CITY OF YAKIMA
HISTORIC PRESERVATION COMMISSION

Date: **January 28, 2026**
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 Hearings** i. 104 W. Yakima Ave – Union Pacific Building ii. 2810 Barge Street – Accessory Dwelling Unit	**Staff Liaison**
V.	**Adjournment**	

Adjourn to next scheduled Historic Preservation Commission meeting February 25, 2025, 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
Commission Findings of Fact

January 26, 2026

In consideration of request for a Certificate of Appropriateness for alteration of historic property located at 104 W. Yakima Ave. (Union Pacific Building):

SUBMITTED BY: Roderick Schultz – Properties West Inc.

REQUEST

Certificate of Appropriateness request, for exterior alterations (window replacement) to the historic Union Pacific Building located at 104 W. Yakima Ave.

FINDINGS

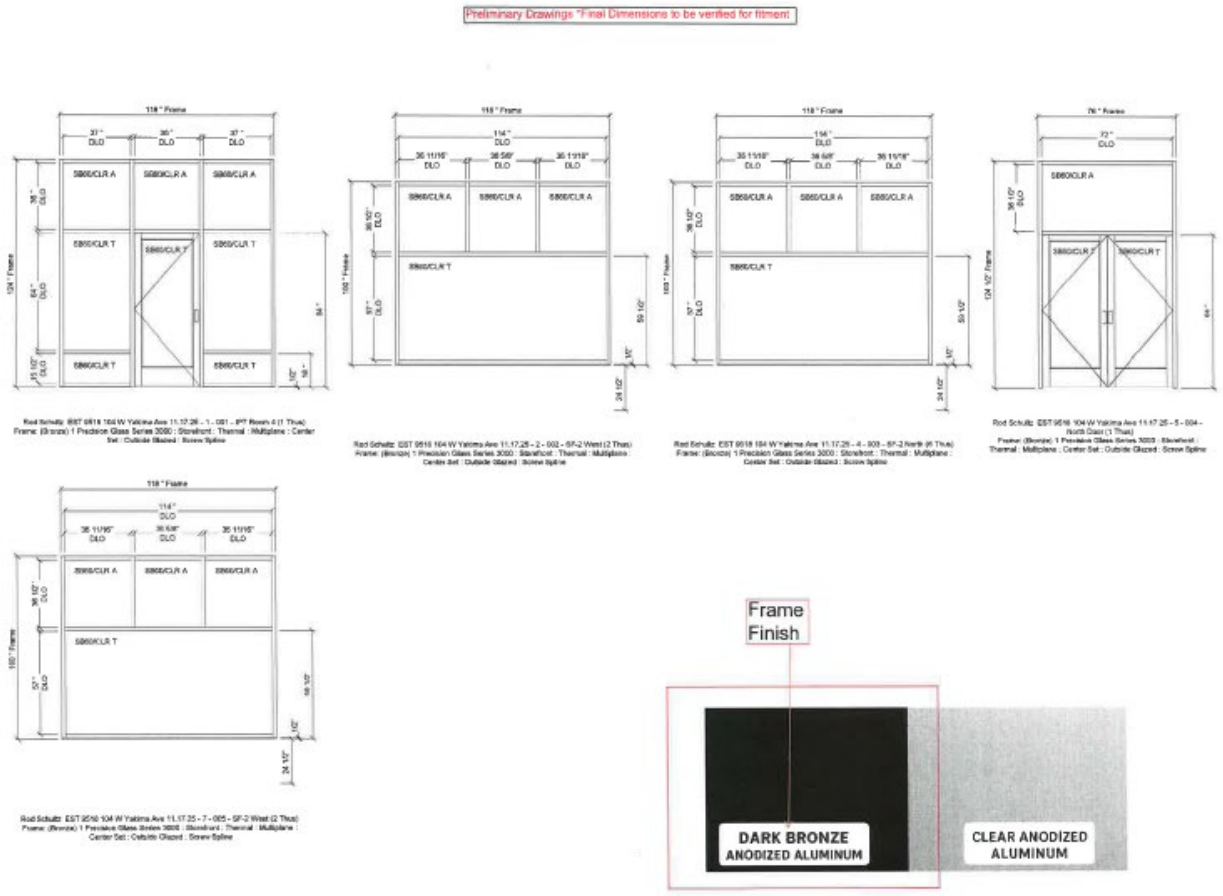
Property Owner: Properties West Inc.
Location: 104 W. Yakima Ave.
Parcel: 181324-14427

Background – On November 18, 2025, the applicant submitted a request to install replacement windows in a historic building located at 104 W. Yakima Avenue. The project will occur in two phases. The first phase will replace all street level windows with new double pane units in the exact same configuration as the existing window layout. The second phase will replace all of the windows at the upper level of the building in the same layout of the current windows.

Location of Subject Parcel

Subject Building Frontage (via Google Street View)

Proposed Design / Materials (via submitted application)



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 alterations 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 use of the property will not change and the replacement windows will be more energy efficient without changing or impacting the historic look of the building.*

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. *The use of the property will not change and the replacement windows will be more energy efficient without changing or impacting the historic look of the building.*

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 use of the property will not change and the replacement windows will be more energy efficient without changing or impacting the historic look of the building.*

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. *The use of the property will not change and the replacement windows will be more energy efficient without changing or impacting the historic look of the building. The overall design of the building will appear exactly the same with the proposed alterations.*

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. *Alterations will be aligned with historic preservation standards.*

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. *Alterations will be aligned with historic preservation standards.*

8) Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
    a. *Alterations will be aligned with historic preservation standards. If such resources are discovered or disturbed, mitigation measures will be undertaken.*

9) New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the

historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

a. *The use of the property will not change and the replacement windows will be more energy efficient without changing or impacting the historic look of the building.*

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 addition does not alter the existing structure of the residence in a manner that would disrupt the historic integrity if removed. The overall design of the building will appear exactly the same with the proposed alterations.*

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 January 28, 2026; 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 historic building.
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 the proposed addition 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 Historic Union Pacific Building, and approves of the issuance of a Certificate of Appropriateness. The requested Type II for the Historic Union Pacific Building located at 104 W. Yakima 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.

HPR#005-25

CITY OF YAKIMA
CODE ADMIN. DIVISION
NOV 18 2025
☐ REC'VD ☐ FAXED
☐ PAID ☐ FYI

Yakima Historic Preservation Commission

Application for Certificate of Appropriateness

Date Submitted:	11/18/2025
Building/Property Name:	Union Pacific Building
Building/Property Address:	104 W. Yakima Ave
Historic District (if applicable):	
Applicant's Name:	Roderick Schultz / Properties West
Applicant's Address:	4307 Cateiss Way
Applicant's Telephone:	509-930-0526
Applicant's Email:	rods@westwoodwest.com
Property Owner's Name (if different from applicant):	
Property Owner's Address:	4307 Cateiss Way Yakima, WA
Property Owner's Signature:	Roderick Schultz

(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 replace windows

☐ 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:

Phase 1: Replace All street Level windows with New double pane units in exact same configuration as they are now. See attached sheets for product detail and photos of the building

Phase 2: Replace all the upstairs windows with the same product Later Next year in 2026

These will be the Same windows That are installed at EZ Tiger restaurant and all Yakima Starbucks Stores

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.

Precision Glass
3804 W. Birchfield Rd.
Yakima, WA 98901

Estimate

Date	Estimate #
11/13/2025	9518

Name / Address
Rod Schultz

Ship To
Old Inland Lighting BLD 104 W Yakima Ave Yakima, WA 98901

Rep	Project:
ET	

Item	Description	Qty	Rate	Total
	Rod 509-930-0526 ROM Budget for project Phase 1 = Main Floor Phase 2= 2nd Floor			
FG3000 T...	PHASE 1 (1st Floor) Old Castle Building Envelope Series: FG 3000 Thermal Center Set Dimension: 2" Face x 4.5" Depth Finish: Dark Bronze Anodized East Elevation: 1ea Wide Stile Thermal Entry (Single Door w/ Sidelights) 118"x124.5" 2ea Windows 118"x100" (1 has HVAC Vents) North Elevation: 6ea Windows 118"x100" 1ea Wide Stile Thermal Entry(Pair) 81"x124.5" West Elevation: 2ea 118"x100" (1 has HVAC Vents) **********PHASE 2 BELOW**********	1	64,000.00	64,000.00T

Total

Accepted By Signature:

Precision Glass
3804 W. Birchfield Rd.
Yakima, WA 98901

Estimate

Date	Estimate #
11/13/2025	9518

Name / Address	Ship To
Rod Schultz	Old Inland Lighting BLD 104 W Yakima Ave Yakima, WA 98901

Rep	Project:
ET	

Item	Description	Qty	Rate	Total
FG3000 T...	Phase 2 (2nd Floor) Old Castle Building Envelope Series: FG 3000 Thermal Center Set Dimension: 2" Face x 4.5" Depth Finish: Dark Bronze Anodized East Elevation: 3ea Windows 118"x100" North Elevation: 6ea Windows 118"x100" 2ea Windows 38"x100" West Elevation: 2ea 118"x100"	1	58,000.00	58,000.00T
Exclusions	Exclusions: Abatement of Hazardous materials if required by others, HVAC demo/re-install, Flashing at openings, Wrapping of openings, misc brake metal, Interior Caulking by others, NFRC Labeling of glazing, Wiring terminations, Final Cleaning, unforeseen obstacles, engineering, testing, All electrical, permits, touch up paint, misc hole plugging from old hardware, after hours work, weekend or holiday work, anything not listed in this proposal, acceptance of this bid or notice to proceed without written caveats to these exclusions express your approval and acknowledgement with or without signature. Add Option for Custom Painted Storefront add $4,000.00 Per Phase-Lead time will be about 16 weeks for Custom Painted finish		0.00	0.00
	Sales Tax		8.30%	10,126.00

Total $132,126.00

Accepted By Signature: _____

ATTENTION: DUE TO THE CURRENT GLASS SHORTAGE AND MARKET VOLITILITY, ALL BIDS ARE GOOD FOR 28 DAYS, PLEASE EXPEDITE THE APPROVALS OF BIDS, AND FINAL DIMENSIONS AS WE CAN NOT EXTEND THIS


NORTH SIDE
LIGHTING
UNION PACIFIC
BUILDING
• CAMP REPAIR •
• PUBLIC WELCOME •
LIGHTING


UNION PACIFIC
104 BUILDING 104
INLAND
LIGHTING
American Lighting Association
CLOSED
SONITROL
No Soliciting
CAREFUL
WATCH YOUR
STEP
USE OTHER DOOR
CWHBA

WEST SIDE

INLAND
LIGHTING
EAST SIDE

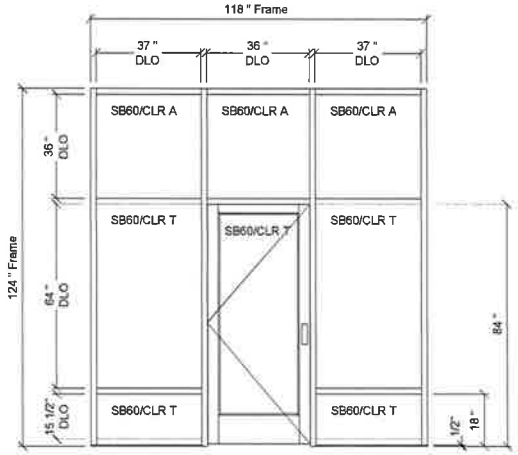
Submittal

Contractor: Rod Schultz
Project: 104 W Yakima Ave

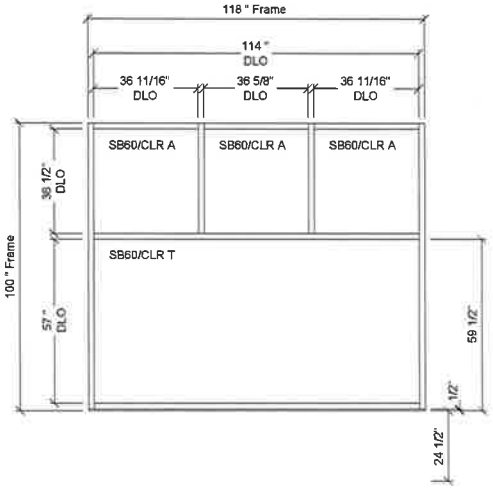
- Aluminum Storefronts
- Storefront Door Hardware
- Glazing
- Joint Sealant @ Exterior Storefront

Prepared By: Evan Toland
evan@glassandhardware.com
509-728-8270

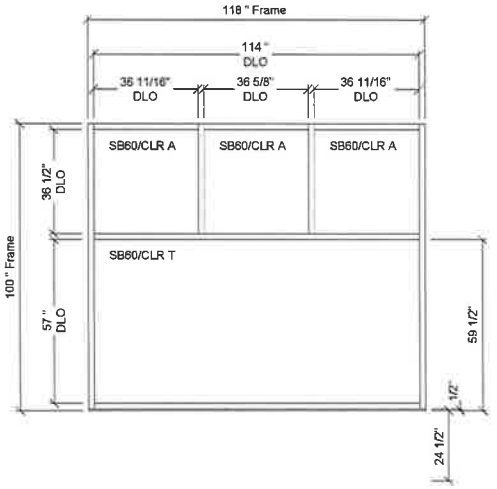
Preliminary Drawings *Final Dimensions to be verified for fitment



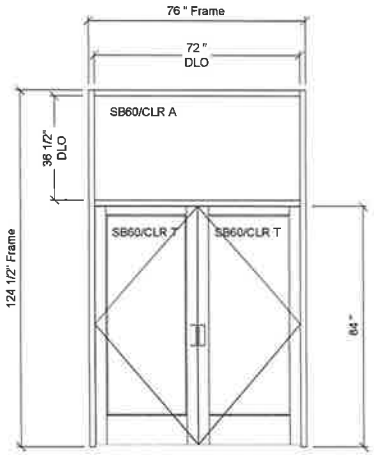
Rod Schultz EST 9518 104 W Yakima Ave 11.17.25 - 1 - 001 - IPT Room 4 (1 Thus)
Frame: (Bronze) 1 Precision Glass Series 3000 : Storefront : Thermal : Multiplane : Center Set : Outside Glazed : Screw Spline



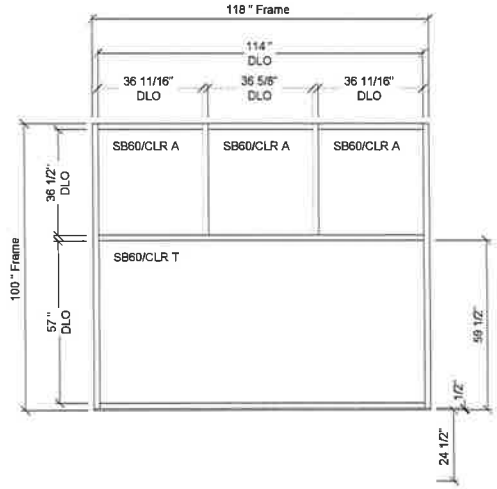
Rod Schultz EST 9518 104 W Yakima Ave 11.17.25 - 2 - 002 - SF-2 West (2 Thus)
Frame: (Bronze) 1 Precision Glass Series 3000 : Storefront : Thermal : Multiplane : Center Set : Outside Glazed : Screw Spline



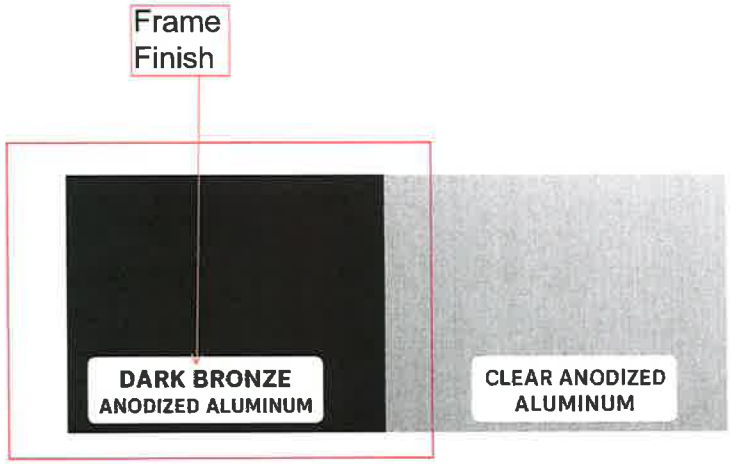
Rod Schultz EST 9518 104 W Yakima Ave 11.17.25 - 4 - 003 - SF-2 North (6 Thus)
Frame: (Bronze) 1 Precision Glass Series 3000 : Storefront : Thermal : Multiplane : Center Set : Outside Glazed : Screw Spline



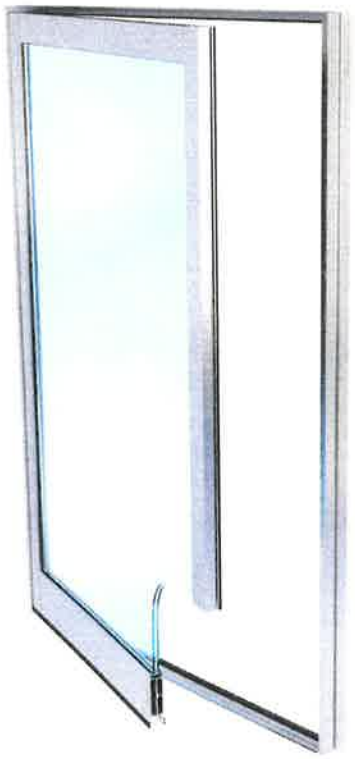
Rod Schultz EST 9518 104 W Yakima Ave 11.17.25 - 5 - 004 - North Door (1 Thus)
Frame: (Bronze) 1 Precision Glass Series 3000 : Storefront : Thermal : Multiplane : Center Set : Outside Glazed : Screw Spline



Rod Schultz EST 9518 104 W Yakima Ave 11.17.25 - 7 - 005 - SF-2 West (2 Thus)
Frame: (Bronze) 1 Precision Glass Series 3000 : Storefront : Thermal : Multiplane : Center Set : Outside Glazed : Screw Spline



MS-375TC & WS-500TC Thermal Composite Entrances— by Oldcastle BuildingEnvelope®

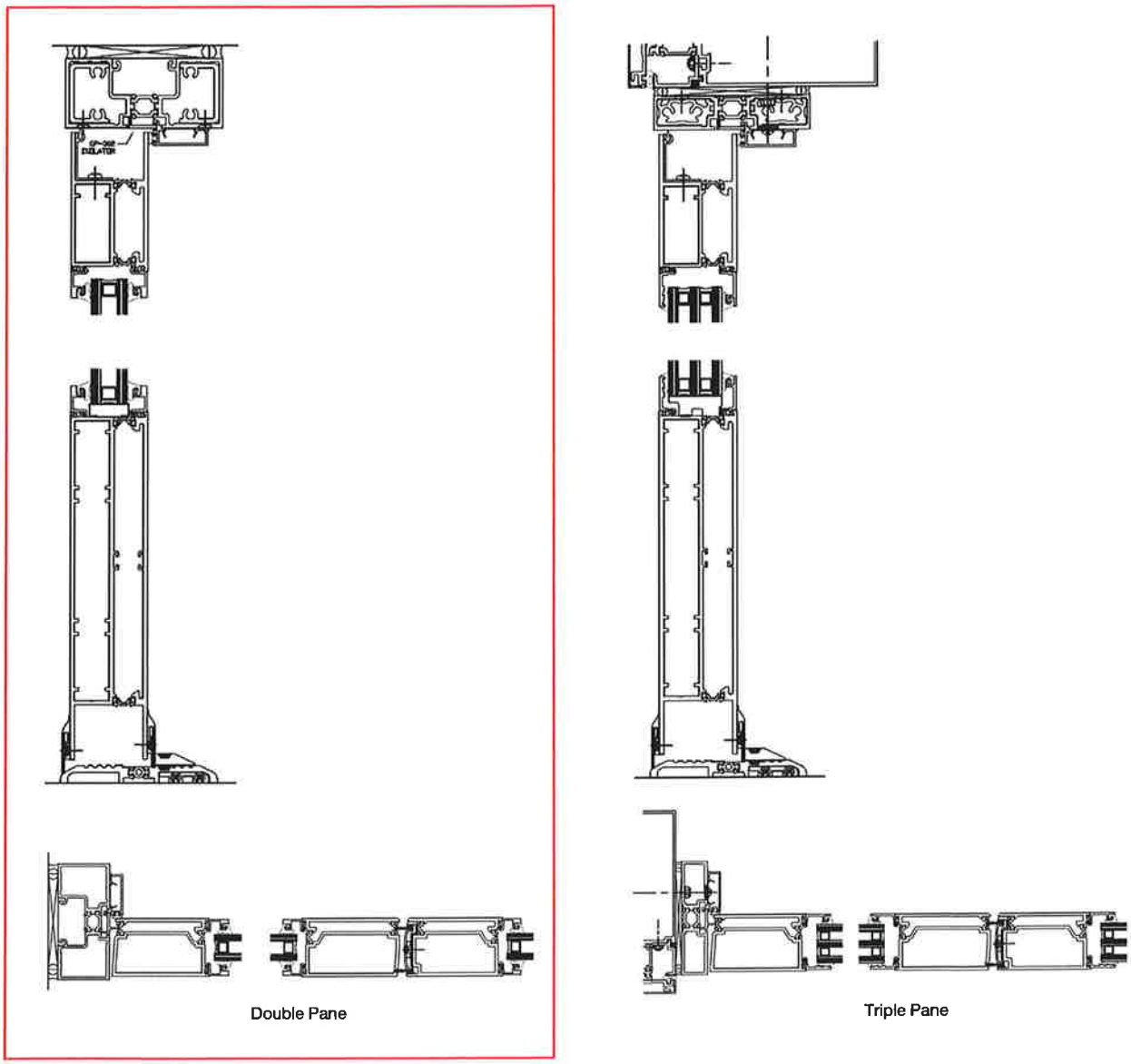


The Oldcastle BuildingEnvelope® MS-375TC and WS-500TC Thermal Composite Entrance is a high performance thermal entrance product designed to meet or exceed today's energy codes for entrances and curtain walls. The door is 2 1/4" thick and thermally broken using polyamide insulating strips. 1" insulating or 1-1/2" triple glazing may be used in the Thermal Composite Door and, when used in combination with Low-E glazing products, can match the performance of many of today's thermal curtain walls. The Thermal Composite Entrance is available as a single door, pair of doors, or in sets of singles separated by a 2 1/2" common lock mullion or 5 1/4" common hinge mullion utilizing a 1" x 4 1/2" deep sub-frame around perimeter of openings or 2" x 4-1/2" storefront frame.

Features

- Door and Frame are thermally broken utilizing Polyamide Insulating Strips
- Medium and Wide Door stiles - 8" standard bottom rail with 10" option
- Engineered for Oldcastle BuildingEnvelope® thermal curtain wall, window wall & storefronts
- Accepts 1" insulating or 1-1/2" triple glazing infill
- Door sizing up to 4'-0" x 8'-0"
- Multiple door openings available in sets of single or pairs of doors
- Dual weathering at frame to door connections
- Thermally broken threshold
- Two-Color finishing capability

Details



Double Pane

Triple Pane

See OBE Website for All Standard Details

Performance

Test Results:

Air: 1.57 psf <.50 cfm/ft² single door or < 1.00 cfm/ft² pairs

Design: 50 psf

Forced Entry per AAMA 1304-02

AAMA 920 Cycle Test

Thermal Performance per AAMA 1503:

1" Low-E Solarban 70, 90% Argon fill with Technoform spacer: U-factor = 0.43

1-1/2" Triple Glazed Low-E Solarban 70 (#2 and #4), 90% Argon fill with Technoform spacer: U-factor = 0.38

FACTORY HARDWARE BY OLD CASTLE IS USED UNLESS INDICATED OTHERWISE

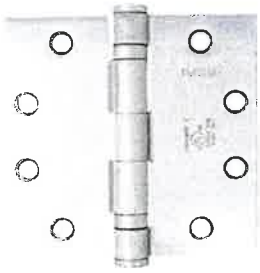
Hardware is Dark Bronze or Champagne when Dark dronze doors are used.

Hinge Selection

Concealed Gear Hinge

Offset Pivot Set

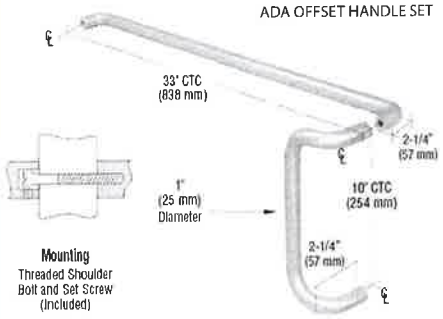
Butt Hinges



Handle Selection

ADA Pull Handle

ADA OFFSET HANDLE SET



Locking Hardware

Deadbolt

Mortise Keyed Cylinder

Mortise Thumbturn Cylinder

3 Point Locking Deadbol

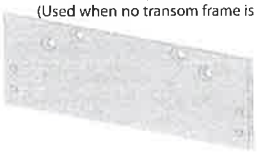
Factory Rim Exit Device

Factory CVR Exit Device

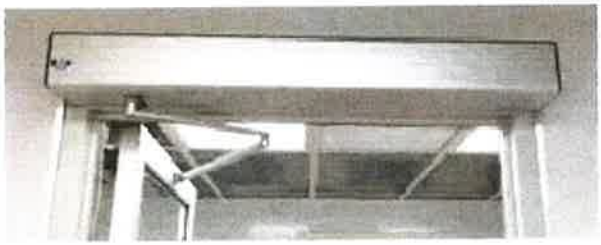
Door Controls

Falcon SC60 Closer

Falcon Sc61 Drop plate
(Used when no transom frame is used)



Record 8100 ADA operator



Weather Seals

1/2" ADA Threshold

Door Ground Sweep

Oldcastle BuildingEnvelope®

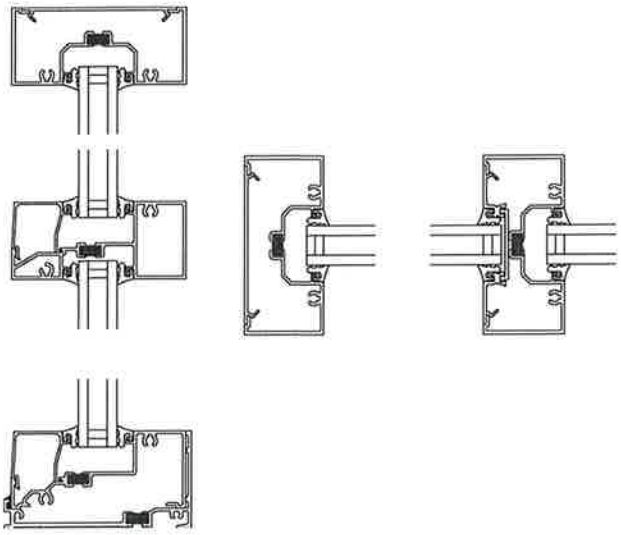
Series 3000 Thermal MultiPlane Storefront

Versatility that performs.

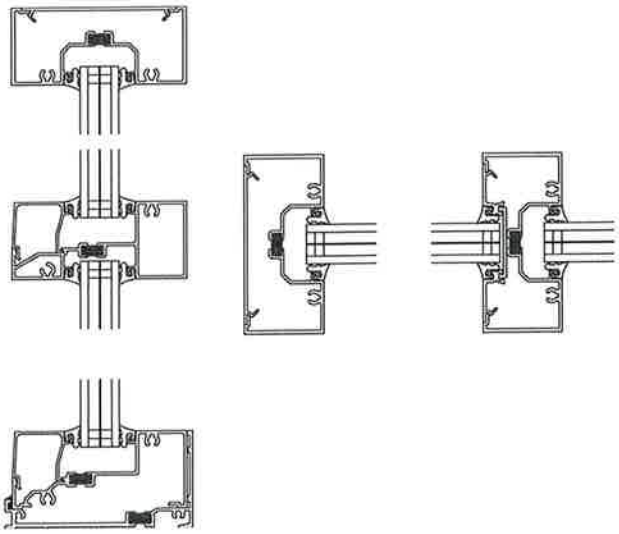
When projects demand flexibility without sacrificing performance, the Series 3000 Thermal MultiPlane delivers. This 2" x 4-1/2" storefront system **adapts to a wide range of applications with multiple glazing configurations** and dependable thermal efficiency. Enhanced for greater versatility, it provides **expanded options for head and sill anchorage, improved structural silicone glazing, and a front set installation option with continuous head and sill members**. **Designed for 1" infill and accommodating glazing adaptors and gasket options up to 1-1/8"**, the Series 3000 offers the freedom to **choose high performance with a 1" IGU or next-generation performance with a 1" thin triple IGU.**

Series 3000 Thermal MultiPlane Storefront

Details



Double Pane Glazing



Thin Triple Pane Glazing

Features

Overall system dimensions: 2" x 4-1/2"

Front Set, Center Set, Back Set or Multi Set glazing configurations

Optional sill receptor requires no additional anchoring of sill member

Optional thermally broken head anchor clip

Accepts 1" insulating glass or 1" thin triple insulating glass

SSG glazing with patented funnel bridge option for Front Set

Continuous head and sill assembly option for Front Set

Screw spline and shear block assembly

Outside and inside glazing options

90° and 135° corners

High sidelite base

Thermally broken members with polyurethane thermal breaks

Accommodates projected and casement vents

Performance

Air Infiltration: <0.06 CFM/SQ FT (6.24PSF) per ASTM E283

Static Water: 10 PSF per ASTM E331

STC and OITC per ASTM E90

Thermal Performance per NRFC 100 for 1" CoG insulating glass of 0.24:
U-factor: 0.33/ CRF: 68 Captured (Front Set)
U-factor: 0.31/ CRF: 72 Captured (Front Set SSG)
U-factor: 0.32/ CRF: 63 Captured (Center Set)

Thermal Performance per NFRC 100 for 1" CoG thin triple insulating glass of 0.10:
U-factor = 0.23

NFRC Certified and Thermal Peformance Characteristics per NFRC 100

Finishes

Factory painted KYNAR 500/ HYLAR 5000 finishes, meeting all provisions of AAMA 2605 & 2805

Factory-anodized finishing

Simplify your search with SystemSelect™

Compare thermal and visual performance details for entire architectural glass and metal systems quickly with our free online tool.

www.systemselect.obe.com

For more info: Contact your Oldcastle BuildingEnvelope® representative, visit us online at OBE.com, or call us at 1-866-OLDCASTLE (653-2278).

Oldcastle BuildingEnvelope®

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SystemSelect™ **Total Product Builder**

Performance Datasheet

Designed by/for: Precision Glass
3000 CS Thermal Testing

Date: 9/27/2025

ARCHITECTURAL GUIDE SPECIFICATION
SECTION 088000 GLAZING

Note to Specifiers:
The specifications below are suggested as desirable inclusions in glass and glazing specifications (section 088000), but are not intended to be complete. An appropriate and qualified Architect or Engineer must verify suitability of a particular product for use in a particular application as well as review final specifications. Oldcastle BuildingEnvelope® assumes no responsibility or liability for the information included or not included in these specifications.

APPROVED GLASS FABRICATOR **Oldcastle BuildingEnvelope®**

GLAZING PRODUCTS

Glass Standards

1. Annealed float glass shall comply with ASTM C1036, Type I, Class 1 (clear), Class 2 (tinted), Quality-Q3.
2. Heat-strengthened float glass shall comply with ASTM C1048, Typel, Class 1 (clear), Class 2 (tinted), Quality Q3, Kind HS.
3. Tempered float glass shall comply with ASTM C1048, Type I, Class 1 (clear), Class 2 (tinted), Quality Q3, Kind FT.
4. Laminated glass to comply with ASTM C1172.
5. Glass shall be annealed, heat-strengthened or tempered as required by codes, or as required to meet thermal stress and wind loads.

Contact Oldcastle BuildingEnvelope® at 866-OLDCASTLE (653-2278) for samples or additional information. SystemSelect™ calculates center of glass (COG) and total product data using the Lawrence Berkeley National Laboratory (LBNL) Berkeley Lab WINDOW Calc Engine (WinCalc). Glass data is from the following sources: 1. LBNL International Glazing Database (IGDB); 2. Vendor supplied data; 3. LBNL Optics 6. Based on original laboratory testing per AAMA 1503, validated per NFRC 100, 200, 500 and AAMA 507 simulations. Framing system values and glass spacer values determined per LBNL THERM 7.4. as validated in total product simulations. All values are determined in accordance with the aforementioned procedures and valid for use in R&D, bidding and investigative purposes. For NFRC certified values, contact Oldcastle BuildingEnvelope®.

SystemSelect™

Sealed Insulating Glass (IG)
Vision Glass (Vertical)

1. IG units consist of glass lites separated by a dehydrated airspace that is hermetically dual sealed with a primary seal of polyisobutylene (PIB) or Thermoplastic Spacer (TPS) a and a secondary seal of silicone or an organic sealant depending on the application.
2. USA - Insulating glass units are certified through the Insulating Glass Certification Council (IGCC) to ASTM E2190. Canada - Insulating Glass units are certified through the Insulating Glass Manufacturers Alliance (IGMA) to either the IGMAC certification program to CAN/CGSB-12.8, or through the IGMA program to ASTM E2190.

IG VISION UNIT PERFORMANCE CHARACTERISTICS

1. Exterior Lite: 6mm (1/4") Vitro Solarban® 60 on Clear Low-E #2
2. Cavity: 1/2" Argon (90%) / Air (10%)
3. Interior Lite: 6mm (1/4") Vitro Clear
4. Center of Glass (COG) Performance Characteristics

Thermal		Optical	
Winter U-factor (Btu/h·ft^2·F):	0.24	Visible Light Transmittance:	70%
Winter U-factor (W/m^2·K):	1.39	Visible Light Reflectance (outside):	11%
Solar Heat Gain Coefficient:	0.39	Visible Light Reflectance (inside):	12%
Shading Coefficient:	0.44	Total Solar Transmittance:	34%
Light to Solar Gain:	1.82	Total Solar Reflectance (outside):	28%
		Ultraviolet Transmittance:	18%

Oldcastle BuildingEnvelope®

Contact Oldcastle BuildingEnvelope® at 866-OLDCASTLE (653-2278) for samples or additional information. SystemSelect™ calculates center of glass (COG) and total product data using the Lawrence Berkeley National Laboratory (LBNL) Berkeley Lab WINDOW Calc Engine (WinCalc). Glass data is from the following sources: 1. LBNL International Glazing Database (IGDB); 2. Vendor supplied data; 3. LBNL Optics 6. Based on original laboratory testing per AAMA 1503, validated per NFRC 100, 200, 500 and AAMA 507 simulations. Framing system values and glass spacer values determined per LBNL THERM 7.4. as validated in total product simulations. All values are determined in accordance with the aforementioned procedures and valid for use in R&D, bidding and investigative purposes. For NFRC certified values, contact Oldcastle BuildingEnvelope®.

SystemSelect™

ARCHITECTURAL GUIDE SPECIFICATION

Note to Specifiers:
The specifications below are suggested as desirable inclusions in glass and glazing specifications (section 088000), but are not intended to be complete. An appropriate and qualified Architect or Engineer must verify suitability of a particular product for use in a particular application as well as review final specifications. Oldcastle BuildingEnvelope® assumes no responsibility or liability for the information included or not included in these specifications.

APPROVED FRAMING PROVIDER **Oldcastle BuildingEnvelope®**

FRAMING PRODUCTS

Framing System	Series 3000 Center Set (Warm Edge Spacer)
Framing Size	NFRC 100 Standard Size
Framing Metal	Aluminum

TOTAL PRODUCT PERFORMANCE CHARACTERISTICS (FRAMING + GLASS)

Winter U-factor (Btu/h·ft^2·F) (IP):	0.338
Winter U-factor (W/m^2·K) (SI):	1.92
Solar Heat Gain Coefficient (SHGC):	0.35
Visible Light Transmittance (VT):	0.63
Condensation Resistance (CR):	46

Contact Oldcastle BuildingEnvelope® at 866-OLDCASTLE (653-2278) for samples or additional information. SystemSelect™ calculates center of glass (COG) and total product data using the Lawrence Berkeley National Laboratory (LBNL) Berkeley Lab WINDOW Calc Engine (WinCalc). Glass data is from the following sources: 1. LBNL International Glazing Database (IGDB); 2. Vendor supplied data; 3. LBNL Optics 6. Based on original laboratory testing per AAMA 1503, validated per NFRC 100, 200, 500 and AAMA 507 simulations. Framing system values and glass spacer values determined per LBNL THERM 7.4. as validated in total product simulations. All values are determined in accordance with the aforementioned procedures and valid for use in R&D, bidding and investigative purposes. For NFRC certified values, contact Oldcastle BuildingEnvelope®.

SystemSelect™

Product Data Sheet

SOLARBAN 60
Solar Control Low-E Glass

Aesthetic Description
Solarban® 60 solar control, low-e glass by Vitro Architectural Glass (formerly PPG Glass) was engineered to control solar heat gain, which is essential to minimizing cooling costs. In a standard one-inch insulating glass unit (IGU), *Solarban*® 60 glass offers an exterior appearance similar to clear, uncoated glass.

With a very good Solar Heat Gain Coefficient (SHGC) of 0.39, *Solarban*® 60 glass blocks 66 percent of the total solar energy while allowing 70 percent of the visible light to pass through. This combination produces an excellent Light to Solar Gain (LSG) ratio of 1.79, along with exceptional insulating performance, as evidenced by its 0.29 winter nighttime U-value.

Aesthetic Options
Solarban® 60 glass can be coated on *Starphire*® glass and paired with *Starphire*® glass to produce an IGU with exceptional clarity and solar control characteristics. For even more color and performance options, it can be coated on the second (#2) surface of nearly all Vitro's wide range of tinted glasses. It can also be combined in an IGU with any Vitro tinted glass, *Solarcool*® reflective glass or *Vistacool*® subtly reflective, color-enhanced glass (see performance data on back page).

Solarban® 60 Glass and Sustainable Design
An energy modeling study conducted by an independent energy design and consulting firm showed that architects and building owners can potentially save millions of dollars during a building's lifetime by specifying *Solarban*® 60 glass instead of less advanced architectural glazings.

For instance, the study showed that, by substituting *Solarban*® 60 glass in place of dual-pane tinted glass, the owners of a typical glass-walled, eight-story office building in Boston could lower their initial HVAC equipment costs by nearly $350,000 while realizing annual energy savings of more than $80,000. Corresponding carbon emissions from the same building were also reduced by more than 300 tons per year, eclipsing the total carbon emissions generated by 31,000 gallons of gasoline.

In addition to making products that support sustainable design, Vitro has pioneered innovative technologies that reduce energy consumption during the glass-making process. Vitro promotes environmentally responsible manufacturing by recovering and reusing virtually all of its glass manufacturing by-products and by shipping its materials on reusable steel racks. Vitro also facilitates regional sourcing through its nationwide network of certified glass fabricators and laminators

Prudential Center

Location: Newark, NJ | Product: *Solarban*® 60 Glass | Architect: Morris Adjmi Architects | Glass Contractor: Josloff Glass | Glass Fabricator: J.E. Berkowitz, LP

Streeter Place

Location: Chicago, IL | Product: *Solarban*® 60 Glass | Architect: Solomon Cordwell Buenz and Associates | Owner/Developer: Golub and Company | Glass Fabricator: Northwestern Industries, Inc. | Glazing Contractor: Custom Windows and J&D Erectors

cradle to cradle

Vitro

Fabrication and Availability

Solarban® 60 glass is available exclusively through the *Vitro Certified*™ Network. *Vitro Certified*™ Fabricators can meet tight construction deadlines and accelerate the delivery of replacement glass before, during and after construction. *Solarban*® 60 glass is manufactured using the sputter-coating process and is available for annealed, heat-strengthened and tempered applications.

Additional Resources

Solarban® 60 glass is *Cradle to Cradle Certified*™. For more information or to obtain samples of any Vitro Glass product, call **1-855-VTRO-GLS (887-6457)** or visit **vitroglazings.com**.

Vitro Architectural Glass is the first U.S. float glass manufacturer to have its products recognized by the *Cradle to Cradle Certified*™ program, and offers more C2C-certified architectural glasses than any other float glass manufacturer.

Insulating Glass Unit Performance Comparisons | 1-inch (25mm) units with 1/2-inch (13mm) airspace and two 1/4-inch (6mm) lites

Glass Type Outdoor Lite: Coating if Any (Surface) Glass + Indoor Lite: Coating if Any (Surface) Glass	Visible Light Transmittance (VLT)	Visible Light Reflectance		(BTU/hr°ft²°F) NFRC U-Value		Solar Heat Gain Coefficient (SHGC)	Light to Solar Gain (LSG)
		Exterior %	Interior %	Winter Nighttime	Winter Argon		
***Solarban*® 60 Solar Control Low-E Glass**							
Solarban® 60 (2) Clear + Clear	70	11	12	0.29	0.24	0.39	1.79
Solarban® 60 (2) *Starphire*® + *Starphire*®	74	11	12	0.29	0.24	0.41	1.80
Solarban® 60 (2) *Solexia*® + Clear	61	9	12	0.29	0.24	0.32	1.91
Solarban® 60 (2) *Atlantica*® + Clear	53	8	11	0.29	0.24	0.27	1.96
Solarban® 60 (2) *Azuria*® + Clear	54	8	11	0.29	0.24	0.28	1.93
Solarban® 60 (2) *Solarblue*® + Clear	45	7	11	0.29	0.24	0.26	1.61
Solarban® 60 (2) *Pacifica*® + Clear	34	6	10	0.29	0.24	0.22	1.55
Solarban® 60 (2) *Solarbronze*® + Clear	42	7	11	0.29	0.24	0.28	1.50
Solarban® 60 (2) *Optigray*® + Clear	50	8	11	0.29	0.24	0.30	1.67
Solarban® 60 (2) *Solargray*® + Clear	35	6	10	0.29	0.24	0.25	1.40
Solexia® + *Solarban*® 60 (3) Clear	61	10	10	0.29	0.24	0.37	1.65
Atlantica® + *Solarban*® 60 (3) Clear	53	9	10	0.29	0.24	0.31	1.71
Azuria® + *Solarban*® 60 (3) Clear	54	9	10	0.29	0.24	0.31	1.74
Solarblue® + *Solarban*® 60 (3) Clear	45	7	9	0.29	0.24	0.33	1.36
Pacifica® + *Solarban*® 60 (3) Clear	34	6	9	0.29	0.24	0.25	1.36
Solarbronze® + *Solarban*® 60 (3) Clear	42	7	9	0.29	0.24	0.32	1.31
Optigray® + *Solarban*® 60 (3) Clear	50	8	9	0.29	0.24	0.35	1.43
Solargray® + *Solarban*® 60 (3) Clear	35	7	9	0.29	0.24	0.29	1.21
GraylitE II + *Solarban*® 60 (3) Clear	7	4	8	0.29	0.24	0.13	0.54
Vistacool*® and *Solarcool*® with *Solarban*® 60 Solar Control Low-E (3)							
Vistacool® (2) *Azuria*® + *Solarban*® 60 (3) Clear	42	20	24	0.29	0.24	0.26	1.62
Vistacool® (2) *Pacifica*® + *Solarban*® 60 (3) Clear	26	11	23	0.29	0.24	0.21	1.24
Solarcool® (2) *Solexia*® + *Solarban*® 60 (3) Clear	24	24	29	0.29	0.24	0.19	1.26
Solarcool® (2) *Azuria*® + *Solarban*® 60 (3) Clear	21	19	29	0.29	0.24	0.17	1.24
Solarcool® (2) *Solarblue*® + *Solarban*® 60 (3) Clear	17	14	29	0.29	0.24	0.18	0.94
Solarcool® (2) *Pacifica*® + *Solarban*® 60 (3) Clear	13	10	29	0.29	0.24	0.15	0.87
Solarcool® (2) *Solarbronze*® + *Solarban*® 60 (3) Clear	17	14	29	0.29	0.24	0.18	0.94
Solarcool® (2) *Solargray*® + *Solarban*® 60 (3) Clear	14	11	29	0.29	0.24	0.17	0.82

* Data based on using *Starphire*® glass for both interior and exterior lites.

All performance data calculated using LBNL Window 6.3 software, except European U-value, which is calculated using WinDat version 3.0.1 software. For detailed information on the methodologies used to calculate the aesthetic and performance values in this table, please visit www.ppgideascapes.com or request our Architectural Glass Catalog.

For more information about *Solarban*® low-e glass and other *Cradle to Cradle Certified*™ architectural glasses by Vitro Glass, visit **vitroglazings.com**, or call **1-855-VTRO-GLS (887-6457).**

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PECORA CORPORATION

DYNATROL® I-XL HYBRID

One-Part, Non-Staining, STPU (Silyl-Terminated Poly Urethane)

For Non-Standard Colors—minimum order quantity:

» 200 gallons of DynaTrol® I-XL Hybrid

Custom colors available upon request.

NOTE: This guide offers a representation of color: when matching is critical, a cured or applied color sample is highly recommended.

Sealant Calculator

bit.ly/3clP1QG

STANDARD COLOR GUIDE

DYNATROL® I-XL HYBRID

TRU-WHITE	345
ANODIZED ALUMINUM	804
ALUMINUM STONE	515
LIMESTONE	039
EIFS TAN	T42
PRECAST	113
WINDOW TAN	T43
SEQUOIA	V50
CLASSIC BRONZE	046
BLACK	012

CITY OF YAKIMA
HISTORIC PRESERVATION COMMISSION
Commission Findings of Fact

January 26, 2025

In consideration of request for a Certificate of Appropriateness for alteration of historic property located at 2810 Barge St #2.:

SUBMITTED BY: King Builders Group LLC

REQUEST

Certificate of Appropriateness request, for the construction of a detached accessory dwelling unit (ADU) at a "contributing" single-family residence in the Barge-Chestnut Historic District.

FINDINGS

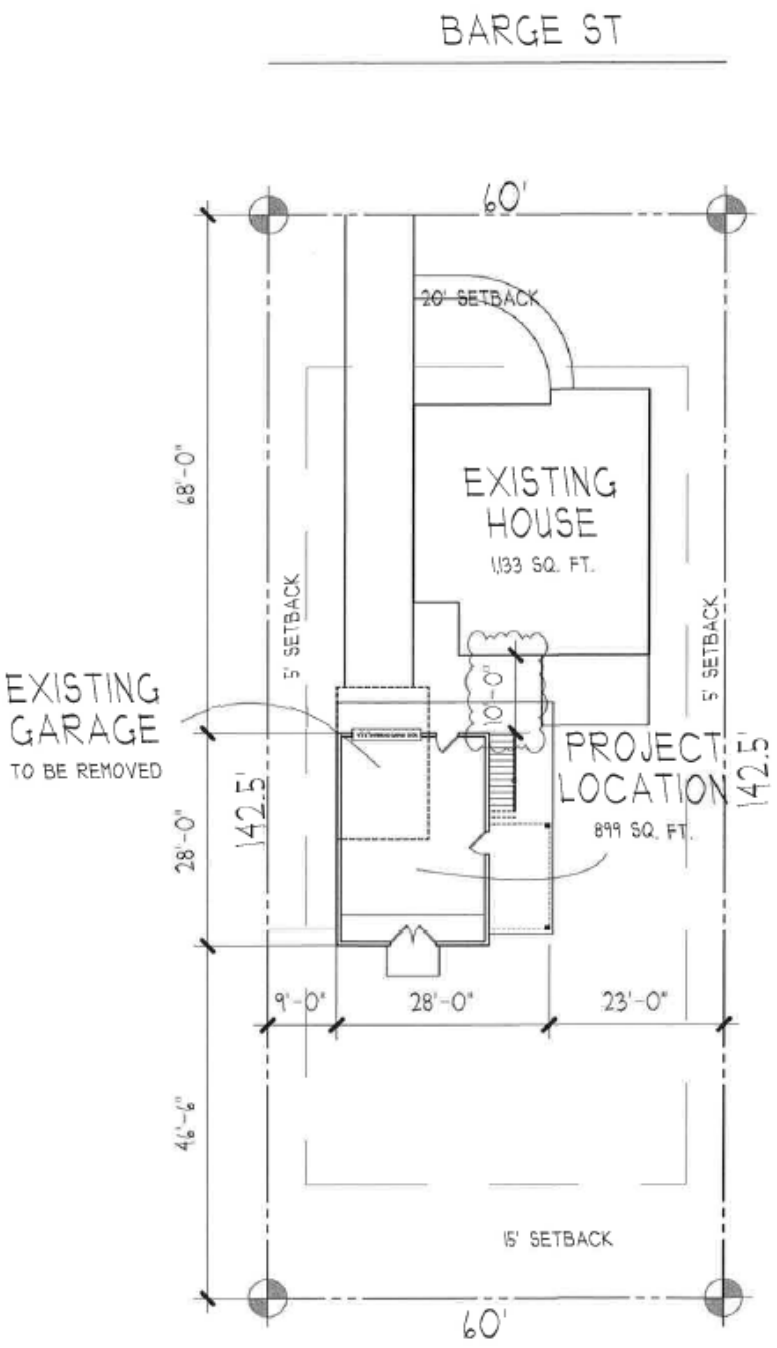
Property Owner: Tina Smith
Location: 2810 Barge St.
Parcel: 181323-32543

Background – On December 23, 2025, the applicant submitted a request to construct an accessory dwelling unit (ADU) at a historic residence located at 2810 Barge St. The subject property is listed as a 'contributing property' of the Barge-Chestnut Neighborhood Historic District. The home was built in 1936 and is located on the South side of Barge Street, with the front of the home facing North. The proposed ADU will be located on the Southwest side of the residence. An existing garage structure will be removed.

Location of Subject Parcel

View of residence from Barge Street (via Google Street View)

Proposed Site Plan (full copy in application materials)



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 addition 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. *The historic use of the property as a residence will be maintained. The proposed ADU will not have an impact on the historic nature of the property and is essentially equivalent to the existing detached garage structure.*

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. *The submitted application does not indicate what type of materials are proposed for the construction of the Accessory Dwelling Unit. The Yakima Municipal Code requires (via YMC 15.09.045 (b)(4)) the exterior walls of any ADU to "be designed so as to be similar in style, color, and building materials to the primary detached dwelling." With this, it can be determined that the proposed ADU will be similar in character to the existing primary structure.*

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 and the proposed ADU will not remove any historic features or add conjectural features from other historic properties.*

4) Changes to a property that have acquired historic significance in their own right will be retained and preserved.
    a. *An existing garage will be demolished to make room for the proposed ADU, but the garage is not historically significant.*

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 (primary structure) will be changed. The submitted application does not indicate what type of materials are proposed for the construction of the Accessory Dwelling Unit. The Yakima Municipal Code requires (via YMC 15.09.045 (b)(4)) the exterior walls of any ADU to "be designed so as to be similar in style, color, and building materials to the primary detached dwelling." With this, it can be determined that the proposed ADU will be similar in character to the existing primary structure.*

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. *Alterations will be aligned with historic preservation standards.*

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. *Alterations will be aligned with historic preservation standards.*

8) Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
    a. *Alterations will be aligned with historic preservation standards. If such resources are discovered or disturbed, mitigation measures will be undertaken.*

9) New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
    a. The submitted application does not indicate what type of materials are proposed for the construction of the Accessory Dwelling Unit. The Yakima Municipal Code requires (via YMC 15.09.045 (b)(4)) the exterior walls of any ADU to "be designed so as to be similar in style, color, and building materials to the primary detached dwelling." With this, it can be determined that the proposed ADU will be similar in character to the existing primary structure.

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 ADU 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 January 28, 2025; 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 ADU is subordinate to the historic building, thus preserving the historic character of a historic property.

5. The construction of the proposed ADU 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 2810 Barge St., 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.

RECEIVED

DEC 23 2025

CITY OF YAKIMA
PLANNING DIV.

B2,508 42

Yakima Historic Preservation Commission

Application for Certificate of Appropriateness

Date Submitted:	9-16-2025
Building/Property Name:	
Building/Property Address:	2810 BARGE ST. YAKIMA, WA 98902
Historic District (if applicable):	BARGE - CHESTNUT
Applicant's Name:	SCOTT KING
Applicant's Address:	
Applicant's Telephone:	
Applicant's Email:	
Property Owner's Name (if different from applicant):	TINA L. SMITH
Property Owner's Address:	2810 BARGE ST YAKIMA WA 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:

RECEIVED
DEC 23 2025
CITY OF YAKIMA
PLANNING DIV.

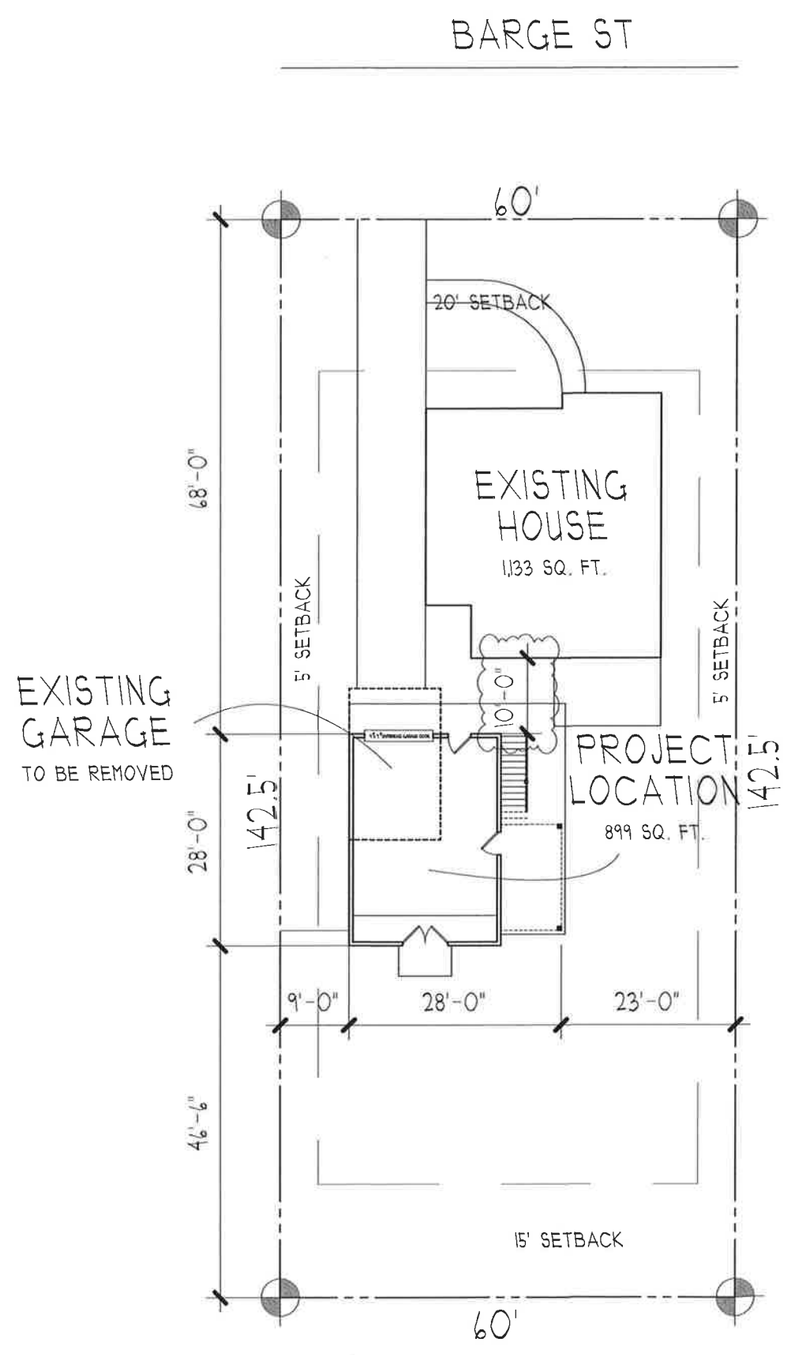
Application Checklist:

- ☐ 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.



LOT COVERAGE CALC'S

PARCEL: # 18132332543
ADDRESS: 2810 BARGE ST

8,550	TOTAL LOT AREA
800	ASPHALT AREA
1,906	BUILDING & COVERED AREAS
(31.6%) 2,706	TOTAL COVERAGE
(68.4%) 5,844	TOTAL LANDSCAPING

Revised for B250842
w/ 10 feet of separation
-Approved for building code
- Sued 1-26-26
SPR#0094-25

SITE PLAN

SCALE : 1" = 20'

ORIGINAL TRACINGS OF THESE PRINTS ARE THE PROPERTY OF TRADITIONAL DESIGN. REPRODUCTION OF THESE PLANS IN ANY FORM WILL SUBJECT PARTY VIOLATING THIS OWNERSHIP TO CIVIL COURT ACTION. ALL CHANGES SHALL BE VERIFIED WITH DESIGNER BEFORE CONSTRUCTION. VERIFY ALL DIMENSIONS ON JOB SITE AND REPORT ANY DISCREPANCIES TO BUILDING DESIGNER.

CUSTOM DESIGN FOR:
TINA SMITH

KING BUILDERS GROUP LLC
(509) 379-0271

TRADITIONAL DESIGNS INC.
(COMMERCIAL AND RESIDENTIAL DESIGN)
402 W. CHESTNUT AVE YAKIMA WA.
(509) 452 - 7604

DATE: 10/22/25	PLAN# SP-25222
REVISED	SHEET NUMBER
1 12/12/25	SP
2 1/19/26	
3	
4	
5	
6	

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