

**Development Standards**

# **NACHES AVENUE HISTORIC OVERLAY ZONE**

August 18, 2023



***PREPARED BY***  
**Northwest Vernacular**

*Naches Avenue Historic Overlay Zone  
Development Standards*

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Prepared for: City of Yakima, Historic Preservation Commission

Prepared by: Spencer Howard, MSHP; Katie Pratt, MSHP

Northwest Vernacular, Inc.



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## Naches Avenue Historic Overlay Zone

These development standards apply to the Naches Avenue Historic Overlay Zone. They were developed because Naches Avenue and the adjacent half blocks are directly connected to the early 20th century community planning, landscape architecture, and residential growth of Yakima. The corridor is significant to the city's history. The buildings adjacent to the avenue illustrate changing architectural trends and convey early approaches to increasing residential density in proximity to the downtown core.

Historic development, for the purpose of these development standards is construction built within the period of significance, starting ca. 1886 and ending in 1949. The period of significance is the length of time during which the avenue and associated residential buildings were built that convey the above trends and approaches.

### Purpose and Intent

The purpose of these development standards is to ensure that changes along Naches Avenue within the Naches Avenue Historic Overlay Zone (e.g., landscape feature changes exterior, building rehabilitation, infill construction, and demolition or relocation) align with its historic residential and visual character. Prioritizing the historic residential and visual character within the HOZ can be accomplished with the following:

- Retain and increase housing density.
- Retain the integrity of design, materials, setting, feeling, and association for Naches Avenue as a landscape feature.
- Encourage investment in existing buildings and compatible multiple-family development that aligns with the historic residential and visual character of Naches Avenue.
- Strengthen the historic role of the avenue and adjacent blocks as a hinge between the downtown core and residential neighborhoods to the east.
- Prioritize rehabilitation of listed, designated, and contributing buildings.
- Prioritize rehabilitation of noncontributing buildings built during the period of significance; for buildings that cannot be rehabilitated, prioritize replacement with compatible multiple-family residential development.

The intent of these development standards is to inform and assist property owners, developers, architects, builders, public works, public officials, and other interested citizens when considering rehabilitation (altering existing buildings), infill (new) construction, demolition or relocation (of existing buildings), or Naches Avenue landscape feature changes within the Naches Avenue Historic Overlay Zone (HOZ).

### Applicability

The Naches Avenue HOZ encompasses the entirety of Naches Avenue and adjacent half blocks from East Race Street to East I Street. All portions of cross streets within the HOZ are included. The HOZ north boundary follows the north edge of parcels along East I Street. The east and west boundary follow the centerline of the respective midblock alleys. The south boundary follows the centerline of East Race Street. The west boundary segment between South Sgt. Pendleton Way and the alley (east to west) north of East Chestnut Avenue follows the west edge of applicable tax parcels. This is within the general centerline alignment of the north to south alley west of Naches Avenue. Refer to **Figure 1 on page 7**.

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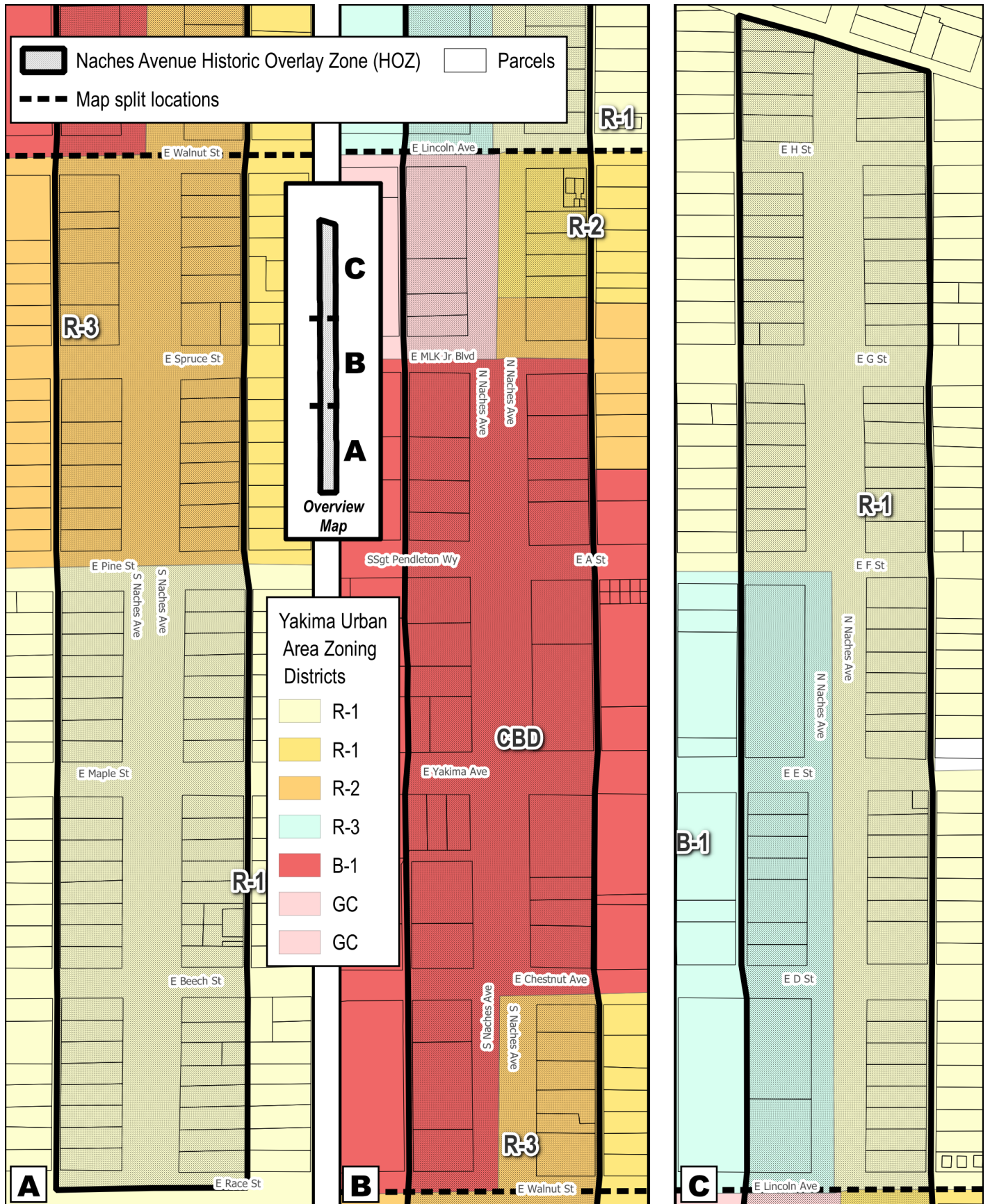


Figure 1. Naches Avenue HOZ Boundary Map.

## *Naches Avenue Historic Overlay Zone Development Standards*

Within the boundary of the Naches Avenue HOZ, the Naches Avenue HOZ development standards modify only those portions of the Yakima Urban Area Zoning Districts overlapped by the Naches Avenue HOZ. The base zoning district requirements must be followed, except as modified within the Naches Avenue HOZ by these development standards. Where the underlying base zoning is modified by the Naches Avenue HOZ, the Naches Avenue HOZ development standards supersede those of the base zoning. Base zoning district standards not modified by these development standards shall apply within the Naches Avenue HOZ. The Yakima Urban Area Zoning Districts overlapped by the HOZ are as follows:

- Professional Business (B-1)
- Central Business District (CBD)
- General Commercial (GC)
- Single Family (R-1)
- Two Family (R-2)
- Multi-Family (R-3)

The types of development subject to the HOZ:

- Building rehabilitation (exterior only)
- Infill construction (new construction)
- Demolition or relocation (of existing buildings)
- Naches Avenue landscape feature changes

## **Background**

Naches Avenue and its adjacent half blocks are a unique and important corridor in the city. Incompatible development outside the period of significance has occurred along Naches Avenue. Development pressure is anticipated to increase, in part due to planned development at the former mill site to the northeast along the west side of Interstate 82. These factors led to the creation of the Naches Avenue Historic Overlay Zone (HOZ).

Utilizing Certified Local Government grant funding from the Washington State Department of Archaeology and Historic Preservation (DAHP) and the National Park Service, the City of Yakima commissioned two reconnaissance-level surveys along the Naches Avenue corridor to understand its history and determine its potential eligibility for listing in the National Register of Historic Places and/or designation to the Yakima Register of Historic Places. The surveys, and the supporting historic context, identified a distinct residential and visual character along Naches Avenue; however, the adjacent blocks did not have enough potentially contributing properties (i.e., properties retaining physical integrity to convey historic significance) within the survey boundary to be eligible for listing or designation as a historic district. Naches Avenue as a landscape feature separate from the adjacent blocks is eligible for Yakima Register of Historic Places designation.

The Historic Overlay Zone (HOZ) provides a way for the City to protect some of the residential and visual character of the historic corridor and increase housing density without the more prescriptive design review requirements of a historic district designated to the Yakima Register of Historic Places. The HOZ recognizes the valuable role historic preservation can play in establishing community value to support city investment. Historic

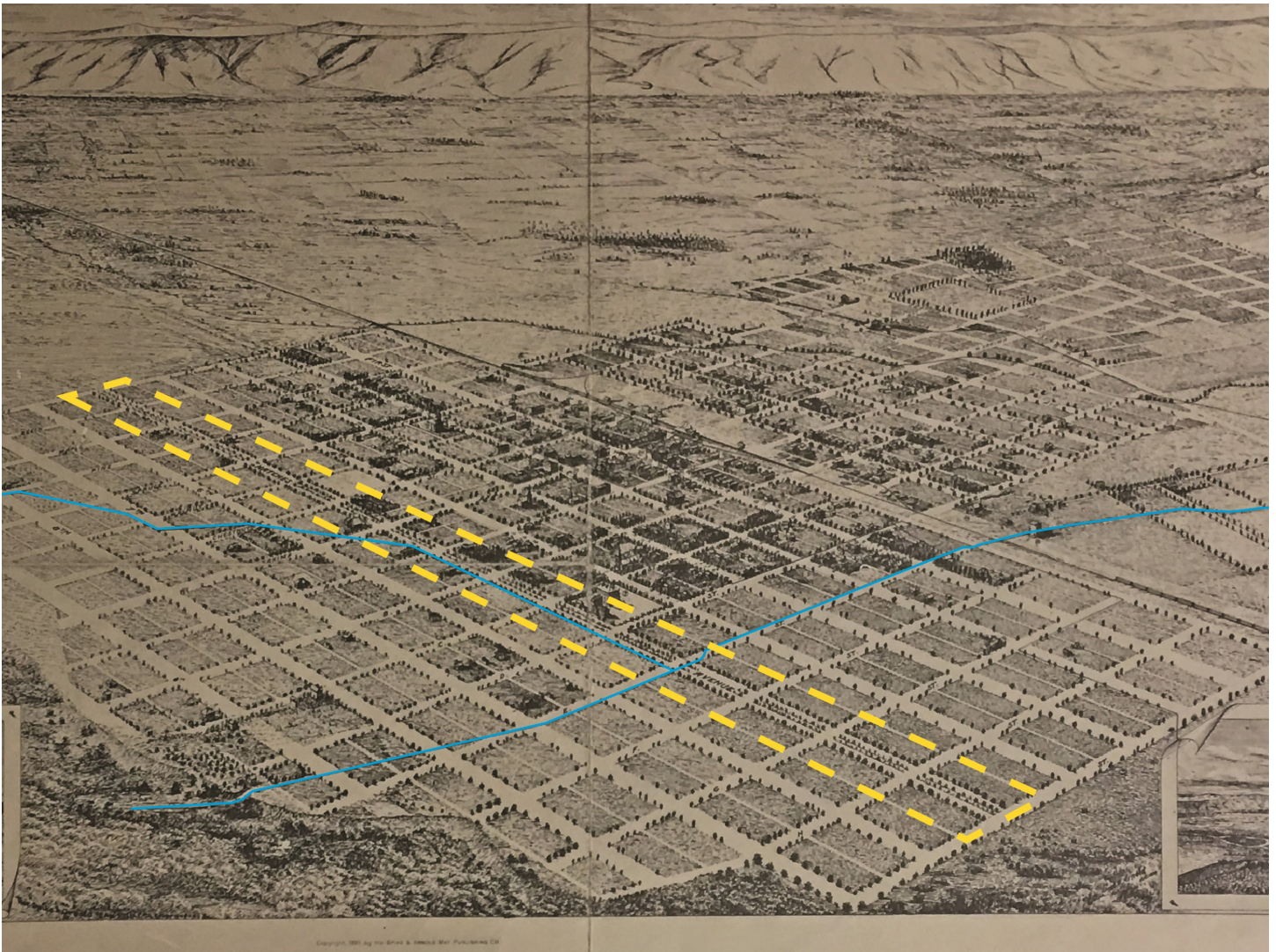


## Naches Avenue Historic Overlay Zone Development Standards

preservation provides a tool to support housing density, quality of life, and walkable neighborhoods. Utilizing historic development patterns, documented through previous surveys, to inform and guide compatible infill development allows for change while respecting existing character. Historic infill patterns established within the period of significance utilize multiple family building forms (i.e., duplexes, bungalow courts, apartment blocks). The historic context and two reconnaissance-level surveys completed in 2020 and 2021 (under DAHP project numbers 2020-02-01472, 2021-01-00498) inform these development standards for the HOZ.

### Historic Development Patterns

Historic development patterns within the Naches Avenue HOZ are unique within Yakima as they illustrate the shift from grand houses to middle class single and multiple-family dwellings. Both dwelling types benefited from the role and design of Naches Avenue as shared open space. Historic infill during the period of significance utilized multiple family building forms (i.e., duplexes, apartment blocks) compatible with existing single-family forms to increase housing density. Naches Avenue—providing access to open space and a quality design—reflects philosophic values of the City Beautiful Movement of the late 19th and early 20th centuries, which promoted beautifying the urban landscape to improve quality of life.



**Figure 2.** 1889 Map of Yakima.

*Looking southwest. Naches Avenue outlined in yellow. Former principal irrigation canals shown in blue. Base map courtesy Yakima Valley Museum. Overlays by Northwest Vernacular, Inc.*

## *Naches Avenue Historic Overlay Zone Development Standards*

Naches Avenue is significant for the early 20th century building forms constructed along it. The buildings, primarily single- and multiple-family residences, reflect a variety of building forms. The scale of the buildings, frequency of multiple-family residences (duplexes and apartments), and their range of architectural detailing reflect the early economic diversity within the neighborhood. Many of Naches Avenue's buildings do not clearly align with a single architectural style. These modest buildings may only have one or two applied stylistic elements, further underscoring the economic diversity among early residents of Naches Avenue. However, these resources, particularly as a collection, are significant as representations of key architectural forms rather than styles. Many of the buildings along the avenue, including those without a readily identifiable architectural style, are clear examples of early 20th century building forms. These forms include bungalow, duplex, courtyard apartment, apartment block, foursquare, gable front and wing, I-house, and workingman's foursquare.

Naches Avenue is also significant as a unique roadway and landscape feature within the city. Inclusion of the avenue in the 1885 North Yakima Plat, and its subsequent vision for development as a grand residential thoroughfare for Yakima, convey the philosophic values of the nationwide City Beautiful Movement influencing design and development from the 1890s to 1900s. The avenue's design both beautifies a basic transportation feature through the landscaped median and planting strips and introduces monumental grandeur via trees and open space within an urban setting. Landscape features developed over time, in response to local preferences and functional requirements. The trees, grass median, roadways, sidewalks and ramps, light standards, and planting strips convey the residents' early 20th century design preferences.

### Period of Significance

Historic development for the purpose of these development standards is construction built within the period of significance, ca. 1886–1949, within the Naches Avenue HOZ, which was established in DAHP Project Nos. 2020-02-01472, 2021-01-00498.

This period begins with the establishment of Naches Avenue and the earliest attribution of tree planting along the median; it ends with the construction of the apartments ca. 1949 at 113 South Naches Avenue. During this period 85% of the resources within the HOZ were built. This spans four of the city's development periods between 1885 and 1949, as identified in the 2016 *City of Yakima Historic Preservation Element*. During these decades, there was a period of single-family construction, followed by duplex and apartment construction and finally single-family to multiple-family conversions. Buildings built during the 1940–1949 development period generally continued the use of traditional architectural features that were characteristic of earlier historic development within the HOZ. Construction from the 1950s through to 2023 brought an increase in commercial and professional office development, the clearing of several blocks, and a shift to modern architectural styles, forms, and materials.

### Listed and Designated

Although the HOZ is not a listing in, or designated to, a historic register, there are buildings within the overlay zone that are already listed in the National Register of Historic Places, and the Washington Heritage Register. Buildings identified within these development standards that are listed and/or designated to a historic register include the following registers. As of 2023, there are no resources within the HOZ designated to the Yakima Register of Historic Places. Refer to **Figure 3 on page 11**.

- **Yakima Register of Historic Places** designated buildings, structures, sites, objects, or districts are at least 40 years old or have documented exceptional significance. They retain integrity of location, design, setting, materials, workmanship, association, and feeling. They have documented historical significance associated with Yakima that is generally established based on meeting at least one of the 10 evaluation categories (YMC 11.62.045). A certificate of appropriateness is required for changes to the distinguishing historic characteristics of a property that are subject to design review, typically exte-

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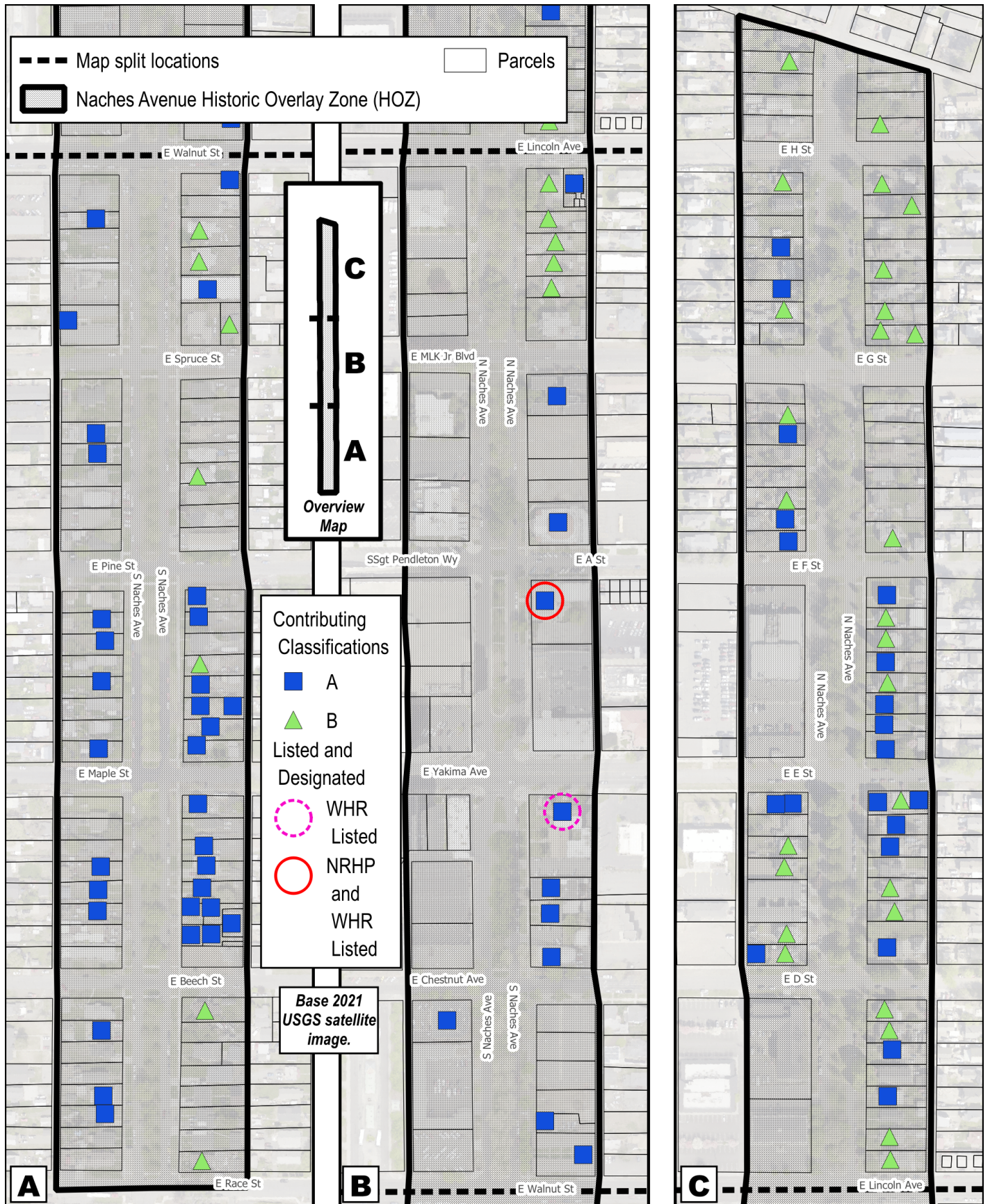


Figure 3. Building Classification Map.

rior only (YMC 11.62.050(2)). There are exemptions including for maintenance and in-kind work (YMC 11.62.050.B.). This language is included for buildings within the HOZ that are designated to the Yakima Register of Historic Places.

- **National Register of Historic Places (NRHP)** listed buildings, structures, sites, objects, or districts are at least 50 years old or have documented exceptional significance. They retain integrity of location, design, setting, materials, workmanship, association, and feeling. They have documented historical significance that is generally established based on meeting at least one of the four National Register Criteria for Evaluation (36 CFR Part 60.4). Properties listed in the National Register of Historic Places are not subject to certificate of appropriateness requirements for changes under YMC 11.62.050. These properties are included as Class A buildings for the purpose of these development standards, see Contributing and Noncontributing below.
- **Washington State Heritage Register (WHR)** listed buildings, structures, sites, objects, or districts are at least 50 years old or have documented exceptional significance. They retain integrity of location, design, setting, materials, workmanship, association, and feeling. They have documented historical significance that is generally established based on meeting at least one of the four National Register Criteria for Evaluation (Senate Bill 363, RCW 27.34.200, WAC 25-12). Properties listed in the Washington Heritage Register are not subject to certificate of appropriateness requirements for changes under YMC 11.62.050. These properties are included as Class A buildings for the purpose of these development standards, see Contributing and Noncontributing below.

### Contributing and Noncontributing

Buildings identified within these development standards as contributing (Class A and B) to the Naches Avenue HOZ are built within the period of significance and retain architectural integrity. Buildings identified as non-contributing within the HOZ are either built outside the period of significance, or no longer retain architectural integrity. The development standards include different requirements depending on class.

Two classes comprise contributing buildings within the HOZ:

- **Class A:** Buildings constructed within the period of significance and identified as potentially eligible or listed to the Yakima Register of Historic Places, National Register of Historic Places (NRHP), and/or the Washington Heritage Register (WHR). These buildings, as of 2023, are identified in **Figure 3 on page 11**. They are identified in the survey reports recorded in WISAARD for the two reconnaissance level surveys completed in 2020 and 2021 under Washington State Department of Archeology and Historic Preservation project numbers 2020-02-01472 (Table 9, page 42), and 2021-01-00498 (Table 10, page 36). Both tables include properties recommended as also individually National Register of Historic Places eligible. Refer to **Table 1 on page 34** for consolidated table listing these resources.
- **Class B:** Buildings identified as historic contributing within the historic district analysis area identified in **Figure 3 on page 11**. These are buildings built within the period of significance that retain architectural integrity, but are not recommended as individually eligible for the Yakima Register of Historic Places, National Register of Historic Places, or Washington Heritage Register. Collectively they convey architectural features characteristic of and supporting the visual character of the HOZ. This map is based on the survey report Map 7, page 55, DAHP project no. 2021-01-00498. Refer to **Table 2 on page 36** for consolidated table listing these resources.

## Definitions

Definitions for terms and phases used in these development standards and not included in YMC sections 8.77.020 Definitions, 11.62.030 Definitions, or 15.02.020 follow below:

- Demolition, either full or partial, is the process of destroying, through removal, the improvement(s) (building, structure, site, object) on a lot or parcel.
- Infill is new construction within, and in relation to, the setting and context of existing buildings. An example is a new building (infill) on a vacant lot between two existing buildings. This can replace existing development (building, structure, site, or object) or occur on a vacant lot(s).
- Rehabilitation, per WAC 458-15-015(15), is the process of returning a property to a state of utility through repair or alteration. This makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its architectural and cultural values.

## Review Process

These development standards overlap multiple city review processes. These processes are identified below by the permit and/or certificate issued, and in one instance by the feature(s) subject to review. Most of the review is anticipated through development permits. As a result, the organization and structure of the development standards is intended for use in conjunction with the applicable Yakima Municipal Code titles.

### Certificate of Appropriateness

Review to obtain a certificate of appropriateness applies only to properties designated to the Yakima Register of Historic Places and is conducted by the Yakima Historic Preservation Commission (YMC 11.62.025).

- No change or additional requirements to the review process or to the application for a certificate of appropriateness is needed for the relocation or demolition of Yakima Register of Historic Places-designated properties (YMC 11.62.050). For references to this process, refer to the Building Rehabilitation and Relocation and Demolition sections of these development standards.

### Development Permit

Review to obtain a development permit is addressed under YMC Title 15 Yakima Urban Area Zoning Ordinance and is conducted by the city administrative official.

- No change to the review process or application requirements required for development permits under YMC 15.11 through YMC 15.15.
- Modifications to the requirements of YMC 15 for development within the HOZ are identified within these development standards.
- Additional requirements under these development standards for development requiring a permit (YMC 15.12.020) are addressed under the following sections of these development standards: Off-Street Parking, Sidewalks and Ramps, and Relocation.
- When a building permit is serving as a development permit, these development standards shall apply equally (YMC 15.12.020.A).

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### Street Trees

Review for the selection and planting of street trees is addressed under YMC Chapter 8.77 Public Tree Ordinance and is conducted by the city arborist and city tree board.

- No change to review process or application requirements under YMC 8.77.
- Additional requirements under these development standards are addressed under the following sections of these development standards: Median and Park Trees, Planting Strips and Street Trees.

### Building Permit

Review to obtain a building permit is addressed under YMC Title 11 Buildings and is conducted by the city building official.

- No change to the review process or application requirements is required for a building permit application.
- When both a building permit and a development permit are required and the building permit is serving as the development permit, these development standards shall apply equally (YMC 15.12.020.A).
- No change to the review or application requirements is required for a demolition permit application.
- Additional demolition permit requirements under these development standards are addressed under the following section of these development standards: Relocation and Demolition.
- No change to the review or application requirements required for a parking lot permit application.
- Additional parking lot permit requirements under these development standards are addressed under the following section of these development standards: Off-Street Parking.

## Development Standards

Development standards within the Naches Avenue HOZ may differ from those of the underlying zone. These differences are addressed below and supersede those of the underlying zone.

### Permitted Uses

The Naches Avenue HOZ modifies the underlying zoning districts to preserve and establish mid- to high-density residential use by excluding activities not compatible with residential uses. Commercial development has increased outside of the period of significance, with resulting adverse changes to Naches Avenue and residential and visual character of the HOZ.

- Residential is the use consistent with the intent and historic development patterns of the Naches Avenue HOZ.
- Mixed use development within those portions of zoning districts B-1, GC, and CBD within the Naches Avenue HOZ is consistent with the intent and compatible with historic development patterns of the Naches Avenue HOZ.
- New detached single-family dwelling construction within the Naches Avenue HOZ (YMC 15.04.030

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Table 4-1 Permitted Land Uses) is inconsistent with the increased residential density intent and considered a Class (3) use (YMC 15.04.020) within the HOZ. Class (3) uses are generally not permitted.

- New zero-lot-line construction—single-family dwellings, and retirement homes—within the Naches Avenue HOZ (YMC 15.04.030 Table 4-1 Permitted Land Uses) are inconsistent with historic development patterns and considered a Class (3) use (YMC 15.04.020) within the HOZ.
- Those portions of zoning districts B-1, GC, and CBD within the Naches Avenue HOZ will comply with zoning district intent statements under YMC 15.03.020 and associated development standards for Multifamily Residential District (R-3) except as modified by these development standards. The nonresidential intents of these zoning districts (YMC 15.03.020.E, K, and L.), except for mixed use, are not compatible with historic development patterns within the HOZ and are considered a Class (3) use (YMC 15.04.020).

### Building Rehabilitation

The rehabilitation of existing buildings provides an important tool for maintaining existing buildings in active use and adaptively reusing buildings for residential or higher dwelling unit density. Building rehabilitation supports the retention of historic development that defines the visual and residential character of the Naches Avenue HOZ. The HOZ does not create new design review for existing buildings.

- No change to the design review process for changes to Yakima Register of Historic Places-designated properties (YMC 11.62.050).
- No additional requirements for alterations and additions to a building within the HOZ that is not designated to the Yakima Register of Historic Places.
- Consider rehabilitation incentives when planning or undertaking alterations or additions to buildings designated to the Yakima Register of Historic Places, listed on the National Register of Historic Places, and/or contributing buildings (Class A and B). Incentives can reduce development costs enabling the retention and continued use of buildings. Refer to Incentives below.

### Infill Construction

Infill construction consists of new development. This may occur on a vacant lot or involve the demolition or relocation of an existing building as part of the new development. Requirements related to infill construction include site design and improvement standards; off-street parking; site screening; signs; and special development. Managing infill construction within the HOZ will allow new infill to complement and enhance the visual and residential character of the Naches Avenue corridor.

### *Site Design and Improvement Standards*

This section establishes basic minimum development requirements.

### Dwelling Units

All existing underlying zoning districts within the HOZ allow for residential uses. Most allow for high density. Those that allow for high density also allow for other uses incompatible with the historic development patterns and character of the Naches Avenue HOZ. Increased housing density is compatible with historic development patterns within the HOZ.

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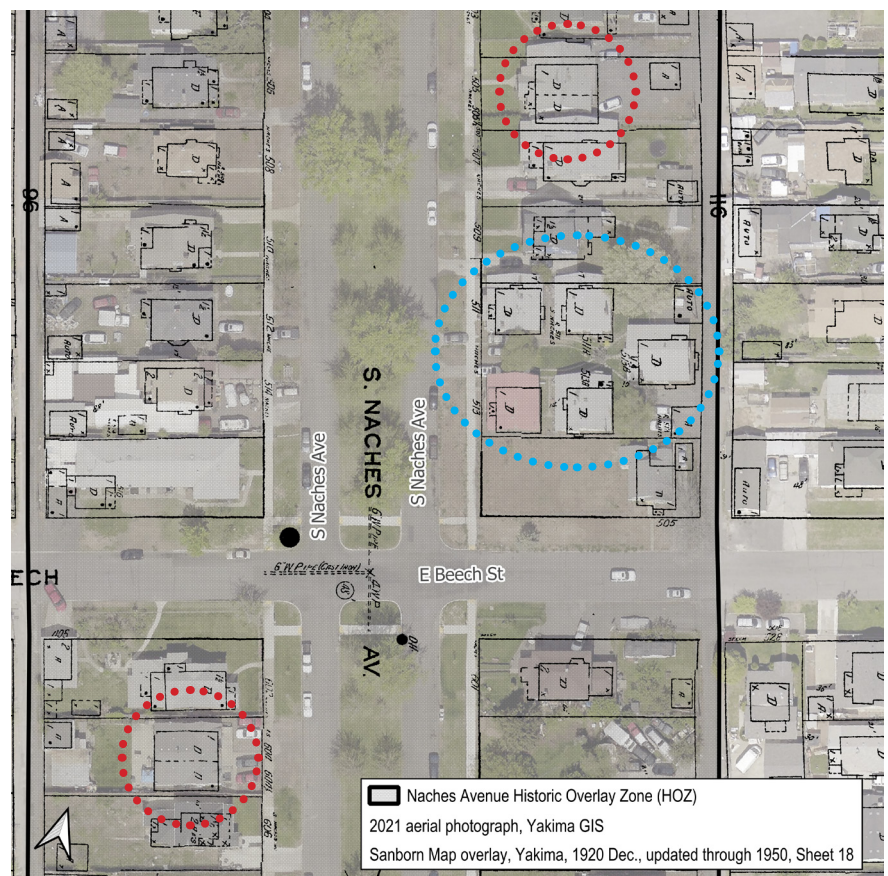
Development standards:

- R-1 zones: Increase maximum dwelling unit per net residential acre (DU/NRA) from seven to 12. The R-1 zoning district allows duplex and multiple-family development of up to seven dwelling units per net residential acre in accordance with YMC 15.04.030 Table 4-1 Permitted Land Uses. A typical half block within the HOZ is 1 acre with eight lots per half block. Some lots are split resulting in up to 11 lots per half block. Most half blocks contain one or more duplex, single- to multiple-family converted dwelling, bungalow court, or apartment. These existing historic development patterns exceed R-1 dwelling unit density levels. This increased density is consistent with the R-2 maximum DU/NRA.
- R-2 zone: No change in dwelling units. This zone allows clustering of units and duplexes with a typical DU/NRA of seven to 12. The zoned area can go up to 18 DU/NRA per YMC 15.04.030 Table 4-1 Permitted Land Uses. This is consistent with existing historic development patterns and the increased residential density intent of the HOZ.
- R-3 zones: No change in dwelling units. This zone allows for attached or clustering of multiple-family dwellings with a DU/NRA greater than 12. This is consistent with existing historic development patterns and the increased residential density intent of the HOZ.
- B-1 zone: No change in dwelling units. This zone allows for attached or clustering of multiple family dwellings with a DU/NRA greater than 12. This is consistent with existing historic development patterns, the increased residential density intent of the HOZ.
- GC zone: No change in dwelling units. This zone allows for high density residential with a DU/NRA greater than 12. This is consistent with existing historic development patterns, the increased residential density intent of the HOZ.
- CBD zone: No change in dwelling units. This zone allows for high density residential with a DU/NRA greater than 12. This is consistent with existing historic development patterns, the increased residential density intent of the HOZ.

### Minimum Lot Size

Reduce minimum lot size for two-family dwellings to 6,000 square feet for R-1, R-2, and R-3 zones. This is consistent with historic development patterns and supports increased housing density.

A lot is a division of land; in this case it includes both the units of division within blocks established in the 1885 plat of North Yakima and a Yakima County par-



**Figure 4.** Dwelling Unit Density within the HOZ.

*The image shows an example of the duplex (red) and bungalow court (blue) development that has contributed to dwelling unit density.*



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cel (YMC 15.02.020). A parcel may also span multiple units of division within a block.

The 1885 plat of North Yakima established underlying lot sizes as 7,000 square feet (50 feet wide and 140 feet deep). The main exception to this are the half blocks fronting East Yakima Avenue (west of Naches Avenue), which have their original lot layout oriented to Yakima Avenue rather than Naches Avenue. These have 3,250 square foot lot sizes (25 feet wide and 130 feet deep).

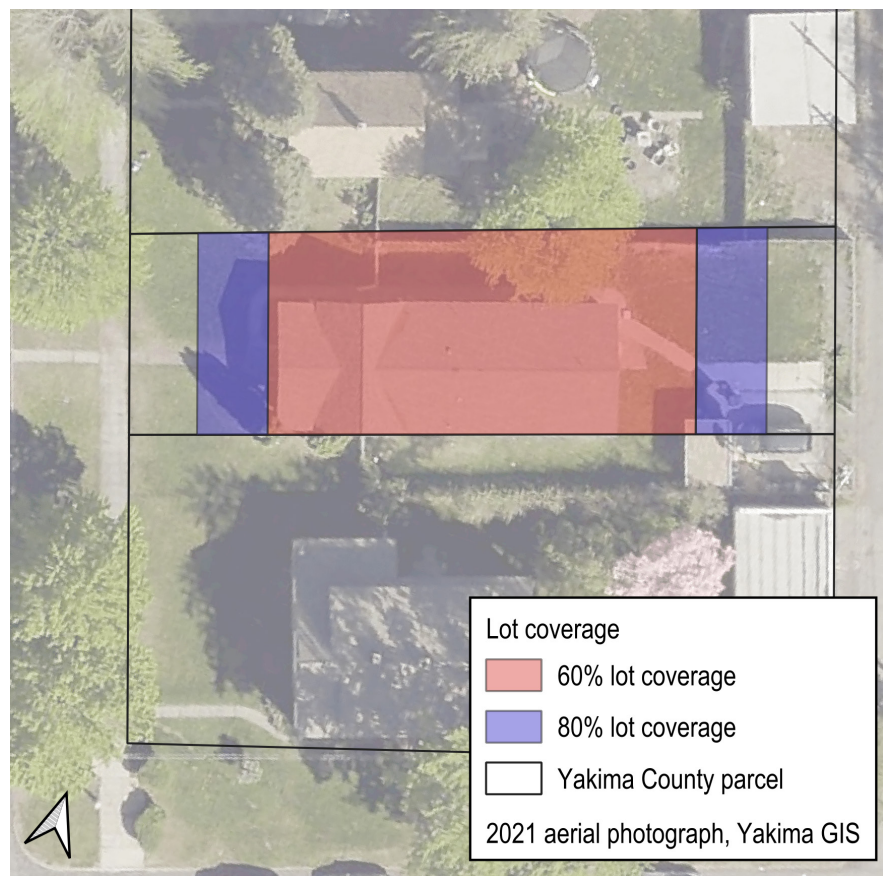
Existing lots (parcels) often span multiple lots. Lots within the Naches Avenue HOZ tend to remain around the underlying 7,000 square foot lot size, ranging from just over 6,800 to under 8,000 square feet. Lots within the bungalow court range from 2,614 to 3,049 square feet in size. Duplexes occur on single lots and parcels spanning multiple lots, ranging in size from 6,970 to 11,019 square feet. There are two duplexes on the 6,970 square foot lot at the southwest corner of East E Street and North Naches Avenue. Within the R-2, R-3, B-1, CBD, and GC zones much of the development extends over multiple lots.

Development standards:

- R-1 zones within the HOZ: Decrease minimum lot size from 7,000 to 6,000 square feet for two-family dwellings (YMC 15.05030 Table 5-2 Subdivision Requirements). This will enable infill development within the HOZ on existing lots of record within R-1 zones with duplex development (YMC 15.19.040). This is consistent with historic development patterns within the HOZ.
- R-2 zone within the HOZ: Decrease minimum lot size from 7,000 to 6,000 square feet for two-family dwellings (YMC 15.05030 Table 5-2 Subdivision Requirements). This will enable infill development within the HOZ on existing lots of record with duplex development. This is consistent with historic development patterns within the HOZ.
- R-3 zones within the HOZ: Decrease minimum lot size from 7,000 to 6,000 square feet for two-family dwellings (YMC 15.05030 Table 5-2 Subdivision Requirements). This will enable infill development within the HOZ on existing lots of record with duplex development. This is consistent with historic development patterns within the HOZ.

**Maximum Lot Coverage**

No change in lot coverage percentages for zones R-1, R-2, R-3, and B-1. Increase lot coverage percentages to 80% for R-1 and R-2. Reduce lot coverage percentages to 80% for zones GC and CBD.



**Figure 5.** Lot Coverage Visualization.

*The image generalizes lot coverage to provide a general reference scale for 60% and 80% lot coverage.*

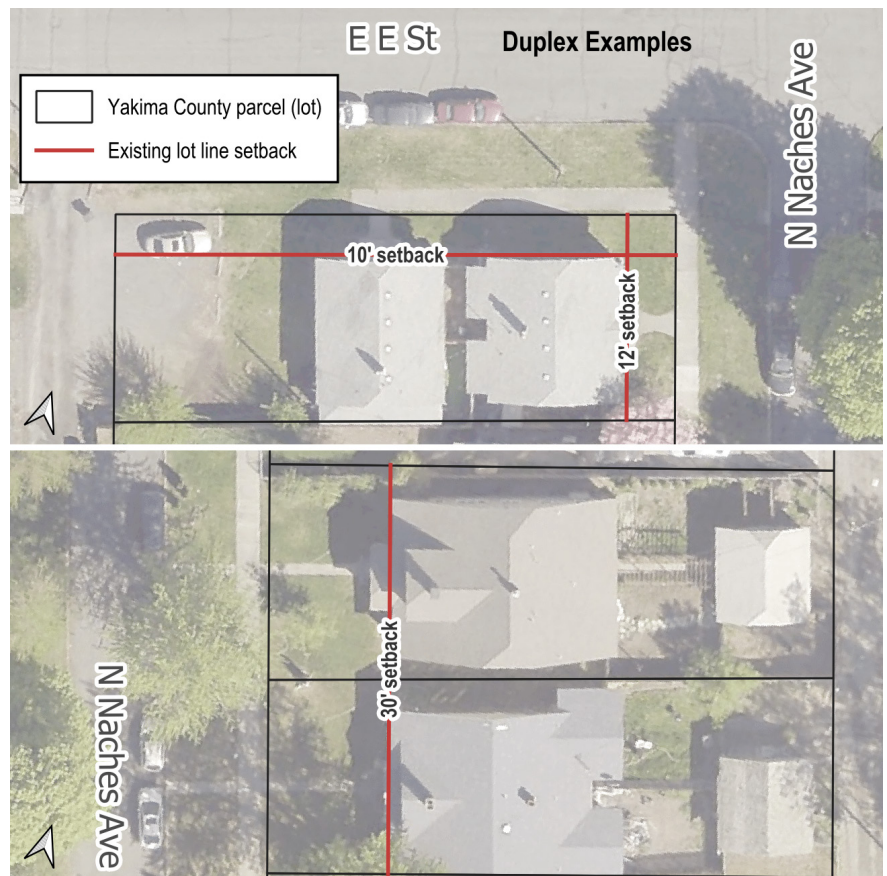
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A lot is a division of land; in this case it includes both the units of division within blocks established in the 1885 plat of North Yakima and a Yakima County parcel (YMC 15.02.020). A parcel may also span multiple units of division within a block.

Maximum lot coverage per YMC 15.05.020.C. “is the percentage of net land area of a site that can be covered with structures and other impervious surfaces.” This includes onsite parking. Within the HOZ, existing single-family and duplex development lot coverage percentages tend to be low. Lots with apartment buildings built within the period of significance tend to be around 80% coverage. Lots with noncompatible commercial development tends to be around 100% coverage.

Development standards:

- R-1 zones: Increase lot coverage percentages from 60% to 80% in YMC 15.05.030 Table 5-1. This is compatible with historic development patterns and the increased residential density intent of the HOZ. Staying at 60% in conjunction with lot size reductions for duplex construction to 6,000 square feet would make 60% difficult to achieve. This is also consistent with the R-3 and B-1 percentages within the HOZ.
- R-2 zone: Increase lot coverage percentages from 60% to 80% in YMC 15.05.030 Table 5-1. This is compatible with historic development patterns and the increased residential density intent of the HOZ. Staying at 60% in conjunction with lot size reductions to 6,000 square feet for duplex construction would make 60% difficult to achieve. This is also consistent with the R-3 and B-1 percentages within the HOZ.
- R-3 zones: No change in lot coverage percentages in YMC 15.05.030 Table 5-1. This is compatible with historic development patterns and the increased residential density intent of the HOZ.
- B-1 zone: No change in lot coverage percentages in YMC 15.05.030 Table 5-1. This is compatible with historic development patterns and the increased residential density intent of the HOZ.
- GC zone: Reduce lot coverage percentages from 100% to 80% (YMC 15.05.030 Table 5-1). This is compatible with historic development patterns and the increased residential density intent of the HOZ.
- CBD zone: Reduce lot coverage percentages from 100% to 80% (YMC 15.05.030 Table 5-1). This is compatible with historic development patterns and the



**Figure 6.** Structure Setback Visualization.  
*The image shows existing front (North Naches Avenue) and side (East E Street) setback amounts at duplex dwellings.*

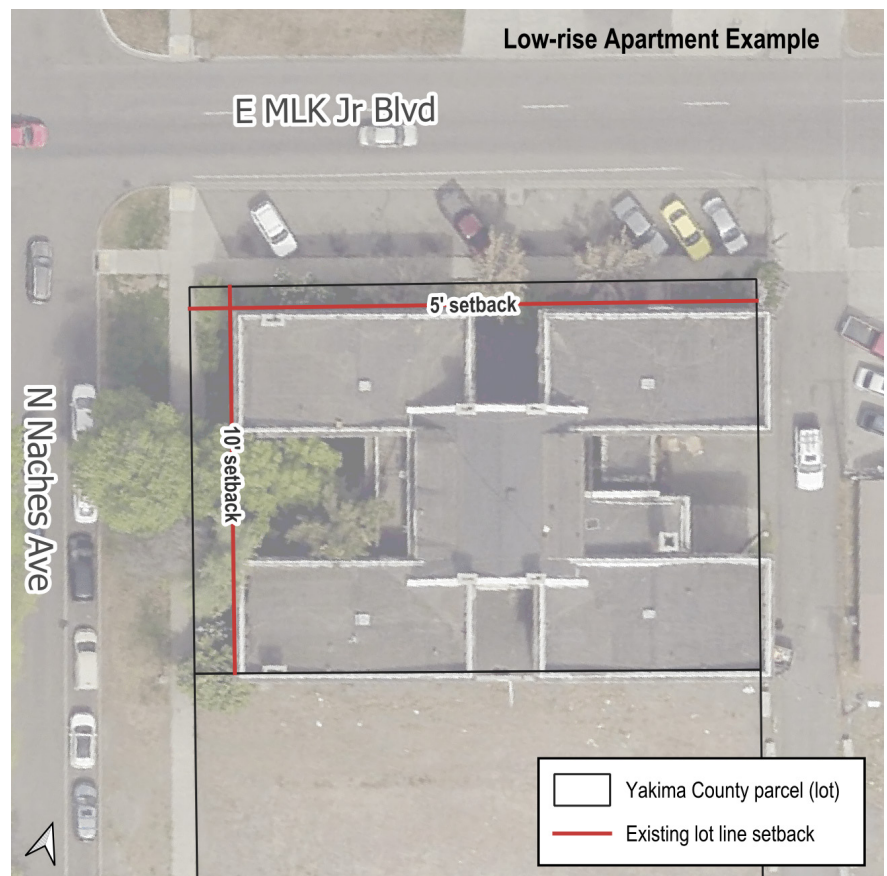
increased residential density intent of the HOZ.

### Structure Setbacks

Structure setbacks are specific to building form based on historic development patterns. Contextual single-family dwellings built within the period of significance tend to have a 12- to 30-foot setback from property lines along Naches Avenue. A 20-foot setback is the most common. Buildings built at the back of lots are departures from the typical pattern. Apartments are generally built at or near the property line. A consistent setback distance allows for infill construction to blend with neighboring historic buildings and maintains a harmonious sense of place along the avenue.

Development standards:

- Duplex (two-family dwelling): Reduce minimum structure setback from property lines along arterials, collector arterials, and local access right of ways at the front and side to 15 feet (YMC 15.05.030 Table 5-1). This is consistent with historic development patterns of duplexes built within the period of significance within the HOZ. Extant examples have between 12- and 30-foot front setbacks from Naches Avenue and cross streets. No change to rear setbacks from the alley. No change from side setbacks at alleys or property lines.
- Bungalow courts (cottage housing): Reduce minimum structure setbacks from property lines along arterials, collector arterials, and local access right of ways at the front and side to 15 feet (YMC 15.05.030 Table 5-1). This is consistent with historic development patterns of the bungalow court built within the period of significance within the HOZ. Extant examples have a 10-foot setback from Naches Avenue. No change to rear setbacks from the alley. No change from side setbacks at alleys or property lines.
- Low-rise apartment blocks and apartment courts (multiple family development): Reduce minimum structure setbacks from property lines to the sidewalk edge along arterials, collector arterials, and local access right of ways at the building front and side (YMC 15.05.030 Table 5-1). This is consistent with historic development patterns of low-rise apartment blocks and apartment courts built within the period of significance within the HOZ. Extant examples



**Figure 7.** Structure Setback Visualization.

*The image shows existing front and side setbacks at a low-rise apartment.*

*Naches Avenue Historic Overlay Zone  
Development Standards*

range from an 8-foot setback to buildings built to the sidewalk edge at the front. Building sides along streets are built out to the sidewalk. No change to rear setbacks from the alley. No change from side setbacks at alleys or property lines.

**Maximum Building Height**

Building height within the Naches Avenue HOZ ranges from one to three stories; approximately 15 to 45 feet tall. Most single-family dwellings built within the period of significance are one to one-and-a-half stories with some having two stories. Most low-rise apartment blocks are two to three stories; most duplexes are one story tall.

Development standards:

- R-1 zones: No change in maximum building height of 35 feet (YMC 15.05.030 Table 5-1). This is compatible with historic development patterns.
- R-2 zone: Increase maximum building height from 35 to 45 feet (YMC 15.05.030 Table 5-1). This is compatible with historic development patterns and the increased residential density intent of the HOZ.
- R-3 zones: No change in maximum building height of 50 feet (YMC 15.05.030 Table 5-1). This is compatible with the increased residential density intent of the HOZ and historic development patterns.
- B-1 zone: Increase maximum building height from 35 to 45 feet (YMC 15.05.030 Table 5-1). This is compatible with historic development patterns and the increased residential density intent of the HOZ.
- GC zone: No change in maximum building height of 50 feet (YMC 15.05.030 Table 5-1). This is compatible with the increased residential density intent of the HOZ and historic development patterns.
- CBD zone: Set the maximum building height at 50 feet (YMC 15.05.030 Table 5-1). This is compatible with the increased residential density intent of the HOZ and historic development patterns.

**Massing**

Massing is the unified composition of three-dimensional volumes that convey the impression of a building's weight, density, and bulk.

Development standards:



**Figure 8.** Facade Break Example.  
*15 North Naches Avenue (ca. 1934), front west facade showing the middle facade portion recess.*



**Figure 9.** Low-rise Apartment Block Form Example.  
*415 North Naches Avenue (ca. 1925), front west facade.*



**Figure 10.** Duplex Form Example.  
*515 North Naches (ca. 1930), front northwest corner showing the separate entrance on each facade.*

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- The width of any unbroken facade may not exceed the building height.
- Breaks in facades can consist of recessed or projecting wall planes (minimum 8 foot width, minimum 0.5 foot offset; examples include 15 North Naches Avenue, ca. 1934; and 115 North Naches Avenue, ca. 1930), recessed central entrances with decorative surrounds (examples include 415 North Naches Avenue, ca. 1925; 211 South Naches Avenue, ca. 1930; and 15 North Naches Avenue, ca. 1934), projecting bays at entrances (an example is 503 East Chestnut Avenue, ca. 1925); or pilasters (minimum 1.5 feet wide). Material variations alone are not adequate.
- Utilize building forms compatible with building forms for comparable functions built within the period of significance within the HOZ. The distinctive housing forms identified in the reconnaissance-level surveys completed in 2020 and 2021 under DAHP project numbers 2020-02-01472 and 2021-01-00498 are characteristic of historic development within the HOZ. These forms communicate prevailing trends in construction and housing density and include bungalow, duplex, courtyard apartment, apartment block, foursquare, gable front and wing, I-house, and working-man's foursquare.
- Infill construction shall be differentiated from the old and shall be compatible with the massing, size, and scale of comparable buildings (e.g., duplex, low-rise apartment block) built within the period of significance for the HOZ to protect the historic integrity of the HOZ and its environment.

**Exterior Materials**

Exterior building materials have an important role in integrating infill development with existing buildings. Appropriate exterior building materials can contribute to the overall visual character and continuity of buildings built within the period of significance and not serve as a focal point detracting from these buildings.

Development standards:

- Vinyl, PVC board, concrete block, stone and faux stone veneer, and Marblecrete (stucco with aggregate) are prohibited for use as exterior materials and fencing. Refer to fiber cement board and wood siding below for additional prohibitions.
- Exterior materials shall be consistent on all facades. Since historic development patterns were not zero lot line, alley and non-street facing facades often have visibility from streets. Due in part to this, resources within the HOZ are



**Figure 11.** Stucco Example.  
*604 South Naches Avenue (ca. 1920), front east facade.*



**Figure 12.** Brick Example.  
*211 South Naches Avenue (ca. 1930), front northwest corner.*



**Figure 13.** Wood Siding (Shingle) Example.  
*513B South Naches (ca. 1920), rear southeast corner along the alley.*

*Naches Avenue Historic Overlay Zone  
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characterized by continuity of exterior materials on all facades, rather than changing materials on alley or non-street facing facades.

- Stucco is a compatible material. Examples include 11 South Naches Avenue (ca. 1909), 604 South Naches Avenue (ca. 1920), 504–506 East Walnut Street (ca. 1910), and 415 North Naches Avenue (ca. 1925).
- Brick is a compatible material. Examples include 115 North Naches Avenue (ca. 1930), 15 North Naches Avenue (ca. 1934), 503 East Chestnut Street (ca. 1925), 113 South Naches Avenue (ca. 1949), 403 South Naches Avenue (ca. 1937).
- Fiber cement board (including poly-ash material), painted, is a compatible material. The smooth surface side must be used, not the faux wood-grained texture side. Configurations compatible with siding types must be used—these are identified under wood siding below. Sheet type products are prohibited.
- Wood siding, painted, is a compatible material. Compatible siding types shall be limited to shingle, clapboard, drop siding, or horizontal tongue and groove boards. These are consistent with siding types utilized during the period of significance. Vertical boards, board and batten, shakes, plywood, panel siding, and T1-11 are prohibited.
- The architectural style and detailing for infill construction within the HOZ must be compatible with surrounding buildings built within the period of significance of the HOZ.

**Roofs**

Roof form has an important role in integrating infill development with existing buildings. Appropriate roof forms can contribute to the overall visual character and continuity of buildings built within the period of significance without serving as a focal point that detracts from these buildings.

Development standards:

- Compatible roof forms are limited to gable, gambrel, hip, and flat with parapet. This is based on common roof forms used on resources within the HOZ built within the period of significance.
- Gable can include any sub types, including bell cast, clipped, cross, front, gable-on-hip, side, or parallel gables.
- Gambrel can be front or side.



**Figure 14.** Gambrel Roof Example.  
*602 North Naches Avenue (ca. 1901), front east facade.*



**Figure 15.** Hip Roof Example.  
*509 North Naches Avenue (ca. 1912), front southwest corner.*



**Figure 16.** Flat with Parapet Roof Example.  
*115 North Naches (ca. 1930), side north facade.*

## Naches Avenue Historic Overlay Zone Development Standards

- Hip can include any sub types, including bell cast, cross hipped, hip with cross gable, hip-on-gable, or parallel hipped.
- Flat with parapet. Flat with eaves is prohibited.
- Roofing materials visible from the sidewalk should be compatible with the roofing material used on surrounding buildings. Avoid colors not already in use on the surrounding buildings (e.g., green).

### Windows and Exterior Doors

The design, proportion, and placement of windows and exterior doors (fenestration) has an important role in integrating infill development with existing buildings. Fenestration can contribute to the overall visual character and continuity of buildings built within the period of significance and not serve as a focal point detracting from these buildings.

Development standards:

- Vinyl is prohibited.
- Paintable window sash, trim, and frame materials are compatible. New clad or all metal or fiberglass window systems must be compatible in design with residential painted wood window systems from the period of significance. Finishes on metal sash, trim, and frames must be compatible with painted finishes and not metallic finishes (e.g., bronze, aluminum).
- Windows must be operable. Window operation types are limited to double or single hung, or casement. Horizontal sliders, awning, hopper, and pivot are prohibited. A fixed sash can be used only in conjunction with operable sash within the same window opening (example: 9 South Naches Avenue, ca. 1930).
- Exterior door trim, doors, and frame finishes must be compatible with painted finishes and not metallic finishes (e.g., bronze, aluminum).
- Buildings must include a main entrance on at least one street.
- Minimum fenestration on street facing facades to be 20%. Historic development patterns at low-rise apartment blocks range between approximately 15% and 30%.
- Window systems shall be no more than one-third the facade width without being interrupted by another building material.

### Off-Street Parking

The management of off-street parking has an important role in integrating infill development with existing buildings and managing increased pressure for parking spaces as density increases. Appropriate off-street parking solutions are encouraged and can contribute to the overall visual character and continuity of buildings built within the period of significance and not serve as a focal point detracting from these buildings. The former irrigation ditches along either side of the Naches Avenue HOZ historically prevented front driveways.



**Figure 17.** Off-Street Parking Compatible Example.

*Angle parking along the cross street retaining the planting strip along Naches Avenue.*

*Naches Avenue Historic Overlay Zone  
Development Standards*

Development standards:

- Develop parking off the alley to the rear of buildings to support resident parking needs. This can also include development of angled parking along cross streets to either side of Naches Avenue.
- Buildings in the portion of the downtown business district within the HOZ that cannot physically provide on-site residential parking may utilize permitted off-street public parking (YMC 9.50.200), or off-street private parking through a shared parking agreement.
- No vehicular access points (driveways) are allowed off Naches Avenue. Historic development patterns predominately utilized side street and rear alley vehicular access. Existing driveways in violation of these standards at the time of adoption shall not be deemed nonconforming, but development of the property requiring a development permit (YMC 15.12.020) will require removal of the nonconforming driveway(s) and any new driveways to be consistent with these standards. The intent is that long-term, the impacts of noncompatible commercial infill will be reversed.
- Surface parking lots and off-street parking shall not have frontage along Naches Avenue. Existing parking lots or off-street parking in violation of these standards at the time of adoption shall not be deemed nonconforming, but development of the property requiring a development permit (YMC 15.12.020) will require removal of the nonconforming parking or off-street parking and any new parking to be consistent with these standards. The intent is that long-term, the impacts of noncompatible commercial infill will be reversed.
- Reduce the number of parking spaces required in YMC 15.06.040 (Table 6-1) for infill development or substantial rehabilitation of a Yakima Register-listed building within the HOZ. Surface parking lots are not compatible with historic development patterns within the HOZ. The HOZ benefits from walking distance proximity to the Central Business District (CBD). The intent is to reduce surface parking within the HOZ and support dense housing within walking distance from the CBD. Infill development shall be eligible for reduced parking standards of one space per dwelling unit. Substantial rehabilitations are work on an existing building that would trigger code compliance that would otherwise require compliance with YMC 15.06.040 (Table 6-1) parking standards. Any building designated to the Yakima Register of Historic Places (YMC 11.62.045) shall be eligible for the reduced parking standard of 0.5 spaces per dwelling unit. Loss of register status due to the project would result in the property needing to make the necessary changes to comply with Table 6-1 parking standards.



**Figure 18.** Off-Street Parking Noncompatible Example.

*Surface parking and added driveways along Naches Avenue.*



**Figure 19.** Off-Street Parking Noncompatible Example.

*Surface parking and added driveways along Naches Avenue.*

**Site screening**

Site screening is used to provide a visual buffer between streets, structures, and uses of different intensity.

Development standards:



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- No fully view-obscuring screening along the street frontage under YMC 15.07.060 and per YMC 15.07.070.4. Visibility and connectivity between residential development and Naches Avenue is characteristic of historic development patterns within the HOZ.

### *Signs*

The management of permitted signs so that they do not become a focal point is important to maintaining the overall visual character and continuity of the Naches Avenue HOZ .

Development standards:

- Limit permitted signs within the HOZ for B-1, and CBD, and GC zones to be consistent with the standards for R-3 zones identified in Table 8-1, Table 8-2, and Table 8-3 of YMC 15.08.060. These standards can be used for guidance on the type and number of signs permitted, maximum sign area, and sign height and setbacks.
- No change to permitted signs for R-1, R-2, and R-3 zones.
- The sign illumination general provision YMC 15.08.075.(A) shall apply to B-1, CBD, and GC zones within the HOZ.

### *Special Development Standards*

#### **Mixed-Use Building and Downtown Business District Multifamily Development**

These mixed-use building and downtown business district multifamily development standards (YMC 15.09.025) provide a streamlined process for infill and redevelopment projects that include ground floor commercial (retail, commercial, or professional) and upper floor residential.

- Mixed-use development under YMC 15.09.025 is a compatible residential infill type within the HOZ zoned B-1, GC, and CBD where mixed use can provide an important transition role between commercial and residential areas. This development pattern is similar to historic mixed-use development at commercial nodes that developed around street-car stops as a mix of uses occurring at locations with high volumes of public street level activity.
- Where the mixed use development standards (YMC 15.09.025) are applied to mixed-use development and mixed-use redevelopment projects within the within the HOZ in areas zoned B-1, GC, and CBD the Naches Avenue HOZ development standards shall apply in addition to, and supersede where there is conflict, the design standards and guidelines - Downtown Business District (YMC 15.09.025(E)) .
- Designs should utilize smaller ground floor commercial tenant spaces (rather than large commercial spaces) to support affordable rents for small and start-up businesses.
- Ground floor use should prioritize commercial activity (e.g., retail, restaurant, coffee shop) involving pedestrian activity and use of spaces rather than professional uses. Use of smaller office spaces accessed from the sides of the building are encouraged for professional uses in order to retain a more interactive retail/commercial street front character within the HOZ.
- For the height bonus (YMC 15.09.025(3)) rather than providing additional on-site landscaping, the project must plant conforming street trees within the planting strip associated with the project. If conforming street trees are already present along the frontage, the developer will contribute to a fund or purchase

## *Naches Avenue Historic Overlay Zone Development Standards*

trees for a different site, either street trees or median trees, within the HOZ.

### **Cottage housing**

- Cottage housing (YMC 15.09.035) is consistent with historic bungalow court development patterns within the HOZ and a compatible residential infill type.

### **Zero lot line development**

- Zero-lot-line development (YMC 15.09.040) shall not be permitted within the HOZ as it is not consistent with historic development patterns or building forms within the HOZ. The intent here is to achieve increased dwelling unit density through building forms compatible with historic development patterns characteristic of the HOZ.

### **Accessory dwelling units**

- Accessory dwelling units (YMC 15.09.045) are consistent with historic development patterns within the HOZ and a compatible residential infill type.

## Relocation or Demolition

### *Relocation*

The management of relocation has an important role in minimizing the adverse impacts of loss of contributing buildings within the HOZ and the impact to the overall visual character and continuity of Naches Avenue HOZ.

- No change to the review of changes to Yakima Register of Historic Places-designated properties (YMC 11.62.050).
- Prioritize Yakima Register of Historic Places designated, National Register of Historic Places listed, and contributing buildings for preservation and rehabilitation, including adaptive reuse that provides increased dwelling units (e.g., single- to multiple-family conversion). Consider adaptive reuse and associated rehabilitation incentives available. See Incentives below.
- Relocation of Class A or B buildings must comply with demolition requirements for the respective class unless the building is successfully designated to the Yakima Register of Historic Places at its new location (YMC 11.62.045).
- No additional requirements for buildings within the HOZ built outside the period of significance or not designated to the Yakima Register of Historic Places or listed to the National Register of Historic Places or Washington Heritage Register.

### *Demolition*

The management of demolition has an important role in the overall visual character and continuity of Naches Avenue HOZ. Demolition of Yakima Register of Historic Places designated buildings, National Register of Historic Places listed buildings, and contributing buildings (Class A and B) is an adverse impact.

- No change to the required review of changes to Yakima Register of Historic Places designated properties (YMC 11.62.045.E(3)).
- No additional requirements for the demolition of a building that was built outside of the period of signifi-

## Naches Avenue Historic Overlay Zone Development Standards

cance for the HOZ.

- Prioritize Yakima Register of Historic Places designated buildings, National Register of Historic Places and Washington Heritage Register listed buildings, and contributing (Class A and B) buildings for preservation and rehabilitation, including adaptive reuse that provides increased dwelling units (e.g., single-to multiple-family conversion). Demolition of these buildings should be avoided.
- Demolition of a Class A contributing building requires mitigation for the loss. This will consist of an impact fee payment. The fee consists of 10% of the assessed value of the improvement at the time of the demolition permit application. The fee will be paid to the Naches Avenue HOZ grant fund. The intent is to offset the unavoidable adverse impact of the loss of architectural character within the HOZ. The intent is to scale the fee based on the size and prominence of the building. If the grant fund has not been set up by the City, these funds are to be paid into an escrow account established with the City for transfer to the grant fund when established. The in-lieu fee mitigation, rather than permittee-responsible mitigation, is intended to be efficient for property owners and prospective developers of increased density housing. The process is not intended to extend the permitting process. The fee is intended to discourage speculative demolition and the removal of buildings to create vacant lots within the HOZ.
- Demolition of a Class B contributing building requires mitigation for the loss. This will consist of an impact fee payment. The fee consists of 5% of the assessed value of the improvement at the time of the demolition permit application. The fee will be paid to the Naches Avenue HOZ grant fund. See demolition of a Class A building, above, for details.
- Prioritize historic noncontributing buildings built during the period of significance for rehabilitation; for buildings that cannot be rehabilitated, prioritize replacement with compatible multiple family residential development.

### Incentives

Financial incentives for building maintenance, rehabilitation, and infill development provide an important tool to support the retention of Yakima Register of Historic Places designated buildings, National Register of Historic Places listed buildings, contributing buildings (Class A or B) and their setting within the Naches Avenue HOZ.

- Reduced parking requirements for Yakima Register of Historic Places designated buildings and infill development—see Off-Street Parking.
- Building permit fee and plan check fee waiver for rehabilitation of a Yakima Register of Historic Places designated and/or a National Register of Historic Places listed building or a contributing (Class A or B) building (YMC 13.24.020 Building Code Table 1-A). Building permit fees are valuation based. As



**Figure 20.** Historic Naches Avenue View.

1909 view looking along Naches Avenue showing the roadway, central median and park trees. Courtesy Yakima Valley Museum, no. 2008-106-010.

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of 2023, plan check fees are calculated at 65% of the building permit fee. No change to other permits or inspection fees required.

- Building permit fee and plan check fee waiver for infill construction (YMC 13.24.020 Building Code Table 1-A). As of 2023, plan check fees are calculated at 65% of the building permit fee. Building permit fees are valuation based. No change to other permits or inspection fees required.

- For R3, two-family, Type VA (wood or metal stud, one-hour fire resistant construction throughout) construction, valued at \$119.73/sq ft in the ICC building Valuation Data, August 2015, which is used by the City, and comparable duplex square footage within the HOZ, the cost to build would be over \$225,000. Including building permit and plan check fee waiver, this could result in a project savings and City investment of at least \$3,300 (YMC 13.24.020 Building Code Table 1-A)

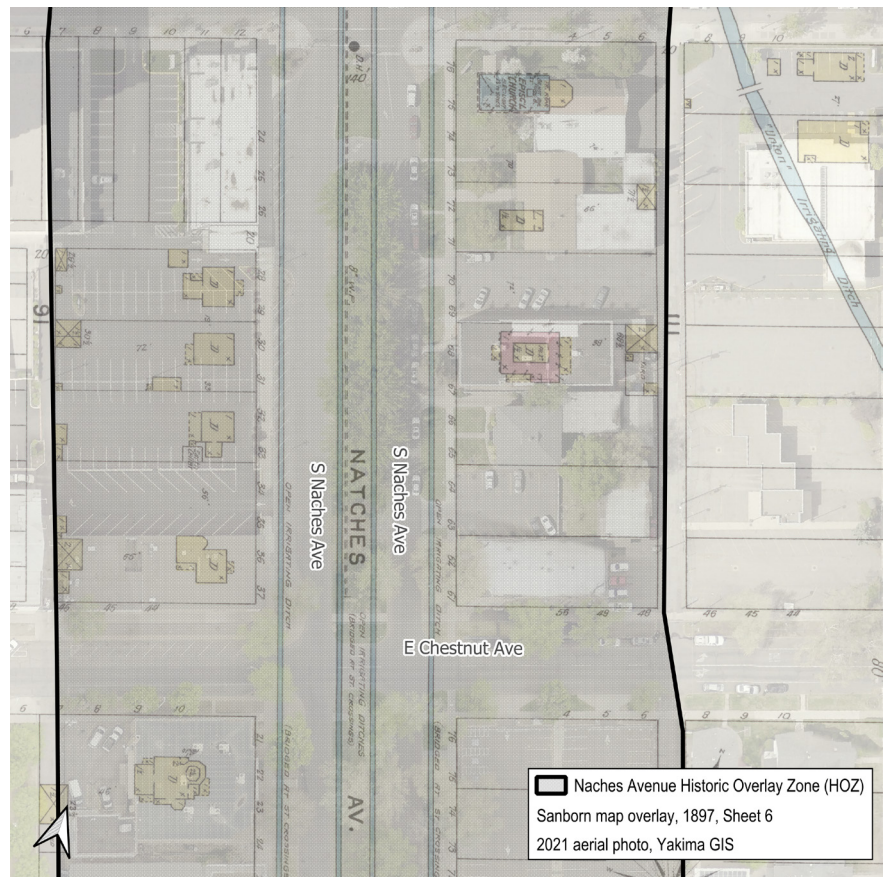


**Figure 21.** Central Median View.  
View looking along the central median showing the lawn and two rows of park trees.

- For R2, multiple family, Type VA construction, valued at \$107.72/sq ft in the ICC building Valuation Data, August 2015, which is used by the City, and comparable apartment block square footage within the HOZ, the cost to build would be over \$1.5. Including building permit and plan check fee waiver, this could result in a project savings and City investment of at least \$13,200 (YMC 13.24.020 Building Code Table 1-A).

- Washington State Special Tax Valuation (STV) program is available to properties designated to the Yakima Register of Historic Places or listed in the National Register of Historic Places (YMC 11.62.060.C.(1)) This is a property tax reduction incentive, based on qualified rehabilitation expenditures. For additional information: <https://dahp.wa.gov/grants-and-funding/special-tax-valuation>.

- Federal Historic Tax Credits (HTCs) are available to properties listed in the National Register of Historic Places. The property must be income producing. The cost of the work undertaken must equal



**Figure 22.** Irrigation Ditches at Planting Strips.  
1897 Sanborn map overlay on a 2021 aerial showing former irrigation ditch locations along Naches Avenue, courtesy Library of Congress.

## Naches Avenue Historic Overlay Zone Development Standards

or be greater than the adjusted basis value of the building. For additional information: <https://dahp.wa.gov/federal-historic-tax-credit>.

- Naches Avenue HOZ grant fund has not been established but is recommended to be established as a public receiving entity for in-lieu fee mitigation. Like the Downtown Association of Yakima’s Facade Improvement Grant Program, it is intended to support building owners within a specific area. The intent is, within the HOZ, to support upgrades to contributing buildings and rehabilitation work on buildings built within the period of significance (but are noncontributing due to alterations) such that they are designated to the Yakima Register of Historic Places upon completion of work. Designating of receiving buildings (or designated status) to the Yakima Register of Historic Places is a requirement of using the grant fund. Priority is given to buildings based on the number of dwelling units to support the retention of housing density within the HOZ. Project guidance, review, and selection is to be managed through the Yakima Historic Preservation Commission (YMC 11.62.040).

### Naches Avenue Standards

Managing change to Naches Avenue, including landscape and public right-of-way features, has an important role in maintaining the overall visual character and continuity of the Naches Avenue HOZ. Naches Avenue is unique within the city and eligible for Yakima Register of Historic Places designation. The following guidance supports retention of those character-defining features that make Naches Avenue eligible for designation. Park and street trees are public trees because they are within a city park, rights-of-way, and open spaces.

During the first several years of the 1890s, Naches Avenue began to take on the appearance associated with it today. This 1.4-mile-long, 140-foot-wide north-south circulation corridor consists of a central landscape element—a median that is identified as a park—flanked by single lane north and south roadways. Planting strips and sidewalks flank the outer sides of the roadways. East-west running roads divide the corridor into 15 block segments. Sidewalks associated with the east-west roads cut across the ends of the central landscape elements. An active railroad line runs east-west at the south side of East G Street. A railroad bed from a former line, along with a ditch, runs east-west at the south side of East H Street.

### *Median and Park Trees*

Managing changes to the median and park trees within Naches Avenue is important for maintaining the overall historic character and function of the HOZ. The portion of the North Naches Avenue between East H Street and East I Street was platted at the same width but developed with only a single 40-foot roadway without a median.

Development standards:

- Retain grass (lawn) within the 40-foot-wide central median (park). Retain the median location, width, length, and design. No additional understory vegetation (e.g., planting beds, annuals or perennials, ground cover, or shrubs) is allowed. Changes to drought resistant lawn type(s) is not considered an alteration. Changes to alternative materials from lawn must be compatible with the historic character of the median and provide a reasonable balance between improved sustainability relative to drought conditions and the preservation of historic features, materials, and functional and visual character.
- Retain the two rows of park trees within the median. Tree regeneration with compatible species is not



**Figure 23.** Roadway Example.

*View looking along Naches Avenue showing the roadway.*

## Naches Avenue Historic Overlay Zone Development Standards

considered an alteration since trees have a finite life cycle. Tree regeneration should be managed to avoid complete canopy loss at a single point in time. The rows are generally centered in the east and west halves of the median and spaced around 24 feet from one another, though distances vary.

- The following are historic tree species for the purpose of regeneration and compatibility. When these same species cannot be planted, new species (e.g., drought and disease resistant) should be selected based on compatibility with the structure and visual character of the historic tree species. Based on trunk diameters (exceeding 40 inches) and species the American elms are attributed as the oldest and principal species for planting along the central landscape feature. Silver maples are next oldest, and are a potential fast-growing—though brittle—replacement for the American elms which are subject to Dutch elm disease. Two other older species include sycamores and Norway maples, with trunk diameters over 40 and 30 inches, respectively.
- Existing nonconforming trees (due to placement and/or species) should be removed at the end of their lifespan and not replaced.



**Figure 24.** Planting Strip Example.

*View showing the planting strip along Naches Avenue, including street trees and a light standard.*



**Figure 25.** Sidewalk Example.

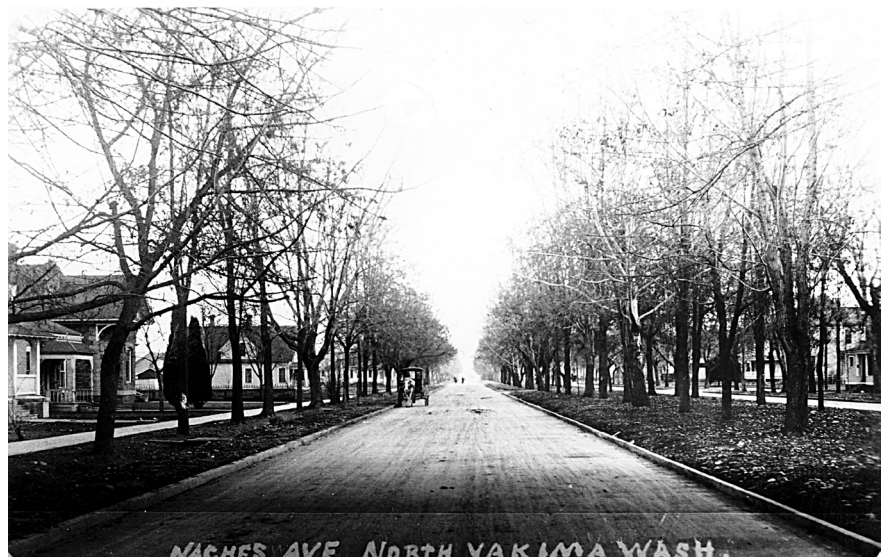
*View showing the sidewalk and ramps crossing Naches Avenue east to west.*

### Roadways

Managing changes to roadways within the HOZ is important for maintaining the overall historic character and function of the HOZ.

Development standard:

- Retain existing roadway locations, widths, and curbs. This includes Naches Avenue, cross streets, and alleys. Naches Avenue consists of two single lanes with a central crown separated by the central landscaped median. Each traffic lane within Naches Avenue is 24 feet wide with concrete curbs and asphalt paving, with storm drains integrated into the curbs near the intersections. Parallel parking is on one side only, along the outer curb. The alleys are 24 feet wide and provide access to the rear of lots along the corridor. Alleys allow for vehicular access and garage placement at the rear



**Figure 26.** Historic Naches Avenue View.

*Undated view looking along Naches Avenue showing the roadway, central median and park trees. Courtesy Yakima Valley Museum, no. 2002-801-884.*

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of the lot, in place of driveways and front or side lot garage locations. Cross streets are 31 feet in width with two traffic lanes and parallel parking on both sides. There are three exceptions: East Walnut Street is 40 feet wide, East Lincoln Avenue is 60 feet wide with three traffic lanes and a bike lane and East Yakima Avenue is 67 feet with four traffic lanes. All intersection signage consists of traffic signs set in the planting strips at the intersections, except for the East Yakima Avenue intersection.

*Planting Strips and Street Trees*

Managing changes to planting strips (public right of way) and street trees along Naches Avenue is important for maintaining the overall historic character and function of the HOZ. Street trees are those trees planted within the planting strips. Planting strips are the area between the street curb and the property line.

Development standards:

- Retain planting strip location, width, lawn, and design. Do not pave over with hardscape (e.g., concrete, pavers, asphalt). The planting strips are former canal locations that historically functioned as open irrigation ditches moving water within the valley. They were infilled during the period of significance, between 1897 and 1920 based on Sanborn Fire Insurance Maps and historic photographs. This infill created the existing 17-foot-wide planting strips with lawn and a single row of street trees.
- Existing hardscape within planting strips in violation of these standards at the time of adoption shall not be deemed nonconforming, but development of the property requires removal of the nonconforming hardscape and re-planting of lawn to be consistent with these standards. The intent is that over time, the impacts of noncompatible alterations will be reversed.
- Retain street trees. Tree regeneration with compatible species and in compliance with YMC 8.77 is not considered an alteration since trees have a finite life cycle.
- Select compatible species in consultation with the City Arborist and/or City Tree Board using the list of approved street tree species for the city (YMC 8.77.080) maintained by the City of Yakima Public Works Department. The historic tree species identified under Median and Park Trees provides the list for the purpose of regeneration and determining compatibility. When these same species cannot be planted, new species (e.g., drought- and disease-resistant) should be selected based on compatibility with spacing, distance from curb to sidewalk, distance from street corners and fire hydrants, utilities, mature canopy size, structure, and visual character compatibility with the historic tree species. The long-term intent is to restore the historic tree canopy corridor along the sidewalks, illuminated by light standards. This tree canopy is documented



**Figure 27.** Light Standard A Example.  
*View showing a typical type A light standard.*



**Figure 28.** Light Standard B Example.  
*View showing a typical type B light standard*



**Figure 29.** Light Standard B Example.  
*Ca. 1920 view, courtesy Yakima Valley Museum, No. 2002-801-887.*

## *Naches Avenue Historic Overlay Zone Development Standards*

in ca. 1909 historic photographs, see **Photos 1, 2, and 3**. The planting strips had an approximately 6-foot-wide irrigation ditch, offset from the roadway by a narrow planting strip. Street trees were planted in the planting strip between the irrigation ditch and the sidewalk. This planting strip measured approximately 8 feet wide. The second row of trees planted along the outer side of the sidewalk is within the private lots and not subject to these standards.

- Existing nonconforming trees (due to placement and/or species) should be removed at the end of their lifespan and not replaced (YMC 8.77.180).

### *Sidewalks and Ramps*

Managing changes to sidewalks and ramps within Naches Avenue is important for maintaining the overall historic character and function of the HOZ.

Development standards:

- Original alignments of sidewalks and ramps shall be maintained and not reconfigured. The original 6-foot-wide concrete sidewalks run parallel to the traffic lanes. Sidewalks at the ends of the central landscape elements function as an extension of the sidewalks along the crossing streets and provide pedestrian access between the two sides of the corridor. These 6-foot-wide concrete sidewalks ramp slope down to the street grade. The roadway curbs wrap the corners and continue for a couple of feet along the sidewalk as it ramps slopes down to the street grade.
- Existing sidewalks and ramps in violation of these standards at the time of adoption shall not be deemed nonconforming, but development of the property requiring a development permit (YMC 15.12.020) requires removal of the nonconforming sidewalks and ramps and any new sidewalks and ramps to be consistent with these standards. The intent is that, over the long-term, the impacts of non-compatible infill resulting in the reconfiguration of sidewalks will be reversed.
- Changes supporting universal access improvements are not considered alterations.

### *Signage*

Managing changes to signage within Naches Avenue is important for maintaining the overall historic character and function of the HOZ.

Development standard:

- The addition of signage beyond directional and wayfinding requirements is strongly discouraged.

### *Site Furnishings*

Managing changes to site furnishings within Naches Avenue (including the planting strips and median) is important for maintaining the overall historic character and function.

Development standards:

- Retain and maintain existing original Type A and B light standards. There are two main types of original light standards, both are cast iron pedestrian-oriented lights placed within the planting strips along the sidewalk. Each block originally had four per side, a light standard at the outer corners and two equally spaced mid-block lights. See **Photos 3 and 4**.



*Naches Avenue Historic Overlay Zone  
Development Standards*

- Type A light standards consist of a fluted column with minimal base.
- Type B light standards consist of a hexagonal shaft with a prominent plinth.
- Restore missing Type A and B light standards where original locations are available.
- Restore missing (e.g., those replaced with driveways) Type A and B and noncompatible light standards and relocate original Type A and B light standards to their original location (e.g., 405 E Lincoln Avenue) in coordination with property development requiring a development permit (YMC 15.12.020).
- The addition of memorials, plaques, or other forms of public display for the purpose of memorial, recognition, or award are not allowed. Naches Avenue contains three memorials:
  - A concrete memorial dedicated to Colonel H. D. Cock. He is attributed with planting the first trees along Naches Avenue in 1886. The memorial was dedicated by the Daughters of Pioneers of Washington, Yakima Valley Chapter No. 3
  - A concrete Hatfield Memorial Parkway memorial dedicated in 1984 by the Yakima Lions Club
  - A stone memorial in memory of the fallen Company E in the Spanish-American War dedicated in 1902 and moved to this location in the 1940s
- The addition of new site furnishings without precedent during the period of significance is strongly discouraged. This includes the addition of artwork, benches, play structures, and exercise equipment.

*Naches Avenue Historic Overlay Zone  
Development Standards*

**Table 1.** Contributing Class A Buildings.

<u>Property ID</u>	<u>Address</u>	<u>Year Built (ca.)</u>	<u>Class</u>
50645	503 East Chestnut Street	1925	A
721472	409 East D Street	1910	A
721473	410-12 East E Street	1925	A
596138	504 East E Street	1930	A
616947	504 East Lincoln Avenue	1935	A
12514	15 North Naches Avenue	1934	A
12515	101 North Naches Avenue	1917	A
12622	115 North Naches Avenue	1930	A
600633	307 North Naches Avenue	1925	A
600634	311 North Naches Avenue	1905	A
600637	401 North Naches Avenue	1915	A
600643	411 North Naches Avenue	1918	A
600645	413 North Naches Avenue	1918	A
539013	415 North Naches Avenue	1925	A
600647	416 North Naches Avenue	1925	A
617785	501 North Naches Avenue	1930	A
600648	503 North Naches Avenue	1918	A
600649	505 North Naches Avenue	1905	A
600651	509 North Naches Avenue	1912	A
600654	515 North Naches Avenue	1930	A
12627	602 North Naches Avenue	1901	A
12628	604 North Naches Avenue	1910	A
600665	612 North Naches Avenue	1901	A
600671	706 North Naches Avenue	1918	A
600675	710 North Naches Avenue	1910	A
50643	5 South Naches Avenue	1889	A
50644	9 South Naches Avenue	1930	A
12630	11 South Naches Avenue	1909	A
50646	102 South Naches Avenue	1930	A
600717	111 South Naches Avenue	1948	A
539018	113 South Naches Avenue	1949	A
12633	204 South Naches Avenue	1910	A
539022	211 South Naches Avenue	1930	A
539023	214-216 South Naches Avenue	1930	A
12636	306 South Naches Avenue	1915	A
12637	308 South Naches Avenue	1901	A
600732	401 South Naches Avenue	1935	A
617800	403 South Naches Avenue	1937	A
600734	404 South Naches Avenue	1910	A

*Naches Avenue Historic Overlay Zone  
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<u>Property ID</u>	<u>Address</u>	<u>Year Built (ca.)</u>	<u>Class</u>
600736	406 South Naches Avenue	1920	A
600739	409 South Naches Avenue	1915	A
600740	410 South Naches Avenue	1915	A
617801	411 South Naches Avenue	1910	A
724409	411-1/2 South Naches Avenue	1921	A
600742	413 South Naches Avenue	1915	A
600744	415 South Naches Avenue	1910	A
600745	416 South Naches Avenue	1929	A
600746	501 South Naches Avenue	1920	A
600750	505 South Naches Avenue	1925	A
600752	507 South Naches Avenue	1925	A
600753	508 South Naches Avenue	1905	A
600754	509 South Naches Avenue	1910	A
600755	510 South Naches Avenue	1915	A
617647	511 South Naches Avenue	1920	A
600723	511A South Naches Avenue	1920	A
600756	512 South Naches Avenue	1915	A
613463	513 South Naches Avenue	1920	A
600737	513A South Naches Avenue	1920	A
618451	513B South Naches Avenue	1920	A
600758	604 South Naches Avenue	1920	A
600762	610 South Naches Avenue	1910	A
600764	612 South Naches Avenue	1910	A
613689	504-506 East Walnut Street	1910	A

*Naches Avenue Historic Overlay Zone  
Development Standards*

**Table 2.** Contributing Class B Buildings.

<u>Property ID</u>	<u>Address</u>	<u>Year Built (ca.)</u>	<u>Class</u>
721474	502 East E Street	1925	B
617786	505 East G Street	1940	B
617781	205 North Naches Avenue	1918	B
600628	207 North Naches Avenue	1910	B
700999	209 North Naches Avenue	1910	B
600630	211 North Naches Avenue	1901	B
617782	215 North Naches Avenue	1901	B
600631	301 North Naches Avenue	1915	B
617783	303 North Naches Avenue	1910	B
600635	313 North Naches Avenue	1925	B
600636	315 North Naches Avenue	1915	B
600638	402 North Naches Avenue	1910	B
600639	404 North Naches Avenue	1910	B
600640	405 North Naches Avenue	1925	B
617784	407 North Naches Avenue	1928	B
600642	410 North Naches Avenue	1910	B
12626	412 North Naches Avenue	1915	B
600650	507 North Naches Avenue	1915	B
600652	511 North Naches Avenue	1910	B
600653	513 North Naches Avenue	1910	B
600655	601 North Naches Avenue	1918	B
600659	606 North Naches Avenue	1910	B
600667	614 North Naches Avenue	1910	B
617786	701 North Naches Avenue	1910	B
600668	703 North Naches Avenue	1918	B
600669	704 North Naches Avenue	1910	B
600672	707 North Naches Avenue	1910	B
600677	713 North Naches Avenue	1939	B
600679	715 North Naches Avenue	1910	B
600680	716 North Naches Avenue	1910	B
600681	801 North Naches Avenue	1911	B
12629	808 North Naches Avenue	1905	B
12634	205 South Naches Avenue	1901	B
12635	207-209 South Naches Avenue	1910	B
600726	309 South Naches Avenue	1905	B
12638	407 South Naches Avenue	1910	B
617803	601 South Naches Avenue	1901	B
600767	615 South Naches Avenue	1915	B

*Naches Avenue Historic Overlay Zone  
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<u>Property ID</u>	<u>Address</u>	<u>Year Built (ca.)</u>	<u>Class</u>
617646	503 East Spruce Street	1920	B

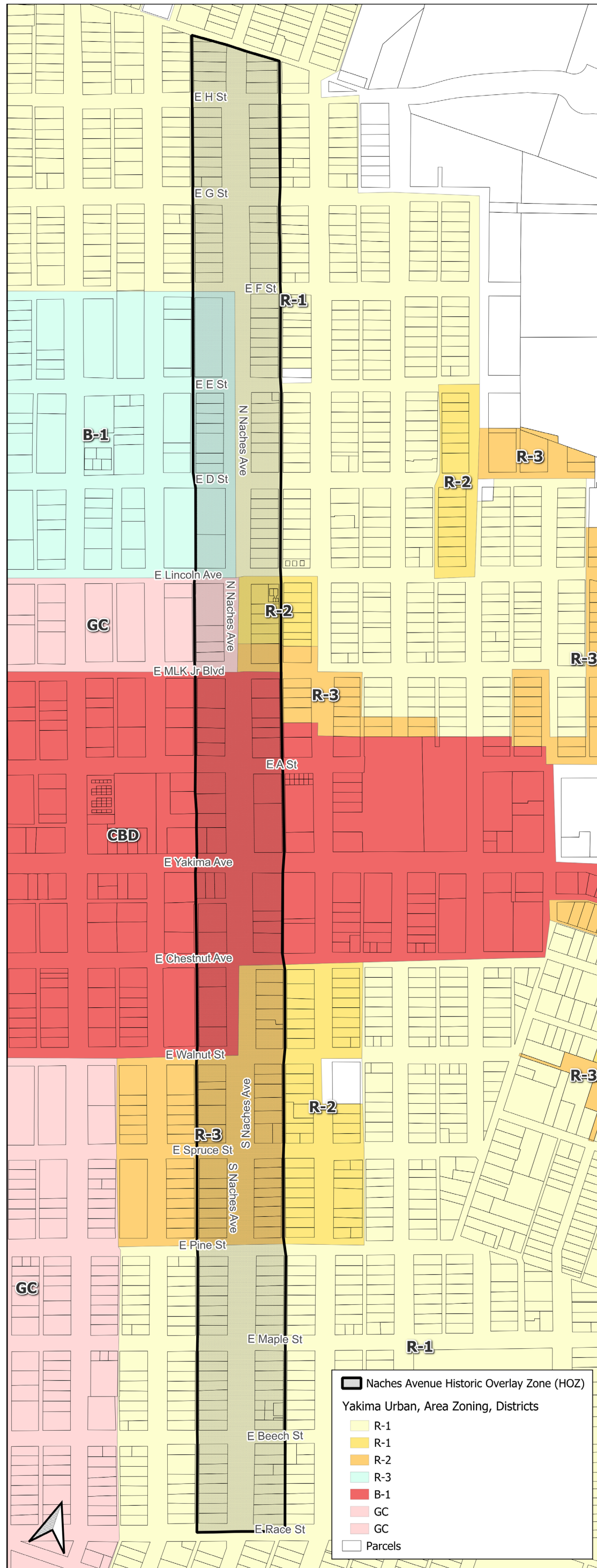
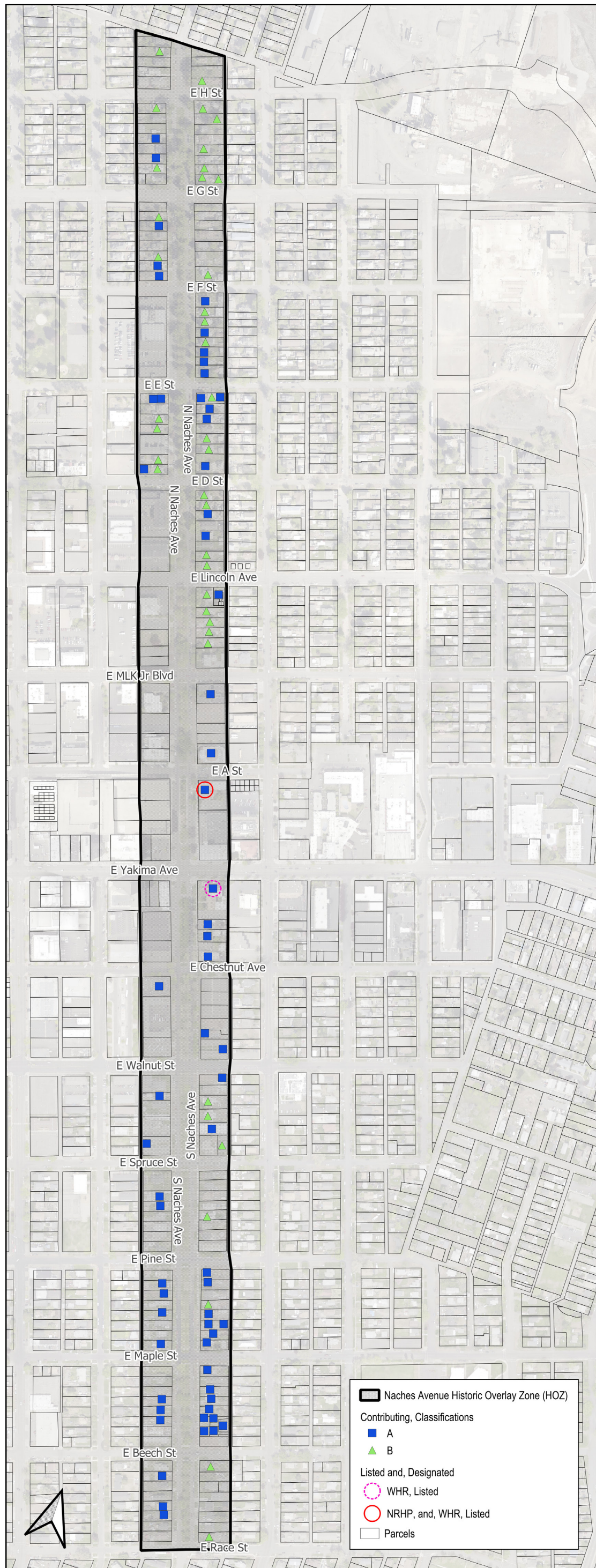


Figure 30. Naches Avenue HOZ Boundary Map, Large.



**Figure 31.** Building Classification Map, Large.