

**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 Piegon, 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. Piegon 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.*

  
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Chair/Peterson

  
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Date