

Historic Preservation Commission Agenda

November 18, 2025

3:00 PM

MAYOR
MATTHEW LUNDH

CITY ADMINISTRATOR
ROBERT OMANS

CITY PLANNER
COLLEDA MONICK

CITY CLERK
DEBBIE LEE

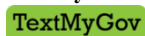


119 W FIRST STREET
CLE ELUM, WA 98922

**HISTORIC PRESERVATION
COMMISSION**
MICHAEL RICHARD
PAMELA HAWK
RUSTY HENRICHSEN
VACANT
JORDAN PETERSON - CHAIR

Join Virtually via Zoom: <https://zoom.us/j/7573184018?pwd=dERndjBJVC9GdVQ1d2ISRExwZFhXZz09>
Meeting ID: 757 318 4018 Passcode: 98922

Join by Phone: 1-(253)215-8782, Meeting ID: 757 318 4018, Passcode:98922

TextMyGov

Receive city text alerts: text CLEELUM to 91896

DISCLAIMER: The City does not guarantee that virtual or telephonic access to the City Council meeting will be available, and the City does not warrant audio quality. Attendees are encouraged to attend in person.

1. **Call to Order and Roll Call**
2. **Adoption of Minutes**
 - a. October 21, 2025
3. **Citizen Comments on Non-Agenda Items (limited to 5 minutes per speaker)**
4. **New Business**
 - a. Special Valuation Request — Bull Durham Building
 - b. Walking Tour Progress Updates
5. **Comments from Commissioners and/or Staff**
 - a. Commissioners
 - b. Staff Updates
6. **Next Meeting Agenda Development**
 - a. Year in Review
 - b. Grant/Funding Opportunities
7. **Adjournment**

Upcoming Meeting:

Planning Commission Meeting — November 18, 2025, at 6:00 p.m.

Public Safety & Health Committee Meeting — November 19, 2025, at 1:00 p.m.

Regular Council Meeting — November 25, 2025, at 6:00 p.m.

Historic Preservation Commission Agenda November 18, 2025

119 W FIRST STREET
CLE ELUM, WA 98922

General Government Committee Meeting — November 26, 2025, at 8:30 a.m.

Coal Mines Trail Commission Meeting — December 1, 2025, at 4:00 p.m.

Public Works & Community Development Committee Meeting — December 3, 2025, at 8:30 a.m.

Lodging Tax & Events Committee Meeting — December 10, 2025, at 8:30 a.m.

Historical Preservation Commission Meeting — Staff proposes next meeting date: January 20, 2026, at 3:00 p.m.

**City of Cle Elum
Historic Preservation Commission
City Council Chambers
October 21, 2025 | 3:00 PM**

Call to Order

Chair Peterson called the meeting to order at 3:00 pm.

Roll Call

HPC Members Present: Chair Jordan Peterson, Vice-Chair Michael Richard, and Rusty Henrichsen

HPC Members Absent: Pamela Hawk

Staff Present: Colleda Monick

Adoption of Minutes

Commissioner Richard made a motion to accept the August 19th, 2025 and September 16th, 2025 minutes as presented. Commissioner Henrichsen seconded. Motion carried.

Discussion:

- Commissioner Henrichsen requested to see a copy of the “Charlene Walking Tour” mentioned in the September minutes, noting the Historic Committee’s involvement in that effort.

Citizen Comments on Non-Agenda Items

Michelle Smith – Owner of a nearby church property, shared that the church is for sale and asked whether it remains listed as a historic property. She emphasized its significance as a building once attended by Douglas Munroe and hopes to find a buyer who will preserve its historic character. She confirmed with DAHP that the church could qualify for the National Register of Historic Places.

Stanley Smith – Added that several buyers have expressed interest in maintaining the church as a public-use facility such as a library or wedding venue. He emphasized that the building has always served the public and should continue to be preserved for that purpose.

Commission Discussion:

Vice-Chair Richard asked for clarification: the property is currently listed on the local historic registry and the owners would like to retain that designation during the sale.

New Business

1. Special Valuation Request – Bull Durham Building

Staff provided an overview of the Special Valuation process and presented an eligibility worksheet summarizing the criteria and applicant information. Based on the review, the application does not currently meet the program's requirements. Staff will prepare a recommendation of denial for Commission consideration at the next meeting.

Property owner Craig Piegon described the building's history, restoration timeline following the 2021 fire, and complications related to valuation timing and eligibility. Commissioners discussed the valuation requirements and concluded that more documentation would be needed to determine compliance.

2. PLACES Conference

Commissioners Peterson, Richard, and Henrichsen summarized their attendance at the annual PLACES Conference in Gig Harbor, highlighting the educational sessions and collaboration opportunities related to preservation and Main Street programs. Cle Elum received two awards: Owens Meats for Legacy Business and Tessa for Volunteer of the Year. The 2026 conference will be held in Ellensburg with presentations hosted in Cle Elum.

Comments from Commissioners and/or Staff

Commissioner Announcements

Commissioner Henrichsen: Requested a copy of Charlene's Walking Tour materials and noted potential overlap between her list and the City's list. Mentioned that Roy has transcriptions of previously recorded materials and is reviewing them.

Commissioner Richard: Noted that he has YouTube recordings of Roy describing artifacts and hopes to record short audio clips for additional historic buildings. He will also be presenting next year at the Carpenter House as a local historian.

Chair Peterson: Recommended using WISSARD as a resource for identifying and verifying historic building information.

Public Comment – Stanley Smith: Reiterated the importance of restoring the church property and noted that its historic plaque is missing.

Staff: Commission Vacancy: There is one open position on the Historic Preservation Commission and there will also be an opening on the Planning Commission in January 2026.

Next meeting agenda:

1. Special Valuation Report
2. Walking Tour – project discussion and next steps

Adjournment

Commissioner Richard moved to adjourn the meeting. Commissioner Henrichsen seconded. Motion carried. The meeting was adjourned at 4:06 p.m. and the Commission will reconvene on November 18, 2025 at 3:00 p.m.

Chair Peterson

Date

Application and Certification of Special Valuation
on Improvements to Historic Property

Chapter 84.26 RCW

RECEIVED

SEP 25 2025

File With Assessor by October 1

File No: _____

MIKE HOUGARDY
KITITITAS COUNTY ASSESSOR

I. Application

County: Kittitas

Property Owner: Craig S. Pigeon Parcel No./Account No: 193335 (193335)

Mailing Address: PO Box 967 Cle Elum WA 98922

Legal Description: Cle Elum; Cle Elum Original Lots 26 thru 28; Block 4

Property Address (Location): 112 West Railroad Street Cle Elum

Describe Rehabilitation: See attached letter for scope and description.

Property is on: (check appropriate box) National Historic Register Local Register of Historic Places

Building Permit No: 2021-081 Date: Dec, 10 2021 Jurisdiction: Kittitas/Cle Elum
County City

Rehabilitation Started: January 2022 Date Completed: June 2024

Actual Cost of Rehabilitation: \$ 1,600,000.00

Affirmation

As owner(s) of the improvements described in this application, I/we hereby indicate by my signature that I/we am/are aware of the potential liability (see reverse) involved when my/our improvements cease to be eligible for special valuation under provisions of Chapter 84.26 RCW.

I/We hereby certify that the foregoing information is true and complete.

Signature(s) of All Owner(s):
Craig S. Pigeon

II. Assessor

The undersigned does hereby certify that the ownership, legal description and the assessed value prior to rehabilitation reflected below has been verified from the records of this office as being correct.

Assessed value exclusiyc of land prior to rehabilitation: \$ 0,00

Date: 9/29/25 Assessor/Deputy: Care Glenn

To ask about the availability of this publication in an alternate format for the visually impaired, please call 360-705-6715. Teletype (TTY) users, please call 360-705-6718. For tax assistance, call 360-534-1400.

Who can file this application?

The owner of record may file an application with the county assessor in which the property is located.

When should I file my application?

The application must be filed by October 1 of the calendar year proceeding the first assessment year for which the classification is requested.

Example: The application is filed by October 1, 2004. If approved, the special valuation is placed on the property for the 2005 assessment year. Taxes due and payable for 2006 will reflect the reduction.

Is there a fee to file this application?

The county assessor may charge such fees that are necessary for the processing and/or recording of documents.

What happens after I file the application?

Within 10 days, the county assessor will forward the application to the local review board. The local review board will approve or deny the application before December 31 of the year in which the application is made. The local review board will notify the assessor and the applicant of the approval or denial of the application.

What does "historic property" mean?

Historic property means land together with improvements thereon, which is:

- (a) Listed in a local register of historic places created by comprehensive ordinance, certified by the Secretary of the Interior as provided in P.L. 98-515; or
- (b) Listed in the national register of historic places.

Historic property **does not** include property listed in a register primarily for objects buried below ground.

What does "actual cost" mean?

Actual cost means the cost of rehabilitation, which cost shall be at least twenty-five percent of the assessed valuation of the historic property (exclusive of the assessed value attributable to the land) prior to rehabilitation.

What does "rehabilitation" mean?

Rehabilitation is the process of returning a property to a state of utility through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its architectural and cultural values.

What does "special valuation" mean?

Special valuation means the determination of the assessed value of the historic property, subtracting for up to ten years such cost as is approved by the local review board.

What is a "local review board"?

Local review board means a local body designated by the legislative authority of the incorporated or unincorporated area.

What are the requirements that property must meet to be considered for special valuation as historic property?

Property must meet the following criteria for special valuation on historic property:

- Be a historic property;
- Fall within a class of historic property determined eligible for special valuation by the local legislative authority;
- Be rehabilitated at a cost which meets the definition set forth in RCW 84.26.020(2) within twenty-four months prior to the application for special valuation; and
- Be protected by an agreement between the owner and the local review board as described in RCW 84.26.050.

Statement Of Additional Tax, Interest, and Penalty Due Upon Removal or Disqualification from Special Valuation Under Chapter 84.26 RCW

1. Whenever property that is classified and valued as eligible historic property under Chapter 84.26 RCW is removed or disqualifies for the valuation, there shall become due and payable an additional tax equal to:
 - (a) The actual cost of rehabilitation multiplied by the levy rate in each year the property was subject to special valuation; plus
 - (b) Interest on the amounts of the additional tax at the statutory rate charged on delinquent property taxes from the dates on which the additional tax could have been paid without penalty if the property had not been valued as historic property; plus
 - (c) A penalty equal to twelve percent of the amount determined in (a) and (b).
2. The additional tax, interest, and penalty **shall not be imposed** if the disqualifications resulted solely from:
 - (a) Sale or transfer of the property to an ownership making it exempt from taxation;
 - (b) Alteration or destruction through no fault of the owner; or
 - (c) A taking through the exercise of power of eminent domain.

Appeals

1. Any decision by a local review board on an application for classification as historical property may be appealed to Superior Court under RCW 34.05.570 in addition to any other remedy at law.
2. Any decision on disqualification of historic property for special valuation exemption or any other dispute may be appealed to the current year Board of Equalization by July 1 or 30 days after the disqualification, whichever is the later, except the denial on the original application.

Cle Elum Historic Preservation Committee,

I'm submitting the restoration of the Bull Durham building to be considered for special valuation on improvements to historic property. I would like to explain the circumstances that precluded this application from being submitted within two years of the start of the project. The restoration has taken 4 years to complete.

A fire occurred on February 20, 2021. The fire destroyed the building's roof, second floor, damaged the first floor but left a good portion of the central supporting wall and stairway. The external elevator was damaged and required removal and replacement. The insurance carrier's valuation of damage to the building took one year to complete. In the first 6 months no alteration of the building was allowed. In May 2021, the insurance carrier completed its determination of the value of the personal property lost, and allowed removal of items related to the businesses that had operated in the building. In June of 2021 removal of unsafe structural components and remediation of hazardous materials was allowed but no further restoration of the building was allowed to proceed until the end of January of 2022.

Throughout 2022 and 2024 the effects of the Covid-19 shut down had made all building materials and products related to the reconstruction of the building in short supply or not available and what was available was 3 to 4 times their customary cost. There was a sharp increase in building in the Washington particularly in Cle Elum and Roslyn driven by Suncadia and Tumble Creek resorts causing an extensive shortage of services in architectural design, engineering, general contractors, HVAC, electricians, plumbing, excavation, fire and security and all other subcontractors.

That scarcity and excessive cost significantly slowed the restoration process. It took three months to find architectural design and engineering consultants who were willing to take on the project on, then took an additional 4 months to complete the design and get the necessary permits.

We were able to complete the roof and infrastructure of the building; structural framing, plumbing, electrical, HVAC and finishes for one of the four interior offices and the city of Cle Elum gave me provisional approval to move my practice into that office in October of 2022. The occupancy was limited to my practice and contingent on completing the elevator restoration, the fire suppression system and the structure and finishes of the other 3 office suites. The elevator was fabricated in Canada and took a year and a half to build, ship and install and was completed on 4/23/2023, the fire suppression system was completed in February 2024. The finishes in the interior structure of the remaining 3 offices were completed by June of 2024.

I discussed the project with Jeronimo Rolldan, the state historical Architect with the Dept. of Archaeology & Historic preservation during a visit to Cle Elum in April 2025. He felt the restoration of the Bull Durham building fit the intentions of the special valuation program and that the Cle Elum historic committee should consider it. It is my hope as well. There were times the challenges we encountered while bringing it back from the fire seemed insurmountable and not preserving it seemed more rational. I'm now glad we made the effort to do it a second time. Special valuation would provide considerable help in offsetting to the cost of restoring the Bull Durham Building.

Your considerations are appreciated,

Craig S. Pigeon

City of Cle Elum
119 West First Street
Cle Elum, WA 98922



Phone: (509) 674-2262
Fax: (509) 674-4097
www.cityofcleelum.com

**CITY OF CLE ELUM
FINDINGS of FINAL REVIEW
for
REQUEST FOR SPECIAL VALUATION**

APPLICANT: Craig S Pigeon
APPLICANT ADDRESS: P.O. Box 967, Cle Elum, WA 98922
PROPERTY OWNER: CSP Property Holdings LLC
PROPERTY ADDRESS: 112 West Railroad Street, Cle Elum
PARCEL NUMBER(S): 193335
DATE OF REQUEST: September 29, 2025
DATE OF DECISION: November 16, 2025
PREPARED BY: Colleda Monick, Planning Consultant

COMMISSION PARTICIPATING IN REVIEW:

Jordan Peterson, Chair
Michael Richard, Vice-Chair
Rusty Henrichsen
Pamela Hawk

I. DESCRIPTION OF REQUEST:

The applicant filed a Special Valuation application with the Kittitas County Assessor on September 25, 2025, seeking historic property tax relief under CEMC Chapter 15.22 and RCW 84.26 / WAC 254-20. The request was then forwarded to the City of Cle Elum on September 29, 2025, and presented to the Cle Elum Historic Preservation Commission on October 21, 2025 and November 16, 2025.

II. SUMMARY OF DECISION:

The Historic Preservation Commission denies the application.

III. FACTS:

A. Processing

1. The application for the Special Valuation was received on September 29, 2025.
2. Applications shall be reviewed by the commission before December 31 of the calendar year in which the application is made.
3. The request is being considered under CEMC 15.22.070, RCW 84.26.030, and WAC 254-20-070.

B. Eligibility Requirements:

1. Property Review Criteria, CEMC 15.22.070(3). In its review the commission shall determine if the properties meet all the following criteria:
 - a. The property is historic property;
 - b. The property is included within a class of historic property determined eligible for special valuation by the city of Cle Eum under this section;
 - c. The property has been rehabilitated at a cost which meets the definition set forth in RCW 84.26.020(2) (and identified in subsection (C)(4) of this section) within twenty-four months prior to the date of application;
 - d. The property has not been altered in any way which adversely affects those elements which qualify it as historically significant as determined by applying the Washington State Advisory Council’s Standards for Rehabilitation and Maintenance of Historic Properties (WAC 254-20-100(1) and listed in subsection (C)(4) of this section).

2. Rehabilitation and Maintenance Criteria, CEMC 15.22.070(4). The Washington State Advisory Council’s Standards for the Rehabilitation and Maintenance of Historic Properties in WAC 254-20-100 shall be used by the commission as minimum requirements for determining whether or not a historic property is eligible for special valuation and whether or not the property continues to be eligible for special valuation once it has been so classified.

IV. Findings:

1. The property is a historic property.

Staff Response: The subject property was added to the City of Cle Elum’s local register of historic places in 2008, and was previously granted special valuation from 2008-2018. In 2021, the building suffered a significant fire that left much of the structure destroyed and reduced its assessed value to zero. While the remaining walls and portions of the original sandstone block still stand—including one wall featuring a Bull Durham mural first painted in the early 1900s and restored in 1980—the loss of the majority of the building raises a threshold question about whether the property continues to meet the definition of a “historic property” for purposes of eligibility under the state’s Special Valuation program.

Under RCW 84.26 and WAC 254-20, the program provides for special tax valuation only for rehabilitation of *historic property*. WAC 254-20-030(6) defines “historic property” as real property together with improvements that is either listed on a local register of historic places established under a comprehensive preservation ordinance or listed in the National Register of Historic Places. Further, WAC 254-20-070(1)(a) requires the local review board to determine that the property *is historic property*, and subsection (1)(d) adds that the property must *not have been altered in any way which adversely affects those elements which qualify it as historically significant*. These standards make clear that mere listing on a local register at some point in time is not sufficient; the property must continue to retain the physical integrity and characteristics that initially qualified it as historic.

The City's Historic Preservation code, CEMC 15.22.060(B), provides an exemption from certificate-of-appropriateness review for "ordinary repair and maintenance...or emergency measures" as defined in CEMC 15.22.030. "Emergency repair" is defined as work necessary to prevent destruction or dilapidation to real property or structural appurtenances immediately threatened or damaged by fire, flood, earthquake, or other disaster. Because the fire damage constituted a catastrophic event, the subsequent permitting for stabilization and reconstruction was processed under this exemption. While this exemption allowed work to proceed without a certificate of appropriateness, it did not include a mechanism for the Commission to re-evaluate the property's eligibility for continued inclusion on the local register following the loss. As a result, the property remains technically listed on the City's local register, but its current physical condition has not been reviewed to determine whether it still possesses the integrity and features necessary to be considered "historic property."

The City's records from the 2008 designation do not include a detailed inventory of the building's character-defining features or an explicit statement of significance. This makes it difficult to determine how much of the building's historic fabric must remain for the structure to continue to convey its significance. Based on site conditions, two walls remain—one retaining the Bull Durham mural and locally quarried sandstone block—elements that clearly possess historic value. However, under the standards in WAC 254-20-100, the distinguishing original qualities or character of a historic building "shall not be destroyed," and "the removal or alteration of any historic material or distinctive architectural features should be avoided." The question for the Commission, therefore, is whether the loss of the remaining portions of the structure so adversely affected the property's integrity of design, materials, workmanship, feeling, and association that it no longer conveys its historic significance.

DAHP's guidance for the Special Valuation program reiterates that a property must both be listed and retain sufficient historic integrity to be considered eligible. The program's intent is to encourage *rehabilitation*—the process of returning a property to a state of utility through repair or alteration while preserving those portions and features that are significant to its historic, architectural, and cultural values. If the property's loss was so great that the remaining materials and features no longer convey its historic character, then it would not qualify as a "historic property" under WAC 254-20-030(6) and, consequently, would not be eligible for special valuation.

While the property remains on the City's local register, the fire substantially altered its physical condition. The emergency repair exemption in CEMC 15.22.060(B) did not require a formal review at the time of reconstruction, but it also left open the question of continued eligibility. For purposes of determining eligibility for special valuation, the Commission must evaluate whether the property retains sufficient historic integrity to continue to meet the definition of "historic property" as required under RCW 84.26 and WAC 254-20. The outcome of that determination will govern whether the property can proceed under the special valuation program.

2. The property is included within a class of historic property determined eligible for special valuation by the city of Cle Eum under this section.

Staff Response: The property was listed on the Cle Elum Register of Historic Places in 2008 and has not been formally removed from the register. Under RCW 84.26.020

and CEMC 15.22, this designation establishes its status as a “historic property” eligible to apply for special valuation. While the building sustained significant fire damage in 2021 and has not been re-evaluated to determine whether it retains the features that supported its original designation, it remains listed and is therefore factually considered a historic property for purposes of this review. The question of whether it continues to possess sufficient historic integrity may warrant future review by the Historic Preservation Commission, but such review does not alter its current eligibility status.

3. The property has been rehabilitated at a cost which meets the definition set forth in RCW 84.26.020(2) (and identified in subsection (C)(4) of this section) within twenty-four months prior to the date of application.

Staff Response: RCW 84.26.020(2) defines “cost of rehabilitation” as the actual cost incurred to repair, restore, or improve a historic property in a manner that preserves its historic character. Eligible expenditures typically include structural and systems repairs, masonry restoration, roof replacement with historically appropriate materials, repair of original windows and doors, and other work consistent with the Secretary of the Interior’s Standards for Rehabilitation.

At this time, staff has not received a detailed breakdown of rehabilitation expenditures. Without itemized documentation—such as contractor invoices, receipts, and photographs of the completed work—staff cannot verify that the expenditures meet the statutory definition of qualified rehabilitation costs. Submission of this information is necessary to confirm eligibility for special valuation and to ensure the improvements occurred within the required 24-month period preceding the application.

4. The property has not been altered in any way which adversely affects those elements which qualify it as historically significant as determined by applying the Washington State Advisory Council’s Standards for Rehabilitation and Maintenance of Historic Properties (WAC 254-20-100(1) and listed in subsection (C)(4) of this section).\

Staff Response:

The Washington State Advisory Council’s *Standards for Rehabilitation* require that work undertaken on historic properties retain and preserve distinctive materials, features, finishes, and spatial relationships that convey historical significance. Alterations that remove or obscure these character-defining elements are considered adverse and may jeopardize a property’s eligibility for historic designation.

Pursuant to CEMC 15.22.070(2)(b–c), applicants are required to provide sufficient documentation to demonstrate that rehabilitation work is consistent with these standards. This includes *before-and-after photographs, drawings, or plans* that illustrate the scope of work and the extent of any alterations.

Because the applicant has not provided this required documentation, staff cannot fully determine whether the rehabilitation meets the Standards for Rehabilitation. Until this information is submitted, staff recommends that the Commission defer making a determination on this criteria.

5. Rehabilitation and Maintenance Criteria, CEMC 15.22.070(4). The Washington State Advisory Council's Standards for the Rehabilitation and Maintenance of Historic Properties in WAC 254-20-100 shall be used by the commission as minimum requirements for determining whether or not a historic property is eligible for special valuation and whether or not the property continues to be eligible for special valuation once it has been so classified.

Staff Response: CEMC 15.22.070(4) directs the Commission to use the Washington State Advisory Council's Standards for the Rehabilitation and Maintenance of Historic Properties (WAC 254-20-100) as the minimum criteria for determining both initial eligibility and continued eligibility of a property for special valuation. These standards emphasize preserving the distinguishing original qualities or character of a historic building, structure, or site, including materials, architectural features, workmanship, and spatial relationships.

For this property, the standards require that any rehabilitation work retain or restore significant historic elements. Work that removes, obscures, or irreversibly alters these character-defining features could affect the property's eligibility for special valuation, even if the property remains on the local register. Staff cannot fully determine compliance with these standards at this time because the applicant has not provided sufficient documentation demonstrating how the rehabilitation preserved or restored historic features in accordance with WAC 254-20-100.

Until the applicant submits a detailed itemized list of expenditures, invoices or receipts, before-and-after photographs, and, if relevant, a narrative describing how work meets the standards of rehabilitation, the Commission cannot confirm whether the property meets the rehabilitation and maintenance criteria required under CEMC 15.22.070(4).

V. CONCLUSIONS:

1. The property remains listed on the City of Cle Elum's local register and is therefore factually considered a historic property for purposes of special valuation.
2. The property sustained significant fire damage in 2021, and it has not been formally reviewed to determine whether it retains the historic features that supported its original designation.
3. Staff cannot verify that the rehabilitation expenditures meet the statutory definition of qualified costs because a detailed breakdown of costs has not been submitted.
4. Staff cannot determine whether the rehabilitation work complies with the Washington State Advisory Council's Standards (WAC 254-20-100) and the City's CEMC 15.22.070(4) requirements without additional documentation.

VI. RECOMMENDATION

Staff recommends that the Commission deny the application on the special valuation application due to insufficient documentation to demonstrate compliance with the requirements of RCW 84.26, WAC 254-20, and CEMC 15.22, as outlined below.

- 1. The applicant did not provide a detailed itemized list of expenditures, identifying which portions relate directly to rehabilitation of historic features (e.g., roof, windows, masonry); and
- 2. The applicant did not provide invoices, receipts, or contracts showing dates, work descriptions, and costs incurred within the 24-month period prior to application and were incurred by the taxpayer; and
- 3. The applicant did not provide before-and-after photographs or other documentation showing how the work preserved or restored historic elements; and
- 4. The applicant did not provide a narrative describing how each major improvement meets the intent of rehabilitation (repair or alteration that retains significant historic materials and design features).

Date: November 18, 2025

Jordan Peterson
Chair of the Cle Elum Historic Preservation Commission

APPEAL

Pursuant to CEMC 15.22.070(E) Any decision of the commission acting on any application for classification as historic property, eligible for special valuation, may be appealed to superior court under Chapter 34.04.130 RCW in addition to any other remedy of law. Any decision on the disqualification of historic property eligible for special valuation, or any other dispute, may be appealed to the county board of equalization.