



NORTHWESTERN IMPROVEMENT COMPANY BUILDING Roslyn, Washington

PROJECT SUMMARY

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 2012, and completed the first phase of renovation work in 2014, 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.



NWI Company store interior, ca.1896
Images of America; Roslyn



NWIC Building interior, prior to start of phase one construction in March 2014.



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



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 a new ADA compliant ramp, walkway and stair along the west sidewalk providing access to retail and event spaces. Steel-framed canopies protect the entries from rain and snow.

COMPLETED SCOPE

Phase One of the project included building acquisition, a predesign study, and design and construction of critical seismic, foundation and masonry repairs to restore the building's structural integrity and improve life safety.

Completed in 2014, improvements to building include:
Interior renovations to common areas
Mechanical and electrical systems upgrade
Envelope repairs to address life safety and ADA access

Phase 1 improvements enabled the RDA to create long-term, flexible lease spaces to accommodate present and future businesses.

COSTS

Reference attached Contract Financial Report.

PUBLIC BENEFIT OF THE PROJECT:

The renovation and reuse of this critical property, owned by Roslyn's Main Street organization (RDA), provides a singular opportunity to transform Roslyn, redefining the former coal mining company town as a regional art district. Completing the renovation of the NWIC building will ensure this irreplaceable historic building is preserved. Anchoring the commercial heart of Roslyn will provide incubator space for local, creative, start-up businesses. Construction will attract and create local skilled jobs.