

Northern Pacific Passenger Depot,  
North Yakima, Wash.



# CITY OF YAKIMA

## Historic Preservation Element



**July 15, 2016**

Conducted by Yakima Historic Preservation Commission  
Consistent with Washington Growth Management Requirements

Incorporated into the 2040 Comprehensive Plan June 6, 2017

## HISTORIC PRESERVATION PLAN

This preservation plan has been financed in part with Federal funds from the National Park Service, Department of the Interior administered by the Department of Archaeology and Historic Preservation (DAHP) and the City of Yakima. However, the contents and opinions do not necessarily reflect the views or policies of the Department of the Interior, DAHP, nor does the mention of trade names or commercial products constitute endorsement or recommendation by the Department of the Interior or DAHP.

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COVER IMAGES, LEFT TO RIGHT:  
POSTCARD DEPICTING THE NORTHERN PACIFIC DEPOT. COURTESY YAKIMA VALLEY MUSEUM.  
HISTORIC PHOTOGRAPH LOOKING WEST DOWN YAKIMA AVENUE.  
HISTORIC APPLE POSTCARD.



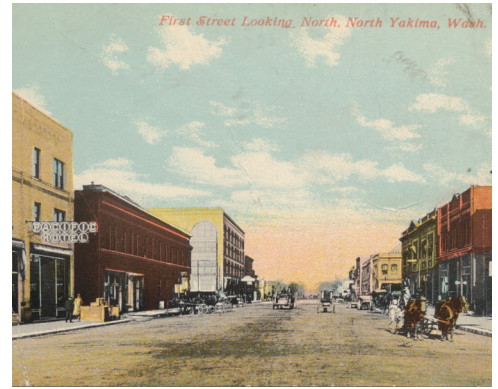
## YAKIMA HISTORIC PRESERVATION AND DESIGN REVIEW BOARD

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TOP TO BOTTOM:  
POSTCARD LOOKING DOWN FIRST STREET.  
IMAGE LOOKING DOWN EAST DOWN YAKIMA AVENUE.  
POSTCARD OF NACHES AVE BOULEVARD.  
CA. 1922 PHOTOGRAPH OF THE YAKIMA VALLEY BANK.  
COURTESY YAKIMA VALLEY MUSEUM.







BARN WITHIN THE CITY LIMITS OF YAKIMA. COURTESY ARTIFACTS CONSULTING, INC.



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# 1. EXECUTIVE SUMMARY

The purpose of historic preservation plans is to help local governments direct the historic preservation programs of their communities. The basic elements of preservation planning are identification, registration, and protection. Within those elements, the subtleties and quirks of each individual community are considered. Historic preservation plans do not stand alone. They are at their best when the broader goals of the community harmonize with the historic preservation plan goals. Fortunately, that is the case in Yakima, a community that embraces its heritage. The historic preservation goals of this plan nest comfortably within the recently updated comprehensive plan, giving strength to both.

Yakima is one of the oldest communities in Washington. Its downtown and surrounding neighborhoods boast dozens of properties listed on the National Register of Historic Places (NRHP); the Yakima Valley Museum is one of the premier history museums in the state. As a result, Artifacts developed five goals related to historic preservation to help focus the efforts of Yakima's historic preservation program.

Preservation plan goals developed to guide the city:

- Goal 1: Promote broad awareness and appreciation of Yakima's heritage
- Goal 2: Integrate historic preservation into Yakima's planning and development strategies
- Goal 3: Identify, register, and protect historic buildings, places, landscapes, and trees
- Goal 4: Encourage building rehabilitation and heritage projects in downtown Yakima
- Goal 5: Protect the historic character of Yakima's older neighborhoods

Historic property identification relies upon understanding how the city developed over time. We have organized this larger arc of events into the themes having the most pronounced influence on the character and growth of the city. Refer to Chapter 3 "History of Puyallup" on [page 17](#) for details.

## 1.1 Survey and Listing

As of 2016, survey and listing efforts have produced the following:

- Over 16,000 properties surveyed; though the majority of these stem from the 2011 upload of assessor data for planning and modeling purposes, and have little significance information.
- There are 11 properties determined eligible by the Department of Archaeology and Historic Preservation (DAHP) for listing to the NRHP, but are not currently listed in any historic register.
- There are four properties listed only to the Yakima Register of Historic Places, including a historic district.
- There are 12 properties listed in the Yakima, and National registers of Historic Places.
- There is one property listed in the Yakima and National registers of Historic Places and the Washington Heritage Register, including a historic district.
- There are three properties listed to the Washington Heritage Barn Register.

## HISTORIC PRESERVATION PLAN

The following are major survey projects conducted in Yakima:

- Barge-Chestnut Neighborhood
- Yakima Downtown
- Yakima Fairgrounds

Owners desiring to list their properties are encouraged to contact City Hall, Trevor Martin, Planner and staff for the Yakima Historic Preservation Commission (509.575.6162) or [trevor.martin@yakimawa.gov](mailto:trevor.martin@yakimawa.gov) to discuss eligibility, the different registers, and financial incentives. Refer to Chapter 6 “Historic Registers” on [page 53](#) for a discussion of the registers, and Chapter 12 “Economic Incentives” on [page 93](#) for details on financial incentives available to listed properties.

The preservation plan incorporates a geographic information system (GIS)-based evaluative model of properties built in the city prior to 1980. This model was developed to support this preservation plan and to provide a reference tool for the city as it proceeds with additional surveys. Modeled values:

- Group 1. Historically significant properties with potential listing status
  - 1A: Individually eligible for listing to the National Register of Historic Places (NRHP)
  - 1B: Contributor to a NRHP-eligible district
  - 1C: Eligible for local listing, but not to the NRHP
  - 1D: Contributor to a local register eligible district
- Group 2. Non-historically significant properties
  - 2A: Not eligible, with conditions
  - 2B: Not eligible

## 1.2 Public Perception

Yakima has begun to acknowledge that its physical heritage is also a great asset. As a historic preservation ethic takes root, downtown is seeing rehabilitation momentum grow. The surrounding historic neighborhoods are poised to see similar activity as interest in historic preservation expands.

Yakima’s Northeast and Southeast neighborhoods retain some of the most important historic housing stock in the city and have a rich multi-cultural population. Both neighborhoods appear to contain eligible properties and potential historic districts. New approaches that encourage rehabilitation and appropriately designed infill housing could help stabilize the neighborhoods and position them for growth. Retention strategies should be a priority, especially if historic district designation is sought. Further loss of buildings to demolition for code enforcement purposes should be avoided if possible. Concerns about gentrification should be addressed early so that long-term residents are afforded the first opportunities for new and rehabilitated housing.

Yakima has mid-century neighborhoods, some of which are identified in this report, that could be considered historic districts now or in the near future. Care should be taken that these areas remain strong and intact as historic district designation is broached and discussed. Refer to Chapter 7 “Public Perception” on [page 65](#) for additional details.



## 1.3 Preservation Planning in Yakima

Protection strategies for historic properties includes both restraints and incentives and those are discussed within the preservation plan. While historic buildings are important in understanding Yakima today, they may have an even more important role in its future. Downtown and neighborhood revitalization efforts will focus around historic preservation opportunities, as they have since the 1990s. The goals articulated in the updated comprehensive plan dovetail well with the goals formulated for this historic preservation plan. Refer to Chapter 8 “Preservation Planning” on [page 67](#) for additional details. Studies reviewed as part of preparing the preservation plan include:

- Yakima Urban Area Comprehensive Plan (2015)
- Neighborhood Plans
- Old North Yakima National Historic District Renovation Project (2006)
- Key groups leading and supporting ongoing historic preservation in the city:
- City of Yakima
- The Capitol Theatre
- Yakima Valley Trolley
- Downtown Association of Yakima (DAY)
- Yakima Valley Museum
- Neighborhood Associations

## 1.4 Municipal Regulations

Municipal regulations provide the basis for guiding and regulating building and land use changes that will have direct and indirect effects on historic properties. This plan provides observations developed through stakeholder interviews and regulation review for each of the following sections that would support historic preservation and could help protect historic properties. Refer to Chapter 9 “Municipal Regulations” on [page 77](#) for additional details.

- Fire Code
- Building Code
- Energy Code
- Sign Code
- Neighborhood Conservation Code
- Dangerous Buildings Code
- Minimum Standards for Vacant Buildings Code
- Design Guidelines
- Land Use
- Transportation
- Zoning
- SEPA

# 1.5 Municipal Policy, Management, and Capital Improvements

The City of Yakima owns and manages numerous properties that are historic (50 years old or more) and potentially eligible for register listing. Many of the City-owned properties are not well documented, and there is little or inconsistent information about them with the assessor's parcel data. The City, and the Landmarks Commission in particular, is encouraged to increase the attention given to these properties in order to meet the preservation plan goals listed above. These entities, leading by example, could encourage private property owners to better understand, appreciate, and integrate historic preservation with regard to their own property and projects. Refer to Chapter 10 "Municipal Policy, Management, and Capital Improvements" on [page 87](#) for additional details.

# 1.6 Sustainability

Sustainability and historic preservation mutually reinforce one-another through the support of cultural, social, environmental, and economic patterns. Retaining, documenting, and interpreting community heritage promotes a livable community that is connected to its history. Historic places, identified through surveys, historic contexts, and listing provide both a physical record of past events and a means to connect with and interpret them.

Rehabilitation of historic buildings tends to utilize a greater proportion of local contractors and materials than new construction because it can be more labor intensive. Keeping historic buildings in active use in the central business district and neighborhood commercial cores supports the retention of community identity and visual character, as well as encouraging pedestrian-oriented commercial activities. These character-rich areas also serve as important destinations for heritage tourism, with out-of-town visitors helping to support local businesses as well. Refer to Chapter 11 "Sustainability" on [page 91](#) or additional details.

# 1.7 Economic Incentives

Economic incentives for historic preservation include tax credits, special tax assessments, grants, easements, and alternative paths for building code compliance. Incentives are available only to properties listed on a historic register. Refer to Chapter 12 "Economic Incentives" on [page 93](#) for additional details.

Economic incentives encourage private investment in historic properties, acknowledging historic properties as an asset to the community and the benefit of coordinated public/private historic preservation efforts. Available incentives include:

- Federal Historic Tax Credit (FITC) 20 percent
- Federal Historic Tax Credit (ITC) 10 percent
- Special Valuation Program
- New Markets Tax Credit
- National Trust Small Deal Fund (National Trust for Historic Preservation)
- Bank of America Historic Tax Credit Fund (through National Trust Community Investment Corporation)



## HISTORIC PRESERVATION PLAN

### EXECUTIVE SUMMARY

- Facade Improvement Grant Program (DAY)
- Heritage Capital Projects Fund (State Historical Society)
- Valerie Sivinski Washington Preserves Fund (WTHP)
- Building for the Arts (State Department of Commerce)
- Heritage Barn Rehabilitation Grants (DAHP/WTHP)
- Building Communities Fund (State Legislature)
- Community Development Block Grant Program
- Preservation Services Fund—Eldridge Campbell Stockton Memorial Preserves Fund (National Trust for Historic Preservation)

Preparation of this plan would not have been possible without the support and direction provided by the City of Yakima, the Yakima Historic Preservation Commission, and all of the individuals and organizations who participated in creating the plan.

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## 2. GOALS, POLICIES, AND ACTIONS

Goal 1: Promote broad awareness and appreciation of Yakima's heritage

Goal 2: Integrate historic preservation into Yakima's planning and development strategies

Goal 3: Identify, register, and protect historic buildings, places, landscapes, and trees

Goal 4: Encourage building rehabilitation and heritage projects in downtown Yakima

Goal 5: Protect the historic character of Yakima's older neighborhoods

The purpose of historic preservation plans is to help local governments direct the historic preservation programs of their communities. The basic elements of preservation planning are identification, registration, and protection. Within those elements, the subtleties and quirks of each individual community are considered. Historic preservation plans do not stand alone. They are at their best when the broader goals of the community harmonize with the historic preservation plan goals. Fortunately, that is the case in Yakima, a community that embraces its heritage. The historic preservation goals of this plan nest comfortably within the recently updated comprehensive plan, giving strength to both.

### GOAL 1: PROMOTE BROAD AWARENESS AND APPRECIATION OF YAKIMA'S HERITAGE

When communities don't understand and value their heritage, historic preservation becomes perceived as a "frill," an annoyance, or even an obstruction to progress. Changing that perception is more difficult in rapidly growing, changing communities. Finding ways to systematically insert heritage messages in various ways, such as in conventional and social media, special events, curriculums, tours, lectures, graphics, and children's activities, creates an informed citizenry that values the important places and buildings that embody their community's heritage.

#### Policy 1: Develop a broad understanding of the city's history, including the roles and contributions of various ethnic groups

##### Actions:

- Further research the origins and roles of the city's ethnic groups, including Spanish Basques, Japanese, Latinos, Chinese, and Native Americans. Many of these groups contributed to the city's development as laborers on the railroad or farms or as business owners, but a fuller understanding of their role in the community is needed.
- Develop interpretive materials, both physical and digital, to help educate residents and visitors alike. *The Land of Joy and Sorrow: Japanese Pioneers of the Yakima Valley* exhibit at the Yakima Valley Museum is one example and possible model.





LEFT: YAKIMA ELECTRIC RAILWAY MUSEUM. COURTESY ARTIFACTS CONSULTING.  
RIGHT: 2411 WEST YAKIMA. COURTESY ARTIFACTS CONSULTING.

### Policy 2: Cultivate an appreciation of the city's unique history and how it is represented by extant historic properties

#### Actions:

- Encourage the Yakima Valley Museum to build on their collaboration with other heritage organizations and neighborhood associations to expand their speaker series, children's events, and special exhibits.
- Develop grade school curriculum on history of Yakima using local historic properties as points of interest.
- Encourage tours and events at historic venues for children and adults.
- Develop heritage displays and activities for all ages at the Central Washington Fair and other large public events.

### Policy 3: Foster partnerships between heritage organizations

#### Actions:

- Coordinate and strengthen local professional and volunteer heritage activities.
- Encourage a prominent heritage element in each Downtown Association of Yakima (DAY) promotion.
- Work with Yakima Historical Society, Yakima Valley Museum, DAY, and the Historic Preservation Commission to create a Preservation Month (May) program of activities, exhibits, and tours.
- Utilize CLG grants, lodging tax revenue and other sources to fund specific projects.

## HISTORIC PRESERVATION PLAN GOALS, POLICIES, AND ACTIONS



LEFT: PACIFIC TELEPHONE & TELEGRAPH BUILDING.  
COURTESY DAHP.  
RIGHT: CENTRAL WASHINGTON FAIRGROUNDS, BARN D  
(1915). COURTESY DAHP.

### GOAL 2: INTEGRATE HISTORIC PRESERVATION INTO YAKIMA'S PLANNING AND DEVELOPMENT STRATEGIES

Historic preservation, as a value and a strategy, is sometimes an afterthought in the planning and development processes of local governments. Understanding its role in attracting investment and adding to quality of life allows full engagement with agencies and departments that may not appear to have any relationship to historic preservation. Land use, housing, code enforcement, economic development, transportation, parks and recreation, and education all influence—and are influenced by—historic preservation.

#### Policy 4: Identify historic preservation as a city-wide priority

##### Actions:

- Incorporate historic preservation plan into the updated Yakima Comprehensive Plan.
- Make a presentation on this historic preservation plan to all City departments.
- Review Capital Improvements Plan annually for potential effects on historic properties.
- Involve mayor, city council, and/or city manager in annual historic preservation awards program.
- Maintain active communication with the Yakama Tribe. Formalize consultation process for archaeological reviews.

#### Policy 5: Identify historic preservation issues early in the permitting process

##### Actions:

- Update the data sharing agreement with DAHP and integrate the Washington Information System for Architectural and Archaeological Records Data (WISAARD) into Yakima GIS viewer. Integrate model data from this plan into the Yakima GIS viewer to facilitate city planning processes.
- Encourage coaching in design review process by enabling property owners to work through the process with building officials in an informal setting. This provides a venue to more fully understand the potential complexity and major costs of the proposed work and provides an opportunity for property owners to receive feedback on their proposals without the need for extensive design documents or plan review fees.

## HISTORIC PRESERVATION PLAN

- Remind property owners to use the Permits website at <https://www.yakimawa.gov/services/codes/permits/> (go to “building permits”) to contact the Yakima Historic Preservation Commission regarding coaching for any review if their building is listed in the Yakima Register of Historic Places.

### Policy 6: Utilize code enforcement activities to protect historic properties and neighborhoods

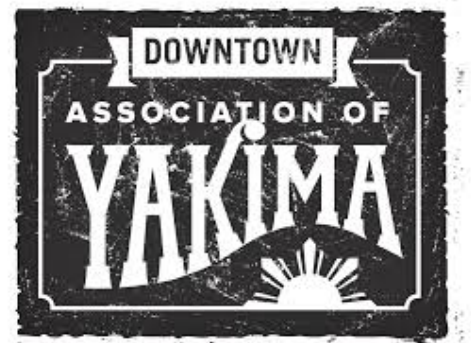
#### Actions:

- Work with neighborhood leaders to reach out to owners of abandoned buildings to assess reasons for building condition and pathways forward. Prioritize by GIS model ranking of building, starting with potentially National Register eligible and working down through properties recommended as not eligible with conditions (model categories 1A through 2A).
- Look at GIS model ranking when assessing burned buildings. Those ranked as potentially National Register through Yakima Register eligible (modeled categories 1A through 1C) should be mothballed and the same outreach process applied as for abandoned buildings. Emphasis should be placed on retaining these buildings, rather than tearing them down for a vacant lot or new construction.

### Policy 7: Encourage the mutual reinforcement of sustainability and preservation

#### Actions:

- Work with DAY to voluntarily track energy usage for downtown commercial buildings to provide data that could support energy upgrades and lower operating costs for building tenants and owners.
- Require payment of demolition costs for any potentially National Register eligible (model categories 1A or 1B) buildings to discourage speculative demolition, which eliminates properties that could potentially be rehabilitated using financial incentives.
- Encourage the deconstruction of any potentially National or Yakima Register eligible (model categories 1A, 1B, 1C, or 1D) property to reduce landfill impacts and redirect useful materials back into architectural salvage programs.
- Initiate dialogue with energy providers offering incentives for building upgrades to seek ways of promoting upgrades to listed or potentially National Register eligible (1A or 1B model-ranked) properties to retain their integrity and listing potential, allowing the use of financial incentives.



### Policy 8: Clarify and strengthen the Yakima Historic Preservation Commission role and functions

#### Actions:

- Reorganize the City of Yakima’s Historic Preservation webpage to enable ease of use and help users quickly find information:
  - Change “Forms and Nominations Guidelines” tab to “Nominating a Landmark.”
  - Clearly list the steps involved in the nomination process, including an approximate time frame.
  - Provide links to the nomination forms.



## HISTORIC PRESERVATION PLAN

### GOALS, POLICIES, AND ACTIONS

- Add a tab for “Design Review.”
- Describe what work requires design review and the process.
- Differentiate between Type I and Type II design review.
- Provide a link to a blank and editable application for Certificate of Appropriateness.
- Provide a link to or a list of the Secretary of the Interior Standards.
- Add a tab for “Benefits and Protections for Designated Properties.” Identify the benefits of local designation, the protections afforded, and available incentives. The City of Tacoma financial incentives page provides a model for having all of the information accessible and downloadable for property owners. Expand the existing Yakima city website to include this information: <http://www.cityoftacoma.org/cms/One.aspx?portalId=169&pageId=67741>.
- Provide a city point of contact on the website to address property owner questions regarding the use of Federal Investment Tax Credits and Special Valuation incentives.

### GOAL 3: IDENTIFY, REGISTER, AND PROTECT HISTORIC BUILDINGS, PLACES, LANDSCAPES, AND TREES

All historic preservation plans start from this baseline. Identification involves ongoing and systematic historic survey work, mapping, and data collection. Registration provides public recognition and validation of significance. It allows for rehabilitation incentives, code considerations, and statutory safeguards. Protection strategies involve federal, state, and local governments and include provisions requiring special review of the effect of government actions on register-listed or register-eligible properties. It involves consideration of historic properties in planning processes, and avoidance or mitigation measures in the event of damage or loss.

#### Policy 9: Increase the number of inventoried properties in Yakima

##### Actions:

- Identify survey priorities and conduct survey and inventory work within the city limits. Survey and inventory work and predictive modeling through Geographic Information Systems (GIS) are the best tools for identifying potential historic properties.
- Consider surveying property types associated with significant contextual themes, which are currently underrepresented in existing inventories; this includes but is not limited to, industrial, agricultural, and commercial buildings and structures.
- Apply for Certified Local Government (CLG) grants to conduct survey and inventory work per the survey recommendations for agricultural, industrial, transportation-related, ethnic, and mid-century properties.
- Update inventory forms in WISAARD when inventoried properties are demolished.
- Involve local volunteers with survey and inventory projects.



BARGE-CHESTNUT HOUSE EXAMPLES. LEFT: 3110 WEST YAKIMA. RIGHT: 3303 WEST YAKIMA.  
COURTESY ARTIFACTS CONSULTING.

### Policy 10: Encourage designation of inventoried properties recommended as eligible for listing on the National Register of Historic Places (NRHP) and/or the Yakima Register of Historic Places

#### Actions:

- Provide clear descriptions of the differences between various historic registers (local, state, and national) and the protections, reviews, and incentives afforded by each designation on the city's historic preservation website
- Sponsor annual workshops on nomination processes and incentives.
- Encourage state heritage barn listings to commemorate the city's agricultural heritage.
- Consider preparing nominations for city-owned historic properties to lead by example:
  - Yakima City Hall, 129 N Second Street
  - YVTC Naches River Bridge
- Encourage recognition (and possibly listing) of the city's canal system, which could support assistance for upgrading and maintaining the system.
- Explore the potential for a NRHP Multiple Property Documentation nomination (MPD) listing for the central business district. This would provide the framework and criteria for individual property owners to list their buildings in the NRHP in order to take advantage of the federal historic investment tax credits (FITC). The multiple property listing: Commercial Buildings of the Central Business District of Bellingham, Washington, 1882-1915 provides an excellent example.
- Encourage nominations for the following privately owned properties, which were determined eligible by DAHP for listing in the NRHP:
  - 813 S 18th Avenue
  - 2802 West Tieton Drive
  - 2804 West Tieton Drive
  - Burlington Northern Santa Fe Railroad (section through Yakima)

## HISTORIC PRESERVATION PLAN

### GOALS, POLICIES, AND ACTIONS

- Central Washington State Fair site, 1600 Pacific Avenue
- Clemente Mendoza House, 514 S Second Street
- First Church of Christ Scientist, 101 N Naches Avenue
- Ira P. Englehart House, 115 N Naches Avenue
- Pacific Telephone & Telegraph Building, 208 W Yakima Avenue

#### GOAL 4: ENCOURAGE BUILDING REHABILITATION AND HERITAGE PROJECTS IN DOWNTOWN YAKIMA

The reality for most historic buildings is that they require some level of rehabilitation in order to remain viable. Federal, state, and local incentives have long been used to attract investment in historic buildings. These incentives, coupled with education and outreach efforts can make the difference in the long-term viability of historic buildings and districts. Momentum for rehabilitation is building downtown and must be nurtured to protect early investments and attract new funding.

##### Policy 11: Stimulate downtown rehabilitation activity

###### Actions:

- Encourage nominations to national and local historic registers to qualify for rehabilitation incentives.
- Host a public workshop for building owners in partnership with DAY and the Yakima Historic Preservation Commission to discuss the process associated with using Federal Investment Tax Credits (FITC) or Special Valuation (SPV) incentives.
- Develop design guidelines for the central business district to identify character-defining features and guide compatible infill development and signage.
- Coordinate with the DAY to reach out to central business district commercial building property owners identified as potentially eligible for FITC or SPV incentives.
- Work with property owners, DAY, and local financial institutions to develop financing incentives for downtown buildings.
- Work with DAY to identify priority infrastructure needs within downtown, such as areaways, oil tank removal, electrical, heating, plumbing, and sprinkler systems.
- Support and expand facade improvement grant program through DAY to encourage small, impactful projects.
- Prioritize upper floors for housing and office use, with ground floors focused on commercial use.

##### Policy 12: Enhance historic downtown amenities

###### Actions:

- Include an assessment of the effects of the proposed projects on historic buildings as part of project undertakings in downtown.
- Develop long-range capital improvement plans with the Capitol Theater (Capitol Theater Committee) and YVTC (Yakima Valley Trolleys).



## HISTORIC PRESERVATION PLAN

- Extend YVTC service to the convention center. Investigate grant opportunities to finance. Research the trolley routes and re-establish lines along the original right-of-way and look at extensions into downtown.

### GOAL 5: PROTECT THE HISTORIC CHARACTER OF YAKIMA'S OLDER NEIGHBORHOODS

Perhaps the most meaningful historic preservation work occurs in historic neighborhoods where people actually live, go to school and recreate. Historic neighborhoods form the backbone of older cities. The reality for most historic homes, however, is that they require some level of rehabilitation and/or adaptive reuse in order to remain occupied and economically useful. Federal, state, and local incentives have long been used to attract investment in historic buildings. These incentives, coupled with education and outreach efforts, can make the difference in the long-term viability of historic neighborhoods.

#### Policy 13: Strengthen historic neighborhoods

##### Actions:

- Target survey and inventory work in the northeast and southeast residential neighborhoods. Utilize volunteers to the extent practical.
- Encourage northeast, southeast, and Barge-Chestnut neighborhood district nominations to national and local historic registers. CLG grants may be utilized.
- Develop neighborhood-specific design guidelines identifying neighborhood character-defining features to guide new construction and rehabilitation. Investigate CLG grants as funding source.
- Work with the Office of Neighborhood Development Services (ONDS) to create small paint-up/fix-up grant programs for historic residential properties working with property owners and landlords. Investigate Yakima Valley Community Foundation as potential funding source.
- Explore the establishment of a city-managed revolving fund and development package to support rehabilitation and stabilization work for single family residences in the northeast and southeast neighborhoods; the Historic Savannah Foundation is an example: <http://www.myhsf.org/available-properties/revolving-fund/>.
- Develop an annual rehabilitation training series for historic homeowners. Investigate funding opportunities, such as CLG grants or Yakima Valley Community Foundation grants.
- Maintain R-1 zoning in the residential core of the Northeast, Southeast, and Barge-Chestnut neighborhoods in order to maintain the residential character of the historic neighborhoods; otherwise it will be lost through demolition and redevelopment.<sup>1</sup>
- Work with Yakima Housing Authority and Yakima Office of Neighborhood Development Services (ONDS) to coordinate assistance programs in ways that enhance the historic character of neighborhoods.
- Identify and assess the effects of the proposed east-west connector (H Street) on potentially historic properties. Commit to moving properties to vacant lots within neighborhood, if feasible, rather than demolition.
- Coordinate with and encourage active neighborhood associations.
- Work with rental property owners of former single-family residences to utilize 20 percent federal investment tax credits.

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1. Southeast Yakima Neighborhood Plan. Regional Planning Commission draft. Prepared June 1998, p. C-34.

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## GOALS AND POLICIES

The following goals and policies relate to the historic context section.

### Goal 1: Promote broad awareness and appreciation of Yakima's heritage

- Policy 1: Develop a broad understanding of the city's history, including the roles and contributions of various ethnic groups
- Policy 2: Cultivate an appreciation of the city's unique history and how it is represented
- Policy 3: Foster partnerships between heritage organizations

### Goal 3: Identify, register, and protect historic buildings, places, landscapes, and trees

- Policy 9: Increase the number of inventoried properties in Yakima
- Policy 10: Encourage designation of inventoried properties recommended as eligible for listing on the National Register of Historic Places and/or the Yakima Register of Historic Places

### Goal 5: Protect the historic character of Yakima's older neighborhoods

- Policy 13: Strengthen historic neighborhoods



## 3. HISTORY OF YAKIMA

This chapter provides an introduction to the historical context of Yakima's development and the key historical themes that exerted the greatest influence on shaping the growth and character of the city. The National Register of Historic Places establishes the thematic categories as a means to organize and interpret various storylines, though these categories are not exhaustive.

### 3.1 Historical Themes

Yakima began as a Euro-American agricultural community on lands historically used by Native Americans. Besides farming and agriculture-related industries, the city has been most significantly shaped by the introduction of railroads, irrigation, significant roads, and mostly single-family residential neighborhoods. Most of the city developed between the late 1880s and 1930, although the post-World War II decades brought changes and modernization.

#### 3.1.1 ETHNIC HERITAGE

For thousands of years, this region has been home to a multitude of Native American groups. The Yakama Nation is most closely associated with this city; the Yakamas and other regional tribes have a long history of making seasonal camps, fishing, gathering and hunting in the area. Evidence of Native American presence prior to Euro-American arrival is generally restricted to archaeological sites. The Yakama Nation reservation (created in 1855) is adjacent to the city. Resources related to Native American history after the 1850s may also include a wide variety of residential, industrial, and agricultural resources, since Yakima's farms, factories, and canneries reportedly employed Indian workers.

In addition to Native American heritage, this theme also addresses the presence and contributions of other ethnic groups, including Spanish Basques, Chinese, Japanese, Filipino, and Latino. The early presence of Chinese immigrants in the city is noted on 19th century Sanborn Fire Insurance Maps, showing the locations of Chinese businesses and dwellings.<sup>1</sup> The role and number of ethnic groups in the Yakima Valley is not well understood and more research is recommended (see Actions list, above). For example, during World War II, the U.S. government encouraged



YAKIMA CHIEF HOP KILN. COURTESY LIBRARY OF CONGRESS.

<sup>1</sup> Chinese residents/workers were present in (North) Yakima by at least 1888, according to Sanborn Fire Insurance Maps. Also, in 1889, a news story in the *Yakima Herald* mentioned that the Chinese residents in (North) Yakima had celebrated their New Year with food and drink (*Yakima Herald* 1889). By 1905, there may have been a small Chinatown, given the greater concentration of Chinese dwellings especially along the alley between Front and S. 1st Street., north of Walnut and on Walnut between Front and 1st streets (Sanborn Fire Insurance Map of Yakima, 1905, Sheet 20.)

## HISTORIC PRESERVATION PLAN

Mexican farm workers to come to the Yakima Valley to alleviate farm labor shortages. Many of those workers settled in the Yakima Valley, but their contributions, and properties associated with Latino heritage, are not widely known.

### 3.1.2 AGRICULTURE

Ranching began in the Yakima Valley in the 1860s. Cattle and sheep ate the abundant bunch grass until about the mid-1880s, when the open range had become overgrazed.<sup>2</sup> Beginning in the 1870s, more settlers came to the area, developing irrigation and establishing orchards on the same open range. Irrigation was a necessity for survival given the dry climate and lack of sufficient rainfall.



4-H BUILDING AT THE FAIRGROUNDS.  
DESIGNED BY JOHN MALONEY (1937). COURTESY DAHP.

In 1894, (North) Yakima hosted the first state fair. Local architect William W. deVeaux designed the first permanent exhibition hall at the Washington State Fairgrounds, the Horticultural Building, which was built in 1895. Prominent Yakima and Seattle architect John Maloney designed a building there as well, the 4-H Building, built in 1937. The fair has encouraged and helped spread innovation among regional farmers over its long history.

Chester Congdon, an attorney from Minnesota, owned large tracts of agricultural land near Yakima. In order to irrigate his lands and make them productive, he formed the North Yakima Canal Company and hired workers to begin digging the canal system in 1894. The system received upgrades and extensions between 1900 and 1910. Congdon acquired additional agricultural land for orchards and stock grazing. In 1915, the Northern Pacific Railroad (NPRR) completed a spur track to the Congdon Ranch for shipping the fruit crops.<sup>3</sup>

Massive federal irrigation projects of the early 1900s continued and expanded on Congdon's work, further encouraging agricultural expansion. The Sunnyside Project provided irrigation water for the 1907 growing season. In 1912, the Rimrock (Tieton) Project went into operation, followed by reservoirs around Central Washington starting in 1918.<sup>4</sup> After the Sunnyside Project was complete, public funds were used to construct additional reservoirs and canals, which in turn prompted more agriculture and settlement.

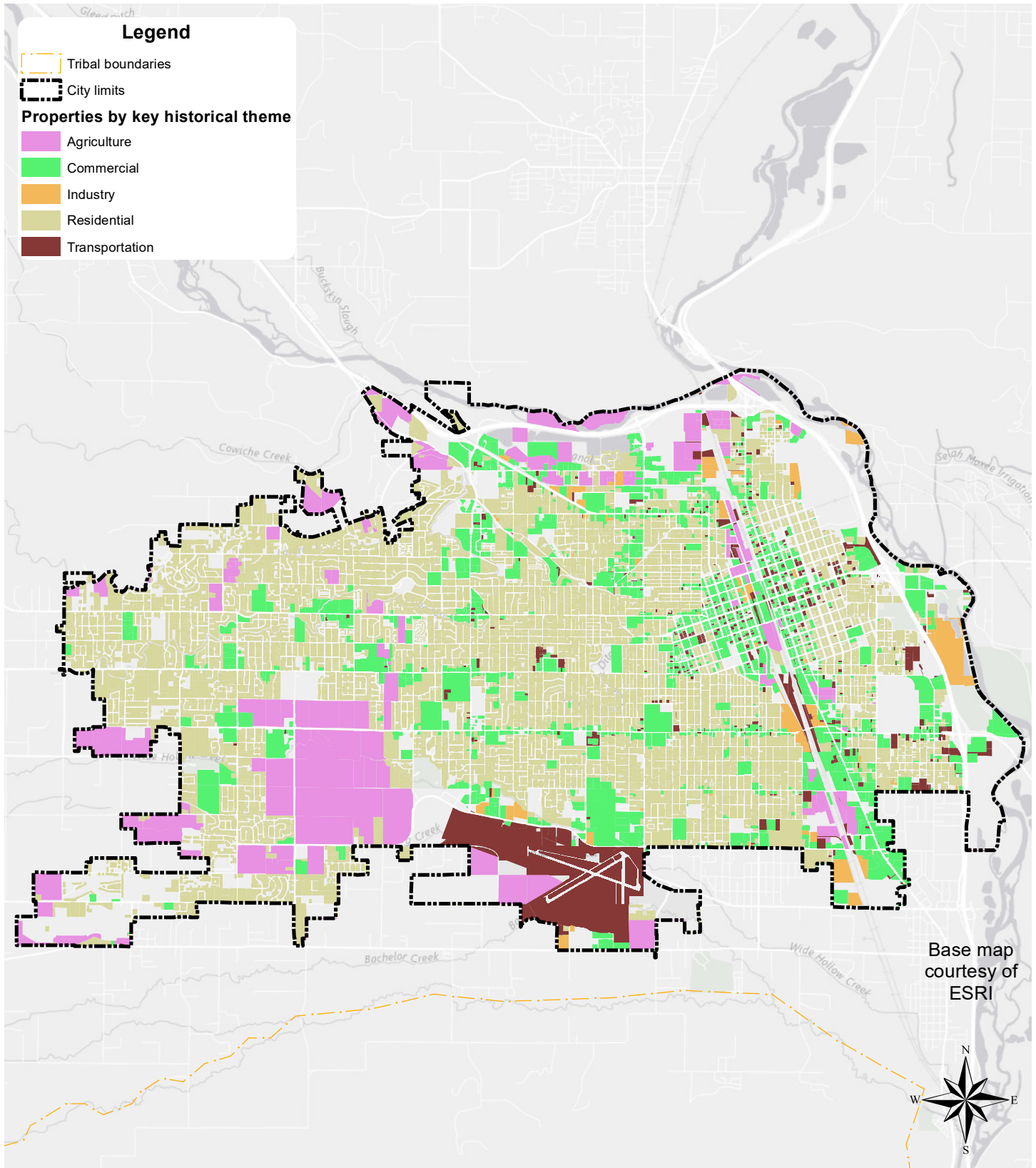
Built along the west side of the railroad tracks, Produce (or Fruit) Row consisted of fruit canning and packing warehouses stretching for a mile along First Avenue; the proximity of the warehouses to the railroad facilitated the transport of goods. Yakima's major industry became food processing—specifically, the storing, drying, canning, freezing, packing, and shipping of fruit. Box factories supplied the industry with containers for harvesting and processing. The Yakima Valley became known as the “Fruit Bowl” of Washington.

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2 Elizabeth Gibson, *Yakima, Washington* (Charleston, SC: Arcadia Publishing, 2002), 17. In 1865, Augustan Clemen introduced sheep to the Valley. Many of the early sheep herders and ranchers were English, Scottish, or Spanish Basques. Flocks grazed where West Yakima Avenue is today as well as outside of current city limits, in Terrace Heights.

3 Lawrence Kreisman, “Westhome and Memorial Follies event program” (Yakima, WA: The Memorial Foundation, May 22, 2004).

4 Howard McKinley Corning, ed., *Washington, A Guide to the Evergreen State* (Portland, OR: Binford & Mort, 1950), 302.



MAP 1. HISTORICAL THEMES





LEFT: VIEW LOOKING WEST ON PINE STREET OF YAKIMA VALLEY TRANSPORTATION COMPANY STREETCAR LINES.

ABOVE: 1910 PHOTOGRAPH OF THE NORTHERN PACIFIC RAILROAD DEPOT. COURTESY DAHP.

### 3.1.3 TRANSPORTATION

In the late 1800s, the NPRR constructed a trans-Cascade route following the old military road between Fort Steilacoom and Fort Simcoe, through Naches Pass. As such, much of the Yakima Valley became property of the NPRR, due to the right-of-way land grant system.<sup>5</sup> The Union Pacific Railroad, another transcontinental railway, opened its Yakima Valley line in 1911.

Just as the railroad heavily influenced the development of the city's commercial and industrial sectors, electric railways allowed the city to expand. With Yakima's wide streets and relatively level topography, construction and operation of an electric railway system proved to be uncomplicated. Streetcars connected the city's central business district with its growing neighborhoods, rural areas, and surrounding towns. The Intervalley Traction Company (ITC) started the streetcar system in 1906, but in 1907, the Yakima Valley Transportation Company (YVTC) acquired the ITC.<sup>6</sup> The first line serviced the downtown area and soon extended west to Nob Hill, Ahtanum, and a farming district with orchards. Additional lines went to the fairgrounds and nearby communities. Cold storage warehouses typically occupied the terminus of each line.

The YVTC purchased property west of the NPRR tracks and prompted westward expansion of the business district, with new commercial buildings on West Yakima Avenue. In 1909, the North Coast Railroad (associated with Yakima Commercial Company) bought land along the south side of Yakima Avenue, joining the rail expansion era in the city.<sup>7</sup> More rail capacity helped to increase business activity along Fruit Row. Given the competition for rail freight and passengers, the NPRR constructed a new passenger depot in 1909–10, replacing the old wooden depot. The Union Pacific began operating in the Yakima Valley in 1911, providing further competition to the NPRR's freight business, specifically transporting

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5 Historic Seattle, "Yakima One Day Bus Tour" (program, Historic Seattle, Seattle, WA, June 5, 2004).

6 Kenneth Johnson and Mark Brack, "Yakima Valley Transportation Company," National Register of Historic Places nomination, 1983. A subsidiary of the Union Pacific Railroad (UPR) purchased the YVTC in 1909 but it continued to operate under the original name. The company opened the Ahtanum line in 1910 to exploit fruit hauling opportunities. "Twenty private cold storage units sprang up along the tracks."

7 "North Coast Gets Another Lot," *The Yakima Herald*, February 10, 1909: 7.



equipment, supplies, and harvests for the fruit growers and brokers.<sup>8</sup> The Union Pacific Railroad's grand passenger depot opened in 1927, after operating out of two previous freight depot buildings. Electric rail (streetcar) service ended within the city in 1947 but freight service continued in the valley. In 1983, the YVTC updated its system with diesel locomotives.<sup>9</sup>

Aviation has been popular in Yakima at least since Charlie McAllister opened a flight school in the 1920s. At that time, the city's aviation field had little in the way of facilities—the addition of a graveled landing strip in 1932 was a major improvement. In 1949, the airport added a passenger terminal that also included an air traffic control tower (replaced in 1974).<sup>10</sup> The growth of the Yakima Air Terminal—McAllister Field provided additional means for passenger and freight traffic to and from the city.

### 3.1.4 COMMERCIAL

The earliest commercial buildings in Yakima were centered near the railroad tracks and arterial streets such as Yakima Avenue. By the 1920s, the downtown commercial core had filled in. In 1931, the city's most significant office and professional building, the Larson Building, opened downtown. Yakima had become the commercial center of Central Washington by the 1950s and it no longer relied on the agricultural industry. It had diversified and become a regional retail and professional services center, providing a closer alternative for residents than Seattle or Spokane. To accommodate modern needs and changing styles in the postwar era, many of Yakima's commercial buildings underwent facade changes (usually at the storefront level) in the 1950s and 1960s. Typically, original storefronts were replaced with aluminum storefront systems and new cladding was installed.

The Yakima Herald-Republic built its new headquarters in 1950. Commercial buildings built in the 1960s, such as the Century Plaza Building, were primarily in the International Style. The Googie-style coffee-shop chain, Sambo's (Mel's Diner), followed in 1965. The uniquely styled Central Bank of Washington (now Wells Fargo Bank), built in 1967 on the highly visible corner of Yakima Avenue and First Street, ushered in a period of the Modern architectural style to one of the city's oldest commercial intersections.



UPPER: UNION PACIFIC FREIGHT BUILDING (1923).  
LOWER: SAMBO'S RESTAURANT, NOW MEL'S DINER (1965).  
COURTESY DAHP.

<sup>8</sup> Shirley Courtois, "Union Pacific Freight Building," National Register of Historic Places nomination, 1988.

<sup>9</sup> Johnson and Brack, "Yakima Valley Transportation Company."

<sup>10</sup> "History of Yakima Airport," City of Yakima, <http://www.yakimaairport.com/about/>.

## HISTORIC PRESERVATION PLAN

Yakima rode the wave of general prosperity in the postwar era; but by the mid- to late-1960s, downtown businesses were competing with those from outlying areas, where smaller commercial and retail centers were developing. In 1971, the Yakima Mall opened in the heart of downtown Yakima, transforming two city blocks into a large shopping center.

### 3.1.5 INDUSTRY

Although agriculture and its related industries have dominated Yakima's economy, other industries have also thrived. Small sawmills operated in the Yakima Valley starting in the mid-1800s, but they were not large enough to meet the sharp rise in demand for building materials for the area in the early 1900s. The Cascade Lumber Company was formed in 1902 as a response to the local lumber demand.<sup>11</sup> In the 1950s, Boise-Payette acquired the Cascade Lumber Company to create Boise-Cascade, one of the country's largest wood products companies today.



FORMER CASCADE LUMBER ENGINE HOUSE. COURTESY DAHP.

## 3.2 Development Periods

In conjunction with themes, development periods are another tool for organizing history. The following periods represent significant epochs in Yakima's development:

### 3.2.1 PRE-1860

Native American use of the area characterizes this period although outsiders had begun to pass through, including the Lewis and Clark Expedition in 1806. The Treaty of 1855 (ratified by the U.S. Senate and President in 1859) established the Confederated Tribes and Bands of the Yakama Nation along with their reservation. Territorial Governor Isaac Stevens broke the treaty terms almost immediately, prematurely opening the tribes' traditional lands to settlers and demeaning the Yakama Nation. Violence erupted between the tribes involved in the treaty, the American military, and settlers. The clashes lasted from 1855 until 1859. Although much of the Yakama Nation settled on the Yakama Reservation by 1859, members also lived outside of the reservation.<sup>12</sup>

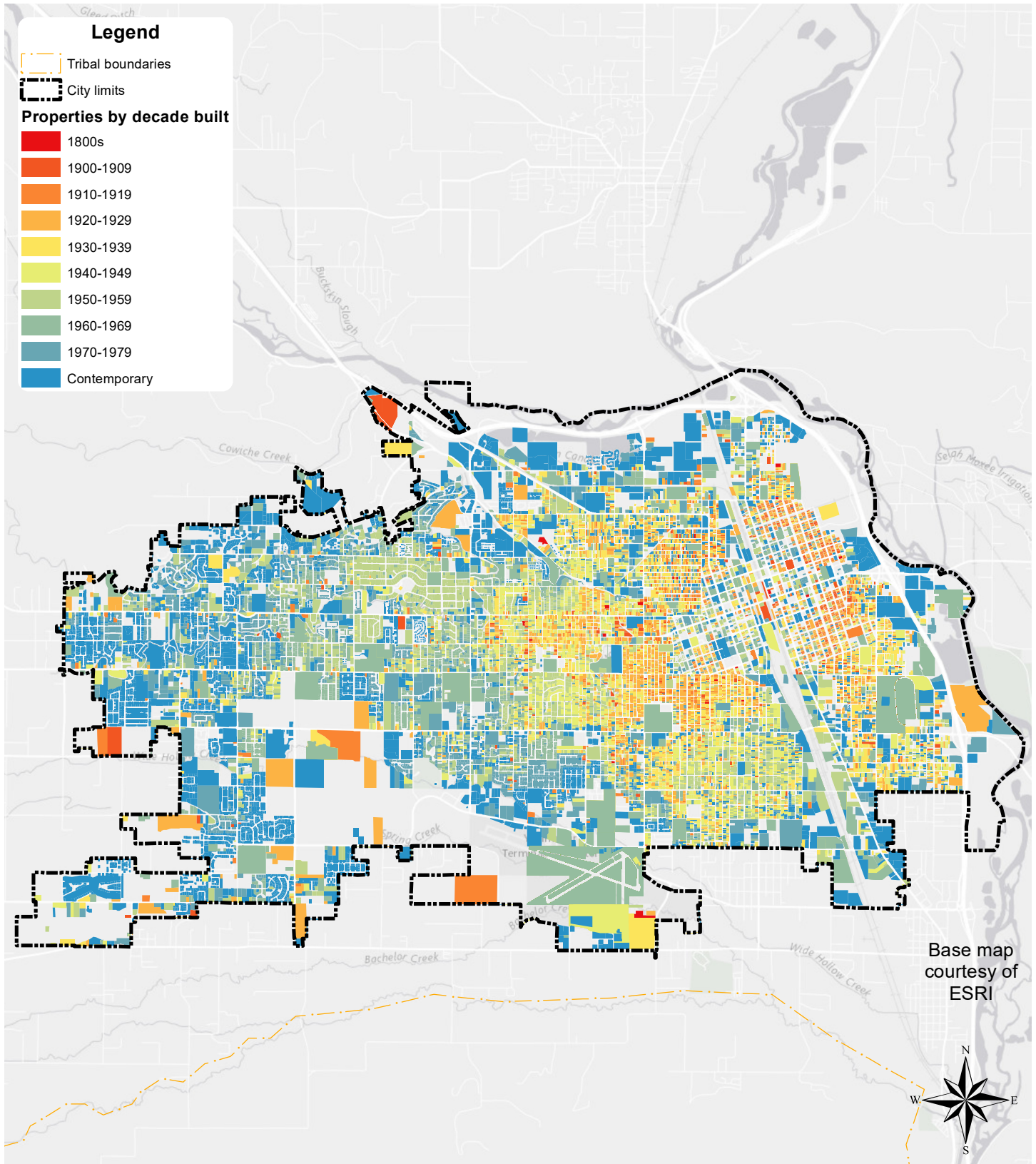
### 3.2.2 1860-1884

During this period, the community occupied its former location, Yakima City (present-day Union Gap). In ca. 1880, the NPRR created the Yakima Land Office to sell off real estate within the railroad's land grant which the railroad did not

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11 In 1931, the Cascade Mill Pond was located immediately outside the northeast corner of city limits. Information gleaned from "Map of Yakima 1931," courtesy of University of Washington Libraries, Maps Department.

12 "Yakama Nation History," Yakama Nation, accessed November 30, 2015, <http://www.yakamanation-nsn.gov/history3.php>.



MAP 2. PROPERTIES BY DECADE BUILT



## HISTORIC PRESERVATION PLAN

need.<sup>13</sup> When the railroad announced a depot would be built several miles from Yakima City, many people moved to be closer to the planned depot, bringing their buildings with them.

### 3.2.3 1885–1899

Following the 1885 relocation of residents and buildings to the current city site and the arrival of the NPRR, (then North) Yakima filed a plat and incorporated as a city. The population boomed and the city's pattern of development demonstrates the dominant impact of the NPRR. Yakima's first city blocks were oriented to the railroad tracks, and commercial buildings, residential hotels, and warehouses were built between the tracks and the river. Residential and commercial development then spread south and southwest, to the other side of the tracks, but industrial buildings, including warehouses, continued to stay close to the railroad tracks.

During this period, the city got its first park, Naches Avenue Parkway, which dates to 1885 and stands as the city's oldest; its first high school (1888, demolished 1924); a water system with fire hydrants and water mains (ca. 1889); and electricity by 1890.<sup>14</sup> In 1891, the electric light company consolidated with the water system provider to form Yakima Water, Light and Power Company. All these improvements served to attract still more residents in the following decade. The city had two major fires during this period, in 1890 and 1892. In 1898 and 1899, the city gained many new buildings of various types.<sup>15</sup>



UPPER: LUND BUILDING.  
LOWER: CARBONNEAU MANSION.  
COURTESY DAHP.

### 3.2.4 1900–1917

The first decade of the 20th century is by far the largest population boom period for the city, with 346 percent growth between 1900 and 1910. Construction of residences and commercial buildings had to keep pace to accommodate it and the growth tapered off in the following decade, just prior to the city's reincorporation. Many city streets had been paved with brick by 1910. Masonry buildings replaced wood frame ones. The arrival of other rail transportation options, such as the Union Pacific Railroad and electric streetcar lines, increased the city's role as a transportation hub. Irrigation projects

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13 Historic Seattle, "Yakima One Day Bus Tour."

14 Gibson, Yakima, Washington, 14.

15 "Yakima Expansion," *The Yakima Herald*, April 27, 1899: 1.



brought water and transformed the dry valley into productive agricultural land.<sup>16</sup> Modest houses filled in residential streets while mansions like Carbonneau Mansion (ca. 1910) and Congdon's Castle/Westhome (1916) occupied large parcels in, or on the way towards, West Valley.<sup>17</sup>

### 3.2.5 1918–1939

In 1918, the city reincorporated as Yakima, dropping “North” from its name. By the 1920s, Yakima’s commercial business district was built out and its land use pattern established. Blocks of dense commercial development and industrial warehouses defined the downtown area with residential districts to the north, east, and south. The creation of the city’s parks department (1933), the YWCA Building (NRHP/WHR/Yakima Register-listed, built ca. 1935), and The Capitol Theatre (NRHP/WHR/Yakima Register listed, built 1920), further enhanced the community’s social and recreational amenities. During the 1920s and 1930s, the city’s population grew moderately, by about 20 percent. Automobile traffic to and through Yakima increased with the introduction of state highways (e.g., Primary State Highway 5, Seattle to Yakima).



THE CAPITOL THEATRE. COURTESY DAHP.

### 3.2.6 1940–1949

The 1940s brought another population and economic boom to Yakima. It was the city’s last population growth spurt, due at least in part to the influx of Mexican agricultural workers, the post-war baby boom, and people relocating to the city from rural areas. Yakima spread further to the west after the war’s end, often with curvilinear streets and cul-de-sacs.

### 3.2.7 1950–1970

The post-war decades saw the western expansion of residential neighborhoods, the modernization of civic infrastructure, and urban renewal. Local government replaced older facilities with new modern ones in order to better serve the public. City Hall, built in 1950, was one of the earliest examples of Modern architecture in Yakima. Other Modern style civic examples include the Yakima Valley Regional Library (1958–1959, replaced the demolished 1907 Carnegie Library) and the Yakima County Administration Building (1960). Yakima served as the commercial center of the region by the 1950s yet experienced its slowest population growth between 1960 and 1970, at a rate of only five percent.<sup>18</sup> The highways leading into Yakima expanded in the 1960s, and their paths diverged from those of previous state routes in order to now bypass

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16 The Tieton Project, begun in the early 1900s, brought water to at least one branch of the project in 1910.

17 Congdon’s Castle/Westhome surveyed in 2006 (S. 64th Avenue, at Nob Hill Boulevard/64th Avenue, 98901). Carbonneau Mansion is located at 620 S. 48th Avenue.

18 In 1970, the population had reached 45,588, increasing by 9 percent by 1980. Population data courtesy of Washington Office of Financial Management.

## HISTORIC PRESERVATION PLAN

the heart of the city.<sup>19</sup> Downtown continued to decline in the 1970s. Older buildings fell into disrepair as outlying areas competed for economic activity. Urban renewal efforts and demolition of some significant historic resources occurred from the 1960s to the 1980s.

### 3.3 Historic Property Types

Historic properties that share common physical traits and functions may be grouped into types, such as saw mills or churches. Identifying Yakima's historic property types can help us understand their associated development periods and contexts.

Yakima has a wide range of historic property types, only some of which have been identified through cultural resource surveys. The types listed in the following table are not an exhaustive list, as more may be identified through future research and survey efforts across the entire city. From previous surveys, the property types in downtown Yakima consist of a mix of commercial, public, residential, religious, and industrial buildings. The mixed-use commercial building is a predominant property type—these buildings house retail businesses on the ground floors and offices or hotel/apartment units (usually Single Room Occupancy, or SROs) on the upper floors. Public/institutional buildings are another significant property type as both city and Yakima County governments have their main administration buildings downtown. The combination of prominent buildings such as the Larson Building, Masonic Temple, Northern Pacific Railroad Depot, and various religious buildings, along with the vernacular commercial buildings, warehouses, and SROs, gives downtown its character.



NATIONAL BANK OF WASHINGTON. COURTESY DAHP.

**Table 1. Population Growth Rates**

DECADE	POPULATION GROWTH (PERCENTAGE INCREASE)
1890–1900	105%
1900–1910	346%
1910–1920	32%
1920–1930	19%
1930–1940	23%
1940–1950	41%
1950–1960	12%
1960–1970	5%
1970–1980	9%

This table shows the increase in Yakima's population from decennial census data compiled by the Washington Office of Financial Management.

<sup>19</sup> Various maps from the Aerial Photo Collection, University of Washington Library, Maps Department.

### 3.4 Bibliography

Aerial Photo Collection, University of Washington Library, Maps Department.

Corning, Howard McKinley, ed. *Washington, A Guide to the Evergreen State*. Portland, OR: Binfords & Mort, 1950.

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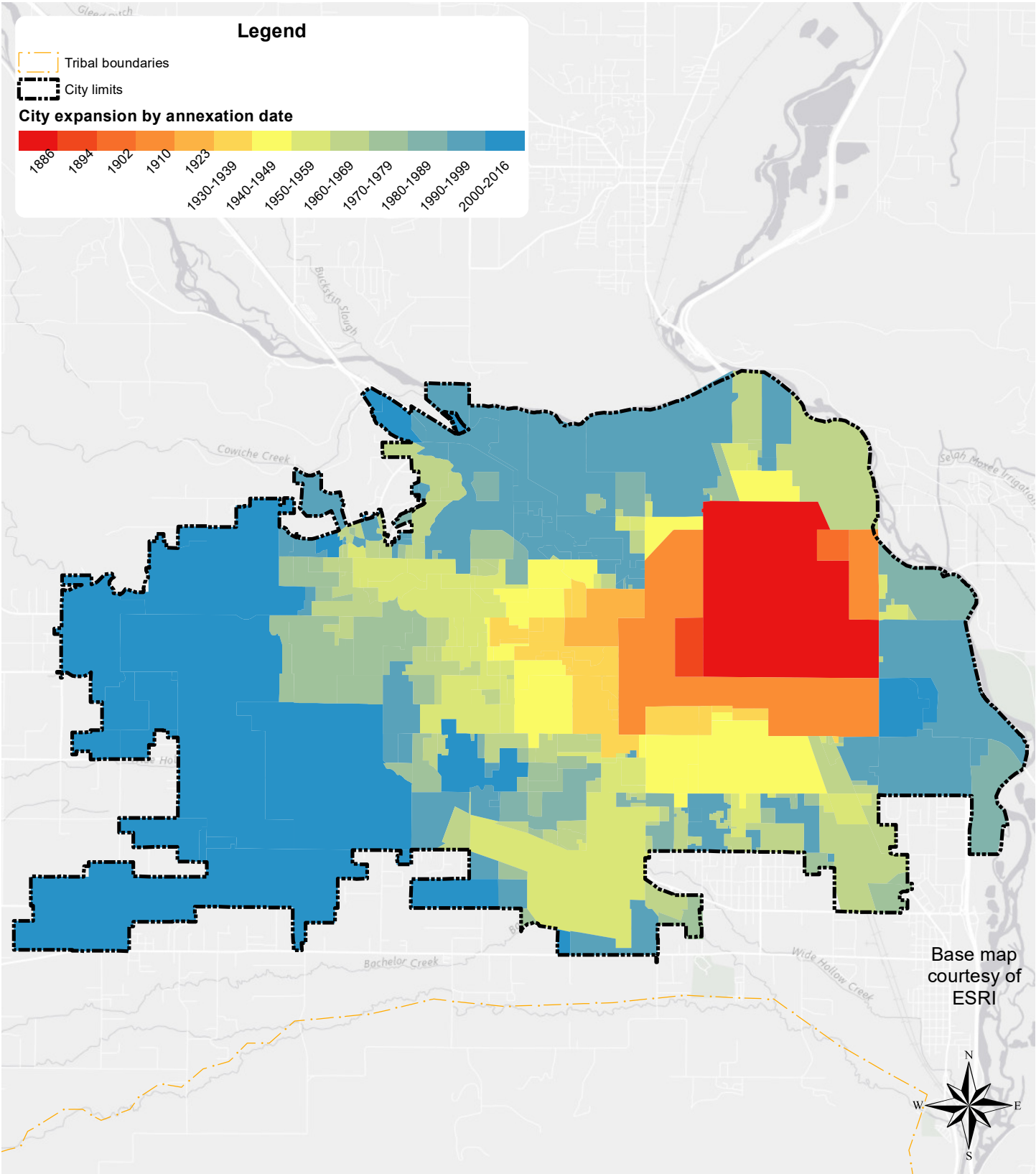
Sanborn Fire Insurance Map of Yakima. 1905.

*The Yakima Herald*. February 2, 1889: 2.

*The Yakima Herald*. "North Coast Gets Another Lot." February 10, 1909: 7.

*The Yakima Herald*. "Yakima Expansion." April 27, 1899: 1.

"Yakama Nation History." Yakima Nation. Accessed November 30, 2015. <http://www.yakamanation-nsn.gov/history3.php> (accessed November 30, 2015).



MAP 3. CITY EXPANSION BY ANNEXATION DATE



## 4. HISTORIC PRESERVATION IN YAKIMA

As one of Washington's oldest communities, Yakima has a rich heritage. Its built environment reflects its agrarian roots and the economic energy that made the city a center of commerce. Decades have taken their toll, however, on both downtown and historic neighborhoods. Vacant lots and underutilized buildings reflect years of disinvestment. Today, however, momentum is shifting and historic preservation is becoming an important economic force. Downtown Yakima is seeing new development and a surge in rehabilitation activity. A web of public agencies and non-profit organizations are working to build a diverse community while also planning for inevitable population increases and the resulting needs for expanding services. The community has a preservation infrastructure in place that has room to grow and mature. Historic preservation and the incentives it brings will play an important role in the growth and development of both downtown and its nearby neighborhoods, and in the implementation of this plan.

This section identifies the key players in Yakima's historic preservation family.

### 4.1 City of Yakima

The City has long identified historic preservation as a means to protect the character of downtown and surrounding neighborhoods in particular. Downtown and neighborhood plans over the last 20 years have identified historic resources as strengths of the community. It is anticipated that this historic preservation plan will be adopted into the updated comprehensive plan that is due to be completed in mid-2017. This will strengthen and legitimize the goals and policies contained herein.

Yakima became a Certified Local Government (CLG) in 2005, a designation conferred by the National Park Service (NPS), making Yakima eligible to participate in the federal historic preservation program. As part of the requirements for participation, the City of Yakima adopted its first historic preservation ordinance (Yakima Municipal Code 2005-02, Chapter 11.62), which created the Yakima Historic Preservation Commission and the Yakima Register of Historic Places. Fifteen properties have been placed on the register. Yakima has taken advantage of the CLG grant program for survey work, and for supporting this historic preservation plan. For example, the City of Yakima received a CLG Grant to create a walking tour of the historic downtown, which they developed in cooperation with the League of Women Voters.<sup>1</sup>

The preliminary 2016 city budget provides for a new Neighborhood Partnership program, which has been tabled and is not funded at this point. This new strategic initiative would create bridges between the City and neighborhoods and provide small matching grants for neighborhood projects. While not explicitly aimed at historic preservation, these small grants could be used for heritage-related projects. The budget also calls for stepped-up code enforcement of abandoned buildings and proposes an additional \$50,000 over the 2015 budget for that purpose.<sup>2</sup>

The City also invests in the Downtown Association of Yakima (DAY), providing staff and funding for this Main Street affiliate. The 2016 preliminary budget projects \$133,000 to support it, offset by a utility tax credit of approximately \$100,000 offered by the Main Street tax credit incentive program.<sup>3</sup>

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1 Home: Yakima Historic Preservation Commission, City of Yakima, <https://www.yakimawa.gov>, accessed 24 March 2016.

2 Section IV – Strategic Initiatives, 2016 Preliminary Budget Summary, City of Yakima, WA, City of Yakima, 2015, p. 10-12.

3 Ibid, p. 1.

## HISTORIC PRESERVATION PLAN

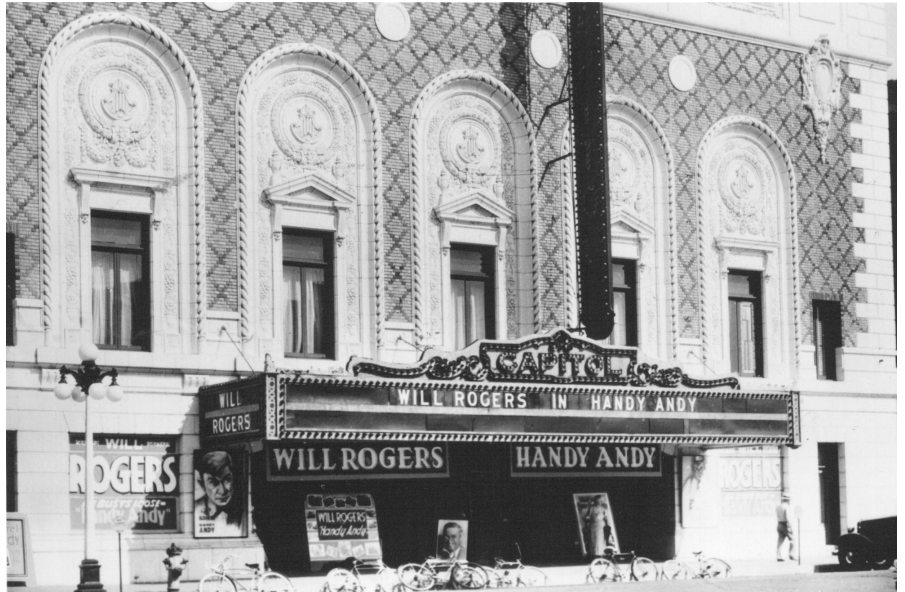
The City of Yakima is steward of two significant properties: The Capitol Theatre and the Yakima Valley Trolley, which includes associated buildings and track, are important as anchors for downtown and a growing tourism market. In each case, non-profit organizations manage day-to-day operations, while the City is responsible for capital needs. Uneven funding over the years has made it difficult for both properties to keep up with maintenance and rehabilitation needs. Both continue to function with the help of dedicated volunteers.

### 4.1.1 THE CAPITOL THEATRE

Built in 1920, the theater is a critical downtown anchor. Listed on the NRHP, it has long been the most significant rehabilitated building in downtown Yakima. The City created a public facility district (PFD) to own and rehabilitate the building, financing it through a combination of lodging and sales taxes. In 2008, the PFD was expanded to construct the Fourth Street theater addition.<sup>4</sup>

The Capitol Theatre Committee was founded in 1975 following a disastrous fire. This non-profit organization spearheaded the fundraising required to recover from that emergency. It manages operations and programming. Today, with the combined efforts of the City and The Capitol Theatre Committee (CTC), the building is alive with programming for all ages and is attracting new investment in the surrounding blocks. The theater has become a destination in eastern Washington for Broadway touring companies and international artists. It prides itself on its role in building community through its children's programming and its support of local musicians. The PFD is expected to generate close to \$800,000 in 2016, with debt service on the 2008 bonds at approximately \$465,000. The 2016 preliminary City of Yakima budget projects revenue of \$625,00 and expenses of \$631,000.

In 2015, the theater's operating fund was expected to generate approximately \$420,000 against expenses of nearly \$407,000. The 2016 preliminary budget projects revenues of \$365,000 with expenses of \$370,000. The Lodging Tax Advisory Committee approved an additional \$50,000 to the theater's operating fund. While the City continues to invest in the theater, a long-range capital plan developed by the CTC and the City is advised to address upcoming needs.<sup>5</sup>



HISTORIC (UNDATED) PHOTOGRAPH OF THE CAPITOL THEATRE.  
COURTESY DAHP.

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4 Section III – Other Funds: 2016 Preliminary Budget Summary, City of Yakima, WA, City of Yakima, 2015, WA, p.5.

5 Yakima Valley Trolleys, <http://yakimavalleytrolleys.org>, Yakima Valley Trolleys, Inc., 2015, accessed 28 March 2016.

#### 4.1.2 YAKIMA VALLEY TROLLEY

The Yakima Valley Trolley is a unique resource—a trolley car barn, powerhouse (now museum) and five miles of track—it is the last operating electric interurban line in the United States. Begun in 1907, the streetcar ran until 1947; subsequently, it was used as a freight line. Following donation (and some purchase) of the system to the City of Yakima by Union Pacific Railroad, what remained of the streetcar line was revived in the mid-1990s, following its placement in the NRHP in 1992. In 2001, the Yakima Valley Trolleys (YVT) organization was created, dedicated to the preservation and restoration of the facilities. A non-profit, the YVT operates the museum and the trolley under a collaborative agreement with the City of Yakima.<sup>6</sup>

As it does with The Capitol Theatre, the City supports capital improvements and the YVT is responsible for day-to-day management. Records indicate the City has invested approximately \$350,000 (a \$250,000 FTE grant and \$100,000 match) in the trolley barn/powerhouse complex since 2010. In 2009, the YVT bridge was restored for approximately \$250,000. The 2016 Preliminary City of Yakima Budget projects that the YVT would end 2015 with projected revenues at approximately \$345,000 and about \$270,000 in expenses.<sup>7</sup>

Trolleys run from May through September and will run to Selah in 2016. The YVT is looking to expand its rail lines, with particular emphasis on uncovering track in the downtown area that would allow expansion to the Yakima Convention Center.



YAKIMA VALLEY TROLLEY CAR BARN. COURTESY ARTIFACTS CONSULTING.



SIDE ELEVATION - YAKIMA VALLEY TRANSPORTATION COMPANY INTERURBAN RAILROAD, ELECTRIC LOCOMOTIVE No. 297. (HAER WASH,39-YAK.V,1-H--1). COURTESY LIBRARY OF CONGRESS.

<sup>6</sup> Ibid.

<sup>7</sup> Section III – Other Funds, 2016 Preliminary Budget Summary, City of Yakima, WA, City of Yakima, 2015, p. 1-2.



### Downtown Association of Yakima (DAY)

The Downtown Association of Yakima (DAY) was established in 2015 and is another collaborative project with the City of Yakima. DAY is a non-profit corporation, and is affiliated with the Washington State Main Street Program and the Four Point Approach© developed by the National Main Street Center, a subsidiary of the National Trust for Historic Preservation:

*The Downtown Association of Yakima (DAY) is . . . committed to the preservation, development, marketing and promotion of Downtown Yakima through focused efforts to build and maintain public and private partnerships that will foster financial and creative investments in our future while embracing and celebrating our history.<sup>8</sup>*

Currently, funding is provided through a grant from the City of Yakima. The City receives an offsetting tax credit (Main Street tax credit) against its public utility tax liability. In 2015, that grant amounted to \$123,333. Because of the limitations on the Main Street tax credit, the amount in the 2016 preliminary budget is \$92,252. In addition, the City funds the executive director position. In 2015, the program brought an estimated 15,000 people into downtown for events and saw sales tax revenues grow by nearly 10 percent over the previous year. Thirty-three new business licenses were issued and more than 70 building permits—bringing more than \$3 million in private investment into downtown buildings.

DAY also established a pilot facade program, providing matching funds of up to \$10,000 for building improvements. That program is also offered in 2016.<sup>9</sup> The program received a 2016 Excellence on Main Award for Economic Vitality from the Washington State Main Street Program. DAY is also one of the primary proponents of the proposed downtown plaza project. DAY received a 2016 Excellence On Main Awards from the Washington State Main Street Program.

Although a separate program, the efforts of the Downtown Yakima Business Improvement District (DYBID) support DAY's downtown strategy. The city annually collects an assessment against business in the DYBID district; the DYBID covers 77 square blocks in downtown. The assessment is based on sales per square foot. The assessment provides funding for cleanup, beautification, and security. More than \$200,000 was collected in 2015, and revenue in 2016 is expected to be approximately \$210,000.<sup>10</sup>

### 4.2 Yakima Valley Museum (YVM)

The preeminent museum in Central Washington, the Yakima Valley Museum is the heart of the heritage community in the area. Its mission statement defines its scope:

*The Yakima Valley Museum preserves the history and culture of the Yakima Valley through the collection of books, documents, and artifacts, the operation of a regional museum, and the presentation of related public programs.<sup>11</sup>*

The museum offers an array of permanent and special exhibitions and programming, including an extensive collection of

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8 Our Mission, 2015 DAY Annual Report, Downtown Association of Yakima, Yakima, WA, 2015.

9 Ibid.

10 Section III – Other Funds: 2016 Preliminary Budget Summary, City of Yakima, WA, City of Yakima, 2015, WA, p.1-2.

11 Part I: Summary, Form 990: Return of Organization Exempt from Income Tax, 2013, Department of the Treasury, Internal Revenue Service, Washington DC, 2014, p. 1.



Native American materials. More than 40,000 photographs and documents are housed in the Sundquist Research Library. The museum is supported by a robust membership and endowment and partnerships with area businesses. Total assets are approximately \$9 million. Approximately 125 volunteers augment the services of the professional staff.<sup>12</sup>

## 4.3 Neighborhood Associations

Neighborhood groups in the historic Southeast, Northeast, and Barge-Chestnut areas all work to improve their communities and build upon their heritage. The Southeast Neighborhood Improvement Committee has collected the history of the area and individual houses to thwart demolition efforts. The group owns the historic Ida Powell House and sponsored its nomination to the NRHP. The Northeast neighborhood is concerned about the impending loss of potentially historic structures to road expansion from the former Boise-Cascade mill site along H street. The Chestnut Barge neighborhood is looking at a possible NRHP nomination for that district.

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<sup>12</sup> Yakima Valley Museum, <http://yakimavalleymuseum.org>, Yakima Valley Museum and Historical Society, Yakima, WA, accessed 5 April 2016.

## GOALS AND POLICIES

The following goals and policies relate to the inventories section.

Goal 1 : Promote broad awareness and appreciation of Yakima’s heritage

- Policy 3: Foster partnerships between heritage organizations

Goal 3: Identify, register, and protect historic buildings, places, landscapes, and trees

- Policy 9: Increase the number of inventoried properties in Yakima

Goal 5: Protect the historic character of Yakima’s older neighborhoods

- Policy 13: Strengthen historic neighborhoods

## 5. SURVEY AND INVENTORY

Compiling an inventory is often the first phase in identifying historic properties. During this identification period, a property's physical characteristics and history are documented and the property is evaluated for its significance and eligibility for designation. This process requires historic research to determine the construction date of the property, identify key individuals related to the property's history, and understand how the property relates to the larger historic context of Yakima.

A survey is the process of identifying and gathering data on a community's historic resources. It includes a field survey (i.e., recording of physical attributes of a historic property), background research, and development of inventories.

An inventory is a list of historic properties determined to meet specified criteria of significance. It is one of the basic products of a survey.

Yakima has more than 16,000 properties which have been inventoried. The majority of the inventoried properties in Yakima are the result of a 2011 upload of assessor data for planning and modeling purposes. The remaining inventoried properties were largely gathered from historic resource surveys conducted in the community. Properties may also be surveyed and included in the inventory in response to Section 106, Section 4(f), or SEPA consultations.

Surveys may be thematic (e.g., agricultural or religious) or geographic (e.g., a neighborhood or area with distinct boundaries). An inventory form is completed for each surveyed property. While some municipalities may maintain their own database of inventoried properties, the Department of Archaeology and Historic Preservation (DAHP) maintains a statewide database of inventoried properties known as the Washington Information System for Architectural and Archaeological Records Data, or WISAARD.

There are two types of surveys: **reconnaissance** (also called windshield) and **intensive**.

- Documentation at the **reconnaissance** level includes the property address, exterior photographs, a brief description of architectural style and features, and an overview of readily identifiable alterations (cladding, windows, etc.). Reconnaissance-level surveys often begin the process for an intensive survey.
- **Intensive** surveys combine the information gathered during a reconnaissance survey with an evaluation by a trained professional. Intensive surveys require more in-depth archival research and field work. The goal of intensive surveys is to gather enough information to provide a recommendation on the potential significance or non-significance of properties included in the survey. Surveyors will provide a recommendation on whether the property is potentially eligible for individual listing on the National Register of Historic Places (NRHP), if it is included within a potential historic district, and if it might potentially contribute to a potential historic district.

For more in-depth information on conducting a survey, visit "Survey Levels" (<http://www.dahp.wa.gov/survey-types>) on the DAHP website.

GIS modeling for Yakima has identified several areas of the city which may benefit from targeted survey and inventory work. These areas have a higher concentration of properties with construction dates within a defined period and appear to have a higher quality of construction. A look at a map of inventoried properties in Yakima shows that there are also clear concentrations of previous survey work. Specific areas of the city, especially the northeast and southeast residential neigh-

borhoods, would greatly benefit from targeted survey and inventory work.

### 5.1 Inventory Data

There are numerous properties which have been surveyed in the city of Yakima; WISAARD lists more than 16,500 records within the city limits. However, this includes duplicate forms for properties and properties from a 2011 upload of assessor data. The 2011 upload of assessor data is limited to information available through the Yakima County Assessor (e.g. date of construction) and is useful for planning purposes. A survey expands on the basic information provided from the assessor and includes architectural style, the architect and builder (if known), alterations to the original plan and design, and historic significance. After winnowing down the list of properties, we found that there are 321 unique Yakima properties in WISAARD. Of those properties surveyed, 42 were identified by the surveyors as more than 50 years old and potentially eligible for individual designation on the NRHP. Out of those 42 potentially eligible properties, 23 were identified as a contributing property within a potential historic district. An additional 212 properties, although not considered individually eligible, were also identified as contributing within a potential district. (See “Table 2: Previously Surveyed and Recommended as Potentially NRHP Eligible Yakima Properties” on [page 44](#).) Of the properties identified as potentially eligible, five are already listed on one or more of the historic registers. Many of the properties recommended as potentially contributing to a historic district are likely eligible for designation on the Yakima Register of Historic Places (YRHP). A few of the properties do not have recommendations for individual eligibility and instead are identified as “unable to determine;” that should not be interpreted as ineligible.

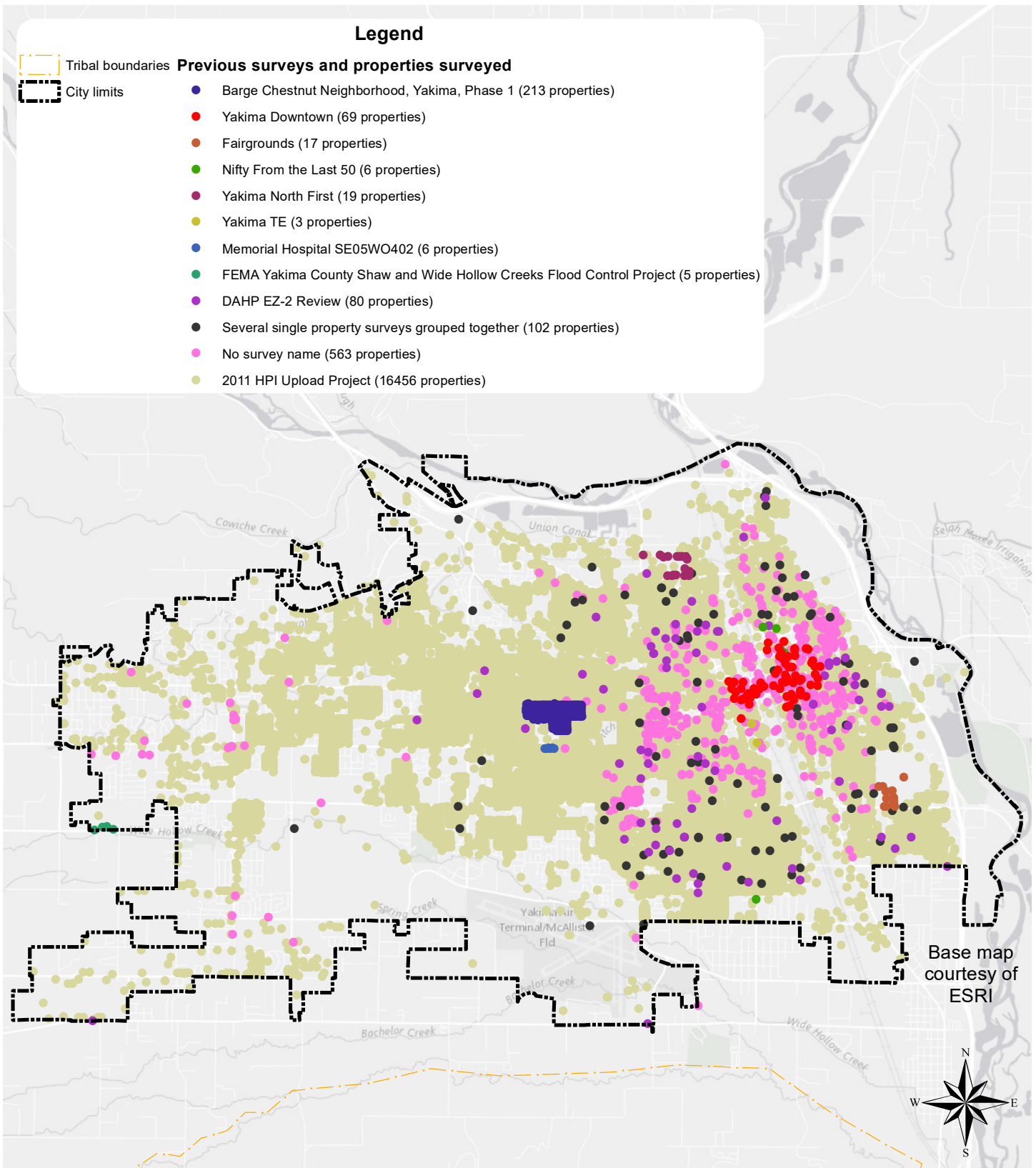
Most of these inventoried Yakima properties were surveyed and recorded as either a neighborhood survey and inventory project or as a component of a larger project, like documentation included with an Environmental Impact Statement (EIS). According to WISAARD, there have been several Cultural Resource Survey Reports completed within the City of Yakima. Some of the projects are related to compliance with Section 106 of the National Historic Preservation Act (NHPA), the National Environmental Policy Act (NEPA), the State Environmental Policy Act (SEPA), and Washington Governor’s Executive Order 05-05. Inventory forms are completed on these surveyed properties and entered into WISAARD.

In order to comply with these state and federal laws, many of the surveys were focused in a specific project area, called the Area of Potential Effect (APE). This area may be limited to where the project is occurring or may be larger.

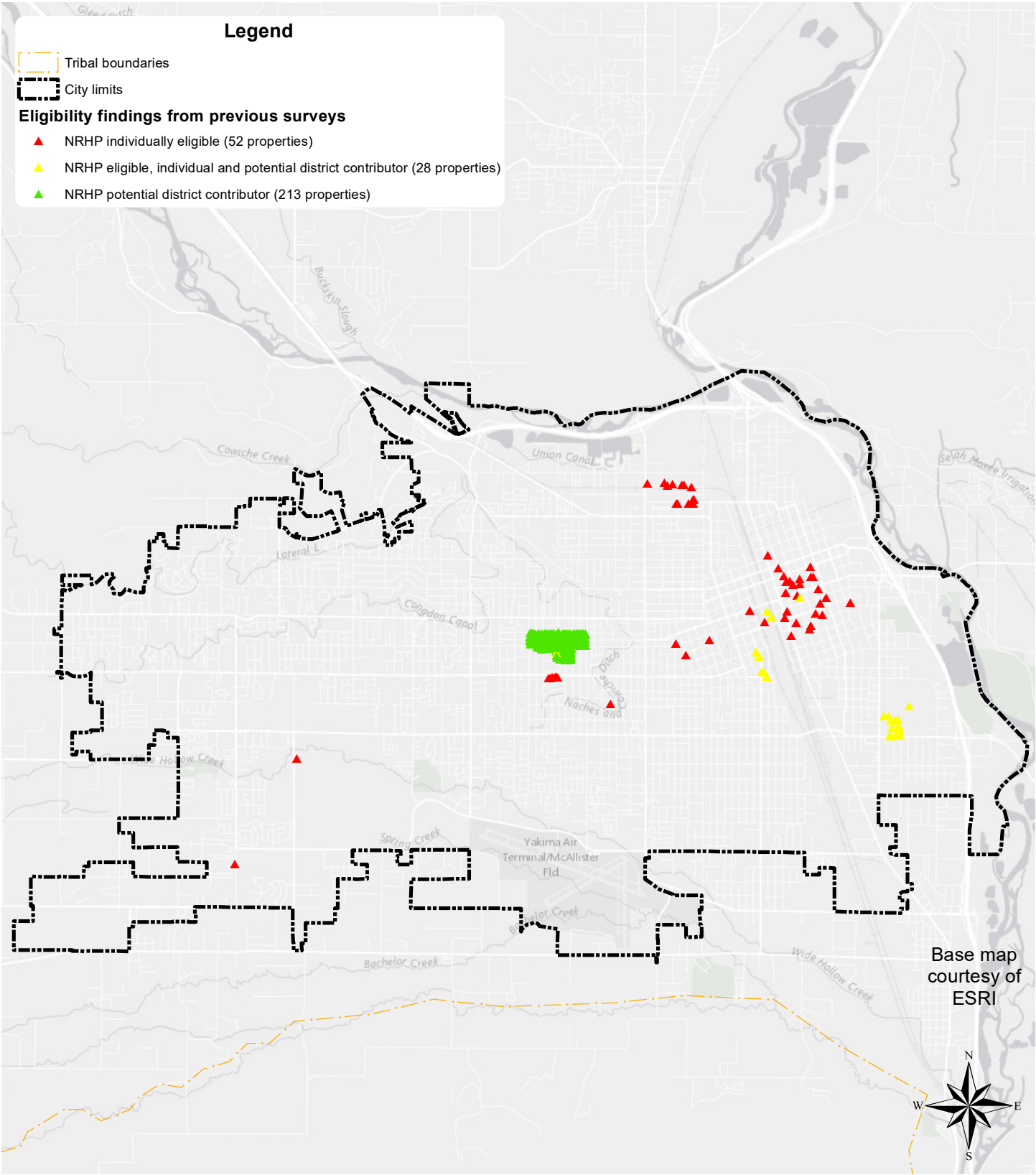
The following are key survey and inventory projects conducted in Yakima:

- Barge-Chestnut Neighborhood
- Yakima Downtown
- Yakima Fairgrounds





MAP 4. YAKIMA INVENTORIED PROPERTIES.



MAP 5. ELIGIBILITY FINDINGS FROM PREVIOUS SURVEYS.

The following properties were determined eligible by DAHP for listing to the NRHP, but are not currently listed in any historic register:

- House, 813 S 18th Ave
- House, 2804 West Tieton Drive
- House, 2802 West Tieton Drive
- Burlington Northern Santa Fe Railroad (section)
- Central Washington State Fair site, 1600 Pacific Avenue
- Clemente Mendoza House, 514 S. Second Street
- First Church of Christ Scientist, 101 N. Naches Avenue
- Ira P. Englehart House, 115 N. Naches Avenue
- Pacific Telephone & Telegraph Building, 208 W. Yakima Avenue
- Yakima City Hall, 129 N. Second Street
- YVTC Naches River Bridge

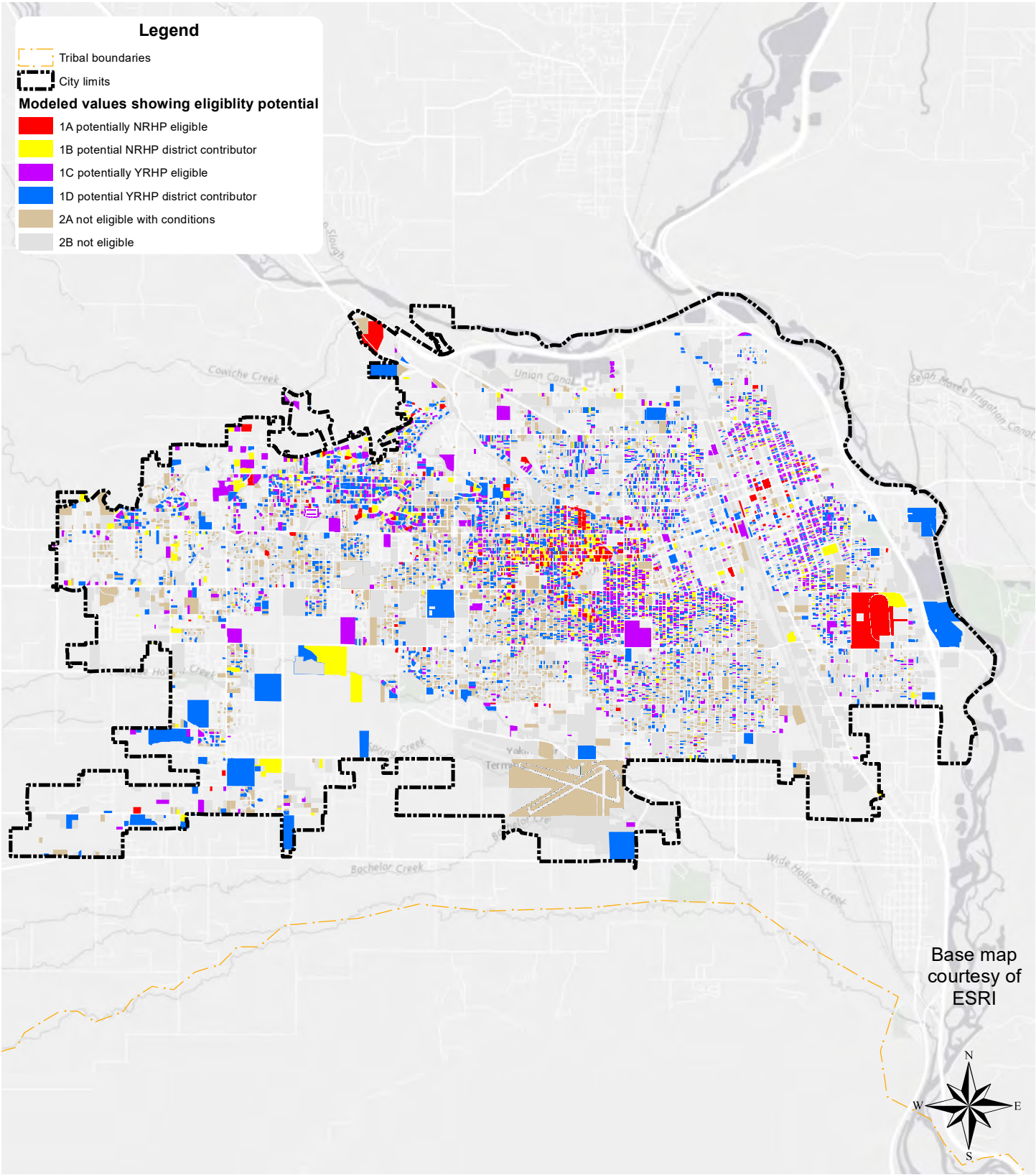
## 5.2 Modeling

Modeling for historic preservation purposes is the combining of layers of building data to estimate which properties might be eligible for national and local register listing. This process is done using a geographic information system (GIS) which allows the results to be visually rendered as a city-wide map of color coded parcels. The model data helped in analyzing future survey priorities, land use, zoning, historic themes, and development periods. The GIS layer was provided to the city for ongoing planning use. See Map 6: Predictive Model on [page 40](#). Detail maps can be found in Appendix A: Maps.

### Group 1. Historically significant properties with potential listing status

- 1A: potentially individually eligible to the NRHP. These are properties built using high quality materials, convey period architectural styles, are likely architect designed or constructed by a prominent builder, and retain a high degree of integrity.
- 1B: potentially contributing to a NRHP eligible historic district. These are properties built using quality materials in period architectural styles though not as high style as 1A properties, are potentially constructed by a prominent builder, and retain a moderate to high degree of integrity. These are grouped in sufficient quantity supporting their collective significance.
- 1C: potentially eligible for local designation, but not to the NRHP. These may display 1A or 1B qualities but have lower integrity levels. These are also vernacular buildings constructed for a particular purpose but without high style design features and built using materials common to their period of construction, with moderate to high integrity.
- 1D: potentially contributing to a local historic district. These are vernacular buildings constructed for a particular purpose but without high style design features and built using materials common to their period of construction, with low to moderate integrity. These are grouped in sufficient quantity supporting their collective significance.

### Group 2. Non-historically significant properties



MAP 6. PREDICTIVE MODEL.



- 2A: not eligible, with conditions. These are properties with diminished integrity where repairs or removal of non-compatible additions and previous alterations could return sufficient integrity to make them potentially 1C or 1D eligible.
- 2B: not eligible. These are properties where the extent of changes and quality of construction do not rise to the potential eligibility.

Modeling augments the traditional survey and inventory approach. The data can more effectively guide, at a broad city and neighborhood-wide level, initial research efforts to develop and prioritize context statements and field survey work. Groups that can use this tool include city staff (preservation, planning and permit), historical societies, consultants, and interested citizens and property owners. The data tool helps support the broader approach of building conservation.

### 5.2.1 LIMITATIONS

Selective field work to verify and calibrate the category analysis model emphasized that modeling cannot be viewed or utilized as a substitute for on-the-ground field survey work. Field surveys and context statement development remain essential to actual determinations of eligibility for individual properties. We anticipate that as field survey work is done within the city, building categories will be updated based on field analysis and this model will need to be updated to reflect new information. The model assigned categories to 16,199 properties. The analysis methodology is structured so updates can be readily made and the model rerun as needed, at future intervals, by the city. This work also establishes a baseline of legacy data against which to measure future data sets in order to gauge both retention and attrition of properties.

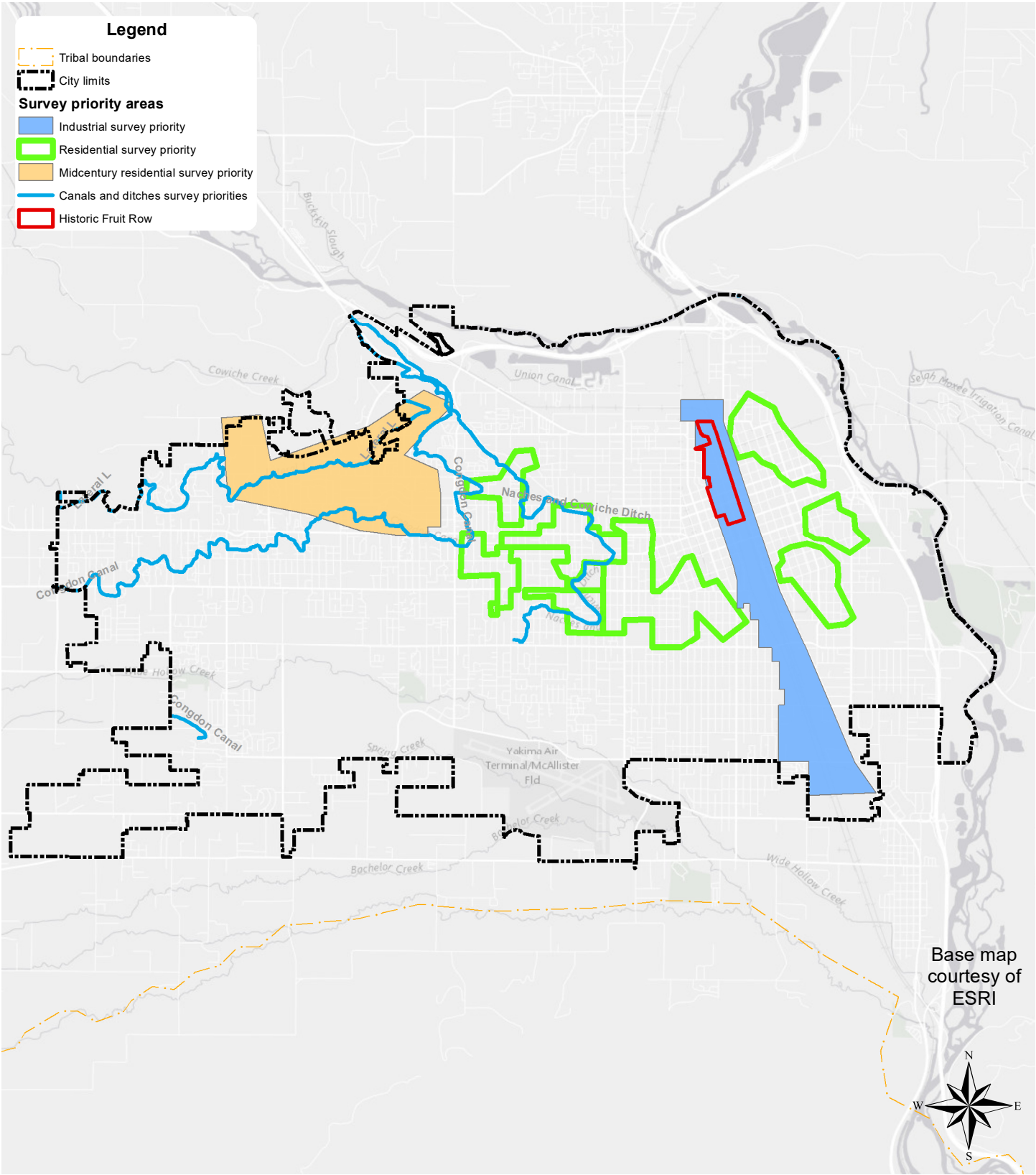
### 5.2.2 ANALYSIS GOALS

- Identify stabilizing community assets in terms of longevity, quality of construction, and architectural integrity.
- Strengthen the role of building conservation as a planning and development tool.
- Set a baseline snapshot as a measuring tool. This baseline can be the standard against which to measure future survey work, which should include: the extent of potentially historic properties and their different categorical levels; areas of great potential continuity through concentrations of historic properties that support neighborhood character and setting; sustainability through building stock, and life-cycle durations, areas with low-to-no concentrations of historic properties to target in-fill or view development.
- Begin quantifying quality of construction retention through life cycles (age and utility), quality of buildings currently extant, and projected lifespan.

## 5.3 Recommendations for Future Survey

One of the responsibilities for a Certified Local Government (CLG) is to survey historic properties within the community. Although many properties within Yakima have been surveyed, the survey and inventory process is not intended to be static. Properties change over time, necessitating periodic updates to previously surveyed properties. Additionally, every year, more properties become 50 years old, the standard minimum age for properties to be considered historic, as established by the National Park Service.

It can be difficult to identify new properties to survey when much of the historic core of a community has already been surveyed. Predictive modeling can help guide future survey work in neighborhoods or for specific properties. The predictive



MAP 7. SURVEY PRIORITY AREAS

model utilizes information from the Yakima County Assessor and the Department of Archaeology and Historic Preservation (DAHP) to create a ranking for individual properties. The model is not perfect, but can serve as a baseline for understanding where potentially historic properties may be within the city. The model assesses quality of construction, construction condition, and age of the properties and results in six categories. These categories are:

- 1A: potentially individually eligible to the NRHP
- 1B: potentially contributing to a NRHP eligible historic district
- 1C: potentially eligible for local designation, but not to the NRHP
- 1D: potentially contributing to a local historic district
- 2A: not eligible, with conditions
- 2B: not eligible

Properties that fall within the 1A–1D categories are potentially eligible for designation to the NRHP or the YRHP, either individually or as contributing to a potential district. Properties that fall within the 2A–2B categories do not appear eligible for listing on either register. Those properties with the 2A ranking may be eligible if rehabilitation work occurred (e.g., removing vinyl siding to uncover original wood cladding).

In addition to the properties identified within the predictive model, limited field work and discussions with key stakeholders highlighted property types that should be considered for future survey and inventory work. These property types include:

- **Agricultural.** Farming—hops and fruit orchards—has played an important role in the development of the Yakima Valley and the City of Yakima. Agriculture remains a significant and viable part of the local and regional economy and agricultural resources dot the landscape throughout the area. Property types include historic farmsteads (houses, barns, outbuildings), processing facilities, and even the system of irrigation canals which provided water throughout the city. A thematic survey would help identify these key resources.
- **Transportation.** Rail traffic, both freight and passenger, played a significant role in Yakima’s development. Transcontinental lines heavily influenced the growth of the city’s commercial and industrial sectors, while electric railways allowed the city to expand. A thematic survey would help identify these key resources.
- **Industrial.** Industrial properties remain within the historic core of Yakima, primarily along rail corridors. Industrial properties can be particularly vulnerable to change because they are often utilitarian in design and industrial practices have changed.
- **Residential.** This covers the development of single-family homes as well as multi-family properties, prevalent styles, and significant architects and builders. Refer to “Map 7: Residential Survey Priority Areas.” on [page 42](#) for recommended survey areas.
- **Mid-century.** Properties constructed in the more recent past are often not considered historic, either because they feel too “new” to be historic or their architectural design is so different from what is traditionally considered historic. As a result, mid-century properties are often in danger of demolition or radical change. A survey and inventory of mid-century properties would broaden the understanding of historic properties in Yakima.
- **Ethnic Heritage.** Yakima has been greatly shaped by the contributions of a number of different ethnic groups, including Native Americans, Spanish Basques, Chinese, Japanese, Filipino, and Latino. Thematic or targeted geographic surveys, particularly in less documented residential and commercial neighborhoods, would make significant strides towards providing a fuller picture of the city’s cultural heritage.

**Table 2. Previously Surveyed and Recommended as Potentially NRHP Eligible**

PROPERTY	YEAR BUILT	ADDRESS	NRHP ELIGIBILITY	WITHIN A POTENTIAL HISTORIC DISTRICT	POTENTIAL- LY CONTRIBUTING TO A DISTRICT	LISTING STATUS
Bank of Washington	1968	101 Yakima Ave	Yes	No		
Central Washington State Fair	1890	1600 Pacific Ave	Yes	Yes - National	Yes	
Central Washington State Fair - Dairy Products Building	1927	1600 Pacific Ave	Yes	Yes - National	Yes	
Central Washington State Fair - Poultry Building	1927	1600 Pacific Ave	Yes	Yes - National	Yes	
Central Washington State Fair - Women's Building	1927	1600 Pacific Ave	Yes	Yes - National	Yes	
Central Washington State Fair - 4-H Building	1937	1600 Pacific Ave	Yes	Yes - National	Yes	
Central Washington State Fair - Barn A	1930	1600 Pacific Ave	Yes	Yes - National	Yes	
Central Washington State Fair - Barn B	1915	1600 Pacific Ave	Yes	Yes - National	Yes	
Central Washington State Fair - Barn C	1915	1600 Pacific Ave	Yes	Yes - National	Yes	
Central Washington State Fair - Barn D	1915	1600 Pacific Ave	Yes	Yes - National	Yes	
Central Washington State Fair - Barn E	1920	1600 Pacific Ave	Yes	Yes - National	Yes	
Central Washington State Fair - Barn F	1915	1600 Pacific Ave	Yes	Yes - National	Yes	
Central Washington State Fair - Barn G	1920	1600 Pacific Ave	Yes	Yes - National	Yes	
Central Washington State Fair - Barn H	1915	1600 Pacific Ave	Yes	Yes - National	Yes	
Central Washington State Fair - Barn I	1920	1600 Pacific Ave	Yes	Yes - National	Yes	
Central Washington State Fair - Carpenters' Saw Shop	1938	1600 Pacific Ave	Yes	Yes - National	Yes	
Central Washington State Fair - Grandstand	1960	1600 Pacific Ave	Yes	Yes - National	Yes	
Central Washington State Fair - Horticultural Building	1895	1600 Pacific Ave	Yes	Yes - National	Yes	
Central Washington State Fair - Race Track	1890	1600 Pacific Ave	Yes	Yes - National	Yes	
Century Plaza Building	1960	201 E Lincoln Ave	Yes	No		
County Courthouse	1941	128 N 2nd St	Yes	No		
Fashion Stables/Monterrey Apartments	1899	27 S 4th St	Yes	No		
Fire Station No. 1	1910	125 S 3rd St	Yes	No		
Firestone	1938	202 1st St S, corner Walnut E	Yes	No		



## HISTORIC PRESERVATION PLAN INVENTORIES

PROPERTY	YEAR BUILT	ADDRESS	NRHP ELIGIBILITY	WITHIN A POTENTIAL HISTORIC DISTRICT	POTENTIAL- LY CONTRIBUTING TO A DISTRICT	LISTING STATUS
First Christian Church Educational Building	1926	221 E B St	Yes	No		
First Church of Christ Scientist	1917	101 N Naches Ave	Yes	No		
First Congregational Church	1920	225 N 2nd St	Yes	No		
Irish, William N., House	1906	210 S 28th Ave	Yes	Yes - National	Yes	WHR/ NR/YR
Lynch, Dr. Herbert & Isabel, House	1939	2011 Lombard Lane	Yes	Unable to Determine	Unable to Determine	
Marquette Middle School	1909	202 N 4th St	Yes	No		
Mercy Theatre (Capitol Theatre)	1920	19 S. 3rd St.	Yes	Yes - National		WHR/ NR/YR
Pacific Hotel	1905	16 S 1st St	Yes	No		
Pacific Telephone and Telegraph Building	1928	208 W Yakima Ave	Yes	No		
Residence for St. Joseph's Church	1906	212 N 4th St	Yes	No		
Ross Building	1930	102 S 2nd St	Yes	No		
Union Pacific Freight Office	1924	104 W Yakima Ave	Yes	No	No	
Yakima Clinic	1935	102 S Naches Ave	Yes	No		
Yakima Valley Regional Library	1958	102 N 3rd St	Yes	No		
YVTC_Car Repair Barn/yard	1910	3rd Avenue S./Pine Avenue W.	Yes	Yes - Local	Yes	WHR/ NR
YVTC_Main Substation	1911	3rd Avenue S./Pine Avenue W.	Yes	Yes - National	Yes	WHR/ NR
YVTC_Stone Shed	1910	3rd Avenue S./Pine Avenue W.	Yes	Yes - National	Yes	WHR/ NR
YWCA	1935	15 N Naches Ave Ave	Yes			
	1924	3111 W Yakima Ave	No	Yes - National	Yes	YR
	1948	3110 Barge St	No	Yes - National		YR
	1950	3104 Barge St	No	Yes - National		YR
	1927	3002 Barge St	No	Yes - National		YR
	1937	2912 Barge St	No	Yes - National		YR
	1937	2904 Barge St	No	Yes - National		YR
	1937	2812 Barge St	No	Yes - National		YR
	1946	2612 Barge St	No	Yes - National		YR
	1930	2606 & 2608 Barge St	No	Yes - National		YR

## HISTORIC PRESERVATION PLAN

PROPERTY	YEAR BUILT	ADDRESS	NRHP ELIGIBILITY	WITHIN A POTENTIAL HISTORIC DISTRICT	POTENTIAL- LY CONTRIBUTING TO A DISTRICT	LISTING STATUS
	1920	10 N 26th Ave	No	Yes - National		YR
	1936	2516 Barge St	No	Yes - National		YR
	1938	2508 Barge St	No	Yes - National		YR
	1938	2506 Barge St	No	Yes - National		YR
	1938	2502 Barge St	No	Yes - National		YR
	1934	2410 Barge St	No	Yes - National		YR
	1930	2406 Barge St	No	Yes - National		YR
	1939	2404 Barge St	No	Yes - National		YR
	1940	2402 Barge St	No	Yes - National		YR
	1946	10 N 28th Ave	No	Yes - National		YR
	1920	7 N 32nd Ave	No	Yes - National		YR
	1926	8 N 28th Ave	No	Yes - National		YR
	1935	2911 W Yakima Ave	No	Yes - National		YR
	1935	8 N 24th Ave	No	Yes - National		YR
	1946	3108 Barge St	No	Yes - National		YR
	1946	3106 Barge St	No	Yes - National		YR
	1950	3008 Barge St	No	Yes - National		YR
	1937	3006 Barge St	No	Yes - National		YR
	1930	2914 Barge St	No	Yes - National		YR
	1930	2910 Barge St	No	Yes - National		YR
	1938	2908 Barge St	No	Yes - National		YR
	1924	2906 Barge St	No	Yes - National		YR
	1937	2810 Barge St	No	Yes - National		YR
	1946	2808 Barge St	No	Yes - National		YR
	1945	2804 Barge St	No	Yes - National		YR
	1935	2706 Barge St	No	Yes - National		YR
	1930	2702 Barge St	No	Yes - National		YR
	1927	2610 Barge St	No	Yes - National		YR
	1938	2504 Barge St	No	Yes - National		YR
	1935	2416 Barge St	No	Yes - National		YR
	1910	8 N 26th Ave	No	Yes - National		YR
	1925	3103 W Yakima Ave	No	Yes - National		YR
	1923	3101 W Yakima Ave	No	Yes - National		YR
	1966	3009 W Yakima Ave	No	Yes - National		YR

## HISTORIC PRESERVATION PLAN INVENTORIES

PROPERTY	YEAR BUILT	ADDRESS	NRHP ELIGIBILITY	WITHIN A POTENTIAL HISTORIC DISTRICT	POTENTIAL- LY CONTRIB- UTING TO A DISTRICT	LISTING STATUS
	1925	3001 W Yakima Ave	No	Yes - National		YR
	1929	3109 W Yakima Ave	No	Yes - National		YR
	1927	3107 W Yakima Ave	No	Yes - National		YR
	1927	3105 W Yakima Ave	No	Yes - National		YR
	1935	2909 W Yakima Ave	No	Yes - National		YR
	1935	2901 W Yakima Ave	No	Yes - National		YR
	1923	2803 W Yakima Ave	No	Yes - National		YR
	1919	2701 W Yakima Ave	No	Yes - National		YR
	1927	2605 W Yakima Ave	No	Yes - National		YR
	1934	2603 W Yakima Ave	No	Yes - National		YR
	1928	2505 W Yakima Ave	No	Yes - National		YR
	1930	2501 W Yakima Ave	No	Yes - National		YR
	1929	2411 W Yakima Ave	No	Yes - National		YR
	1919	2405 W Yakima Ave	No	Yes - National		YR
	1926	2401 W Yakima Ave	No	Yes - National		YR
	1958	2801 W Yakima Ave	No	Yes - National		YR
	1910	2601 W Yakima Ave	No	Yes - National		YR
	1961	2511 W Yakima Ave	No	Yes - National		YR
	1923	3007 W Yakima Ave	No	Yes - National		YR
	1936	3005 W Yakima Ave	No	Yes - National		YR
	1926	3003 W Yakima Ave	No	Yes - National		YR
	1935	2907 W Yakima Ave	No	Yes - National		YR
	1936	2903 W Yakima Ave	No	Yes - National		YR
	1952	2809 W Yakima Ave	No	Yes - National		YR
	1926	2807 W Yakima Ave	No	Yes - National		YR
	1926	2805 W Yakima Ave	No	Yes - National		YR
	1927	2611 W Yakima Ave	No	Yes - National		YR
	1935	2609 W Yakima Ave	No	Yes - National		YR
	1963	5 N 26th Ave	No	Yes - National		YR
	1937	2507 W Yakima Ave	No	Yes - National		YR
	1928	2503 W Yakima Ave	No	Yes - National		YR
	1924	2403 W Yakima Ave	No	Yes - National		YR
	1915	2707 W Yakima Ave	No	Yes - National		YR
	1930	2703 W Yakima Ave	No	Yes - National		YR

## HISTORIC PRESERVATION PLAN

PROPERTY	YEAR BUILT	ADDRESS	NRHP ELIGIBILITY	WITHIN A POTENTIAL HISTORIC DISTRICT	POTENTIAL- LY CONTRIBUTING TO A DISTRICT	LISTING STATUS
	1924	3112 W Yakima Ave	No	Yes - National		YR
	1924	3110 W Yakima Ave	No	Yes - National		YR
	1927	3108 W Yakima Ave	No	Yes - National		YR
	1924	3104 W Yakima Ave	No	Yes - National		YR
	1931	3008 W Yakima Ave	No	Yes - National		YR
	1946	3006 W Yakima Ave	No	Yes - National		YR
	1941	3002 W Yakima Ave	No	Yes - National		YR
	1930	2904 W Yakima Ave	No	Yes - National		YR
	1935	2902 W Yakima Ave	No	Yes - National		YR
	1930	2812 W Yakima Ave	No	Yes - National		YR
	1935	2808 W Yakima Ave	No	Yes - National		YR
	1935	2806 W Yakima Ave	No	Yes - National		YR
	1934	2 S 28th Ave	No	Yes - National		YR
	1933	2706 W Yakima Ave	No	Yes - National		YR
	1934	2704 W Yakima Ave	No	Yes - National		YR
	1935	2610 W Yakima Ave	No	Yes - National		YR
	1948	2606 W Yakima Ave	No	Yes - National		YR
	1931	2512 W Yakima Ave	No	Yes - National		YR
	1935	2510 W Yakima Ave	No	Yes - National		YR
	1930	2504 W Yakima Ave	No	Yes - National		YR
	1928	2410 W Yakima Ave	No	Yes - National		YR
	1924	2408 W Yakima Ave	No	Yes - National		YR
	1925	2406 W Yakima Ave	No	Yes - National		YR
	1930	3106 W Yakima Ave	No	Yes - National		YR
	1926	3102 W Yakima Ave	No	Yes - National		YR
	1924	3010 W Yakima Ave	No	Yes - National		YR
	1924	2914 & 2916 W Yakima Ave	No	Yes - National		YR
	1925	2910 W Yakima Ave	No	Yes - National		YR
	1925	2908 W Yakima Ave	No	Yes - National		YR
	1936	2906 W Yakima Ave	No	Yes - National		YR
	1929	2712 W Yakima Ave	No	Yes - National		YR
	1926	2710 W Yakima Ave	No	Yes - National		YR
	1926	2708 W Yakima Ave	No	Yes - National		YR



## HISTORIC PRESERVATION PLAN INVENTORIES

PROPERTY	YEAR BUILT	ADDRESS	NRHP ELIGIBILITY	WITHIN A POTENTIAL HISTORIC DISTRICT	POTENTIAL- LY CONTRIB- UTING TO A DISTRICT	LISTING STATUS
	1940	2604 W Yakima Ave	No	Yes - National		YR
	1938	2602 W Yakima Ave	No	Yes - National		YR
	1931	2506 W Yakima Ave	No	Yes - National		YR
	1930	2502 W Yakima Ave	No	Yes - National		YR
	1929	2412 W Yakima Ave	No	Yes - National		YR
	1928	2402 W Yakima Ave	No	Yes - National		YR
	1935	2702 W Yakima Ave	No	Yes - National		YR
	1935	2905 W Yakima Ave	No	Yes - National		YR
	1929	3105 W Chestnut Ave	No	Yes - National		YR
	1929	3007 W Chestnut Ave	No	Yes - National		YR
	1938	2911 W Chestnut Ave	No	Yes - National		YR
	1929	3 S 30th Ave	No	Yes - National		YR
	1936	2907 W Chestnut Ave	No	Yes - National		YR
	1936	2901 W Chestnut Ave	No	Yes - National		YR
	1935	2811 W Chestnut Ave	No	Yes - National		YR
	1935	2709 W Chestnut Ave	No	Yes - National		YR
	1931	2607 W Chestnut Ave	No	Yes - National		YR
	1948	2507 W Chestnut Ave	No	Yes - National		YR
	1931	2503 W Chestnut Ave	No	Yes - National		YR
	1939	2501 W Chestnut Ave	No	Yes - National		YR
	1922	2403 W Chestnut Ave	No	Yes - National		YR
	1924	2401 W Chestnut Ave	No	Yes - National		YR
	1929	8 S 28th Ave	No	Yes - National		YR
	1898	5 S 32nd Ave	No	Yes - National		YR
	1929	3103 W Chestnut Ave	No	Yes - National		YR
	1929	3101 W Chestnut Ave	No	Yes - National		YR
	1929	3011 W Chestnut Ave	No	Yes - National		YR
	1929	3009 W Chestnut Ave	No	Yes - National		YR
	1929	3005 W Chestnut Ave	No	Yes - National		YR
	1919	6 S 28th Ave	No	Yes - National		YR
	1930	3003 W Chestnut Ave	No	Yes - National		YR
	1930	3001 W Chestnut Ave	No	Yes - National		YR
	1936	2909 W Chestnut Ave	No	Yes - National		YR
	1929	2903 W Chestnut Ave	No	Yes - National		YR

## HISTORIC PRESERVATION PLAN

PROPERTY	YEAR BUILT	ADDRESS	NRHP ELIGIBILITY	WITHIN A POTENTIAL HISTORIC DISTRICT	POTENTIAL- LY CONTRIBUTING TO A DISTRICT	LISTING STATUS
	1934	2807 W Chestnut Ave	No	Yes - National		YR
	1926	2711 W Chestnut Ave	No	Yes - National		YR
	1931	2703 W Chestnut Ave	No	Yes - National		YR
	1930	2701 W Chestnut Ave	No	Yes - National		YR
	1926	2609 W Chestnut Ave	No	Yes - National		YR
	1926	2605 W Chestnut Ave	No	Yes - National		YR
	1920	2601 W Chestnut Ave	No	Yes - National		YR
	1932	2511 W Chestnut Ave	No	Yes - National		YR
	1928	2509 W Chestnut Ave	No	Yes - National		YR
	1930	2505 W Chestnut Ave	No	Yes - National		YR
	1932	2409 W Chestnut Ave	No	Yes - National		YR
	1925	2405 W Chestnut Ave	No	Yes - National		YR
	1919	7 S 32nd Ave	No	Yes - National		YR
	1959	2801 W Chestnut Ave	No	Yes - National		YR
	1937	2912 W Chestnut Ave	No	Yes - National		YR
	1929	3012 W Chestnut Ave	No	Yes - National		YR
	1931	3008 W Chestnut Ave	No	Yes - National		YR
	1927	3004 W Chestnut Ave	No	Yes - National		YR
	1951	3002 W Chestnut Ave	No	Yes - National		YR
	1946	2908 W Chestnut Ave	No	Yes - National		YR
	1950	2906 W Chestnut Ave	No	Yes - National		YR
	1932	2902 W Chestnut Ave	No	Yes - National		YR
	1935	2810 W Chestnut Ave	No	Yes - National		YR
	1921	202 S 28th Ave	No	Yes - National		YR
	1936	201 S 28th Ave	No	Yes - National		YR
	1931	2604 W Chestnut Ave	No	Yes - National		YR
	1940	2602 W Chestnut Ave	No	Yes - National		YR
	1916	204 S 28th Ave	No	Yes - National		YR
	1935	2910 W Chestnut Ave	No	Yes - National		YR
	1937	2702 W Chestnut Ave	No	Yes - National		YR
	1951	2612 W Chestnut Ave	No	Yes - National		YR
	1925	2608 W Chestnut Ave	No	Yes - National		YR
	1930	2606 W Chestnut Ave	No	Yes - National		YR
	1926	202 S 30th Ave	No	Yes - National		YR

## INVENTORIES

PROPERTY	YEAR BUILT	ADDRESS	NRHP ELIGIBILITY	WITHIN A POTENTIAL HISTORIC DISTRICT	POTENTIAL- LY CONTRIBUTING TO A DISTRICT	LISTING STATUS
	1924	205 S 28th Ave	No	Yes - National		YR
	1935	208 S 28th Ave	No	Yes - National		YR
	1938	210 S 26th Ave	No	Yes - National		YR
	1938	209 S 28th Ave	No	Yes - National		YR
	1939	2707 Palatine Ave	No	Yes - National		YR
	1940	2701 Palatine Ave	No	Yes - National		YR
	1940	208 S 26th Ave	No	Yes - National		YR
	1939	2705 Palatine Ave	No	Yes - National		YR
	1940	2703 Palatine Ave	No	Yes - National		YR
	1941	2609 Palatine Ave	No	Yes - National		YR
	1948	2607 Palatine Ave	No	Yes - National		YR
	1937	212 S 26th Ave	No	Yes - National		YR
	1939	214 S 26th Ave	No	Yes - National		YR
	1941	2705 W Walnut Ave	No	Yes - National		YR
	1940	2706 Palatine Ave	No	Yes - National		YR
	1940	2704 Palatine Ave	No	Yes - National		YR
	1940	2702 Palatine Ave	No	Yes - National		YR
	1952	2610 Palatine Ave	No	Yes - National		YR
	1940	220 S 26th Ave	No	Yes - National		YR
	1920	214 S 28th Ave	No	Yes - National		YR
	1940	216 S 26th Ave	No	Yes - National		YR
	1952	213 S 28th Ave	No	Yes - National		YR
	1945	2612 Palatine Ave	No	Yes - National		YR
	1940	2608 Palatine Ave	No	Yes - National		YR
	1940	218 S 26th Ave	No	Yes - National		YR
	1916	216 S 28th Ave	No	Yes - National		YR
	1939	2607 W Walnut Ave	No	Yes - National		YR
	1941	2611 W Walnut Ave	No	Yes - National		YR
	1939	2601 W Walnut Ave	No	Yes - National		YR
	1948	217 S 28th Ave	No	Yes - National		YR
	1952	2707 W Walnut Ave	No	Yes - National		YR
	1946	2609 W Walnut Ave	No	Yes - National		YR
	1938	2603 W Walnut Ave	No	Yes - National		YR
	1904	219 S 28th Ave	No	Yes - National		YR

## GOALS AND POLICIES

The following goals and policies relate to the Historic Registers section.

### Goal 1: Promote broad awareness and appreciation of Yakima's heritage

- Policy 1: Develop a broad understanding of the city's history, including the roles and contributions of various ethnic groups
- Policy 2: Cultivate an appreciation of the city's unique history and how it is represented by extant historic properties
- Policy 3: Foster partnerships between heritage organizations

### Goal 2: Integrate historic preservation into Yakima's planning and development strategies

- Policy 5: Identify historic preservation issues early in the permitting process
- Policy 8: Clarify and strengthen the Yakima Historic Preservation Commission role and functions

### Goal 3: Identify, register, and protect historic buildings, places, landscapes, and trees

- Policy 9: Increase the number of inventoried properties in Yakima
- Policy 10: Encourage designation of inventoried properties recommended as eligible for listing on the National Register of Historic Places and/or the Yakima Register of Historic Places

### Goal 5: Protect the historic character of Yakima's older neighborhoods

- Policy 13: Strengthen historic neighborhoods

## 6. HISTORIC REGISTERS

Yakima has many properties of historic significance; however, only a few are recognized by their listing in one or more of the following local, state, and national historic registers.

- Yakima Register of Historic Places (YRHP)
- Washington Heritage Register (WHR)
- Washington Heritage Barn Register
- National Register of Historic Places (NRHP)

Historic Register—an official list of buildings, districts, sites, structures, and objects which have historic significance and are worthy of preservation. Properties listed in historic registers may have significance related to American history, architecture, archaeology, engineering, and culture.

Designation on one of the above historic registers honors historic properties for their significance to their community and fosters a sense of community history and local pride, providing residents and visitors with a distinct sense of place. Historic neighborhoods are vibrant and desirable places to live, work, and visit and designation of historic properties contributes to neighborhood stability—and can even enhance property values. It also helps communities promote heritage tourism, a fast growing component of the tourism industry, and encourages neighborhood revitalization.

For more information on the designation process, see “Process for Historic Designation” at the end of this section. There are various benefits available to properties that are listed to historic registers; these benefits are outlined in Chapter 12 “Economic Incentives” on [page 93](#).

The summary of designated historic resources in this section reflects the status of these resources as of February 2016. More properties may be added to these historic registers in the future. Note also that the following list does not include listed cemeteries as these are not part of the publicly accessible WISAARD data set.

**Table 3. Register Listed Properties**

PROPERTY	YEAR BUILT	YAKIMA REGISTER OF HISTORIC PLACES	HERITAGE BARN REGISTER	WASHINGTON HERITAGE REGISTER	NATIONAL REGISTER OF HISTORIC PLACES
Alderson Barn	1888		•		
Brackett, E. William, House	1917	•		•	•
Brooker–Taylor House	1905			•	•
Carbonneau Mansion	1940			•	•
Card, Rupert, House	ca.1905–1915	•		•	•
Carmichael–Loudon House	1917-1919	•		•	•
Crocker, Wilbur, House	1930			•	
Dills, Harrison, House	1903			•	•
Donald, George, House / Women’s Century Club	ca. 1908	•		•	•
First Baptist Church	1909			•	•



## HISTORIC PRESERVATION PLAN

PROPERTY	YEAR BUILT	YAKIMA REGISTER OF HISTORIC PLACES	HERITAGE BARN REGISTER	WASHINGTON HERITAGE REGISTER	NATIONAL REGISTER OF HISTORIC PLACES
Gilbert, H.M., House	1898	•		•	•
Goodman, Daniel, House	1901			•	•
Greene, James, House	1888	•		•	•
Howard, A.E., House	1903			•	•
Irish, William N., House	1903	•		•	•
Johnson Orchards Packing House	1916		•		
Knuppenburg, James, House	1897			•	•
Larson, A.E., Building	1931			•	•
Larson--Hellieson House	1890			•	•
Lindsey, William, House	1885			•	•
Lund Building	1899			•	•
Masonic Temple - Yakima	1910			•	•
McAllister Flying Service	1926; 1940			•	
Mercy Theatre (Capitol Theatre)	1920	•		•	•
Miller, John J., House	1910			•	•
Mineau, Francis, House	1888			•	•
Moore, Edward B., House	1904			•	•
Old North Yakima Historic District				•	•
Ott, J. E., Barn	1916		•		
Perrin, Winfield, House	1905			•	•
Potter, H.W., House	1890			•	•
Powell, Ida, House	ca. 1895	•		•	•
Richey, James, House	1901			•	•
Rosedell Mansion	ca. 1909	•		•	•
Sharp, James, House	ca. 1890s	•		•	•
St. Joseph's Catholic Church	1904			•	
St. Michael's Episcopal Church	1889			•	
Sweet, Reuben, House	ca. 1905—1913			•	•
Taft, Dr. Charles J., House	1904			•	
Tahoma Cemetery				•	
U.S. Post Office and Courthouse	1911			•	•
Union Pacific Freight Building	1923	•		•	•
Watt, William, House	1908			•	•
West, Dr. Edmond, House	1910			•	•

## HISTORIC REGISTERS

PROPERTY	YEAR BUILT	YAKIMA REGISTER OF HISTORIC PLACES	HERITAGE BARN REGISTER	WASHINGTON HERITAGE REGISTER	NATIONAL REGISTER OF HISTORIC PLACES
Wilcox, Charles, House	ca. 1890	•		•	•
Yakima Valley Transportation Company	1907	•		•	•
Young, Fred and Elizabeth, House	1955			•	•
Young Women's Christian Association (YWCA) Building	1934	•		•	•

Table 4. Applicable Laws for Register-listed Properties

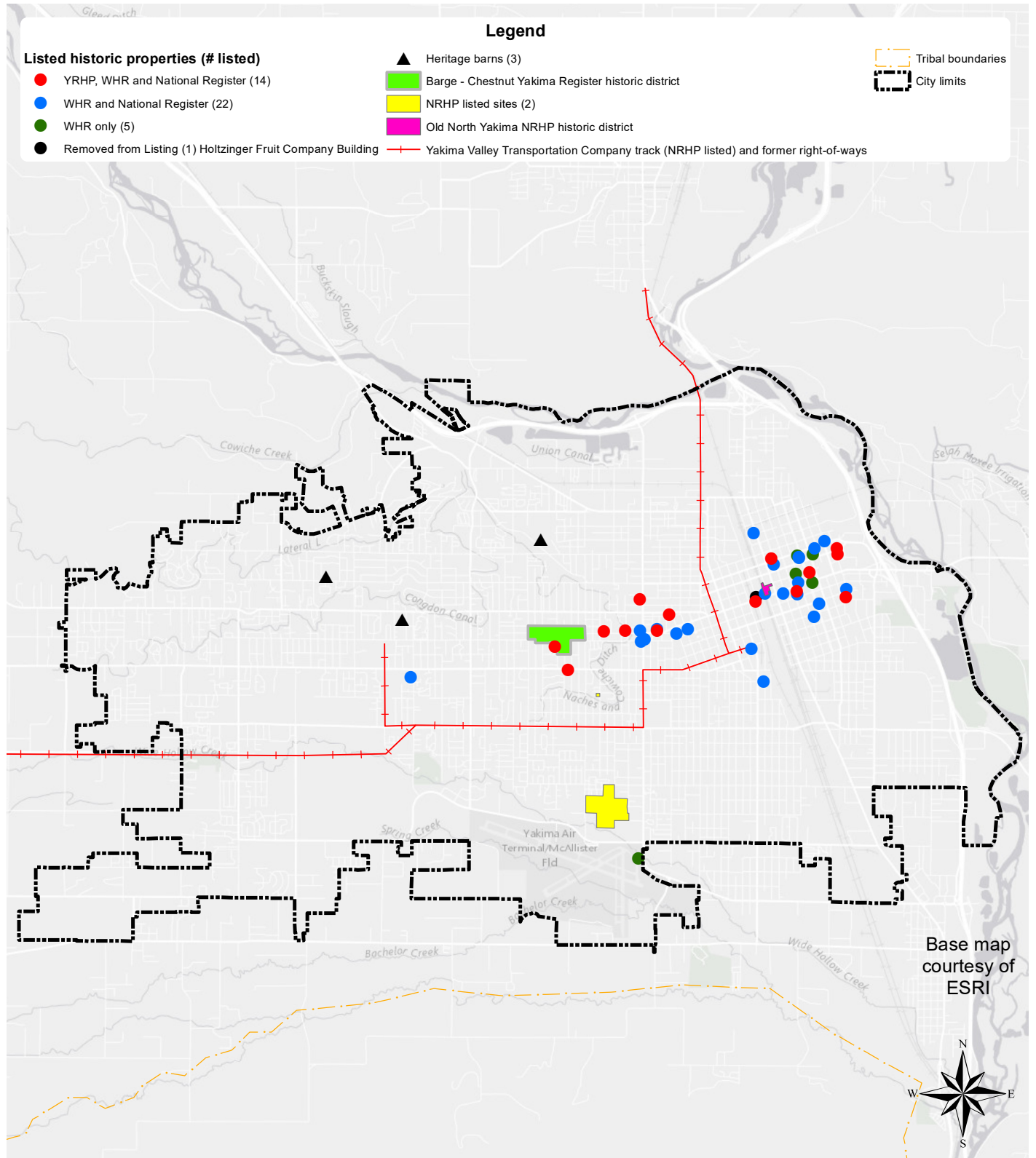
REGISTER	LOCAL ORDINANCE	SECTION 106 PROTECTION (WITH A FEDERAL UNDERTAKING)	SECTION 4F PROTECTION (WITH A FEDERAL UNDERTAKING)	EXECUTIVE ORDER 05-05 PROTECTION IF STATE CAPITAL FUNDS INVOLVED
Yakima Register of Historic Places	Yes	No	Yes	Yes
Washington Heritage Register	No	No	Yes	Yes
Heritage Barn Register	No	No	Yes	Yes
National Register of Historic Places	No	Yes	Yes	Yes

## 6.1 Locally Designated Yakima Landmarks and Historic Districts

As of 2016, there are 15 properties listed in the Yakima Register of Historic Places. The City established its preservation ordinance in 2005, per Chapter 11.62 “Historic Preservation Ordinance for Special Valuation,” also referred to as the “Historic Preservation Ordinance of Yakima.” The preservation ordinance created the YRHP. Properties designated to the YRHP are subject to the ordinance; refer to “Certificate of Appropriateness (COA)” section for more information.

Yakima recognizes significant historic properties as individual landmarks or as contributing resources to historic districts. The City of Yakima defines a historic district as “a geographically definable area—urban or rural, small or large, possessing a significant concentration, linkage, or continuity of sites, buildings, structures, and/or objects united by past events or

# HISTORIC PRESERVATION PLAN



MAP 8. YAKIMA REGISTER-LISTED PROPERTIES.

Note: The removed property is the Holtzinger, C.M., Fruit Company Building



ABOVE: ST. JOSEPH'S CATHOLIC CHURCH (1903).  
UPPER RIGHT: GEORGE DONALD HOUSE (CA. 1908).  
LOWER RIGHT: U.S. COURT AND CUSTOMS HOUSE (1923).  
COURTESY DAHP.

aesthetically by plan or physical development.”<sup>1</sup> Contributing resources in historic districts can include buildings, features, structures, sites, and objects. As of 2016, Yakima has the locally designated Barge-Chestnut historic district.

## 6.2 State and Nationally Designated Historic Properties

Several properties within the City of Yakima are individually listed in the Washington Heritage Register (WHR), Heritage Barn Register, and National Register of Historic Places (NRHP). The Old North Yakima historic district is listed to the WHR and NRHP. The WHR (<http://www.dahp.wa.gov/washington-heritage-register>) and NRHP (<http://www.dahp.wa.gov/national-register-of-historic-places>) are honorary listings and do not require design review. An additional honorary designation available in Washington is the Washington Heritage Barn Register, established in May 2007 with the passage of Substitute House Bill 2115 and administered by DAHP. The Heritage Barn Register (<http://www.dahp.wa.gov/heritage-barn-register>) commemorates barns as historically significant resources.

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1. City of Yakima, “11.62.030 Definitions,” Historic Preservation Ordinance for Special Valuation, Yakima Municipal Code,” <http://www.codepublishing.com/WA/Yakima/html/Yakima11/Yakima1162.html#11.62>.



## HISTORIC PRESERVATION PLAN

NRHP listing for a property does impose limited protection from activities involving funding, licensing, or assistance by federal agencies that could result in damage or loss of the property's historic values. These protections are conferred under Section 106 of the National Historic Preservation Act (NHPA) and Section 4(f) of the National Transportation Act. For more information, visit DAHP's SHPO Compliance: <http://www.dahp.wa.gov/programs/shpo-compliance>

Sites that are listed in the NRHP are automatically added to the WHR; a separate nomination form is not necessary. However, there is an application form for the WHR if an applicant does not wish to pursue NRHP designation. Like the NRHP, the WHR is strictly honorary. No design review is imposed when private funds are used to alter a WHR property. However, any subdivision of state government or recipient of state funds shall comply with the State Environmental Policy Act (SEPA) (<http://www.dahp.wa.gov/sepa>) and Executive Order 05-05 (<http://www.dahp.wa.gov/governors-executive-order-05-05>). These programs require that significant historic properties, like those listed in the Washington Heritage Register, be given consideration when state undertakings (i.e., permits, grants, construction) affect historic and cultural values.

### 6.3 Process for Local Historic Designation

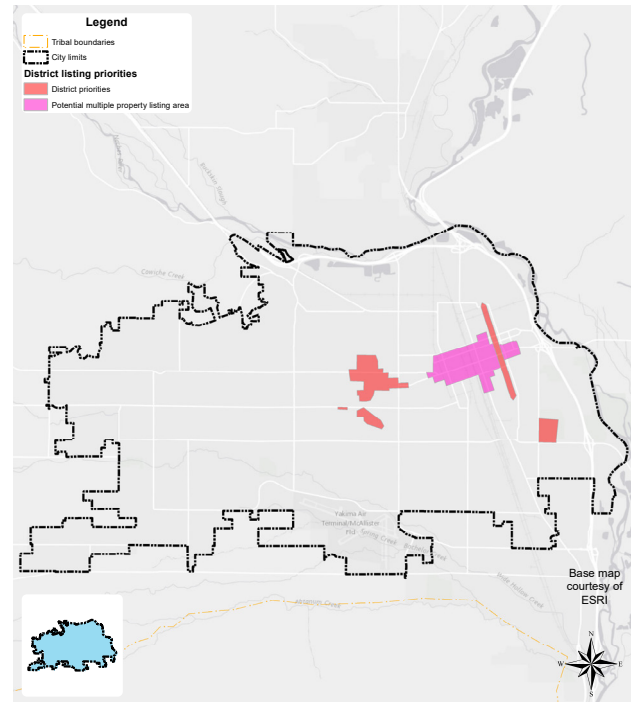
The process for historic designation is the same for each of the registers, but with slightly different forms and criteria. The process outlined below is specifically for the Yakima Register of Historic Places.

For information on the designation process for the state and national registers, visit DAHP's website.

- National Register of Historic Places: <http://www.dahp.wa.gov/national-register-of-historic-places>
- Washington Heritage Register: <http://www.dahp.wa.gov/washington-heritage-register>
- Heritage Barn Register: <http://www.dahp.wa.gov/heritage-barn-register>

The overall process can be divided into three phases: identification, nomination, and designation.

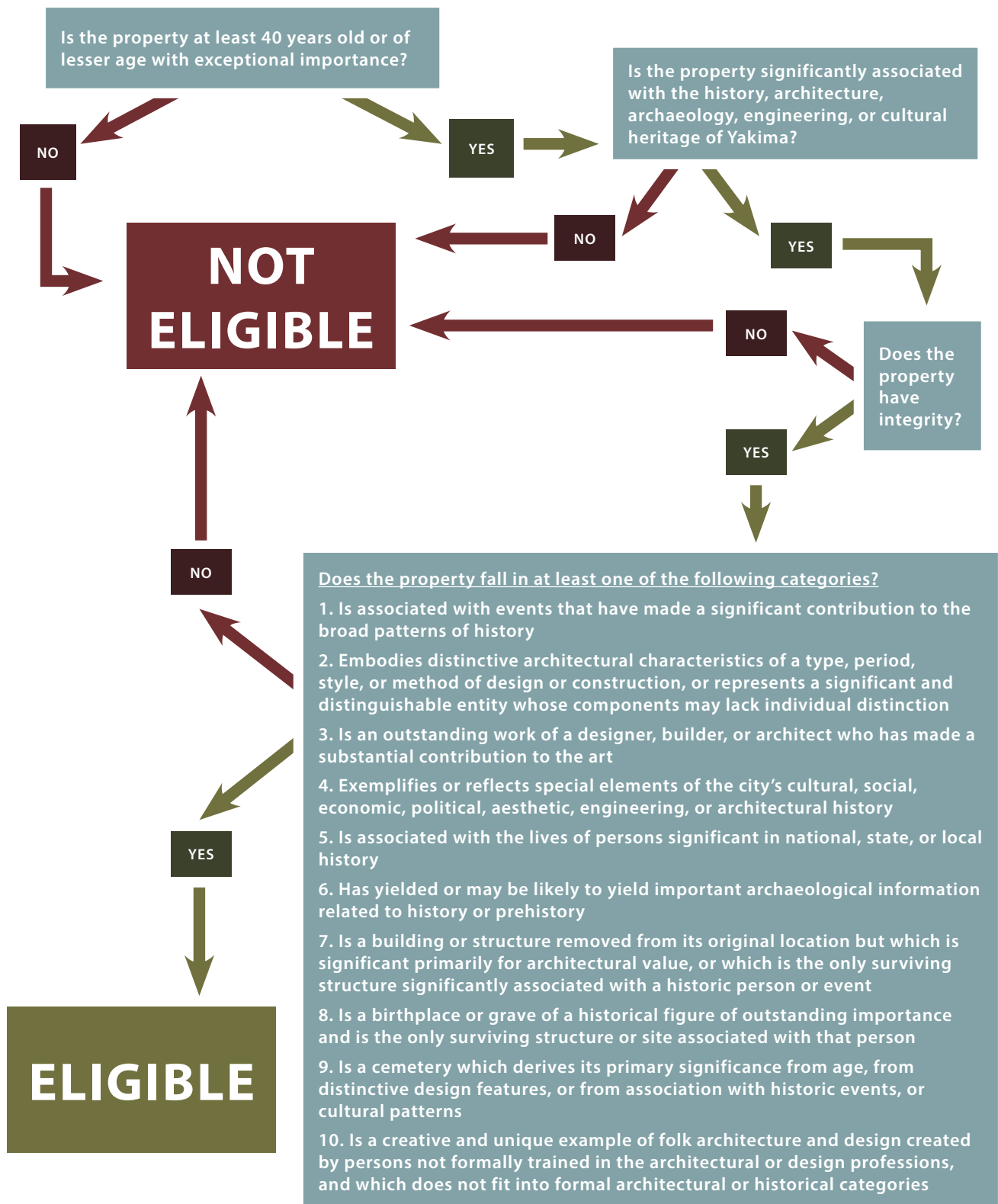
#### Figure 1. Process for Historic Designation



MAP 9. PRIORITY AREAS FOR DISTRICT LISTING. REFER TO APPENDIX A: MAPS ON PAGE 105 FOR MORE DETAILED MAPS.



Figure 2. Is This Property Eligible?



## HISTORIC PRESERVATION PLAN

**Identification** typically occurs during the survey and inventory process, (see “Inventories”) but may also result from the interest of property owners and various stakeholders, in response to new development, or from data analysis through Geographic Information Systems (GIS).

Professionals in historic preservation, architectural history, and history use established evaluation tools and criteria to assist in making recommendations of eligibility. National Register Bulletins are key resources in this process. Bulletins often referenced include:

- Guidelines for Local Surveys: A Basis for Preservation Planning: <http://www.nps.gov/nr/publications/bulletins/nrb24/>
- How to Apply the National Register Criteria for Evaluation: <http://www.nps.gov/nr/publications/bulletins/nrb15/>
- Researching a Historic Property: <http://www.nps.gov/nr/publications/bulletins/nrb39/>
- Guidelines for Evaluating and Nominating Properties Associated with Significant Persons: <http://www.nps.gov/nr/publications/bulletins/nrb32/>
- Guidelines for Evaluating and Nominating Properties that Have Achieved Significance Within the Past Fifty Years: <http://www.nps.gov/nr/publications/bulletins/nrb22/>
- Historic Residential Suburbs: Guidelines for Evaluation and Documentation for the National Register of Historic Places: <http://www.nps.gov/nr/publications/bulletins/suburbs/index.htm>

**Nomination** of a historic property may result after the survey and inventory process. If a property owner desires to have their property designated as historic, they must complete a nomination form provided by the City of Yakima. This nomination includes key facts about the building’s construction (e.g., date of construction, architect, and builder), a narrative architectural description, a statement of significance outlining the property’s history, and photographs illustrating the property’s historic and current condition. A nomination may be made by the property owner, members of the Yakima Historic Preservation Commission (or the commission as a whole), or other members of the public. However, nomination of a property requires the consent of the property owner.

Applications for nomination of districts (or additions to an existing district) must bear the signatures of the owners of a majority of the properties within the proposed district. At least 60 percent of the properties within such a proposed district or addition shall be contributing properties. The ordinance does not state what percent of the owners within the proposed district must consent to the designation.

The City of Yakima’s historic preservation ordinance, 11.62.045 Yakima Register of Historic Places (<http://www.codepublishing.com/WA/Yakima/html/Yakima11/Yakima1162.html#11.62>), outlines the process for nominating and designating a historic property.

A property must meet four requirements before it can be designated. The property must be at least 40 years old (or exceptionally important if of lesser age), have integrity, be significant to the community, and fall within at least one of 10 criteria for designation (see Figure 2: Is This Property Eligible?).

The City of Yakima requires that a property be nominated for historic designation under one or more of 10 stated criteria. The applicable categories are selected on the nomination form but should also be referenced in the statement of significance. The content of the significance statement should support the applicable criteria for designation and make the case for the property’s significance.

## HISTORIC REGISTERS

Once a nomination has been submitted to city staff, the merits of the nomination are discussed at an open record public hearing. At least 10 days prior to the public hearing, written notice is sent to the owners of record, authors of the nomination, and lessees (if any) of the nominated property. Public notice of the hearing shall also be provided at least 10 days prior and include publication in a newspaper of general circulation in Yakima and a public posting outside of the property. If the commission determines the property should be placed on the YRHP, the commission provides a written recommendation and forwards the nomination to the Yakima City Council for their consideration.

**Designation** of a historic property occurs after its nomination is accepted by the commission and forwarded to the Yakima City Council. When the city council receives the nomination there are one of three actions the council can take:

- Approve or modify the commission's recommendation by ordinance
- Reject the commission's recommendation
- Return the commission's recommendation for further consideration

The property is designated for listing on the register by the adoption of a resolution. If city council approves (or modifies) the commission's recommendation, the property is recorded on official zoning records with an "HR" (for "Historic Register") designation.

## 6.4 Protections for Locally Designated Landmarks and Districts

Listing on the YR provides significant protection for historic properties. Changes to designated properties must go through design review with the commission and receive a Certificate of Appropriateness (COA) or waiver to proceed with work. Changes requiring review are those that affect significant historic features as listed in the designation form for the designated property and include:

- Construction of a new building or structure
- Reconstruction
- Alteration
- Restoration
- Remodel
- Repair
- Move
- Demolition

Not all work that requires design review will require a city permit.

Design review applies to all features of the property, interior and exterior, that contribute to its designation and are listed on the nomination.

## HISTORIC PRESERVATION PLAN

If a permit is required for the work, the City will not issue the permit until it receives the Certificate of Appropriateness or a waiver. A Certificate of Appropriateness is not required for ordinary repairs and maintenance or emergency measures. These include:

- Ordinary repairs and maintenance which do not affect significant historic features, including painting
- Ordinary repairs and maintenance which do not alter the appearance of a significant feature or utilize substitute materials
- Repair and replacement of utility systems and interior modifications are exempt if there are not interior features of significance
- Changes to noncontributing properties within a district
- Installation, alteration, or repair of public and private plumbing, sewer, water, and gas piping systems (where no right-of-way restoration is required)
- Installation, alteration, or repair of public and private electrical, telephone, and cable television wiring systems. Solar panels, wind generators, and cellular antenna towers are not exempt.
- Landscaping of private residences unless such elements are significant historic features of the property
- Maintenance of existing parking conditions and configurations (e.g., curb cuts, driveways, alleys, parking lots)
- Signs not exceeding the limitations for a home occupation permit and those installed by the city for directional and locational purposes

The following types of projects are within the public rights-of-way: ADA accessibility ramps and installations, in-road work, traffic signaling equipment, utility markers, and equipment required by the United States Postal Service. YMC 11.62.030.I defines emergency repair as “work necessary to prevent destruction or dilapidation to real property or structural appurtenances thereto immediately threatened or damaged by fire, flood, earthquake or other disaster.”

### 6.5 Certificate of Appropriateness (COA)

There are two types of review for issuance of a certificate of appropriateness in the City of Yakima: Type I and Type II. Type I is an administrative review, while Type II requires a public meeting review by the commission. Staff will go through the completed application to determine which type of review is required. Property owners typically know they are on the local register and understand the work that requires design review. The permitting process does not trigger design review, although it should. Even though a permit is required for some of the changes which need a certificate of appropriateness, and a historic property is not flagged for additional review within their system. No fees exist for design review.

Type I review covers repairs and replacements that are more extensive than ordinary repairs and maintenance and includes:

- Repairs (other than ordinary repairs and maintenance) using the same materials and design as the original
- Reroofing using the same type of material
- Replacement of sidewalks and driveways using the same type of materials
- Replacement of foundations or major portions thereof, using the same type of materials
- Replacement of utility systems if contributing interior features of significance are present
- Structural or seismic upgrades which do not alter or affect significant features

Type I review is conducted by commission staff. The commission staff may refer the application to the commission for their review.

Type II review covers changes to significant features of designated properties and includes:

- Alterations of significant contributing features
- Replacement of historic material (other than in kind) in a significant feature
- Additions to a designated property
- New construction on a designated property or within a historic district
- Demolition or removal of a designated property
- Excavation on an archaeological site

The review process begins when an applicant submits a completed application to the City of Yakima for commission review. Staff can help applicants if they have any questions. A complete application includes:

- A completed application form
- Written description of the proposed scope of work on the registered property
- Comprehensive exterior photographs of existing conditions of the building, object, site, or structure
- Scaled drawings depicting proposed work
- Samples of replacement materials
- Property owner consent/signature

The Yakima Historic Preservation Commission reviews applications using the Secretary of the Interior's Standards for the Treatment of Historic Properties. In keeping with the Secretary of the Interior's Standards, the commission recommends the following treatments, in descending order of preference:

- Protect and maintain
- Repair
- Replace in kind
- Design for missing features
- Alterations and additions

The Standards for Rehabilitation are typically the most relevant for design review applications. The NPS defines rehabilitation as "the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values."<sup>2</sup> Rehabilitation may be the appropriate treatment approach if deteriorated features need to be repaired or replaced and/or additions or alterations to the property are necessary to support a new or continued use.

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2. <http://www.nps.gov/tps/standards/four-treatments/treatment-rehabilitation.htm>



## STANDARDS FOR REHABILITATION (SOI)

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

## 7. PUBLIC PERCEPTION

Yakima is the commercial and cultural center of Central Washington. Its economic base is agriculture, but this is increasingly augmented by growing sectors in tourism, wine, and medical services. The city's mild climate and affordable housing attract both entrepreneurs and retirees; it is a community with a vivid and diverse culture that is a great civic strength. It's from this foundation that Yakima has begun to acknowledge that its physical heritage is also a great asset. As a historic preservation ethic takes root, downtown is seeing rehabilitation momentum grow. The surrounding historic neighborhoods are poised to see similar activity as interest in historic preservation expands.

The Artifacts team interviewed several groups and individuals to develop a sense of the issues and priorities facing historic preservation in the community. Interviews were augmented by research and site visits. What emerged is a broad-stroke sketch of this community at a particular point in time. Public meetings provided little direction relative to the public's perception of historic preservation. General comments acknowledged and supported the visual character provided by historic buildings, but little interest in listing buildings by property owners.

The City of Yakima is using the available tools it has to direct growth in ways that allow for managed change. Large projects such as the Boise-Cascade site redevelopment are moving forward and a proposed downtown plaza is being debated. Legacy properties, such as the Capitol Theater and the Yakima Valley Trolleys, are attracting visitors but are in need of serious long-range planning. A new city council, elected in 2015, will create new priorities for the city, but it is likely that historic preservation will remain a key component of any economic development or neighborhood revitalization strategy.

As Yakima embarks on its comprehensive plan update, a new vision for the city's future should include protecting and enhancing its older buildings and neighborhoods. This historic preservation plan, the Yakima CLG program, and other partners, including the DAY and neighborhood groups will play important roles in realizing that vision.

In interviews with City staff, community leaders, and neighborhood residents, it is clear that uncertainty exists about the near-term future. Budget shortfalls and questions about key projects lead to caution. However, the private sector invested more than \$3 million in downtown in 2015 and the opening of Hotel Maison was a watershed event. As new businesses and events enliven downtown, the level of investment in historic rehabilitation is expected to accelerate in the coming years. However, much depends on the ultimate resolution of the proposed downtown plaza. Regardless of the eventual decision, the outcome of the plaza debate will affect downtown development for the many years to come.

More in doubt is the future of Yakima's Northeast and Southeast neighborhoods. These areas have significant problems with arson and vandalism, but retain some of the most important historic housing stock in the city and have a rich multi-cultural population. Both neighborhoods appear to be eligible historic districts. New approaches that encourage rehabilitation and appropriately designed infill housing could help stabilize the neighborhoods and position them for growth. Retention strategies should be a priority, especially if historic district designation is sought. Further loss of buildings to demolition for code enforcement purposes should be avoided if possible. Concerns about gentrification should be addressed early so that long-term residents are afforded the first opportunities for new and rehabilitated housing.

Yakima has mid-century neighborhoods, some of which are identified in this report, that could be considered historic districts now or in the near future. Care should be taken that these areas remain strong and intact as historic district designation is broached and discussed.

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## 8. PRESERVATION PLANNING

Yakima is one of the oldest communities in Washington. Its downtown and surrounding neighborhoods boast dozens of properties listed on the National Register of Historic Places (NRHP); the Yakima Valley Museum is one of the premier history museums in the state. Nonetheless, the city has never had a discrete historic preservation plan. Many planning efforts, however, have addressed preservation and this section is devoted to identifying the historic preservation elements found in recent plans.

While history is important in understanding Yakima today, it may have an even more important role in its future. Downtown and neighborhood revitalization efforts will focus around historic preservation opportunities, as they have since the 1990s. The comprehensive plan update, scheduled to be completed in 2017, provides an important vehicle to support and expand existing efforts. This historic preservation plan should be incorporated into the new comprehensive plan.

### 8.1 Yakima Urban Area Comprehensive Plan—2015

The 2006 comprehensive plan begins by articulating an overall vision for the community:

*The vision of Yakima as a vital, prosperous community with a healthy economy and quality of life for all citizens depends upon cooperation and common goals. This plan identifies the strategies and challenges to guide future development in the Yakima urban growth area. This plan identifies current trends, choices, and preferred alternatives to achieve our common vision. This vision will serve as a foundation for all subsequent planning efforts in the Yakima urban area.<sup>1</sup>*

The plan then establishes goals for each of the planning areas, including historic preservation: Identify and encourage the preservation of lands, sites, and structures that have historical or archaeological significance.<sup>2</sup>

## CHAPTER 3—LAND USE

Historic preservation is addressed most explicitly in this chapter of the 2006 plan.

### Goal 3.3: Preserve Existing Neighborhoods

Policies:

- 3.3.1 Preserve the character of neighborhoods such as historical character, architecture, natural features and layout.
- 3.3.2 Ensure that new development is compatible in scale, style, density, and aesthetic quality to an established neighborhood.
- 3.3.3 Integrate historic preservation by ensuring new construction and development integrate the existing historical buildings and landscaping to help create a distinctive identity for the neighborhood.

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1 Chapter I: Introduction, Yakima Urban Area Comprehensive Plan 2015, City of Yakima, WA, Adopted December 2006, p. I-1.

2 Ibid, p. I-3.

### Goal 3.4: Restore Old Neighborhoods and Revitalize Declining Neighborhoods

Restoration and revitalization of older neighborhoods will increase property values, provide housing close to work and preserve historic structures. Since older neighborhoods are already served with roads, sidewalks, utilities, schools, parks, and landscaping, upgrading these services and features is important to keep the neighborhoods desirable and livable.

Many policies under the goals “Build Sustainable New Neighborhoods,” and “Preserve Existing Neighborhoods” can also be applied to improving old and declining neighborhoods. In addition, the following policies also apply:

#### Policies:

- 3.4.1 Encourage preventive maintenance and appropriate reinvestment in older and declining neighborhoods. Improve the infrastructure including, but not limited to: park improvements, sidewalks, alleys, street maintenance, street lighting, trees and other landscaping within the right-of-way.
- 3.4.2 Maintain neighborhood upkeep through strict City code compliance.
- 3.4.3 In the residential areas where commercial and residential uses are heavily mixed, encourage the establishment of neighborhood commercial services and foster mixed uses including retail, office and apartments. This is particularly important in areas on South Second Street and South Third Street north of East Race Street. Discourage commercial uses that are non-neighborhood related.
- 3.4.4 Maintain and preserve the existing single-family residential neighborhoods of Northeast, Southeast and Barge/Chestnut areas of the City.
- 3.4.5 Minimize the overcrowding/over-parking issues in old neighborhoods through:
  - Discouraging the conversion of single-family detached structures to multifamily structures through zoning control. Limit, and in some cases restrict, rezoning of R-1 to R-2 for individual single-family detached structures.
  - Encouraging development of multi-family projects as infill or redevelopment projects in old neighborhoods as a means to provide affordable housing.
  - Encouraging the conversion of residential houses to offices in areas that serve as transitional uses between commercial and residential, particularly along North Second Street north of Lincoln Avenue in the Northeast Neighborhood area.
  - Encouraging cohesiveness among neighborhood residents and community, and encourage interaction between neighborhoods and the government.
- 3.4.6 Preserve and restore historic houses within the neighborhoods, using private and public partnership when possible.
- 3.4.7 Allow home occupations that would not generate excessive traffic, create parking problems, or degrade the livability or appearance of the neighborhood.



**Goal 3.5: Protect and Promote Identification of Archaeological and Significant Historical Sites and Structures**

Policies:

- 3.5.1 Integrate historic preservation planning with plans for land use, economic development and capital improvements.
- 3.5.2 Identify historic neighborhoods within the Yakima Urban Area and assist in obtaining an official classification as historic by the Local or National Register of Historic Places.
- 3.5.3 Develop a process, in conjunction with State agencies and the Yakama Nation, to evaluate significance and ensure identification of historic, cultural and archaeological resources.
- 3.5.4 Maintain a process to evaluate impacts of proposed land use on archaeological and significant historical sites.
- 3.5.5 Provide for adaptive reuse of archaeological or significant historical sites when the original or present use of a site ceases to be feasible.

**Goal 3.7: Maintain the Central Business District (CBD) as a Vital and Primary Business Area**

Policies:

- 3.7.1 Designate Yakima Avenue as the gateway corridor to downtown Yakima and the community with improved streetscape such as sidewalks, street furniture, lighting, landscaping, etc.
- 3.7.6 Support civic, cultural, and entertainment activities.
- 3.7.7 Provide public open space and recreational opportunities for downtown users.
- 3.7.8 Provide pedestrian linkage to the surrounding neighborhoods through sidewalks, Yakima Greenway and the city's pathways.
- 3.7.11 Provide incentives for residential development of vacant downtown buildings.
- 3.7.12 Promote and encourage restoration of existing buildings when feasible to preserve original buildings.

Other portions of this chapter address issues that are compatible with the preservation of older neighborhoods, including:

**Goal 3.12: Provide Small-scale Neighborhood Convenience Commercial Uses and Services, Primarily Serving Residents of Adjacent Neighborhoods**

Policies:

- 3.12.7 Neighborhood Commercial uses shall be located in areas that will enhance, rather than hinder, the stability of residential areas.

### **Goal 3.13: Provide Sufficient and Suitable Land for Industrial Uses to Help Create Job Opportunities and to Promote Economic Growth**

#### Policies:

- 3.13.5 Allow high quality industrial park or Industrial PD for light industrial uses to be located adjacent to residential neighborhoods, with adequate buffers.
- 3.13.7 Industrial uses which locate adjacent to residential areas should use effective landscaping of living plant vegetation such as evergreen trees and bushes, open space or other design controls to mitigate noise, glare, and other impacts associated with the uses to ensure that their location will not adversely affect the residential areas.

### **Goal 3.14: Maximize the Public Service and Economic Benefits of Institutions, While Minimizing the Adverse Impacts Associated with their Development, Growth and Expansion**

#### Policies:

- 3.14.1 New institutions should be placed where they are compatible with surrounding land uses, and existing institutions should be developed to be compatible with adjoining land uses.
- 3.14.1.1 Institutions within established commercial and industrial areas will be regulated under the codes affecting those land use zones.
- 3.14.1.2 Institutions proposed for locations in or adjacent to residential areas will be reviewed under the “Institutional Overlay” zoning requirements, when adopted.
- 3.14.7 Establish boundaries for institutions to reasonably protect established residential neighborhoods from further encroachment by institutions and allow the institutions to plan for future growth.
- 3.14.8 Require development and expansion of institutions to be reasonably compatible with the adjacent residential neighborhoods, and to reasonably minimize the parking and traffic impacts on the adjacent residential neighborhoods.
- 3.14.9 Encourage institutions to develop master plans for their future development to ensure that future growth is planned and coordinated specifically to the needs of the adjacent residential neighborhoods. Master plans may allow institutions to develop more intensively to reduce the amount of property necessary for their future growth.<sup>3</sup>

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<sup>3</sup> Chapter 3: Land Use, Yakima Urban Area Comprehensive Plan 2015, City of Yakima, WA, Adopted December 2006, pgs. III-21-28.

## CHAPTER 4—ECONOMIC DEVELOPMENT

### **Goal 4.1: Ensure that the Local Economy Continues to Revitalize and that New 21st Century Jobs in all Wage Levels are Available for Residents**

#### Policies:

- 4.1.4 Encourage redevelopment of key properties in the city through use of local, state and federal funding opportunities and public/private partnerships to strengthen Yakima's position as a regional economic center through redevelopment and revitalization.
- 4.1.5 Create a long-term development program for the downtown business core.<sup>4</sup>

## CHAPTER 5 – HOUSING

Rehabilitation and conservation efforts are important to the preservation of older housing stock. Structurally substandard rental housing in need of renovation typically indicate absentee landlords and renters who may be less inclined to maintain their home and demonstrates the necessity of a renovation/conservation program. Enforcement of minimum maintenance codes will also assist in maintaining a stable housing supply.

Preservation of the structural integrity of residential housing is a primary concern in many of the older neighborhoods. The structural condition of existing units is a crucial factor in maintaining an affordable and safe housing stock. The structural condition of Yakima's housing stock can be categorized three ways: 1) good, sound condition; 2) substandard condition—suitable for renovation; and 3) substandard condition—unsuitable for rehabilitation.<sup>5</sup>

### **Goal 5.5: Preserve and Improve Existing Residential Neighborhoods**

#### Policies:

- 5.5.1 Stabilize existing viable neighborhoods.
- 5.5.2 Seek alternatives, when feasible, to demolition and removal of units from housing stock.<sup>6</sup>

## CHAPTER 6—TRANSPORTATION

### **Goal 6.5: Support the Downtown Area as a Pedestrian Friendly Place**

#### Policies:

- 6.5.1 Support the economic vitality of downtown with the Yakima Downtown Futures Initiative Project and other

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4 Chapter 4: Economic Development, Yakima Urban Area Comprehensive Plan 2015, City of Yakima, WA, Adopted December 2006, pgs. IV-2-3.

5 Chapter 5: Housing, Yakima Urban Area Comprehensive Plan 2015, City of Yakima, WA, Adopted December 2006, p V-8.

6 Ibid, p V-12.

## HISTORIC PRESERVATION PLAN

special events and projects, such as Farmer’s Market, Capitol Theatre, Front Street, Visitors and Convention Center and others. 6.5.2 Prioritize streetscape and pedestrian improvements.

### **Goal 6.6: Revise Street Standards and Guidelines to Improve the Pedestrian Use and Safety**

Policies:

- 6.6.5 Create and enhance a sense of place through the transportation system. Modify design standards to provide gateway treatments on major arterials and near freeway interchanges to include landscaping, pedestrian accommodations and street lighting.<sup>7</sup>

## **CHAPTER 9—PARKS AND RECREATION (INCORPORATES 2012–17 PARKS AND RECREATION COMPREHENSIVE PLAN)**

### **Goal 9.1: Enhance the Visual Image of the Downtown Central Business District (CBD)**

Policies:

- 9.1.1. Develop and implement a plan to establish a new downtown park.<sup>8</sup>

### **Goal 9.6: Develop Innovative Approaches for Creating New Park Facilities**

Policies:

- 9.6.4 Preserve the city’s cultural and historical landmarks as a cornerstone for park development.<sup>9</sup>

### **Goal 9.7: Preserve the Prime Open Space Areas in or Adjacent to the Yakima Urban Area**

Policies:

- 9.7.4 Preserve open space through means other than ownership, such as the transfer of development rights, tax obligation relief, land donations to land trusts, or conservancy organizations.<sup>10</sup>

## **8.2 Neighborhood Plans**

In the late 1990s, a series of plans were produced for the Barge-Chestnut, Providence, Southeast, and Northeast neighborhoods. The plans were based on existing data and neighborhood input through surveys.

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7 Chapter 6: Transportation, Yakima Urban Area Comprehensive Plan 2015, City of Yakima, WA, Adopted December 2006, p. VI-16.

8 Chapter 9: Parks and Recreation, Yakima Urban Area Comprehensive Plan 2015, City of Yakima, WA, Adopted December 2006, p.IX-8.

9 Ibid, p. IX-10.

10 Ibid.

## BARGE-CHESTNUT

Historic preservation is not an explicit priority in this draft plan, but preservation values show up in various places. The housing stock has been evaluated as in “very good” condition and the draft plan points out that more than half of the existing homes were built prior to 1950.

The recommended design guidelines were developed to guide new construction in the neighborhood. Design guidelines address issues such as building height, landscape buffers, location of parking, architectural design/compatibility.<sup>11</sup>

## NORTHEAST NEIGHBORHOOD PLAN

Northeast is the oldest neighborhood in Yakima; the plan emphasizes stabilizing existing housing stock and developing new compatible infill development. This plan has not been formally adopted.

The area’s historic landmarks and its turn-of-the-century character in general is a significant asset that should be protected and enhanced through appropriate restoration. The plan also includes suggestions for historic district designation. The plan recommends design guidelines to direct new buildings toward a design quality more in keeping with the neighborhood’s small scale, pedestrian orientation, and historic character.<sup>12</sup>

The goals of the plan include explicit mention of historic preservation:

- Goal B: Preservation and Enhancement of the Neighborhood’s Historic Resources
  - B-1: Increase the community’s awareness of the neighborhood’s cultural heritage.
  - B-2: Restore and maintain existing significant historic buildings.
  - B-3: Encourage new development that is consistent with the historic character of the neighborhood.<sup>13</sup>

Proposed design guidelines are included in the plan, and the Plan Elements section includes a chapter on historic preservation with the following recommendations:

- Adopt a local historic preservation ordinance.
- Create a National Historic District in the Northeast.
- Apply for certification as a Local Certified Government.
- Develop design standards for multi-family residential development.
- Preserve R-1 zoning.
- Develop a preservation handbook.
- Target historic structures for improvement.

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11 Preliminary Draft: Greater Chestnut Neighborhood Plan, City of Yakima Planning Division, City of Yakima, WA, Undated, p. 13.

12 Goals & Concepts: Northeast Yakima Neighborhood Plan, Regional Planning Commission Draft, June 1998, P. B-5.

13 Ibid, p. B-1.



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- Adopt a rental-license ordinance.<sup>14</sup>

## SOUTHEAST NEIGHBORHOOD PLAN

The plan, although not formally adopted, emphasizes stabilizing existing housing stock and developing new compatible in-fill development. The plan recommends design guidelines to direct new buildings toward a design quality more in keeping with the neighborhood's small scale, pedestrian orientation, and historic character. Goals and proposed design guidelines are consistent with those recommended in the Northeast Neighborhood Plan.

## PROVIDENCE NEIGHBORHOOD PLAN

The neighborhood is dominated by Yakima Regional Medical Center (formerly Providence Medical Center) and contains housing stock mostly built prior to World War II. At the time of writing, many larger older homes were being converted into multi-family dwellings.<sup>15</sup>

- In its survey of residents, the following concerns were expressed and ranked:
- Rehabilitation of existing homes and apartments
- Reducing the loss of older homes to new construction and parking
- Physical condition of the housing stock
- Construction and/or rehabilitation of existing public facilities
- Slowing the conversion of residential dwellings to businesses
- Reducing the conversion of single-family homes to duplexes and apartments<sup>16</sup>

## OLD NORTH YAKIMA NATIONAL HISTORIC DISTRICT RENOVATION PROJECT

This 2006 study by engineering firm BergerABAM, with assistance from Ron Kasprisin, AIA, focuses on the National Register Historic District of downtown Yakima. The study examines the streetscape of the district and makes recommendations for enhancement, including street lighting, banners, signage, paving, sidewalk amenities, street trees, and fencing. Four proposals to activate the street (Front Street in particular) are provided that focus on a potential farmer's market, landscaping, and parking.<sup>17</sup>

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14 Plan Elements, Northeast Yakima Neighborhood Plan, Regional Planning Commission Draft, June 1998, P. C-22-23

15 Introduction: Providence Neighborhood Plan Preliminary Draft, City of Yakima Planning Division, October 1997, p. 1.

16 Providence Neighborhood Survey Rankings, Providence Neighborhood Plan Preliminary Draft, City of Yakima Planning Division, October 1997, p. 1-3.

17 Old North Yakima National Historic District Renovation Project, Final Concept Design, Berger/ABM Engineers, Ron Kasprisin, AIA, City of Yakima and North Street Improvement Association, Spring 2006.

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## GOALS AND POLICIES

The following goals and policies relate to the municipal regulations section.

### G-2: Integrate historic preservation into Yakima's planning and development strategies

- Policy 4: Identify historic preservation as a city-wide priority
- Policy 5: Identify historic preservation issues early in the permitting process
- Policy 6: Utilize code enforcement activities to protect historic properties and neighborhoods
- Policy 7: Encourage the mutual reinforcement of sustainability and preservation

### G-4: Encourage building rehabilitation and heritage projects in downtown Yakima

- Policy 11: Stimulate downtown rehabilitation activity
- Policy 12: Enhance historic downtown amenities

### G-5: Protect the historic character of Yakima's older neighborhoods

- Policy 13: Strengthen historic neighborhoods

## 9. MUNICIPAL REGULATIONS

Municipal regulations provide the basis for guiding building and land use changes with direct and indirect effects to historic properties. This section presents key issues identified through stakeholder interviews and regulation review. This section also provides recommendations for changes to existing regulations or additional bylaws that could help to protect historic properties.

### 9.1 Fire Code

The City utilizes the International Fire Code (municipal code chapter 10.05) with Appendices B and C, and Sections D105.1, D105.3, D106, and D107 of Appendix D therein, 2012 edition, published by the International Code Council, as modified and adopted pursuant to Chapter 51—54 of the Washington Administrative Code (WAC). These are administered and enforced by the Division of Code Administration under the Director of Community and Economic Development.

Key observations:

- Burned buildings trigger fire code allowing the City to step in to either board up or demolish. The boarded up building or vacant lot then present a detraction from the neighborhood. (Section 10.05.145 Removal of debris after fire).
- Cost implications of fire alarm and sprinkler system installation for commercial buildings as part of occupancy changes or rehabilitations.

### 9.2 Building Code

The Code Administration Office and building official are key partners in historic preservation. They utilize the 2012 Edition of the International Building Code, including Sections 101 through 111 of Appendix E (Supplementary Accessibility Requirements), as published by the International Code Council, Inc., and as adopted and maintained by the State Building Code Council in Chapter 51-50 WAC.

Due to the complexity of rehabilitating historic properties, guidance and support from the City are essential in helping owners successfully navigate the permitting process. The willingness and ability to help property owners solve complex building code problems, such as those triggered by occupancy load requirements, directly support rehabilitation of historic buildings.

Key observations:

- Accessibility for older buildings often presents a complex problem of how to provide access without loss of historic character. For historic buildings, undergoing design review for compliance with the Secretary of the Interior's Standards for Rehabilitation at the local, state, or federal level, this can present the difficult situation of conflicting requirements that have to be reconciled in order to obtain a building permit, a Certificate of Appropriateness, and financial incentives derived from the historic building rehabilitation.

- Property owners are often concerned that work will trigger new code requirements. This usually stems from a lack of clarity on what the anticipated scope of work will involve (i.e. moving a cabinet to remodeling the front facade) and allowing the review and areas of code compliance to be adjusted accordingly.
- Costs of code compliance for large-scale items, such as sprinklers, throughout the building are often perceived by owners as immediate necessities. Often these are items that could be mitigated or phased in through alternative methods that achieve minimum requirements for public safety while allowing a more manageable cost burden to property owners.
- Abandoned buildings and squatters present a risk to neighborhoods and the buildings. These conditions often arise from deferred building maintenance, which usually ties back to costs: either the perception that maintenance will trigger unaffordable code compliance fees or the lack of funds to implement basic maintenance.
- The City utilizes the International Building Code (chapter 11.04 Building Code) and adopted the International Existing Building Code (IEBC) in 2015 as part of a package to assist code officials, building owners, and design professionals in working with historic buildings. This allows for alternate compliance paths and greater subjectivity on the part of the building official in working with historic buildings. IEBC Section 101.3 articulates the intent:  
“To provide flexibility to permit the use of alternative approaches to achieve compliance with minimum requirements to safeguard the public health, safety and welfare insofar as they are affected by the repair, alteration, change of occupancy, addition and relocation of existing buildings.”

Rehabilitation and reuse of historic buildings is also supported in Chapter 11.07 of the Building Conservation Code:

- Sec. 102. Purpose. The purpose of this code is to encourage the continued use or reuse of legally existing buildings and structures.

### 9.3 Energy Code

Energy conservation (municipal code chapter 11.05) is an important tool for supporting building rehabilitation and adaptive reuse. Energy savings is also one of the more frequently cited reasons for non-compatible alterations to historic buildings in order to achieve greater occupant comfort and building operation cost savings. The city has adopted the Washington State Energy Code.

Key observations:

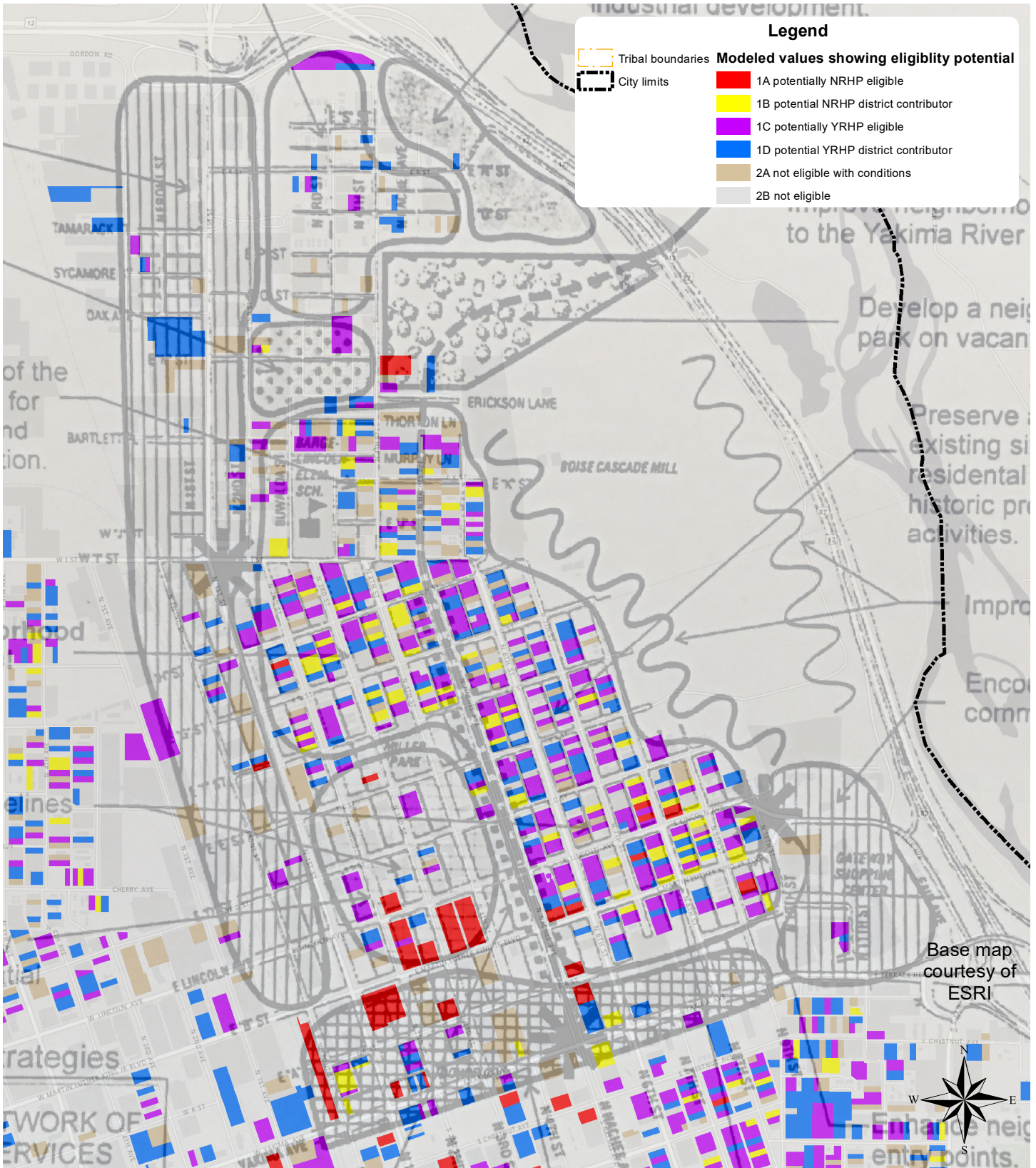
- Character-defining features of buildings can be exempted from energy code compliance when these features are protected through local register designation, or the property is listed to the NRHP and utilizing the FITC.

### 9.4 Sign Code

The city has adopted the Uniform Sign Code (YMC Chapter 11.08), 1991 Edition, of the International Conference of Building Officials. The city also uses Yakima Municipal Code (YMC) Title 15, Chapter 15.08, known as the Yakima urban area zoning ordinance (UAZO). The Yakima urban zoning ordinance is enacted under authority granted to Yakima County and the city of Yakima by Article XI, Section II, of the Washington State Constitution and RCW 36.70. (Ord. 2008-46 § 1 (part), 2008: Ord. 2947 § 1 (part), 1986).



# HISTORIC PRESERVATION PLAN MUNICIPAL REGULATIONS



MAP 10. PREDICTIVE MODEL WITH 1998 PLAN OVERLAY. REFER TO THE DIGITAL GIS LAYER PROVIDED TO THE CITY OF YAKIMA FOR MORE DETAILED INFORMATION.

## Key observations:

- Design standards and visual compatibility of signs within historic areas. There is currently no commercial historic districts listed, and no conservation districts that could inform design standards for signage.

## 9.5 Neighborhood Conservation Code

This code (municipal code chapter 11.10) provides criteria for determination of unfitness and voluntary correction agreement for property owners and city to address conditions (Section 11.10.010 Findings and Purpose). Neighborhood conservation was the central theme in public input and stakeholder interviews. Intervention where the quality of building stock is being eroded, through property owner neglect and deferred maintenance, may be necessary to redirect a cycle and rebuild property values and quality of life conditions for neighborhood residents.

## Key observation:

- Currently no mechanism exists for consideration of historic status relative to preventing a building from becoming dangerous through neglect and deferred maintenance, when there is a community value.

## 9.6 Dangerous Buildings Code

Municipal code chapter 11.46 is utilized by the city as a mechanism for defining and addressing dangerous buildings in order to remedy a situation for the benefit of the general public.

## Key observations:

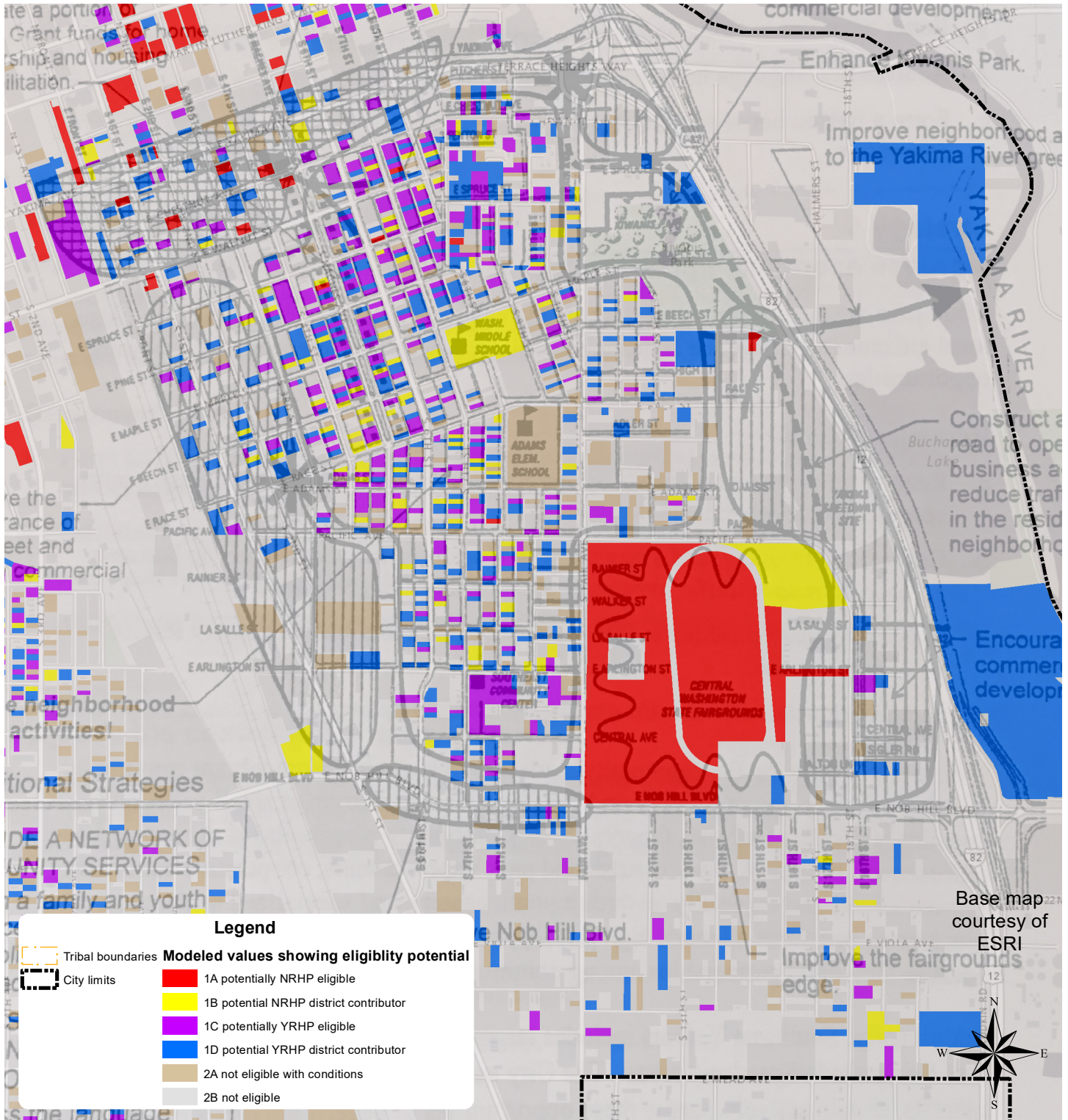
- Currently no mechanism exists to assess the relative community heritage value of a property or how this process would transpire for a listed property. Listing and eligibility status of historic buildings conveys a direct community benefit that could be lost through neglect, deferred maintenance, or use of demolition to reconcile a dangerous building condition.
- Priority to resolve dangerous conditions and rehabilitate potentially National Register eligible (model category 1A and 1B) buildings. Both of the 1A buildings listed in Table 5 are within the northeast neighborhood.

**Table 5. Dangerous Buildings Model Values**

MODEL RANKING FOR BUILDINGS IDENTIFIED AS DANGEROUS	TOTAL COUNT
<b>1A: Potentially individually eligible for listing to the National Register of Historic Places (NRHP)</b>	<b>2</b>
<b>1B: Potentially contributing to a NRHP-eligible district</b>	<b>1</b>
1C: Potentially eligible for local listing, but not to the NRHP	5
1D: Potentially contributing to a local register-eligible district	13
2A: Not eligible, with conditions	12
2B: Not eligible	101
Contemporary (1980 or later) or no data	12



# HISTORIC PRESERVATION PLAN MUNICIPAL REGULATIONS



MAP 11. PREDICTIVE MODEL WITH 1998 PLAN OVERLAY AND ELIGIBILITY FINDINGS FROM PREVIOUS SURVEYS. REFER TO THE DIGITAL GIS LAYER PROVIDED TO THE CITY OF YAKIMA FOR MORE DETAILED INFORMATION.

### 9.7 Minimum Standards for Vacant Buildings Code

Municipal code chapter 11.48 provides minimum standards for maintenance of vacant buildings. The chapter also allows for a portion of a vacant building to be occupied if the occupied portions are code compliant, which can help property owners with incremental upgrades.

Key observation:

- Consider historic status of buildings relative to preventing a building from becoming dangerous through neglect and deferred maintenance, when there is a community value.

### 9.8 Design Guidelines

Design guidelines help to direct development and growth in support of a historic district, zoning district, neighborhood, and community-wide goals. They articulate a common vision of what features and attributes are important to the identity and economic vitality of an area and how new work can perpetuate those qualities.

Key observations:

- There are no design guidelines for the Central Business District (CBD) to help shape the character and compatibility of infill development with existing historic buildings. Compatibility directly promotes a unified identity to the CBD supporting economic development and the downtown as a destination.
- There are no design guidelines for development within the city's residential neighborhoods and the retention of residential zoning and neighborhood commercial areas. Design guidelines should identify character-defining features of the neighborhoods and associated building stock to guide compatible development.

### 9.9 Land Use

Land use patterns in cities evolve over time, often influenced by changes in economy, transportation, and settlement patterns. Yakima's future land use map shows the recommended best use of land over the next 20 years. The zoning ordinance implements these recommendations (refer to Zoning below). A zoning designation or district has to be compatible with the land use designation in order to be applied to the land. The 2006 Yakima Urban Area Comprehensive Plan establishes the following land use goals supporting historic preservation:

- Goal 3.3 Preserve existing neighborhoods.
- Goal 3.4 Restore old neighborhoods and revitalize declining neighborhoods.
- Goal 3.5 Protect and promote identification of archaeological and significant historical sites and structures.

Key observations:

- Encourage high density residential development within the central business district in historic buildings to support commercial activity in the district and to enable the use of financial incentives for the rehabilitation of historic properties.

- Encourage residential planned development to integrate or regenerate agricultural orchards as an open space feature.
- Encourage the use of tools supporting the preservation of existing neighborhoods, the retention of their historic character, and the compatibility of new construction within these neighborhoods. This can include individual property and historic district listings, as well as conservation district overlays and the development of design guidelines and character-defining features to guide new development.
- Encourage the restoration and revitalization of the city's historic neighborhoods through individual property and historic district listings, development of conservation district overlays, and the use of financial incentives for historic properties (e.g., federal tax credits, special valuation).

## 9.10 Transportation

Yakima has well-established circulation patterns, such as the freight rail corridors, the Yakima Valley Trolley lines, and First Street, Naches Avenue, Yakima Avenue, Summitview Avenue, Nob Hill Boulevard, 40th and 16th avenues, and Lincoln Avenue. Many of these routes pass through historic areas, or through areas with high concentration of high ranking modeled properties (1A through 1D).

Key observations:

- Integrate historic preservation in transportation planning, particularly with the development of new circulation routes to service commercial and industrial areas along existing highways or freeways along the east side of the city. The Northeast and Southeast neighborhoods provide a transition between the central business district and the industrial and commercial areas along Interstate 82. Both of the proposed G and H street corridors between I-82 and Front Street pass through the north end of the Northeast neighborhood where the removal of properties could impact the historic integrity of the neighborhood. Both corridors cut across the north end of the historic Naches Parkway and run through areas of moderate concentration of potentially National and Yakima register eligible properties (model-ranked 1B, 1C, and 1D) exhibiting historic district eligibility potential.
- Develop the existing street car service within the city using the existing tracks, cars, lines, and right-of-way. These provide an important community asset to support long-term growth and development within the city.
- Develop a circulation pattern for trucks that avoids the central business district and historic neighborhoods. Trucks move between the highways and interstate and the general and regional commercial area warehouses and industrial areas along North First Street and just south of State Route 12 at the north end of the city.
- Policies encouraging industrial uses adjacent to residential areas should consider the potential circulation and traffic impacts on residential neighborhoods and the central business district.



### 9.11 Zoning

Zoning guides property owners in what legal use can be made of their property and associated development requirements tied to the land.

Key observations:

- Retention of residential zoning levels in the city's historic neighborhoods to promote rehabilitation of existing residences rather than removal for new multifamily or other new construction. Currently the majority of northeast neighborhood remains in R-1 zoning.
- Consider extending R-1 zoning language to the historic business district to protect single-family residences. The majority of the Southeast neighborhood is in the HB zoning, historical business district. This zoning focuses on isolated commercial structures in residential areas which serve the neighborhood; however, there is no language similar to the R-1 zoning for protection of the otherwise predominately single-family residential buildings within the neighborhood.
- Consider use of the R-1 zoning level for historic neighborhoods west of First Avenue. The majority of the Barge-Chestnut historic district and surrounding high ranking single family modeled properties are currently in the suburban residential zoning district. This provides for ranging densities, and an opportunity for suburban development. These high-ranking, single-family residential areas should be in R-1 to preserve existing residential character. R-1 provides best protection from encroachment of nonresidential uses.

### 9.12 State Environmental Policy Act (SEPA)

The environmental element, Item 13, "Historic and Cultural Preservation," within the State Environmental Policy Act (SEPA, RCW 43.21C.120 and WAC 197-11-904) checklist provides questions designed to support the preservation of important historic, cultural, and natural features.

- Are there any buildings, structures, or sites, located on or near the site, that are more than 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, describe in detail.
- Are there any landmarks, features, or other evidence of Native American or historic use or occupation? This may include human burials or historic cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.
- Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and DAHP, archaeological surveys, historic maps, GIS data, etc.
- Propose measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Include plans for the above and any permits that may be required.

Key observations:

- Establish a data sharing agreement with DAHP to integrate WISAARD data into the city's GIS system directly supports addressing the above questions as part of project review.
- Use of the GIS model data developed as part of this plan and augment the WISAARD data to help streamline the SEPA review process through the early identification of potentially historic properties.

## GOALS AND POLICIES

The following goals and policies relate to the municipal policy, management, and capital improvements section.

### Goal 1: Promote broad awareness and appreciation of Yakima's heritage.

- Policy 1: Develop a broad understanding of the city's history, including the roles and contributions of various ethnic groups
- Policy 2: Cultivate an appreciation of the city's unique history and how it is represented by extant historic properties
- Policy 3: Foster partnerships between heritage organizations

### Goal 2: Integrate historic preservation into Yakima's growth and development strategies.

- Policy 4: Identify historic preservation as a city-wide priority
- Policy 5: Identify historic preservation issues early in the permitting process
- Policy 6: Utilize code enforcement activities to protect historic properties and neighborhoods
- Policy 7: Encourage the mutual reinforcement of sustainability and preservation
- Policy 8: Clarify and strengthen the Yakima Historic Preservation Commission role and functions

### Goal 3: Identify, register, and protect historic buildings, places, landscapes, and trees.

- Policy 9: Increase the number of inventoried properties in Yakima
- Policy 10: Encourage designation of inventoried properties recommended as eligible for listing on the National Register of Historic Places and/or the Yakima Register of Historic Places

## 10. MUNICIPAL POLICY, MANAGEMENT, AND CAPITAL IMPROVEMENTS

The City of Yakima owns and manages numerous properties that are historic (i.e. 50 years old or more) and potentially eligible for register listing, yet only three of these properties are currently listed and are not widely recognized in Yakima's heritage. Many of the City-owned properties are not well documented and there is little or inconsistent information about them with the Yakima County Assessor's parcel data. The City, and the Landmarks Commission in particular, is encouraged to increase the attention given to these properties in order to meet the goals listed above. These entities, leading by example, can encourage private property owners to better understand, appreciate, and integrate historic preservation with regard to their own property and projects.

The Yakima Valley Transportation Company (YVTC), a site with multiple buildings including the Trolley Barn), The Capitol Theatre, and the Tahoma Cemetery are all listed on the WHR, and the first two are also listed on the NRHP. The greatest number of City-owned properties, that are potentially eligible, are within the Parks and Recreation Department's purview. There is also the City Hall building, a caretaker's house at the city's water reservoir (along City Reservoir Road), and a portion of the airport. These properties should not only be inventoried and assessed for historic significance but also included within interpretive materials such as the city's historic preservation webpage.

It is recommended that the City survey and assess its potential historic properties, listed in Table 6 "City-owned Potentially Landmark-eligible Properties," with particular emphasis on properties with contextual significance, such as the parcel by the Yakima Air Terminal. The airport parcel is believed to contain historic features related to the history of aviation in Yakima, which dates back to the 1920s.

As far as current management practices and capital improvements, the City should consider long-range planning for capital improvement projects in conjunction with stewards at The Capitol Theatre and the YVTC in particular. The Capitol Theatre's improvements have been largely or completely financed by insurance proceeds from the 1975 fire, but those payments will end in 2016 or 2017 and there is no clear plan for future funding. The City's preliminary 2016 budget (currently under review) proposes \$370,000 for Capitol Theatre operations. There is also a \$2.8M line item in the 2016 preliminary budget request for design and construction documents for the proposed plaza downtown.

In recent years, the City of Yakima has spent the following amounts on capital improvements among municipal projects (per City Engineer's website):

- YVTC
  - 2015—Improvements to parking area (approx. \$80K)
  - 2010—Trolley Barn repairs (approx. \$120K)
  - 2009—YVTC bridge repair (\$246K)
- The Capitol Theatre
  - 2013—Stage floor repairs/upgrade (approx. \$150K)
  - 2011—Alley repair (approx. \$40K)

## HISTORIC PRESERVATION PLAN

The following table lists City-owned properties that are potentially eligible for landmark consideration and which should be inventoried and assessed. Some of the city parks over 50 years of age, such as Summitview and Tieton Terrace, are excluded from this list due to their known lack of landscape design, buildings, structures, or objects.

**Table 6. City-owned Potentially Landmark-eligible Properties**

PROPERTY NAME	ADDRESS	YEAR OF CONSTRUCTION OR ESTABLISHMENT	ASSOCIATED CONTEXT (THEME)
Naches Parkway	Naches from I to Race Streets	1885	Conservation (potential)
South Second Street Park	RACE ST E./Second Street	1908	Conservation (potential)
YPAC	124 S Second Street	1915	Conservation (potential)
Arboretum	1207 Arboretum Drive	ca. 1920	Conservation (potential)
Airport (portion; parcel 18120122007)	Pioneer Lane	1920–1940	Transportation
Miller Park	502 N. Fourth Street	1923	Conservation (potential)
Portia Park	1202 Terrace Street	1924	Conservation (potential)
Cherry Park	Cherry Avenue/Fourth Avenue N.	1926	Conservation (potential)
Lions Park	Spruce Avenue W./Fifth Avenue	1927	Conservation (potential)
Milroy Park	W. Lincoln Avenue	1931	Conservation (potential)
Martin Luther King Jr. Park	S. Ninth Street/E. Race Street	1933	Conservation (potential)
Water Div - Reservoir	1310 Reservoir Road	1935–1965	Civic or Engineering (potential)
Kiwanis Park	Maple Street E./Fair Avenue	1936 (incinerator built), 1952 (park established)	Industry; Conservation (potential)
Larsen Park	Arlington Street/S. 12th Street	1937	Conservation (potential)
Franklin Park and Pool	21st Avenue S./Chestnut Street	1945 (park), 1956 (pool)	Conservation; Recreation (potential)



## MUNICIPAL POLICY, MANAGEMENT, AND CAPITAL IMPROVEMENTS

PROPERTY NAME	ADDRESS	YEAR OF CONSTRUCTION OR ESTABLISHMENT	ASSOCIATED CONTEXT (THEME)
Yakima Police Dept.	210 S Second Street	1945	Civic (potential)
City Hall	129 N. Second Street	1949	Civic (potential); Architecture
Gilbert Park	Gilbert Park	1954	Conservation (potential)
N. 44th Avenue Park	4402 W. Lincoln Avenue	1954	Conservation (potential)
Raymond Park	First Avenue S./Arlington	1954	Conservation (potential)
Gardner Park	1712 S. Cornell Avenue	1955	Conservation (potential)
Kissel Park	3000 W. Mead Avenue	1956	Conservation (potential)
Fisher Park Golf Course	40th Avenue S./Webster Avenue	1958	Conservation and/or Recreation (potential)
Tiger Oil	1808 N. First Street	1958	Commercial
Elks Park	911 Hathaway Street	1959	Conservation (potential)
Sarg Hubbard Park	111 S. 18th Street	1965	Conservation (potential)
Fairbrook Park	46TH Avenue S./Fairbrook Drive	1966	Conservation (potential)

The historic contexts presented in this report (see “History of Yakima” on [page 17](#)) are presented as the prevalent related to Yakima’s development, such as Transportation and Agriculture. The airport parcel in the table above appears to be an historic portion of the current airport. Aerial imagery reveals what may be part of a former landing strip and other features which could inform one of Yakima’s central themes, Transportation. The City Hall building, designed by renowned local architect John Maloney, is another important property for landmark consideration.

Most of the City-owned properties do not relate to the historic contexts presented here; however, they do represent potential themes for future research and development (e.g., Conservation). The park establishment years are concentrated in the 1918–1939 and 1950–1970 development periods, with examples from other periods as well. Most of the parks have not been surveyed as historic cultural properties, and their potential eligibility rests primarily on their years of establishment or on the age of known structures within them, such as the 1936 incinerator plant in Kiwanis Park. All of the parks should be surveyed and assessed based on their design, historic features, and association with recommended contexts (e.g., Ethnic Heritage, Agriculture, Transportation) or contexts to be developed (e.g., Conservation).

The 1935 (according to the Yakima County Assessor) water reservoir at 1310 Reservoir Road may or may not have historic significance or integrity, but the Arts and Crafts-style house at the property, believed to be a caretaker’s residence, should be surveyed and its role at the reservoir interpreted. The house appears to have at least a moderate degree of integrity and is an unusual extant feature.

## GOALS AND POLICIES

The following goals and policies relate to the sustainability section.

### Goal 2: Integrate historic preservation into Yakima's planning and development strategies

- Policy 4: Identify historic preservation as a city-wide priority
- Policy 5: Identify historic preservation issues early in the permitting process
- Policy: 6 Utilize code enforcement activities to protect historic properties and neighborhoods
- Policy 7: Encourage the mutual reinforcement of sustainability and preservation

# 11. SUSTAINABILITY

Sustainability and historic preservation mutually reinforce one another as they both support cultural, social, environmental, and economic patterns in a community. Retaining, documentation, and interpretation of heritage promotes a livable community that is connected to its history. Historic places, identified through surveys, historic contexts, and listing provide both a physical record of past events and a means to connect with and interpret them for future generations.

The complementary roles of preservation and sustainability bring multiple community benefits. Reuse of the built environment supports the reduction of the landfill waste stream. Upgrades to building and mechanical systems reduces building operating costs and can be more cost effective than comparable new construction.

Rehabilitation of historic buildings tends to utilize a greater proportion of local contractors and materials than new construction because it is generally more labor intensive. Keeping historic buildings in active use in the central business district and neighborhood commercial cores supports the retention of community identity and visual character, as well as encourages pedestrian-oriented commercial activities. These character-rich areas also serve as important destinations for heritage tourism, with out-of-town visitors, which supports local businesses as well.

## 11.1 Technical Guidance

As part of the repair and retrofit of an historic property, upgrades to building and mechanical systems can be accomplished in a compatible manner that retains character-defining features and lowers operational costs, an approach that applies to both commercial and residential buildings. The U.S. Energy Information Administration estimates that residential buildings utilize approximately 22 percent of all U.S. primary energy.<sup>1</sup>

The NPS Technical Preservation Services Division, the NTHP's Preservation Green Lab, and the National Main Street Center provide technical guidance and studies on, energy reduction solutions in small commercial and residential buildings. Links follow below.

- National Park Service Technical Preservation Service: <https://www.nps.gov/tps/sustainability.htm>
- National Park Service Technical Preservation Service: <https://www.nps.gov/tps/sustainability/research.htm>
- National Trust for Historic Preservation's Preservation Green Lab: <http://www.preservationnation.org/information-center/sustainable-communities/green-lab/small-buildings/>
- National Main Street Center: <http://www.preservationnation.org/main-street/>

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1 National Trust for Historic Preservation | Preservation Green Lab, *Saving Windows, Saving Money: Evaluating the Energy Performance of Window Retrofit and Replacement* (Seattle: National Trust for Historic Preservation, 2012), 12.

## GOALS AND POLICIES

The following goals and policies relate to the Economic Incentives section.

### Goal 2: Integrate historic preservation into Yakima's planning and development strategies

- Policy 4: Identify historic preservation issues early in the permitting process
- Policy 5: Encourage the mutual reinforcement of sustainability and preservation

### Goal 3: Identify, register, and protect historic buildings, places, landscapes, and trees

- Policy 10: Encourage designation of inventoried properties recommended as eligible for listing on the National Register of Historic Places and/or the Yakima Register of Historic Places

### Goal 4: Encourage building rehabilitation and heritage projects in downtown Yakima

- Policy 11: Stimulate downtown rehabilitation activity
- Policy 12: Enhance historic downtown amenities

## 12. ECONOMIC INCENTIVES

Economic incentives for historic preservation include tax credits, special tax assessments, grants, easements, and alternative paths for building code compliance. Incentives are generally available to owners of register-listed properties. Listing status establishes the community value of a property through archival research, building documentation, and a formal public meeting process. It is this community value that the economic incentives are intended to help property owners retain.

Refer to “Table 9: Historic Register and Economic Incentive Relationships” on [page 103](#) for an overview of incentives relative to the different registers, and the extent to which the incentives have been used in Yakima as of February 2016.

Incentives help to encourage private investment in historic properties by extending the investment capacity of private property owners. These incentives acknowledge both the public benefit of historic properties and the capacity for public benefit through coordinated public/private efforts.

### 12.1 Tax Credits

#### 12.1.1 FEDERAL HISTORIC TAX CREDIT (FITC) 20 PERCENT

Through the federal tax credit program, there is an opportunity to receive a federal income tax credit on the qualified amount of private investment spent on a certified rehabilitation of a NRHP-listed building. Washington averages about 15 per year according to DAHP, with the smallest project being \$14,000 and largest ever \$40 million.

Requirements:

- NRHP-listed, individually or contributing to a district (can find on WISAARD: <http://www.dahp.wa.gov/learn-and-research/find-a-historic-place>)
- Income producing, which can be commercial, agricultural, industrial, and hotel-related, but must remain income-producing for at least five years following rehabilitation.
- Substantial rehabilitation, in which qualified rehabilitation expenditures equal or exceed the adjusted basis value of the building, exclusive of the land.
  - Adjusted Basis = A – B – C + D
    - » A = purchase price of the property (building and land)
    - » B = cost of land at time of purchase
    - » C = depreciation taken for an income-producing property
    - » D = cost of any capital improvements made since purchase
- Rehabilitation work must be done according to the Secretary of the Interior’s (SOI) Standards for Rehabilitation, reviewed by both DAHP and NPS for compliance. Submit for review prior to starting work. Take existing-condition photographs to document work prior to starting. Refer to DAHP website for application forms. <http://www.dahp.wa.gov/tax-credits>

Within Yakima’s Main Street area, there are approximately 15 properties that could potentially utilize the tax credit. Refer to the “Economic Incentives” map on [page 95](#) for details. These buildings could combine the credit with the local SPV



program (YMC Chapter 11.62) if they were listed to the YRHP. Note that these estimations are based on the GIS model and may vary based on actual building conditions.

DAHP reports that since 1977, more than 250 properties in Washington have utilized the incentive, generating more than \$900 million in private investments in historic buildings. Since the start of the program in 1976, there has been a total of \$106 billion (adjusted for inflation) in qualified rehabilitation expenditures (QREs) spent nationwide; based on the QREs, the NPS estimates the program has created more than 2.4 million jobs. Based on the QREs, the program has awarded \$20.5 billion in tax credits nationwide, with a net gain of \$25.9 billion in federal tax receipts due to the rehabilitation activities. This has leveraged private investment to support economic growth in communities and benefits the local tax base through the increased property valuation due to the value of investment.<sup>1</sup>

References for further reading:

- <http://www.dahp.wa.gov/tax-credits>
- [http://www.dahp.wa.gov/sites/default/files/HPTI\\_brochure.pdf](http://www.dahp.wa.gov/sites/default/files/HPTI_brochure.pdf)
- <http://www.nps.gov/tps/tax-incentives.htm>
- <http://www.nps.gov/tps/tax-incentives/taxdocs/about-tax-incentives-2012.pdf>

### 12.1.2 FEDERAL HISTORIC TAX CREDIT (FITC) 10 PERCENT

The 10 percent federal historic tax credit benefits non-residential buildings that were placed in service prior to 1936, but are not eligible for NRHP listing due to the extent of alterations. The credit amounts to 10 percent of the cost spent rehabilitating the building. There is no state or NPS review associated with this incentive.

Requirements:

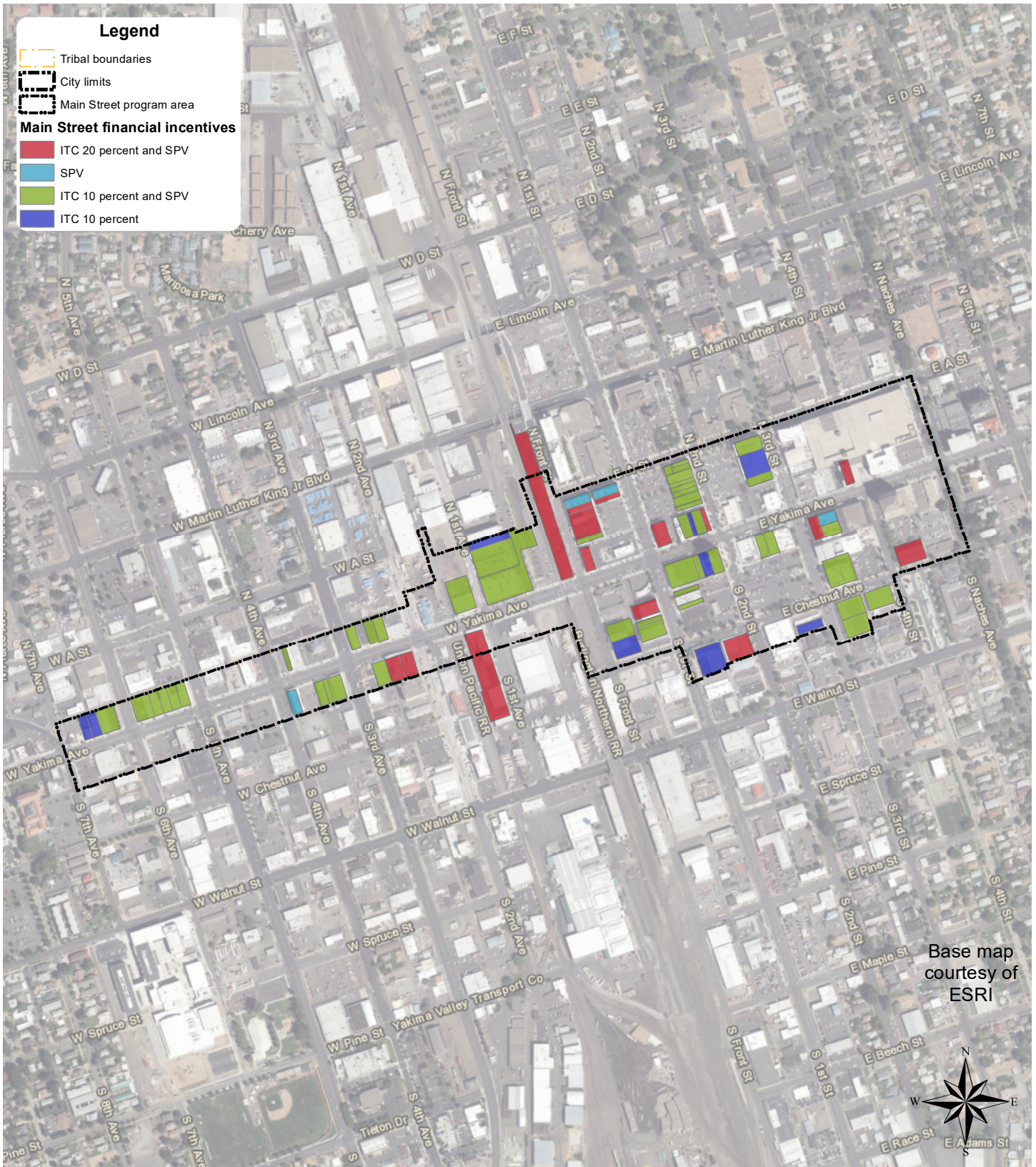
- Placed in service before 1936.
- Rehabilitated for income-producing, non-residential building use. (i.e. rental does not qualify but hotel use does).
- Substantial rehabilitation, exceeding the greater of either \$5,000 or the adjusted base value of the property (building only, exclusive of the land value).
- Cannot have been moved after 1935.
- Retain at least 50 percent of the building's external walls existing at the time rehabilitation began as external walls.
- Retain at least 75 percent of the building's existing external walls as either external or internal walls.
- Retain at least 75 percent of the building's internal structural framework.

The Tacoma Cold Storage building in Tacoma is an excellent example. The prominent brick building was not eligible for NRHP listing due to loss of integrity; however, through the use of the 10 percent credit and the SPV program (through listing to the Tacoma Register of Historic Places) the owners were able to stabilize and adaptively reuse the building, thus keeping it as a prominent part of Tacoma's visual character. Work undertaken on the building returned sufficient character-defining features that the building was later listed individually to the NRHP.

<sup>1</sup> Washington Department of Archaeology and Historic Preservation. <http://www.dahp.wa.gov/tax-credits> (accessed January 18, 2016).

# HISTORIC PRESERVATION PLAN

## ECONOMIC INCENTIVES





## HISTORIC PRESERVATION PLAN

Within Yakima's Main Street area, there are between 20 to 50 properties that could potentially utilize the tax credit. These are all buildings that are not currently listed to the NRHP and were placed in service prior to 1936. Refer to the "Economic Incentives" map for details. Of this total, between 15 and 25 could potentially combine the credit with the local SPV program (YMC Chapter 11.62) if they were listed to the YRHP. Note that these estimations are based on the GIS model and may vary based on actual building conditions.

References for further reading: <http://www.nps.gov/tps/tax-incentives/taxdocs/about-tax-incentives-2012.pdf>

### 12.1.3 SPECIAL VALUATION PROGRAM

This program allows property owners to deduct qualified expenditures for rehabilitating a listed historic property, subject to local design review, from their property's taxable value to achieve a special valuation, which the assessor then uses to calculate the annual property tax. (Chapter 84.26 RCW, <http://app.leg.wa.gov/RCW/default.aspx?cite=84.26&full=true>)

Created by the state legislature in 1985, this program requires local jurisdictions to adopt an ordinance in order to allow property owners to take advantage of the tax deduction. Yakima adopted this ordinance in 2005 as part of becoming a CLG, making the program available to property owners (YMC Chapter 11.62).

The intent of the program is to support, at the community level, the preservation of historic properties throughout the state by removing the disincentive of increased property taxes that was created when a property owner substantially improved a property. The primary benefit of the law is that during the 10-year special valuation period, property taxes will not reflect substantial improvements made to properties that are eligible for special valuation.

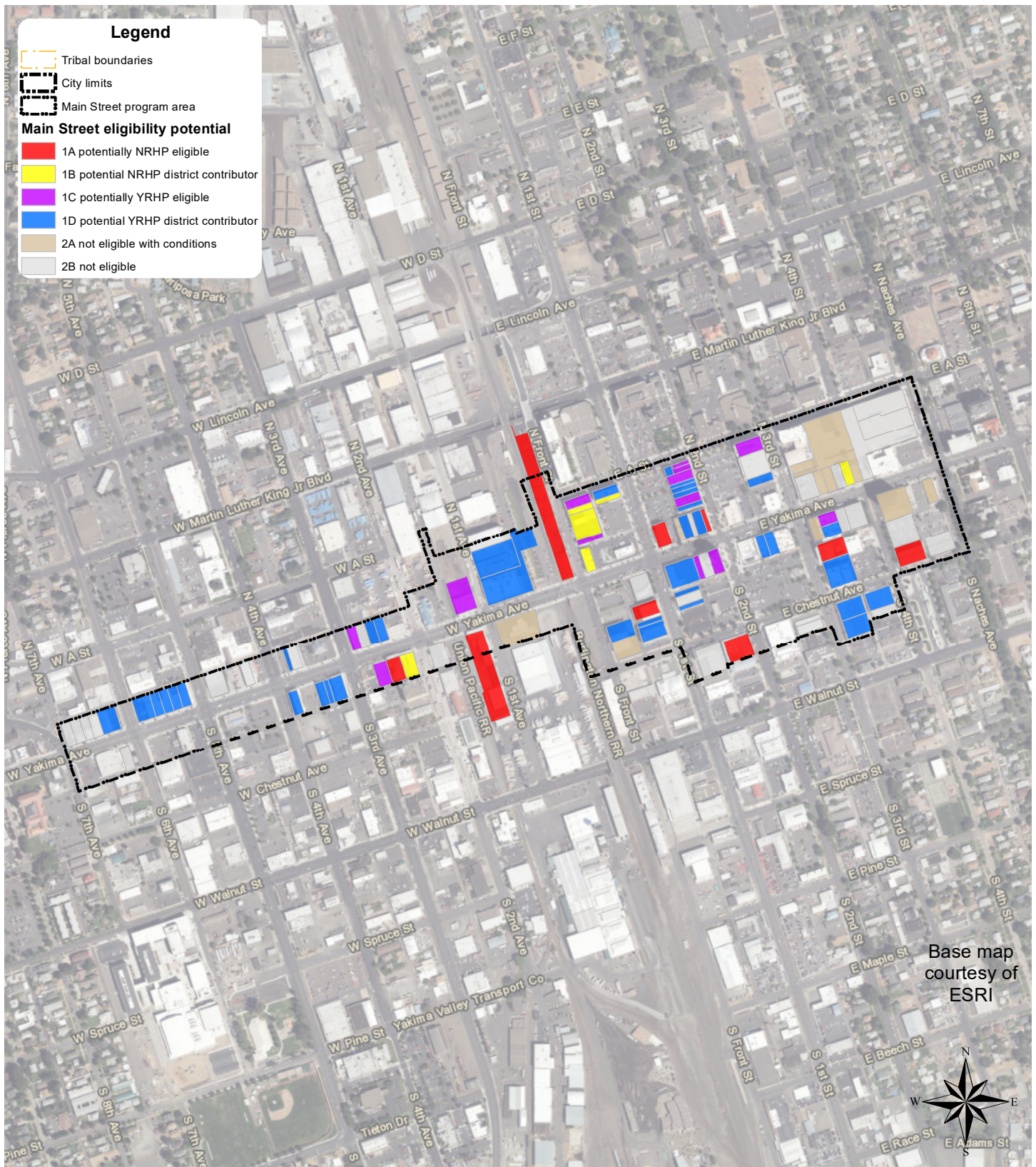
#### Requirements:

- Listed to the YRHP or certified as contributing to a Yakima or National Register Historic District.
- Design review of proposed rehabilitation work and receipt of a Certificate of Appropriateness approval from the Yakima Historic Preservation Commission.
- Incur qualified rehabilitation costs that equal at least 25 percent of the building's assessed value (exclusive the land value) within a 24-month period prior to application.
- Submit a single-page application form to the county assessor by October 1 of the year in which the work is completed. The assessor will then forward this application to the city for review and approval of the qualified rehabilitation costs by the Yakima Historic Preservation Commission.
- Submit before and after photographs and an itemized expense worksheet to the city. This will be reviewed by the Yakima Historic Preservation Commission.
- Following commission consideration, the Commission enters into a historic preservation special valuation agreement between the city and owner for the duration of the 10 year special valuation period. Once this agreement is executed, then the commission approves the application.
- City forwards approval of the total project qualified rehabilitation cost to the assessor for recording.
- Owner pays recording fees with assessor and the special valuation remains in place for a period of 10 years.

Within Yakima's Main Street area, there are between 30 and 60 properties that could potentially utilize the program if they were listed on the YRHP. Refer to the "Economic Incentives" map for details. Of this total, approximately 15 could

# HISTORIC PRESERVATION PLAN

## ECONOMIC INCENTIVES



MAP 13. REGISTER ELIGIBILITY OF MAIN STREET PROPERTIES



## HISTORIC PRESERVATION PLAN

combine the program with the FITC 20 percent credit and approximately 30 could potentially combine the program with the FITC 10 percent credit. Note that these estimations are based on the GIS model and may vary based on actual building conditions.

Refer to chapter 11.62.060 of the Yakima Municipal Code <http://www.codepublishing.com/WA/Yakima/html/Yakima11/Yakima1162.html> for additional details.

### References:

- <http://www.dahp.wa.gov/special-tax-valuation>
- Sample itemization worksheet used by the City of Tacoma: <http://cms.cityoftacoma.org/planning/historic-preservation/financial/hp-worksheet-stv.xls>
- Sample affidavit of expenses used by the City of Tacoma: <http://cms.cityoftacoma.org/planning/historic-preservation/financial/hp-affidavit-expenses.doc>
- Guidelines for qualified expenses: <http://cms.cityoftacoma.org/planning/historic-preservation/financial/hp-guidelines-expenditures.pdf>

### 12.1.4 NEW MARKET TAX CREDIT

As of 2016, there are no designated Community Development Entities in Yakima.

The New Markets Tax Credit (NMTC) Program permits taxpayers to receive a credit against Federal income taxes for making qualified equity investments in designated Community Development Entities (CDEs). All of the qualified equity investment must, in turn, be used by the CDE to provide investments in low-income communities. The credit provided to the investor totals 39 percent of the cost of the investment and is claimed over a seven-year credit allowance period. In each of the first three years, the investor receives a credit equal to five percent of the total amount paid for the stock or capital interest at the time of purchase. For the final four years, the value of the credit is six percent annually. Investors may not redeem their investments in CDEs prior to the conclusion of the seven-year period.

### 12.1.5 NATIONAL TRUST SMALL DEAL FUND

The National Trust Small Deal Fund is a partnership between Tax Credit Capital and a subsidiary of the NTHP designed to help developers of historic properties that generate an equity investment of less than \$650,000 (in projects costing a total of approximately \$4 million or less). Although the tax credit program has been around for 25 years, and an active and efficient market has evolved for larger deals, there is still a void in the market for smaller projects. The Fund was created in 2002 to fill this void.

For more information contact:

National Trust Community Investment Corporation  
**John Leith-Tetrault**  
1785 Massachusetts Ave. NW  
Washington, DC 20036  
Email: [ntcic\\_mail@ntcicfunds.com](mailto:ntcic_mail@ntcicfunds.com)



### 12.1.6 BANK OF AMERICA HISTORIC TAX CREDIT FUND

In August 2000, the NTHP and Bank of America entered into a partnership to create an equity fund dedicated solely to investing in historic tax credit projects, known as the Bank of America Historic Tax Credit Fund, LP. Since its inception, this fund has closed on 12 investment projects, totaling \$21.4 million in net historic tax credit equity. Projects ranged in both geography and size, but reflect a consistent theme: each one rehabilitates a National Register-eligible structure that significantly contributes to the economic vitality and character of the surrounding community. Managed by The National Trust Community Investment Corp. (NTCIC), a for-profit subsidiary of the NTHP, the fund's unique investment strategy targets projects with development costs in the range of \$4 million to \$30 million, eligible for a minimum of \$750,000 in tax credits. Types of projects eligible for an equity investment include apartment lofts, office and retail use, mixed-use development, and governmental and nonprofit facilities. Thanks to NTCIC's \$127 million New Markets Tax Credit (NMTC) allocation, the Bank of America Historic Tax Credit Fund is also able to offer NMTC equity to qualifying historic tax credit projects in low-income communities.

## 12.2 Grants

Most grants require a match so they are not paying for an entire project, but help to leverage owner investment to make a project possible that otherwise might not be. The majority of grants require properties to be non-profit-owned, so there is a demonstrated public benefit from the project.

### 12.2.1 FACADE IMPROVEMENT GRANT PROGRAM

Offered by DAY, this program applies to commercial buildings. The intent is to enhance the visual character of the commercial district and encourage investment of public and private funds in downtown. Work can include exterior repairs, restoration, and weatherization of facades visible from the public right-of-way.

Program eligibility, per the grant application:

- Owner(s) of a business: Each business is eligible for an up to a 50 percent match of improvement costs, including design, to a maximum of \$10,000 total grant funds.
- Owner(s) of a commercial building: Each building is eligible for an up to a 50 percent match of improvement costs, including design, to a maximum of \$10,000 total grant funds.
- If a property is leased or purchased under contract, all parties to the lease or contract must agree, in writing, to the improvements.
- A property owner with multiple properties may apply for funds to improve each property. A business owner with multiple storefront business facades may apply for funds to improve each business.
- Business/building must be located within the DAY "Main Street Program" area.
- Only new projects are eligible for funding; projects cannot already be underway at the time the application is submitted.
- Total project costs cannot exceed \$150,000.

## HISTORIC PRESERVATION PLAN

Resources for additional information and the grant application form:

- Contact DAY's Design Grant Committee at 509-576-6772 or email [colleda.monick@yakimawa.gov](mailto:colleda.monick@yakimawa.gov)
- Visit the City of Yakima's webpage ([www.cityofyakima.com](http://www.cityofyakima.com)) to download the following forms: building permit, sign permit, certificates of appropriateness, and letter of exemption.
- Contact the City Planning Department at 509-575-6183 or email [ask.planning@yakimawa.gov](mailto:ask.planning@yakimawa.gov)

### 12.2.2 HERITAGE CAPITAL PROJECTS FUND

This fund specifically supports heritage organizations that undertake capital projects with the goal of interpreting and preserving Washington's history and heritage. Non-profit organizations, tribes, and local government agencies may apply. The program is run through the Washington State Historical Society. Projects need to provide heritage preservation and/or interpretation. Each HCPF grant dollar must be matched with \$2, half of which may be in-kind.

For more information, contact:

Heritage Capital Projects Fund  
**Janet Rogerson**  
Heritage Capital Projects Manager  
Washington State Historical Society  
1911 Pacific Avenue  
Tacoma, WA 98402  
253-798-5909  
Email: [janet.rogerson@wshs.wa.gov](mailto:janet.rogerson@wshs.wa.gov)

### 12.2.3 VALERIE SIVINSKI WASHINGTON PRESERVES FUND

The Valerie Sivinski Washington Preserves Fund is a biannual grant program through the Washington Trust for Historic Preservation that provides up to \$2,000 to organizations involved in historic preservation around our state. The goal of this fund is to provide small, yet meaningful, amounts of money to help promote historic preservation where it really happens—at the community level.

Examples of eligible projects include purchasing materials or services for brick and mortar projects to preserve a property or producing publications that promote historic preservation of a specific resource. Highest priority will be given to projects that are urgent in nature, contribute significantly to the development of community preservation organizations, and/or are listed on our Most Endangered Historic Properties list.

For more information contact:

Valerie Sivinski Washington Preserves Fund  
1204 Minor Avenue  
Seattle, WA 98101  
Phone: 206-624-9449  
Fax: 206-624-2410  
Email: [cmoore@preservewa.org](mailto:cmoore@preservewa.org)

## 12.2.4 SURCHARGE ON DOCUMENT RECORDING FEES AND HISTORIC DOCUMENT PRESERVATION FEES

Authorized under RCW 36.22.170 (HB1386 funds), the state legislature authorized the allocation of these fees for projects that “promote historical preservation or historical programs, which may include preservation of historic documents.” The document recording fees are collected by the Yakima County Auditor. There is currently no active program for use of these fees to promote historical preservation.

*RCW 36.22.170 requires the county auditors to impose a surcharge of five dollars per instrument for each document recorded. This is in addition to any other charge authorized by law. One dollar of the surcharge should be deposited in the county’s general (current expense) fund (account 3413600) and be used at the discretion of the county commissioner to promote historical preservation or historic programs, which may include preservation of historic documents.*

## 12.2.5 BUILDING FOR THE ARTS

Building for the Arts was created by the Legislature in 1991 to award grants to 501(c)(3) non-profit performing arts, art museum, and cultural organizations. The program awards grants to performing arts, art museum, and cultural organizations for up to 20 percent of eligible capital costs for acquisition, construction, and/or major renovation of capital facilities.

**Beth Prihoda**  
360-725-5001  
Email: [beth.prihoda@commerce.wa.gov](mailto:beth.prihoda@commerce.wa.gov)

## 12.2.6 HERITAGE BARN REHABILITATION GRANTS

The Heritage Barn Rehabilitation Grant Program is administered by DAHP in conjunction with the Washington Trust for Historic Preservation. The grant is part of the state’s Heritage Barn Preservation Initiative, established in 2007, and is designed to stabilize and preserve designated Heritage Barns across the state. Since the program’s inception, Heritage Barn Grant funding has provided assistance to more than 50 Heritage Barns throughout Washington.

Currently, all funding has been allocated. Please direct inquiries to Jennifer Mortensen of the Washington Trust for Historic Preservation at 206-624-9449, or via email at [jmortensen@preservewa.org](mailto:jmortensen@preservewa.org).

## 12.2.7 BUILDING COMMUNITIES FUND

This fund offers capital facilities grants for community-based, nonresidential community and social service projects. The Building Communities Fund Program awards state grants to non-profit, community-based organizations to defray up to 25 percent or more of eligible capital costs to acquire, construct, or rehabilitate nonresidential community and social service centers. There is no minimum or maximum grant award amount.

**Kathy Chance**  
360-725-3076  
Email: [kathy.chance@commerce.wa.gov](mailto:kathy.chance@commerce.wa.gov)

### 12.2.8 COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

Community Development Block Grant (CDBG) awards are made available annually through a competitive application process to assist small cities, towns, and counties in the State of Washington, in carrying out significant community and economic development projects that principally benefit low- and moderate-income persons.

The Washington State CDBG Program is funded by the U.S. Department of Housing and Urban Development (HUD). The purpose of the state CDBG Program is to improve and maintain the economic and physical environment of eligible, non-entitlement cities and counties in order to enhance the quality of life for low- and moderate-income residents and, as a result, benefit the entire community.

For further information contact:

Community Block Development Program  
WA State Department of Commerce  
PO Box 42525  
128th 10th Ave SW  
Olympia, WA 98504  
360-725-3019

### 12.2.9 PRESERVATION SERVICES FUND—ELDRIDGE CAMPBELL STOCKTON MEMORIAL PRESERVES FUND

The Preservation Services Fund provides non-profit organizations and public agencies matching grants, from \$500 to \$5,000 (typically from \$1,000 to \$1,500), for preservation planning and education efforts. Funds may be used to obtain professional expertise in areas such as architecture, archeology, engineering, preservation planning, land-use planning, fundraising, organizational development and law, as well as preservation education activities to educate the public. The Eldridge Campbell Stockton Memorial Preservation Fund was established in 1993 specifically for projects in the State of Washington.

For further information, contact:

National Trust for Historic Preservation  
Western Regional Office  
5 Third Street, Suite 707  
San Francisco, CA 94103  
Phone: 415-947-0692  
Fax: 415-956-0837  
Email: [wro@nthp.org](mailto:wro@nthp.org)

## 12.3 Easements

A preservation easement is a voluntary legal agreement that protects a significant historic, archaeological, or cultural resource. An easement provides assurance to the owner of a historic or cultural property that the property's intrinsic values will be preserved through subsequent ownership. In addition, the owner may obtain substantial tax benefits. An entire historic structure or just the facade or interior may qualify.

## HISTORIC PRESERVATION PLAN

### ECONOMIC INCENTIVES

Historic Preservation Easements also are used to protect a historic landscape, battlefield, traditional cultural place, or archaeological site. As of 2016, there are 43 easements across the state.

Under the terms of an easement, a property owner grants a portion of, or interest in, his/her property rights to an organization whose mission includes historic preservation. Once recorded, an easement becomes part of the property's chain of title and usually "runs with the land" in perpetuity, thus binding not only the owner who grants the easement but all future owners as well. In Washington, several organizations will accept preservation easements.

For further information, contact:

Washington State Department of Archaeology & Historic Preservation  
P.O. Box 48343  
Olympia, WA 98504-8343  
Phone: 360-586-3079  
Email: [nicholas.vann@dahp.wa.gov](mailto:nicholas.vann@dahp.wa.gov)

**Table 7. Historic Register and Economic Incentive Relationships**

	<b>FITC 20%</b>	<b>FITC 10%</b>	<b>SPECIAL VALUATION PROGRAM</b>	<b>HERITAGE CAPITAL GRANT</b>	<b>BARN GRANT</b>	<b>IEBC APPLICATION</b>	<b>FACADE GRANT</b>
<b>RESIDENCE, SINGLE FAMILY</b>	No	No	Yes, if listed (NRHP or YRHP)	No if private; yes, if listed and non-profit owned and operated	No	Yes, if listed	No
<b>RESIDENCE, MULTI-FAMILY</b>	Yes, if NRHP-listed	No	Yes, if listed (NRHP or YRHP)	No if private; yes, if listed and non-profit owned and operated	No	Yes, if listed	No
<b>COMMERCIAL (INCLUDING HOTEL), INDUSTRIAL</b>	Yes, if NRHP-listed	Yes, if placed in service at its current location before 1936	Yes, if listed (NRHP or YRHP)	No if private; yes, if listed and non-profit owned and operated	No	Yes, if listed	Yes
<b>AGRICULTURAL, BARN</b>	Yes, if NRHP-listed	Yes, if placed in service at its current location before 1936	Yes, if listed (NRHP or YRHP)	No if private; yes if listed and non-profit owned and operated	Yes	Yes, if listed	No
<b>EXTENT USED AS OF 2016 IN YAKIMA</b>	Only one project, the Masonic Temple (Great Western Building)	Unknown, but likely none	Only one project, the Masonic Temple (Great Western Building)	None	None	None	



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# ACTION PLAN

The action plan prioritizes work into short, mid, long-term, and ongoing tasks over a five year period starting in 2017. The sequence of work is intended to build of preceding steps. The sequence focuses on inventory, list, educate, and manage as the key steps.

- Short-term: within 2017 and 2018. This phase focuses education, stakeholders, and preliminary inventory steps.
- Mid-term: within 2019 and 2020. This phase focuses on inventory and listing work, as well as ongoing education and stakeholder outreach.
- Long-term: within 2021 and 2022. This phase builds on the inventory and outreach work in the previous to make policy and program updates.
- Ongoing: these will be actions that continue each year and directly support the tasks outlined in each of the phases.

## HISTORIC PRESERVATION PLAN

		<b>ACTION ITEM</b>	
<b>Short Term (2017-2018)</b>		Make a presentation about the historic preservation plan to all City departments	
		Incorporate historic preservation plan into the updated Yakima Comprehensive Plan	
		Establish a coaching element in the design review process	
		Train permit counter staff to recognize historic properties in GIS and encourage use of the Permits website	
		Update City of Yakima's Historic Preservation webpage	
		Establish annual historic preservation awards program (during May, Preservation Month)	
		Formalize a consultation process with the Yakama Tribe for archaeological reviews	
		Determine survey areas for residential neighborhoods and priorities for thematic surveys and apply for CLG grants and other funding sources for mid-term survey work	
		Update the data share agreement with DAHP and integrate WISAARD data into the Yakima GIS viewer	
<b>Mid-term (2019-2020)</b>		Conduct residential neighborhood surveys (e.g. northeast and southeast neighborhoods)	
		Conduct thematic survey(s) (e.g. agricultural and mid-century)	
		Identify owners of abandoned buildings and work with neighborhood leaders to encourage retention	
		Sponsor annual workshop on nomination process and incentives	
		Develop an annual rehabilitation training series for historic home owners	
		Host a public workshop for building owners to discuss Federal Investment Tax Credits (FITC) and Special Valuation (SPV) incentives	
		Sponsor a nomination for a city-owned historic property (e.g. Yakima City Hall)	
<b>Long Term (2021-)</b>		Develop neighborhood-specific design guidelines identifying neighborhood character-defining features to guide new construction and rehabilitation	
		Create a small paint-up/fix-up grant programs for historic residential properties	
		Develop design guidelines for the central business district to guide compatible infill development and signage	
		Develop interpretive materials to help educate residents and visitors	
		Develop a heritage display or activities at the Central Washington Fair	
		Develop a grade school curriculum	
<b>Ongoing</b>		Encourage property owners to nominate eligible inventoried properties to Yakima Register and seek opportunities to nominate city owned properties. This will continue through all periods	
		Commission and city staff to continue to attend DAHP led CLG and Commission training courses	
		Annually review Capital Improvements Plan for effects on historic properties, and seeking avoidance when there are effects or mitigation strategies when effects are unavoidable	

## HISTORIC PRESERVATION PLAN ACTION PLAN

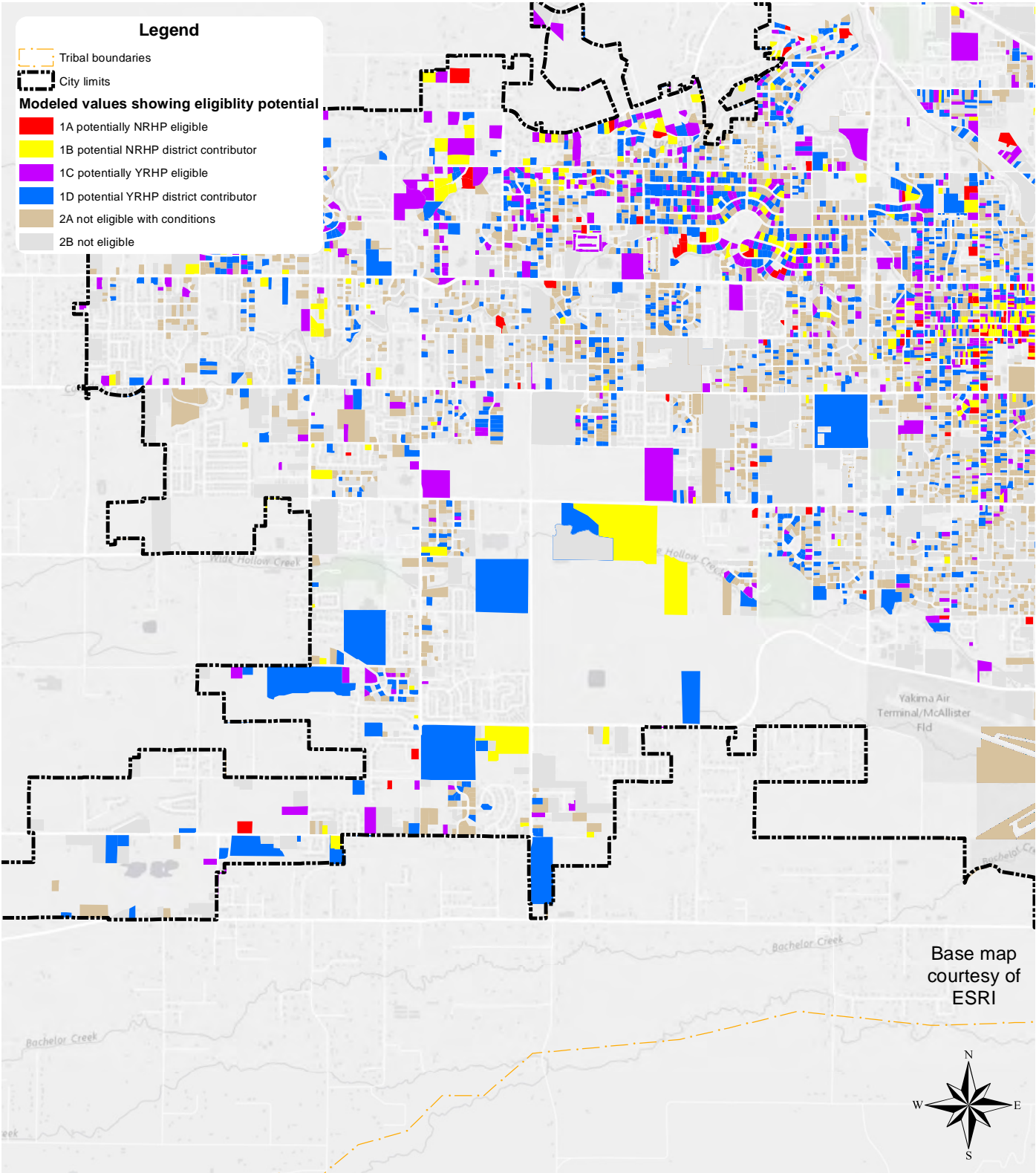
	SUPPORTING GOAL & POLICY	SUGGESTED PARTICIPANTS
	Goal 2, Policy 4	City
	Goal 2, Policy 4	City
	Goal 2, Policy 5	City
	Goal 2, Policies 4 and 5	City
	Goal 2, Policy 8; Goal 3, Policy 10	City
	Goal 1, Policy 3; Goal 2, Policy 4	City, Commission, Yakima Historical Society, Yakima Valley Museum, DAY
	Goal 2, Policy 4	City
	Goal 3, Policy 9; Goal 5, Policy 13	City
	Goal 2, Policy 5	City
	Goal 3, Policy 9; Goal 5, Policy 13	Consultant, Volunteers
	Goal 3, Policy 9	Consultant, Volunteers
	Goal 1, Policy 1	City, Office of Neighborhood Development Services (ONDS), Volunteers
	Goal 3, Policy 10	City
	Goal 5, Policy 13	City
	Goal 4, Policy 11	City, Commission, DAY
	Goal 3, Policy 10	Consultant, City, Commission
	Goal 5, Policy 13	Consultant, City
	Goal 5, Policy 13	City, Office of Neighborhood Development Services (ONDS)
	Goal 4, Policy 11	Consultant, City
	Goal 1, Policy 1	City, Consultant, Yakima Historical Society, Yakima Valley Museum
	Goal 1, Policy 3	Yakima Historical Society, Yakima Valley Museum, DAY, City
	Goal 1, Policy 2	Yakima Historical Society, Yakima Valley Museum, City
	Goal 3, Policy 10; Goal 4, Policy 11; Goal 5, Policy 13	Yakima Historical Society, Yakima Valley Museum, DAY, Commission, City
		City, Commission
	Goal2, Policy 4	City, Commission

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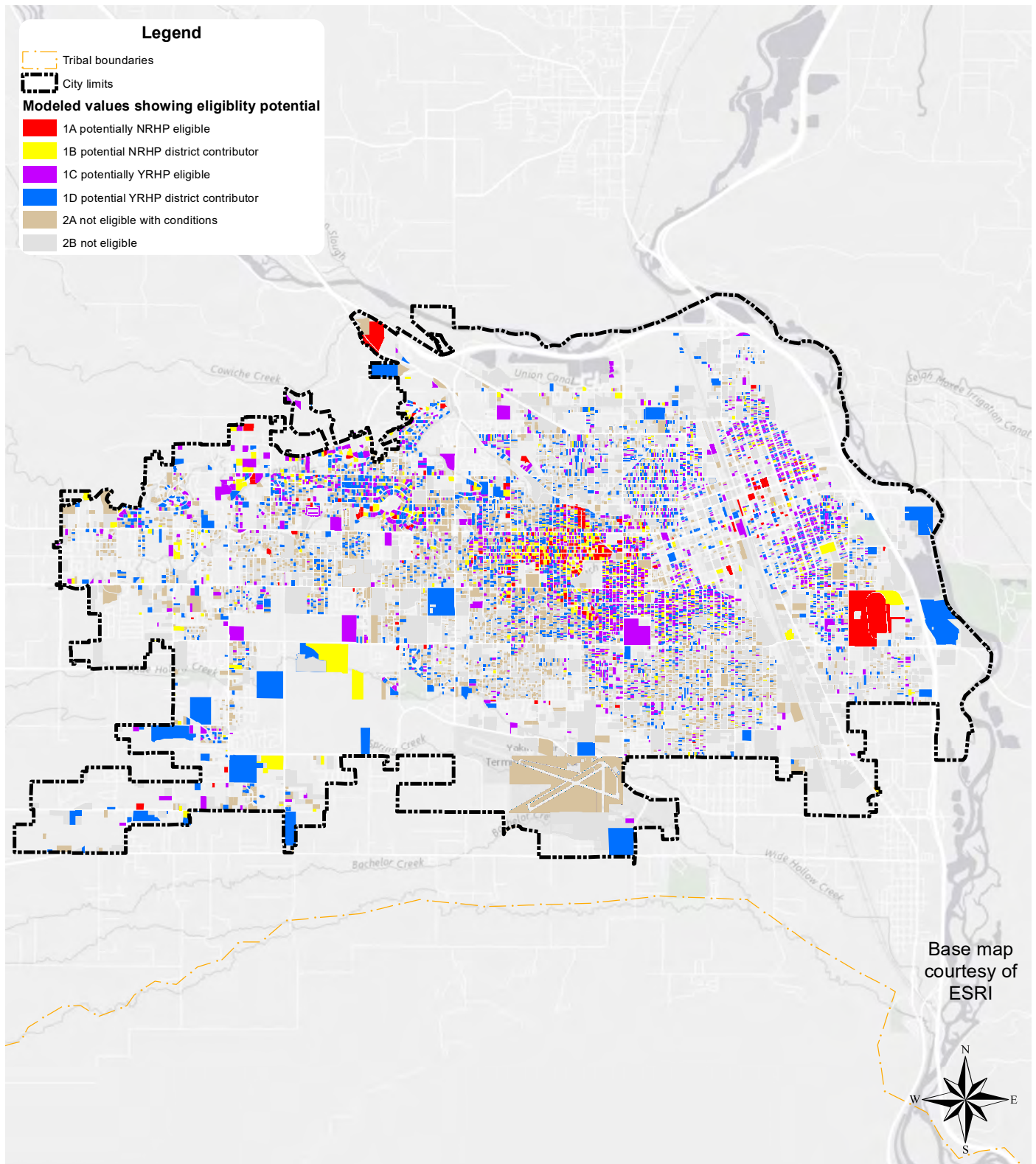


## **APPENDIX A: MAPS**

The following maps provide more detail for maps included within the body of the preservation plan.

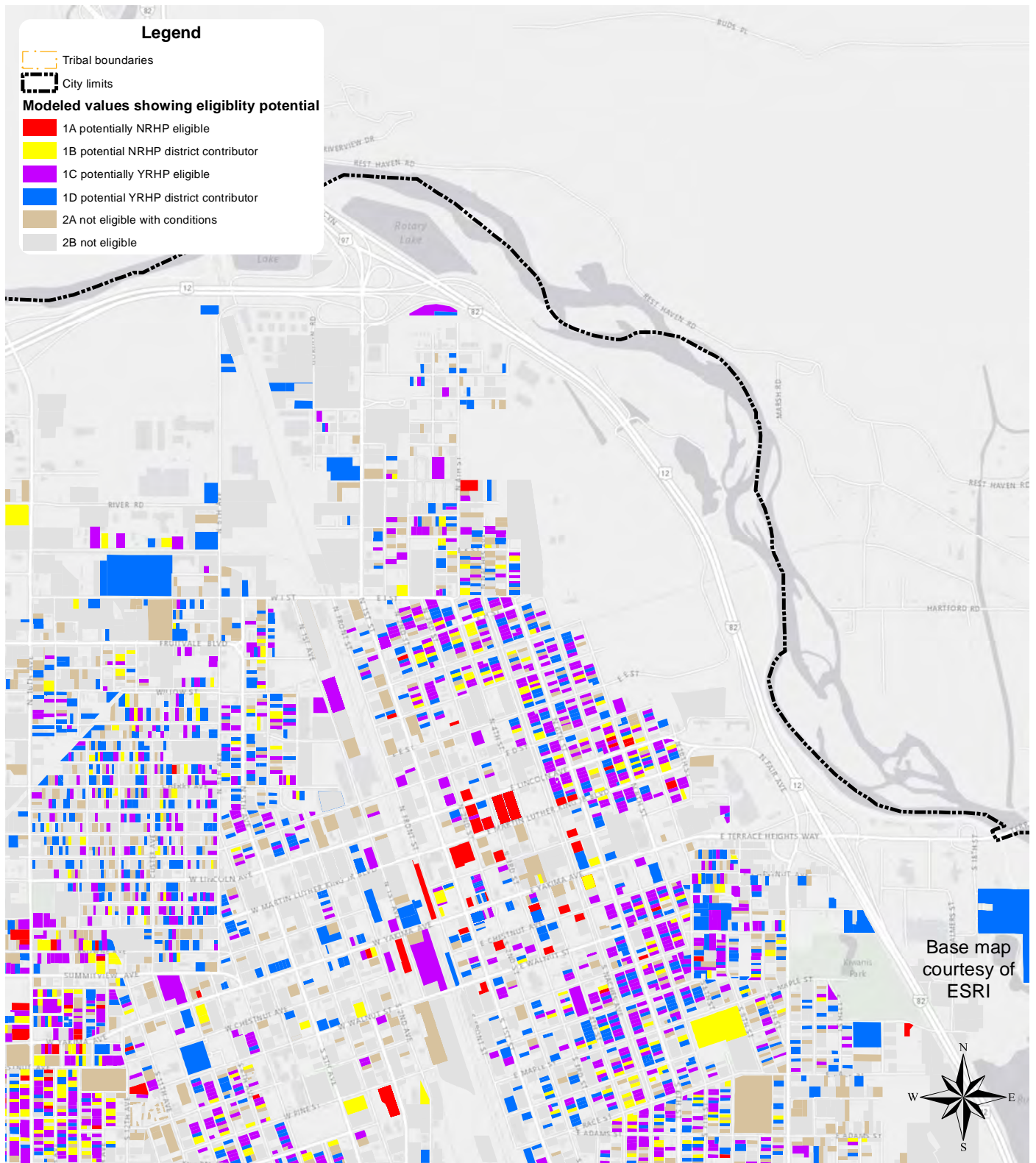


MAP 14. PREDICTIVE MODEL, OVERVIEW OF THE ENTIRE CITY.



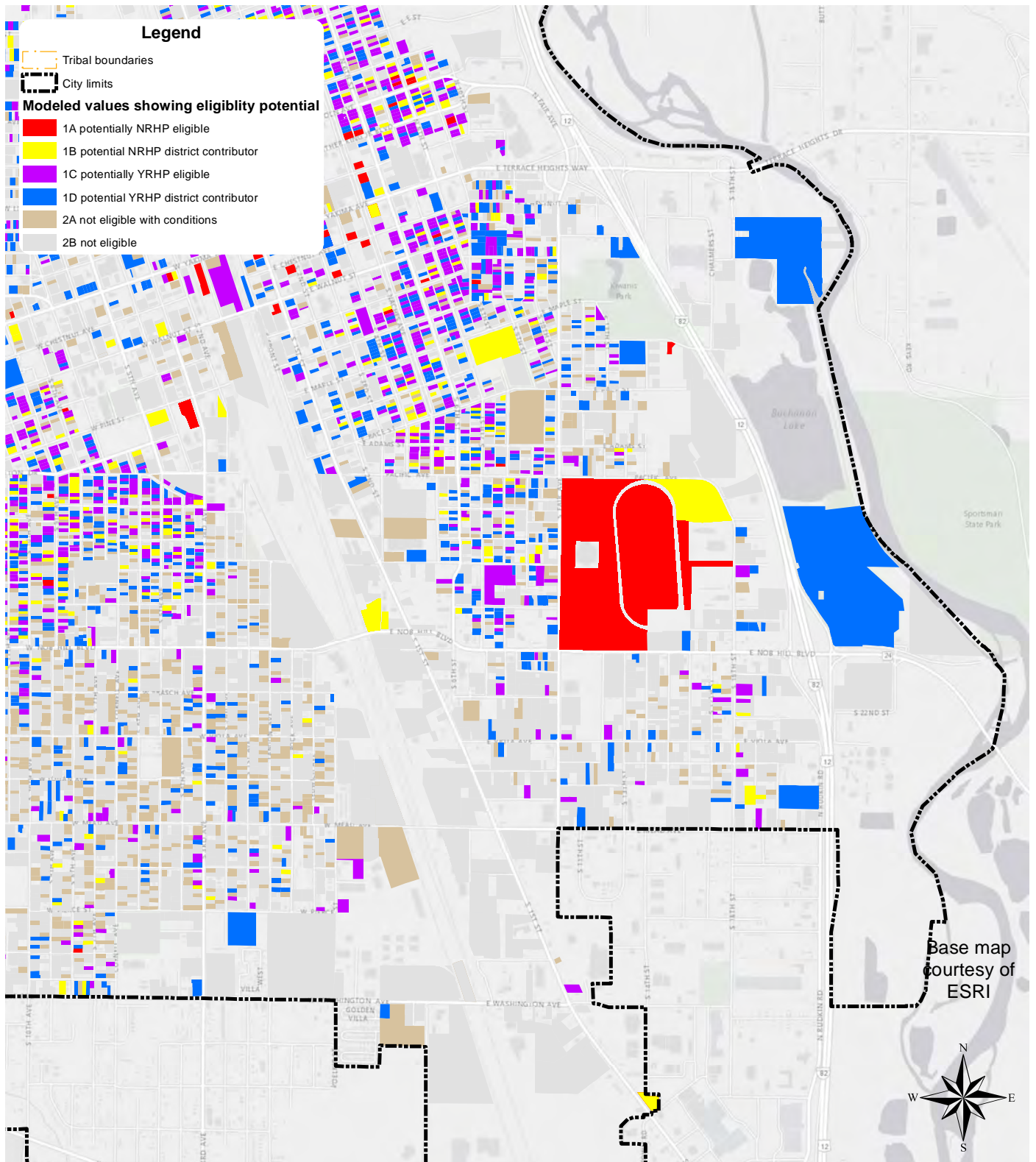
MAP 15. PREDICTIVE MODEL, NORTHEASTERN PORTION OF CITY.

# HISTORIC PRESERVATION PLAN



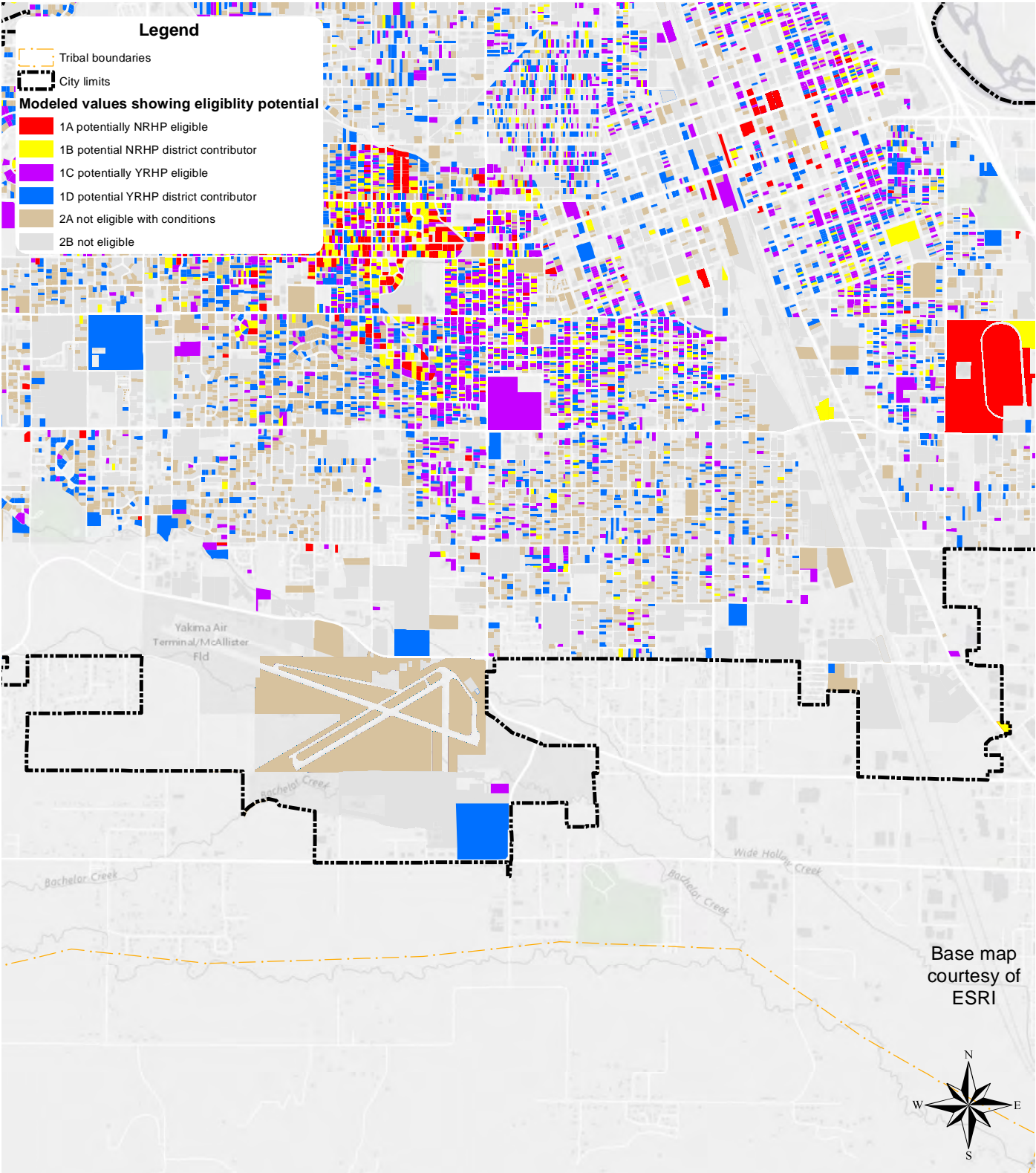
MAP 16. PREDICTIVE MODEL, SOUTHEASTERN PORTION OF CITY.



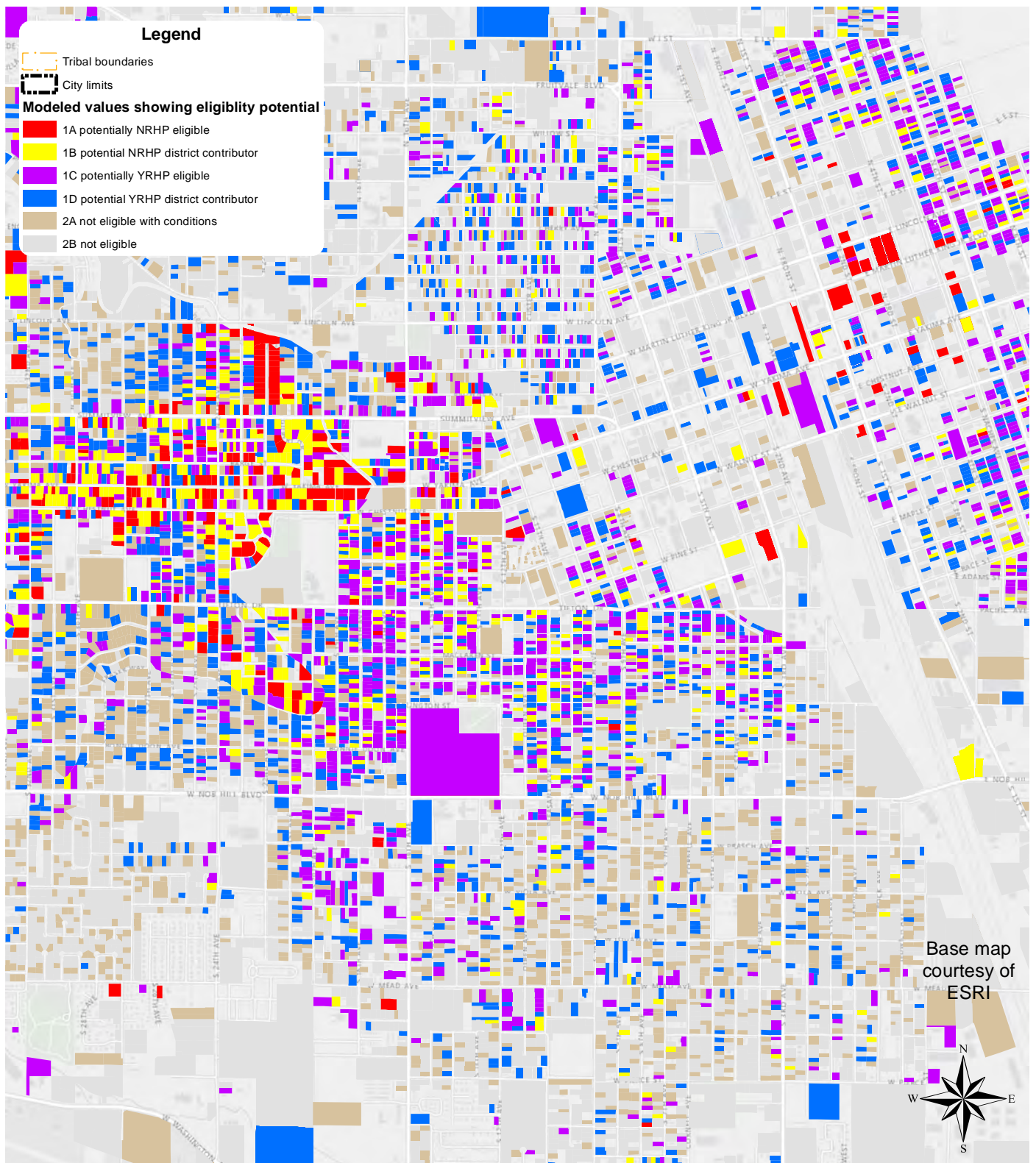


MAP 17. PREDICTIVE MODEL, SOUTHERN PORTION OF CITY.

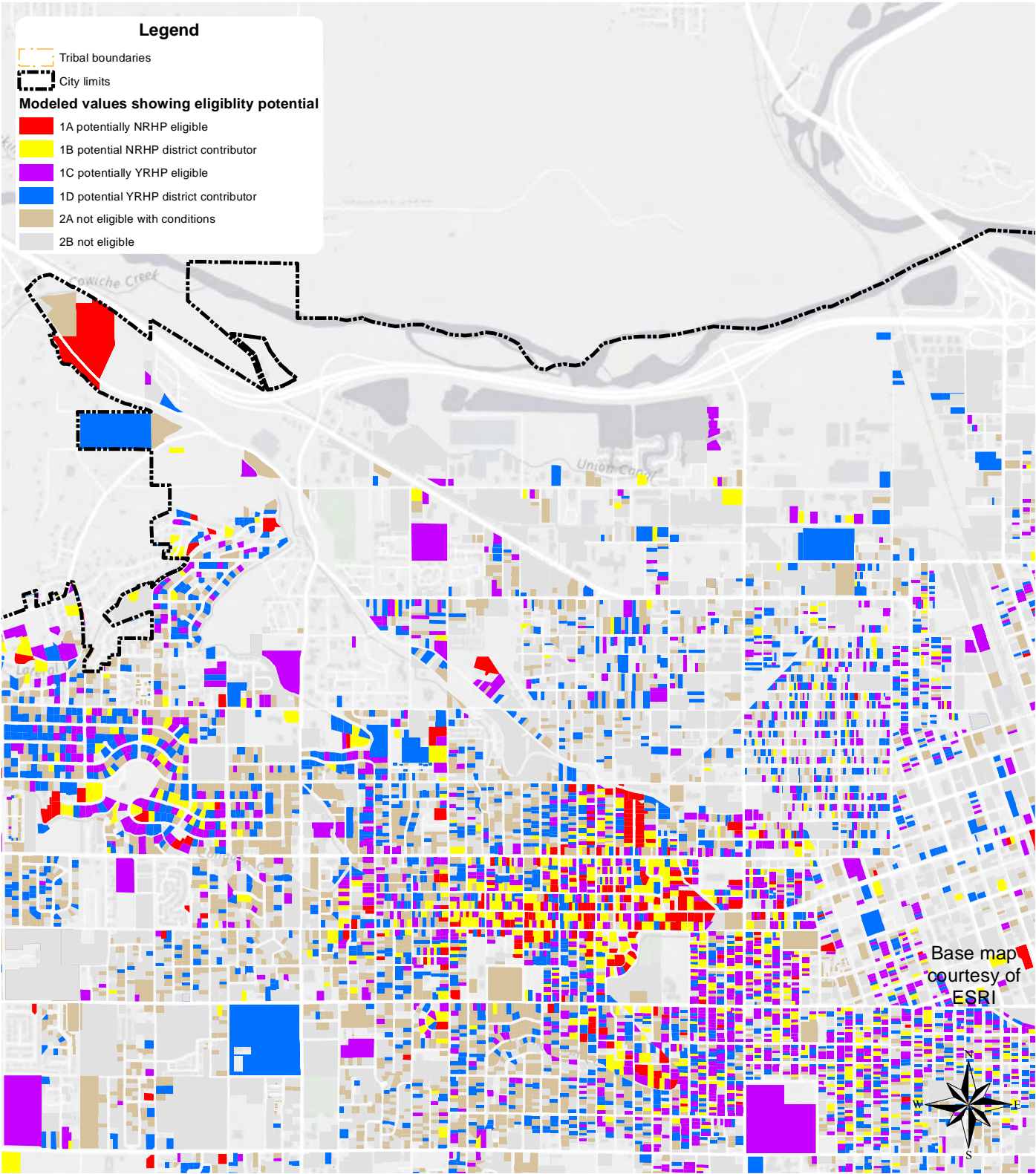




MAP 18. PREDICTIVE MODEL, CENTRAL PORTION OF CITY.

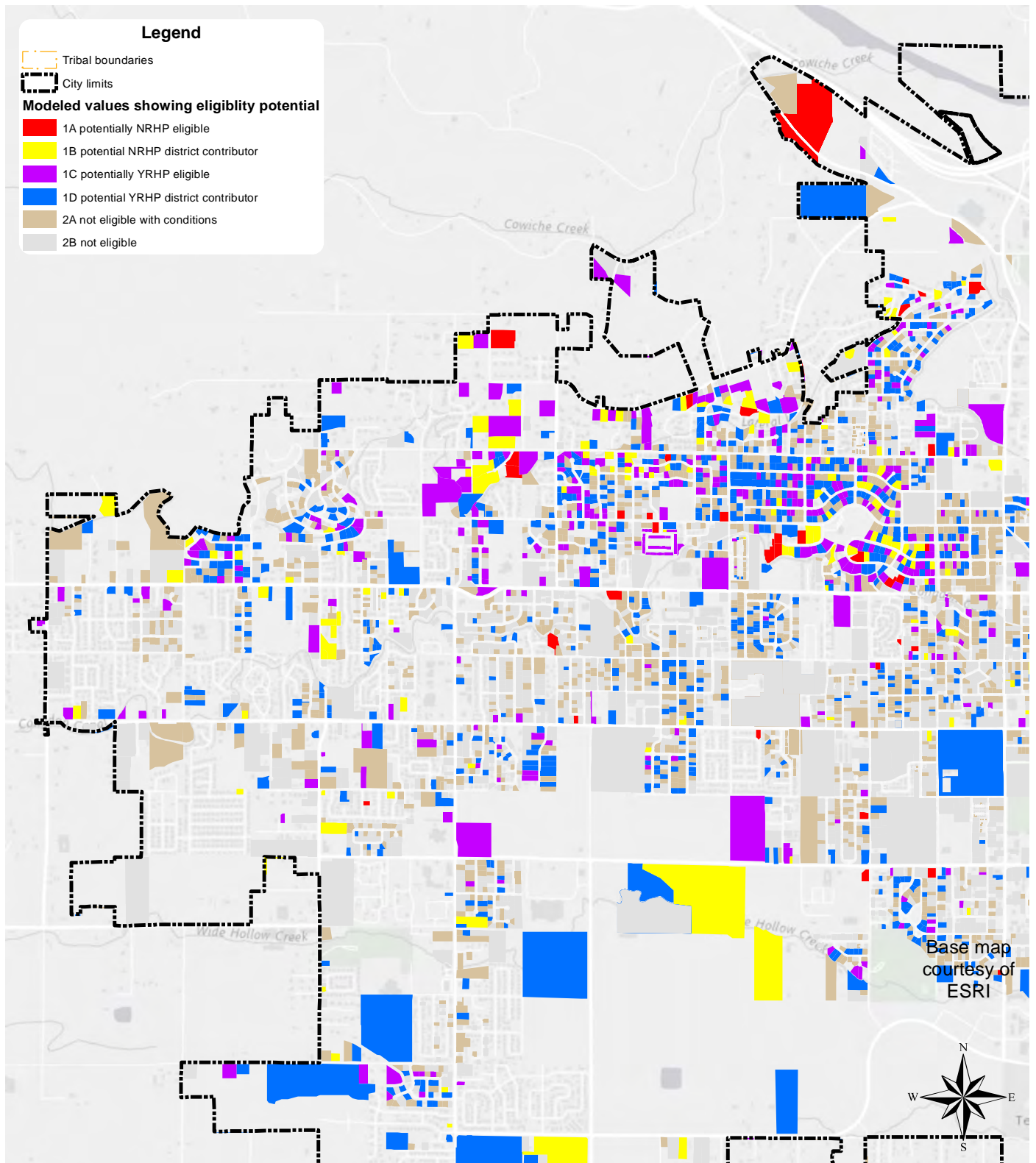


MAP 19. PREDICTIVE MODEL, NORTH CENTRAL PORTION OF CITY.



MAP 20. PREDICTIVE MODEL, NORTHWEST PORTION OF CITY.





MAP 21. PREDICTIVE MODEL, SOUTHWESTERN PORTION OF CITY.