



Historical Commission Agenda

Refer to the bottom of the agenda for meeting information.

Wednesday, June 18, 2025

6:00 PM

Council Chambers and Online

1. Call to Order

2. Roll Call

3. Land Acknowledgment

We, the City of Lacey, are on the ancestral land of the Tribal People of the Treaty of Medicine Creek, including the Nisqually Indian Tribe and Squaxin Island Tribe. We acknowledge and remember those Tribal People not recognized today who were absorbed or relocated into other tribes for survival. We recognize the ancestors and their descendants who are still here. We recognize and respect the Tribal People of the Treaty of Medicine Creek as the traditional stewards of this land since time immemorial and their role today in taking care of these lands in perpetuity. We recognize and have the responsibility to call attention to the histories of dispossession, forced removal, and abridged treaty rights that allowed our nation, state, and city to develop as they have today. We recommend that community members read the [Medicine Creek Treaty of 1854](#).

4. Approval of Agenda and Minutes

- A. Approval of the Agenda*
- B. Approval of April 16, 2025 Meeting Minutes*

5. Public Comment

Refer to the bottom of the agenda for instructions on how to provide public comment.

6. Business Items

- A. **Review of Changes to Historic Register Property***
827 Lacey Street SE
Public comment is welcome on this item at this time
- B. **Recent Acquisitions***
Erin Quinn Valcho, Museum Curator
- C. **Museum Summer Programs**
Erin Quinn Valcho, Museum Curator

7. Reports

- A. Lacey Historical Society
- B. Policy StEPs Committee
- C. Commissioners
- D. Chair
- E. Museum Curator
- F. Director

8. Adjourn

*Vote Requested

Next Meeting:

Historical Commission Meeting: July 16, 2025 6:30 p.m., Council Chambers and Online

Attend Remote or In-Person

There are several ways to attend the Historical Commission Meeting:

- In-Person: Council Chambers at Lacey City Hall
420 College Street SE, Lacey, WA 98503
- Zoom: https://us02web.zoom.us/webinar/register/WN_C1aa50iLRgKiLZYQEDb0MA
- Website: <https://cityoflacey.org/government/public-meetings/>
- YouTube: <https://www.youtube.com/watch?v=-OaDCMXKO50>
- Phone: (888) 788-0099 or (877) 853-5247 (Webinar ID 896 8788 2967)

Verbal Public Comment

Each speaker is limited to three minutes. Comments are welcome on matters connected to City business or specific agenda items. **Ballot measure endorsements (in support or opposition) are not allowed during Public Comment. This includes comments on candidates or the Lacey Metropolitan Park District (RCW 42.17A.555).**

Prior to starting your comments, please provide your:

- a. Name
- b. City of residence or connection to the City
- c. Topic or subject matter of your comments

The opportunity for verbal public comment is available in-person or by Zoom:

- In-Person: Use the sign-up sheet in Council Chambers
- Zoom: Preregister using the following Zoom link no later than two hours prior to the meeting:
https://us02web.zoom.us/webinar/register/WN_C1aa50iLRgKiLZYQEDb0MA

Instructions and access details will be provided once registration is complete.

Written Public Comment

Please submit written public comments to PRPublicComment@cityoflacey.org up to two hours prior to the start time of the meeting. Public comments received by the deadline will be sent to Commissioners prior to the meeting, but will not be read at the meeting.



Historical Commission Minutes

Wednesday, April 16, 2025

Council Chambers and Online

1. Call to Order

Chair Keogh called the meeting to order at 6:00 p.m.

2. Roll Call

Commissioners Present: Chair Jim Keogh, Vice Chair Kevin Wyckoff, Jon Halvorson, Alan Tyler, Kimberly Goetz

Commissioners Absent: Tula'i Patane, Ed Holm

Staff Present: Parks, Culture and Recreation Director Jen Burbidge, Executive Assistant Carter Gibson

3. Land Acknowledgment

Commissioner Goetz read the land acknowledgment.

4. Approval of Agenda and Minutes

A. Approval of the Agenda

Vice Chair Wyckoff motioned to approve the agenda. Commissioner Halvorson seconded. Motion carried.

B. Approval of March 19, 2025 Meeting Minutes

Vice Chair Wyckoff motioned to approve the minutes. Commissioner Tyler seconded. Motion carried.

5. Public Comment

No public comment.

6. Business Items

A. Historian of the Year
Jen Burbidge, Director
Commissioner Goetz made a motion to select John Dziedzic as the Ken Balsley Historian of the Year. Commissioner Wyckoff seconded. Commissioner Halvorson abstained for a potential conflict of interest. Motion passed.

B. Recent Acquisition
Jen Burbidge, Director
Director Burbidge presented the new acquisition.

Commissioner Halvorson motioned to approve the new acquisition.
Commissioner Goetz seconded. Motion carried.

C. 2025 Work Plan Update
Jen Burbidge, Director
Director Burbidge shared the updated work plan after edits from the previous Commission meeting.

7. Reports

A. Lacey Historical Society

B. Policy StEPs Committee
The committee is on hiatus.

C. Commissioners
Commissioner Tyler shared his appreciation for the recent HistoryTalks! presentations. Commissioner Halvorson shared his intention to donate a poster to the Museum through the routine acquisition process.

D. Chair
No report.

E. Museum Curator
Director Burbidge gave the Museum Curator's report:

- The April HistoryTalk! presentation was History of Whiskey and Washington State, and was attended by 61 people. The upcoming May presentation will be The Origins of Asian America, the last History Talk of the season. Programs will resume in September.
- The Museum has a have a new property management company.
- Platforms and reader rails are under construction for the museum. Once completed, staff will set an opening date for the museum.

- Museum exhibit renderings are ninety percent completed.
- The Russell House furnace is no longer operational, which will delay the Research Center opening until a replacement is acquired.
- Museum Curator Quinn Valcho gave Lacey Sunrise Lions a presentation on the new museum project. Museum Coordinator Rova-Chamroeun gave a Lacey history and museum update to Gateway Rotary.

F. Director

Director Burbidge reported:

- Museum Curator Quinn Valcho will present the Lacey Museum annual report and celebrate May is Lacey History Month during the May 20, 2025 City Council meeting. Consequently, the May 21, 2025 Historical Commission meeting is canceled.
- The Parks, Culture and Recreation Department's quarterly program updates are included in the agenda packet, and will be included on a quarterly basis going forward so the Commission has a fuller understanding of the full department's operations.
- The City Council adopted Resolution No. 1166 during the April 1, 2025 City Council meeting which puts a proposition on the August 5, 2025 ballot for the consideration of the creation of a Metropolitan Park District.

8. Adjourn

Chair Keogh adjourned the meeting at 6:32 p.m.

Lacey Historical Commission Procedures for Design Review

1. Chair or chair-designated person offers a preliminary statement.
2. The applicant presents their statement in favor of the application.
3. Statements in opposition to the application.
4. Comments by interested persons, organizations, or legal entities.
5. Rebuttal by all concerned parties.
6. Staff comments and recommendation.
7. Summary of above by Chair.
8. Commission deliberation.
9. Either a Certificate of Appropriateness is issued (with or without conditions) or the permit is denied.
10. Owner may appeal decision.



LACEY REGISTER OF HISTORIC PLACES

Application for Certificate of Appropriateness

The Lacey Historical Commission reviews projects for historic compatibility at its regular public meetings and, if the work meets the standards for historic treatment, issues a certificate of approval. Type all entries and complete all applicable sections. It is highly recommended to meet with staff prior to submitting this application or applying for a permit. Please contact the Museum Curator with any questions at museum@ci.lacey.wa.us or 360-413-3557.

PART 1: PROPERTY INFORMATION

Property Name	
Historic Name: Lacey Women's Club	Common Name:
Location	
Street Address: 827 Lacey St SE Lacey WA	Zip Code: 98503
Parcel Number(s): 58100000600	Legal Description and Plat or Addition: Lacey Villas
Proposed Change	
Please indicate below the type of work that is planned.	
<input checked="" type="checkbox"/> Change in use of the historic property	Have you applied for a permit with the City of Lacey?
<input checked="" type="checkbox"/> Alteration of the historic property	<input checked="" type="checkbox"/> Yes
<input type="checkbox"/> Demolition of the historic property	No
Property Owner	
Owner's Name: City Gates Ministries	
Street Address: 1910 4th Ave East PMB 108 Olympia WA	Zip Code: 98506
Email: phil@citygatesministries.org	Phone: 360-705-0291
Form Preparer	
Name/Title: Ed McVoy	Organization: City Gates Ministries
Street Address: 1910 4th Ave East PMB 108 Olympia WA	Zip Code: 98506
Email: ed@citygatesministries.org	Phone: 360-628-4046
Design Review Checklist	
<input checked="" type="checkbox"/> Site Map (Required)	<input checked="" type="checkbox"/> Building elevations and/or floor plans
<input checked="" type="checkbox"/> Photographs of Existing Conditions (Required)	<input checked="" type="checkbox"/> Construction documents
<input type="checkbox"/> Historic Register Nomination Form	<input type="checkbox"/> Other (please indicate):

Design reviews for properties on the Lacey Register of Historic Places are processed according to the procedures and standards described in LMC 16.53. Applicant must apply for permit with the Building Codes Department before submitting this form to the Historical Commission.

PART 2: PROPOSED WORK

Existing conditions
Please describe the existing conditions of the historic property (and include current photos in your submittal)
<p>The building was constructed in 1937 for use as a clubhouse by the Lacey Women's Club. It is situated toward the back of a 1/2 acre lot in front of the former Lacey Museum. It is one story, approximately 22' x 33' and 726 square feet in dimensions. It has wood shingle siding and 3 tab asphalt shingle roof. The building consists of an open floor plan with front room extending into a dining area and kitchen in the back of the building. There is a bathroom, utility room and hallway to a back entrance. A wooden ramp provides access to the back door. The building is heated by a gas furnace and is connected to City water and sewer. Puget Sound Energy provides electrical service.</p>
Physical Description Narrative
Describe in detail the work that is proposed.
<p>City Gates Ministries proposes to convert the clubhouse into a residential dwelling to be used by an individual, couple or small family. Consistent with our organization's mission, we intend to make this a rental residence for Lacey citizens who would otherwise be unhoused or housing challenged, or for those with functional disabilities. Per the Standards for Rehabilitation, the historic character of the property will be retained, with minimal changes to the exterior. Changes to the interior will preserve the current finishes and be limited only to changes necessary to convert the meeting house into a residence. The front living area of the building will be divided between a bedroom and open floor plan living room which extends into the dining/kitchen area (see attached diagram). The wall between the utility room and bathroom will be removed to allow for a larger bathroom with shower unit. A water heater will be installed in the expanded space as well. A washer and dryer will be installed, probably in the back left corner of the dining area. Electrical wiring and plumbing will be modified per code to accommodate the additional usage. We propose a mini-split heat pump unit be installed in the open floor plan area. Any exterior elements of the heat pump will be discretely hidden from road front view. We have been advised that an access panel will need to be added to the back right corner of the building to allow access to the water heater. The panel covering the access would be wood shingle painted to match the existing. No other modifications to the exterior of the building are planned at this time. The grounds will be maintained including mowing the lawn and trimming bushes and trees as needed.</p>

Impact Statement
Please describe how the proposed alteration would affect historic elements listed in the property nomination form.
<p>Consistent with the Standards for Rehabilitation, only minimal changes to the exterior will be made with no alterations to the building footprint. Minor repairs needed to the wood shingle siding will be made with a similar material and painted to match. The interior modifications required to convert the clubhouse into a residence would retain an appearance consistent with existing. To meet building code requirements for suitable habitation and energy efficiency, insulation will be added to the exterior walls and attic space. Wall surfaces are a pressboard (not plaster) material. This will be removed to allow for installation of batt insulation, covered with drywall and painted to replicate the current finish. Gaps or cracks allowing air infiltration will be filled. Blown-in insulation will be added to the existing cellulose material in the attic space to increase R factor. No exterior or interior trim will need to be removed during renovations. Adding insulation will have no visible effect to the exterior of the building.</p>

PART 3: SIGNATURE

PART 3: SIGNATURE
I agree that no work will begin on the above property until such time as the Historical Commission has issued a Certificate of Appropriateness and a Permit has been issued by the Building Department.
<div style="display: flex; justify-content: space-between; align-items: center;"> <div style="font-family: cursive; font-size: 1.2em;">Ed H. McVoy</div> <div style="text-align: right;">May 20, 2025</div> </div>
<div style="display: flex; justify-content: space-between;"> <div>Signature</div> <div>Date</div> </div>

Your application will be placed on the agenda for the next Commission meeting if it is received two weeks prior to the next regularly scheduled meeting date. Meetings are scheduled for the third Wednesday of each month.

**Lacey Register of Historic Places
Registration Form**

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. For completing Lacey Register of Historic Places registration form, see applicable instructions in "Guidelines for Completing National Register Forms" (National Register Bulletin 16). Complete each item by marking "x" in appropriated space or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets. Type all entries.

1. NAME OF PROPERTY

Historic Name Lacey Women's Club
Other names/site number 34-212

2. LOCATION

Street & number 827 Lacey Street Not for publication
City, town Lacey Vicinity _____
State WA County Thurston
code _____ code _____ Zip code 98503

3. CLASSIFICATION

Ownership of Property	Category of Property	Number of Resources within Property	
		Contributing	Noncontributing
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	_____	_____
<input type="checkbox"/> public-local	<input type="checkbox"/> district	<u>1</u>	_____ building
<input type="checkbox"/> public-State	<input type="checkbox"/> site	<u>1</u>	_____ sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	_____	_____ structures
	<input type="checkbox"/> object	_____	_____ objects
		<u>2</u>	_____ Total

Number of related multiple property listing: N/A

Number of contributing resources previously listed in the Lacey Register: N/A

4a. LACEY HISTORIC COMMISSION STAFF RECOMMENDATION

In my opinion, the property meets x does not meet ___ the Lacey Register criteria.
___ See continuation sheet.

Signature of commenting staff

Date

4b. LACEY HISTORICAL COMMISSION RECOMMENDATION

In the opinion of the Lacey Historic Commission, the property meets ___ does not meet the Lacey Register criteria ___ See continuation sheet.

Signature of LHC Chair

Date

4c. OWNER CONSENT FOR LISTING

I (we) consent ___ do not consent ___ to the listing of the above property on the Lacey Register of Historic Places. I (we) also certify that I am/we are the legal owner(s) of the above property.

Owner signature

___ See continuation sheet

5. CITY OF LACEY CERTIFICATION

I hereby certify that this property is:

- ___ entered in the Lacey Register
___ See continuation sheet
- ___ determined eligible for the Lacey Register
___ See continuation sheet
- ___ determined not eligible for the Lacey Register
- ___ removed from the Lacey Register
- ___ other, (explain:) _____

Signature of the Local
Elected Official

Date of Action

6. FUNCTION OR USE

Historic Functions (enter categories from instructions)

Community Organization Clubhouse

Current Functions (enter categories from instructions)

Community Organization Clubhouse

7. DESCRIPTION

Architectural Classification (enter categories from instructions)

Vernacular

Materials (enter categories from instructions)

Foundation Concrete

Walls Wood frame clad in wood shingle

Roof Composition shingle

Other _____

Describe present and historic physical appearance.

This vernacular style community organization clubhouse is a one story double wall wood frame structure clad in wood shingle. The building has a normal pitch gable roof covered in composition shingles and a concrete foundation. It has double hung wood sash windows except for two single pane wood sash windows on north side. The windows have decorative shutters that have been added since the clubhouse was constructed. The structure's side gabled front entry is covered by a centered gable porch roof.

In 1965 the back porch was enclosed and made part of the living space. This is included under an extension of the principle roof. In 1999 an ADA public access ramp was added in the back.

In addition, it should be noted that the Women's Club is set in an open area with flowering shrubs in front. Two shrubs have memorial markers for long-time Club members. A line of large poplars mark the north boundary of the property.

8. STATEMENT OF SIGNIFICANCE

Certifying official has considered the significance of this property in relation to other properties:

Nationally Statewide Locally

- 1. It is associated with events that have made a significant contribution to the broad patters of national, state or local history.
- 2. It embodies the distinctive architectural characteristics of a type, period, style or method of construction, or represents a significant and distinguishable entity whose components may lack individual distinction.
- 3. It is an outstanding work of a designer, builder or architect who has made a substantial contribution to the art.
- 4. It exemplifies or reflects special elements of the City's cultural, special, economic, political, aesthetic, engineering or architectural history.
- 5. It is associated with the lives of persons significant in national, state or local history.
- 6. It has yielded or is likely to yield important archaeological information.
- 7. It is a building or structure removed from its original location but which is significant primarily for architectural value, or which is the only surviving structure significantly associated with a historic person or event.
- 8. It is a birthplace or grave of a historical figure of outstanding importance and is the only surviving structure or site associated with the person.
- 9. It is a cemetery which derives its primary significance from age, from distinctive design features, or from association with historic events ro cultural patterns.
- 10. It is a reconstructed building that has been executed in an historically accurate manner on the original site.
- 11. It is a creative and unique example of folk architecture and design created by persons not formally trained in the architectural or design professions, and which does not fit into formal architectural or historical categories.

Area of Significance (enter categories from instructions)

Social History.

Period of Significance
c1937-1999

Significant Dates

Cultural Affiliation
N/A

Significant Person(s)
Lacey Women's Club

Architect/Builder
H.R. (Frank) Hoffman

State Significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

The Lacey's Women Club clubhouse is significant because of its direct association with a community organization that has played an important role in Lacey since the early 20th century. In the early 1920s the women of Lacey decided to form their own club separate from

the Elephant's Club for men. The women originally called their group the Home Demonstration Club, but on February 5, 1930, they formally adopted a set of by-laws and chose the name Lacey Women's Club.

Initially the Lacey Women's Club met in the upstairs of the Foy Warehouse (across Pacific Avenue from the current fire station). In the midst of the Depression, this enterprising group of women sponsored events such as card parties, socials and picnics. They succeeded in raising enough money to purchase land in Lacey Villas from the corporation of Sam & Peters, and have a clubhouse constructed for the group. Twenty members of the Lacey Women's Club participated in the first meeting held there on December 8, 1937.

From the beginning charity was the primary focus of the club. Over the years they have donated money and items to the Children's Farm Home in Lacey, the Children's Orthopedic Hospital, the Fircrest School, and the McKenna Nursing Home. In 1963 alone the Women's Club made over 100 quilts for various charities. In 1979 at the request of then mayor, Karen Fraser, the Women's Club donated the property that is now the site of the Lacey Museum.

Quietly, this praise-worthy organization has contributed its time, property, money and talents to the Lacey community for decades. The Lacey Women's Club still meets, as it has since 1937, at 827 Lacey Street.

___ See continuation sheet

9. MAJOR BIBLIOGRAPHICAL REFERENCES

Lacey Women's Club file at Lacey Museum.

Historic Property Inventory Form for Lacey Women's Club.

Thurston County Assessor Field Books.

Thurston County Assessor Photos, Southwest Washington Regional Archives.

Title Insurance Policy for Lacey Women's Club.

___ See continuation sheet

Previous documentation on file (LHC)

___ Preliminary determination of individual listing has been requested

___ Previously listed in the Lacey Register

Previously determined eligible by the Lacey Register
34-212 Recorded by Lacey Inventory of Historic Places

Primary location of additional data:

State historic preservation office
 Federal agency
 University
 Other State agency
 Local government
 Other

Specify repository:

Lacey Museum

10. GEOGRAPHICAL DATA

Acreege of property 1 acre more or less in Tract 6 of Lacey Villas

UTM

A []
Zone Easting Northing

B []
Zone Easting Northing

C []
Zone Easting Northing

D []
Zone Easting Northing

See continuation sheet

Verbal Boundary Description

See continuation sheet

Boundary Justification

___ See continuation sheet

11. FORM PREPARED BY

Name/Title **Drew W. Crooks (Historian) and Andrea Hein (Curator)**

Organization **Lacey Museum**

Street & Number **829 ½ Lacey Street SE**

City or Town **Lacey** State **WA** Zip Code **98503**

Date: March 24, 2000

Lacey Historical Commission
Property Nomination for Register

Application Number: LHR - 2000-1

Name of Property: Lacey Women's Club

Location of Property: 827 Lacey Street
Lacey, WA 98503

Owner: Lacey Women's Club
827 Lacey Street
Lacey, WA 98503

Date Built: 1937

A. Criteria for Designation:

1. Category of Historic Property: Community Organization Clubhouse

2. Context for Evaluating Property:

The property should be evaluated in the context of Lacey economic, political and social history from the early 20th century to the present.

3. Level of significance:

Local level of significance.

4. Integrity of Property:

The house's significant historical characteristics have been preserved.

5. Statement of Significance/Criteria:

The Lacey's Women Club clubhouse is significant because of its direct association with a community organization that has played an important role in Lacey since the early 20th century. In the early 1920s the women of Lacey decided to form their own club separate from the Elephant's Club for men. The women originally called their group the Home Demonstration Club, but on February 5, 1930, they formally adopted a set of by-laws and chose the name Lacey Women's Club.

Initially the Lacey Women's Club met in the upstairs of the Foy warehouse (across Pacific Avenue from the current fire station). In the midst of the Depression, this

enterprising group of women sponsored events such as card parties, socials and picnics. They succeeded in raising enough money to purchase land in Lacey Villas from the corporation of Sams & Peters, and have a clubhouse constructed on the lot. A local carpenter, H.R. (Frank) Hoffman (1880-1981), built the structure for the group. Twenty members of the Lacey Women's Club participated in the first meeting held there on December 8, 1937.

From the beginning charity was the primary focus of the club. Over the years they have donated money and items to the Children's Farm Home in Lacey, the Children's Orthopedic Hospital, the Fircrest School, and the McKenna Nursing Home. In 1963 alone the Women's Club made over 100 quilts for various charities. In 1979 at the request of then mayor, Karen Fraser, the Women's Club donated the property that is now the site of the Lacey Museum.

Quietly, this praise-worthy organization has contributed its time, property, money and talents to the Lacey community for decades. The Lacey Women's Club still meets, as it has since 1937, at 827 Lacey Street.

B. Significant Historical Characteristics

Although the clubhouse was built in a vernacular style of its period, it has several features which contribute to the property's historical significance. These features should be preserved and maintained.

1. One story double wall wood frame structure clad in wood shingle.
2. Normal pitch gable roof covered in composition shingles.
3. Concrete foundation.
4. Double hung wood sash windows except for two single pane wood sash windows on north side.
5. Side gabled front entry covered by a centered gable porch roof.

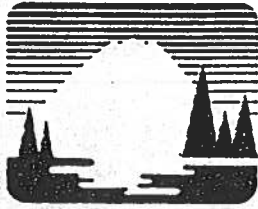
In addition, it should be noted that the Women's Club is set in an open area with flowering shrubs in front. Two shrubs have memorial markers for long-time Club members. A line of large poplars mark the north boundary of the property.

Non-historic additions:

1. In 1965 the back porch was enclosed and made part of the living space. This is included under an extension of the principle roof.
2. In 1999 an ADA public access ramp was added in the back.

C. Conclusion

The property currently has its most essential elements of historic integrity. Staff recommends that the Lacey Women's Club be placed on the Lacey Historical Register.



Shaping
our community
together

CITY OF **LACEY**

POST OFFICE BOX 3400
LACEY, WA 98509-3400

CITY COUNCIL
GRAEME SACKRISON
Mayor
ANN BURGMAN
Deputy Mayor
VIRGIL S. CLARKSON
MARY DEAN
NANCY J. PETERSON
JIM WEBER
LORRAINE WILSON

CITY MANAGER
GREG J. CLOIO

February 8, 2000

Mrs. Erika Harzmeyer
Lacey Women's Club
827 Lacey Street
Lacey, WA 98509

Dear Mrs. Harzmeyer,

Thank you for your letter regarding the placement of the Lacey Women's Club on the Lacey Historical Register. I did forward your letter to the Lacey Historical Commission and they were in unanimous agreement that your building is of historical significance and should be evaluated for placement on the Lacey register.

The Historical Commission has asked the Lacey Museum staff to begin the evaluation process right away. It is the intent of the commission to bring the matter back for consideration within the next two months.

As we begin the evaluation process, Drew Crooks or Andrea Hein will be in contract with your membership in order to gain a better historical perspective on your organization and facility.

Again, thank you for your interest in preserving Lacey's history. Should you have any questions please call me, my telephone number is 491-0857.

Sincerely,

Jim Sheler, Director
Lacey Parks and Recreation Dept.

Attachments:
Lacey Historical Register
Special Valuation



Date: February 25, 1999

Lacey Historical Commission
Property Nomination for Register

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Lacey, WA 98503

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Local level of significance.

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In addition, it should be noted that the Women's Club is set in an open area with flowering shrubs in front. Two shrubs have memorial markers for long-time Club members. A line of ---- large poplars mark the north boundary of the property.

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The property currently has its most essential elements of historic integrity. Staff recommends that the Lacey Women's Club be placed on the Lacey Historical Register.

The Secretary of the Interior's Standards for Rehabilitation

The Secretary of the Interior's Standards for Rehabilitation are widely accepted as the basis for how historic buildings should be rehabilitated and are regularly used at the federal, state, and local levels to guide and evaluate the appropriateness of repairs, alterations, and construction work. The Standards allow buildings to be changed to meet contemporary needs, while ensuring that those features that make buildings historically and architecturally distinctive are preserved. The following Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The Secretary of the Interior's Standards for Rehabilitation & Illustrated Guidelines for Rehabilitating Historic Buildings is available to download from the following link on National Park Service's website:

<https://www.nps.gov/tps/standards/rehabilitation/rehabilitation-guidelines.pdf>

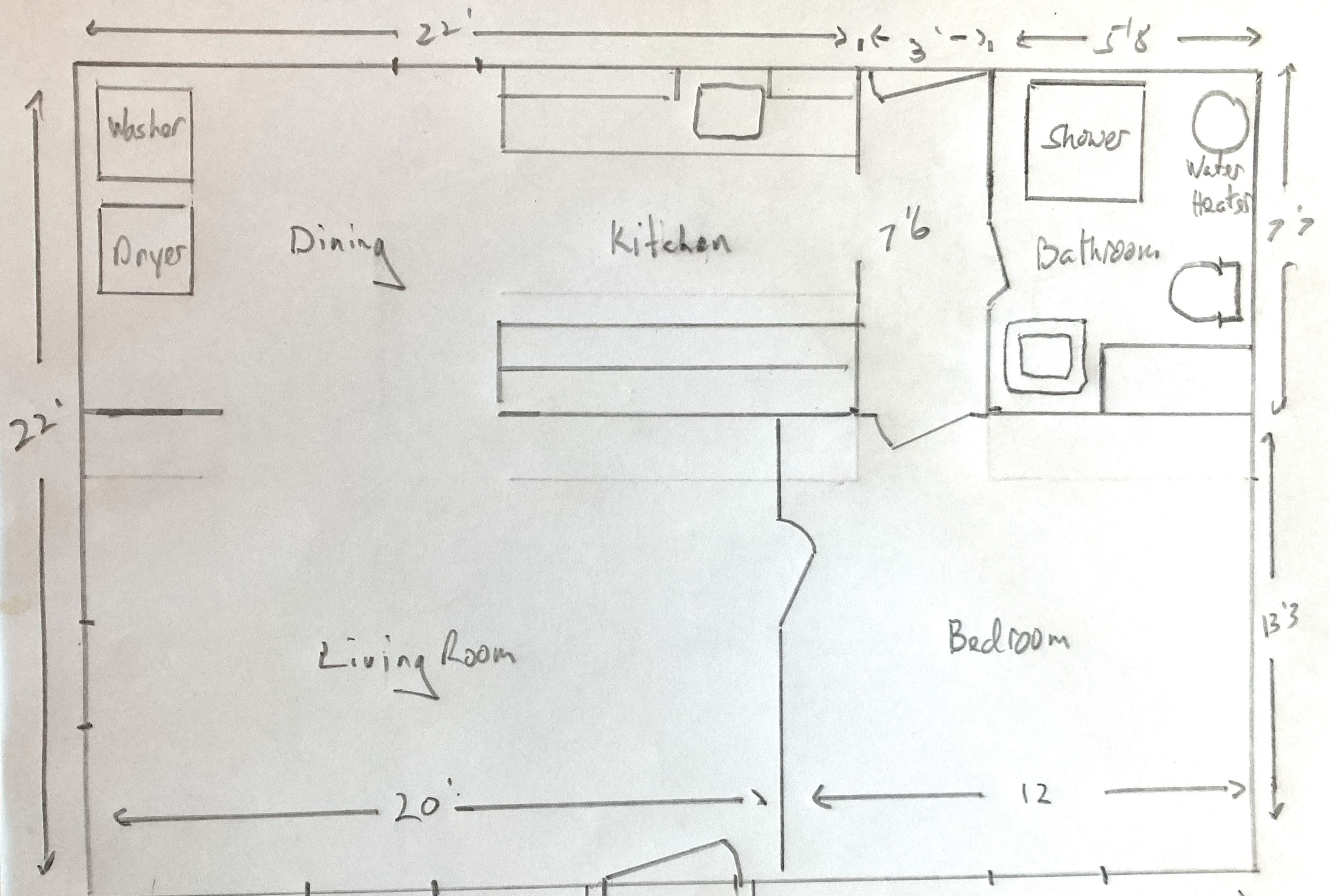
A separate document, *The Secretary of the Interior's Standards for Rehabilitation & Illustrated Guidelines on Sustainability for Rehabilitating Historic Buildings*, has also been prepared to provide recommendations and guidance on making historic buildings more sustainable while simultaneously preserving their historic character. The document is available to download from the following link on National Park Service's website:

<https://www.nps.gov/tps/standards/rehabilitation/sustainability-guidelines.pdf>

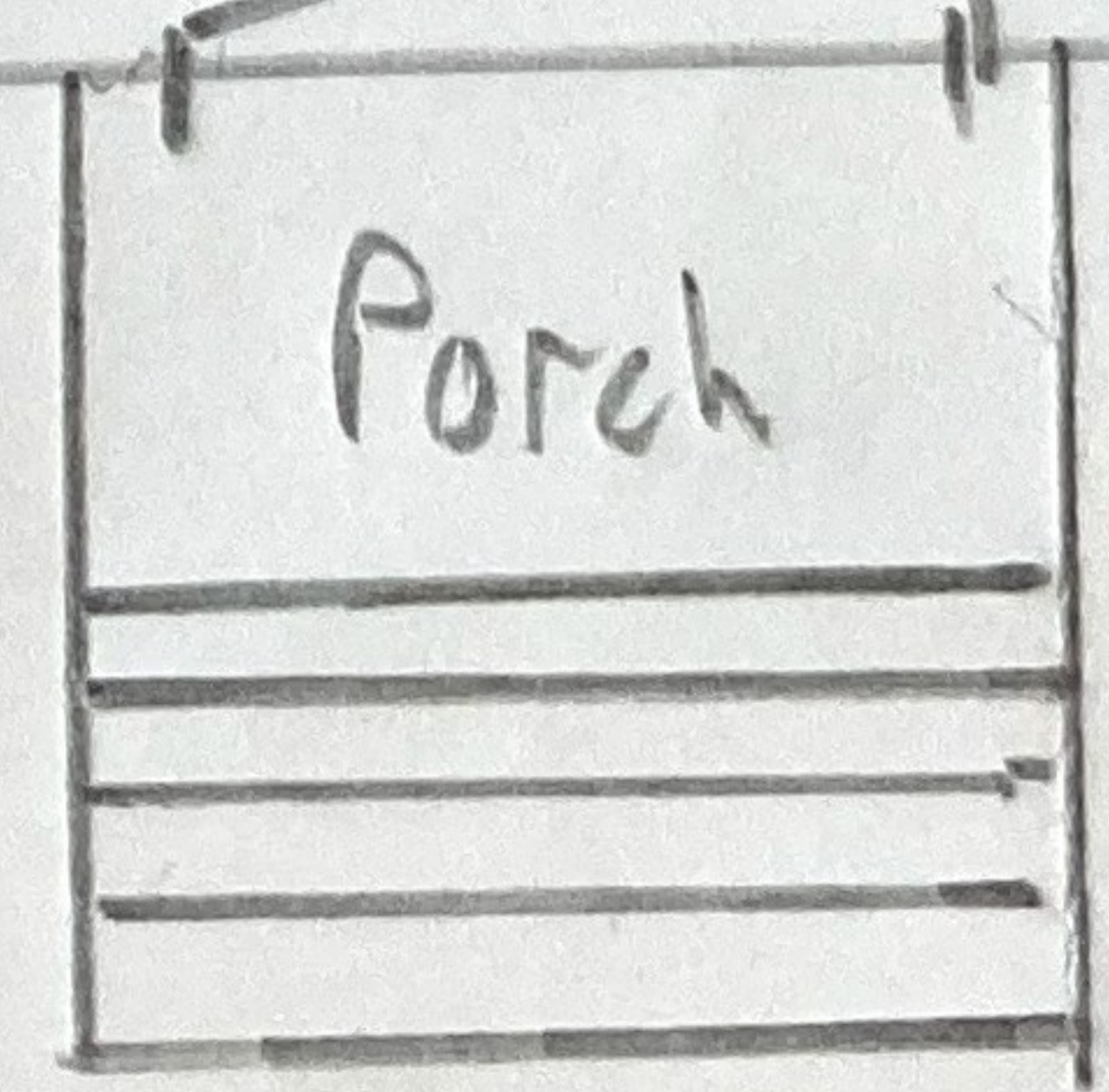
The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings also provides practical guidance on the preservation, rehabilitation, restoration, and reconstruction of historic buildings. The full document may be downloaded from the following link on National Park Service's website:

<https://www.nps.gov/tps/standards/treatment-guidelines-2017.pdf>





827 Lacey St SE
 Lacey WA. 98503



Wall Framing: 2x4 construction
 16 inch on center with
 sole & top plates



PLEASE
REFRAIN FROM
PUTTING
FOREIGN
MATERIALS INTO
TOILET







White kitchen cabinets with a light-colored countertop. The countertop features a double-basin sink and a window with a floral curtain. The cabinets have silver handles and are set against a white wall.

A dark wood chest of drawers with multiple drawers and a decorative base. It holds several items, including boxes of tissues and a roll of paper towels.

A white island cabinet with a light-colored countertop. A black appliance, possibly a coffee maker or toaster, sits on the counter. The island is positioned near a doorway.

A table with a cardboard box wrapped in plastic, supported by wooden legs. The box has "SIDE UP" printed on it. The table is positioned in the foreground near a doorway.

A doorway leading to another room, possibly a laundry room or storage area. A light fixture is visible above the doorway.

A white door with a black handle, partially open, leading to another room. The door is set against a white wall.

BLAM 447148 1/2

CITY OF LACEY BOUNDARY LINE ADJUSTMENT NO.: BLA 15-0008 LA
 ASSESSOR'S PARCEL NUMBERS: 58100000501 & 58100000600
 A PORTION OF THE NE1/4 NE1/4 SECTION 21, T. 18 N., R. 1 W., W.M.

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS: THAT WE, THE UNDERSIGNED, ARE THE OWNERS OF THE LAND DESCRIBED BY THIS DECLARATION; AND ARE SEEKING APPROVAL BY THE CITY OF LACEY OF THE HEREIN DESCRIBED ADJUSTMENT OF LAND KNOWN AS BOUNDARY LINE ADJUSTMENT NUMBER BLA 15-XXXX LA.

1) WE, THE UNDERSIGNED, HEREBY DEFEND, INDEMNIFY, AND HOLD HARMLESS THE CITY OF LACEY, ITS OFFICERS, AGENTS AND EMPLOYEES FROM ANY AND ALL COSTS OR DAMAGES, INCLUDING BUT NOT LIMITED TO, ATTORNEY'S FEES INCURRED AS A RESULT OF THIS SIGNATORY NOT BEING THE OWNER OF THE PROPERTY BEING ADJUSTED. SUCH COSTS AND DAMAGES INCLUDE, BUT ARE NOT LIMITED TO, LITIGATION, VOLUNTARY QUIET TITLE, BOUNDARY DISPUTES, LOSS OF USE OF ALL OR A PORTION OF REAL PROPERTY AND SLANDER OF TITLE.

2) WE, THE UNDERSIGNED, HEREBY ACKNOWLEDGE THAT THIS BOUNDARY LINE ADJUSTMENT HAS BEEN MADE WITH OUR FREE CONSENT AND IN ACCORDANCE WITH OUR DESIRES.

3) THE BOUNDARY LINE ADJUSTMENT MAP AND LEGAL DESCRIPTIONS OF PARCELS ARE MADE PART OF THIS DECLARATION.

DATED THIS 24th DAY OF November, 2015.

Alice O. Cottrill
 ALICE O. COTTRILL

Elaine Hart
 ELAINE HART, PRESIDENT
 LACEY WOMEN'S CLUB,
 A WASHINGTON NON-PROFIT
 CORPORATION

ACKNOWLEDGEMENTS

STATE OF WASHINGTON }
 COUNTY OF THURSTON } ss

ON THIS 24th DAY OF November, 2015, BEFORE ME PERSONALLY APPEARED ALICE O. COTTRILL, TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT SHE SIGNED THE SAME AS HER FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN MENTIONED.



Karin Christensen
 PRINT NAME: Karin Christensen
 NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,
 RESIDING AT Lacey WA
 COMMISSION EXPIRES: 03-01-17



STATE OF WASHINGTON }
 COUNTY OF THURSTON } ss

ON THIS 24th DAY OF November, 2015, BEFORE ME PERSONALLY APPEARED ELAINE HART, TO ME KNOWN TO BE THE PRESIDENT OF THE LACEY WOMEN'S CLUB, A NON-PROFIT WASHINGTON CORPORATION THAT EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT SHE IS AUTHORIZED TO EXECUTE SAID INSTRUMENT.

Karin Christensen
 PRINT NAME: Karin Christensen
 NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,
 RESIDING AT Lacey WA
 COMMISSION EXPIRES: 03-01-17



ORIGINAL LEGAL DESCRIPTIONS

PARCEL A: (PER SWD AFN 4032716)
 THE EAST 195 FEET OF TRACT 5 OF LACEY VILLAS AS RECORDED IN VOLUME 10 OF PLATS, PAGE 23; EXCEPTING THEREFROM THE SOUTH 70 FEET;

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AS SET FORTH IN DOCUMENT RECORDED APRIL 5, 2004 UNDER AUDITOR'S FILE NO. 3630323; IN THURSTON COUNTY, WASHINGTON.

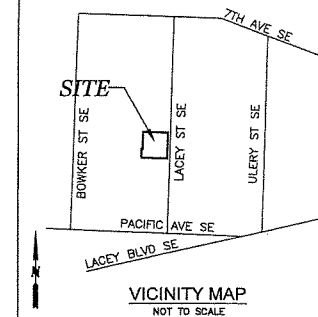
PARCEL B: (PER 138/554 & 953/98-99)
 TRACT 6 OF LACEY VILLAS AS RECORDED IN VOLUME 10 OF PLATS, PAGE 23; EXCEPT THE WEST ONE-HALF; IN THURSTON COUNTY, WASHINGTON.

NEW LEGAL DESCRIPTIONS

PARCEL A:
 THE EAST 195 FEET OF TRACT 5 OF LACEY VILLAS AS RECORDED IN VOLUME 10 OF PLATS, PAGE 23; EXCEPTING THEREFROM THE SOUTH 70 FEET; ALSO, THE SOUTH 10.00 FEET OF THE EAST HALF OF TRACT 6 OF SAID LACEY VILLAS;

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AS SET FORTH IN DOCUMENT RECORDED APRIL 5, 2004 UNDER AUDITOR'S FILE NO. 3630323; IN THURSTON COUNTY, WASHINGTON.

PARCEL B:
 TRACT 6 OF LACEY VILLAS AS RECORDED IN VOLUME 10 OF PLATS, PAGE 23; EXCEPT THE WEST ONE-HALF; ALSO EXCEPT THE SOUTH 10.00 FEET OF THE REMAINDER; IN THURSTON COUNTY, WASHINGTON.



CITY OF LACEY APPROVAL

I HEREBY CERTIFY THIS BOUNDARY LINE ADJUSTMENT CONFORMS WITH THE REQUIREMENTS OF SECTION 15.04.030 OF THE LACEY MUNICIPAL CODE.

Sarah Schelling 11/25/15
 CITY OF LACEY DEPARTMENT DATE
 OF COMMUNITY DEVELOPMENT

Approved for Recording
 LACEY Sarah Schelling

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS BOUNDARY LINE ADJUSTMENT MAP IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF A PORTION OF SECTION 21, TOWNSHIP 18 NORTH, RANGE 1 WEST, W.M.; THAT THE DISTANCES AND COURSES SHOWN HEREON ARE CORRECT; THAT THE NEW LINE HAS BEEN STAKED ON THE GROUND.



PATRICIA FOX, REGISTERED PROFESSIONAL LAND SURVEYOR, CERTIFICATE NUMBER 27192

DATE: 11/23/2015

THURSTON COUNTY TREASURER
Daugherty 12/2/15

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 1st DAY OF December, 2015
 AT 11:09 AM UNDER AUDITOR'S FILE NUMBER 447148
 AT THE REQUEST OF ALICE COTTRILL.

[Signature]
 THURSTON COUNTY AUDITOR

[Signature]
 DEPUTY



5016 Lacey Boulevard SE,
 Lacey, Washington 98503
 (360) 491-3399
 www.skillings.com 14181

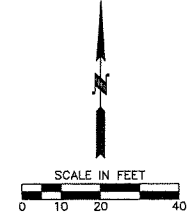
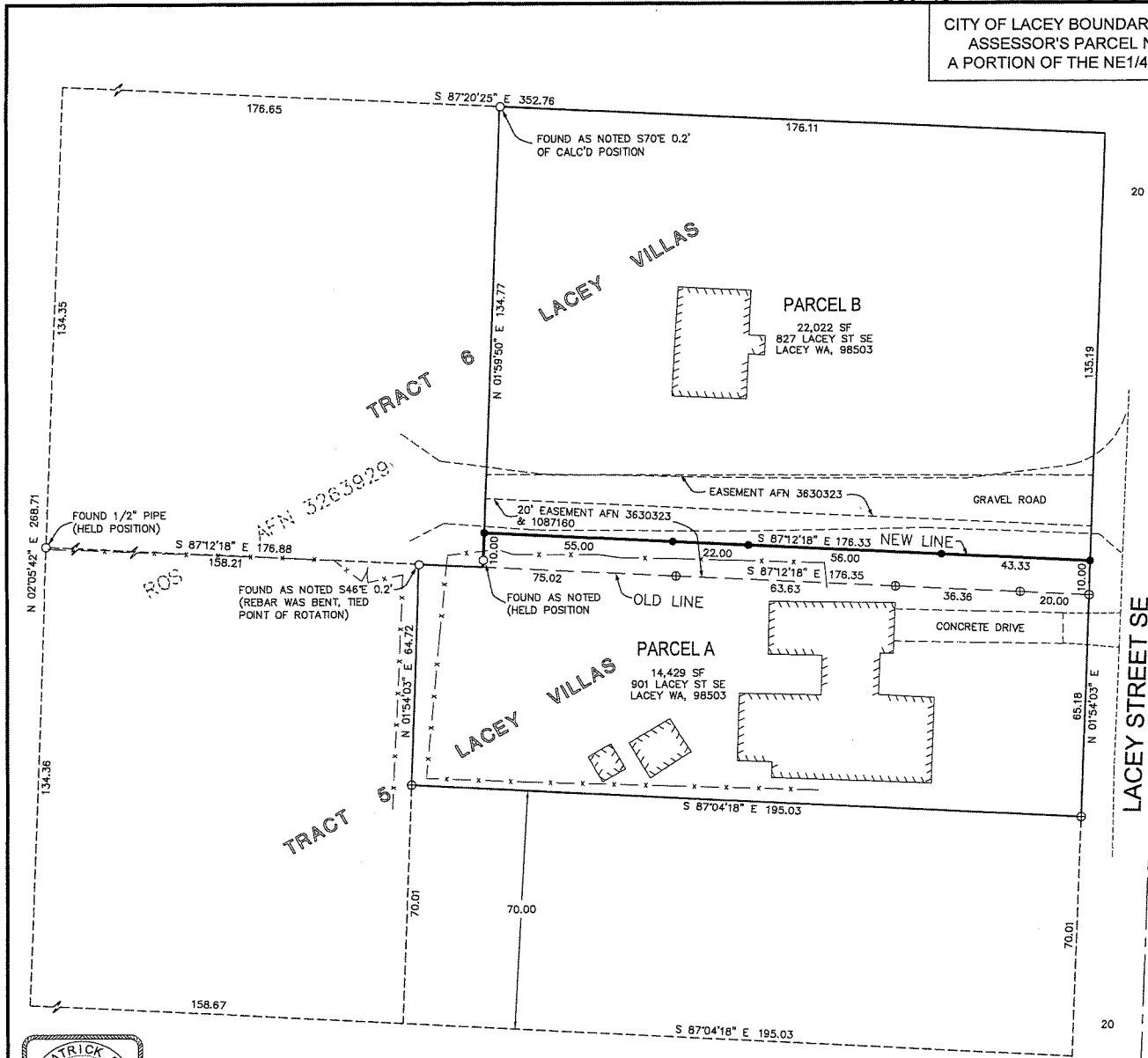
AUDITOR'S INDEXING DATA

NE1/4 OF THE NE1/4	SECTION 21	TOWNSHIP 18 NORTH	RANGE 1 WEST
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SHEET 1 OF 2

BLAM 4477148 212

CITY OF LACEY BOUNDARY LINE ADJUSTMENT NO.: BLA 15-0008 LA
 ASSESSOR'S PARCEL NUMBERS: 58100000501 & 58100000600
 A PORTION OF THE NE1/4 NE1/4 SECTION 21, T. 18 N., R. 1 W., W.M.



- LEGEND**
- SET #5 REBAR/CAP MARKED: "FOX 27192"
 - ⊕ PREVIOUSLY SET #5 REBAR/CAP MARKED: "FOX 27192"
 - FND #4 REBAR/CAP MARKED: "LACEY" (OR AS NOTED)
 - x - x - FENCE

BASIS OF BEARINGS
 CITY OF LACEY COORDINATE SYSTEM
 BASED ON TIES TO MONUMENTS
 SHOWN HEREON AS DOCUMENTED ON
 RECORD OF SURVEY AFN 3263929.

EQUIPMENT AND PROCEDURES
 LEICA TORP 1205 TOTAL STATION WITH
 100' CALIBRATED STEEL TAPE USING
 FIELD TRAVERSE SURVEY METHODS.

(THE RESULTS OF THE FIELD SURVEY
 EXCEED THE REQUIRED STANDARDS
 LISTED IN WAC 332-130-090)

SHEET 2 OF 2



5016 Lacey Boulevard SE,
 Lacey, Washington 98503
 (360) 491-3399
 www.skillings.com

14181



**Recent Acquisitions Review
June 2025
Lacey Historical Commission**

According to LMC 2.4.050, the Historical Commission has the supervision, along with the Museum Curator, of accepting gifts of property for historical purposes. To that end, the listed items have been accepted by the Museum Curator for inclusion into the Lacey Museum collection subject to the review of the Commission.

Commissioners should consider the museum mission, the museum acquisitions policy, and the usefulness of the item(s) for display and research.

ACCEPTED FOR THE PERMANENT COLLECTION

2025-003 Karen Fraser

- Senator Fraser's records relating to the proposed racetrack in Hawk's Prairie in 1992

Relation to Mission: In the early 1990s, development of the Hawks Prairie area in Lacey was in dispute with many parties clamoring for their piece of it. When Longacres racetrack planned to close in 1991, the Washington Horse Racing Commission made known its intention to award a license for one new racetrack in the state. Lacey was one of the proposed sites, although the license eventually went to Emerald Downs in Auburn.

Relation to Collection: We do not have any materials on this project, which speaks to an important phase in Lacey's development.

2025-004 Walter Bowen

First installment of records from the Greater Olympia Dixieland Jazz Society:

- Photo albums of the America's Jazz Festival held annually from 1991-2019, and beginning in 2001 was held at Saint Martin's University in Lacey.

Relation to Mission: The Jazz Festival attracted thousands of people, nationwide bands and a lot of RVs to Lacey.

Relation to Collection: We have materials on other community events like MAD Fest and Lacey Fun Fair. We also have records from other local nonprofit organizations.

The Lacey Museum enriches our community and engages visitors by sharing vibrant stories of the past through the preservation and celebration of Lacey and the South Sound region's cultural heritage.



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: Thurston

Property Owner: Christa Harvey Parcel No./Account No: 31000001601

Mailing Address: 915 Bowker St SE Lacey WA 98503

Legal Description: ADAMS ACRE TR 16 S 191 F

Property Address (Location): 915 Bowker St SE Lacey WA 98503

Describe Rehabilitation:

I completed a full rehabilitation on every inch of the original 1890 Bowker House after it was abandoned for 25+ years. It was inhabited by squirrels and did not have a kitchen or bathroom...no plumbing, electrical and was missing an exterior wall when I purchased the home. I presented my plans to the city and historic council for vote in December of 2019. I worked with both entities for years on the approval including custom ordering siding to match the original etc. Wade Duffy oversaw the project.

Property is on: (check appropriate box) National Historic Register Local Register of Historic Places

Building Permit No: 2021-0309-RAA Date: _____ Jurisdiction: City of Lacey
County/City

Rehabilitation Started: 2020-shut down for pandemic Date Completed: 9-9-2022

Actual Cost of Rehabilitation: \$ In excess of \$130,000.00

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):

Christa Harvey
Rebekah Jackson

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: \$ 57,100 (2022 Tax Year)

Date: 05/20/2025

Cyndi Ross
Assessor/Deputy

To ask about the availability of this publication in an alternate format for the visually impaired, please call (360) 705-6715. Teletype (TTY) users, please call (360) 705-6718. For tax assistance, call (360) 534-1400.

Who can file this application?

The owner of record may file an application with the county assessor in which the property is located.

When should I file my application?

The application must be filed by October 1 of the calendar year proceeding the first assessment year for which the classification is requested.

Example: The application is filed by October 1, 2004. If approved, the special valuation is placed on the property for the 2005 assessment year. Taxes due and payable for 2006 will reflect the reduction.

Is there a fee to file this application?

The county assessor may charge such fees that are necessary for the processing and/or recording of documents.

What happens after I file the application?

Within 10 days, the county assessor will forward the application to the local review board. The local review board will approve or deny the application before December 31 of the year in which the application is made. The local review board will notify the assessor and the applicant of the approval or denial of the application.

What does “historic property” mean?

Historic property means land together with improvements thereon, which is:

- (a) Listed in a local register of historic places created by comprehensive ordinance, certified by the Secretary of the Interior as provided in P.L. 98-515; or
- (b) Listed in the national register of historic places.

Historic property **does not** include property listed in a register primarily for objects buried below ground.

What does “actual cost” mean?

Actual cost means the cost of rehabilitation, which cost shall be at least twenty-five percent of the assessed valuation of the historic property (exclusive of the assessed value attributable to the land) prior to rehabilitation.

What does “rehabilitation” mean?

Rehabilitation is the process of returning a property to a state of utility through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its architectural and cultural values.

What does “special valuation” mean?

Special valuation means the determination of the assessed value of the historic property, subtracting for up to ten years such cost as is approved by the local review board.

What is a “local review board”?

Local review board means a local body designated by the legislative authority of the incorporated or unincorporated area.

What are the requirements that property must meet to be considered for special valuation as historic property?

Property must meet the following criteria for special valuation on historic property:

- Be a historic property;
- Fall within a class of historic property determined eligible for special valuation by the local legislative authority;
- Be rehabilitated at a cost which meets the definition set forth in RCW 84.26.020(2) within twenty-four months prior to the application for special valuation; and
- Be protected by an agreement between the owner and the local review board as described in RCW 84.26.050.

Statement Of Additional Tax, Interest, and Penalty Due Upon Removal or Disqualification from Special Valuation Under Chapter 84.26 RCW

1. Whenever property that is classified and valued as eligible historic property under Chapter 84.26 RCW is removed or disqualified for the valuation, there shall become due and payable an additional tax equal to:
 - (a) The actual cost of rehabilitation multiplied by the levy rate in each year the property was subject to special valuation; plus
 - (b) Interest on the amounts of the additional tax at the statutory rate charged on delinquent property taxes from the dates on which the additional tax could have been paid without penalty if the property had not been valued as historic property; plus
 - (c) A penalty equal to twelve percent of the amount determined in (a) and (b).
2. The additional tax, interest, and penalty **shall not be imposed** if the disqualifications resulted solely from:
 - (a) Sale or transfer of the property to an ownership making it exempt from taxation;
 - (b) Alteration or destruction through no fault of the owner; or
 - (c) A taking through the exercise of power of eminent domain.

Appeals

1. Any decision by a local review board on an application for classification as historical property may be appealed to Superior Court under RCW 34.05.570 in addition to any other remedy at law.
2. Any decision on disqualification of historic property for special valuation exemption or any other dispute may be appealed to the current year Board of Equalization by July 1 or 30 days after the disqualification, whichever is the later, except the denial on the original application.



Parks, Culture and Recreation Department

LACEY CITY COUNCIL

Mayor Andy Ryder
Deputy Mayor Malcolm Miller
Lenny Greenstein
Michael Steadman
Carolyn Cox
Robin Vazquez
Nicolas Dunning

CITY MANAGER

Rick Walk

5/28/2025

Christa Harvey
915 Bowker Street SE
Lacey, WA 98503

RE: Special Valuation Application for 915 Bowker Street (Bowker House)

Dear Ms. Harvey,

Firstly, on behalf of the Lacey Historical Commission, I would like to express our gratitude for your dedication to preserving and rehabilitating the Bowker House. As one of the oldest houses in Lacey, we are so glad you are caring for it so well.

Second, Thurston County has forwarded to us your *Application and Certification of Special Valuation on Improvements to Historic Property*. Unfortunately, from your application materials it does not appear that your property meets the criteria as defined in RCW 84.26.030. The special valuation criteria states that in order to be eligible, the costs of rehabilitation must be incurred within the 24 months prior to the date of application. Your application was submitted on May 20, 2025 and according to it, the rehabilitation of the property was completed on September 9, 2022.

In the event that an error was made on your application, please provide us with documentation that any costs of rehabilitation were incurred within the 24 months prior to May 20, 2025.

Should you be able to meet the timeframe requirement, we would also need the following materials to be submitted as soon as possible, but no later than October 1, 2025, so that the Lacey Historical Commission will have time to review it.

- Interior and exterior photographs of the property before and after rehabilitation
- A written description of the completed rehabilitation work
- Notarized affidavit attesting to the actual cost of the rehabilitation work and the date when the costs were incurred (eligible costs are identified in WAC 254-20-030)



- Itemized list of rehabilitation costs and the dates incurred, including supporting documentation that confirms the expenditures (receipts, credit card statements, tax documents, etc.)
- Documentation showing the assessed value of the property (not including the land) prior to the rehabilitation.

Please note that the Historical Commission reserves the right to request more information, including a site visit, in order to complete the evaluation.

Again, thank you so much for your work on the Bowker House. I wish I was able to provide a better answer for you.

Please let me know if you have any questions.

Sincerely,



Erin Quinn Valcho
Museum Curator
Erin.Quinn.Valcho@cityoflacey.org
360.999.7746

cc: Cyndi Ross, Property Administration Manager, Thurston County

