

Historic Preservation Commission Agenda

January 20, 2026

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

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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. **Election of Chair and Vice Chair**
3. **Adoption of Minutes**
 - a. December 16, 2025
4. **Citizen Comments on Non-Agenda Items (limited to 5 minutes per speaker)**
5. **New Business**
 - a. 2025 Year In Review
 - b. 2026 Work Plan
6. **Comments from Commissioners and/or Staff**
 - a. Commissioners
 - b. Staff Updates
7. **Next Meeting Agenda Development**
8. **Adjournment**

Upcoming Meeting:

Planning Commission Meeting — January 20, 2026, at 6:00 p.m.

Regular Council Meeting — January 27, 2026, at 6:00 p.m.

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

Coal Mines Trail Commission Meeting — February 2, 2026, at 4:00 p.m.

Public Works & Community Development Committee Meeting — February 4, 2026, at 8:30 a.m.

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Lodging Tax & Events Committee Meeting — February 11, 2026, at 8:30 a.m.
Historical Preservation Commission Meeting — February 17, 2026, at 3:00 p.m.
Public Safety & Health Committee Meeting — February 18, 2026, at 2:00 p.m.
Civil Service Commission Meeting — February 18, 2026, at 5:15 p.m.

City of Cle Elum
Historic Preservation Commission
City Council Chambers
December 16, 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 November 18, 2025 minutes as presented. Commissioner Henrichsen seconded. Motion carried.

Citizen Comments on Non-Agenda Items

None.

New Business

1. Special Valuation Request – Bull Durham Building (3rd meeting discussion)

At the previous Historic Preservation Commission meeting, staff presented Findings recommending denial of Mr. Pigeon’s request for Special Valuation for the period of 2021 through 2025, in the approximate amount of \$1.6 million. The Commission disagreed with staff’s interpretation of the 24-month rehabilitation timeline and expressed a difference of opinion, indicating support for approval.

Following the meeting, staff conducted additional research, including consultation with the Department of Archaeology and Historic Preservation, which confirmed that the allowable timeframe is no later than 24 months after the beginning date of rehabilitation. This information was communicated to Mr. Pigeon, who subsequently submitted a revised application, including an updated narrative, cost spreadsheet, and notarized affidavit for Commission review.

Based on the revised documentation, staff updated the Findings of Final Review, determining that the documentation demonstrates qualifying work completed within the allowable 24-month timeframe, with total eligible costs of \$186,196.77, and provides sufficient evidence to approve the property for Special Valuation.

Commissioner Henrichsen moved to approve and adopt the Findings of the Bull Durham Building for special tax valuation, per the most recent revision. The motion was seconded by Commissioner Peterson. Commissioners Henrichsen and Peterson voted in favor; Commissioner Richard voted opposed. Motion carried.

Upon approval of the Findings, the Commission also approved the Agreement formalizing the Special Valuation tax credit, with a term beginning January 1, 2026 and ending December 31, 2036, which outlines the conditions of the Special Valuation.

Staff presented the finalized Agreement for the Commission's consideration.

Note: The revised application has not yet been reviewed or approved by the Assessor.

Commissioner Henrichsen moved to approve the Special Valuation Agreement as written. The motion was seconded by Chair Jordan. Commissioners Henrichsen and Chair Jordan voted in favor; Commissioner Richard voted opposed. Motion carried.

2. Certificate of Appropriateness – J.C. Penny Building

Staff presented the Commission with a draft Certificate of Appropriateness review regarding a request to consider a change of use from retail to office at 208 E First Street, a building on the City's Historic Registry known as the J.C. Penny Building.

Staff provided potential recommendations for the Commission to consider, such as requirements for future signage, preservation of existing historic features, etc. At this time, the applicant is not proposing any changes to the building other than use.

Commissioner Jordan made a motion to approve the Certificate of Appropriateness for the proposed change in use at 208 E First Street, the J.C. Penny Building, from general retail to office with recommendations outlined in the Certificate of Appropriateness. Commissioner Henrichsen seconded. Motion carried.

Comments from Commissioners and/or Staff

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. Election of Officials
2. Special Valuation – Downtown Association sign request, tbd
3. Year in Review
4. Grant Opportunities

Adjournment

Commissioner Henrichsen moved to adjourn the meeting. Commissioner Richard seconded. Motion carried. The meeting was adjourned at 4:17 p.m. and the Commission will reconvene on January 20, 2026 at 3:00 p.m.

Chair

Date



CITY OF CLE ELUM HISTORIC PRESERVATION COMMISSION 2025 HIGHLIGHTS – 2026 WORK PLAN

2025 HISTORIC PRESERVATION COMMISSION BY THE NUMBERS

- a. **Number of Meetings:** 10
- b. **Nomination:** 1 – *No. 7 Miners Memorial Park*
- c. **Updates to Historic Registry:** 1 – *No. 7 Miners Memorial Park*
- d. **Certificate of Appropriateness:** 1 – *JC Penny Building*, change of use
- e. **Special Valuation:** 1 – *Rex Hotel/Bull Durham Building*
- f. **Training:** 1: *WISSARD*, commissioners also attended and participated in several trainings including attending the PLACES Conference.

In 2025, the Historic Preservation Commission focused on strengthening its long-range preservation efforts while exploring new ways to engage the public with Cle Elum’s history. In order to maintain Certified Local Government (CLG) requirements and ensure meaningful programming during a year with limited special valuation and review requests, the Commission discussed strategic priorities and potential projects aligned with its preservation mission, while taking advantage of trainings and review requirements.

A major highlight of 2025 was the Commission’s enthusiasm following a guided walking tour with local historian Roy Susich. This experience sparked strong interest in expanding public access to Cle Elum’s stories and historic places, leading to the development of a concept for a community-wide walking tour program.

2026 DRAFT Work Plan

Building on the momentum of 2025, staff recommends the Commission’s 2026 work plan center on public engagement, documentation, and preservation planning, with particular emphasis on the Walking Tour initiative.

Planned priorities for 2026 could include:

- “Cle Elum Stories: Walking Through History” Project
 - Advance the concept of a self-guided historic walking tour featuring professionally recorded audio stories by local historians.
 - Develop mapped tour routes highlighting historic buildings, people, and events.
 - Explore delivery platforms such as a mobile app, website, or downloadable audio files.
 - Position the project as both a preservation tool and a heritage tourism asset.
- Grant Pursuit and Project Development
 - Pursue funding opportunities such as the T-Mobile Hometown Grant (up to \$50,000) and the 2026 CLG Grant cycle.
 - Refine project scope, cost estimates, and partnerships needed to support grant applications.

- Historic Resource Identification and Research
 - Continue identifying properties potentially eligible for local listing or the National Register of Historic Places.
 - Use WISAARD and archival research to support documentation efforts.

- Ongoing Preservation Responsibilities
 - Conduct required meetings to maintain CLG status. (minimum of 8 meetings annually)
 - Review special valuation applications and provide guidance consistent with adopted preservation standards as needed.
 - Coordinate with staff and community partners to support preservation education and awareness.