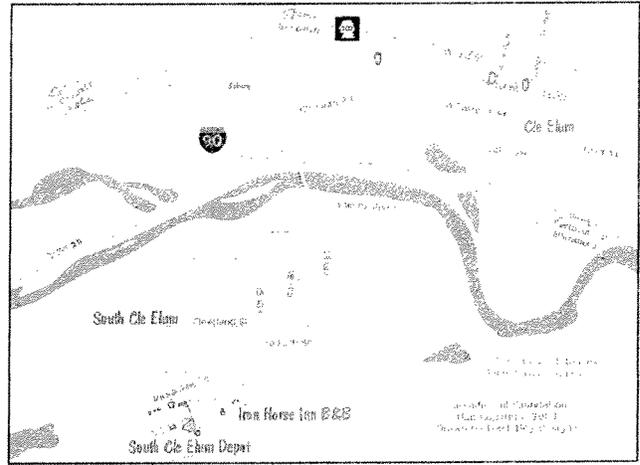


The Milwaukee right-of-way in Washington State was largely acquired by the State Department of Natural Resources and Washington State Parks. West of the Columbia River, it has been developed into the 100-mile John Wayne Pioneer Trail, which traverses South Cle Elum as part of the over 1,600 acre Iron Horse State Park. The trail bisects the South Cle Elum rail yard near its northern edge and is used year-round by hikers, bicyclists, equestrians, wagoners, cross-country skiers, snowshoers, and dog sledgers.

## Setting

The South Cle Elum Rail Yard is located in South Cle Elum on the south side of Interstate 90 and the west bank of the Yakima River. When the Milwaukee Road announced that it would establish a terminal and maintenance facility, the town of South Cle Elum sprang to life. Over the decades, the town has changed little, and vistas from the rail yard vary little from nearly a century ago.

Historically, the rail yard encompassed approximately 50 acres, most of which is now in private ownership. Washington State Parks ownership consists of four tracts totaling 12½ acres. This area is bounded by Milwaukee Street to the north, Reservoir Canyon Road to the east and south, and on the west by a north-south line that extends from the western city limits to Reservoir Canyon Road.



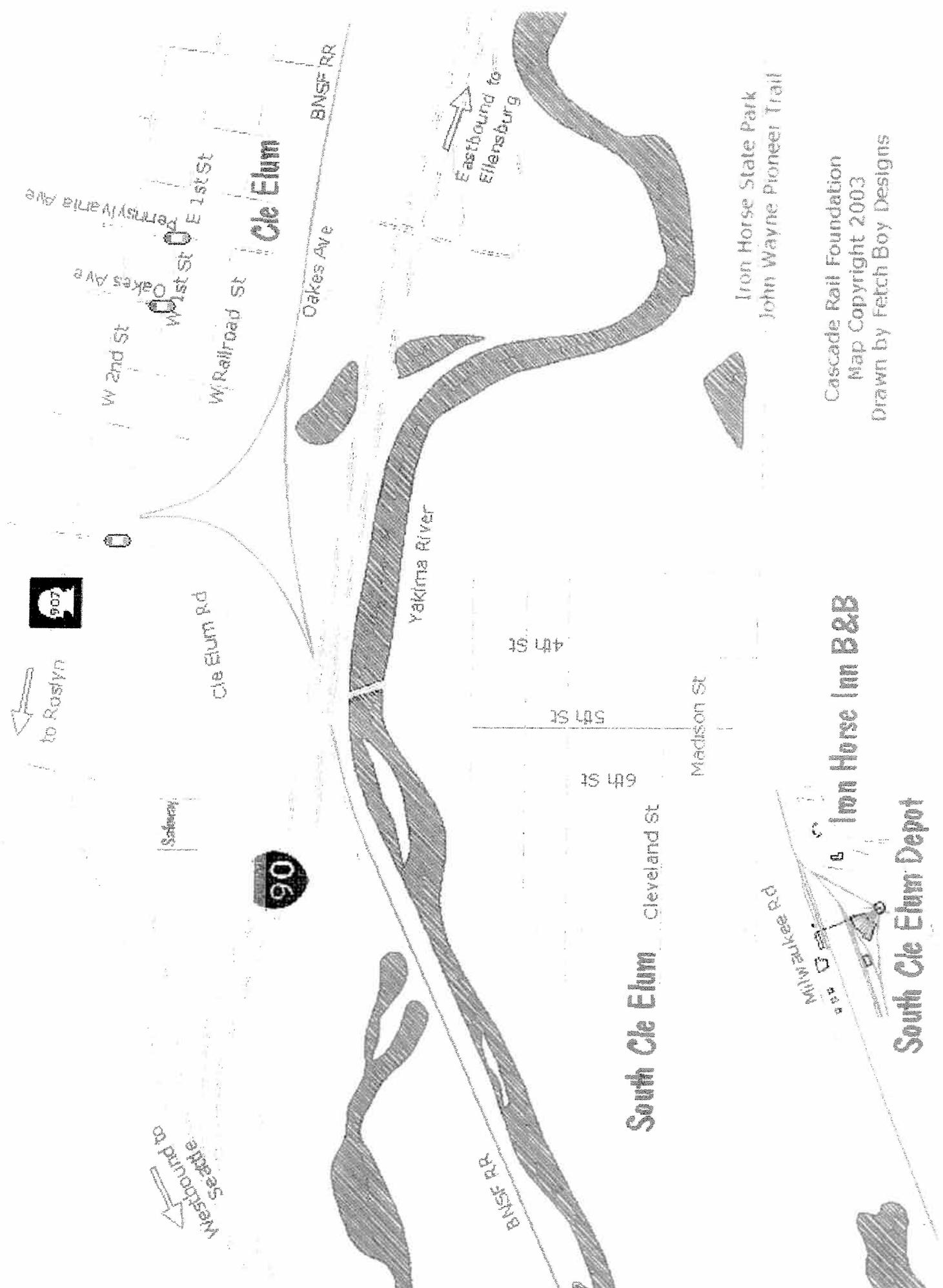
## Operation

The Friends of the South Cle Elum Depot (FSCED) was formed in late 1999 for the rehabilitation and historic preservation of the Milwaukee Road facilities at South Cle Elum. The Friends group is now incorporated as the Cascade Rail Foundation (CRF), a Washington State nonprofit corporation, and operates under the 501(c)(3) tax-deductible status of the Northern Kittitas County Historical Society, an IRS registered non-profit organization.

The South Cle Elum Rail Yard is being developed through a partnership with the Cascade Rail Foundation (CRF) via a 20-year operating agreement between State Parks and CRF.

## Facilities

During construction, the Milwaukee Road brought in gravel to raise the level of the rail yard. The result is a nearly level yard with small mounds and depressions indicating former locations of elevated tracks, rail bed depressions, building foundations, and the like. Through years of use and disuse, the structures and buildings of the rail yard retain most of their original materials. Additionally, the rail yard has an abundance of surface materials, including nails, rail spikes; metal scrapping, glass and wood fragments, and remnant concrete pieces.



Cascade Rail Foundation  
Map Copyright 2003  
Drawn by Fetch Boy Designs

Iron Horse Inn B&B  
South Cle Elum Depot

Iron Horse State Park  
John Wayne Pioneer Trail

South Cle Elum Cleveland St

6th St  
5th St  
4th St

Madison St

90

Cle Elum

Yakima River

BNSF RR

BNSF RR

Eastbound to Ellensburg

Westbound to Seattle

to Roslyn

PENNSYLVANIA AVE  
OAKES AVE  
W 1st St  
E 1st St

W 2nd St

Cle Elum Rd

W Railroad St

Safeway

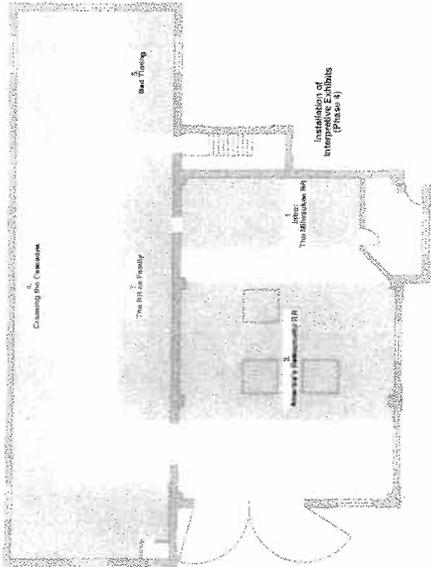
MILWAUKEE RD

# EXHIBIT DEVELOPMENT PHASING FOR THE SOUTH CLE ELUM RAIL YARD

June 13, 2005

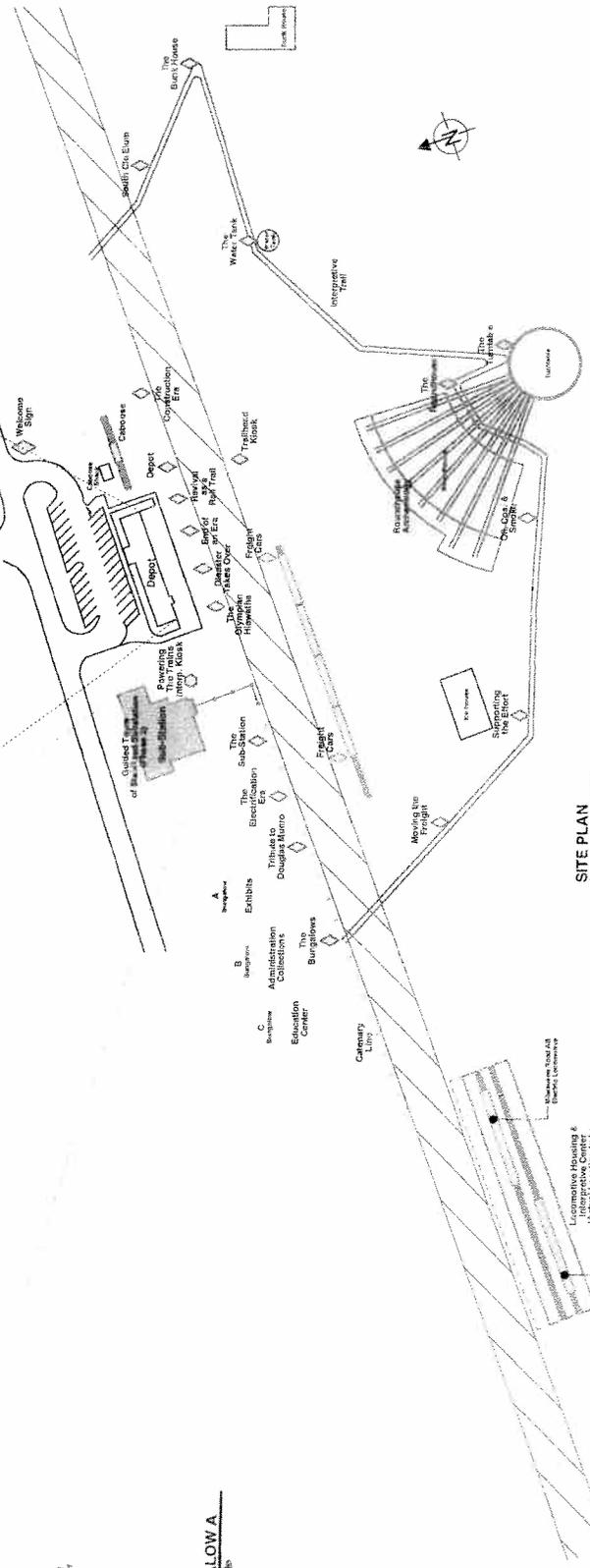
## LEGEND

- PHASE 1
- PHASE 2
- PHASE 3
- PHASE 4
- PHASE 5



**DEPOT**  
Not to Scale

**SUBSTATION (Rehabilitated with Exhibit)**  
Not to Scale



**SITE PLAN**  
Not to Scale

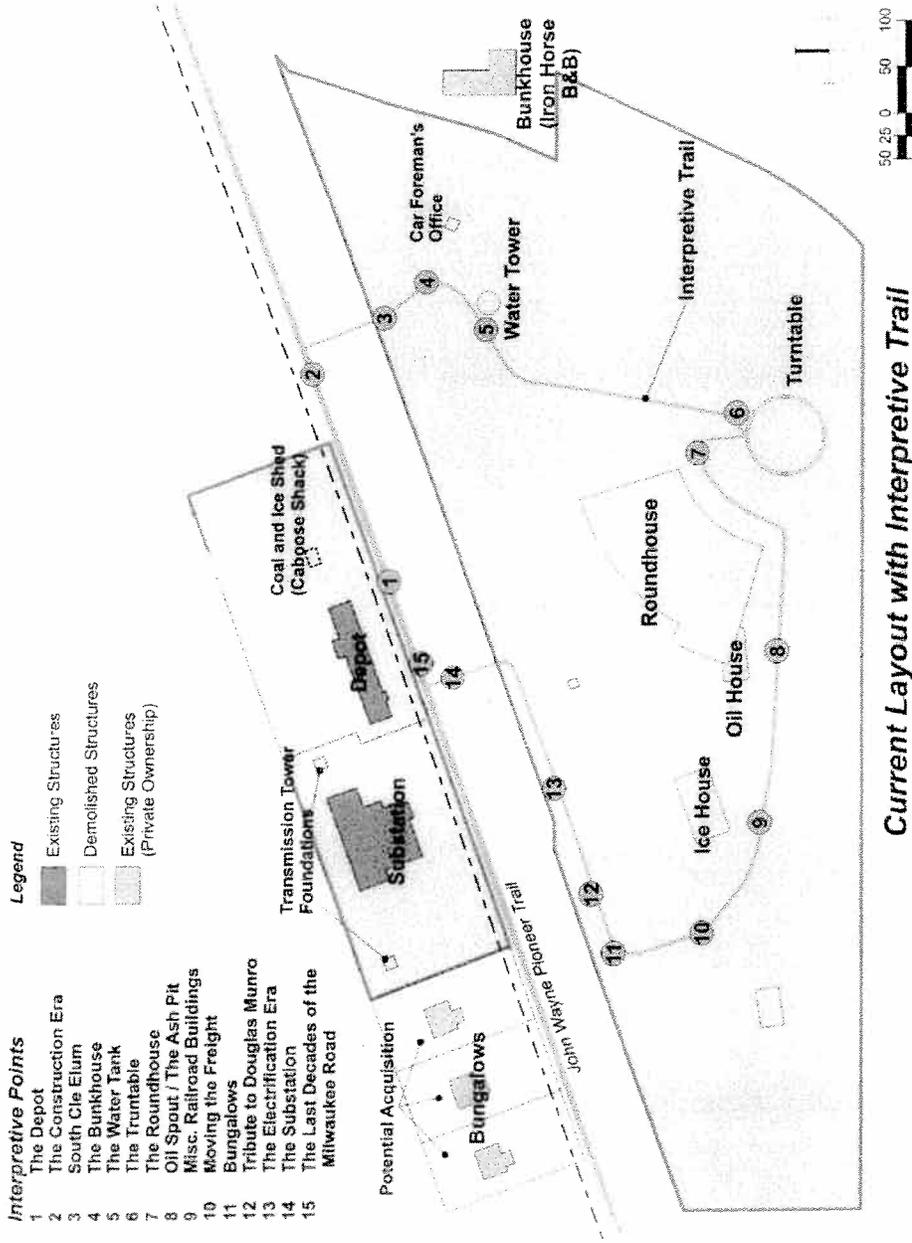
**BUNGALOW A**  
Not to Scale

**BUNGALOW B**  
Not to Scale

Installation of Interpretive Exhibits (Phase 4)

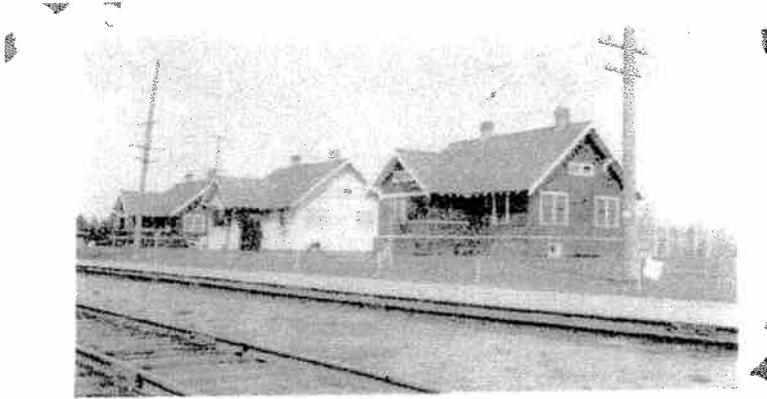
Location of New Exhibit & Interpretive Center (Phase 5) (Location to be Determined at a Future Date)

The South Cle Elum Rail Yard Interpretive Trail presents Milwaukee Road history at South Cle Elum in chronological order and with the 15 interpretive points illustrated below.



**Current Layout with Interpretive Trail**

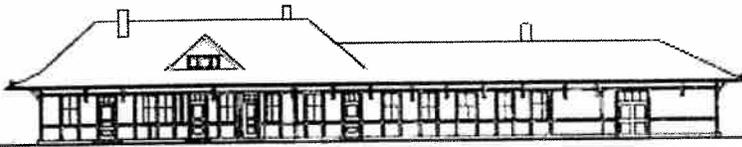
*Interpretive Trail*



Above: Bungalows #1 (on right) through #3 viewed from SE direction, at South Cle Elum Railyard, circa 1920



Bungalow #1, viewed from south direction, 2005.



195

## Friends of the South Cle Elum Depot

PO Box 462  
South Cle Elum, Washington 98943

September 11, 2005

Kenneth H. Smith  
3146 North Villard  
Tacoma, Washington 98407

Dear Mr. Smith:

Thank you for you and your wife's willingness to sell to the Cascade Rail Foundation Bungalow #1, which you own, at the South Cle Elum Rail Yard National Historic District. I wanted to explain the process we need to go through to make sure we're in total agreement. If so, please sign and return a copy of this letter to me by September 16, 2005. We face a grant deadline of October 3, 2005, though we must complete our application by September 23 to meet submittal requirements for State Parks' review and approval.

The three bungalows at the Rail Yard were built by the Milwaukee Railroad in 1915 to house the families of the electric substation operators. It is our intention to work with the U. S. Coast Guard to develop Bungalow #1 into an historic museum describing the life of railroad workers in those houses over the years, and the contribution of Doug Munro to U. S. History.

As you know, Bungalow #1 represents the most historic of the three bungalows at the South Cle Elum Rail Yard, as it was where Doug Munro was raised in the 1930's, the only Congressional Medal of Honor winner for the U. S. Coast Guard, which was awarded after his death for his service during World War II. It also represents the most historically intact of the three bungalows, as the other two have been substantially altered through modern renovation by private owners.

The Cascade Rail Foundation is working with State Parks to develop a major Milwaukee Railroad interpretive site at South Cle Elum, and Bungalow #1 represents a major asset to helping present and preserve that history for future generations. The Cascade Rail Foundation has a 20-year operating agreement with State Parks to develop the South Cle Elum Rail Yard into a major regional historic interpretive site.

Your willingness to sell Bungalow #1 to the Cascade Rail Foundation at the appraised value of \$175,000 plus closing costs is very much appreciated.

Our process for acquiring Bungalow #1 is to apply for funding from the federal Transportation Enhancement Act, as recently approved by Congress and President Bush. The deadline for us applying for this grant is October 3, 2005. \$769,000 is available for the four-county area that

Kittitas County is included in. We were successful in obtaining \$164,000 in funding in 2002 from this source for the depot rehabilitation. We are confident that our application for money to purchase Bungalow #1 will receive favorable consideration in this funding round as well.

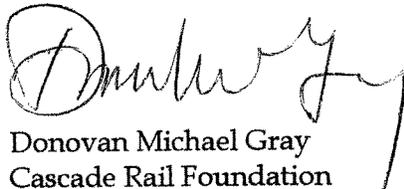
Recommendations by the regional transportation planning agency will be made by late October, and final decisions will be made by the State Department of Transportation by late January 2006. Final purchase should be able to be completed in the spring of 2006.

If you agree with the above, please sign and return to me by September 16 this letter as a sign of your commitment to sell to the Cascade Rail Foundation Bungalow #1 at the appraised value of \$175,000 plus closing costs. Your countersigned letter will become part of the grant application to demonstrate to the funding source your willingness to participate in this project.

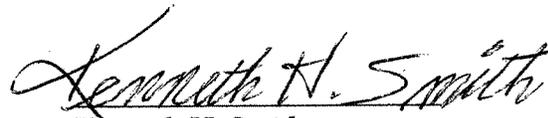
This commitment will expire if we are not successful in obtaining the necessary funding from the Transportation Enhancement Act by February 28, 2006. Thank you so much for your cooperation and consideration of helping place this most valuable historic property into permanent preservation for generations to come.

Sincerely,

Agreed:



Donovan Michael Gray  
Cascade Rail Foundation  
1916-A Washington Street Southeast  
Olympia, Washington 98501-2956



Kenneth H. Smith  
3146 North Villard  
Tacoma, Washington 98407

DATE 9-14-05 

February 10, 2010

DeLaine Emmert  
808 - 36<sup>th</sup> Avenue East  
Seattle WA 98112

Dear Mrs. Emmert:

Thank you for your willingness to sell to the Cascade Rail Foundation Bungalow #1, which you own, at the South Cle Elum Rail Yard National Historic District. I wanted to explain the process we need to go through to make sure we're in total agreement. If so, please sign and return a copy of this letter to me by February 15, 2010. We face a grant deadline of March 1, 2010, though we must complete our application by February 20 to meet submittal requirements for State Parks' review and approval.

The three bungalows at the Rail Yard were built by the Milwaukee Railroad in 1915 to house the families of the electric substation operators. It is our intention to work with the U. S. Coast Guard and U.S. Marine Corps to develop Bungalow #1 into an historic museum describing the life of railroad workers in those houses over the years, and the contribution of Doug Munro to U. S. History.

As you know, Bungalow #1 represents the most historic of the three bungalows at the South Cle Elum Rail Yard, as it was where Doug Munro was raised in the 1930's, the only Congressional Medal of Honor winner for the U. S. Coast Guard, which was awarded after his death for his service during World War II. It also represents the most historically intact of the three bungalows, as the other two have been substantially altered through modern renovation by private owners.

The Cascade Rail Foundation is working with State Parks to develop a major Milwaukee Railroad interpretive site at South Cle Elum, and Bungalow #1 represents a major asset to helping present and preserve that history for future generations. The Cascade Rail Foundation has a 20-year operating agreement with State Parks to develop the South Cle Elum Rail Yard into a major regional historic interpretive site.

Your willingness to sell Bungalow #1 to the Cascade Rail Foundation at the appraised value of \$175,000 plus closing costs is very much appreciated.

Our process for acquiring Bungalow #1 is to apply for funding from the federal Transportation Enhancement Act. The deadline for us applying for this grant is February 20, 2010. New federal funds have become available for the four-county area that includes Kittitas County. We

were successful in obtaining \$164,000 in funding in 2002 from this source for the depot rehabilitation. We are confident that our application for money to purchase Bungalow #1 will receive favorable consideration in this funding round as well.

Recommendations by the regional transportation planning agency (QuadCo) will be made this fall, and then final decisions will be made by the State Department of Transportation. Final purchase should be able to be completed in the spring of 2011.

If you agree with the above, please sign and return to me by **February 15th** this letter as a sign of your commitment to sell to the Cascade Rail Foundation Bungalow #1 at the appraised value of \$200,000 plus closing costs. Your countersigned letter will become part of the grant application to demonstrate to the funding source your willingness to participate in this project.

This commitment will expire if we are not successful in obtaining the necessary funding from the Transportation Enhancement Act by March 1, 2011. Thank you so much for your cooperation and consideration of helping place this most valuable historic property into permanent preservation for generations to come.

Sincerely,

Agreed:



Mary A. Pittis for Board of Directors  
Cascade Rail Foundation  
PO Box 462  
South Cle Elum, WA 98943  
[maryp@cleelum.com](mailto:maryp@cleelum.com)  
phone: (509) 674-5939  
fax: (509) 674-1708

*DeLaine S Emmert, Trustee*  
owner name  
street address  
city/state/zip  
*of Estate of*  
*Kenneth H Smith*

FILED  
08 JUN 13 PM 3:29  
KING COUNTY  
SUPERIOR COURT CLERK  
SEATTLE, WA

**CERTIFIED  
COPY**

IN THE SUPERIOR COURT FOR THE STATE OF WASHINGTON  
COUNTY OF KING

IN RE THE ESTATE OF  <u>KENNETH H. SMITH</u>  DECEASED	NO: 08-4-03907-0 KNT  LETTERS TESTAMENTARY  (LTRTS)
--	---

The last will of the above named decedent was duly exhibited, proven and filed on June 13, 2008. It appears in and by said will that: DeLaine S. Emmert is named Executor(s) and by order of this court is authorized to execute said will according to law.

WITNESS my hand and seal of said Court: June 13, 2008.

BARBARA MINER  
King County Superior Court Clerk

By: [Signature], Deputy Clerk  
R. FABIAN

STATE OF WASHINGTON )  
County of King )

I, BARBARA MINER, Clerk of the Superior Court of the State of Washington, for the County of King, do hereby certify that I have compared the foregoing copy with the original instrument as the same appears on file and of record in my office, and that the same is a true and perfect transcript of said original and of the whole thereof. IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the Seal of said Superior Court at my office at Seattle on this date JUL 16 2008

BARBARA MINER, Superior Court Clerk

By: [Signature], Deputy Clerk

• NOT OFFICIAL WITHOUT RAISED SEAL •

**NKCHS**  
**NORTHERN KITTITAS COUNTY HISTORICAL SOCIETY**  
PO Box 462  
South Cle Elum WA 98943  
(509) 674-5939  
[www.nkcmuseums.org](http://www.nkcmuseums.org)

The Carpenter House  
Museum & Art Gallery  
302 West Third  
Cle Elum, WA 98922

The Telephone Museum  
221 East First  
Cle Elum, WA 98922

September 14, 2005

Mr. Donovan Gray, President  
Cascade Rail Foundation  
PO Box 462 / 801 Milwaukee Road  
South Cle Elum WA 98943

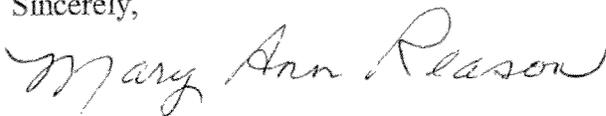
Dear Donovan:

It was with great pleasure that we learned of your efforts to purchase one of the substation bungalows in South Cle Elum's Milwaukee Rail Yard National Historic District. During our six-year partnership with the Friends of the South Cle Elum Depot and Cascade Rail Foundation, the NKCHS Board of Directors has been continually impressed with your group's success in preserving the Milwaukee Railroad history in our area.

However, securing this bungalow for historic preservation adds other dimensions to the already interesting history of rail transportation through our area – those aspects of home life and community, loyalty, heroism, and service to country. The story of (and tribute to) Douglas Munro, US Coast Guardsman, Congressional Medal of Honor recipient and former resident of the bungalow, is well worth your efforts. We wish you every success in your endeavors to obtain this structure.

As always, we are here to assist when needed.

Sincerely,



Mary Ann Reason, President  
NKCHS



Mary Pittis, Secretary/Treasurer  
NKCHS

Representing the Board of Directors of the Northern Kittitas County Historical Society



September 23, 2005

Transportation Enhancement Grant Program  
Kittitas County, Lead Agency  
Attn: Joy Potter  
411 North Ruby, Suite #1  
Ellensburg, Washington 98926

Subject: Letter of Support, Transportation Enhancement Grant Application:  
Cascade Rail Foundation

Dear Ms. Potter:

Please accept this letter of support from the Washington Trust for Historic Preservation (Trust) for the Cascade Rail Foundation's Transportation Enhancement Grant Application for the acquisition of Bungalow #1, a historic, contributing resource to the South Cle Elum Railyard National Register Historic District.

The Washington Trust for Historic Preservation is a statewide, tax exempt 501(c) 3 non-profit organization founded in 1976 to safeguard Washington's historic places through advocacy, education, stewardship and collaboration. We work to be an effective problem-solver when local preservationists need our help on issues involving historic resources.

Over the last several years, the Cascade Rail Foundation has proven to be highly effective in its efforts to preserve the historic district and promote heritage education as related to the Milwaukee Railroad. The Trust commends the Foundation's plans to purchase Bungalow #1 for future use as an historic house museum that will tell the important story of the lives of railroad families. With the recent rehabilitation of the train depot and future plans to rehabilitate the electric substation (both part of the historic district), a restored Bungalow #1 will provide a more complete interpretation of the site's heritage. Both casual visitors and railroad enthusiasts alike will have an opportunity to learn about the Milwaukee Railroad, the specific buildings, and South Cle Elum.

As a project, the restoration of Bungalow #1 will be eligible for funding (up to \$1,000) from the Trust's Valerie Sivinski Washington Preserves Grant Program. The Trust hopes to see this project funded through the Transportation Enhancement Grant Program as it is a positive link between historic preservation and transportation.

Sincerely,

A handwritten signature in cursive script, appearing to read "Mary Thompson".

Mary Thompson  
Interim Executive Director

U.S. Department of  
Homeland Security

United States  
Coast Guard



Commandant  
United States Coast Guard

2100 2<sup>nd</sup> St. S.W.  
Washington, DC 20593-0001  
Staff Symbol: G-IPA-4  
Phone: (202) 267-2596  
Fax: (202) 267-4309

5700  
December 5, 2005

Cascade Rail Foundation  
Attn: Donovan Gray  
P.O. Box 462  
South Cle Elum, WA 98943

Dear Mr. Gray:

Your organization's preservation achievements are impressive with regard to the work accomplished on the railroad depot in South Cle Elum. The main mission of the Coast Guard Historian's Office is the preservation of the institutional memory of the Coast Guard. History is an important component to both of our organizations, made special by a common thread that we both share.

The reason for my letter is to support your organization's efforts to acquire and preserve substation operator's bungalow #1, located near the Milwaukee Road Substation in Cle Elum, Washington. The preservation of this home is significant on several levels. It is an important structure for local history and augments the significance of the nearby preserved depot. However, this home also has national historic importance as the childhood home of Douglas Munro. Munro is the Coast Guard's only Medal of Honor recipient. The acquisition of bungalow #1 will not only provide a venue to interpret the history of the railroad and the town but will also provide an opportunity to share the story of Douglas Munro's life and the history of the Coast Guard.

We are appreciative of the efforts that the Cascade Rail Foundation has taken in preserving history and are enthusiastic that you will succeed in preserving the childhood home of one of our nation's great heroes.

Sincerely,

A handwritten signature in black ink that reads "Robert M. Browning Jr." with a stylized flourish at the end.

Robert M. Browning Jr., Ph.D.  
Historian, U.S. Coast Guard  
By Direction

Copy:

✓ Fax Donovan 12/9/05