

# What will this building look like?

## Cook Building renovation inspired by its 1929 bank design

By **Leif Nesheim**

Snoqualmie Valley Record

Longtime Valley residents may remember the brown tile and stucco SeattleFirst National bank in North Bend before the building adopted the Alpine motif in 1970 and later became the Hangchow Chinese Restaurant. That's not the incarnation of the building North Bend Realtor Dave Cook is reviving as he remodels it to house his real estate business.

Instead, he's drawing inspiration from the 1929 remodel that added a cornice, columns and other ornamentation to the otherwise drab, concrete bank built in 1910.

"I thought it was classy, elegant," Cook said. "I wonder what they were thinking when they decided to strip off the cornice."

Cook said he not only wanted to provide a building that would allow his business — currently based in his North

Bend home — to expand, he also wanted to give something back to the city by renovating a downtown building.

"When I ran for office, I pledged to revitalize downtown," Cook said. He was elected to the North Bend City Council in 2003. "You've got to fix up downtown one building at a time ... It's best to lead by example."

That's why he focused his search for a building in North Bend's downtown core, Cook said. He learned last year from his neighbor, Hugo Loveland, owner of the building, that it was for sale and later purchased it from his estate (Loveland died in 2005) in May 2006. It took several more months to finalize reconstruction plans. Work began in November. The renovation is being partially financed by county and city historic restoration grants.

The project has turned out to be bigger than Cook imagined.

"Basically, I bought four



*Courtesy graphic*

**Work is being done on the above building to remove the Alpine facade and return the entrance to the corner. The work is part of an extensive restoration to make the future home of Cook Real Estate mirror the building's 1929 look.**

concrete walls," Cook said. "There was nothing historic left. It was all stripped in prior renovations."

Construction workers removed everything down to those bare walls, revealing a crack in one wall, a massive

concrete bank vault where the Hangchow's kitchen was located, a giant steel girder, rodent infestation and a "thousand surprises ... the building had a lot of issues," Cook said.

Though the renovation work

itself has proved formidable, the architectural design was fortunately rather straightforward.

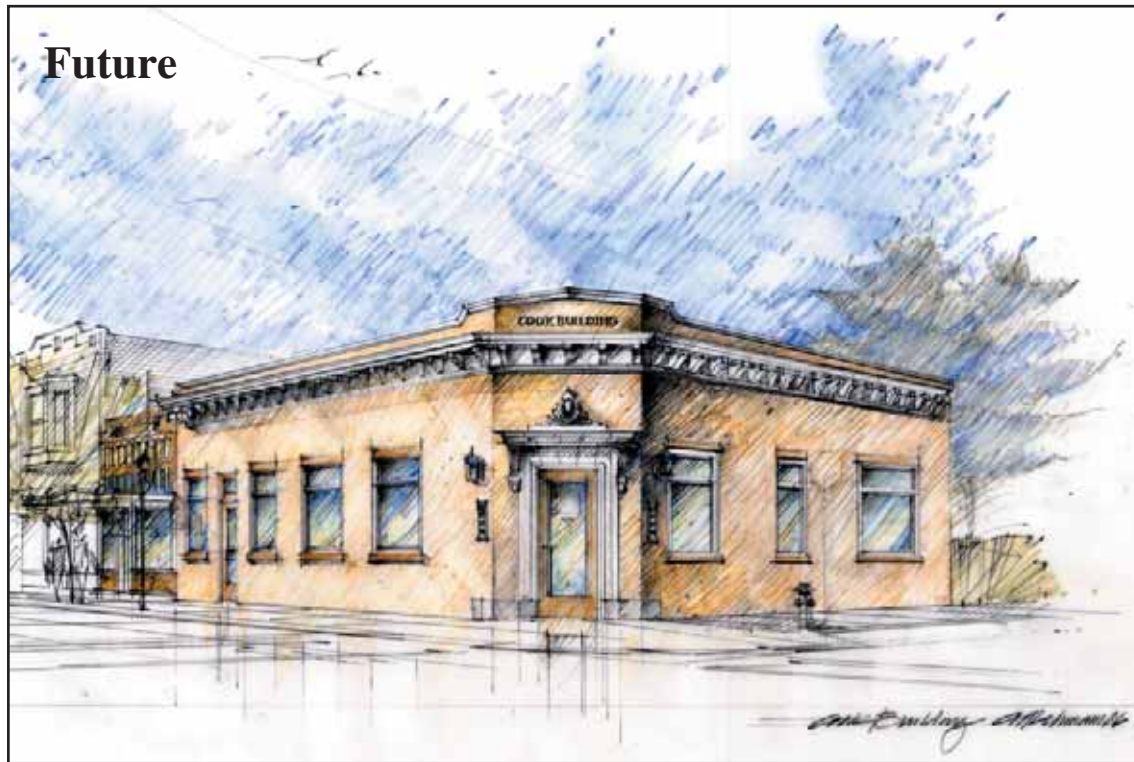
Jack Williams — a partner in the Seattle architectural firm Hoshide Williams Architects that designed the building's fa-

acades — said there was a good photographic record available to form the basis of the design. By using the size of the bricks on a neighboring building as a measuring stick, Williams was able to accurately determine the size of the architectural features on the former bank and a neighboring building that is part of the renovation project.

The precise pattern on the terra cotta entry was difficult to determine, so Williams designed a pattern that fit the architectural style of the building based on the photographic evidence available and knowledge of building materials and styles used in area rural communities of the time.

“North Bend was a very straight-forward community,” Williams said. Architects and builders of the time in question would have used materials that were readily available and would be affordable to the business owners. Restoring such a simple, handsome building is a pleasure because it gives people a sense of their community’s history, Williams said.

More than that, architectural renewal can also spur economic growth and help revitalize a



*Courtesy graphic*

**An architectural rendering by Seattle architectural firm Hoshide Williams Architects, which designed the building’s facades, depicts how the future Cook Building reflects the 1929 bank.**

community, he said.

North Bend Mayor Ken Hearing said the city is nearing an end to the eight-year building moratorium that was brought on by a lack of water rights. Having a vital downtown business section that is attractive to new business is important as the city moves forward, he said.

## The future: Cook Building

David Cook plans to move his real estate business, Cook Real Estate, into the bank portion of the renovated building. He said he needed space to allow his business to grow — it had reached the limits his home office could accommodate. The outside of his recently purchased building is being built to replicate a 1929 remodel of the original 1910 building. The entrance will be restored to its original corner location. Inside will be all the “whiz-bang” accoutrements of a modern real estate office: linked computers, conference room, executive office, high-tech communication, a waiting area with a gas fireplace and a 12-foot ceiling. The adjacent building — once a jewelry store then a barber shop — is also part of the remodel. It will house Cascade Valley Mortgage, a new business started by North Bend mortgage broker Mick Daly.

## Cook Real Estate

Cook Real Estate opened in 2003. The company brokers deals for residential and commercial properties and provides leasing and property management services. The business is comprised of David and wife Lisa Cook, plus six agents. For information about the company, visit [www.cookreservices.com](http://www.cookreservices.com) or call (425) 888-7774. Cook Real Estate is located at 239 Ballarat Ave. N., North Bend. Information about the renovation project is available online at [www.whatwillthisbuilding-looklike.com](http://www.whatwillthisbuilding-looklike.com).

## History of a building

The original building was constructed in 1910. Earlier photos show a wood frame bank with a false front on the opposite side of First Avenue, one block to the east. The earlier wood bank was a private bank first organized in 1908 by Issaquah banker W. W. Sylvester.

By 1911, the new concrete bank — with its distinctive corner entrance — had been erected across the street and appears on Sanborn Co. insurance maps of that year. The North Bend Bank was incorporated in 1913. The building was purchased in 1923 by C. Beadon Hall and his sister Isadore Hall. It became part of Beadon's Washington State Bank system, which included banks in Duvall, Tolt and Snoqualmie.

The bank was remodeled in 1929 with a heavy classical cornice, moldings above the corner entry and ornamental lanterns. When the Sunset Highway (now North Bend Way) was widened through downtown North Bend in 1941, the bank was moved about 30 feet north. The owners were compensated to relinquish land in the right of way and to move the building.

Next door to the bank a wood frame jewelry shop built in the late 1920s and owned by D.H. and Ethel Phillips also was moved back for the highway.

It later became a barber shop.

A second major remodel took place in 1949. The cornice was removed and replaced with stucco and facing stones around the building's base. The corner door was removed and replaced with a window. A new entrance was built on the Sunset Highway side. The bank corporation was sold to Seattle First National in the 1950s; Beadon retired to his home in Snoqualmie.

In 1970, bank building owner Hugo M. Loveland became the city's first downtown property owner to adopt the city's new Alpine motif. The bank building and adjacent barber shop were combined under one massive gabled roof with a deep overhang in line with the Alpine theme that also was adopted by several other downtown businesses. In 1972, the building became the Hangchow Chinese Restaurant, which later added an attached lounge in the adjacent barbershop. In August 2005, Loveland passed away at age 91. The building was sold to David and Lisa Cook in May of 2006.

"Fifty years from now, long after I sell the building, it'll still say Cook Building," Cook said. "It's my way of giving something back to the community, something that will last."

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## Future



*Courtesy graphic*

**The adjacent building, once a jewelry store and later a barber shop before becoming the Hangchow Chinese Restaurant's lounge, will also be restored to its historic front and will be the home of Cascade Valley Mortgage.**

## The past: timeline

1910 – Concrete bank built by W.W. Sylvester

1913 – North Bend Bank incorporates

1923 – Building purchased by C. Beadon Hall and sister Isadore Hall

1929 – Bank remodeled, cornice and ornamental lanterns added

1941 – Bank and neighboring buildings moved back 30 feet to make way for highway expansion

1949 – Bank remodeled, cornice and ornamental architecture removed

1970 – Owner Hugo Loveland adopts

Alpine motif on bank building

1972 – Kwok Louie and two business partners open the Hangchow Chinese Restaurant

2002 – Louie sells restaurant to Chen family

2005 – Hugo Loveland dies

2006, May – Dave and Lisa Cook purchase building

2006, August – Hangchow closes

2006, November – renovation begins

2007, summer – anticipated opening of Cook Building

1913



Courtesy photo

This 1913 photograph is the earliest known photo depicting the bank building.



Courtesy photo

This 1932 photograph shows downtown North Bend and the bank, with cornices and decorations added in 1929, that serves as the basis for its present restoration.

1956



Courtesy photo

This 1956 photo shows the 1949 remodel, in which the entrance was moved from the corner and a separate barbershop located next door to the bank.

1970



Courtesy photo

The bank in 1970 shows the early days of its Alpine theme.