



**CITY OF YAKIMA
HISTORIC PRESERVATION COMMISSION**

Date: June 28, 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 4/26/23 | Commission Chair |
| IV. | Staff Announcements | Staff Liaison |
| V. | Audience Participation | Commission Chair |
| VI. | New Business | |
| | A. Certificate of Appropriateness – 2 Chicago Ave | Staff Liaison |
| VII. | Other Business | Commission Chair |
| VIII. | Adjournment | |

Adjourn to next scheduled Historic Preservation Commission meeting July 26, 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: April 26, 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, Edmondson, and King were present, with Commissioner Bussey and Mann absent (both excused).
- III. **Approval of Meeting Minutes from 03/22/2023**
Minutes were approved unanimously.
- IV. **Staff Announcements** – Planning Manager Calhoun announced the following:
 - A. **Staffing in the City of Yakima Planning Division**
An assistant planner has been hired to join the City of Yakima Planning Division in July.
 - B. **General Announcement**
Some historic properties have recently been sold and the property owners have been communicating with Joseph, it is expected that the Historic Preservation Commission be seeing request for certificate of appropriateness for those properties.
- V. **Audience Participation**
Spencer from Northwest Vernacular presented a presentation that gave insight about the Naches Historic Overlay.
- VI. **New Business**
 - A. **Naches Historic Overlay – Kickoff Meeting**
Reaching final steps regarding the grant from the department of archeology, historic preservation for the Naches historic overlay, consultant, Spencer from Northwest Vernacular prepared a presentation to kick start what will be two public meetings tied to historic overlay zone guidelines. Spencer's presentation consisted of background information regarding overlay guidelines, what the guidelines are, such as their process and how they fit appropriately into planning, and possible effects of what the guidelines could be. The second public meeting is expected to be in June/July.

Commission Members

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

B. Certificate of Appropriateness – 2403 W Chestnut Solar

A certificate of appropriateness was applied for regarding a proposal to install solar panels to the roof of a historic residence located at 2403 W Chestnut Ave. This property is one of the contributing properties in the Barge-Chestnut historic district. Material regarding this proposal was presented to the commission members for review and it was decided unanimously that this proposal be passed.

VII. Old Business

A. 2023 Grant Application

A special meeting was held 04/05 to discuss and appropriately fill out the 2023 Grant Application. The application will be finalized with appropriate signatures and turned in on 04/07.

B. 9 S 10th Ave – Removal from Local Register

Applicant of this request was not present, therefore discussion could not happen. According to the code, discussion is not warranted, and it is the responsibility of the commission to simply approve, and immediately remove the property from the local register among receipt of a written request that is signed and notarized by property owner.

VIII. Other Business

None.

IX. Adjournment

A motion to adjourn to May 24, 2023 was passed with a unanimous vote. The meeting was adjourned at approximately 6:20 P.M.

Commission Members

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



**CITY OF YAKIMA
HISTORIC PRESERVATION COMMISSION**

June 13, 2023

RE: Notice of Public Meeting
Type II Review for Certificate of Appropriateness
Property located at 2 Chicago Ave

A proposal re-roof the garage (HPR#002-23) and house (HPR#003-23) of a historic residence located at 2 Chicago 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 proposals has been scheduled for **Wednesday, June 28, 2023 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



Yakima Historic Preservation Commission

Application for Certificate of Appropriateness

Date Submitted:	May 16, 2023
Building/Property Name:	2 Chicago Ave garage
Building/Property Address:	2 Chicago Ave Yakima, WA 98902
Historic District (if applicable):	
Applicant's Name:	Caleb Foster
Applicant's Address:	2 Chicago Ave. Yakima
Applicant's Telephone:	860-502-9202
Applicant's Email:	clef86@gmail.com
Property Owner's Name (if different from applicant):	
Property Owner's Address:	
Property Owner's Signature:	
<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): Garage re-roof and wood repair.

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

Reroofing Garage to composite shingles and rotten and damaged fascia wood replacement. The roof is from 1995 records and deemed a hazard by insurance. Cedar shingles are not covered by multiple insurance companies due to fire hazard. I wish to choose a brown composite shingle style. As I restore this historic Yakima home of Elizabeth Carmichael's, I will repair and restore throughout with like kind as much as possible. All woodwork will be kept, refurbished, restored, repaired first. Any necessary replacements will be of like wood kind (cedar for cedar) and shape and design retained to return to original style and position.

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 *photos*

Submit completed application and supporting materials to:

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

RECEIVED

MAY 17 2023

**CITY OF YAKIMA
PLANNING DIV.**

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.

Pg 2

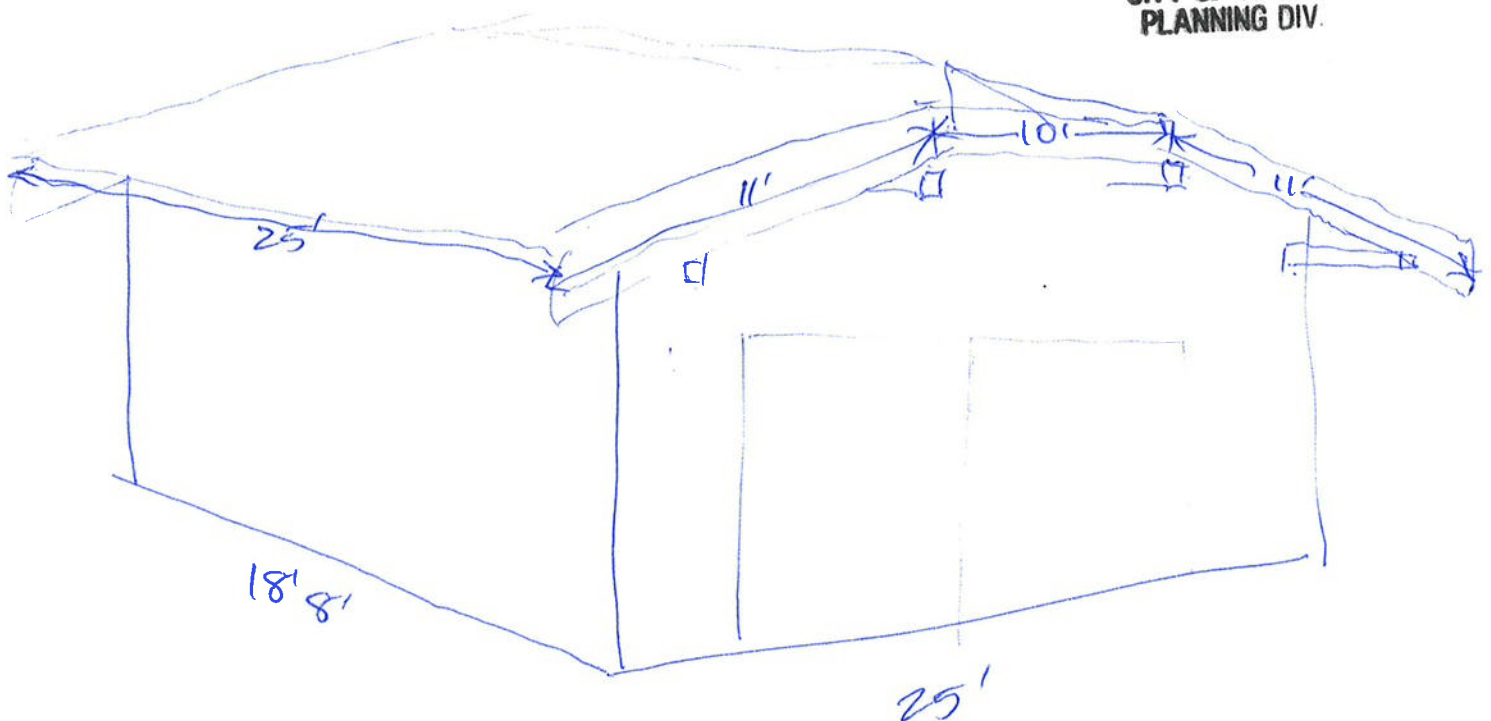
The rounded edge finish will be repaired or rebuilt to original scale and shingled to match the curve per original design. Each fascia board will be assessed separately. The north side for example appears solid unrotten and will be kept whole. Painting will follow with a like green color as matching original as samples allow,

Garage walls are $25' \times 18'8''$
roofline $25' \times 32'$ curve.

RECEIVED

MAY 17 2023

CITY OF YAKIMA
PLANNING DIV.



The garage will be reroofed first and the home thereafter. I seek restoration lessons before restoring the home's roof. That application follows in days. Permit for this garage is paid 5/15/23.

To Yakima Historic Preservation Commission

May 17, 2023

Caleb Foster

2 Chicago Ave. Yakima, WA 98902

RECEIVED

MAY 17 2023

CITY OF YAKIMA
PLANNING DIV

Dear All,

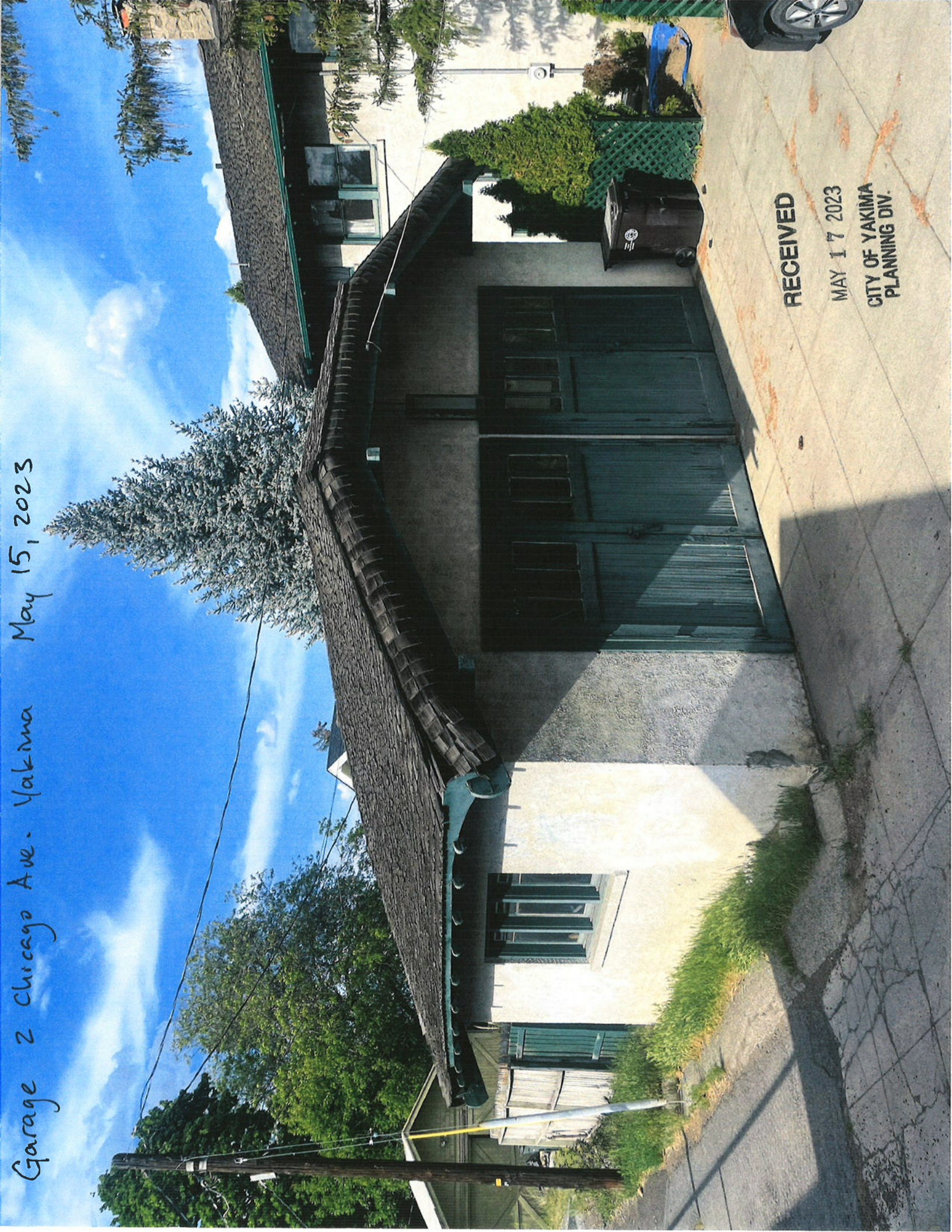
As the proud owner, I'm looking forward to working with you as I restore Elizabeth Carmichael's 1917 home. Raised in Wallingford, CT from a family who descends from the Mayflower's travelers, I want to honor American history here in Yakima Washington, despite not being 500 years old.

A second application for the home's re-roofing will be delivered next. I ask what support you can give to allow me to re-roof as soon as possible due to insurance ~~exclusion~~ exclusion on these old cedar roofs.

The outcome of a beautifully restored home to historic standards is my goal working with you.

Sincerely, Caleb Foster

Garage 2 Chicago Ave. Yakima May 15, 2023



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CITY OF YAKIMA
PLANNING DIV.

North Wall
Garage
2 Chicago Ave

May 15, 2023

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MAY 17 2023

CITY OF YAKIMA
PLANNING DIV.

Southwest corner
and South facing doors.



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MAY 17 2023

CITY OF YAKIMA
PLANNING DIV.

West wall 2 Chicago Ave Garage



5/15/23

RECEIVED

MAY 17 2023

CITY OF TAMPA
PLANNING DIV.

Top Rated

50

Owens Corning**Oakridge Brownwood Algae
Resistant Laminate Architectural
Roofing Shingles (32.8 sq. ft. Per
Bundle)***2 Chicago Ave*

★★★★★ (1829) ✓

example**RECEIVED****MAY 17 2023****CITY OF YAKIMA
PLANNING DIV.**

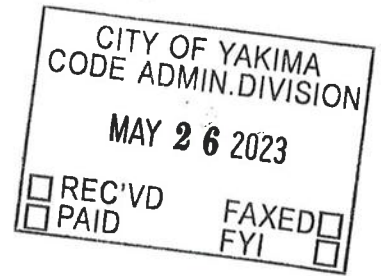
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Add to Cart

HPR# 003.23



Yakima Historic Preservation Commission

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Applicant's Telephone:	860-502-9202
Applicant's Email:	clef86@gmail.com
Property Owner's Name (if different from applicant):	
Property Owner's Address:	
Property Owner's Signature:	

(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.)

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☐ Preliminary Approval (for large projects that may require phased approvals)

☐ Demolition/Waiver of Certificate of Appropriateness

☒ Other (please describe): House re-roof and wood repair.

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

Reroofing house to composite shingles and rotten and damaged fascia wood replacement. The roof is from 1995 records and deemed a hazard by insurance. Cedar shingles are not covered by multiple insurance companies due to fire hazard. I wish to choose a brown composite shingle style. As I restore this historic Yakima home of Elizabeth Carmichaelis, I will repair and restore throughout with like kind as much as possible. All woodwork will be kept, refurbished, restored, repaired first. Any necessary replacements will be of like wood kind (cedar for cedar), and shape and design retained to return to original style and position.

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MAY 26 2023

**CITY OF YAKIMA
PLANNING DIV.**

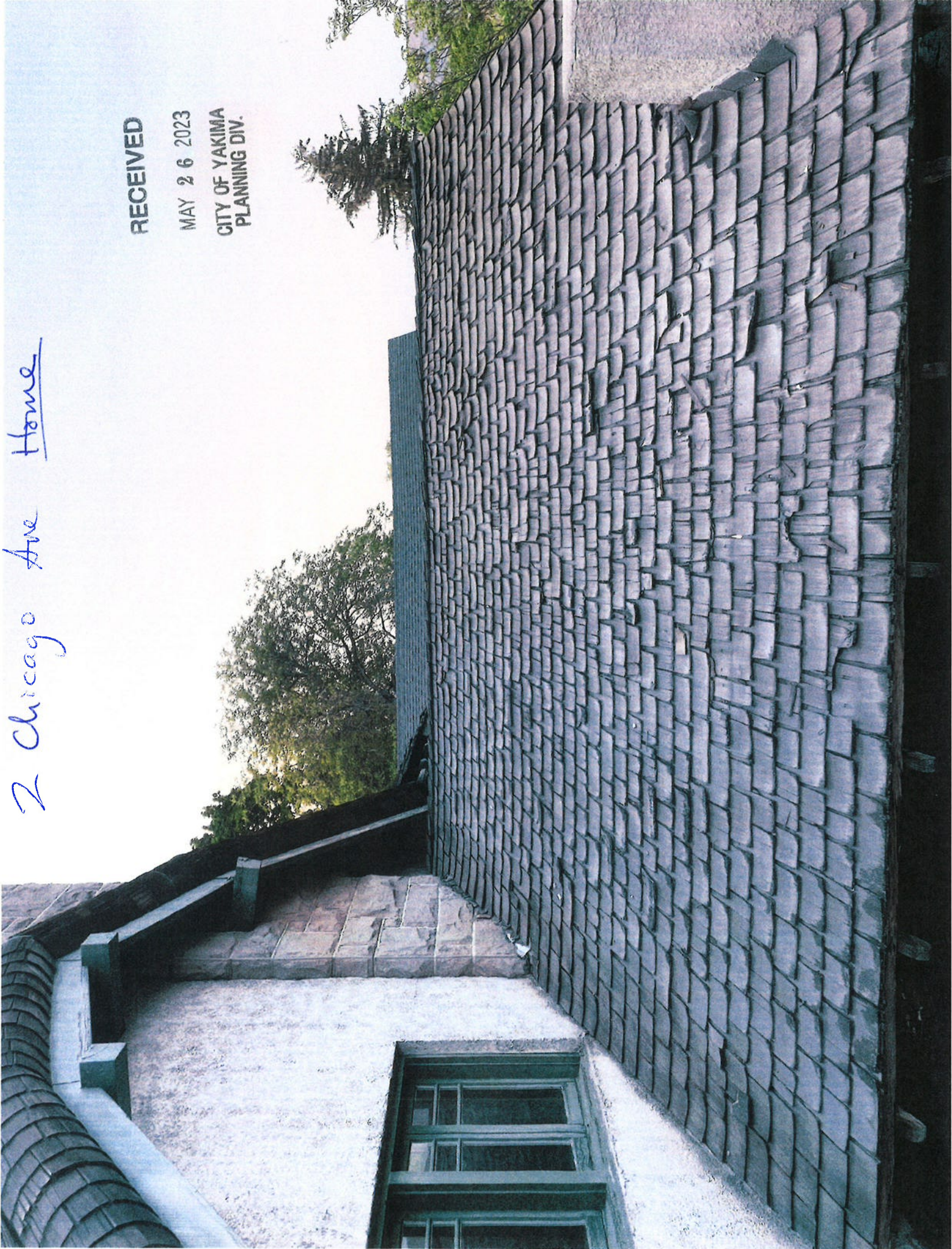
Please note: The Yakima Historic Preservation Commission meets on the fourth Wednesday of each month. Completed applications are due four weeks prior to the meeting date you are targeting, so please plan accordingly. Incomplete or missing information will delay consideration of your application.

2 Chicago Ave Home

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MAY 26 2023

CITY OF YAKIMA
PLANNING DIV.



2 Chicago Ave Roof House



RECEIVED

MAY 26 2023

CITY OF YAKIMA
PLANNING DIV

2 Chicago Ave, House
Caleb Foster

RECEIVED

MAY 26 2022

CITY OF YAKIMA
PLANNING



Top Rated

Owens Corning

**Oakridge Brownwood Algae
Resistant Laminate Architectural
Roofing Shingles (32.8 sq. ft. Per
Bundle)**

★★★★★ (1829) ✓

*2 Chicago Ave**example***RECEIVED**

MAY 26 2023

CITY OF YAKIMA
PLANNING DIV.

- 1 +

Add to Cart

HISTORIC PROPERTY INVENTORY FORM

YA 935

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

IDENTIFICATION SECTION

Site No.: 39-357
Site Name: Historic Carmichael-Loudon House
Field Recorder: J. Kipp/G. Grulich
Date Recorded: 7/19/86
Owner's Name: Lunceford, Donald G
Street: 2 Chicago Ave.
City/Town: Yakima
County: 39
Zip Code: 98902

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

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

LOCATION SECTION

Street Number: 2 Chicago Ave.
City/Town: Yakima Zip Code: 98902
County: 39 Twp: 13 Range: 18 Sect: 24 % Sect: SW % % Sect: NW
Tax No./Parcel No.: 181324-32478
UTM References: Zone 10 Easting 689440 Northing 5163790
Acreage: Less than one. USGS Quadrangle: Yakima West (7.5)
Legal boundary description: Scale 1:24,000
Nob Hill Addition to North
Yakima, Lot 1 and S 1/2 of
Lot 2.

PHOTOGRAPHY

Photography Neg. No.: YW3-19
(Roll No. + Frame No.)
View: NW
Date: 7/19/86

DESCRIPTION SECTION

Materials & Features/Structural Types:

Roof Material: ☐ Wood Shingle
☒ Asbestos/Asphalt Shingle
☐ Slate
☐ Tar
☐ Metal (specify) _____
☐ Other (specify) _____
Roof Type: ☐ Gable ☒ Hip
☒ Flat ☐ Pyramid
☐ Monitor ☐ Sawtooth
☒ Gambrel ☐ Other (specify) _____
☐ 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/
Sullivaneseque
☐ Beau Arts Classicism
☐ Princess Anne
☐ Neo-Colonial
☐ Dutch Colonial
☐ Spanish Colonial
☒ English Revival
☐ Bungalow
☒ Craftsmen
☐ American Foursquare/
Classic Box
☐ Prairie Style
☐ Art Deco/Moderne
☐ Commercial Vernacular
☐ Vernacular
☐ Other (specify) _____

Cladding (Exterior Wall Surfaces):

☐ Log
☐ Horizontal Wood Siding
☐ Rustic/Novelty
☐ Clapboard
☐ Wood Shingle
☐ Split Shakes
☐ Re-sawn
☐ Machine Shingle
☐ Asbestos/Asphalt Shingle
☐ Brick Masonry
☐ Stone Masonry
☒ Stucco
☐ Terra Cotta
☐ Carrara Glass
☐ Vinyl/Aluminum Siding
☐ Other (specify) _____

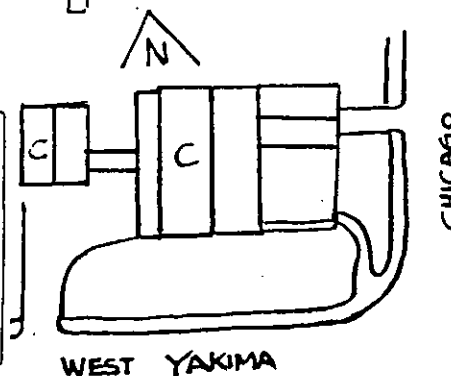
Height/No. of Stories:

☐ One
☐ One and one-half
☒ Two
☐ Two and one-half
☐ Three
☐ 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



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 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 checked="" 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 1917-1919
 Architect/Builder: architect unknown; building contractor, W. V. Holden
 Historical Significance:

The residence at 2 Chicago Avenue is associated with Yakima's second period of development from 1900 to 1918. The No. 11 Addition was platted April 6, 1910. A satellite community developed in this western section of Yakima 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 of the early 20th century developed by architects for upper income families in business and professions. The Carmichael-Loudon House is a unique example of blending the Craftsman styles introduced by California architects Greene and Greene with English Revival influences and is representative of the larger, two-story residences built in eclectic styles in Yakima for affluent families. The house's irregular plan and complex gambrel and low gable roof pattern reflect the Craftsman style. Stucco cladding and the rolled edge false-thatched roof are typical elements of the English Revival style. The massive, rusticated ashlar masonry entry has been placed at the south-east corner of the residence in concurrence with intersecting street corners to create a strong focal point. These elements make this significant

Additional Description of Physical Appearance & Significant Architectural Features:
 (Architectural significance; can include interior & site features; address integrity issues specifically)

The Carmichael House at 2 Chicago Avenue is a two story stucco clad residence of an unique design which includes "Craftsman" forms and "English Revival" details. The building has an irregular plan with the second floor being significantly dissimilar to the lower floor. The major roof is a cross gable with a cross gambrel roof facing Chicago Avenue. A projecting bay has a hipped gable. A lower (east) gable completes the complex roof. The roof has rolled eaves with a decorated edge forming a "false-thatched" roof edge. The southeast corner, the main entry, is a rusticated ashlar masonry forming an entry vestibule with a large segmented arched entry and a semicircular niche to the side. The stonework frames three tall and narrow windows and terminates in a stone parapet with corner piers. The windows are predominately narrow 1/1 double-hung or casement units. A bow window faces south, while an angled bay window projects from the east elevation. The building is encased in a heavy mantle of ivy which obscures much of the features of the building. A garage in rear has many of the details of the residence including the "false-thatched"

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

Newbill, Jim and Herb Blisard, eds. Yakima: A Centennial Perspective, 1885-1985. Franklin Press, Yakima, 1984, p. 93.
 Yakima Valley Museum clipping, photo and manuscript files (Yakima Valley Museum, archives).
 Lunceford, Marlene. Telephone interview, July 23, 1986.
Yakima Daily Republic. May 25, 1920.
Yakima Herald. May 26 & 27, 1920.
 Yakima County Assessor's records.
 Polk, R.L. & Co. North Yakima and Yakima County Directories. 1915-1968.
 Schreiner Title Company land records. Book A-78; Book 21, 334-357. (Schreiner Title Company, 30 N. 2nd St., Yakima).

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.: 39-357

Site Name: Carmichael-Loudon House

Historic
Common

Date: 7/19/86

Statement of Significance (continued):

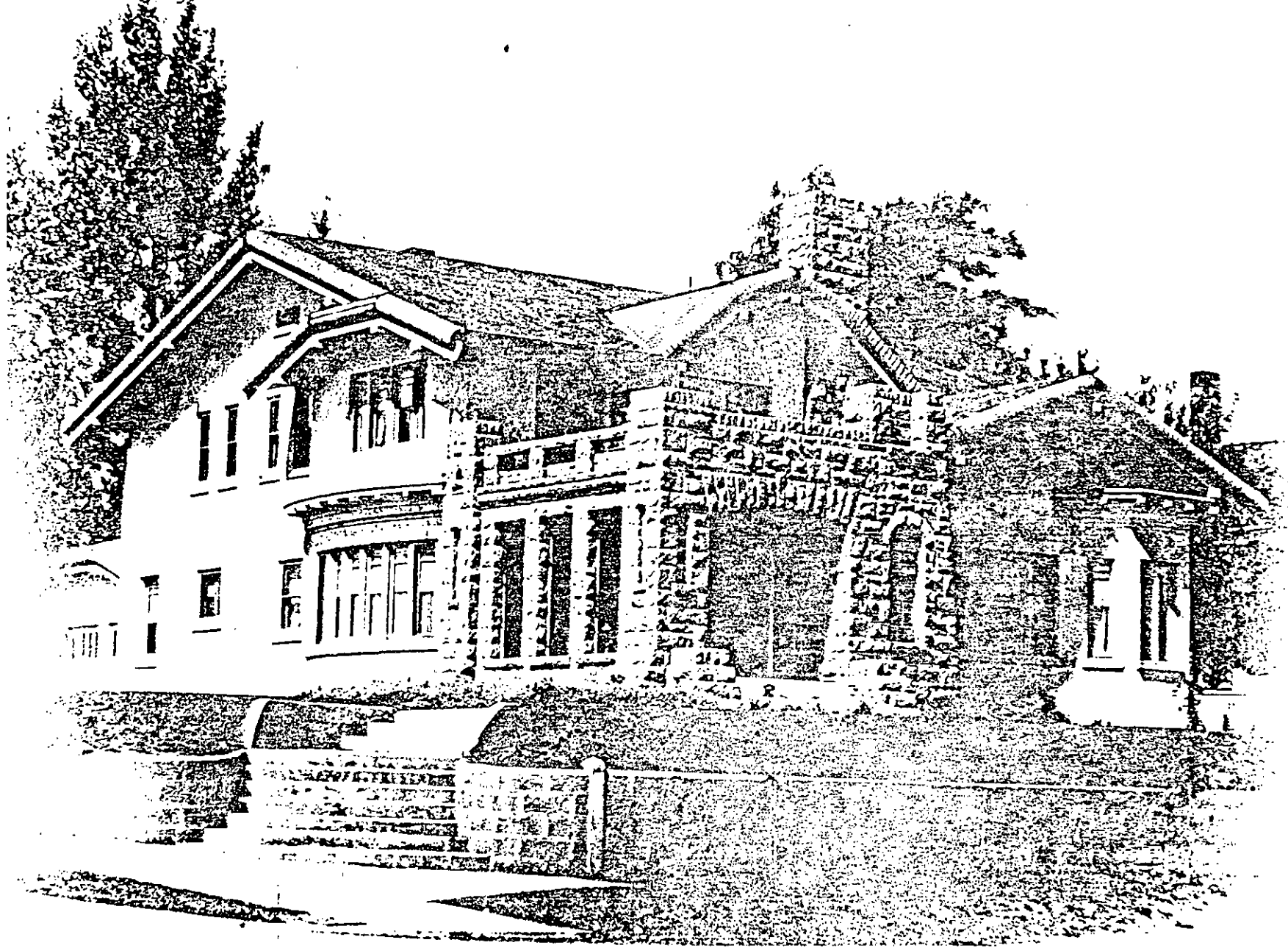
residence one of the most unique of the eclectic styles found in Yakima. Elizabeth Loudon Carmichael, founder of Yakima City Creamery and Carmichael Ice Cream, built this home in 1917-1919. Elizabeth Loudon came to the Yakima valley from New Zealand in 1884. Following her husband's death, she settled in Yakima City (Union Gap) in 1885 with their five young children. Elizabeth opened a general merchandise store and served as the town's first postmistress. Again a widow, following her marriage to Colin Carmichael, she established the town's first creamery in 1902. Mrs. Carmichael later moved the business to North Yakima and at the time of her death in 1920, the creamery was recognized as one of Yakima's largest businesses. Her son, James A. Loudon and his wife Minnie, lived in this splendid residence until 1966. Many of the original furnishings were sold with the home to Don and Marlene Lunceford in 1967 and it remains in its near-original 1917 state beneath the vine covered exterior.

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

hipped gable roof, and stucco cladding. This unique building has maintained the integrity of the original design and details, although obscured by the extent of the existing vegetation. The interior retains good integrity and includes hardwood floors with inlaid borders; white onyx fireplace; oak French doors with bevelled glass; cove ceilings, and a built-in ice cabinet in the kitchen (converted to electricity).

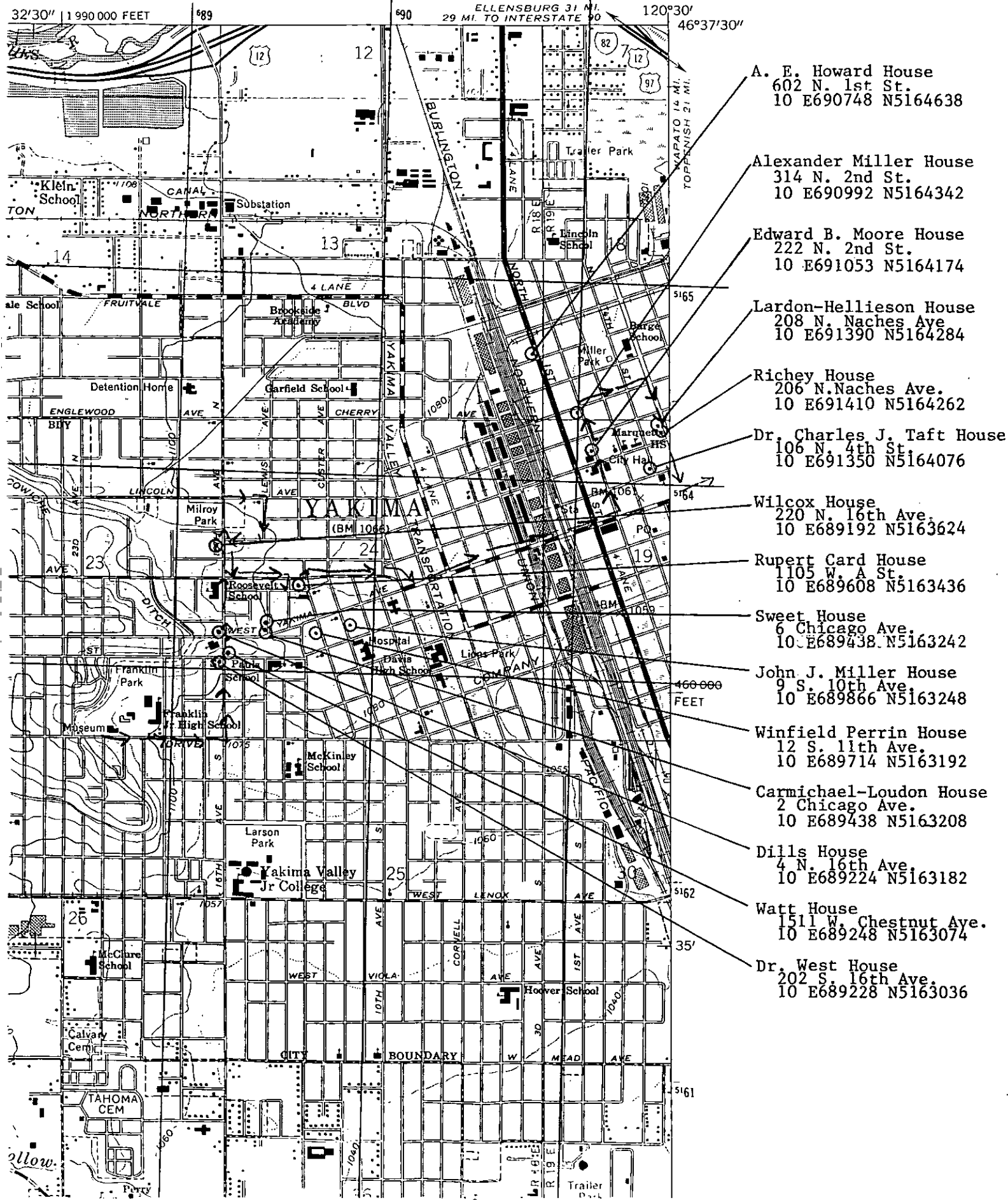
Total number of contributing properties: 2 (house and garage)
noncontributing properties: 0

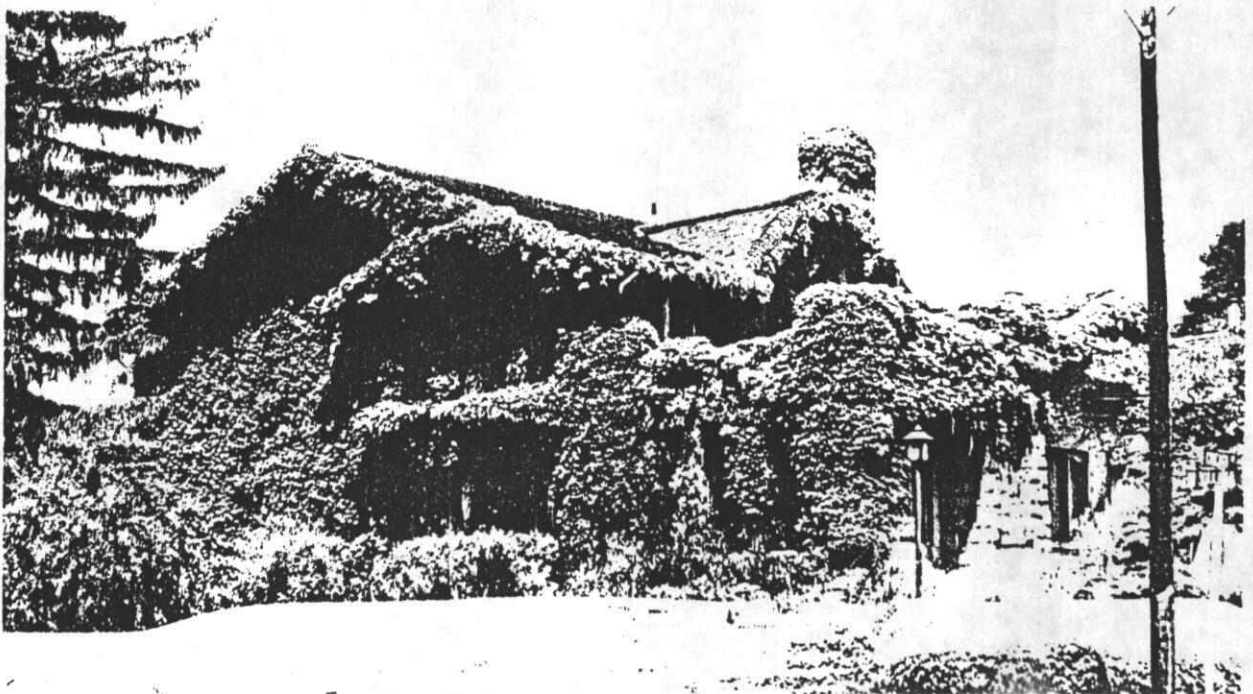
Carmichael-Loudon House (2 Chicago Avenue), c. 1920. Photographer unknown. Location of negative unknown.



2 Chicago Ave.

1977 III NW
(POMONA)





- Historic Houses of Yakima Thematic -

Brooker-Taylor House
Yakima, Washington
C. Holstine
8/28/85
OAHP, Olympia, WA
Northeast, Front elevation
10-21 1 of 22

- Historic Houses of Yakima Thematic -

Rupert Card House
Yakima, Washington
C. Holstine
9/16/85
OAHP, Olympia, WA
Northeast, Front and side elevation
15-9 2 of 22

- Historic Houses of Yakima Thematic -

Carmichael-Loudon House
Yakima, Washington
A. G. Grulich
7/19/86
OAHP, Olympia, WA
Northwest, Front and side elevation
YW3-19 3 of 22



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

June 28, 2023

In consideration of request for a Certificate of Appropriateness for alteration of historic property located at 2 Chicago Ave.:

SUBMITTED BY: Caleb Foster

REQUEST

Re-roof existing garage (HPR#002-23) and house (HPR#003-23) with composite shingles – existing roofing material is cedar shingles.

FINDINGS

Property Owner: Caleb Foster
Location: 2 Chicago Ave
Parcel: 181324-32478

Background – The applicant submitted a request to re-roof the existing garage and residence located at 2 Chicago Ave. The subject property, known as the “Carmichael-Loudon House” is listed on the Yakima Register of Historic Places. The home was built in 1917 and is located at the NW corner of Yakima Ave and Chicago Ave. The home is a blend of Craftsman and English Revival architecture styles and influences. The roofing of both the garage and the residence contain a gambrel and low-gable roof pattern with a rolled edge false-thatched roof edging.





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 change in roofing materials is 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. *Not applicable*
- 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. *Historic character will be retained by the change in roofing materials. The decorative curved roof edge that is a significant feature of the roof and is proposed to be maintained. The proposed composition shingles are similar to the asbestos/asphalt shingles that were on the roof when the WA State Historic Property Inventory form was filled out in 1986.*
- 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 with detached garage. No significant changes will occur on the property.*
- 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 composition shingles will not degrade from the properties distinct character and the false-thatched rounded edges will remain.*
- 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. *Deteriorated features will be repaired where possible and replaced where necessary with similar materials.*
- 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. *Not applicable*
- 8) Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
 - a. *Not applicable*
- 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. *Not applicable*

- 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. *Not applicable*

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 June 28, 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. 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.
3. The proposed composite shingles on the subject residence and garage will not damage historic features, and does not negatively impact the historic property.

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 garage, and approves of the issuance of a Certificate of Appropriateness. The requested Type II for the historic residence located at 2 Chicago 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.