covered over with synthetic stone. The original canopy featured a distinctive metal fascia, now gone. On the north elevation, a row of large windows with multi-paned sash, once decorated with flower boxes and signage, has been boarded over and stuccoed, but their placement and dimensions are clearly visible in relief against the wall. Also visible on this elevation are the original incised patterns in the concrete, now accented with contrasting paint. In 1960, a large addition of concrete block was appended to the back of the building to increase the storage capacity of the hardware store, which occupied it at the time. This addition nearly doubles the length building footprint to 26 by 126 feet.

History/Significance:

This modest structure is said to have been built for owner Bill McClellan in 1925 as a restaurant annex for the McClellan Hotel. Although a separate parcel, the 1926 Sanborn map shows that the two buildings were attached, and there was no other restaurant space within the hotel proper. King County assessor records indicate that R. E. Thompson began to purchase the building on contract in 1929, and a 1940 assessor’s photo shows Thompson’s café in full swing. The café derived much of its business as a popular stopping point on the Sunset Highway. Its signage was designed to attract the motorist. “THOMPSON’S CAFÉ” was painted very prominently along the parapet of the north wall, as well as vertically on a telephone pole at the edge of the sidewalk. A metal and neon sign was mounted near the main intersection at the second-

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story level of the McClellan Hotel. Signs advertising fried chicken, hamburgers, beer, and ice cream were posted in the windows and hung from the decorative metal marquee. According to assessor's records, Elmer Anderson, owner of the McClellan Hotel, reacquired the café in 1945. Thompson had vacated the building by then, after constructing a modern new lunchroom on the southeast corner of what was then First and Bendigo, a place which would later house the Mar-T Café. After that, various tenants, including a Marshall-Wells hardware store in the 1960s occupied the old Thompson's café.

HRI#: 1579

Historic Name: North Bend Theatre

Address: 125 North Bend Blvd N

Date Built: 1941

Description:

The North Bend Theatre is a 40 by 100 foot concrete structure designed in a spare, Art Moderne style. Few major changes have occurred on the exterior of the building. Its most distinctive feature is the projecting stepped parapet, curved at the corners of the building and accented by incised banding that wraps around the sides. A King County assessor's photo from 1943 shows that this detail was picked out with contrasting colors. On its primary façade, the theatre had undergone some minor changes over the years, including the replacement of original windows with aluminum sliders and pivoted sash. Shutters had also been added to the windows, and the old vertical neon sign had been replaced with a backlit plastic wall sign. In addition, an ordinary reader board sat atop the theatre marquee. Under new ownership, the theater recently underwent substantial rehabilitation which recreated the vertical neon sign, replaced the later windows with multi-paned sash, removed the shutters, and added a new marquee designed in an Art Moderne mode. Three pairs of double doors still provide access to the foyer. Original interior spaces, ticket booth lighting, and metal-framed seats remain in place.

History/Significance:

In April of 1941, the new North Bend Theatre opened its doors to the public. An earlier theatre of the same name had operated for some years in the middle section of the McClellan Hotel. However, the highway widening in 1941 resulted in a major remodel of that large structure, and the theatre facility was no longer available. To build the new theatre, Emmet Jackson collaborated with theatre manager Jay Tew. Apparently, no expense was spared to create a thoroughly modern facility. Contractors for the project were local builders William Blaisdell and Herbert Johnson. W.E. Stoddard of Meadowbrook was responsible for interior decoration. A *Snoqualmie Valley Record* report on the opening night noted the deluxe seats upholstered in red plush, the indirect lighting, the latest in sound equipment and air conditioning, and a silver screen, described as one of the newest innovations. The article further stated, "The furniture in the lobby, of cream colored leather, harmonizes nicely with the rich dark red carpet, the whole effect of the building and appointments being stream-lined in the most modern manner." The main floor sat 400, and 12 seats were available in a small balcony. There was a lobby, a powder room, and a crying room. An exterior detail of particular note was the "large and beautiful Neon sign, which can be seen for a long distance." The North Bend Theatre has operated continuously since then, including over 30 years by previous owner, Harry Trostel.

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HRI#: 1580

Address: 228 W North Bend Way

Historic Name: McClellan Hotel (Southern Third)

Common name: former North Bend Tavern Building

Date Built: 1918

Description:

Currently undergoing rehabilitation, this two-story concrete building still bears a strong resemblance to its “mother building,” the larger McClellan Hotel located just to the east. The line of the parapet, the strong vertical columns that anchor each corner, the bracketed intermediate cornice, and the simple trim elements that delineate the former locations of second story windows, are all remnants of the original building built in 1918. Before the recent work commenced, all of the second-story windows had been boarded up, and the storefront on the primary south elevation had been entirely re-worked with new openings and z-brick cladding. Around to the east, the entire wall is still sheathed with T-1-11 siding. To the west, the original stuccoed wall surface remains, as does the concrete block, single-story addition built in 1955 that initially housed a small tavern.

History/Significance:

This building was originally constructed in 1918 as the first segment of the McClellan Hotel on the corner of First Street and Bendigo. In the 1920s, it contained a restaurant and confectionery on the first floor and hotel rooms on the second. In the 1930s, the Alpine Tavern occupied the ground floor space. In 1941, this section of the building was detached from the hotel, jacked up, moved, and rotated to stand in its present location across the alley from the old hotel building. The widening and realignment of the highway necessitated this project. The Department of Highways reimbursed the owner, William McClellan, for the costs associated with the relocation. L. N. Kunkel & Co. moved the section, G. A. Slade moved a small garage and dwelling out of the way and Herbert Johnson did carpentry work in the relocated portion. These payments were by far the highest of any made to property owners in downtown North Bend concerning the highway widening.

In its new location, the newly separate building occupied the site of the old Cascadia Livery Stable, where Cascadia Hotel proprietors had once boarded horses and operated stage lines. The stable appears on the 1911 Sanborn Co. insurance map but had disappeared by the 1926 map. The relocated building faced the new alignment of the highway, and catered to travelers along this route. By 1958 and perhaps earlier, the business had become the Hotel Café, advertised with a large, vertical neon sign. Along the length of the west side, a single story concrete block addition with an angled corner entrance was constructed in 1955. This establishment was known as Gil’s Tavern. Until recently, the ground floor level housed the North Bend Tavern.

HRI#: 1584

Address: 201 West North Bend Way

Historic Name: Sunset Garage

Date Built: 1929

Description:

Occupying a prominent corner in downtown North Bend, the two-story reinforced concrete Sunset Garage still retains the massing, roofline, structural openings and some of the steel sash windows of its original 1929 Art Moderne design. The second story is particularly intact, especially the stepped parapet at the

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corner. The property includes an earlier one-story portion on the western half of the parcel, featuring a stepped parapet lined with a bracketed cornice. The main building exhibits several interesting details consisting of Egyptian-styled, engaged columns of concrete arranged around the display windows at the front. King County assessor records indicate the building had an interior ramp measuring 12 feet by 60 feet. Its overall dimensions remain at 98 feet by 100 feet. The ramp allowed storage of automobiles at the second story level. The ground story has undergone some alteration, most notably the removal of the corner canopy that sheltered the gasoline pump drive-through. That open corner has been enclosed with concrete and plate glass that matches the earlier windows. Two garage doors on the north elevation have been replaced with modern metal roll-tops, but one original double-leaf, wood-paneled set of garage doors remains in place on the east side.

History/Significance:

Before the construction of this building in 1929, the same business was housed in an old, wood-framed livery stable, which had originally served as John Maloney's North Bend Stable. This property illustrates a functional transition from livery stable to garage, brought on by the advent of the automobile and the evolution of the Sunset Highway through downtown North Bend. Most historic views of North Bend's main intersection show Maloney's North Bend Livery Feed and Sale Stable at the southwest corner of what was then First and Bendigo. The wood-frame, rustic-sided building was a story and a half in height and had a tall stepped false front. Some photos show water barrels along the ridgeline and a fire bell at the parapet. Maloney's livery had it all – feed, grain, and baled hay; horses boarded and pastured; wood for sale; camping tents and outfits for rent; and a shipping and receiving service. John Maloney, a successful entrepreneur and the first mayor of North Bend, made his mark on other local businesses, including Maloney's Grove auto camp at the southeast end of town.

Sometime between 1915 and 1918 – when the Sunset Highway was completed over Snoqualmie Pass – the livery stable changed and was converted to a garage. It was likely at this time that the single-story concrete addition was made to the west of the garage with a capacity for fifty cars. This portion still stands today. Historic photographs show that signage on the stable's false front had changed to "Sunset Garage" by 1918. The old frame livery continued to serve as a garage through the 1920s. Phil Churchill was the owner for a time, and he regularly ran ads in the *North Bend Post* for the makes and models of motor cars offered for sale at his garage. In 1929, a new, modern garage of reinforced concrete was put up in the place of the old livery building. Harry A. Snyder was listed as its proprietor in the Polk directory for 1930-31. By 1940, Harry Snyder owned the garage in conjunction with William Cochrane, and was also operating a Standard Oil station on the northeast corner of First and Ballarat.

HRI#: 1585

Address: 137 W North Bend Way

Historic Name: Thompson's Café/Mar-T Cafe

Date Built: 1941

Description:

This building is a one-story concrete structure with a footprint measuring 28 feet by 100 feet. The exterior has changed little with the possible exception of a storefront remodel in the 1950s. The configuration of the structural openings around two sides of the building remains the same, although the sash and door have

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been updated with aluminum. The primary north façade is faced with brick and black structural glass. There are glass brick sidelights on either side of the main entry. A wood-frame canopy wraps around the building on its north and west sides. To the west of the building is a parking lot that has been there since the construction of the restaurant in 1941.

History/Significance:

This single-story café building was constructed in 1941 to serve as the second location of Thompson's Café in downtown North Bend. For many years previous, a large wood-frame general store and warehouse had stood in this prominent location, which abutted the tracks of the Northern Pacific Railroad and its passenger depot just to the south. William Taylor had constructed the building in 1894, expanding his pioneer trading post business. After only ten or twelve years, he sold out to E.G. Trommold, who later sold it to W.W. Glazier. Sometime between 1930 and 1940, the old Taylor general store was torn down. V.R.M. Trommold owned the property in 1940, when the Highway Department announced its intention to widen the highway through downtown North Bend.

In the 1930s, Roy Thompson had operated a successful lunchroom in the old McClellan Hotel dining room, a one-story addition on the north elevation of the hotel. When his café was left a half-block off the new highway alignment, Thompson wisely acquired the Trommold property at the corner of what was then First and Bendigo. The new café was built in a spare, streamlined Art Moderne influenced mode, with a parapet that stepped back toward the rear, and a suspended metal canopy that curved around the corner of the building. In 1952, the business changed hands and became the Mar-T Café. The Mar-T advertised in the *Snoqualmie Valley Record* in September of that year as "North Bend's Newest, Finest Restaurant." The Mar-T, with its 1960s-style pole sign, its classic counter and booth seating, and its renowned pies, was an institution in North Bend. It remained in operation for some forty years. The place gained nationwide fame as the featured restaurant in the early 1990s television series "Twin Peaks." In the later 1990s, the restaurant changed in ownership, and in name.

HRI#: 1586

Address: 129 W North Bend Way

Historic Name: Kelsko Meat Market

Current Name: Iron Age Building

Date Built: 1920

Description:

Until recently, this one-story building bore little resemblance to its utilitarian, 1920s design. The original pedimented brick parapet had been lowered, and the wall faced with a vertical board siding. Dating from the early 1950s, the storefront featured an angled plate glass display window, metal-framed sash, a covering of facing stone, and a triangular metal canopy. After a substantial storefront rehabilitation, the building now reflects its original appearance. Later alterations have been removed, the pedimented brick parapet has been recreated, and the storefront completely rebuilt in wood. Although modern, this configuration is similar in scale to the original design with large transom windows over plate glass windows and wood bulkheads and a recessed entry at the center.

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History/Significance:

Built in 1920 as a meat market for Charles Kelsko, this building is of reinforced concrete construction with a brick facing. Sanborn Co. insurance maps for 1926 and 1930 show the meat market in place with an ice machine located toward the rear. From 1919 through 1931, the Polk directories list Charlie Kelsko as the proprietor of a meat market in North Bend. At Kelsko's market, halves of beef hung from hooks, and customers could order any cut of meat desired. Charlie's brother, Walter, owned the building when it was sold to Al and Dorothy Scott about 1937. The Scotts owned the property for sixty some years. They installed 250 cold storage lockers in the back portions of the building, but could not make a go of a retail meat market, as grocery stores were beginning to install their own fresh meat counters. The locker business continued, while the front of the store was converted to a sandwich and coffee shop. After the Second World War, the Scotts further expanded the meat locker area with a large addition toward the rear alley. Within a few years, the front façade was updated in a 1950s mode using sandstone facing and a triangular metal canopy. A sports store tenant followed, and various others, including a more recent antique shop, known as the Iron Age. Gradually, all of the meat lockers were removed as customers acquired home freezers.

HRI#: 1587

Historic Name: Bellinger Bakery

Address: 127 W North Bend Way

Date Built: 1928

Description:

In its original form, this one-story brick bakery building was an interesting example of a commercial façade designed to complement its neighbor. When constructed in 1928, it was sandwiched in between a small frame drug store to the east, and a 1920 brick meat market to the west. Its street façade echoed that of the meat market, which had also been built for Charles Kelsko. The bakery featured a pedimented parapet, concrete bulkheads and banding, double tiers of transom windows, and double doors set back in an angled recessed. The street façade retained its original appearance over the years, until the Alpine remodel of the early 1970s. Today the building gives the appearance of a two-story Swiss cottage, complete with an overhanging gable, brackets, balcony, and gingerbread trim. The original storefront configuration and all of its components, however, are intact. The transom windows and brick parapet is thought to remain in place behind the Alpine façade.

History/Significance:

Built in 1928 for Charles Kelsko as a twin to the meat market building next door, this building, also of reinforced concrete construction with a brick facing, has operated continuously as a bakery since that time. Carl Bellinger, the first tenant of the building, had operated a bakery and restaurant since 1922 in a building located across the street where the Snoqualmie Valley Antique Co. now stands. Carl Bellinger had previously owned a bakery in Seattle. He became familiar with North Bend from camping and fishing trips in the area, and noticed that the town had no bakery. Despite the best advice of friends in Seattle, he relocated his business to North Bend and prospered. The Bellinger Bakery stayed in business until Carl and his wife Dee retired in 1962. Bellinger's first and second bakery both appear on Sanborn Co. insurance maps for 1926 and 1930, respectively. Bakehouse and oven areas are clearly delineated. Historic photos show that the 1928 building remained unchanged on its exterior during the Bellinger ownership. George and Jean Macris acquired the bakery business and the building in 1964. An interim owner had operated the

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bakery for a few years after the Bellingers. The Macrises moved to North Bend after commuting from the city for six months. In the early 1970s, George's Bakery participated in the redesign of downtown North Bend in the Alpine style with a major façade remodel. The building still functions as a popular bakery and deli.

HRI#: 1588

Historic Name: Edgerly's Drugs

Address: 125 W North Bend Way

Date Built: 1911

Description:

In its original form, this 1911 wood-frame drug store measured 22 feet by 64 feet in dimension. Its façade features were a classic storefront design, with wood-framed display windows, a recessed central entrance, transom lights above, and wood-paneled bulkheads below. The upper façade was clad with rustic siding up to a simple wood cornice at the parapet. In 1955, the storefront was modernized with structural glass, metal frames, a new bulkhead in brick, and a marquee four feet wide. Except for the marquee, this storefront remains largely in place today. The upper part of the façade has been entirely encased in Alpine-styled materials. The gabled roofline disguises the original parapet. To the rear of the building, a poured concrete flat-roofed addition was made at an unknown date, bringing the footprint of the building nearly to the alley.

History/Significance:

According to King County assessor's records, this little frame building was constructed in 1911. From the time of its construction through the 1960s, it served as a drug store. The building appears as such in Sanborn Co. insurance maps for 1911, 1926, and 1930. Arthur Mason had been the druggist in North Bend from at least 1906, however, first in a location across the street. His business was written up that year in a locally published promotional booklet on North Bend, which noted that "A.R. Mason, proprietor of the Peoples' Drug Store, has one of the most up-to-date establishments of the kind to be found in the county. He carries a full line of drugs, medicines, stationery, rubber goods, perfumes, wall paper, paints, oils, etc. and is an experienced pharmacist. He is building up a strong trade in this end of the county." Mason was also widely known for his service to the community as president of the North Bend Hospital.

Sometime before 1920, Mason sold the store to Billy Westfall. Carl H. Edgerly purchased the drug store from Westfall's widow in 1923, and his name still appeared in the "Edgerly's Rexall Drugs" sign in the storefront in 1955. The drug store appears very prominently in streetscape photographs of downtown North Bend from the 1920s through the 1950s. Its signage was one of its most distinctive features. At various points in time, there was a vertical metal and neon sign reading "Fountain Drugs" suspended at the center front, and a large painted wall sign reading "DRUGS" along its wooden parapet. After Carl Edgerly, a man named LeMoine briefly ran the business. Following a period of vacancy, the building was converted to an art gallery. In the early 1980s, George and Jean Macris, owners of the adjacent bakery, acquired the building and opened a health food store call the Marketplace. Like its neighbors, this building was given an Alpine façade two stories in height with a gabled roofline and shallow balcony.

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HRI#: 1589

Historic Name: Masonic Hall - Unity Lodge #198

Address: 119 W North Bend Way

Date Built: 1912

Description:

Before a recent storefront rehabilitation, the principal north elevation of the Masonic Hall was perhaps the most thoroughly Alpine of any downtown building in North Bend. Above the storefronts, the full two-story façade was sheathed with plywood, and decorated with applied gables, balconies, half-timbering, and Swiss gingerbread. The removal of this cover-up revealed the original concrete surface, rusticated to simulate stone, and the dentilled cornice below the roofline, as well as the original second-story window openings with their original double-hung sash. At street level, the 1920s storefront fabric, a first generation Art Deco remodel, has remained in place since its installation. This arrangement of display windows in metal sash, black tile bulkheads, transom windows, and stuccoed columns and lintels with grooved detailing, clearly shows in the 1940 King County assessor's photo. A gabled Alpine overhang had been added above the store entrance, but has also been removed. This entrance bay has experienced the most extensive alterations, including the covering of the transom windows and the replacement of the original double doors. Fortunately, very few changes had been made to the original recessed sidewalk entryway to the lodge rooms on the second floor. At rear and sides, some original window openings and double-hung sash remain, and others have been infilled. Early wall signage has been painted over.

History/Significance:

North Bend's Masonic Hall - Unity Lodge #198 was completed in 1912, having been initiated in 1910 by the local Eagles organization. The Sanborn Co. insurance map for 1911 notes the "proposed Eagles Hall...left unfinished...wood posts, reinforced concrete, Platform 2nd." The newly-formed Unity Lodge of North Bend managed to acquire the unfinished building through member contributions and a mortgage for completion of its construction. Besides its on-going 85-year function as the fraternal meeting hall of the local Masons, the building has also played an important role in North Bend's commercial history. Its downstairs retail space has been home to several of the community's key businesses over the years.

W.W. Glazier first leased one of the two ground floor spaces in 1913, operating a general store under the name, North Bend Mercantile Co. In 1919, Eugene S. Hill and his partner, Ezra Shoudy, began a general store in the space vacated by Glazier, a business, which would survive for 33 years. Hill and Glazier, who were in competition selling the same merchandise, eventually agreed to specialize. Glazier, who had relocated across the street to the old Mead and Dano building, focused on dry goods and clothing, while Hill retained the grocery, hardware, and feed business. Grain and feed storage was located around the alley in a back part of the building. First known simply as Hill's General Merchandise, and later Hill's Price-Rite, the business changed with the times, adopting self-service, electrical appliances, frozen foods, and a meat market. Some physical remodeling of the space occurred, and the storefront was updated to an Art Deco look, sometime before 1940. Gene Hill retired in 1952, and sold the store. Presently, the space is occupied by an auto parts store.

Formally chartered in 1913, the North Bend Masons have continued to meet in their upstairs lodge throughout the years. Many community events were held in the facility, such as the "All Night Dance" -- music to be furnished by the five-piece Boyden's Orchestra -- held in April of 1921. Around 1970, the

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Façade alterations have been essentially limited to the retail level openings on the ground floor, however the original structural bays have not been altered. All of the plate glass windows have been replaced with vinyl sash and the transom windows have been covered and stuccoed. The corner entry area, an historic alteration, was subsequently altered and further remodeled with the addition of brick cladding, however some damaged portions of the 1940s glass block wall remain in place. All of the historic neon signage has been removed from the building, however a portion of the supporting superstructure is still attached to the building.

History/Significance:

The McGrath Hotel has been a prominent physical landmark in downtown North Bend for over seventy-five years. The hotel building is situated near the site of the cabin of William H. Taylor, the individual who platted the original townsite of North Bend in 1889. Prior to 1910, an early wood-frame commercial building that housed a bank, jewelry and watch repair shop was situated on the site. The site was apparently vacant prior to construction of the McGrath Café in the spring of 1922, which comprised the four eastern bays of the first floor of the current building. In late 1925 and early 1926, the one-story café building was expanded to accommodate hotel facilities with the construction of the two westernmost bays and the entire second floor level.

Jack McGrath, owner of the hotel, had owned and/or managed several enterprises in California, New Mexico and Arizona between 1905 and 1915. In Seattle, McGrath operated a restaurant in connection with the Skinner & Eddy Shipbuilding Corporation prior to establishing the initial McGrath's Café with his wife in April 1920. It was located on a site across the street from the subject property and was destroyed by fire during the following winter. Built on land purchased in October 1921, the McGrath Café became a popular meeting place for local teenagers and others who danced and enjoyed music there. In 1923, the proprietor regularly advertised its sixteen-foot long soda fountain, dining room and dance floor.

The opening of the new hotel in February 1926 coincided with a period of increasing auto tourism along the Sunset Highway. The hotel building included 45 well-appointed hotel rooms, and a café and a dining room adjacent to the hotel lobby. A notable Seattle architecture firm, Stuart and Wheatley designed the hotel addition. B. Dudley Stuart (1885-1977) was born in London and practiced in Edmonton and Vancouver prior to arriving in Seattle in 1918. He practiced in partnership with and Arthur Wheatley from 1925 to 1930. Along with the McGrath Hotel, they are known to have designed several particularly distinctive hotels and apartments during this period including the Bergonian/Mayflower Hotel (1926), the Marlborough Apartments (1926) and the Exeter House Apartments (1927).

Managed by Mr. and Mrs. McGrath, it was the largest and most modern hotel in North Bend and the vicinity. By the late 1920s, it was the leading place of public entertainment in this rural section of King County. Mr. McGrath was also one of the founders of the Commercial Club of North Bend. By the late 1930s, the storefront level included numerous neon signs and a tavern operated within the former lobby area. In response to the highway improvements through North Bend in 1941, Jack McGrath renovated the exterior of his building "along lines which will be modern to the last degree," according to the *Snoqualmie Valley Record*. The McGrath Hotel was known for its dramatic signage, which became larger and more elaborate over the years. Historic photos document numerous elaborate neon signs in place by the late

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STATEMENT OF SIGNIFICANCE

The North Bend Historic Commercial District is significant under *Criterion A1* because it uniquely reflects the city's long-time and important role as a provider of services to travelers. Additionally, the district is significant under *Criterion A3* because it contains the city's largest surviving concentration of wood-frame, masonry block, and concrete structures pre-dating 1950. Although a number of these buildings have been disguised with faux-Alpine facades applied in the early 1970s, the scale, massing and orientation of North Bend's historic downtown remains discernable. The period of significance extends from 1889, when the town was platted in anticipation of the railroad's arrival, to 1960 when the focus of new commercial development shifted away from the historic downtown area.

Summary History of North Bend

The history of North Bend is closely tied to its strategic location as a gateway between Puget Sound and the Cascade Mountains. Transportation routes, from early foot trails and wagon roads, to railroads and highways, have shaped the community's physical growth and economy. In the mid-19th century, the future site of downtown North Bend was part of a fertile, open prairie of the upper Snoqualmie Valley. Native Snoqualmie people are believed to have camped here, near the confluence of the river's three forks several miles above Snoqualmie Falls. From this protected place, they hunted, fished, and foraged for berries and root crops. The Snoqualmie's had well-established trade and travel routes linking their territory with Puget Sound groups and with their kinsmen, the Yakima Indians, east of the Cascades. Trans-mountain travel routes included a "foot-trail" over Snoqualmie Pass and a "horse-trail" over Yakima Pass.

Prospectors, railroad scouts, and military men were the first non-natives to explore the area around North Bend in the 1850s. By the early 1860s, Euro-American settlers had discovered the prairie and its agricultural potential. Because of its strategic location, the North Bend area continued to serve as a travel crossroads for early settlers, as it had for native inhabitants. A pack trail through the Cedar River Valley connected the area most directly to Seattle while the old Indian foot path over Snoqualmie Pass terminated in what is now downtown North Bend before continuing as a wagon road to Fall City and points west.

The North Bend area remained largely inaccessible to commerce, however, until the arrival of the Seattle, Lake Shore & Eastern Railroad in 1889. Early settlers William and Mary Taylor platted the original townsite -- first called Snoqualmie, later Mountain View, and finally North Bend -- in February of that year. The town plat was laid out in a nine-block grid west of the railroad right-of-way with four streets parallel to the tracks, First through Fourth, and four streets perpendicular, Sydney, Bendigo, Main and Ballarat. North Bend Way was known as First Street, and North Bend Boulevard as Bendigo Street. Subsequent plats over the next 20 years increased the town's size and provided real estate for residential development. However, the commercial district remained physically contained within the original town plat, aligned along First and Bendigo. Rail transportation encouraged the development of North Bend's resource industries. In the late 1890s and through the first decades of the 20th century, mining, logging, milling and agriculture sustained the town's economy. By 1906, the community boasted two hotels, three general stores, two liverys, a sawmill, a Baptist church, and a grade school. In March 1909, North Bend was incorporated as a city of the fourth class. Even then, though, a surprising number of North Bend businesses catered to tourists and outdoor adventurers.

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A winding wagon road had long connected North Bend to Fall City, and thence to Seattle via two alternate legs, which took either the northern or the southern route around Lake Washington. However, rail travel became the favored means of transportation throughout the area with the completion of the transcontinental rail lines. With the advent of gasoline-powered motorized vehicles in the early 20th century, there was a new impetus for road building in the state of Washington. In 1915, the final segment of Primary State Highway 2 over Snoqualmie Pass, a newly graded and graveled highway, was dedicated after years of planning. As a link on the celebrated Sunset Highway to Chicago, North Bend became the motorist's crucial last stop for food, gas, and lodging before crossing the Cascades. Like the older wagon road, the Sunset Highway entered town on Fourth Street, along the approximate alignment of today's SR 202, turned south onto Bendigo, and then turned east on First Street toward the mountain pass. Subsequent improvements to the highway in the 1920s and 1930s straightened and widened the road, which was eventually paved from Seattle to Snoqualmie Pass.

On North Bend's main streets -- Bendigo and First -- auto and tourist-related businesses flourished through the 1920s and 1930s. Old businesses adapted to meet the needs of motorists, and new businesses emerged to handle the growing numbers of cross-state travelers. These included a large number of automotive service stations, the majority of which are no longer extant, as well as lodging and restaurant establishments. A sleek new style of reinforced-concrete commercial architecture with roots in the Art Moderne sprang up, replacing the old wood-frame, western false fronts. Painted wall signs, suspended storefront signs, and large roof-mounted metal and neon signs all vied for the passing motorist's attention. Gradually, the Sunset Highway vied with North Bend's resource industries as the mainstay of the town's economy. While local logging and milling declined in the 1920s and 1930s, the highway sustained the community during the Depression years of the 1930s.

In the summer of 1941, the look of downtown North Bend changed suddenly with the completion of the Cross-State Highway, U.S. Route 10 and the forerunner of Interstate-90. With the completion of the Lake Washington floating bridge in July of 1940, construction began on a four-lane, fully paved express highway from Seattle to Spokane. While other neighboring towns were left off the highway corridor, North Bend was able to negotiate an agreement to keep the highway alignment through the downtown. The new route bypassed Fourth Street and Bendigo Street and entered North Bend on First Street. To accommodate the new limited-access road, First Street was substantially widened to eliminate traffic bottlenecks in downtown North Bend, creating an 80-foot wide arterial. Buildings on the north side of the street for a distance of some eight blocks were jacked up and moved back 30 feet, courtesy of the State Highway Department. By the summer of 1942, the work was completed, and the new highway was opened to great acclaim. The highway widening and building relocations seem to have had the immediate effect of revitalizing downtown North Bend. As highway travel increased in the years after the Second World War, North Bend's business district prospered. New buildings were constructed, and older buildings were updated. Over the next several decades, North Bend's cafes and drive-in restaurants, tourist courts and motels, gas stations and garages, spread further and further to the east along the highway. By night, neon lights illuminated the busy thoroughfare, the only central business district remaining on the cross-state corridor.

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As early as the 1950s, the sheer volume of cross-state traffic through town had become a problem for the community. By the mid-1960s, downtown North Bend was an infamous bottleneck with one of the few remaining traffic lights along the length of I-90 between Seattle and Boston. Plans for a by-pass around North Bend finally became a reality in the late 1960s with a proposed completion date in the mid-1970s. In the early 1970s, North Bend merchants determined to try a unified theme approach to enhance the downtown architecture. A Swiss Alpine motif was selected. Many businesses completed major exterior remodeling projects using projecting gables, balconies, and Alpine-styled woodwork, but others adopted more modest interpretations of the Alpine theme.

Nonetheless, the bypass eventually came to be. In 1978, I-90 bypassed the business district a half-mile to the south. Not unexpectedly, many of North Bend's gas stations, restaurants, and motels went out of business, and the community struggled through the 1980s as the area's long-established logging industry declined dramatically. By the early 1990s, new commercial development had shifted south and adjacent to the I-90 interchange. A factory outlet mall opened in 1990, followed by a Nintendo distribution center. Next came the Mountain Valley Center, anchored by a Safeway supermarket. While business was drawn away from downtown North Bend, the developments generated tax revenues, which have revived the city's overall economy. City officials, property owners and concerned citizens have undertaken various efforts to insure that the historic downtown remains a vital part of the growing community. During the 1990s, streetscape improvements were made, a façade improvement program was established and an historic preservation ordinance adopted.

The physical organization of North Bend underscores the importance of its strategic location as a gateway between Puget Sound and the Cascade Mountains. While initially platted in relation to the railroad, North Bend continued to develop and prosper due to the highway corridors, which were aligned through the heart of its downtown. The completion of the Sunset Highway transformed the physical appearance of North Bend's downtown commercial district from western boomtown to American Main Street. This trend continued with the widening of the highway in the early 1940s and the further modernization of the building stock through new construction and remodeling projects. Despite the mostly reversible facade alterations of the early 1970s and in conjunction with recent successful rehabilitation projects, the contributing buildings within the district retain sufficient architectural integrity to convey a strong sense of the historic patterns of development.

CITY OF NORTH BEND LANDMARK REGISTRATION FORM

CONTINUATION SHEET – NORTH BEND HISTORIC COMMERCIAL DISTRICT

Section number 9 Page 1 of 1

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The 1997/98 Survey and Inventory of Downtown North Bend Historic Resources, Historic Property Inventory Forms. Florence K. Lentz, Principal Investigator, King County Landmarks and Heritage Program.

King County Assessor's Property Record Cards, Puget Sound Regional Archives.

Sanborn Fire Insurance Co. Maps, 1911, 1926, and 1930.

Snoqualmie Valley Museum Historic Photograph Collection.

CITY OF NORTH BEND LANDMARK REGISTRATION FORM
CONTINUATION SHEET – NORTH BEND HISTORIC COMMERCIAL DISTRICT

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GEOGRAPHICAL DATA

Verbal Boundary Description: The nominated district includes all of the below listed parcels and portions of W North Bend Way, North Bend Boulevard N and North Bend Boulevard S where bounded by the listed parcels and delineated in Map A.

784670-0695

784670-0696

784670-0705

784670-0706

784670-0715

784670-0716

784670-0790

784670-0800

784670-0805

784670-0810

784670-0826

857190-0075

857190-0076

857190-0095

857190-0105

857190-0110

857190-0115

857190-0120

857190-0135

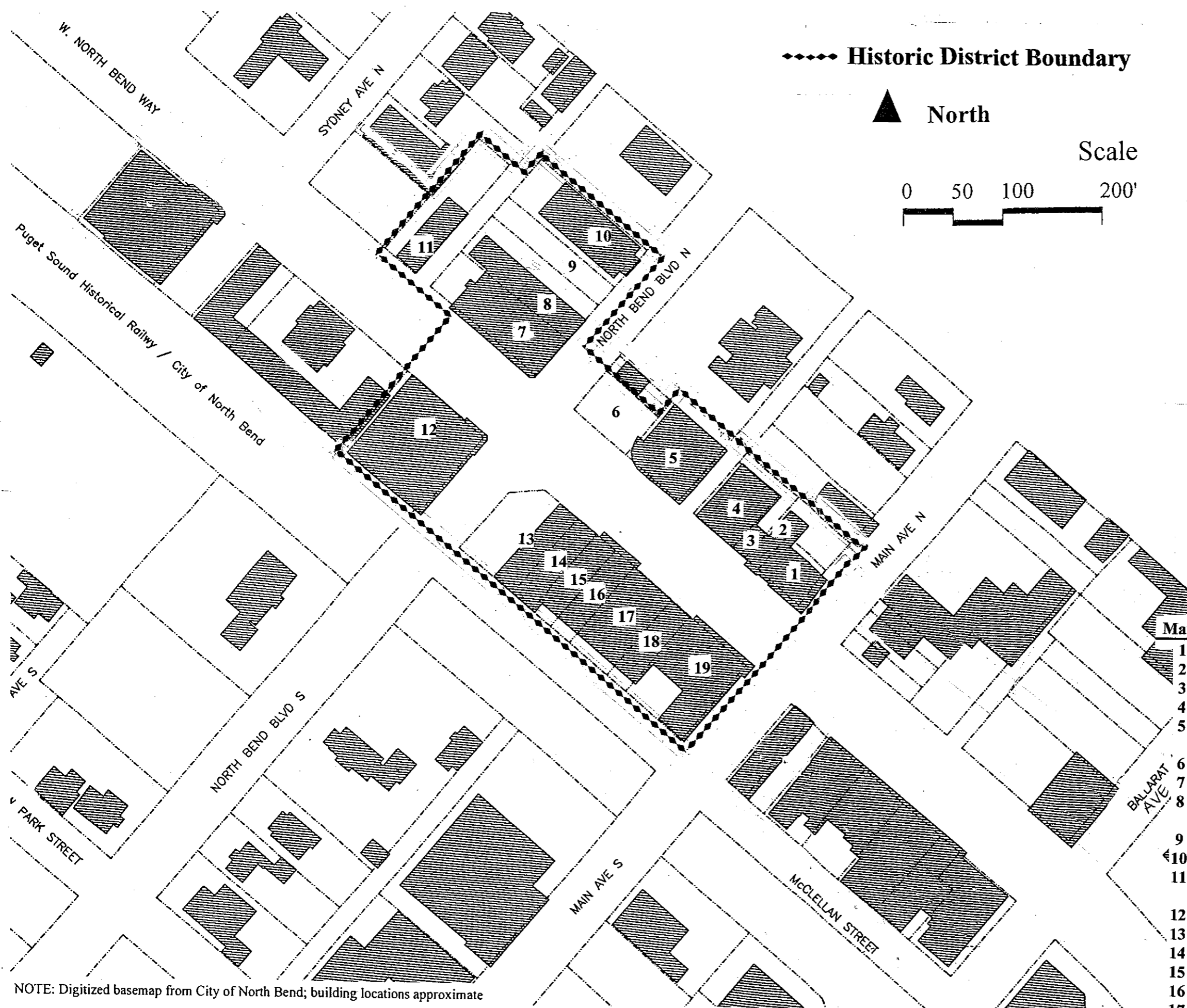
**NORTH BEND DOWNTOWN HISTORIC DISTRICT
- MASTER LIST -**

| Nom/ Map# | Inv. Site # | Historic Name (Common/Current Name) | Address | Const. Dates |
|----------------------|------------------------|--|------------------------|-------------------------|
| 1 | 1570 | Bank of North Bend (Hang Chow Restaurant) | 102 W North Bend Wy | c.1910 |
| 2 | 1571 | Keith Lord Radios (Pro Ski Service) | 108 W North Bend Wy | 1929 |
| 3 | 1572 | Fred Wiesenbach Barber Shop –vacant- | 110 W North Bend Wy | 1928-29 |
| 4 | 1573 | Glazier's Dry Goods (Peepers Potter & Petts) | 112 W North Bend Wy | 1941 |
| 5 | 1574 | Lee Brothers' Grocery (Snoqualmie Valley Antiques) | 116 W North Bend Wy | 1941 |
| 6 | | Vacant lot | 104? W North Bend Wy | |
| 7 | 1576 | McClellan Hotel (John L. Scott offices) | 202 W North Bend Wy | 1918 |
| 8 | 1577 | McClellan Hotel/Thompson's Café (Mt. Si Ski & Skate) | 113 North Bend Blvd N | 1925 |
| 9 | | Vacant lot | 119? North Bend Blvd N | |
| 10 | 1579 | North Bend Theatre | 125 North Bend Blvd N | 1941 |
| 11 | 1580 | McClellan Hotel (old North Bend Tavern) | 228 W North Bend Wy | 1918/1941 |
| 12 | 1584 | Sunset Garage | 201 W North Bend Wy | 1929 |
| 13 | 1585 | Thompson's Café (Mar-T Café) | 137 W North Bend Wy | 1941 |
| 14 | 1586 | Kelsko Meat Market (Iron Age Bldg) | 129 W North Bend Wy | 1920 |
| 15 | 1587 | Bellinger Bakery (George's) | 127 W North Bend Wy | 1928 |
| 16 | 1588 | Edgerly's Drugs (The Marketplace) | 125 W North Bend Wy | 1911 |
| 17 | 1589 | Masonic Hall - Unity Lodge #198 | 119 W North Bend Wy | 1912 |
| 18 | 1590 | Twin Falls Hydro Co. (MaGuire Hill Real Estate) | 111 W North Bend Wy | 1954 |
| 19 | 1591 | McGrath Hotel | 101 W North Bend Wy | 1922-26 |

City of North Bend

Historic Commercial District

6/2000



| Map# | Site # | Historic Name/Common Name | Date Bt. |
|------|--------|--|-----------|
| 1 | 1570 | Bank of North Bend/Hang Chow Restaurant | c.1910 |
| 2 | 1571 | Keith Lord Radios/Pro Ski Service | 1929 |
| 3 | 1572 | Fred Wiesenbach Barber Shop/vacant | 1928-29 |
| 4 | 1573 | Glazier's Dry Goods/Peepers | 1941 |
| 5 | 1574 | Lee Brothers' Grocery/ Snoqualmie Valley Antiques | 1941 |
| 6 | | Vacant lot | |
| 7 | 1576 | McClellan Hotel/John L. Scott Realty | 1918 |
| 8 | 1577 | McClellan Hotel-Thompson's Café/ Mt. Si Ski & Skate | 1925 |
| 9 | | Vacant lot | |
| 10 | 1579 | North Bend Theatre | 1941 |
| 11 | 1580 | McClellan Hotel (moved part)/ old North Bend Tavern | 1918/1941 |
| 12 | 1584 | Sunset Garage | 1929 |
| 13 | 1585 | Thompson's Café/Mar-T Café | 1941 |
| 14 | 1586 | Kelsko Meat Market/Margolis Bldg. | 1920 |
| 15 | 1587 | Bellinger Bakery/George's | 1928 |
| 16 | 1588 | Edgerly's Drugs/The Marketplace | 1911 |
| 17 | 1589 | Masonic Hall - Unity Lodge #198 | 1912 |
| 18 | 1590 | Twin Falls Hydro Co./MaGuire Hill offices | 1954 |
| 19 | 1591 | McGrath Hotel | 1922-26 |

NOTE: Digitized basemap from City of North Bend; building locations approximate