

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

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Date