



**CITY OF YAKIMA
HISTORIC PRESERVATION COMMISSION**

Date: April 26, 2023
Time: 5:30 p.m.
Place: City Council Chambers
Staff: Joseph Calhoun, Planning Manager

- | | |
|--|------------------|
| I. Call to Order | Commission Chair |
| II. Roll Call | Staff Liaison |
| III. Approval of Meeting Minutes from 3/22/2023 and 4/5/23 | Commission Chair |
| IV. Staff Announcements | Staff Liaison |
| V. Audience Participation | Commission Chair |
| VI. New Business | |
| A. Naches Historic Overlay- Kickoff Meeting | Staff Liaison |
| B. Certificate of Appropriateness – 2403 W Chestnut Solar | Staff Liaison |
| VII. Old Business | |
| A. 2023 Grant Application | Staff Liaison |
| B. 9 S 10 th Ave – Removal from local register | Staff Liaison |
| VIII. Other Business | Commission Chair |
| IX. Adjournment | |

Adjourn to next scheduled Historic Preservation Commission meeting May 24, 2023, at 5:30pm in the Council Chambers.

Commission Members

Cynthia Hall ▪ Clayton Bussey ▪ Paul Edmondson ▪ Joe Mann ▪ Dawn King



**CITY OF YAKIMA
HISTORIC PRESERVATION COMMISSION
Council Chambers, City Hall**

Date: March 22, 2023

Time: 5:30 p.m.

Place: Council Chambers, City Hall, 129, N. 2nd St.

Staff: Joseph Calhoun, Planning Manager/ Historic Preservation Liaison

I. Call to Order

Meeting was called to order at approximately 5:30 P.M.

II. Roll Call

Commissioners Hall, Bussey, Edmondson, Mann and King were present.

III. Approval of Meeting Minutes from 02/22/2023

Minutes were approved unanimously.

IV. Staff Announcements – Planning Manager/ Staff Liaison Calhoun announced the following:

A. Staffing in the City of Yakima Planning Division

There will be oral boards conducted on 03/23/2023, for an assistant planner position. The expectation is to proceed with the qualifying candidates to have proper staffing in the planning division.

Following the staffing conversation, it was mentioned by commissioner, Mann that the downtown director has given notice about leaving their position, and there will be an opening in search of a certified downtown director. Anyone who might be interested can find information about this position on the Downtown Association website.

V. Audience Participation

None.

VI. New Business

A. 9 S 10th Ave – Removal from local register

PENDING, due to applicant not being present.

VII. Old Business

A. Fruit Row – March WA-ACHP meeting cancelled

Commission Members

Cynthia Hall ▪ Clayton Bussey ▪ Paul Edmondson ▪ Joe Mann ▪ Dawn King

There are currently no substantial updates on the Fruit Row nomination process, but the WA-ACHP meeting that was meant to be held last week was cancelled. Discussion with the consultant has been mainly about staffing issues in the department of archeology, and we are still pending on a reschedule date for the WA-ACHP meeting.

B. 2022 Grant Update

The final draft of the contract was sent to the consultants on 03/21/2023, now the commission is waiting for the proper signatures to move forward with the Naches Avenue overlay district.

Questions regarding the 10 ft. fences arose, but there is not knowledge of the specifics of what is happening with them, there was problems with vandalism on irrigation systems, but as for rehabilitation that would be determined by the parks department and public works.

C. 2023 Grant Application

The application packet for this year's grant cycle that is due April 28th 2023 was presented to the commission, partly filled out by Joseph Calhoun. After the opportunity of meeting with Michelle Thompson, the plaque/ signage idea for the downtown area was deemed to need to be tied to another component. The application still needs to be finalized, but the goal is to have it fully completed by the next Historic Preservation Commission meeting April 26th 2023, which is two days before the due date. If there need to be any revisions done to the application prior to submittal revisions shall be addressed at the meeting.

Commissioner Bussey speaks more about the idea of the plaques and how they could be catered to be a walking tour that requires a sense of engagement to make it more attractive to citizens or tourists. The commission agreed that there should be some time set aside to focus on that discussion to draft up some specific ideas and think about how a proposal like this could be put into effect. Commissioner Bussey agreed to lead this discussion in the future and will coordinate with Joseph to schedule a special meeting dedicated to his proposal.

VIII. Other Business

Representative for 9 S 10th Ave – Removal from local register is not present, it has been decided to table the discussion until applicant can be present. Commissioners briefly questioned among themselves why might this applicant want to remove this parcel from the local register, but there are no clear answers, without his presence. The history of the building was also briefly discussed. This building is not only on the local register, according to the application, but also on the national register.

IX. Adjournment

A motion to adjourn to April 26, 2023 was passed with a unanimous vote. The meeting was adjourned at approximately 6:00 P.M.

Commission Members

Cynthia Hall ▪ Clayton Bussey ▪ Paul Edmondson ▪ Joe Mann ▪ Dawn King



**CITY OF YAKIMA
HISTORIC PRESERVATION COMMISSION
Schab's Bier Den – Special Meeting**

Date: April 5, 2023

Time: 5:30 p.m.

Place: Schab's Bier Den – Special Meeting

Staff: Joseph Calhoun, Planning Manager/ Historic Preservation Liaison

I. Call to Order

Meeting was called to order at approximately 5:30 P.M.

II. Roll Call

Commissioners Hall, Bussey, and King were present.

III. Audience Participation

None.

IV. New Business

A. Downtown Walking Tour for DAHP Grant Application

Commissioners and staff discussed the downtown walking tour grant application. The grant is due to DAHP on April 28, 2023. Commissioner Bussey will compile notes on the discussion and send them to staff for the application. Commissioners will discuss the final draft of the application at their April 26, 2023 meeting.

V. Adjournment

A motion to adjourn to April 26, 2023 was passed with a unanimous vote. The meeting was adjourned at approximately 6:00 P.M.

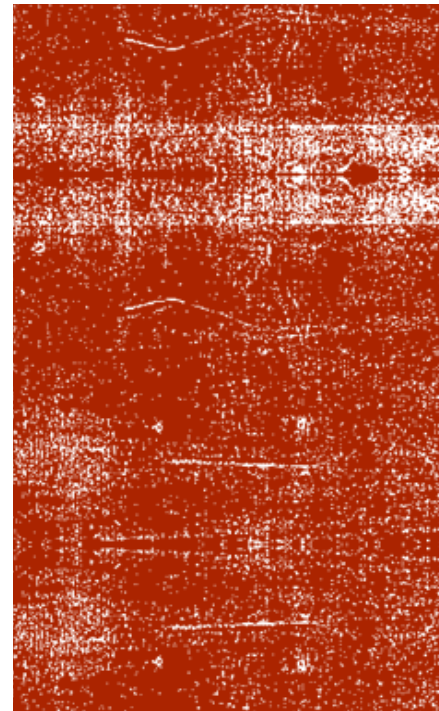
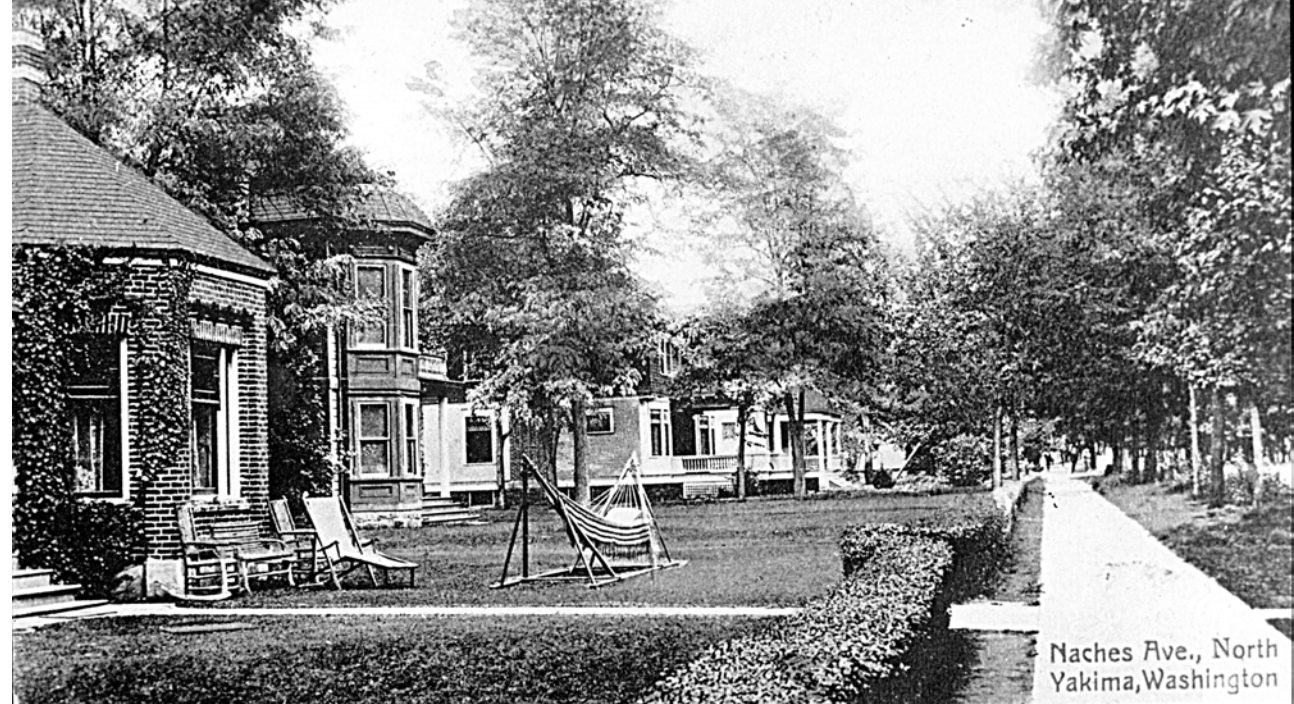
Commission Members

Cynthia Hall ▪ Clayton Bussey ▪ Paul Edmondson ▪ Joe Mann ▪ Dawn King

NACHES AVENUE

Historic Overlay Zone Guidelines

April 26, 2023 | Public Meeting



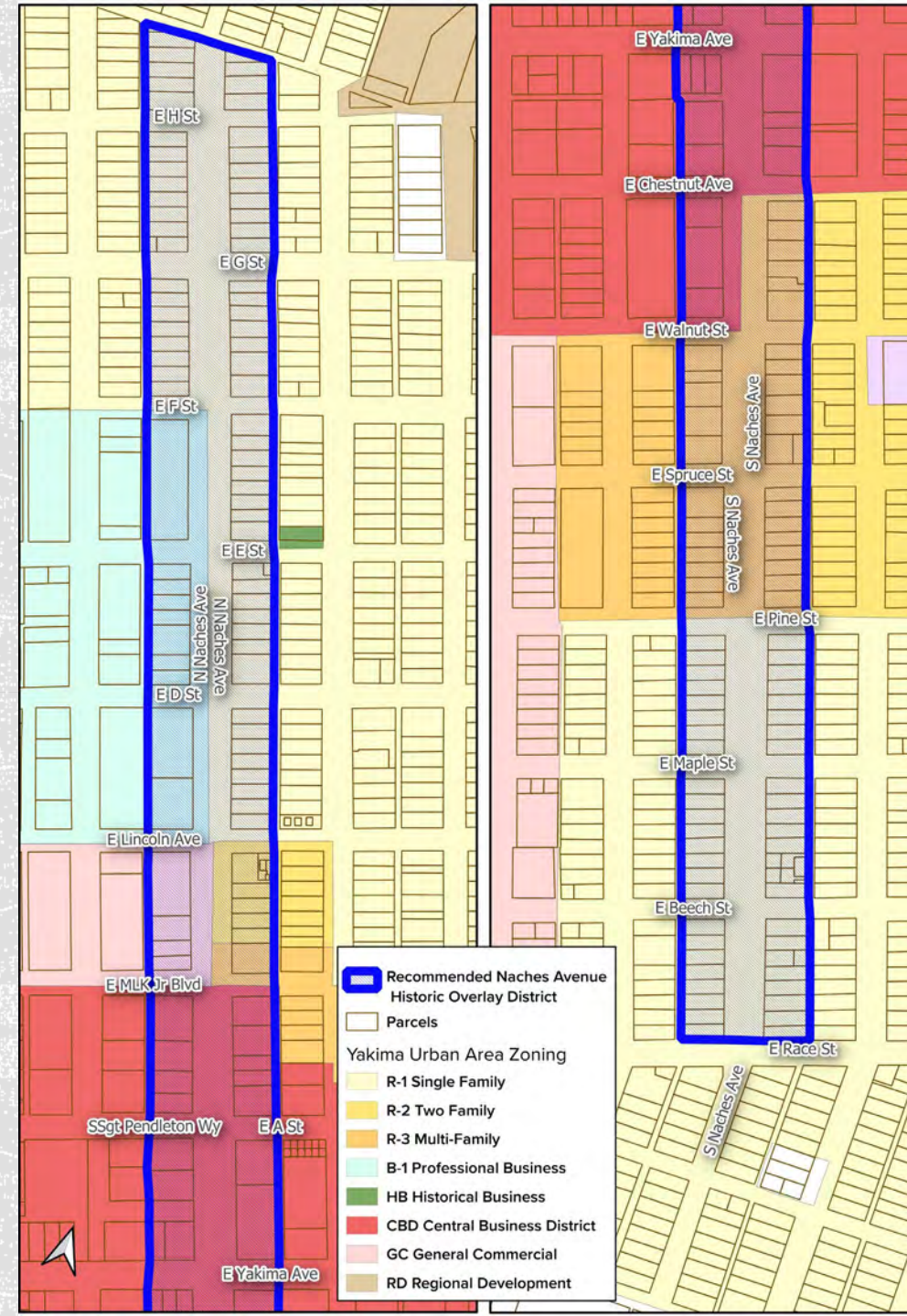
PROJECT INFORMATION

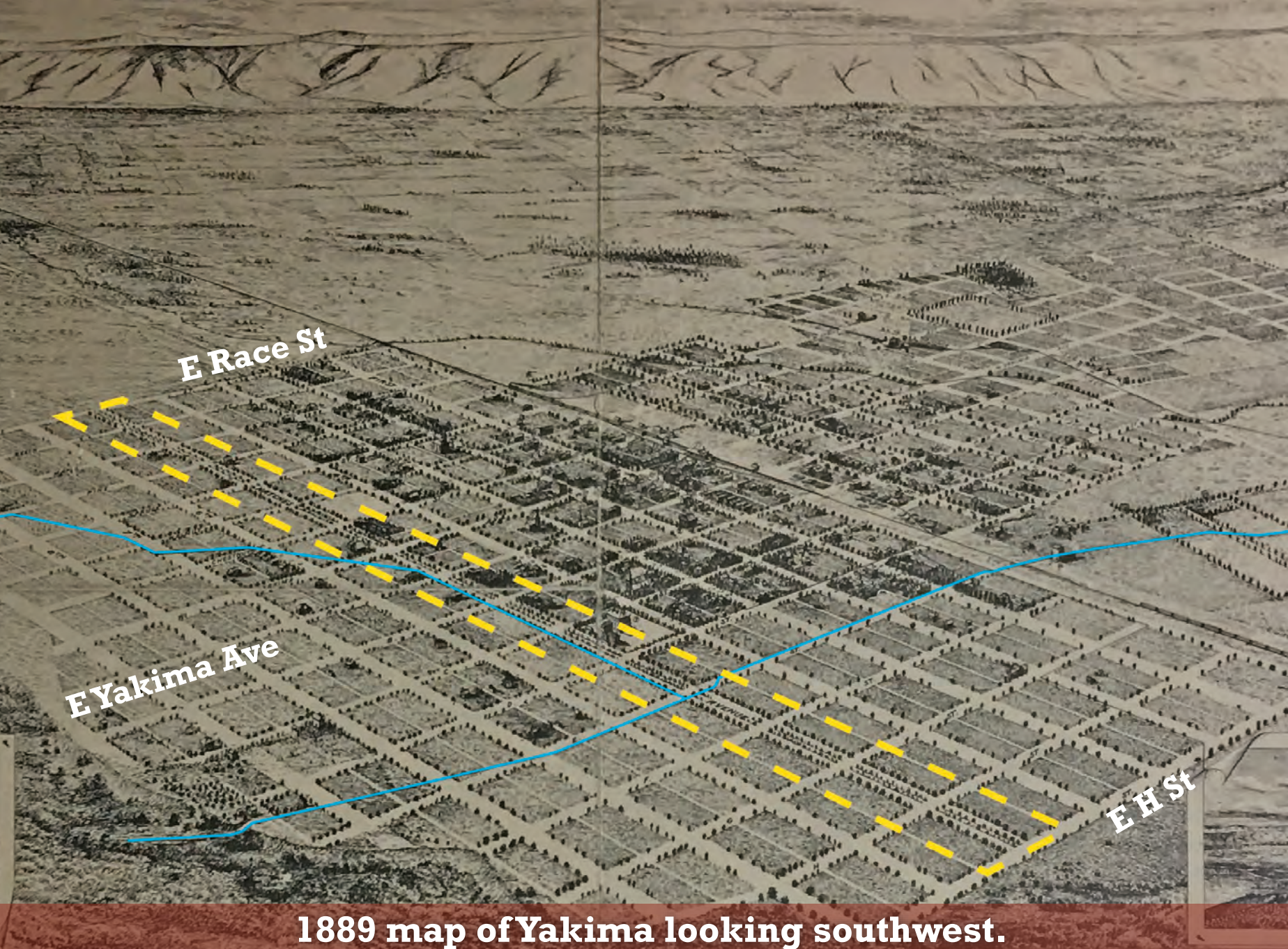
- A CLG grant is funding this project
- The purpose is to develop historic overlay zone guidelines for Naches Avenue
- The project area extends along both sides of Naches Avenue, from E Race north to E “H” Street, inclusive the City-owned parkway



HISTORIC OVERLAY ZONE BOUNDARY

- Boundary shown in blue
- Naches Avenue including the parkway
- Parcels along both sides of Naches Avenue
- Overlaps multiple existing zoning districts





1889 map of Yakima looking southwest.

HISTORIC CONTEXT

Yellow: historic
overlay district area

Blue lines: former
irrigation ditches



HISTORIC CONTEXT

- 1890-1897, construction along the avenue
- 1900-1920, significant development

*All photographs courtesy of
the Yakima Valley Museum*



Naches Avenue, ca. 1909.



Naches Avenue, houses fronting, undated.



Road crew paving Naches Avenue, 1908.



Naches Avenue, prior to paving, with
irrigation ditch, undated.



HISTORIC CONTEXT

- 1920s, multi-family housing increase
- By 1930s, development largely complete along N Naches Avenue
- 1950s, increase in multi-family housing
- 1971 Yakima Mall opened



Naches Avenue, lighting standard and irrigation ditch, undated.



Naches Avenue, just north of East F Street, undated.



Naches Avenue, colorized post card, undated.

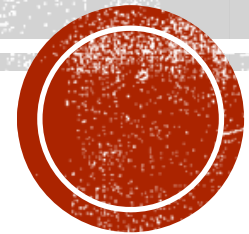


Naches Avenue, during winter, undated.



OVERLAY ZONES

Historic Overlay Zone, Historic District



WHAT IS AN OVERLAY ZONE?

- **It is a special zone placed over an existing zoning district or a combination of districts**
- **It provides additional regulations and/or incentives to protect a specific resource or encourage specific development**

HISTORIC OVERLAY ZONE

VS.

HISTORIC DISTRICT

- **Historic overlay zones (this project)** typically regulate fewer features and focus on more significant character-defining features related to infill, such as lot size, building height, setbacks, streetscapes, and street tree protection
- **Historic districts (Yakima Register)** typically involve a higher level of existing building exterior and site regulation, and focus on specific architectural features
- Historic districts often have a higher concentration of historic resources

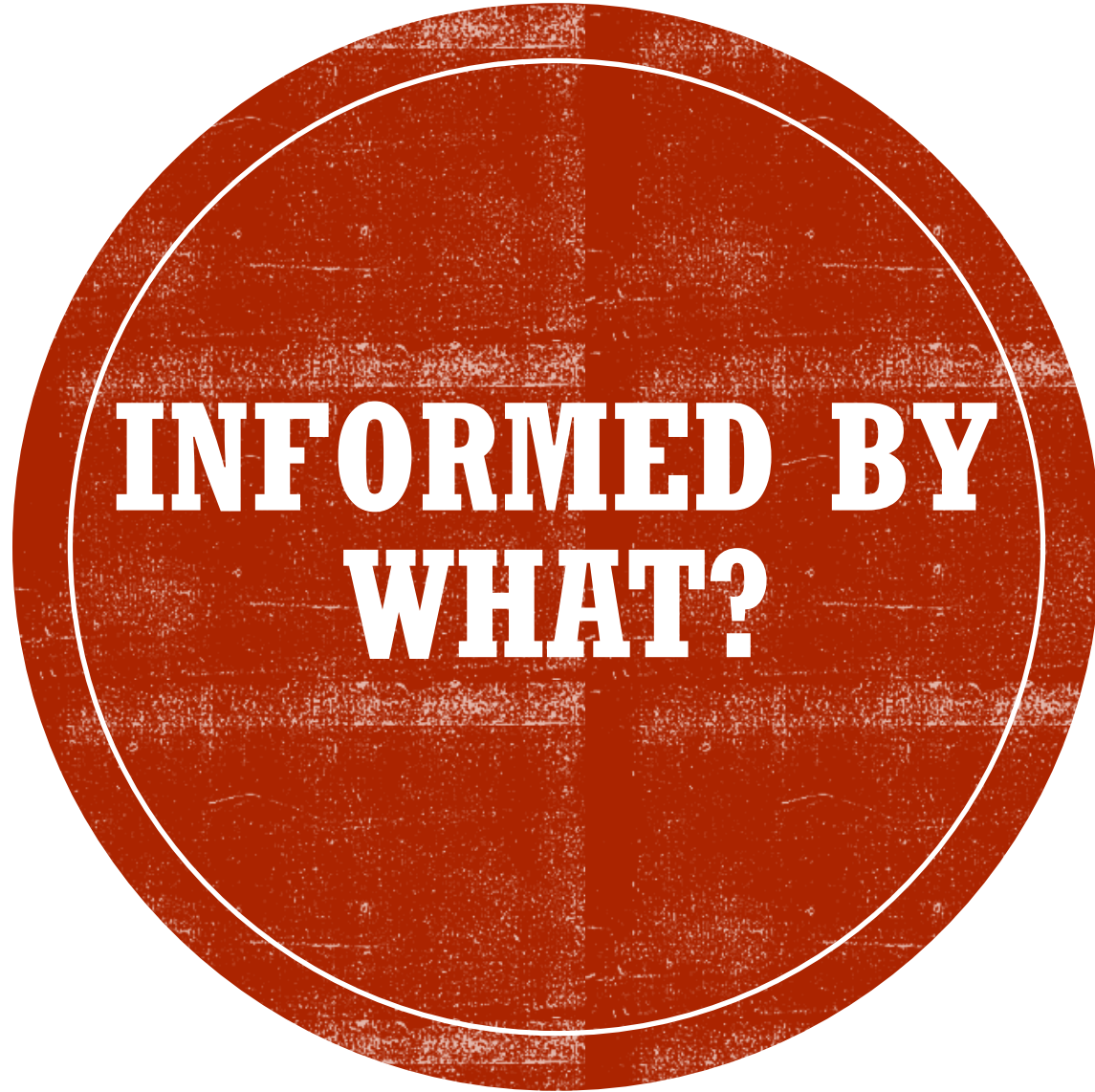
WHAT DOES A HISTORIC OVERLAY ZONE DO?

Zoning tool used to manage change to areas significant to the community beyond what is specified in the standard code

Differ from neighborhood to neighborhood depending on the area's character and needs

Used to address specific or complex local conditions or interests

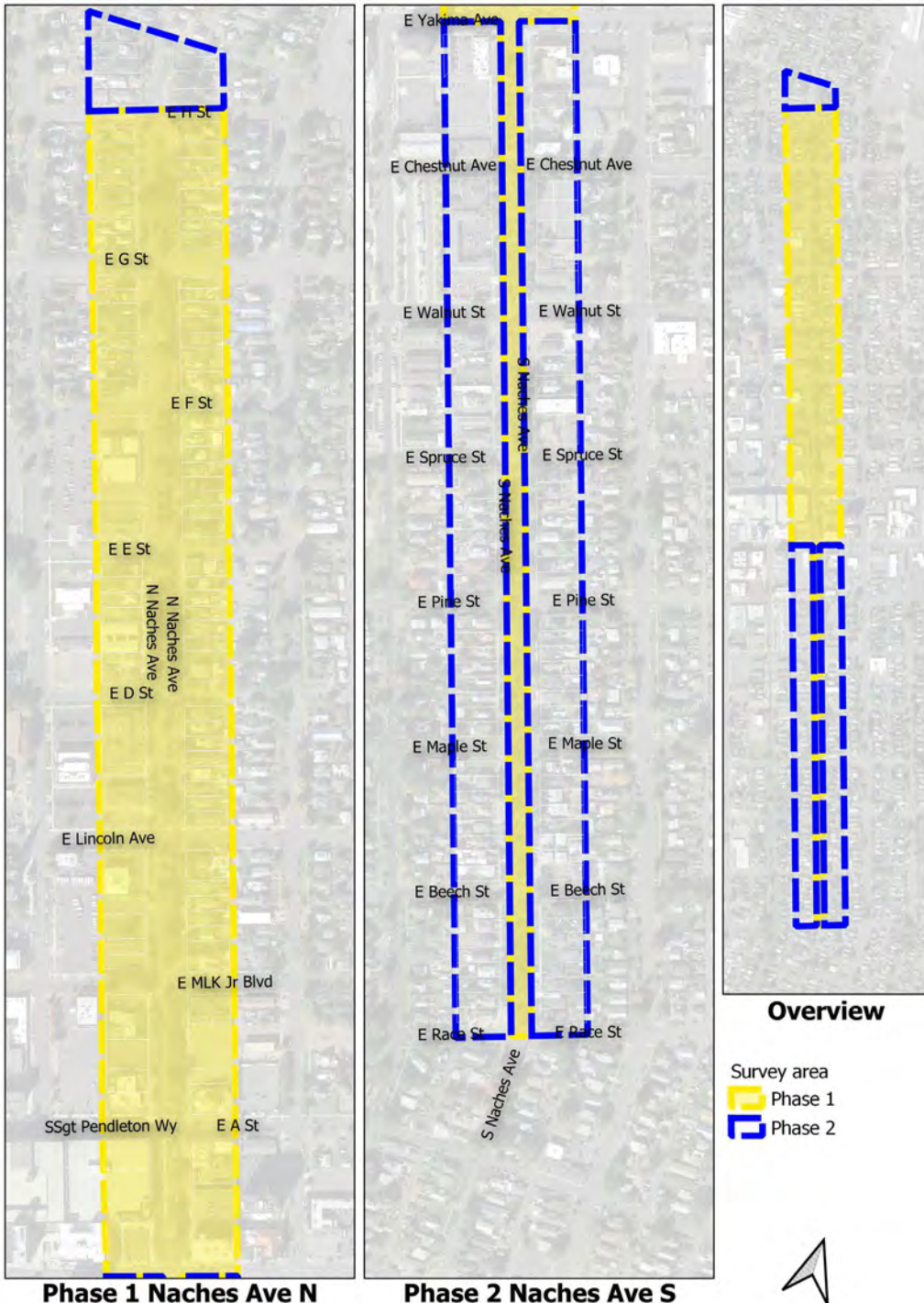




Historic Overlay
Zone

HOW ARE BOUNDARIES DETERMINED?

- Previous surveys
 - DAHP project no. 2020-02-01472
 - DAHP project no. 2021-01-00498
- Unique characteristics
 - 1885 plat for the town of North Yakima
 - Significance as a unique roadway and landscape feature within the city
 - Development patterns along the avenue unique within Yakima as they shift from grand houses to increased housing density with middle income and multiple-family dwellings
 - Arterial function of the street supported by its proximity and connection to the downtown core



WHAT IS THE PURPOSE OF A NACHES AVENUE HISTORIC OVERLAY ZONE?

Increase housing density

Support infill middle housing

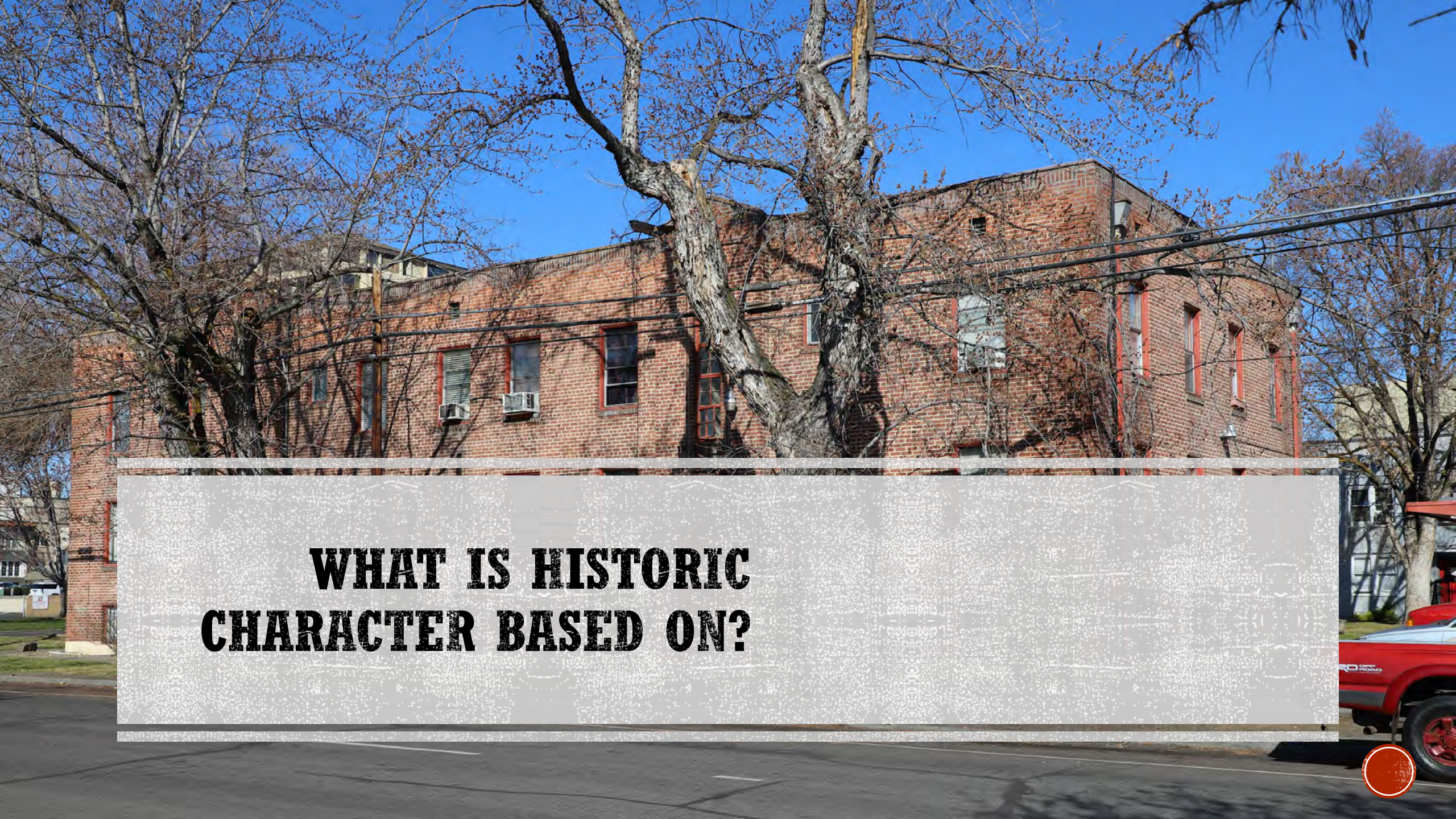
Manage anticipated development pressure

Retain the public open space and the link to downtown

Encourage compatible infill development

Preserve historic character





**WHAT IS HISTORIC
CHARACTER BASED ON?**



BUILDING FUNCTION

- Residential
- Commercial/Medical
- Social/Religious



BUILDING FORMS



Gable Front and Wing
801 N Naches (ca. 1911)



Gable Fronter
612 N Naches (ca. 1901)



I-House
716 N Naches (ca. 1910)



Bungalow
411 S Naches (ca. 1910)



Foursquare
601 S Naches (ca. 1901)



Low-rise Apartment Block
415 N Naches (ca. 1925)



Workingman's Foursquare
508 S Naches (ca. 1905)



Ranch
613 S Naches (ca. 1951)



Low-rise Apartment Block
9 S Naches (ca. 1930)



Courtyard Apartments
113 S Naches (ca. 1949)



Courtyard Apartments
516 S Naches (ca. 1957)



Bungalow Court
511-513 S Naches (ca. 1920)



NACHES AVENUE



Median and trees



Roadway and median



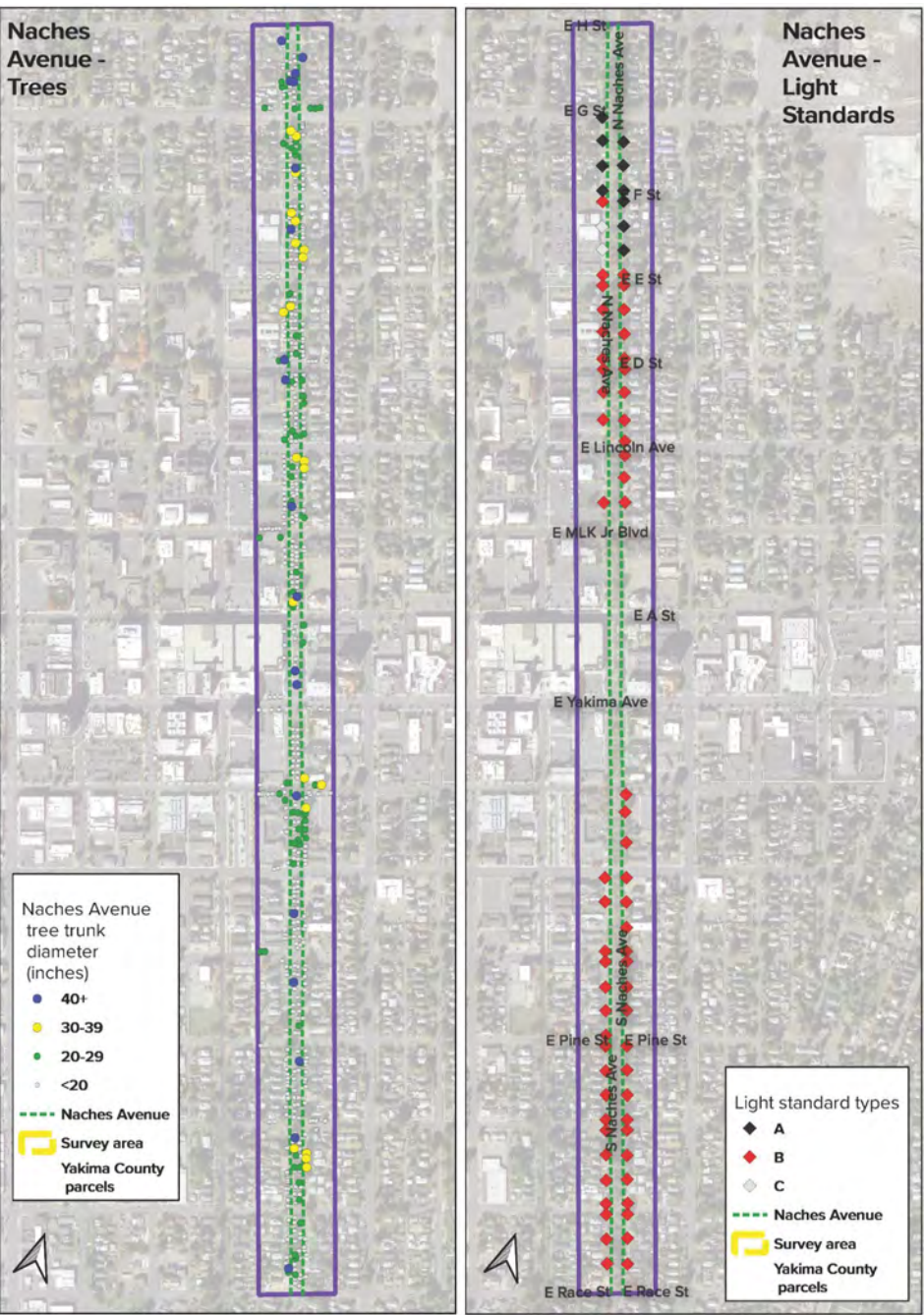
Sidewalks and curbs



Railroad crossings



Memorials



Type A, light standard

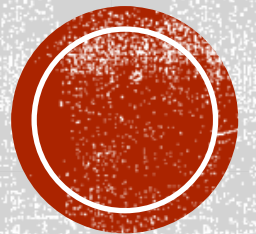


Type B, light standard



EFFECTS

Property Owners, Residents, Developers





EXISTING BUILDINGS

- Contributing & Noncontributing
- Demolition protection



LANDSCAPE

- Street trees
- Parkway

INFILL CONSTRUCTION

Form

Placement
within lot(s)

Lot
coverage

Materials

Use

Height

Fenestration





**POINT OF
CONTACT FOR
QUESTIONS
AND MORE
INFORMATION**

- Joseph Calhoun
- City of Yakima, Planning Manager
- Joseph.Calhoun@yakimawa.gov
- 509-575-6042

NEXT STEPS





**CITY OF YAKIMA
HISTORIC PRESERVATION COMMISSION**

April 20, 2023

RE: Notice of Public Meeting
Type II Review for Certificate of Appropriateness
Property located at 2403 W Chestnut Ave.

A proposal to install solar panels to the roof of a historic residence located at 2403 W Chestnut Ave., has been determined to require a public meeting for review by the city's Historic Preservation Commission and determination concerning the issuance of a Certificate of Appropriateness in accordance with YMC Chapter 11.62.050.

Type II Review by the Commission is required for any proposed alteration of the appearance of a significant feature to a historic property to certify the changes as not adversely affecting the historic characteristics of the property which contribute to its designation.

A public meeting to review your proposal has been scheduled for **Wednesday, April, 2026 at 5:30pm in City Hall Council Chambers**. You may contact me at (509) 575-6042 or email joseph.calhoun@yakimawa.gov if you have any questions concerning this action.

Sincerely,



Joseph Calhoun
Planning Manager

Commission Members

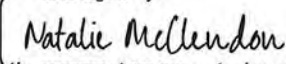
Cynthia Hall ▪ Clayton Bussey ▪ Paul Edmondson ▪ Joe Mann ▪ Dawn King

HPR #001-23

**RECEIVED**

APR 13 2023

**CITY OF YAKIMA
PLANNING DIV.****Yakima Historic Preservation Commission****Application for Certificate of Appropriateness**

Date Submitted: 04/11/2023
Building/Property Name: Natalie McClendon
Building/Property Address: 2403 W Chestnut Ave Yakima, WA 98902
Historic District (if applicable): Barge-Chestnut Area
Applicant's Name: Sierra Sather - Ellensburg Solar LLC
Applicant's Address: P.O. Box 1681 Ellensburg, WA 98926
Applicant's Telephone: 509-962-2066
Applicant's Email: office@ellensburgsolar.com
Property Owner's Name (if different from applicant): Natalie McClendon
Property Owner's Address: 2403 W Chestnut Ave Yakima, WA 98902
Property Owner's Signature: <small>DocuSigned by:</small>  <small>(The application must be signed by the property owner to be processed. By signing this application, the owner confirms that the application has been reviewed and approves of the proposed scope of work.)</small>

A Certificate of Appropriateness is requested for:

(Check one type of review)

- ☐ Type I Administrative Review (for repairs and replacements-in-kind); or
- ☐ Type II Commission Review for the following proposed work (check all that apply):
- ☐ Exterior alteration ☐ Interior alteration ☐ Signage
- ☐ New construction (addition or new building)
- ☐ Preliminary Approval (for large projects that may require phased approvals)
- ☐ Demolition/Waiver of Certificate of Appropriateness
- ☒ Other (please describe): Roof Mounted Solar Array

Please describe the proposed scope of work in detail below or attach a description:

5.4 kW Roof mounted solar array

18-VSUN 400 W Solar Modules

18-Enphase Microinverters

RECEIVED

APR 13 2023

**CITY OF YAKIMA
PLANNING DIV.**

Application Checklist:

- ☒ Application form
- ☒ Property owner consent/signature
- ☒ Scaled drawings depicting proposed work
- ☒ Clear photographs of existing conditions of the building, object, site or structure
- ☒ Description of the proposed scope of work
- ☒ Samples of replacement materials

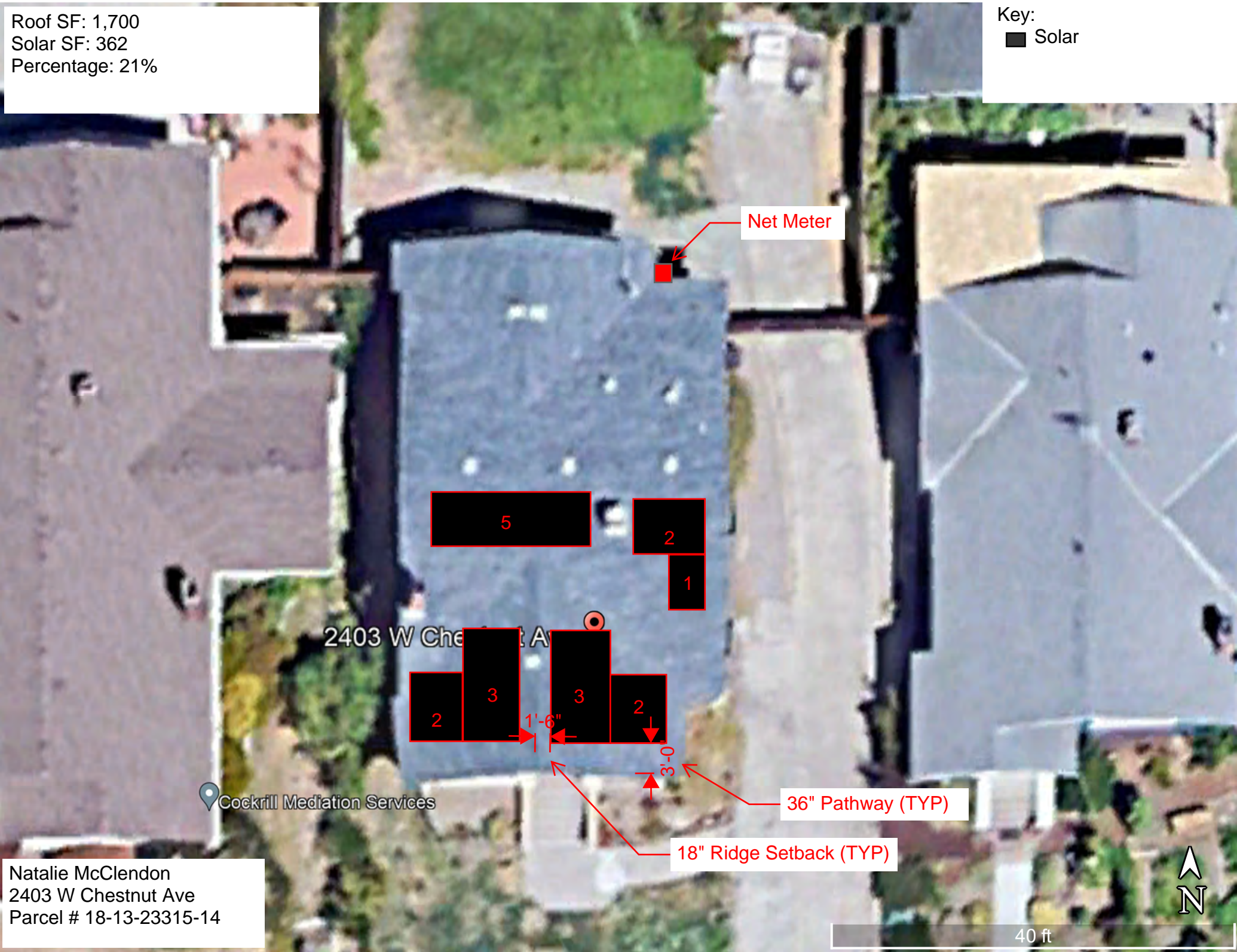
Submit completed application and supporting materials to:

Department of Community and Economic Development
129 North Second Street
Yakima, WA 98901

Please note: The Yakima Historic Preservation Commission meets on the fourth Wednesday of each month. Completed applications are due four weeks prior to the meeting date you are targeting, so please plan accordingly. Incomplete or missing information will delay consideration of your application.

Roof SF: 1,700
Solar SF: 362
Percentage: 21%

Key:
■ Solar



Natalie McClendon
2403 W Chestnut Ave
Parcel # 18-13-23315-14



**CITY OF YAKIMA
HISTORIC PRESERVATION COMMISSION
Commission Findings of Fact**

April 26, 2023

In consideration of request for a Certificate of Appropriateness for alteration of historic property located at 2401 W Yakima Ave.:

SUBMITTED BY: Sierra Sather – Ellensburg Solar LLC c/o Natalie McClendon

REQUEST

Approve request to install solar panels on the roof of the existing single-family residence.

FINDINGS

Property Owner: Natalie McClendon
Location: 2403 W Chestnut Ave
Parcel: 181323-31514

Background – On April 13, 2023, the applicant submitted a request to install solar panels on the roof of the historic residence located at 2403 W Chestnut Ave. The subject property is listed as a ‘contributing property’ of the Barge-Chestnut Neighborhood Historic District. The home was built in 1920 and is located on the North side of Chestnut Ave, with the front of the home facing South.



Front of Home along W. Chestnut Ave.



Google Street View – Image Capture Circa 2022



Proposed solar array layout

Yakima Municipal Code, Chapter 11.62 Historic Preservation Ordinance

The City of Yakima Historic Preservation Ordinance for Special Valuation governs the review of changes to Yakima Register of Historic Places and provides for the preservation, design review and rehabilitation of eligible historic properties with the city of Yakima.

Review of Changes to Yakima Register of Historic Places Properties (Chapter 11.62.050)

After identifying the distinguishing historic characteristics of a property subject to the design review process, retention and preservation of those features and materials are the primary goals of the design review effort.

Review Required – No person shall make any material change affecting significant historic features as listed in the designation form to any existing property on the Yakima Register of Historic or contributing property within a historic district on the Yakima Register without review by the commission and without receipt of a Certificate of Appropriateness as a result of the review. The review shall apply to all features of the property that contribute to its designation and are listed on the designation.

Requests for Review and Issuance of a Certificate of Appropriateness or Waiver.

In accordance with YMC § 11.62.050(2)(B)(6), the proposed solar panels are not exempt from design review. This application requires a Type II Review by the Commission for issuance of a Certificate of Appropriateness (YMC § 11.62.050(2)(C)(2). The Type II Commission review decision shall be final and binding unless it is appealed to the Yakima City Council by the aggrieved person, public agency or other legal entity.

Secretary of Interior's Standards for Rehabilitation & Guidelines for Rehabilitating Historic Buildings

The intent of the Standards is to assist the long-term preservation of a property's significance through the preservation of historic materials and features. The Standards pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and interior of the buildings. Rehabilitation assumes that at least some repair or alteration of the historic building will be needed in order to provide for an efficient contemporary use; however, these repairs and alterations must not damage or destroy materials, features or finishes that are important in defining the building's historic character.

Approval Recommendations

The property meets the Standards for Rehabilitation as listed below:

- 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.
 - a. *The residence will stay as a single-family home.*
- 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.
 - a. *While a portion of the proposed solar panels will be visible from the public right-of-way, the overall historic character of the property will be retained and preserved.*
- 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.
 - a. *The property will remain as single family residence, No significant change will occur with the home.*
- 4) Changes to a property that have acquired historic significance in their own right will be retained and preserved.
 - a. *No other changes are proposed.*
- 5) Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
 - a. *None of the existing architectural characteristics of the home will be changed. The roof composition will remain the same, a portion of the roof will have solar panels installed.*
- 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.
 - a. *Not applicable.*

- 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.
 - a. *The solar panels will be installed to current code.*
- 8) Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
 - a. *Not applicable – no ground-disturbing activities proposed.*
- 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.
 - a. *The exterior alteration, while partially visible from the right-of-way, solar panels are quickly becoming a viable solution for many homeowners to reduce their power consumption. The BCNA was provided a copy of the notice and application and is supportive of the homeowner's work to improve her home and reduce her carbon footprint.*
- 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.
 - a. *The proposed installation does not alter the existing structure of the residence in a manner that would disrupt the historic integrity if removed.*

Basis for Decision - Based upon a review of design review guidelines stipulated in YMC 11.62.050, Review of Changes to Yakima Register of Historic Properties, application and, exhibits, testimony and other evidence presented at the open record public meeting by the City's Historic Preservation Commission on April 26, 2023; and a review of Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings; the Historic Preservation Commission makes the following:

CONCLUSIONS

1. The purpose of historic preservation design review guidelines is to preserve the historic integrity of properties; contributing or non-contributing listed on the Yakima Register of Historic Places.
2. The subject property is listed as a 'Contributing property' of the Barge-Chestnut Neighborhood Historic District.
3. Secretary of Interior's Standards for Rehabilitation of historic properties allows for the rehabilitation of a historic structure which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values.
4. Secretary of Interior's Standards for Rehabilitation of historic properties recommends that the size, scale, and massing of a new addition all pertain to the addition's overall volume and three-dimensional qualities. Taken together, size, scale and massing are critical elements for ensuring that a new addition is subordinate to the historic building, thus preserving the historic character of a historic property.

5. The installation of solar panels on the subject residence shall be done in a manner that does not damage historic features or materials, and does not negatively impact the surrounding historic district.

DECISION

The Historic Preservation Commission, following a review of the application by a majority vote of its members, has determined that the request for the alteration will not adversely affect historic significant features of the residence, or the Barge Chestnut Historic District, and approves of the issuance of a Certificate of Appropriateness. The requested Type II for the historic residence located at 2403 W Chestnut Ave., as described above is APPROVED, and determined to be eligible for issuance of a Certificate of Appropriateness, as set forth in YMC 11.62.050.

Cynthia Hall, Chair

Date

NOTICE OF RIGHT TO APPEAL

Type II Commission review decision shall be final and binding unless it is appealed to the City of Yakima City Council by the aggrieved person, public agency or other legal entity in accordance with YMC 11.62.050(4)(d). The appeal must be in writing on forms provided by the Commission, and filed with the Clerk of the City of Yakima within fourteen (14) days of the date of the decision. Appeal forms may be obtained from the Department of Community Development.



Certified Local Government Grant Application (FY24)

I. Applicant (Please carefully review the Application Instructions before completing the application.)

Application Due: April 28th 2023

Name of Local Government:

Mailing Address:

Grant Contact:

Phone:

Email:

II. Grant Category

☐ Survey & Inventory ☐ Register nomination ☐ Planning ☐ Education

☐ Reconnaissance

☐ Intensive

of new or updated
HPI forms:

III. Project Summary (Summarize your project in a few sentences.)

***Note: Boxes below are not editable. Totals are auto calculated from the Project Budget on page 5.**

Grant Amount Requested:

Match Amount:

Total Project Cost:

IV. Project Description

Organize your description in the following order (see instructions for more info):

- a. Project Description
- b. Statement of Need
- c. Project Objectives (please be specific. Bullet point objectives and outcomes are strongly encouraged) Please pay special attention to "bigger picture goals". (See FY24 CLG Grant Manual)
- d. Maps, photographs, or other supporting documentation may be included as attachments. .

*400-word maximum

V. Project Schedule

Please list each proposed grant activity separately, beginning with your estimated start and completion dates. A start date and completion date alone are not sufficient for the Schedule of Project Completion. This should be a complete listing of all potential activities associated with the grant, including entries for check-ins or draft submittal. **You must allot time in your schedule for project drafts or check-in. Mandatory** draft or check-in dates are **April 28th** and **July 14th, 2024** unless alternate dates are prearranged. Following draft submissions there will be a 14 day period for DAHP to review and comment on draft review of all reports, documents, publications, HPI forms etc. You may begin billing for project work starting **October 1, 2023**. Final projects must be turned in by **September 1, 2024 unless you have prearranged an extension for exceptional circumstances**. Final reimbursements requests must be sent in by **September 30, 2024**. All drafts, check ins, final reports, and reimbursement requests should be sent to Michelle Thompson at michelle.thompson@dahp.wa.gov.

Work to be Accomplished

Start Date

Finish Date

VI. Project Budget

*Totals are auto calculated

Salaries/Volunteer Time

	Federal Share	Hard Match	Soft Match	Total
Total:				

Goods & Contract Services

Total:				

Materials/Supplies/Equipment

Total:				

Other

Total:				

	Total Federal Share	Total Hard Match	Total Soft Match	Total Project Cost
Total Funding Request:				

VII. CHECKLIST-

To assure that your grant proposal is complete, please check off that you have included the following for your application:

- ☐ One completed digital copy of the three signature attachments and any supplemental information included emailed to Michelle Thompson at michelle.thompson@dahp.wa.gov
- ☐ Written documentation for federally approved indirect cost rate, if applicable.
- ☐ Written justification for volunteer rates, if applicable.
- ☐ One signed original Assurance of Compliance with the U.S. Department of the Interior Regulations under Title VI of the Civil Rights Act of 1964 . (Attachment 5A)
- ☐ One signed original Statement of Understanding for Grant Management Requirements. (Attachment 5B)
- ☐ One signed original Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion Form (Attachment 5C).

ATTACHMENT 5A

U. S. DEPARTMENT OF THE INTERIOR CIVIL RIGHTS ASSURANCE

As the authorized representative of the applicant, I certify that the applicant agrees that, as a condition to receiving any Federal financial assistance from the Department of the Interior, it will comply with all Federal laws relating to nondiscrimination. These laws include, but are not limited to: (a) Title VI of Civil Rights Act of 1964 (42 U.S.C. 2000d-1), which prohibits discrimination on the basis of race, color, or national origin; (b) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. 794), which prohibits discrimination on the basis of handicap; (c) the Age Discrimination Act of 1975, as amended (42 U.S.C. 6101 *et. seq.*), which prohibits discrimination on the basis of age; and applicable regulatory requirements to the end that no person in the United States shall, on the grounds of race, color, national origin, handicap or age, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any program or activity conducted by the applicant. THE APPLICANT HEREBY GIVES ASSURANCE THAT it will immediately take any measures necessary to effectuate this agreement.

THIS ASSURANCE shall apply to all aspects of the applicant's operations including those parts that have not received or benefited from Federal financial assistance.

If any real property or structure thereon is provided or improved with the aid of Federal financial assistance extended to the Applicant by the Department, this assurance shall obligate the Applicant, or in the case of any transfer of such property, any transferee, for the period during which the real property or structure is used for a purpose for which the Federal financial assistance is extended or for another purpose involving the provision of similar services or benefits. If any personal property is so provided, this assurance shall obligate the Applicant for the period during which it retains ownership or possession of the property. In all other cases, this assurance shall obligate the Applicant for the period during which the Federal financial assistance is extended to it by the Department.

THIS ASSURANCE is given in consideration of and for the purpose of obtaining any and all Federal grants, loans, contracts, property, discounts or other Federal financial assistance extended after the date hereof to the Applicant by the Department, including installment payments after such date on account of applicants for Federal financial assistance which were approved before such date.

The Applicant recognizes and agrees that such Federal financial assistance will be extended in reliance on the representations and agreements made in this assurance, and that the United States shall have the right to seek judicial enforcement of the assurance. This assurance is binding on the Applicant, its successors, transferees, assignees, and subrecipients and the person whose signature appears below who is authorized to sign this assurance on behalf of the Applicant.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL	TITLE
APPLICANT/ORGANIZATION	DATE SUBMITTED
APPLICANT/ORGANIZATION MAILING ADDRESS	BUREAU OR OFFICE EXTENDING ASSISTANCE

ATTACHMENT 5B

STATEMENT OF UNDERSTANDING FOR GRANT MANAGEMENT REQUIREMENTS

- CLGs receiving HPF grant assistance must fulfill the terms of their grant agreement with the state and adhere to all requirements of the National Register Programs Manual. This requirement includes compliance with Title VI of the Civil Rights Act of 1964, 78 Stat. 241, as amended, which provides that no person on the grounds of age, race, color, or national origin shall be excluded from participation in, be denied the benefits of, or be subject to discrimination under any activity receiving Federal financial assistance.
- Local financial management systems shall be in accordance with the standards specified in OMB Circular A-128, "Standards for Grantee Financial Management Systems."
- Indirect costs may be charged as part of the CLG grant only if the CLG subgrantee meets the requirements of the manual. Unless the CLG has a current indirect cost rate approved by the cognizant federal agency, only direct costs may be charged.
- Grant recipients must maintain auditable financial records in accordance with the General Accounting Office's Standards for Audit of Governmental Organizations, Programs, Activities, and Functions.
- The CLG subgrantee will provide, with request for reimbursement, documentation to support billings (time sheets, front and back canceled checks, etc.) for federal and non-federal share claimed.
- Repayment will be made to the SHPO organization if terms and conditions of the subgrant agreement are not followed or costs claimed are disallowed following audit.

CLG

SIGNATURE OF APPLICANT

TITLE

DATE

ATTACHMENT 5C

U.S. Department of the Interior

Certification Regarding

Debarment, Suspension, Ineligibility and Voluntary Exclusion

Lower Tier Covered Transactions

This certification is required by the regulations implementing Executive Order 12549, Debarment and Suspension, 43 CFR Part 12, Section 12.500, Participants' responsibilities. The regulations were published as Part VII of the May 26, 1988 Federal Register (pages 19160-19211). Copies of the regulations are included in the proposal package. For further assistance in obtaining a copy of the regulations, contact the U.S. Department of the Interior, Acquisition and Assistance Division, Office of Acquisition and Property Management, 18th and C Streets, N.W., Washington, D.C. 20240.

(BEFORE COMPLETING CERTIFICATION, READ INSTRUCTIONS ON NEXT PAGE)

- (1) The prospective lower tier participant certifies, by submission of this proposal that neither it nor its principals is presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction by any Federal department or agency.
- (2) Where the prospective lower tier participant is unable to certify to any of the statements in this certification, such prospective participant shall attach an explanation to this proposal.

Name and Title of Authorized Representative

Signature

Date

Instructions for Certification

1. By signing and submitting this proposal, the prospective lower tier participant is providing the certification set out below.
2. The certification in this clause is a material representation of fact upon which reliance was placed when this transaction was entered into. If it is later determined that the prospective lower tier participant knowingly rendered and erroneous certification, in addition to other remedies available to the Federal Government, the department or agency with which this transaction originated may pursue available remedies, including suspension and/or debarment.
3. The prospective lower tier participant shall provide immediate written notice to the person to which this proposal is submitted if at any time the prospective lower tier participant learns that its certification was erroneous when submitted or has become erroneous by reason of changed circumstances.
4. The terms "covered transaction," "debarred," "suspended," "ineligible," "lower tier covered transaction," "participant," "person," "primary covered transaction," "principal," "proposal," and "voluntarily excluded," as used in this clause, have the meanings set out in the Definitions and Coverage sections of rules implementing Executive Order 12549. You may contact the person to which this proposal is submitted for assistance in obtaining a copy of those regulations.
5. The prospective lower tier participant agrees by submitting this proposal that, should the proposed covered transaction be entered into, it shall not knowingly enter into any lower tier covered transaction with a person who is debarred, suspended, declared ineligible, or voluntarily excluded from participation in this covered transaction, unless authorized by the department or agency with which this transaction originated.
6. The prospective lower tier participant further agrees by submitting this proposal that it will include this clause titled "Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion-Lower Tier Covered Transaction," without modification, in all lower tier covered transactions and in all solicitations for lower tier covered transactions.
7. A participant in a covered transaction may rely upon a certification of a prospective participant in a lower tier covered transaction that it is not debarred, suspended, ineligible, or voluntarily excluded from the covered transaction, unless it knows that the certification is erroneous. A participant may decide the method and frequency by which it determines the eligibility of its principals. Each participant may, but is not required to, check the Nonprocurement List (Tel.#).
8. Nothing contained in the foregoing shall be construed to require establishment of a system of records in order to render in good faith the certification required by this clause. The knowledge and information of a participant is not required to exceed that which is normally possessed by a prudent person in the ordinary course of business dealings.
9. Except for transactions authorized under paragraph 5 of these instructions, if a participant in a covered transaction knowingly enters into a lower tier covered transaction with a person who is suspended, debarred, ineligible, or voluntarily excluded from participation in this transaction, in addition to other remedies available to the Federal Government, the department or agency with which this transaction originated may pursue available remedies, including suspension and/or debarment.



Yakima Register of Historic Places Nomination Form

FOR OFFICE USE ONLY

Received _____

Type all entries

1. Name of Property

Historic John J Miller House

And/or common

2. Location

Street and number 9 South 10th Avenue

City Yakima

State WA

Zip 98901

3. Classification

Category

☐ District

☒ Building(s)

☐ Structure

☐ Site

☐ Object

Ownership

☐ Public

☒ Private

☐ Both

Public Acquisition

☐ In process

☐ Being considered

Status

☐ Occupied

☒ Unoccupied

☐ Work in progress

Accessible

☐ Yes: restricted

☐ Yes: unrestricted

☒ No

Present Use

☐ Agriculture

☐ Commercial

☐ Educational

☐ Entertainment

☐ Government

☐ Industrial

☐ Military

☐ Museum

☐ Park

☐ Residential

☐ Religious

☐ Scientific

☐ Transportation

☒ Other

4. Owner of Property

Name Barth Clinic/James Barth

Street and number 201 E Lincoln Ste 100

City Yakima

State WA

Zip 98901

Telephone 509-930-9232

Email jamesbarth@barthclinic.com

5. Physical Description

Condition

☐ Excellent

☐ Good

☐ Fair

☒ Deteriorated

☐ Ruins

☐ Unexposed

Check one

☐ Unaltered

☒ Altered

Check one

☒ Original site

☐ Moved Date _____

Narrative description of the present and original physical appearance is found on one or more continuation sheets.

Items that have been modified from their original state are as follows: Addition and removal of half bath by rear entry, 3rd floor phone jack deleted phone system, 2nd level deck was replaced with plywood that is rotting through, walls added between bedrooms, addition of electrical outlets throughout the home, holes cut in the walls for fixing what we assume is plumbing, changed windows in spots, added a metal storage shed out back. Ornate metal fencing has been added surrounding the front of the house and is also rusting through.

Items that are deteriorating: Roof (which also has been modified throughout time), Half of the windows have been destroyed by vandalism, walls have graffitied and damaged, both decks are dangerously in disarray

In the lower left front of the home the rock is deteriorating, All original trees and shrubs have been removed, paint is peeling everywhere, Severe damage to the front facade of the house including, walls pillars, rocks. Doors have been changed and damaged the frame, soffit damage, Sections of 1st floor celing removed, bathroom areas removed.

6. Significance

Year Built 1910

Builder/Architect Unknown

Narrative description of the history and significance of the property to Yakima's heritage is found on one or more continuation sheets. This house was built during the population boom in the first decade of the 1900's and is built in colonial revival style and is one of the larger eclectic styles built for affluent families during that time. John J Miller had this house built.

7. Major Bibliographical References

Bibliography is found on one or more continuation sheets.

Attached are the original application with narrative and a picture of its original state vs. pictures of now.

8. Additional Documentation

Maps and photographs are attached.

9. Geographical Data

Verbal Boundary Description:
Square Lot, front parking, side parking.

Legal Description:

Acreage less than 1, Capitol Addition to North Yakima, Block 371, lot 11 and the South half of 12.

USGS Quadrangle: Yakima West (7.5) Scale 1:24,000

Tax Parcel Number: 181324-31447

Plat Name: A29

Block: 371

Lot(s) 11 and S 1/2 Lot of 12

10. Form Prepared By

Name/Title Lindsey Underwood, Assistant to James Barth

Organization Barth Clinic

Date 3-6-2023

Street and number 201 E Lincoln Ste 100

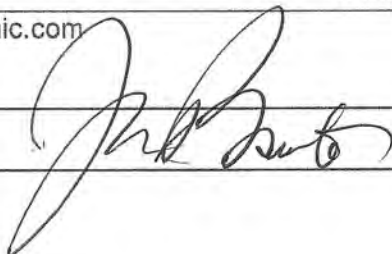
Telephone

City or town Yakima

State WA Zip 98901

Email lindseyunderwood@barthclinic.com

11. Signature of Property Owner



March 20, 2023

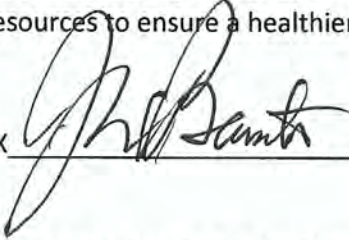
My name is James E Barth. I am writing to request my newly acquired home be removed from the historic registry. Along with many changes and upgrades that will need to be done, the house is non insurable as is being listed on the registry and being in it's current condition. I am asking for the John J Miller House at 9 S 10th Ave be removed from the historic Registry, effective immediately.

I truly appreciate any and all assistance you can provide me in this effort. We have a plan for this home to add clean and sober housing to our community. We feel we are providing the people of our county with valuable resources to ensure a healthier, safer community.

Sincerely,

James Barth

X



Date:

3-20-23

WASHINGTON NOTARY ACKNOWLEDGEMENT

State of Washington

County of Yakima

I certify that I know or have satisfactory evidence that James Barth [Name of Person] is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument and acknowledged it to be (his/her) free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 3-20-23

LM Underwood
Signature

(Seal or stamp)



Notary Public
Title

My appointment expires: 9-17-24

HISTORIC PROPERTY INVENTORY FORM

IDENTIFICATION SECTION

Site No.: 39-318
 Site Name: Historic John J. Miller House
 Common Robert W. Dano Accountant
 Field Recorder: J. Kipp/G. Grulich
 Date Recorded: 7/19/86
 Owner's Name: Dano, Robert W.
 Street: 9 S. 10th Ave.
 City/Town: Yakima
 County: 39
 Zip Code: 98902

Status:
 National Register ☐
 State Register ☐
 Survey/Inventory ☒
 Determined Eligible ☐
 Other (NHL, HABS, HAER) Indicate ☐

Classification Date:
 District ☐
 Site ☐
 Building ☒
 Structure ☐
 Object ☐

LOCATION SECTION

Street Number 9 S. 10th Ave.
 City/Town Yakima Zip Code 98902
 County 39 Twp. 13 Range 18 Sect 24 1/4 Sect SW 1/4 Sect NE
 Tax No./Parcel No. 181324-31447
 UTM References Zone 10 Easting 689830 Northing 5163240
 Acreage: Less than one.
 Legal boundary description:
 Capitol Addition to North
 Yakima, Block 371, Lot 11
 and S 1/2 of Lot 12.

State of Washington
 Office of Archaeology and Historic Preservation
 111 W. 21st Ave. KL-11
 Olympia, WA 98504
 (206) 753-5010

FEB 18 1987

PHOTOGRAPHY

Photography Neg. No.: 13-27
 (Roll No. + Frame No.)
 View: NE
 Date: 9/5/85

DESCRIPTION SECTION

Materials & Features/Structural Types:

Roof Material:
 Wood Shingle ☐
 Asbestos/Asphalt Shingle ☒
 Slate ☐
 Tar ☐
 Metal (specify) ☐
 Other (specify) ☐
 Roof Type:
 Gable ☒
 Flat ☐
 Monitor ☐
 Gambrel ☐
 Shed ☐

Foundation:
 Log ☐
 Post & Pier ☐
 Stone ☒
 Concrete ☐
 Block ☐
 Poured ☐
 Brick ☐
 Other (specify) ☐

Style/Form: (Check one or more of the following)

Pioneer/Homestead ☐
 Greek Revival ☐
 Gothic Revival ☐
 Italianate ☐
 Second Empire ☐
 Stick/Eastlake ☐
 Queen Anne ☐
 Shingle Style ☐
 Richardsonian Romanesque ☐
 Chicago School/
 Sullivanesque ☐
 Beau Arts Classicism ☐
 Princess Anne ☐
 Neo-Colonial ☐
 Dutch Colonial ☐
 Spanish Colonial ☐
 English Revival ☐
 Bungalow ☐
 Craftsman ☐
 American Foursquare/
 Classic Box ☐
 Prairie Style ☐
 Art Deco/Moderne ☐
 Commercial Vernacular ☐
 Vernacular ☐
 Other (specify) ☒
Colonial Revival

Cladding (Exterior Wall Surfaces):

Log ☐
 Horizontal Wood Siding { Rustic/Novelty ☐
 Clapboard ☐
 Wood Shingle { Split Shakes ☐
 Re-sawn ☐
 Machine Shingle ☒

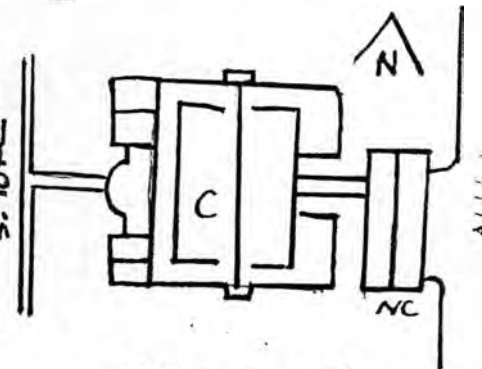
Height/No. of Stories:
 One ☐
 One and one-half ☐
 Two ☒
 Two and one-half ☐
 Three ☐
 Other (specify) ☐

Asbestos/Asphalt Shingle ☐
 Brick Masonry ☐
 Stone Masonry ☒
 Stucco ☐
 Terra Cotta ☐
 Carrara Glass ☐
 Vinyl/Aluminum Siding ☐
 Other (specify) ☐

Integrity: (include detailed description in 'Additional Description' section)

Additions to house plan.....
 Changes to windows.....
 Changes to roof shape.....
 Changes to interior plan.....
 Other (specify).....

Intact ☐
 Slight ☐
 Moderate ☒
 Excessive ☐



PARKING LOT

NARRATIVE SECTION

Areas of Significance/Study Unit Themes: (check one or more of the following)

Agriculture	<input type="checkbox"/>	Conservation	<input type="checkbox"/>	Military	<input type="checkbox"/>
Architecture/Landscape Architecture	<input checked="" type="checkbox"/>	Education	<input type="checkbox"/>	Politics/Government/Law	<input type="checkbox"/>
Arts	<input type="checkbox"/>	Entertainment/Recreation	<input type="checkbox"/>	Religion	<input type="checkbox"/>
Commerce	<input checked="" type="checkbox"/>	Ethnic Heritage (specify) _____	<input type="checkbox"/>	Science & Engineering	<input type="checkbox"/>
Communications	<input type="checkbox"/>	Health/Medicine	<input type="checkbox"/>	Social Movements/Organizations	<input type="checkbox"/>
Community Planning/Development	<input type="checkbox"/>	Manufacturing/Industry	<input type="checkbox"/>	Transportation	<input type="checkbox"/>
				Other (Specify) _____	<input type="checkbox"/>

Statement of Significance: (Reference names, dates, events, areas of significance/study unit themes)

Date of Construction: ca 1910

Architect/Builder: _____

Historical Significance: _____

The residence at 9 South 10th Avenue is associated with Yakima's second period of development from 1900 to 1918. This western section of Yakima developed following the population boom in the first decade of the 1900's and the extension of streetcar lines by the Yakima Valley Transportation Company. This area catered to a diverse group of new arrivals seeking opportunities in an expanding city and to established families building modern residences in the suburbs. This residence is significant as one of the eclectic designs with individual distinction developed by architects for middle/upper income families in business and professions. The John J. Miller House is an example of the Colonial Revival style and is one of the larger, unique two-story residences built in eclectic styles in Yakima for affluent families. The symmetrical design is balanced by gable-end chimneys and pedimented porticos. A full-width porch is supported by "Tuscan" columns with a semicircular projecting portico. Eclectic elements incorporate a shingled, upper story (originally stained dark) and rusticated stone applied to basement foundation, first floor, and chimneys. Realtor John J. Miller built this house ca. 1906. Miller exemplifies the new arrivals in the first decade of the 1900's who came to Yakima seeking the bountiful opportunities created by a rapidly expanding population. John J. Miller, president

Additional Description of Physical Appearance & Significant Architectural Features:

(Architectural significance; can include interior & site features; address integrity issues specifically)

9 South 10th Avenue is a one and one-half story, wood framed residence with a series of "Colonial Revival" design elements which include symmetrical facade with gable-end chimneys, classical porch elements and heavy stone foundation. The building facade exhibits a single side-gable with full facade shed dormer at the upper floor. The rear has two multi-shed dormer additions. The roof is composition shingle with simple cornices. The siding is shingle above and stone veneer on the ground floor and basement. The stonework is large polygonal stone at the basement with a transition to rusticated ashlar masonry above the first floor line continuing up the stone chimneys. The entry porch contains a semicircular projecting portico flanked by classical porticos with pediments connected with a full-facade entry porch. Unfluted "Tuscan" columns support the combination portico/porch. The windows are of several configurations with 8/1 double-hung units being the most common. The rear additions contain projecting bay windows with center of glass block flanked by 12-light casements. A five bay carport is located at the rear of the property. The integrity of this unique design has been maintained on the street (west) elevation. The additions to the rear of the building expand the volume

Major Bibliographic References: (Include books, periodicals, manuscripts, newspapers, legal documents, maps, photos, oral sources, etc.)

- Schreiner Title Company land records. Books YAK 4, 250-432; E-191; B-167. (Schreiner Title Company, 30 N. 2nd Street, Yakima).
- Polk, R.L. & Co. North Yakima and Yakima County Directories. 1901-1931.
- 1900 Federal Census, Yakima County, Washington. Abs. Yakima Genealogy Society, Yakima, 1980.
- Turner, Velda. Under All Is The Land: The Centennial History of Real Estate in Yakima 1885-1985. Quick Print, Yakima, 1985. p. 10-13, 15, 21.
- Yakima, Bountiful and Beautiful. Brooks and Schreiber Publishers, North Yakima, nd. ca. 1909. p. 53.

HISTORIC PROPERTY INVENTORY FORM

(Continuation Sheet)

State of Washington
Office of Archaeology and Historic Preservation
111 W. 21st Ave. KL-11
Olympia, WA 98504
(206) 753-5010

Site No.: 39-318

Site Name:

Historic
Common

John J. Miller House

Robert W. Dano Accountant

Date: 7/19/86

Statement of Significance (continued):

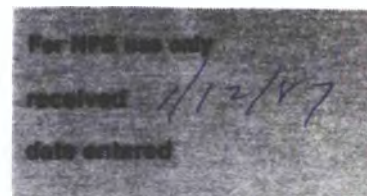
of Miller Realty, is found repeatedly in newspaper columns which boast real estate values and sales. Miller and his wife Estelle, moved to Yakima in 1904 and he remained active in real estate for many years. In 1919, the property was sold to Ida K. Thompson. The property has changed owners many times; Robert Dano purchased it in 1971. An early photograph indicates the front and north elevations of the residence are intact and original.

Additional Description of Physical Appearance & Significant Architectural Features (continued):

of the building significantly (1/4 original mass). The additions employ shingle siding and wood windows painted white to match the original building. The use of glass block in a side bay window is intrusive. However, the building's unique original design is maintained with only the rear elevation exhibiting the additions. The building has been divided into apartments, but maintains original hardwood floors and red oak trim and moldings.

Total number of contributing properties: 1 (house)

noncontributing properties: 1 (carport)

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Inventory—Nomination Form

Continuation sheet

Item number

Page

Multiple Resource Area
Thematic GroupName Yakima TR
State Yakima Co., WA

Nomination/Type of Review

Date/Signature

11. Miller, John J., House

Entered in the
National Register

Keeper

Melvyn Byers 2/18/87

Attest

12. Mineau, Francis, House

Entered in the
National Register

Keeper

Melvyn Byers 2/18/87

Attest

13. Moore, Edward B., House

Entered in the
National Register

Keeper

Melvyn Byers 2/18/87

Attest

14. Perrin, Winfield, House

Entered in the
National Register

Keeper

Melvyn Byers 2/18/87

Attest

15. Potter, H.W., House

Entered in the
National Register

Keeper

Melvyn Byers 2/18/87

Attest

16. Powell House

Entered in the
National Register

Keeper

Melvyn Byers 2/18/87

Attest

17. Richey, James, House

Entered in the
National Register

Keeper

William B. Baskin 2/18/87

Attest

18. Sharp, James, House

Entered in the
National Register

Keeper

Melvyn Byers 2/18/87

Attest

19. Sweet, Reuben, House

Entered in the
National Register

Keeper

Melvyn Byers 2/18/87

Attest

20. Watt, William, House

Entered in the
National Register

Keeper

Melvyn Byers 2/18/87

Attest

87000078

crit. B

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Miller, John J., House (Yakima TR)
Yakima County
WASHINGTON

Working No. JAN 12 1987
Fed. Reg. Date: 2/2/88
Date Due: 2/2/87 - 2/2/87
Action: ACCEPT 2/8-87
RETURN
REJECT
Federal Agency: _____

- ☐ resubmission
☐ nomination by person or local government
☐ owner objection
☐ appeal

Substantive Review: ☐ sample ☐ request ☐ appeal ☐ NR decision

Reviewer's comments:

Recom./Criteria _____
Reviewer _____
Discipline _____
Date _____
_____ see continuation sheet

Nomination returned for: _____ technical corrections cited below
_____ substantive reasons discussed below

1. Name

2. Location

3. Classification

Category	Ownership	Status	Present Use
	Public Acquisition	Accessible	

4. Owner of Property

5. Location of Legal Description

6. Representation in Existing Surveys

Has this property been determined eligible? ☐ yes ☐ no

7. Description

Condition	Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input type="checkbox"/> moved date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed	

Describe the present and original (if known) physical appearance

- ☐ summary paragraph
☐ completeness
☐ clarity
☐ alterations/integrity
☐ dates
☐ boundary selection

8. Significance

Period Areas of Significance—Check and justify below

Specific dates Builder/Architect

Statement of Significance (*in one paragraph*)

- ☐ summary paragraph
- ☐ completeness
- ☐ clarity
- ☐ applicable criteria
- ☐ justification of areas checked
- ☐ relating significance to the resource
- ☐ context
- ☐ relationship of integrity to significance
- ☐ justification of exception
- ☐ other

9. Major Bibliographical References

10. Geographical Data

Acreage of nominated property _____

Quadrangle name _____

UTM References _____

Verbal boundary description and justification _____

11. Form Prepared By

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

____ national ____ state ____ local

State Historic Preservation Officer signature

title

date

13. Other

- ☐ Maps
- ☐ Photographs
- ☐ Other

Questions concerning this nomination may be directed to _____

Signed _____ Date _____ Phone: _____



- Historic Houses of Yakima Thematic -

John J. Miller House

Yakima, Washington

C. Holstine

9/5/85

OAHP, Olympia, WA

Northeast, Front and side elevation

13-27

11 of 22

Please refer to the map in the
Multiple Property Cover Sheet
for this property

Multiple Property Cover Sheet Reference Number: 64000913

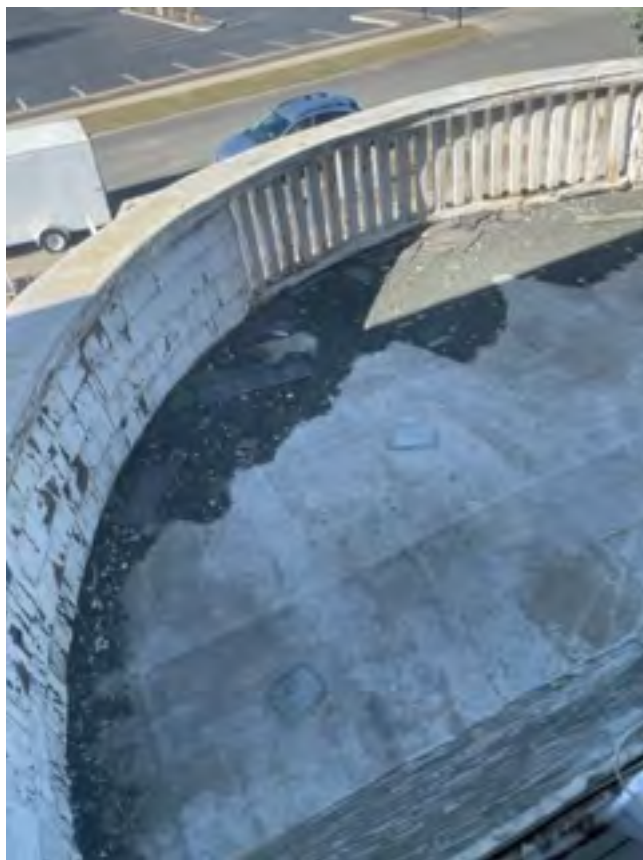






























11.62.045 Yakima register of historic places.

A. Criteria for Determining Designation in the Register. Any building, structure, site, object, or district may be designated for inclusion in the Yakima register of historic places if it is significantly associated with the history, architecture, archaeology, engineering, or cultural heritage of the community; if it has integrity; is at least forty years old, or is of lesser age and has exceptional importance; and if it falls in at least one of the following categories:

- (1) Is associated with events that have made a significant contribution to the broad patterns of national, state, or local history.
- (2) Embodies the distinctive architectural characteristics of a type, period, style, or method of design or construction, or represents a significant and distinguishable entity whose components may lack individual distinction.
- (3) Is an outstanding work of a designer, builder, or architect who has made a substantial contribution to the art.
- (4) Exemplifies or reflects special elements of Yakima's cultural, special, economic, political, aesthetic, engineering, or architectural history.
- (5) Is associated with the lives of persons significant in national, state, or local history.
- (6) Has yielded or may be likely to yield important archaeological information related to history or prehistory.
- (7) Is a building or structure removed from its original location but which is significant primarily for architectural value, or which is the only surviving structure significantly associated with a historic person or event.
- (8) Is a birthplace or grave of a historical figure of outstanding importance and is the only surviving structure or site associated with that person.
- (9) Is a cemetery which derives its primary significance from age, from distinctive design features, or from association with historic events, or cultural patterns.
- (10) Is a creative and unique example of folk or vernacular architecture and design created by persons not formally trained in the architectural or design professions, and which does not fit into formal architectural or historical categories.

B. Process for Designating Properties or Districts to the Yakima Register of Historic Places.

- (1) Any person may nominate a building, structure, site, object, or district for inclusion in the Yakima register of historic places. Members of the historic preservation commission or the commission as a whole may generate nominations. In its designation decision, the commission shall consider the Yakima historic inventory and the Yakima comprehensive plan.
- (2) Applications for nominations must bear the signature of the property owner(s) of record of the subject property as indicated by the records of the Yakima County auditor. In the case of

districts, 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 or area to be added to an existing district. At least sixty percent of the properties within such proposed district or area to be added to an existing district shall be contributing properties. Applications shall be on forms and include information and documentation supporting the historic significance of the building, structure, site, object, or district.

(3) In the case of individual properties, the designation shall include the legal description and all features—interior and exterior—and outbuildings that contribute to its designation.

(4) In the case of districts, the designation shall include description of the boundaries of the district, the characteristics of the district which justify its designation, a list of all contributing properties including features, structures, sites, and objects which contribute to the designation of the district, and a list of all noncontributing properties.

(5) The commission shall consider the merits of the nomination, according to the criteria in subsection A of this section and according to the nomination review standards established in rules, at an open record public hearing. At least ten days prior to the hearing, written notice by first-class mail of the time, date, place, and subject of the hearing will be given to all owners of record of the subject property as indicated by the records of the Yakima County auditor, the authors of the nomination, if different, and lessees, if any, of the subject property. Public notice of the hearing shall also be provided and shall include, at least ten days prior to the hearing, publication in a newspaper of general circulation in Yakima and posting of the property.

The commission shall, by a majority vote of its members, make a written recommendation to the city council that the nomination of the subject property be approved or rejected for listing on the Yakima register of historic places. The recommendation shall set forth findings of fact which constitute the basis for the recommendation.

(6) Upon receipt of the commission's recommendation, the city council shall approve, reject or refer the recommendation back to the commission for further consideration, as the council deems appropriate. Approval of a recommendation to designate a property for listing on the register shall be done by city council adoption of a resolution designating the building, structure, site, object, or district for listing on the Yakima register of historic places.

(7) Properties listed on the Yakima register of historic places shall be recorded on official zoning records with an "HR" (for historic register) designation. This designation shall not change or modify the underlying zone classification.

C. Removal of Properties from the Register.

(1) In the event that any property is no longer deemed appropriate for designation or no longer meets the eligibility requirements for the Yakima register of historic places, the commission may initiate removal from such designation by the same procedure as provided for in establishing the designation in subsection B of this section.

(2) Additionally, and except to the extent that a property is subject to a historic preservation special valuation agreement entered into under the authority of YMC [11.62.060](#) and applicable state law, the property owner(s) of record (as indicated by the records of the Yakima County auditor) of a property listed on the Yakima register of historic places may make a written request to have said property removed from the register. The written request must be signed

by said property owner(s) and notarized. Upon receipt of such a properly notarized written request, the commission shall immediately remove the property from the register.

(3) Additionally, and except to the extent that a property is subject to a historic preservation special valuation agreement entered into under the authority of YMC [11.62.060](#) and applicable state law, the property owner(s) of record (as indicated by the records of the Yakima County auditor) of a contributing property in an existing historic district may make a written request to have said property changed from contributing to noncontributing status. The written request must be signed by said property owner(s) and notarized. Upon receipt of such a properly notarized written request, the commission shall immediately change the status of the subject property from contributing to noncontributing.

D. Change of Status from Noncontributing to Contributing within a District. The owner(s) of record of a noncontributing property within a district may submit an application to the commission for change of status of the property from noncontributing to contributing. The application shall identify all features of historical significance of the property in accordance with subsection A of this section and shall include the legal description and all features—interior and exterior—and outbuildings that contribute to its proposed designation as a contributing property.

The commission shall consider the merits of the application according to the criteria in subsection A of this section and according to any review standards established in rules at an open meeting. This action shall be deemed a Type II commission review subject to the procedures of YMC [11.62.050](#)(C)(4).

E. Effects of Listing on the Register.

(1) Listing on the Yakima register of historic places is an honorary designation denoting significant association with the historic, archaeological, engineering, or cultural heritage of the community. Properties are listed individually or as contributing properties to a historic district.

(2) Prior to the commencement of any work on a register property, or any contributing property in a district, excluding ordinary repair and maintenance and emergency measures defined in YMC [11.62.030](#) and the exemptions stated in YMC [11.62.050](#), the owner must request and receive a certificate of appropriateness from the commission for the proposed work. Violation of this rule shall be grounds for the commission to review the property for removal from the register.

(3) Prior to whole or partial demolition of a register property or contributing property within a district, the owner must request and receive a waiver of a certificate of appropriateness.

(4) Because Yakima is certified as a certified local government (CLG), all qualifying properties listed on the Yakima and National Registers of Historic Places may be eligible for special tax valuation on their rehabilitation under YMC [11.62.060](#).