

**Historic Preservation Commission  
Agenda  
December 16, 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  
 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.**

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1. **Call to Order and Roll Call**
2. **Adoption of Minutes**
  - a. November 18, 2025
3. **Citizen Comments on Non-Agenda Items**
4. **New Business**
  - a. Special Valuation Request — Bull Durham Building
  - b. Certificate of Appropriateness — Remax
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 — December 16, 2025, at 6:00 p.m.***

***Coal Mines Trail Commission Meeting — January 5, 2026, at 4:00 p.m.***

***Public Works & Community Development Committee Meeting — January 7, 2026, at 8:30 a.m.***

# Historic Preservation Commission Agenda December 16, 2025

119 W FIRST STREET  
CLE ELUM, WA 98922

*Regular Council Meeting — January 13, 2026, at 6:00 p.m.*

*Lodging Tax & Events Committee Meeting — January 14, 2026, at 8:30 a.m.*

*Historical Preservation Commission Meeting — January 20, 2026, at 3:00 p.m.*

*Public Safety & Health Committee Meeting — January 21, 2026, at 1:00 p.m.*

*General Government Committee Meeting — January 28, 2026, at 8:30 a.m.*

**City of Cle Elum**  
**Historic Preservation Commission**  
**City Council Chambers**  
**November 18, 2025 | 3:00 PM**

**Call to Order**

Chair Peterson called the meeting to order at 3:01 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 Henrichsen made a motion to accept the October 21, 2025 minutes as presented. Commissioner Richard seconded. Motion carried.*

**Citizen Comments on Non-Agenda Items**

None.

**New Business**

1. Special Valuation Request – Bull Durham Building

Staff presented the *Findings of Final Review* for the Special Valuation request, summarizing the project background, eligibility requirements, findings, and draft conclusion. Staff explained that following the previous meeting, the applicant, Mr. Craig Piegion, had been notified of the documentation required to complete the review and was asked to submit the materials prior to this meeting. Additional materials were received the morning of the meeting, which did not allow staff sufficient time to review or forward them to Commissioners. Staff noted that the Commission could either (1) defer its recommendation to the next meeting to allow time for review revisions, or (2) proceed with a recommendation at this meeting.

Mr. Piegion provided additional information during the meeting. He stated he had not anticipated needing to submit the requested documentation in advance and had prepared materials for in-meeting review instead. He distributed a packet to Commissioners that included photographs of restoration work, expense spreadsheets documenting costs from August 2021 through November 2024, and email correspondence with the Department of Archaeology and Historic Preservation that he felt supported his request. He emphasized that no insurance funds were used after

2022, and that all subsequent work was paid for personally. He stated he would provide invoices upon request.

Mr. Piegon expressed frustration with the process, noting that he found it challenging and felt the review had become arduous compared to his earlier experience with approvals. He shared that the process had not been pleasant from his perspective.

Commissioner Henrichsen - He stated that he is inclined to base eligibility on the Certificate of Occupancy date rather than strictly on the 24-month timeframe referenced in the CEMC/RCW. He noted that the Commission's role is to determine whether the project meets eligibility requirements and whether the documented costs qualify. In his view, the application deadline is what must fall within 24 months—*not* that all rehabilitation work must be completed within that same period. Given the circumstances surrounding the project, he believes the Commission should apply reasonable discretion and that the work, as completed, meets the intent of the requirements.

Chair Jordan - She agreed that the project meets the eligibility requirements. She noted that she would like to see an updated accounting of expenses from September 29 to the present. Chair Jordan emphasized that, whether the Commission reviews the full set of expenses now or waits for a staff recommendation, it is important to ensure the Commission fulfills its due diligence in making a well-informed recommendation.

Craig Piegon - He stated that rehabilitating the property was not cost-effective, but he believes it remains an important historic feature for Cle Elum. He noted that programs like this are intended to provide incentives for preservation. He emphasized that the Commission is not bound by DAHP or National Register rules. He expressed that he does not have a preference regarding the specific valuation amount, but he does request the 10-year reprieve to accommodate potential future increases from the County.

\*Application has been revised – but not signed off by the Assessor

**Commissioner Henrichsen made a motion to approve the Bull Durham building for special tax valuation, seconded by Peterson. Richard, opposed. Motion carried.**

2. Walking Tour Progress updates –  
Commissioner Henrichsen has been transcribing audio and video's from the walking tour  
Commissioner Richard has transferred some videos to his Youtube channel.

### **Comments from Commissioners and/or Staff**

**Commissioner Announcements**

**Commissioner Henrichsen:** Stated his desire for a better application process for Special Valuation requests, and implored the Commission to consider making changes that would provide applicants with better direction on what is required to be submitted for a successful review.

**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. Climate Element Survey – closes on November 30<sup>th</sup>, 2025

Next meeting agenda:

1. Special Valuation Agreement, Bull Durham Building

**Adjournment**

*Commissioner Richard moved to adjourn the meeting. Commissioner Henrichsen seconded. Motion carried. The meeting was adjourned at 4:16 p.m. and the Commission will reconvene on December 16, 2025 at 3:00 p.m.*

\_\_\_\_\_  
Chair Peterson

\_\_\_\_\_  
Date

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



Phone: (509) 674-2262  
Fax: (509) 674-4097  
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**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:** December 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.

**II. SUMMARY OF DECISION:**

The Historic Preservation Commission approves the application, as revised on December 4<sup>th</sup>, 2025.

**III. FACTS:**

**A. Processing**

1. The application for the Special Valuation was received by city staff on September 29, 2025.
2. The request was forwarded to the City of Cle Elum on September 29, 2025, and presented to the Cle Elum Historic Preservation Commission on October 21, 2025, November 18, 2025, and December 16, 2025. On December 4, 2025, the applicant emailed a revised application for rehabilitation work occurring during a 24-month period from September 29, 2023 – September 29, 2025.

3. Applications shall be reviewed by the commission before December 31 of the calendar year in which the application is made.
4. 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 2021 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 Elum 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, other than excel spreadsheets and narratives. The code requires submittal of a notarized affidavit attesting to the actual cost of rehabilitation work completed prior to the date of application, including the period during which the work was performed, with documentation to be made available to the commission upon request. As of the date of this review, the commission has not requested this information.

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.

The applicant provided photographic images to the Commission on November 18<sup>th</sup>, 2025 showcasing the extent of renovations. The Commission did not request any additional information.

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.

**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 independently verify that the rehabilitation expenditures meet the statutory definition of qualified costs due to the absence of a detailed breakdown; however, the Commission has determined that the information presented during meetings is sufficient and is not requiring additional documentation.
4. Staff cannot fully determine whether the rehabilitation work complies with the Washington State Advisory Council's Standards (WAC 254-20-100) and CEMC 15.22.070(4) without further documentation. Nonetheless, the Commission finds that the evidence provided during meetings sufficiently addresses its concerns and approves the property for special valuation without requesting additional materials.

**VI. DECISION**

Based on the information presented during Commission meetings, and the above Findings and Conclusions, the Commission finds that it has sufficient evidence to approve the property for special valuation and is not requesting or requiring additional documentation from the applicant.

The Commission moves forward with approving the application for special valuation. While staff notes that certain documentation typically used to demonstrate compliance with RCW 84.26, WAC 254-20, and CEMC 15.22 was not provided, the Commission finds that the information presented during meetings sufficiently addresses its concerns and no additional documentation has been requested.

The Commission advises staff to draft an agreement utilizing the revised application indicating rehabilitation started on September 29, 2023 and completed on September 29, 2025 for a total rehabilitation cost of \$186,196.77.

Date: December 16, 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.



**Application and Certification of Special Valuation  
on Improvements to Historic Property  
Chapter 84.26 RCW**

**File With Assessor by October 1**

File No: \_\_\_\_\_

**I. Application**

County: Kittitas

Property Owner: Craig S. Pigeon Parcel No./Account No: 19335

Mailing Address: P.O. Box 987 Cle Elum WA 98922

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

Property Address (Location): 112 West Rail Road Street Cle Elum WA

Describe Rehabilitation:

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: 9-29-2023    Date Completed: 9-29-2025

Actual Cost of Rehabilitation: \$ 186,196.77

**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 exclusive of land prior to rehabilitation: \$ \_\_\_\_\_

Date: \_\_\_\_\_  
Assessor/Deputy

For tax assistance, visit <http://dor.wa.gov/content/taxes/property/default.aspx> or call (360) 570-5900. To inquire about the availability of this document in an alternate format for the visually impaired, please call (360) 705-6715. Teletype (TTY) users may call 1-800-451-7985.

REV 64 0035e (w) (7/14/06)

Colleda,

I updated an application and a spread sheet to reflect your requested changes. I did not resend the additional invoices emailed for the committee members review after the last meeting. If the committee members have them, they are dated and I believe they can be didactic as needed by the committee members during their review. I will try to provide the committee members additional information for clarification as they request. No appreciable expenses related the restoration occurred after 11-26-24.

I attached an additional application and spread sheet that does not remove the restoration cost of the elevator. I will share my perspective that the elevator does exist in the original perimeter of the building and is not an "addition". I would like to understand what information and research informed you to conclude that it should be excluded.

The original perimeter of the building included an extensive rear deck and stairway that extended 50 ft across the full wall of the building. It extended out roughly 12 ft. on to footings that were placed in the ground and the support beams for the structure were fitted into the rear sandstone wall at the time of construction (1906-1907). The remnants of these beams can be seen in the rear wall. A 12 ft. X 7 ft. section of that structure with a stairway to the second story remained at the time I purchased the building 2004. The second floor was the hotel and had a rear entrance designed into the sandstone wall that gave the guest access without going through the saloon located on the first floor. It also provided an outdoor venue for the guest to enjoy.

I was given provisional approval to occupy the first floor of the building in late 2006, but the county and city required the second floor to meet ADA standards and also required a secondary egress from the second floor before it could given a certificate of occupancy. Nothing could be more pivotal in completing the restoration to bring the Bull Durham building back form dereliction then the process that ensued and culminated in replacing the deck and stairway with an external elevator at at the rear of the building well within the original foot print of the deck and stairway. Without the elevator the second floor could not be used for commercial lease and the restoration of the building would have stalled.

Extensive discussions and planning occurred over 2 yrs. and included the Cle Elum preservation committee, Cle Elum city planner, public works director, county representatives and private engineers. A plan was approved to forgo the rebuilding of a stairway and a certificate of appropriateness was issued by the preservation committee to replace it with an external elevator. Engineering determined the

elevator could not be placed inside the building without compromising the buildings foundation that supports the weight of the two-story stone walls. An elevator requires a 7 ft. x 9 ft. X 5 ft. deep pit to be dug into the ground. The plan was approved for a distinctive external structure to be built within the original foot print of the building, aimed at preserving the unique character of the building, which allowed the building to be put into service to the community. Precisely what should be the goal of the restoration process. Nation wide the DAHP has approved external structures including elevators when it met the goal of preservation of the structure.

To clarify, this is not a DAHP process, but a program related to county property assessment and resulting tax. The DAHP input is helpful but the approval of what are qualified rehabilitation expenses is the responsibility of the Cle Elum preservation committee. Your statement that expenses related the restoration of the elevator “must” be removed over steps your role. I was apart of the original preservation committee that formed the Cle Elum historic downtown and served on it for many years. I was apart the special valuation process and we used the IRS guidelines as well, but this is not for a federal tax credit and insight of what the county appraisal process considers “New construction” or an “addition” is important. To be an “addition” it must be “livable” space in a residential setting, in a commercial setting it must be habitable for the purpose of office or retail lease. It must be integrated into the systems of the main structure including heating and cooling. The 5 ft x7 ft elevator and shaft that is not heated or cooled does not meet any of those requirements but is instead a mechanical system intregal to the function of the building and thus is a qualified rehabilitation expense.

In conclusion I’m appreciative of the committee's insight to approve the Bull Durham for special valuation and look forward to discussing this issue with them.

Attached are the updated forms and spreadsheets as well as a separate word document of this correspondence that can be forwarded to the committee members.

Craig Pigeon

## CSP Property Holdings LLC Cost of Bull Durham Restoration by Year

Date	Num	Name	Memo	Paid Amount
<b>Oct - Dec 2023</b>				
10/06/2023		Marson & Marson		19.43
10/11/2023		Henrichsen Design LLC	Design for Pump house	648.90
10/20/2023	1069	New Line Construction		5,200.00
10/27/2023		GTS Interior Supply	6" J Track, Shaftwall liner, CodeX Board	203.26
10/30/2023		Marson & Marson	Pressure slip cap, clear Sillicone Sealant	73.23
10/31/2023	7026-10.31.2023	Ascent Foundations and More LLC	Fire Service Line	46,248.53
11/02/2023		Standard Brand Paints	3 doors	2,691.69
11/06/2023		Sherwin Williams	Paint	88.62
11/06/2023		Knudson Lumber	Door panel, wood grip, metal bare	176.64
11/07/2023		Cle Elum Farm and Home	bulk items, gorilla glue, wood glue, paint thinner	44.61
11/08/2023		Marson & Marson	Cedar board, metal corner, pine board	46.10
11/12/2023		Knudson Lumber	Door panel	86.70
11/14/2023		Marson & Marson	Duct Tape, sanding paper, drop cloth, thinset	44.06
11/15/2023		Cle Elum Farm and Home	Clear plastic, acetone, razor, key	60.47
11/16/2023		Cle Elum Hardware	Insulation	162.14
11/28/2023		Cle Elum Farm and Home	caulk	8.64
11/30/2023		Sherwin Williams	1 gal paint	80.29
12/12/2023		Standard Brand Paints	Steel Door	799.94
12/19/2023	2245952	Cle Elum Farm and Home		75.66
12/19/2023		Perma Color		-50.00
12/22/2023	#2	New Line Construction		5,274.89
12/22/2023	#2	New Line Construction	Credit for door purchased from Standard Brand	-799.94
12/25/2023	1239	Merle Inc		9,029.46
12/28/2023		Marson & Marson	MDF Cols Casing/clear vg s4s hemlock	286.31
12/29/2023	2103	Redline Electric LLC	Elevator pit electrical, battery backup control & heat, etc.	8,991.76
				79,491.39
<b>Oct - Dec 2023</b>				
<b>Jan - Dec 24</b>				
01/02/2024	18077	Perma Color	Flooring/Adhesive for elevator	299.05

## CSP Property Holdings LLC Cost of Bull Durham Restoration by Year

<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Memo</u>	<u>Paid Amount</u>
01/05/2024	6003-991456	Marson & Marson	Clear Ultra Premium stain, Black Rubber wet patch	80.51
01/20/2024	6003-102151	Marson & Marson		74.56
01/22/2024	32563	Precision Glass	Fire Door	1,471.54
01/30/2024	1	New Line Construction	Installation of 3 Exterior Doors & one metal door	2,807.83
02/02/2024	687 2nd Half	Puget Sound Elevator		79,408.64
02/09/2024	4112	Temp Control Heating and Refrigeration	Spit 1 - 10" supply - 2 8" supply's. Install transfer grills at utility room	367.54
02/12/2024	220202	Whitestone Design Group (v)	2202 Blind Install	567.53
02/13/2024	5181	Puget Sound Elevator	Labor and materials for board repair	4,026.73
02/25/2024	8146654	Merle Inc		9,057.44
02/28/2024		Marson & Marson	Red Silicone Sealant, Gray Versabond Mortar	51.87
03/04/2024		Sherwin Williams	Primer	74.83
03/22/2024		Knudson Lumber	tiling supplies	277.68
04/29/2024	04-29-2024 BD	Puget Sound Energy	Charge for disconnect/reconnect for elevator install	552.00
07/29/2024	2149	Redline Electric LLC	Additional work required by LNI Elevator Inspector	800.00
09/24/2024	7690-3	Sherwin Williams	1 10 gal paint	81.29
09/30/2024	0328	Central Washington Fire Protection	Parts and Installation of Fire Alarm system	6,073.39
10/10/2024	10-10-2024 R	Puget Sound Elevator		173.52
11/26/2024	0360	Central Washington Fire Protection		459.43
Jan - Dec 24				106,705.38
<b>TOTAL COST OF RESTORATION OF BULL DURHAM BUILDING</b>				<b>186,196.77</b>

SPECIAL TAX VALUATION  
AFFIDAVIT CERTIFYING EXPENSES AND PERIOD OF WORK  
Required for submittal per WAC 254.20.090

I/We, **CSP ENTERPRISES LLC**, the applicant(s) for Special Valuation Tax status, certify by my/our signature below, that the total amount claimed in the accompanying application form is equal to the actual costs accrued for this project, and that these costs were accrued during the period of work indicated on the accompanying application form.

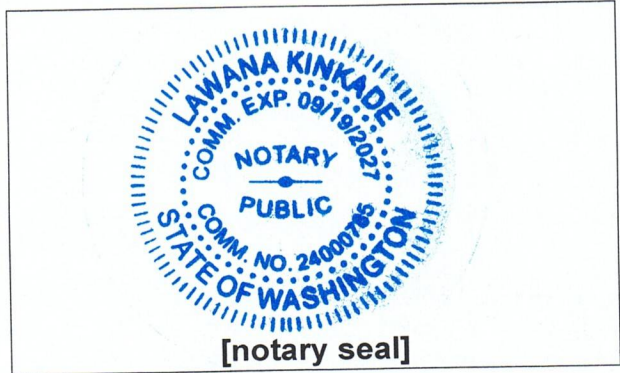
I certify the foregoing statement to be true and correct.

CRAIG S PIGEON *Craig Pigeon*  
Applicant Name Co-Applicant Name  
*Craig Pigeon*  
Applicant Signature Co-Applicant Signature

STATE OF WASHINGTON )  
County of Kittitas ) ss.  
)

On this 10TH day of DECEMBER, 2025, before the undersigned, a Notary Public in and for the state of Washington, duly commissioned and sworn, the above person(s) appeared before me and signed the foregoing instrument, and acknowledged said instrument to be their free and voluntary act for the uses and purposes therein mentioned.

WITNESS my hand and official seal hereto affixed the day and year first above written.



*Lawana Kinkade*  
NOTARY PUBLIC  
Printed Name: Lawana Kinkade  
Residing at Kittitas  
My commission expires 09-19-2027

**CITY OF CLE ELUM, WASHINGTON**

**HISTORIC PRESERVATION SPECIAL VALUATION AGREEMENT**

THIS HISTORIC PRESERVATION AGREEMENT is entered into on this 16<sup>th</sup> day of December, 2025 by and between Craig Piegou (hereinafter referred to as APPLICANT) and City of Cle Elum Local Review Board for Special Valuation of Historic Properties (hereinafter referred to as LOCAL REVIEW BOARD).

WHEREAS APPLICANT is the owner of record of the historic property commonly known as Bull Durham Building (also, Rex Hotel), located at 112 W Railroad Street, Cle Elum, State of Washington, as more fully described in Exhibit A, attached hereto and incorporated herein by this reference (hereinafter referred to as PROPERTY); and

WHEREAS APPLICANT has requested special valuation of the PROPERTY pursuant to chapter 84.26 RCW; and

WHEREAS the LOCAL REVIEW BOARD has determined that the PROPERTY has been substantially rehabilitated within the two year period preceding the date of application and the actual cost of said rehabilitation equals or exceeds twenty-five percent of the assessed valuation of the PROPERTY prior to the improvements; and

WHEREAS the LOCAL REVIEW BOARD has verified that the PROPERTY is a historic property that falls within a class of properties determined eligible for special valuation by local ordinance or administrative rule; and

WHEREAS the LOCAL REVIEW BOARD finds that the rehabilitation work has not altered the PROPERTY in any way that adversely affects those elements that qualify it is historically significant,

NOW, THEREFORE, in recognition of the foregoing, the APPLICANT enters into this Agreement with the LOCAL REVIEW BOARD and agrees to adhere to the following terms and conditions for the ten-year period of the special valuation classification:

1. The LOCAL REVIEW BOARD hereby determines that the property described on the attached Exhibit A qualifies for special valuation under RCW 84.26.
2. APPLICANT agrees to comply with the Washington State Advisory Council's Standards for the Maintenance and Rehabilitation of Historic Properties as set forth in Exhibit B, which is attached hereto and by this reference incorporated herein.
3. APPLICANT agrees to comply with the condition of approval for special valuation as stipulated in the LOCAL REVIEW BOARD determination of Findings as set forth in Exhibit C, which is attached hereto and by this reference incorporated herein.
4. APPLICANT agrees the property shall not be altered without the prior written consent of the LOCAL REVIEW BOARD signed by a duly authorized representative thereof. No construction, alteration or remodeling or any other action shall be undertaken or permitted to be undertaken which would affect the historic character of the PROPERTY which classifies it as eligible for

special valuation, or which would adversely affect the structural soundness of the PROPERTY; provided, however, that the reconstruction, repair, repainting, or refinishing of presently existing parts or elements of the PROPERTY subject to this Agreement, damage to which has resulted from casualty loss, deterioration or wear and tear, shall be permitted without the prior approval of the LOCAL REVIEW BOARD, provided that such reconstruction, repair, repainting, or refinishing is performed in a manner which will not alter the appearance of those elements of the PROPERTY subject to this Agreement as they are as of this date. Exterior changes, which include, but not be limited to, any substantial structural change or any change in design, color or materials.

5. APPLICANT agrees the PROPERTY shall not be demolished without the prior written consent of the LOCAL REVIEW BOARD.
6. APPLICANT agrees to make historic aspects of the PROPERTY accessible to the public one day each year if the PROPERTY is not visible to the public right of way.
7. APPLICANT agrees to monitor the PROPERTY for its continued qualification for special valuation and notify the appropriate County Assessor within 30 days if the PROPERTY becomes disqualified because of
  - i. a loss of historic integrity
  - ii. sale or transfer to new ownership exempt from taxation, or
  - iii. sale or transfer to new ownership that does not intend to agree to the terms of this Agreement nor file a notice of compliance form with the County Assessor.
8. The APPLICANT and LOCAL REVIEW BOARD both agree that there shall be no change in standards of maintenance, public access, alteration, or report requirements, or any other provisions of this Agreement, during the period of the classification without the approval of all parties to this Agreement.

Terms of the Agreement. This Agreement shall take effect immediately upon signature and remain in effect until the property is no longer eligible for special valuation either through disqualification under RCW 84.26.080 or upon expiration of the ten-year period of special valuation commencing January 1, 2026, and ending December 31, 2036.

Hold Harmless. The APPLICANT or its successors or assigns shall hold the State and the LOCAL REVIEW BOARD harmless from any and all liability and claims which may be asserted against the State and the LOCAL REVIEW BOARD as a result of this Historic Preservation Special Valuation Agreement or the participation by the APPLICANT in the Special Valuation Program.

Governing Law. The terms of this Agreement shall be construed in accordance with the laws of the State of Washington.

\_\_\_\_\_  
City of Cle Elum Local Review Board Chair

\_\_\_\_\_  
Date

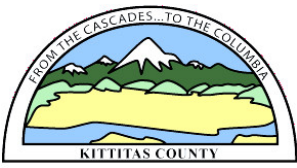
Signature(s) of Owner(s) / Applicant(s):

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

- Attachments:
- Exhibit A: Property Report
  - Exhibit B: Washington State Advisory Council's  
Maintenance and Rehabilitation Standards
  - Exhibit C: Local Review Board Findings of Final  
Review
  - Exhibit D: Application 12-04-2025
  - Exhibit E: Notarized Costs



# EXHIBIT A

## Property Report for Parcel#: 193335

Thursday, December 11, 2025

### Parcel Information

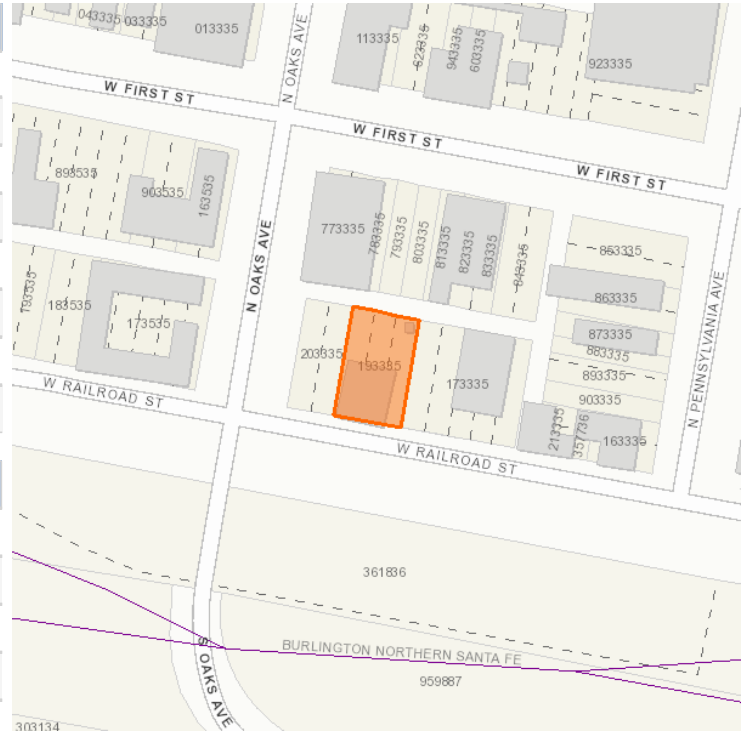
Address:	112 W RAILROAD ST CLE ELUM
Tax Parcel ID:	<a href="#">193335</a>
Map Number:	20-15-26051-0426
Recorded Area:	0.00
Owner Name	CSP PROPERTY HOLDINGS LLC
Name Cont:	
Mailing Address:	111 E 9TH AVE
City/State/Zip:	ELLENSBURG WA 98926-2904

### Critical Areas Information

Contains > 30% Slope:	No
PHS Site Name:	N/A
Roof Hazard:	HIGH_EXTREEME HAZARD RATING
Roof Class:	CLASS A
Seismic Category:	D1
Shore Line:	N/A
Wetland Code:	N/A
DNR Water Type:	N/A
FIRM Zone:	500 YEAR
FEMA Flood Map:	53037C0679D
Coalmine Shaft:	Yes
Airport Zone:	N/A
BPA Right of Way:	-1
Max Elevation:	1908
ISO:	0.059
PG:	113, <a href='http://www.co.kittitas.wa.us/boc/co_untycode/title14.aspx#14.04.020' target='_blank'>Engineering is required</a>

### Domestic Water Information

Over the Counter Water:	Yes, <a href="#">Suitability Map</a>
Qualifying Water Banks:	Big Creek WR, Bourne, KittitasCnty (Clennon), KittitasCnty(Roth), New Suncadia(Big Creek), New Suncadia (SwaukFirstCreeks), New Suncadia (TeawayRiver), New Suncadia (Tillman Creek), NGR, Reecer Creek, Roan New Suncadia, Swiftwater Ranch, Trailside, Western Water Partners, Yakima Mitigation Services
Sub Basin Watershed:	Kachess Yakima River



### Administrative Information

Zone and Allowed Uses:	Downtown Commercial
Land Use Category:	Urban, <a href="#">Allowed Use</a>
Commisioner District:	0
Voter Precinct:	
Hospital District:	HOSPITAL DISTRICT 2
School District:	Cle Elum-Roslyn School District
Irrigation District:	N/A
Weed District:	
Fire District:	CITY OF CLE ELUM 51-1
Cemetery District:	N/A
Court District:	Upper District Court
PUD Comm District:	District 2
Parks and Rec District:	District 1
Wildland Urban Interface:	<a href="#">IR 1</a>
Stock Restricted Area:	Open Range
COE Gas Service Area:	No

## EXHIBIT B

### WASHINGTON STATE ADVISORY COUNCIL'S STANDARDS FOR THE REHABILITATION AND MAINTENANCE OF HISTORIC PROPERTIES

The following rehabilitation and maintenance standards shall be used by local review boards as minimum requirements for determining whether or not an 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:

#### A. Maintenance.

1. Buildings and structures shall not be allowed to deteriorate beyond the point where routine maintenance and repair will return them to good condition.
2. Buildings shall be kept in a safe and habitable condition at all times. Structural defects and hazards shall be corrected. Any conditions that constitute a fire hazard shall be eliminated.
3. Buildings shall be protected against ongoing water damage due to defective roofing, flashing, glazing, caulking, or other causes. Moisture condensation resulting from inadequate heat or ventilation shall be eliminated if present at levels sufficient to promote rot or decay of building materials.
4. Deteriorated exterior architectural features and any broken or missing doors and windows shall be repaired or replaced.
5. Painted exterior surfaces shall be maintained and repainted as necessary to prevent a deteriorated appearance or damage to the substrate. Exterior masonry surfaces shall be tuck pointed where required to maintain the mortar in sound condition. Finished tuck-pointing shall match the original mortar joint in hardness and appearance.

#### B. Rehabilitation.

1. Every reasonable effort shall be made to provide a compatible use for an historic property that requires minimal alteration of the building, structure, or site and its environment, or to use an historic property for this originally intended purpose.
2. The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.
3. All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to recreate an earlier appearance shall be discouraged.
4. Changes that may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.
5. Distinctive stylistic features or examples of skilled craftsmanship that characterize a building, structure, or site shall be treated with sensitivity.

6. Deteriorated architectural features shall be repaired rather than replaced, whenever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplication of features, substantiated by historic, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.
7. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.
8. Every reasonable effort shall be made to protect and preserve archaeological resources affected by, or adjacent to, any project.
9. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood or environment.
10. Whenever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.

EXHIBIT C  
Findings

RECEIVED  
By Virgil Amick at  
1:39 pm, December 4, 2025



Application and Certification of Special Valuation  
on Improvements to Historic Property  
Chapter 84.26 RCW

File With Assessor by October 1

File No: \_\_\_\_\_

I. Application

County: Kittitas

Property Owner: Craig S. Pigeon Parcel No./Account No: 19335

Mailing Address: P.O. Box 987 Cle Elum WA 98922

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

Property Address (Location): 112 West Rail Road Street Cle Elum WA

Describe Rehabilitation:

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: 9-29-2023 Date Completed: 9-29-2025

Actual Cost of Rehabilitation: \$ 186,196.77

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 exclusive of land prior to rehabilitation: \$ \_\_\_\_\_

Date: \_\_\_\_\_ Assessor/Deputy

For tax assistance, visit <http://dor.wa.gov/content/taxes/property/default.aspx> or call (360) 570-5900. To inquire about the availability of this document in an alternate format for the visually impaired, please call (360) 705-6715. Teletype (TTY) users may call 1-800-451-7985.

SPECIAL TAX VALUATION  
AFFIDAVIT CERTIFYING EXPENSES AND PERIOD OF WORK  
Required for submittal per WAC 254.20.090

I/We, **CSP ENTERPRISES LLC**, the applicant(s) for Special Valuation Tax status, certify by my/our signature below, that the total amount claimed in the accompanying application form is equal to the actual costs accrued for this project, and that these costs were accrued during the period of work indicated on the accompanying application form.

I certify the foregoing statement to be true and correct.

CRAIG S PIGEON *Craig S Pigeon*  
Applicant Name Co-Applicant Name

*Craig S Pigeon*  
Applicant Signature Co-Applicant Signature

STATE OF WASHINGTON )  
 ) ss.  
County of Kittitas )

On this 10TH day of DECEMBER, 2025, before the undersigned, a Notary Public in and for the state of Washington, duly commissioned and sworn, the above person(s) appeared before me and signed the foregoing instrument, and acknowledged said instrument to be their free and voluntary act for the uses and purposes therein mentioned.

WITNESS my hand and official seal hereto affixed the day and year first above written.



*Lawana Kinkade*  
NOTARY PUBLIC  
Printed Name: Lawana Kinkade  
Residing at Kittitas  
My commission expires 09-19-2027



**HPC-2025-004 208 E First, J.C. Penny Building - Change in Use Request**

**CERTIFICATE OF APPROPRIATENESS**

*CEMC 15.22.060(A) requires a change of use to receive a cert of appropriateness, applied for on December 10, 2025. Reviewed by the Historic Preservation Commission on December 16, 2025.*

**Commission Review**

At a regular meeting held on December 16, 2025, the Historic Preservation Commission reviewed the enclosed application for a Certificate of Appropriateness for proposed change of use at 208 E First St. This property is listed on the Cle Elum Register of Historic Places as the “J.C. Penny Building” and was previously occupied by Basecamp Outfitters, a general retail establishment.

**Commission Decision**

The proposed change of use is **approved/denied**. The City’s historic preservation goals aim to encourage downtown building owners to rehabilitate or restore buildings to closely resemble their original façade architecture, or to the 1920-1930 aesthetic.

The Secretary of the Interior's Standards for entrances and storefronts recommend identifying, retaining, and preserving entrances and their functional and decorative features that are important in defining the overall historic character of the building, such as transom windows. “The removal of inappropriate, non-historic cladding...and other later alterations can help reveal the historic character of a storefront” (NPS).

The subject building includes a wooden façade area above the doors and windows that likely contained transom windows, similar to those found on the adjacent Orchard restaurant building, Glondo’s, Inland, and several other downtown buildings.

The Commission notes that this **approval/denial** is limited solely to the proposed change of use from general retail to office, with no exterior or interior alterations proposed at this time. Any future modifications to the building—including signage, façade work, interior alterations affecting historic features, or any repair, restoration, or construction activities—will require a separate Certificate of Appropriateness prior to commencing work, in accordance with CEMC 15.22.060.

**DRAFT Commission Recommendations:**

**1. Future Signage Review**

Should the applicant wish to install new exterior signage in the future—including wall signs, projecting signs, window decals, or lighting—such work will require a separate Certificate of Appropriateness

(COA). The Commission encourages the applicant to consult early with City staff to ensure any proposed signage is compatible with the building's historic character and meets CEMC 15.22.

## **2. Preservation of Existing Historic Features**

Although no physical changes are proposed at this time, the Commission encourages the property owner to preserve all existing character-defining features listed on the building's historic nomination form. Routine maintenance that does not alter materials or appearance is allowed, but any repair work that may affect historic materials should return features to their original condition where feasible.

## **3. Opportunities for Future Architectural Restoration**

If future renovations are considered, the Commission encourages the property owner to explore opportunities to restore or reveal historic elements of the building, such as:

- Reopening or reconstructing any original transom windows, if documentation or physical evidence suggests they once existed.
- Removing non-historic façade alterations where appropriate and restoring original materials and architectural details.
- Enhancing storefront transparency in a way that reflects the building's historic proportion.

## **4. Documentation of Potential Historic Features**

For the Commission's records, the applicant is asked—should future work expose concealed historic materials or features—to notify the City Planner and provide photographs or notes documenting what was discovered. This helps improve the City's understanding of the building's historic integrity and informs future Commission decisions.

## **5. Interior Alterations That May Affect Historic Integrity**

While the Commission does not review routine interior tenant improvements, any future interior changes that alter historic features identified in the nomination form will require a COA. The Commission recommends reviewing the nomination form prior to planning any interior work to ensure historic features are preserved.

## **6. Encouragement for Voluntary Preservation Improvements**

Although not required as part of this change-of-use review, the Commission supports voluntary efforts by the owner to:

- Restore original brick or wood materials where feasible.
- Replace non-historic storefront elements with historically appropriate materials or designs.
- Preserve the building's overall character relative to the surrounding historic downtown core.

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



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

**Certificate of Appropriateness Application**

CEMC 15.22.050(D)(2)

**Application Information (please type or print legibly)**

Property Address: 208 E First St Cle Elum, WA 98922

Applicant Name: Haley Larson

Mailing Address: 11392 Zier Rd Yakima WA 98908

City: Yakima State: WA Zip: 98908

Phone Number: 5098341200 Email: haley@larsoncollective.com

\*If the applicant is not the owner, s/he should have a letter authorizing any changes to the building, site, structure, or object.

Same as applicant

Property Owner Name: Amanda Hahnemann

Mailing Address: 1015 E 2nd St Suite 2-180

City: Cle Elum State: WA Zip: 98922

Phone Number: 206-773-2691 Email: ahahnemann@leeassociates.com

Type of Work:		
<input checked="" type="checkbox"/>	Conceptual Review	Discuss with the Commission preliminary design ideas for a project. The Commission will address the appropriateness of the proposal and provide helpful advice.
<input type="checkbox"/>	New Construction	Construction of a new building, additions, garages, sheds, fences, gazebos or other structures on a designated property.
<input type="checkbox"/>	Exterior Alterations	Includes, but is not limited to, all exterior changes to an existing building.
<input type="checkbox"/>	Site Alterations	Removing or adding landscaping features that will alter the appearance the appearance of the property.



- To scale a graphic representation of the project.

**Owners/ Application Signature**

I certify that I have read the introduction to this application and that the information I have included, and any accompanying documentation, is complete and accurate to the best of my knowledge. I further certify that I, the applicant, have been authorized by the owner to commit to changes proposed by the Commission.

Signature of Owner or Applicant Holerson

Date 12-10-2025

**Application Accepted/Rejected**

Accepted

Rejected

Signature \_\_\_\_\_ Date \_\_\_\_\_

Cle Elum Historical Preservation Commission Comments:

Receipt: 19676                      12/10/2025  
Acct #: 2232                              COPY  
City Of Cle Elum  
119 W First Street  
Cle Elum, WA 98922  
5096742262

---

Marcus and Amanda Hahnemann  
208 E First ST  
Cle Elum, WA 98922

Treasurers Receipt

Memo: Paid by Haley Larson, Certificate  
of Appropriateness Permit  
Application Fee.

NOTE: Additional Review Fees  
May Be Invoiced At A Later Date

Planning/Development                      50.00  
Fees General

Non Taxed Amt:                              50.00

Total:    50.00

CC: Xpress                                      50.00

Ttl Tendered:                                  50.00

Change:    0.00

Issued By: Virgil Amick1  
12/10/2025 15:08:21



City of Cle Elum  
 119 W First St.  
 Cle Elum, WA 98922  
 (509) 674-2262  
 www.cityofcleelum.com

**XBP Confirmation Number: 251464229**

▶ Transaction detail for payment to City of Cle Elum.		Date: 12/10/2025 - 3:51:13 PM MT	
<b>Transaction Number: 258265010</b> <b>Mastercard — XXXX-XXXX-XXXX-2841</b> <b>Status: Successful</b>			
Account #	Item	Quantity	Item Amount
	Planning and Development Fees	1	\$50.00
Notes: Certificate of Appropriateness Application Fee Permit HPC-2025-004			

**TOTAL: \$50.00**

**Billing Information**  
 Haley Larson  
 11392 Zier Rd  
 Yakima, WA 98908

**Transaction taken by: Admin Virgil**