

Northwestern Improvement Company Building

The renovation and adaptive reuse of the Northwestern Improvement Company Building is a community economic revitalization project of the Roslyn Downtown Association (RDA), a 501(c)(3) non-profit organization and Washington State Main Street organization. The RDA purchased the building in 2013, and completed sustainable renovation work from 2014-2019, including life safety, accessibility improvements, and critical repairs. Conservation of this important historic and cultural landmark is the cornerstone of a revitalization effort to secure Roslyn's future by preserving its past.

COMPANY STORE TO COMMUNITY SHOPS
Built in 1889, the Northwest Improvement Company Store Building is listed on the National Register of Historic Properties. The renovation is consistent with the Secretary of the Interior Standards for Historic Rehabilitation. Character defining features - original wood columns, stamped tin ceilings, light fixtures and wood floors - were preserved. New work complements but is clearly distinguished from the original construction.

The renovation of the NWIC Building and the Main Street Program have helped stimulate further retail and construction investment downtown, attracting more residents and visitors.



Phase One work included structural repair of the wood floor framing.

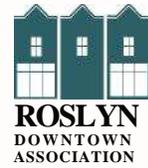


Grand opening celebration at Heritage Distilling Company in November 2017.

Photo credit: Daily Record News

PUBLIC BENEFIT OF THE PROJECT

The renovation and reuse of this critical property, owned by Roslyn's Main Street organization, the Roslyn Downtown Association (RDA), provides a significant opportunity to revitalize the commercial center of Roslyn, transitioning the former coal mining company town into a more economically and environmentally sustainable community. Completing the renovation of the NWIC building will ensure this irreplaceable historic building is preserved for use by future generations. Anchoring the commercial heart of Roslyn, the NWIC Building provides commercial space for local entrepreneurs and new businesses. Building construction and new businesses create skilled job opportunities building a more resilient local economy.



The Roslyn Downtown Association (RDA) is a 501c3 non-profit

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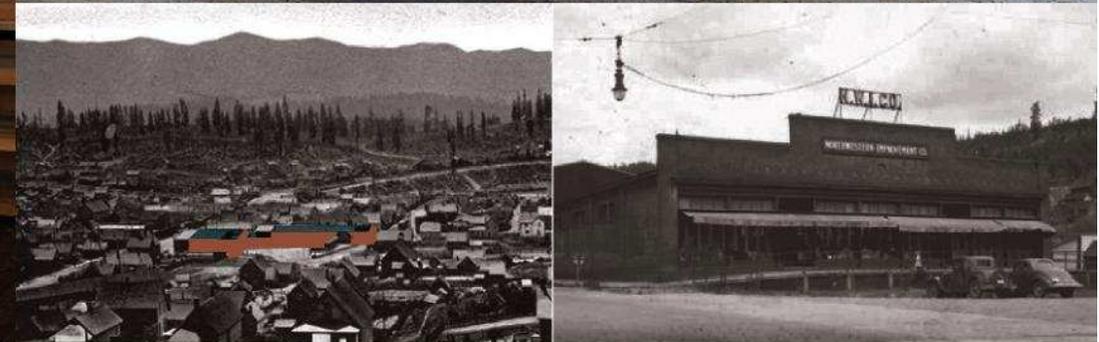
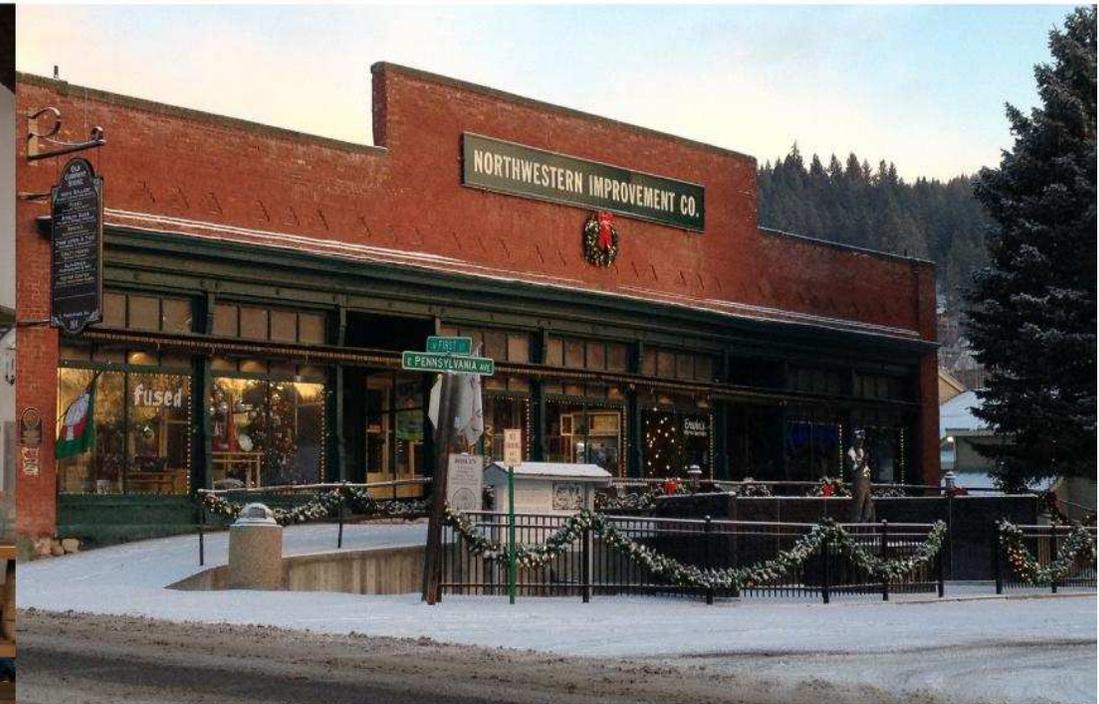
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NORTHWESTERN IMPROVEMENT COMPANY BUILDING

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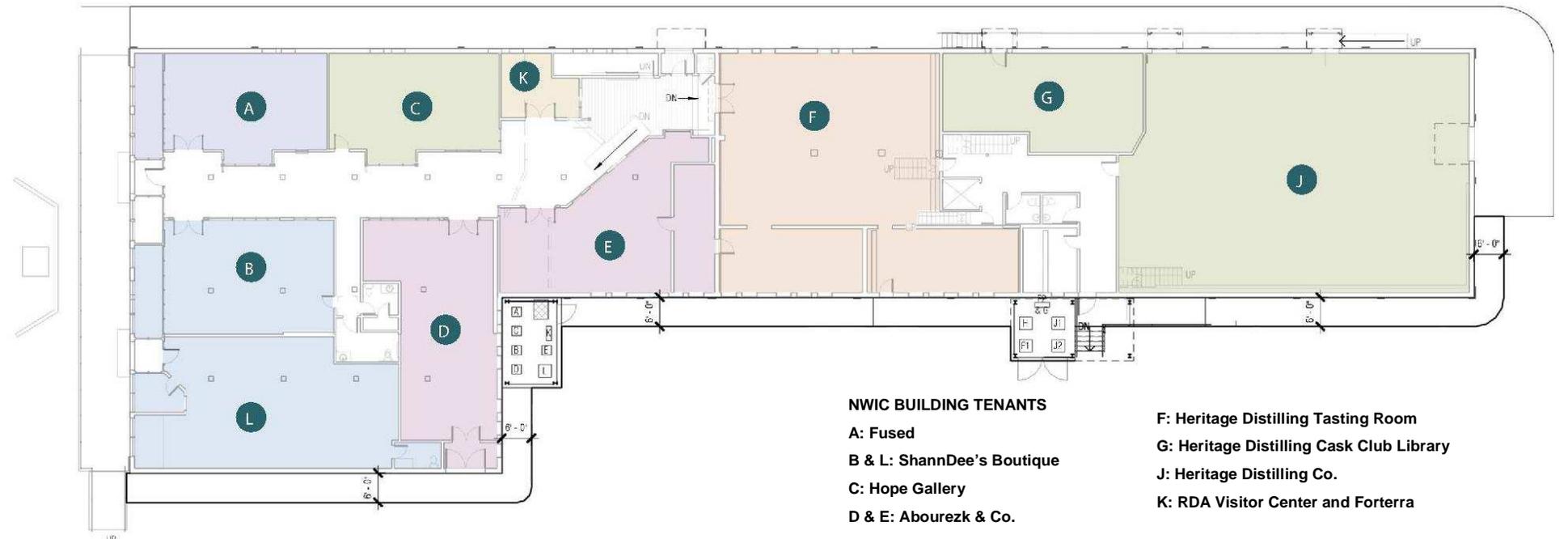


Renovation Overview



Accomplishments

■ Conservation of Roslyn’s largest commercial and most significant historic building ■ Make the building ADA accessible and safe ■ Provide lease space for local, small businesses and attract new businesses and jobs to Roslyn ■ Generate rental income to sustain NWIC building operations and maintenance ■ Create partnerships with neighboring and regional groups ■ Economic revitalization to stimulate additional retail and construction investment in downtown Roslyn.



1. LEASE PLAN

Phase One of the project included building acquisition, a pre-design study, design and construction of exterior and interior ADA access ramps, common area improvements to create code-compliant exiting, new electrical service and wiring and critical floor framing repairs to restore

the building’s structural integrity and improve life safety. Completed sustainable renovation work from 2014-2019. These improvements enabled the RDA to create long-term, flexible lease spaces to accommodate present and future businesses.

Phase Two of the project included architecture and engineering of seismic reinforcement and masonry restoration, new mechanical heat pump system for the entire building, attic and floor insulation, additional critical structural framing and wall repair.

Phase Three is complete and includes comprehensive brick and stone repair and repointing, structural seismic bracing, and wood window repair/replacement with insulated glass. These repairs will extend the useful life of the building for another 75 to 100 years.