

# OLD NORTH YAKIMA HISTORIC RENOVATION PROJECT

## PROJECT OVERVIEW

### Economic Development - Historic Preservation - Infrastructure Rehabilitation

The North Front Street Improvement Association and area business owners in cooperation with the City of Yakima, Washington propose a project for economic development, historic preservation and the rehabilitation of aged infrastructure. The project includes repair or replacement of water, sewer and storm drainage lines; sidewalks and curb replacement and restoration of the original brick paver street surface. Period street lighting, fire hydrants, tree wells and other features will enhance and preserve this unique historic site.



**1** Burlington-Northern Passenger Depot, c. 1909-1910, 32 N Front Street



**2** Burlington-Northern Freight Depot, c. 1909-1910, 2 E Yakima Avenue



**3** Lund Building, c. 1898, 5 North Front Street



Old North Yakima Historic District Contributing Structures

Aerial Photo, August 1st, 2002.



**8** Jean Dazet Saloon, c. 1914 - 22 N First Street



**9** Hotel Michigan, c. 1914, 26 N First Street



**6** Old City Hall, c. 1889-1890, 27 N Front Street



**7** Hotel Sydney, c. 1909, 31 N Front Street



**4** Commercial Saloon and Lodging House, c. 1902, 7 N Front Street



**5** Switzers Opera House, c. 1890-1891, 25 N Front Street

## HISTORICAL CONTEXT

The Old North Yakima Historic District includes a collection of nine buildings constructed between 1889 and 1914. This period of Yakima encompasses the dominance of the railroad as an economic and social force. Remaining structures in the district reflect the grand scale and preminent role of the railroad in the development and founding of Yakima.



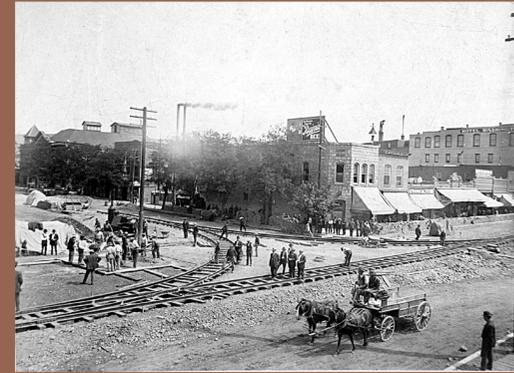
Over the early years, North Front Street had a variety of small businesses and shops. Sidewalks lined with trees were constructed as part of the first street pattern in Yakima. Norton & Sons Transfer was located at 5 1/2 North Front Street.



Old City Hall, constructed in 1889-90 served as the fire and police department, as well as general city offices for the mayor, council, clerk, treasurer and others.



Constructed as Switzer's Opera House in 1890, then converted to Yakima Brewing and Malt Company in 1898. With Prohibition in 1916, the building became Yakima Transfer and Storage Company.



Construction of the trolley line in 1907 provided a crucial link for the community to the railroad depot, and added vitality to the downtown. To accommodate the trolley and the railroad lines, the streets were surfaced with brick pavers by 1908.



The Northern Pacific Railroad maintained an attractive parkway of lawns, trees and flower beds adjacent to the depot. Curving sidewalks, a fountain and a gazebo were located in the site of the current depot.

Historic photos provided courtesy of the Yakima Valley Museum.

## ELEMENTS OF DESIGN



Brick pavers were installed 1907-08 on Front Street and Yakima Avenue. The herringbone pattern is still visible adjacent to the curbs in some locations.



The paving crew begins work on Yakima downtown streets in 1907.



Paving stones are also visible on Front Street in a traditional cobblestone pattern. Asphalt is eroding away, exposing the under laying paving stones.



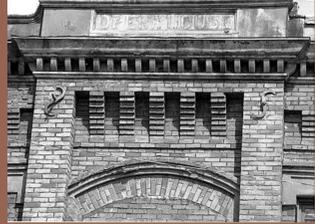
These 1910-1925 photos of Yakima Avenue show the street car tracks, brick pavers, sidewalks and other details typical of the period.



Historical photos courtesy of the Yakima Valley Museum.



This postcard from the late 1940's shows the typical street light in the Yakima downtown area.



Structures in the district are characterized by decorative brick work and detail, typical of the turn of the century architecture.



### National Historic District Marker

An identification plaque noting the Old North Yakima Historic District, recognized in 1987 stands at the corner of North Front Street and Yakima Avenue. The pedestal may be part of a fire call box or street lamp base.



Light to basements was provided in some of the original buildings via glass tiles set in the sidewalks. Now aged to a deep purple color, these tiles are still visible, along with the patent plaque, dated 1907.

## UTILITIES & INFRASTRUCTURE



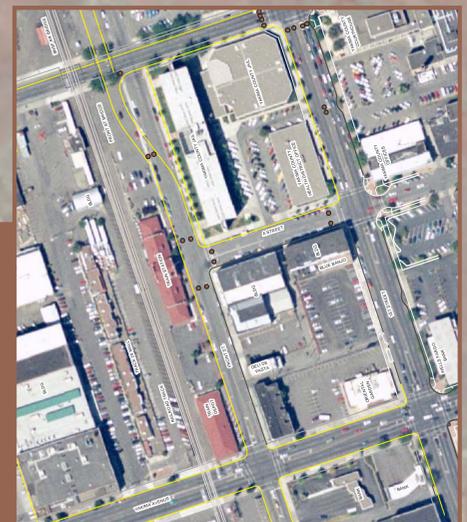
### EXISTING UTILITIES

#### Utility Legend

- Wastewater
- Manholes
- Water Lines
- Hydrants
- Storm Drain
- Streetlights

Front Street is characterized by aged utility lines in poor condition. Repair, replacement and upgrading of these utility lines is essential to public safety and economic development.

Pavement conditions, sidewalks and curbs as well as street lighting are all in poor condition. A coordinated effort to upgrade and replace the infrastructure is proposed.



### RAILROAD GRADE SEPARATION IMPACTS

The rail crossing at B Street and Lincoln Avenue are planned to be grade separated for safety and mobility. Impacts of this project are under evaluation for the City of Yakima by Berger/Abam Engineers. This diagram illustrates the planned rail project.

The infrastructure and historic character of this District will be impacted by the planned grade separation of the railroad and B Street. Traffic circulation, pedestrian access and visual impacts will be modified. The opportunity to improve the infrastructure at the same time as the railroad grade separation project will reduce the negative impacts.

This rehabilitation project includes the resurfacing Front Street (between B Street and Yakima Avenue) and A Street (extending from North First Street to Front Street) for a total of approximately 58,400 square feet of public street (6,490 cubic yards); sidewalk reconstruction estimated at 2,600 linear feet; and 15 replacement street lights. Additionally, 900 feet of water and sewer lines will be replaced or repaired and street storm drainage system updated.

Other items include landscaping and replacement of other related historic elements. Funds for this project include Railroad Grade Separation Project; Community Development Block Grant; Private funding from property owners through a Local Improvement District; and state funds.

### PROJECT COST ESTIMATES

Water and Sewer Line Upgrade	\$400,000
Storm Drain Replacement	\$400,000
Street Surfacing	\$975,000
Sidewalk and Curb Replacement	\$260,000
Street Lighting	\$75,000
Landscaping and Historic Detail	\$300,000
<b>Total Project Estimate</b>	<b>\$2,410,000</b>

## OLD NORTH YAKIMA HISTORIC DISTRICT RENOVATION PROJECT - "A Future Through the Past"

North Front Street Improvement Association & City of Yakima Washington, Department of Public Works, 2301 Fruitvale Boulevard, Yakima, WA 98902