



**CITY OF YAKIMA
HISTORIC PRESERVATION COMMISSION**

Date: November 13, 2025
Time: 5:30 p.m
Place: City Hall Council Chambers
Staff: Connor Kennedy, Associate Planner

- | | | |
|------|--|-------------------------|
| I. | Call to Order | Commission Chair |
| II. | Roll Call | Staff Liaison |
| III. | Audience Participation | Commission Chair |
| IV. | Certificate of Appropriateness Hearing
i. 2712 W. Yakima Ave | Staff Liaison |
| V. | Adjournment | |

Adjourn to next scheduled Historic Preservation Commission meeting January 28, 2025, at 5:30pm in the Council Chambers.

Commission Members

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

HPR#00425



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CITY OF YAKIMA
PLANNING DIV.

Yakima Historic Preservation Commission

Application for Certificate of Appropriateness

Date Submitted:	11/5/2025
Building/Property Name:	Cate Maier Residence
Building/Property Address:	2712 West Yakima Ave.
Historic District (if applicable):	Prange-Lincoln Historic District
Applicant's Name:	Eric Clark - Clark Custom Remodeling, Inc
Applicant's Address:	5510 Englewood Hill Drive, Yakima, WA 98908
Applicant's Telephone:	(509) 728-1266
Applicant's Email:	Clarkremodel@icloud.com
Property Owner's Name (if different from applicant):	Russell Maier & Sara Cate
Property Owner's Address:	2712 West Yakima Ave. Yakima 98902
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.)	

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):

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

Add 186 sq bathroom/office addition to the west side of the existing house (south west corner). Also include 84 sq covered porch with stairs leading to East. Exterior surfaces (stucco, fascia, soffit, Handrail etc.) to match exterior of existing Structure in color & finish.

Building to be constructed to preserve existing trees that border 28th Ave.
Cover porch decking to be Trex material. Color to be complimentary to existing house finishes.

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.

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W YAKIMA AVE

45'-0"
FRONT SETBACK

68'-6"
APPROX

5'-0"
SIDE SETBACK

10'-0"
APPROX

59'-6"
APPROX

EXISTING
SHEDS

70'-0"

15'-0"
REAR SETBACK

LOT AREA: 9,800 SF
EXISTING COVERAGE: 2,136 SF (22%)
PROPOSED COVERAGE: 2,510 SF
 $2,510/9,800 = .26$
 $26\% < 60\%$

EXISTING HOUSE
(2 STORY)

LOCATION OF
PROPOSED
ADDITION
(1 STORY)

SYCAMORE
TREE (TRUNK)

40'-0"
SIDE SETBACK

35'-8"
EXISTING HOUSE SETBACK

19'-2"

36'-0"
PROPOSED SETBACK

PROPERTY LINE & FENCE

CURB

16'-6"
ROW

140'-0"

ROW CENTERLINE

24'-0"

S 28TH AVE

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CITY OF YAKIMA
PLANNING DIV.

OWNER'S INFORMATION:

NAME: Sara Cate and Russell Mayer
ADDRESS: 2712 W. YAKIMA AVE
PHONE: 509-480-2837
SIGNATURE: Sara Cate



ADDRESS: 2712 W YAKIMA AVE
PARCEL: 181323-31476
ZONE: R-1
1/2/25