



Historical Commission Agenda

Refer to the bottom of the agenda for meeting information.

Wednesday, November 19, 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 October 15, 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. **New Commissioner Introductions: Gary Montgomery and David Shipley**
Gary Montgomery, Commissioner
David Shipley, Commissioner
- B. **Historic Property Inventory**
Erin Quinn Valcho, Museum Curator
- C. **Historic Property Special Valuation Application Review***
915 Bowker St SE, Lacey WA 98503
Erin Quinn Valcho, Museum Curator
- D. **2025 Draft Historical Commission Accomplishments***
Jen Burbidge, Director

- E. **2026 Draft Historical Commission Work Plan***
Jen Burbidge, Director
- F. **2026 Presiding Officer Nominations and Elections***
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: December 17, 2025, 6:00 p.m., Council Chambers and Online

City Council Meeting - Historical Commission Report: January 13, 2025, 6:00 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_Ha_H0O05SY6CRbKXEijLaQ
- Website: <https://cityoflacey.org/government/public-meetings/>
- YouTube: <https://www.youtube.com/watch?v=BMIXvlio5KU>
- Phone: (888) 788-0099 or (877) 853-5247 (Webinar ID 822 6511 1250)

Verbal Public Comment

Each speaker is limited to three minutes. Comments are welcome on matters connected to City business or specific agenda items.

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_Ha_H0O05SY6CRbKXEijLaQ

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, October 15, 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, Kimberly Goetz, Ed Holm, Avani Kumar

Commissioners Absent (excused): Tula'i Patane

Staff Present: Director Jen Burbidge, Museum Curator Erin Quinn Valcho, Executive Assistant Carter Gibson

3. Land Acknowledgment

Chair Keogh read the land acknowledgment.

4. Approval of Agenda and Minutes

A. Approval of the Agenda

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

B. Approval of August 20, 2025 Meeting Minutes

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

5. Public Comment

No public comment.

6. Business Items

A. Youth Councilmember Introduction

Avani Kumar, Youth Councilmember

Youth Councilmember Kumar introduced herself to the board.

B. Historical Property Special Valuation Application

915 Bowker St SE, Lacey WA 98503 (Bowker House)

Erin Quinn Valcho, Museum Curator

Museum Curator Quinn Valcho shared the Special Tax Valuation eligibility review process and the Commission's responsibilities in it. She also introduced the Bowker House application and next steps in the review process. The Historical Commission will make recommendation to approve or deny the application at the regular November meeting.

C. Recent Acquisitions

Erin Quinn Valcho, Museum Curator

Museum Curator Quinn Valcho presented the new acquisitions.

Vice Chair Wyckoff motioned to approve the new acquisitions. Commissioner Holm seconded. Motion carried.

D. Lacey Museum Move

Jen Burbidge, Director

Director Burbidge announced that, ahead of its reopening, the Lacey Museum will be offering free private tours of the new space in December.

7. Reports

A. Lacey Historical Society

The Society's 2025 priorities continue to be finding ways to honor Dr. Ehlers and revitalizing the memorial garden.

B. Policy StEPs Committee

The committee is on hiatus.

C. Commissioners

Commissioner Goetz flagged a need to update City wayfinding signage for the new museum location.

D. Chair

Chair Keogh shared appreciation for recent HistoryTalk event.

E. Museum Curator

Museum Curator Quinn Valcho reported:

- September's HistoryTalks! event was hosted by Jarvis Harris and Joe Foss who shared insights from their five-week journey touring Black historical sites and landmarks across the United States. The event had 61 attendees.
- October's HistoryTalks! event was hosted by Humanities Washington with speaker LaToya Brackett who spoke on the innovations created by African Americans under oppression. The event had 32 attendees.
- The planned November HistoryTalks! event will be hosted by historian and author Dave Nicandri who will discuss the failed attempts at discovering the Northwest Passage from the Atlantic side of North America.
- Recruitment is still underway for the Historical Commission's two vacant positions.
- The Historical Commission intends to hold 2026 presiding officer nominations and elections during the Commission's November meeting.
- The Lacey Museum submitted an application for Lacey's lodging tax funding. The Lacey Lodging Tax Advisory Committee intends to make funding determinations on October 16, 2025.

F. Director

Director Burbidge reported:

- In 2022, the City of Lacey purchased a 1.8-acre parcel of property adjacent to Long Lake Park. The house on the property is eligible for the Lacey Register of Historic Places. Since 1983, this parcel has been part of the City's long-term plan and vision to add to the current park for community access. The City will demolish the house and garage because future planning for this site does not include an indoor facility, capital and maintenance costs to improve the house are too high (with no funding source identified), and ongoing vandalism at the site is a burden on City staff and budget.
- The intended timeline for the house to be demolished is summer of 2026, which is the next step to transform the parcel for community access. Appropriate steps were taken to document the property per policy when demolishing historic structures.
- Director Burbidge provided a summary of two separate items she presented during the September 23, 2025 City Council Work Session: (1) a report of a five-year fundraising plan that was developed for the department and (2) next-steps discussion with the Council regarding the Metropolitan Park District proposal.
- The Historical Commission annual report will be provided to the City Council during the January 27, 2025 City Council Worksession.

8. Adjourn

Chair Keogh adjourned the meeting at 7:12 p.m.

City of Lacey Historic Property Inventory
Revised 09/09/2025

DAHP ID	Parcel #	Name	Number	Street	Build date	Architect/Builder Style	Eligibility Status
126279	61500300300	Residence	4521	13TH AVE SE	1953		Potentially eligible
126280	61500300400	Residence	4527	13TH AVE SE	1952		Demolished
126284	61500200502	Residence	4532	13TH AVE SE	1952	Ranch	Potentially eligible
126281	61500300600	Residence	4539	13TH AVE SE	1952	Ranch	Potentially eligible
126283	61500200700	Residence	4540	13TH AVE SE	1952	Ranch	Potentially eligible
126282	61500300700	Residence	4541	13TH AVE SE	1952	Ranch	Potentially eligible
497049	61500300900	Residence	4553	13TH AVE SE	1952	Ranch	Potentially eligible
19955	11820131700	Residence	4206	14TH AVE SE	1925		Demolished
		Housing Authority of					
671538	11820130600	Thurston County	4330	14TH AVE SE	1950		Demolished
126277	57800000300	Residence	4506	14TH AVE SE	1950		Potentially eligible
126276	57800002000	Residence	4519	14TH AVE SE	1950		Potentially eligible
496620	57800001100	Residence	4554	14TH AVE SE	1950		Determined not eligible
494466	57800001400	Residence	4555	14TH AVE SE	1951		Determined not eligible
494333	57800001200	Residence	4560	14TH AVE SE	1950		Determined not eligible
497218	74700000100	Residence	4602	14TH AVE SE	1954	Ranch	Determined not eligible
666376	74700001300	Duplex	4603	14TH AVE SE	1957	Ranch	Determined not eligible
126294	74700001100	Residence	4613	14TH AVE SE	1954	Ranch	Potentially eligible
126298	74700000500	Residence	4616	14TH AVE SE	1954	Ranch	Potentially eligible
126297	74700000600	Residence	4704	14TH AVE SE	1954	Ranch	Potentially eligible
126296	51900000200	Residence	4708	14TH AVE SE	1953	Ranch	Potentially eligible
126295	65600100400	Residence	4806	14TH AVE SE	1953	Ranch	Potentially eligible
126310	55600001000	Residence	5104	14TH AVE SE	1959	Ranch	Potentially eligible
126275	11820141600	Residence	4528	14TH WAY SE	1955		Potentially eligible
126274	11820141000	Residence	4532	14TH WAY SE	1952		Potentially eligible
496665	11820141100	Residence	4542	14TH WAY SE	1950		Determined not eligible
19984	11809330200	J. Gunstone House	4605	15TH AVE NE	1925	Bungalow	Demolished
481714	49120201200	Residence	4521	15TH AVE SE	1950		Determined not eligible
481703	49120201300	Residence	4525	15TH AVE SE	1950		Determined not eligible
127033	65600300700	Residence	4713	15TH AVE SE	1953	Ranch	Potentially eligible
						Commercial	
19990	11809330304	Gifford Warehouse	4725	15TH AVE SE	1950		Demolished
126309	55600001800	Residence	5025	15TH AVE SE	1958	Vernacular	Potentially eligible
497758	81400000500	Residence	4425	16TH AVE SE	1956		Determined not eligible
						Modern	
126287	81400000300	Residence	4431	16TH AVE SE	1954	Contemporary	Potentially eligible
497116	71400000300	Residence	4519	16TH AVE SE	1953		Determined not eligible
498623	71400001500	Residence	4522	16TH AVE SE	1960		Determined not eligible
497220	71400000200	Residence	4523	16TH AVE SE	1954		Determined not eligible
498477	71400001601	Burgess House	4524	16TH AVE SE	1960		Determined not eligible
497913	64720001200	Residence	4603	16TH AVE SE	1957	Ranch	Determined not eligible
497674	64720001100	Residence	4607	16TH AVE SE	1956		Determined not eligible
126293	56700000600	Residence	4720	16TH AVE SE	1954	Ranch	Potentially eligible
126292	56700000200	Residence	4904	16TH AVE SE	1953	Ranch	Potentially eligible
497269	64700001400	Residence	4603	17TH AVE SE	1954		Determined not eligible

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497339	6470000100	Residence	4604	17TH AVE SE	1954		Determined not eligible
126305	64700001100	Residence	4615	17TH AVE SE	1954	Ranch	Potentially eligible
126291	64700000700	Residence	4706	17TH AVE SE	1954	Ranch	Potentially eligible
126306	64700000800	Residence	4707	17TH AVE SE	1955	Ranch	Potentially eligible
126307	56720000800	Residence	4711	17TH AVE SE	1955	Ranch	Potentially eligible
126290	56720000400	Residence	4810	17TH AVE SE	1956	Ranch	Potentially eligible
497270	64700001500	Residence	4604	18TH AVE SE	1954		Determined not eligible
126304	64700001600	Residence	4608	18TH AVE SE	1956	Ranch	Potentially eligible
126303	75900101100	Residence	4908	19TH AVE SE	1957	Ranch	Potentially eligible
126302	75900101200	Residence	4912	19TH AVE SE	1957	Ranch	Potentially eligible
634522	11820412900	Residence	4531	19TH LN SE	1942		Demolished
126301	75900300500	Residence	4809	20TH AVE SE	1959	Ranch	Potentially eligible
498261	75900300400	Residence	4903	20TH AVE SE	1959		Determined not eligible
126300	75900300300	Residence	4907	20TH AVE SE	1959	Ranch	Potentially eligible
498201	52800001400	Residence	4501	22ND AVE SE	1959		Potentially eligible
		First Baptist Church of					
488852	58700002100	Lacey	4705	22ND AVE SE	1962		Undetermined
492069	32920001200	Residence	5211	22ND AVE SE	1961		Determined not eligible
114603	54000401900	Residence	5509	22ND AVE SE	1962		Determined not eligible
126289	52700000700	Residence	4404	23RD AVE SE	1958		Potentially eligible
498026	52700001400	Residence	4507	23RD AVE SE	1958		Determined not eligible
20001	56900001300	Chester Pease House	4531	23RD AVE SE	1935	Tudor Revival	Undetermined
480382	32950000600	Residence	5104	23RD AVE SE	1968		Determined not eligible
497895	37600001000	Residence	4439	24TH AVE SE	1957		Determined not eligible
497620	37600000800	Residence	4502	24TH AVE SE	1956		Determined not eligible
499415	32910001000	Residence	5208	25TH AVE SE	1963		Determined not eligible
497681	63500100100	Residence	4529	26TH AVE SE	1956		Determined not eligible
497508	63500200100	Residence	4530	26TH AVE SE	1955		Determined not eligible
479552	84850000500	Residence	4709	26TH AVE SE	1965		Determined not eligible
126288	63500100900	Residence	4503	26TH LP SE	1958		Potentially eligible
20000	11827125400	Residence	6605	27TH LN SE	1925	Yes	Determined not eligible
						Wrightian-influenced	
126308	11828220705	Residence	4610	28TH AVE SE	1959		Potentially eligible
		Martin Kramer Farm -					
20007	11829430000	Granary	4205	37TH AVE SE	1910		Demolished
		Martin Kramer Farm -					
20008	11829430000	Smokehouse	4205	37TH AVE SE	1920		Demolished
		Martin Kramer Farm -					
20009	11829430000	Brooder Shed	4205	37TH AVE SE	1910		Demolished
		Martin Kramer Farm -					
20010	11829430000	Storage Shed	4205	37TH AVE SE	1910		Demolished
						Anderson, Eric & Jack	
20011	32670400000	Anderson Farm House	4315	37TH AVE SE	1923	Residential Vernacular	Demolished
		Anderson Farm - Root				Anderson, Eric & Jack	
20012	32670400000	Cellar	4315	37TH AVE SE	1923		Demolished

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20013	32670400000	Anderson Farm - Barn	4315	37TH AVE SE	1913	Anderson, Eric & Jack		Demolished
20014	32670400000	Anderson Farm - Milkhouse	4315	37TH AVE SE	1937	Williams, E. T. Sr.		Demolished
272330		Residence	4405	37TH AVE SE	1905			Demolished
20016	11833230201	J. Perfect Farm - Garage	4841	45TH AVE SE	1920			Demolished
20017	11833230201	J. Perfect Farmhouse	4841	45TH AVE SE	1915		Utilitarian	Demolished
20018	11833230201	J. Perfect Farm - Woodshed	4841	45TH AVE SE	1915			Demolished
20015	67840000100	Residence	4931	45TH AVE SE	1915		Residential Vernacular	Demolished
634523	62150000800	Duplex	4416	6TH AVE NE	1964			Determined not eligible
678642	62150000900	Duplex	4428	6TH AVE NE	1964			Determined not eligible
19950	99002118997	Residence	4219	6TH AVE SE	1939			Demolished
19979	11817410700	Eggers House	4410	6TH AVE SE	1953	Eggers, Douglas	Modern	Demolished
19980	58100001300	Residence	5707	7TH AVE SE	1923		Residential Vernacular	Undetermined
19982	58100006001	Residence	5708	7TH AVE SE	1930		Residential Vernacular	Undetermined
19981	58100006002	Residence	5712	7TH AVE SE	1901		Residential Vernacular	Undetermined
19983	58100005900	Rosenoff House	5714	7TH AVE SE	1928		Residential Vernacular	Undetermined
19986	58100006003	Residence	5716	7TH AVE SE	1901		Residential Vernacular	Undetermined
19989	58100005800	Residence	5810	7TH AVE SE	1937	Fromm, John James	Residential Vernacular	Undetermined
19985	58100005701	Residence	5816	7TH AVE SE	1934		Residential Vernacular	Undetermined
19991	58100005700	Residence	5909	7TH AVE SE	1954	Feeney, Patrick	Residential Vernacular	Undetermined
20005	58100005601	Residence	5910	7TH AVE SE	1939		Residential Vernacular	Undetermined
19952	58100003901	Residence	5939	7TH AVE SE	1950		Residential Vernacular	Undetermined
19928	58100003902	Residence	5959	7TH AVE SE	1944		Craftsman	Undetermined
126267	58100005501	Residence	6002	7TH AVE SE	1955		Ranch	Potentially eligible
19995	58100005500	Residence	6008	7TH AVE SE	1955		Residential Vernacular	Undetermined
19993	58100004002	Residence	6011	7TH AVE SE	1928		Residential Vernacular	Undetermined
19953	58100005101	Residence	6020	7TH AVE SE	1947		Residential Vernacular	Demolished

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19994	58100004001	Residence	6021	7TH AVE SE	1935		Residential Vernacular	Undetermined
19987	58100004900	Residence	6023	7TH AVE SE	1951	Drake, Donald	Residential Vernacular	Undetermined
19988	65103300700	Residence	4007	8TH AVE SE	1940		Residential Vernacular	Demolished
19957	11821210100	Warehouse and Shop - Saint Martin's College	5000	ABBEY WAY SE	1947		Utilitarian	Demolished
19958	11816310000	Gymnasium - Saint Martin's College	5000	ABBEY WAY SE	1909	Heath, Frederick		Demolished
19959	11816130201	Calf Barn - Saint Martin's College	5000	ABBEY WAY SE	1920		Utilitarian	Demolished
19960	11816310101	Stations of the Cross - Saint Martin's Abbey	5000	ABBEY WAY SE	1945			Undetermined
19970	11816310101	Old Main - Saint Martin's University	5000	ABBEY WAY SE	1913	Mahon, C. Frank		Potentially eligible
19971	11816310000	Water Tower - Saint Martin's College	5000	ABBEY WAY SE	1923			Demolished
19972	11816310000	Scholasticate - Saint Martin's Abbey	5000	ABBEY WAY SE	1923		Collegiate Gothic	Demolished
19974	11816310000	Octagonal Water Tower - Saint Martin's College	5000	ABBEY WAY SE	1904			Demolished
19975	11816310101	Sisters' Residence Memorial Plaque - Saint Martin's Abbey	5000	ABBEY WAY SE	1905			Undetermined
19976	11816310101	Saint Martin's University - Laundry Building	5000	ABBEY WAY SE	1949	Stoddard, George Wellington	Art Deco	Demolished
19977	11816130201	Milking Barn - Saint Martin's College	5000	ABBEY WAY SE	1920		Utilitarian	Demolished
86737	11816310800	Burton Hall Dormitory - Saint Martin's University	5000	ABBEY WAY SE	1966	Thiry, Paul		Undetermined
480074	33750000100	Residence	4604	BELAIR DR SE	1954			Determined not eligible
480063	33750001000	Residence	4605	BELAIR DR SE	1967			Determined not eligible
480018	33750000200	Residence	4606	BELAIR DR SE	1967			Determined not eligible
480144	33750000900	Residence	4607	BELAIR DR SE	1967			Determined not eligible
480020	33750000700	Residence	4611	BELAIR DR SE	1967			Determined not eligible
494113	11827121900	Linger Longer Resort House	2802	BOAT LAUNCH ST SE	1947		Minimal Traditional	Potentially eligible
19822	31000001000	Reinhardt House	721	BOWKER ST SE	1911	Hangge, Herman	Pioneer Homestead Residential	Potentially eligible
19823	31000002600	Prine House	728	BOWKER ST SE	1949		Vernacular	Undetermined

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19824	31000000500	Residence		809 BOWKER ST SE	1910		Residential Vernacular	Demolished
19825	31000002500	Heye House		810 BOWKER ST SE	1924		Residential Vernacular	Undetermined
19826	31000002300	Residence		812 BOWKER ST SE	1920		Residential Vernacular	Demolished
19827	31000002300	Mary's Hall - Sacred Heart Church		860 BOWKER ST SE	1940			Undetermined
19828	31000002300	Fabian Hall - Sacred Heart Church		890 BOWKER ST SE	1922	Father Fabian Sexton		Potentially eligible
19829	31000002200	Mechler House - Sacred Heart Church		906 BOWKER ST SE	1924		Craftsman	Undetermined
19830	37700000900	Residence		907 BOWKER ST SE	1924		Residential Vernacular	Determined not eligible
19831	31000000301	Residence		909 BOWKER ST SE	1963		Ranch	Undetermined
19832	37700001000	Kenney House		911 BOWKER ST SE	1925			Undetermined
19833	31000001600	Stannek House		913 BOWKER ST SE	1924			Undetermined
19834	31000002104	Best House		914 BOWKER ST SE	1905	Best, George	American Foursquare	Undetermined
19836	31000002102	Residence		916 BOWKER ST SE	1949		Residential Vernacular	Undetermined
19837	31000002101	Residence		918 BOWKER ST SE	1949		Residential Vernacular	Undetermined
19838	31000001705	Anna Foy House		919 BOWKER ST SE	1900		Victorian Cottage	Undetermined
19839	31000002000	Residence		920 BOWKER ST SE	1951		Residential Vernacular	Demolished
19840	31000000203	Lacey Valve Grinding		921 BOWKER ST SE	1925		Residential Vernacular	Undetermined
19847	11810220400	E. J. Larsen Truck Farm - Garage		6220 BRITTON LN NE	1925		Residential Vernacular	Undetermined
19849	11810220400	E. J. Larsen Truck Farm - Barn		6220 BRITTON LN NE	1925	Larsen, E.J.	Utilitarian	Undetermined
19848	11810220601	J. C. Goforth Shed		2214 CARPENTER RD NE	1925			Undetermined
19852	11810220601	J. C. Goforth House		2214 CARPENTER RD NE	1925		Bungalow	Undetermined
645431	11804440000	Barn		2711 CARPENTER RD NE	1960			Demolished
98757	11815310200	Heffernan House		408 CARPENTER RD SE	1935		Minimal Traditional	Determined not eligible
98756	11815240500	Warehouse		612 CARPENTER RD SE	1956			Demolished
19841	58100004700	Baker House		805 CARPENTER RD SE	1938		Residential Vernacular	Determined not eligible
19843	58100004600	Boat Shop		905 CARPENTER RD SE	1961		Commercial	Demolished
19842	58010000200	William F. Ullery House		1005 CARPENTER RD SE	1923			Demolished
19844	58010000200	Ullery Cabin		1005 CARPENTER RD SE	1940	William Ullery		Demolished
19845	11810220700	Residence		2210.5 CARPENTER RD SE	1935		Residential Vernacular	Undetermined

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DAHP ID	Parcel #	Name	Number	Street	Build date	Architect/Builder Style	Eligibility Status
19853	11827123300	Grotzky-Brodoff House	2419	CARPENTER RD SE	1920	Modern Residential	Undetermined
19854	11827123502	Residence	2507	CARPENTER RD SE	1920	Vernacular	Undetermined
19855	11827123900	Residence	2515	CARPENTER RD SE	1920	Residential Vernacular	Demolished
19856	11827124100	Residence	2603	CARPENTER RD SE	1925	Residential Vernacular	Demolished
19857	11827124200	Residence	2611	CARPENTER RD SE	1934	Vernacular/Craftsman	Undetermined
19858	11827124300	Residence	2625	CARPENTER RD SE	1937	Residential Vernacular	Undetermined
19859	11827124900	Residence	2705	CARPENTER RD SE	1930	Craftsman Bungalow	Undetermined
487449	11827124900	Residence	2705	CARPENTER RD SE	1910		Undetermined
19868	11827130400	Residence	2901	CARPENTER RD SE	1901	Residential Vernacular	Undetermined
19869	11827131209	Residence	3005	CARPENTER RD SE	1935	Tudor Revival	Undetermined
498765	55650000101	Residence	4503	CARPENTER RD SE	1961		Determined not eligible
490959	11835230900	Residence	4636	CARPENTER RD SE	1950	Rambler	Demolished
126271	58510001300	Residence	4319	CHAMBERS LAKE DR SE	1958	Modern Contemporary	Potentially eligible
19885	11820420002	David J. Chambers Farmhouse Site	1650	CIRCLE LN SE	1853	Chambers, David J.	Demolished
		The Chalet Apartments					
	11820420100	- Panorama	1650	CIRCLE LN SE	1968		Potentially eligible
708624	11820420100	Panorama Hall	1751	CIRCLE LN SE	1964	Morgan, Glenn	Undetermined
489492	79800000200	Formerly Baby Basics Medical Office	1308	COLLEGE ST SE	1951		Determined not eligible
489505	79800000300	(Randall Chiropractic)	1320	COLLEGE ST SE	1951		Determined not eligible
666366	11821231800	Gottbreht House	1328	COLLEGE ST SE	1901		Determined not eligible
666378	71400000100	Allstate Office	1601	COLLEGE ST SE	1954		Determined not eligible
		Residence - Miller					
496987	59100000100	House	1705	COLLEGE ST SE	1952		Determined not eligible
666390	11820413200	Triplex	1921	COLLEGE ST SE	1957		Demolished
19999	11820440201	Residence	2117	COLLEGE ST SE	1942	Minimal Traditional	Undetermined
19861	11821330100	Lawrence House	2406	COLLEGE ST SE	1935	Shupe, Clarence	Determined not eligible
666401	84800002100	Residence	2502	COLLEGE ST SE	1959		Determined not eligible
		Scott and Andrea					
666400	84800002101	McConnel House	2506	COLLEGE ST SE	1959		Determined not eligible
497533	63500100200	Residence	2609	COLLEGE ST SE	1955		Determined not eligible
497416	63500100300	Residence	2613	COLLEGE ST SE	1955	Ranch	Determined not eligible
498956	39820000700	Residence	2617	COLLEGE ST SE	1961	Ranch	Determined not eligible
497687	39810000600	Residence	2701	COLLEGE ST SE	1956		Determined not eligible

City of Lacey Historic Property Inventory
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DAHP ID	Parcel #	Name	Number	Street	Build date	Architect/Builder Style	Eligibility Status
495262	11828220500	Residence	2702	COLLEGE ST SE	1956		Determined not eligible
497885	39810000500	Residence	2705	COLLEGE ST SE	1957		Determined not eligible
481987	11828220600	Residence	2706	COLLEGE ST SE	1959		Determined not eligible
498440	39810000400	Residence	2709	COLLEGE ST SE	1960		Determined not eligible
482071	39810000300	Residence	2713	COLLEGE ST SE	1961		Determined not eligible
482209	39810000200	Residence	2717	COLLEGE ST SE	1963		Determined not eligible
495882	11829130200	Residence	2721	COLLEGE ST SE	1940		Determined not eligible
19851	11828230000	C. L. Dow Farm - Poultry House	2810	COLLEGE ST SE	1905		Demolished
19862	11828230000	C. L. Dow Farm - Milk House	2810	COLLEGE ST SE	N.D.		Demolished
499372	11828230301	Residence	3006	COLLEGE ST SE	1963		Determined not eligible
490866	62810004400	Residence	3029	COLLEGE ST SE	1918		Determined not eligible
496370	62810004300	Residence	3035	COLLEGE ST SE	1949		Determined not eligible
486654	33770008004	Residence	3108	COLLEGE ST SE	1948		Determined not eligible
481735	11829410400	Residence	3201	COLLEGE ST SE	1951		Determined not eligible
482081	11828320000	Residence	3206	COLLEGE ST SE	1961		Determined not eligible
486383	11829410300	Duplex	3413	COLLEGE ST SE	1966		Determined not eligible
126285	61500200100	Residence	1224	CROWE ST SE	1953		Potentially eligible
19973	11816310800	Saint Martin's Abbey Cemetery	0	DESMOND DR SE	1920	Father Bruno La Verdiere Gares (gate c1960)	Potentially eligible
488950	11816410100	Sawyer Hall - Saint Martin's High School	500	DESMOND DR SE	1967		Determined not eligible
488949	11816410100	Raphael Hall - Saint Martin's High School	510	DESMOND DR SE	1967	O'Meara- Chandler Corporation	Potentially eligible
19954	11809410500	C. L. Carr Farm - Woodshed	1500	DRAHAM RD NE	1930		Undetermined
19956	11809410500	C. L. Carr Farm - Poultry House	1500	DRAHAM RD NE	1930		Demolished
19996	11809410500	C. L. Carr Farm - Residence	1500	DRAHAM RD NE	1930		Demolished
19997	11809410500	C. L. Carr Farm - Barn	1500	DRAHAM RD NE	1930		Undetermined
19871	11809140700	Residence	1834	DRAHAM ST NE	1920		Demolished
19872	11809140700	Garage	1834	DRAHAM ST NE	1920		Demolished
19874	11820212800	Residence	1201	EAST ST SE	1963	Contemporary Folk	Undetermined
19873	71500503700	Residence	1209	EAST ST SE	1933	Bungalow	Determined not eligible
120732	41900101400	Residence	1421	GEMINI ST SE	1955		Potentially eligible
126273	11820122800	Residence	1113	GOLF CLUB RD SE	1949		Potentially eligible
19875	11820111801	Residence	1120	GOLF CLUB RD SE	1947	Modern	Demolished
19876	11820112200	Residence	1204	GOLF CLUB RD SE	1948	Minimal Traditional	Demolished
19878	11820140300	Residence	1212	GOLF CLUB RD SE	1950	Minimal Traditional	Demolished
19880	61500100100	Residence	1214	GOLF CLUB RD SE	1947	Minimal Traditional	Demolished

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DAHP ID	Parcel #	Name	Number	Street	Build date	Architect/Builder	Style	Eligibility Status
19882	61500100200	Residence	1302	GOLF CLUB RD SE	1949		Minimal Traditional	Demolished
19883	65200200800	Residence	1321	GOLF CLUB RD SE	1947		Minimal Traditional	Undetermined
19601	11820140400	Residence	1328	GOLF CLUB RD SE	1950		Minimal Traditional	Potentially eligible
19602	57800002500	Residence	1404	GOLF CLUB RD SE	1947	Krier, Henry	Modern Bungalow	Determined not eligible
19603	11820133700	Larnegan House	1501	GOLF CLUB RD SE	1925		Bungalow	Demolished
19604	11820410101	Residence	1506	GOLF CLUB RD SE	1939		Minimal Traditional	Undetermined
19893	11827220200	Wanschers House	2516	GWINN LANE SE	1920		Modern Vernacular	Potentially eligible
19865	11828110200	Madrona Beach Residence	2604	GWINN LANE SE	1924	Wanschers, Herman	Residential Vernacular	Demolished
19866	11828110200	Madrona Beach Residence	2604	GWINN LANE SE	1914		Residential Vernacular	Demolished
19867	52300000300	George White Residence	1244	HALL ST SE	1952	Hall, Lawrence	Modern	Undetermined
19879	52300000202	G. W. Bowker House	1247	HALL ST SE	1950	Hall, Lawrence	Modern	Undetermined
19890	52300000201	John Larson House	1303	HALL ST SE	1930			Undetermined
20023	41120100000	Woodland Driving Park	0	CLEARBROOK	1891			Demolished
19860	11828140300	Residence	2724	HAZELWOOD LN SE	1929		Residential Vernacular	Undetermined
486587	11828140700	Gustafson House, Andrew and Donna	2801	HAZELWOOD LN SE	1954		Wrightian-influenced	Potentially eligible
19887	09950021000	Homann Barn	0	HOMANN DR SE	1942			Demolished
491459	72490200000	Residence	3933	INGLESIDE DR SE	1930			Demolished
488712	11820123800	Residence	4249	LACEY BLVD SE	1949		Populuxe/Googie	Undetermined
126299	11821232200	Residence	4711	LACEY BLVD SE	1955		Ranch	Potentially eligible
19884	11821230400	Residence	4804	LACEY BLVD SE	1910		Craftsman	Undetermined
19877	11821240700	Residence	5010	LACEY BLVD SE	1926	Radcliff, E. M.	Residential Vernacular	Undetermined
19889	11821240100	Residence	5212	LACEY BLVD SE	1904			Demolished
20022	9950013000	Lacey Depot - Lacey Plywood Co.	5216	LACEY BLVD SE	1891			Demolished
19886	42000000700	Leopold Hammerschmidt House	5225	LACEY BLVD SE	1916		American Foursquare	Demolished
19593	58100001402	Sprout House	802	LACEY ST SE	1923	Fromm, James	Residential Vernacular	Undetermined
19864	58100001200	Linderson House	805	LACEY ST SE	1948	Linderson, Ray & Martha	Residential Vernacular	Undetermined
19891	58100001500	Residence	808	LACEY ST SE	1900	Porterfield, Elizabeth	Residential Vernacular	Undetermined
120731	58100001100	Residence	809	LACEY ST SE	1952		Ranch	Demolished
19595	58100001101	Residence	811	LACEY ST SE	1963		Modern	Undetermined
19622	58100001000	Hoffman/Birchler House	813	LACEY ST SE	1924		Craftsman/Bungalow	Undetermined

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19912	58100001600	Christiansen House	814	LACEY ST SE	1951	Christiansen, Ray	Residential Vernacular	Undetermined
19932	58100001701	Residence	816	LACEY ST SE	1954	Gerrard Brothers	Ranch	Undetermined
19949	58100001800	Nehrig House	818	LACEY ST SE	1936		Minimal Traditional	Undetermined
19615	58100001901	Residence	824	LACEY ST SE	1934			Undetermined
19938	58100000700	Stroh House	825	LACEY ST SE	1936			Demolished
19594	58100001902	Goodrick/Kahout House	826	LACEY ST SE	1936		English Builder Residential Vernacular	Undetermined
19600	58100002001	Residence	828	LACEY ST SE	1962		Residential Vernacular	Demolished
19597	58100002000	Residence	832	LACEY ST SE	1935		Residential Vernacular	Undetermined
19881	58100000501	Residence	901	LACEY ST SE	1955		Residential Vernacular	Undetermined
19605	58100002101	Residence	902	LACEY ST SE	1961		Ranch	Undetermined
19616	58100002100	Residence	904	LACEY ST SE	1936			Undetermined
19629	58100000502	Residence	907	LACEY ST SE	1927		Residential Vernacular	Undetermined
19617	58100000400	Residence	909	LACEY ST SE	1952		Residential Vernacular	Undetermined
19630	58100000401	Residence	913	LACEY ST SE	1940		Residential Vernacular	Undetermined
19628	58100002200	Residence	914	LACEY ST SE	1964		Ranch	Undetermined
19624	58100000300	Peters/Ryder House	919	LACEY ST SE	1927	Wohleb, Joseph / Peters, Joseph I.	English Revival Residential Vernacular	Undetermined
19623	58100002300	Residence	920	LACEY ST SE	1952		Residential Vernacular	Undetermined
498719	62810000100	Residence	4529	MONTCLAIR DR SE	1961			Determined not eligible
498978	62810004100	Residence	4530	MONTCLAIR DR SE	1962			Determined not eligible
52668	1183314000	Southwick House and Resort	6045	MULLEN RD SE	1926	Southwick, Glen		Potentially eligible
19621	9450006000	Barn	6046	MULLEN RD SE	1912			Undetermined
19620	11820210700	Olympia Moose Lodge 1759	3929	PACIFIC AVE SE	1954		Commercial Vernacular	Demolished
19618	11820211300	Tiny Skinner House	4039	PACIFIC AVE SE	1925		Bungalow	Demolished
490201	11820211300	Residence	4039	PACIFIC AVE SE	1900			Demolished
19627	11820211300	Residence	4061	PACIFIC AVE SE	1946		Minimal Traditional	Demolished
19614	11820121800	Old Waldron's Garage	4221	PACIFIC AVE SE	1930		Commercial Vernacular	Undetermined
19612	11820120100	McFayden House	4314	PACIFIC AVE SE	1946		Residential Vernacular	Demolished
19610	11821220600	Residence	4700	PACIFIC AVE SE	1928		Residential Vernacular	Demolished

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19625	11821220900	Residence	4702	PACIFIC AVE SE	1937		Residential Vernacular	Demolished
19898	11821221100	Residence	4712	PACIFIC AVE SE	1930		Residential Vernacular	Demolished
19900	11821221200	Residence	4720	PACIFIC AVE SE	1928		Residential Vernacular	Demolished
19902	11821221600	Residence	4802	PACIFIC AVE SE	1933	Webb, Harold	Craftsman	Undetermined
488606	11821220100	Residence	4830	PACIFIC AVE SE	1966			Determined not eligible
		Lacey Fuel Company						
19607	31000000100	Offices	5500	PACIFIC AVE SE	1957			Demolished
19896	31000003000	Firehouse	5608	PACIFIC AVE SE	1953			Undetermined
19904	09950012000	Fleetwood House	5710	PACIFIC AVE SE	1924	Russell, Fred	Residential Vernacular	Undetermined
19897	58100000100	Foy Store	5718	PACIFIC AVE SE	1929	Foy, Gordon	Spanish Colonial Revival	Undetermined
19905	58100002301	Commercial Building	5800	PACIFIC AVE SE	1956		Commercial Vernacular	Undetermined
19903	58100002400	Black Cat Nursery / Mason Jar Restaurant	5820	PACIFIC AVE SE	1927		Commercial Vernacular	Undetermined
19608	58100002501	Residence	5826	PACIFIC AVE SE	1900		Residential Vernacular	Demolished
19609	58100002600	A. G. Homann Construction	5868	PACIFIC AVE SE	1948	Homann, A. G.	Mid-Century Modern	Potentially eligible
19906	58100002801	Commercial Building	5916	PACIFIC AVE SE	1948		Commercial Vernacular	Undetermined
19611	58010000100	Music 6000	6000	PACIFIC AVE SE	1924		Religious	Demolished
19907	09950022001	Residence	6001	PACIFIC AVE SE	1924		Residential Vernacular	Undetermined
19908	58010000300	Lacey Glass Co.	6002	PACIFIC AVE SE	1957		Commercial Vernacular	Demolished
19909	09950025000	Residence	6011	PACIFIC AVE SE	1939		Residential Vernacular	Undetermined
19915	11822220600	Lacey School	6202	PACIFIC AVE SE	1907	Gruhlke, Rudolf F.		Demolished
19914	48204200000	McKinney House/Lake Lois Resort	6426	PACIFIC AVE SE	1931			Potentially eligible
19918	55710000000	A Saurwein Poultry House	3627	RUDELLE RD SE	1910			Demolished
19919	9450012000	Residence	4046	RUDELLE RD SE	1915		Craftsman	Demolished
19913	9450012001	Residence	4046.5	RUDELLE RD SE	1915		Residential Vernacular	Demolished
20020	11833130400	Ruddell House	4511	RUDELLE RD SE	1852		Pioneer Homestead	Potentially eligible
19920	63620100000	G. W. Tyler Farmhouse	5031	RUDELLE RD SE	1905		Residential Vernacular	Demolished

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G. W. Tyler Farm -								
19921	63620100000	Barn	5031	RUDELLE RD SE	1920			Demolished
126272	69200001000	Residence	916	SELMA ST SE	1954			Demolished
668756	54100200300	Residence	5608	SHADY LN SE	1962			Determined not eligible
19613	32400004200	Residence	6529B	SHADY LN SE	1920		Residential Vernacular	Undetermined
19619	32400004200	Residence	6529C	SHADY LN SE	1920		Craftsman	Undetermined
19923	32400004200	Residence	6529D	SHADY LN SE	1911	Kemper, George	Craftsman	Undetermined
482731	32970001200	Residence	5031	SHERIDAN DR SE	1969			Determined not eligible
488945	65100900100	Sears Building	651	SLEATER-KINNEY RD SE	1966	Walter Wagner & Partners / Absher Construction Co.	Department Store	Undetermined
19901	61030000100	Lacey Drive-In Theatre Sign	811	SLEATER-KINNEY RD SE	1951			Demolished
19922	61030000100	Lacey Drive-In Concession Stand	811	SLEATER-KINNEY RD SE	1951			Demolished
19895	71500904500	Residence	1115	SLEATER-KINNEY RD SE	1939		Minimal Traditional Residential	Undetermined
19925	71500903700	Residence	1127	SLEATER-KINNEY RD SE	1930		Vernacular	Undetermined
19927	11820212300	Residence	1203	SLEATER-KINNEY RD SE	1946		Minimal Traditional Residential	Undetermined
19933	11820212300	Residence	1203	SLEATER-KINNEY RD SE	1946		Vernacular	Undetermined
19606	11820122400	Residence	1210	SLEATER-KINNEY RD SE	1940		Minimal Traditional	Undetermined
19934	11820122500	Residence	1214	SLEATER-KINNEY RD SE	1939		Minimal Traditional	Undetermined
126269	35800001500	Residence	1301	SLEATER-KINNEY RD SE	1951		Minimal Traditional	Potentially eligible
19910	58100003801	Residence	821	ULERY ST SE	1952		Residential Vernacular	Undetermined
19916	58100003700	Residence	825	ULERY ST SE	1956		Residential Vernacular	Undetermined
19941	58100004200	Residence	836	ULERY ST SE	1928		Residential Vernacular	Undetermined
19942	58100003600	Finnegan House	837	ULERY ST SE	1946	Finnegan, Peter	Residential Vernacular	Undetermined
19911	58100004300	Residence	848	ULERY ST SE	1946		Residential Vernacular	Demolished
19948	58100003500	Residence	849	ULERY ST SE	1927		Residential Vernacular	Undetermined
19930	58100004400	Webb House	900	ULERY ST SE	1959	Webb, Richard	Ranch	Undetermined
19935	58100004500	Residence	906	ULERY ST SE	1928		Residential Vernacular	Demolished
19926	58100003300	Residence	907	ULERY ST SE	1931		Craftsman	Undetermined
19924	58100003300	Residence	913	ULERY ST SE	1959		Residential Vernacular	Undetermined

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19947	58100003301	Heitzman House		915 ULERY ST SE	1939	Residential Vernacular	Determined not eligible
19940	58100003301	Residence		915.5 ULERY ST SE	1955	Residential Vernacular	Undetermined
19931	58100003200	Residence		921 ULERY ST SE	1937	Residential Vernacular	Undetermined
19946	09950003000	Residence		924 ULERY ST SE	1954	Residential Vernacular	Demolished
19945	58100003101	Residence		927 ULERY ST SE	1934	Residential Vernacular	Undetermined
19944	58100003100	Residence		929 ULERY ST SE	1946	Residential Vernacular	Undetermined
19943	58010000400	Residence		930 ULERY ST SE	1957	Ranch	Demolished
19964	11821220200	Residence		906 WEBB ST SE	1933	Craftsman	Undetermined
19963	11821223700	Residence		1001 WEBB ST SE	1930	Residential Vernacular	Demolished
19965	11820124000	Herbert Hector House		1125 WILLOW ST SE	1952		Demolished
20024	11820130900	Residence		1315 WILLOW ST SE	1947	Minimal Traditional	Potentially eligible
19966	11820131000	Residence		1321 WILLOW ST SE	1946	Minimal Traditional	Undetermined
19962	11820131100	Cassidy House		1327 WILLOW ST SE	1945	Modern	Undetermined



LACEY HISTORICAL COMMISSION
November 19, 2025

SUBJECT: Special Valuation Application for 915 Lacey Street SE (Bowker House)

RECOMMENDATION: Option 1

TO: Lacey Historical Commission

FROM: Erin Quinn Valcho, Museum Curator and CLG Coordinator *uqvo*

ATTACHMENTS:

1. Application for Special Valuation
2. Proof of Ownership
3. Description of the Completed Work
4. Itemized List of Expenses (updated 11-10-2025)
5. Federal Qualified Rehabilitation Expenditures
6. Draft Special Valuation Agreement

FISCAL NOTE: No funding is required.

PRIOR REVIEW: Design Review took place at the December 18, 2019 Historical Commission Meeting
Special Valuation introduced at the October 15, 2025 Historical Commission Meeting

NEXT STEPS:

Option 1: Recommend to City Council that they approve the Bowker House Special Valuation Application and Special Valuation Agreement, contingent upon receipt of requested documents from the property owner.

Option 2: Recommend to City Council that they deny the Bowker House Special Value Application.

Option 3: Some other option not contemplated in the above options.

BACKGROUND:

History

The Bowker House, located at 915 Lacey Street SE, was built in the early 1890s and is the oldest house in Lacey's Historic Neighborhood. It was built by George and Lucinda (Hayes) Bowker who arrived from Maine and were married in 1883. They bought the land for \$200. George was a logger and Lucinda was a Lacey Postmaster in 1898. The house remained in the Bowker family until 1995, when it was purchased by Daniel Stuckey. The current owners, Christa Harvey and Destiny Furbush, purchased it in 2019, with the intention of rehabilitating it to preserve and honor its history.

The Vernacular style house has a steeply gabled roof and is known as an "I House" which was popular in the Midwest and is typified by being one-room deep and having the entrance on the long end. The property encompasses a large lot, indicative of the lots of the Adams Acre plat.

Historic Register

The Bowker House, added in 1991, was the first property on Lacey's Register of Historic Places.

Before undergoing any project requiring a permit, properties on the historic register must have their project reviewed and approved by the Historic Commission. The Bowker House rehabilitation was reviewed and a Certificate of Appropriateness issued on December 18, 2019. The bulk of the project was completed in 2023, although work is still continuing on such a major undertaking.

A benefit to being on the local register is a property tax incentive if the property owner completes a substantial rehabilitation project and applies for a special tax valuation. If eligible, rehabilitation costs are subtracted from the assessed property value for 10 years.

More information on the special tax valuation process and the applicable laws can be found in the Historical Commission's October 15, 2025 [agenda packet](#).

Special Tax Valuation Review

As outlined in Lacey Municipal Code (LMC [16.53.050](#)), the Historical Commission is responsible for reviewing applications for special tax valuation and providing their recommendation to City Council based on the criteria outlined in Section C. The Thurston County Assessor's Office received the application for the Bowker House on May 20, 2025 (see attachments 1-4).

Lacey City Council must make the final determination, and if approved, certify the results to Thurston County by December 31, 2025. As a result, the Historical Commission will need to

take action at their November meeting so their recommendation can go to City Council in early December, and meet the LMC timeline requirements.

To aid in determining the eligibility of expenditures for the tax valuation a document outlining Federal Qualified Rehabilitation Expenses is provided (see attachment 5).

If the application is approved, the City will be required to enter into an agreement with the property owner as the final step of the certification process. A draft of the agreement is provided in attachment 6. It will need to be reviewed by the City Attorney before getting signed.

Once certified, the Historical Commission will be responsible for monitoring the property for its continued qualification for the term of the agreement (through 2036) and reviewing any alterations as specified in the agreement. This process will be discussed at a future Commission meeting, if necessary.



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 [X] 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

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 disqualifies 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.

DEC 26 '19 542176

When recorded return to:

CHRISTA ROSE HARVEY
915 BOWKER ST SE
LACEY, WA 98503

Thurston County Treasurer
Real Estate Excise Tax Paid \$3827.00
By Natalie Chambers Deputy

STATUTORY WARRANTY DEED

TH22710

Ⓣ THURSTON COUNTY TITLE CO

The Grantor, **MARK STUCKEY**, as Personal Representative of **THE ESTATE OF DANIEL STUCKEY, deceased**

for and in consideration of **Ten Dollars and other valuable consideration**

in hand paid, conveys, and warrants to **CHRISTA ROSE HARVEY, an unmarried person, and DESTINY REBEKAH ROSE FURBUSH, an unmarried person**

the following described real estate, situated in the County of Thurston, State of Washington:

THE SOUTH 191 FEET OF TRACT 16 OF J.M. ADAM'S ACRE TRACTS, AS RECORDED IN VOLUME 5 OF PLATS, PAGE 57.

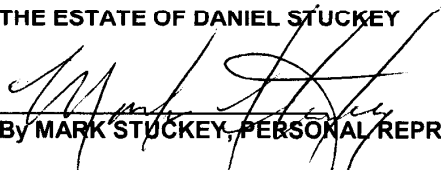
Abbreviated Legal: **PTN TR 16 J.M. ADAM'S ACRE TRACTS**

Tax Parcel Numbers(s): **3100-00-01601**

SUBJECT TO covenants, conditions, restrictions, reservations, easements and agreement of record, if any.

Dated: **December 24, 2019**

THE ESTATE OF DANIEL STUCKEY


By **MARK STUCKEY, PERSONAL REPRESENTATIVE**

Page 1 of 2
LPB 10-05(r)

Pages: 2

4727774
12/26/2019 03:46 PM Deed
Thurston County Washington
THURSTON COUNTY TITLE



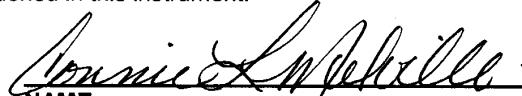
STATE OF **Washington**

} ss.

COUNTY OF **Thurston**

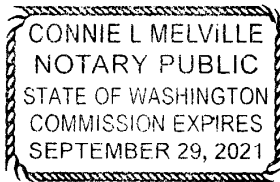
I certify that I know or have satisfactory evidence that **MARK STUCKEY** ~~(is)~~ are the person(s) who appeared before me, and said person(s) acknowledged that he signed this instrument, on oath stated that he is authorized to execute the instrument and acknowledge it as the **PERSONAL REPRESENTATIVE** of **THE ESTATE OF DANIEL STUCKEY** to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 12-26-19



NAME: **Connie L. Melville**
Notary Public in and for the State of Washington
Residing at *McClary*
My appointment expires:

9-29-21



Description of rehabilitation work on the 1890 historic Bowker house

When I bought the Bowker house December 26, 2019, it was abandoned and unlivable for nearly 25-30 years. It had no electricity, plumbing, no lights on the property, no definable kitchen space and there were missing exterior walls, windows and doors to the property. It was not heated or insulated and had squirrels and bats living inside. You could see through the interior floor to the ground. The tax valuation of the building structure alone was \$6,700.

My rehabilitation of the Bowker home began in 2020 after a presentation to the city council and historic committee that was unanimously approved. The work continues to this day while I constantly strive to make improvements to the home as I can afford to. My original renovation budget primarily came from an FHA Rehab loan with Cross Country Mortgage who allowed contractor-draws out of my approved rehab loan budget of approximately \$78,000. As the pandemic hit and shut down my construction site, the city officials called out the contractor I was using as “unfit” to do the project and it cost me a large portion of my budget (nearly \$24k) when I fired him. The prices of construction materials continued to escalate very high during the pandemic and I was without a contractor for over a year, so my home did not get worked on. No one would take the job for the small budget I had left (approximately 54k).

In addition to the remaining funds of the renovation loan, I had to slowly earn money to add to the budget causing the job to take much longer than it should have. My children and I were displaced for 3 years with our belongings in storage as we stayed with family due to my home being unlivable.

Over the years, I renovated every square foot of the interior and exterior of the Bowker house keeping its historic integrity (and I’m not done). Completed work to date includes:

- New exterior siding on $\frac{3}{4}$ of home--custom milled to match the original from 1890 (approved by the historic committee and city fire Marshall)
- Added framing and corrected damaged framing throughout the entire home to meet building codes and safety
- All new rough and finish electrical throughout home including new panel and moving the outside main electrical line from the exterior side of the home to underground
- All new plumbing installed throughout home
- Custom milled exterior doors to match the 1890’s era
- Custom Pella wood windows were installed in every room to match historic value
- Added all new interior walls with smooth finish on sheetrock to reflect the 1890s era

- Carpeting and padding were professionally installed on stairs. A handrail for safety was installed for stairs.
- Hardwood bamboo flooring was installed in the entire home. Historic mosaic tile was installed on bathroom floor
- Added exterior lanterns to the grounds to provide adequate lighting for safety
- Removed 2/3 of a run down shed and commercial bins of garbage and material debris from the property
- The restoration of the remainder of the historic shed is still in progress
- Added a new shed to the grounds
- Removed door and converted the walkway to the former garage into a new interior hallway with new laundry room adding washer, dryer and hot water heater and all plumbing/electrical hook ups.
- Removed the wall between living room and dining room and replaced it with a support beam with proper engineering plans approved by the city.
- The carriage house (or garage) was converted into the primary bedroom with removal of garage door, replaced with new wall and subfloor to include 2 Pella wood windows and a closet
- Original clawfoot tub was restored by a professional
- All new lighting fixtures and ceiling fans were installed throughout home
- Exterior porch lighting added to the front and back doors.
- All safety features were met with Co2 and smoke detectors installed
- Cadet heaters were installed in every room
- Custom kitchen cabinetry, wooden hood range, kitchen appliances and butcher block counter were installed to create a new full kitchen that did not exist prior.
- Exterior and interior painting of the home
- Restoration of an original wood ceiling and wood walls-- sanded and stained to keep part of the original home.
- Closets were built in four bedrooms
- A Shower room was added between two bedrooms upstairs
- All new toilets, vanity's, sinks and exhaust fans were installed
- Added exterior front and back porches for safe ingress/egress and a full patio running along the backside of the home. This included the demolition of broken concrete pad that used to go into the garage door that was removed.
- Pest control service was paid to remove rodents, bats and screen off beneath the home to prevent access.
- Vapor barrier was added in crawl space beneath home along with all new insulation beneath and throughout the entire home and attic.

- Roof patches were made; a tree branch was trimmed that posed a threat to the roof
- Roof was cleaned professionally to remove years of moss build up
- Leafguard gutters were purchased and installed
- All new interior trim installed in home
- All new interior doors and handles were installed
- Custom wall was added to the living room for fireplace, tv and mantle installation
- Curved archway in sheetrock was created in hallway to match the 1890 era
- Driveway was re-done with crushed rock, and 9 trees were planted on the property along with a front walkway to the main entrance.
- Added pantry storage beneath the stairs and created interior access door to crawl space

Much of the work continued after the certificate of occupancy was issued. When I received the C/O from the Fire Marshall, I still had no functioning ½ bath upstairs, a missing vanity, the shower room was not tiled and had no running water in the two upstairs bath areas. None of my interior window trims were installed until 2024 so I had insulation sticking out on the inside of every window.

To this day, I am missing tile flooring in some areas of the home and continue to have sheetrock areas that have no mud/tape or paint on it. I'm missing trim in a few areas. I'm missing a covering over the two exterior doors, a proper door to one of my bathrooms. My interior doors and trim were never painted. I have no backsplash in the kitchen or bathroom.

My mortgage company would not even release the final renovation draw of \$8,733.82 to the contractor until December 4, 2023, because the home was not completed to their satisfaction for FHA guidelines until an FHA inspector passed it on November 20, 2023.

My appraisal that I've included was done **prior to work being finished** when I only had one working bathroom (after the Certificate of Occupancy was issued) in October 2022 and it showed the home value to be \$520,000 back then. I needed this appraisal so that I could get a home equity line of credit to continue the renovation. Many of my receipts reflect materials and labor done on the home in 2023, 2024 and 2025 which have improved the home as well.

Thank you,

Christa Harvey, Owner of the historic Bowker House (Since December 26,2019)

915 Bowker St SE Lacey WA 98503

Itemized List of Expenses
Bowker House Special Valuation Application

Line Item	Date Cost Incurred	Vendor	Description	Supporting Document	Ineligibility Notes	Eligible Expenses	Possibly Eligible	Non-Eligible Expenses	Total	Email#	Doc#	City Staff Notes	Owner's Notes
1	5/20/2023	Home Depot	Purple primer, pvc piping fittings	Itemized receipt		\$68.99			\$68.99	8B	1		Used on walls in bathroom to prevent drywall from molding in moist areas; pvc for preparation of tub & shower & vanity connections
2	6/3/2023	Tom Stratton	Electric line to pond	Check # 0910	Electrical work for use outside the building envelope			\$850.00	\$850.00	Five	9		
3	7/6/2023	Pacific Disposal	credit card payment	Email acknowledgment	Waste disposal possibly eligible		\$300.00		\$300.00	11	3	Need owner to obtain documentation showing what the charge was for and a description of how it relates to rehabilitation of the building.	
4	7/7/2023	Westside Landscaping	roof cleaning	Check # 0912			\$1,400.00		\$1,400.00	Five	6	Need owner to obtain something from the vendor that says it was for roof cleaning, like an invoice or memo.	
5	7/9/2023	George Furbush	tree limb removal	Check # 0913	Landscaping ineligible			\$200.00	\$200.00	Five	7		
6	7/10/2023	Diamond Touch Landscaping	Patio and back door steps	Check # 0914	Patio not part of the building envelope nor is it original to the house	\$2,309.50		\$5,690.50	\$8,000.00	Five	8	See contract. Stairs are eligible -used contract information for eligible amount.	The patio \$15,783 should be eligible as it replaced broken concrete along the home that used to be a garage driveway entrance into home. The patio touches the home and stopped pests from entering beneath the home into the crawl space. WAC 254-20-030 Section B
7	7/14/2023	Diamond Touch Landscaping	Patio	Check # 0915	Patio not part of original building ineligible			\$7,873.00	\$7,873.00	Five	3	See contract. Stairs are eligible -used contract information for eligible amount.	Same as above note for patio
8	9/10/2023	Home Depot	2 x 4s, hardibacker	Itemized receipt		\$28.06			\$28.06	8B	1		Interior bedroom closet framing
9	9/28/2023	Lowe's	plants & edging, raised bedding	Itemized receipt	Landscaping ineligible			\$217.73	\$217.73	12	2		
10	10/2/2023	Diamond Touch Landscaping	Edging, walkway to front door	Check # 0917	Landscaping ineligible			\$478.00	\$478.00	Five	4		
11	10/2/2023	Home Depot	stakes, landscape edging, timber ties	Itemized receipt	Landscaping ineligible			\$498.26	\$498.26	8B	1		
12	10/19/2023	Mallory Paint Store	paint & supplies	Itemized receipt		146.32			\$146.32	7A	2		Interior paint for unfinished drywall in home
13	10/19/2023	Sherwin Williams	paint & supplies	Itemized receipt	Unable to determine	\$88.88			\$88.88	15	5		Interior paint for unfinished drywall in home
14	10/22/2023	Home Depot	wall paneling, shelf supplies, framing lumber	Itemized receipt	Shelving & associated supplies not eligible	157.88		\$75.20	\$233.08	8B	1		
15	10/31/2023	Home Depot	impregnator sealer, tile caulk	Itemized receipt	Unable to determine	50.99			\$50.99	8B	1		For upstairs shower tile flooring
16	12/4/2023	Pristine Construction	last payment to contractor	Loan draw history	Unable to determine; costs were incurred when?		\$8,733.82		\$8,733.82	One	5	Need owner to obtain documentation from vendor to define miscellaneous items and state when the work was completed.	The \$8,733.82 is the final contractor labor payment for the original bid of work not finished until 2023. This portion covered the installation cost of building a tile shower upstairs, installing all interior doors, building a closet that was required for a bedroom and punchlist from the city of Lacey final inspection.
17	1/31/2024	Barbo's Plumbing LLC	Service call for dishwasher leak	Invoice	Maintenance ineligible			\$109.50	\$109.50	Six	10		
18	2/19/2024	Mallory Paint Store	paint	Itemized receipt		\$36.58			\$36.58	7A	3		Interior paint for unfinished drywall in home
19	10/18/2024	Angels Rodriguez	wrap interior windows	Check #0921	Unable to determine		\$2,565.00		\$2,565.00	Five	11	Need owner to obtain documentation from vendor describing the work completed and the date it was done.	I have dated photos showing that insulation and tyvek paper were exposed at all interior windows requiring this work. This was unfinished and unsafe without the trim added.
						\$2,887.20	\$12,998.82	\$15,992.19	\$31,878.21				
Assessed Value of the Property in Tax Year 2022				\$57,100.00									
25% of the value (target)				\$14,275.00									
Potentially eligible and eligible expenses				\$15,886.02									
Eligible expenses				\$2,887.20									

Rehabilitation Credit - Qualified Rehabilitation Expenditures (QREs)

In general, only an amount that is properly capitalized in connection with the rehabilitation of a qualified rehabilitated building (QRB) that is certified by the National Park Service as consistent with the historic character of the building or the district in which the property is located will be a qualified rehabilitation expenditure (QRE). See 26 USC 47(c)(1) (defining QRB) and 47(c)(2)(A) (defining QREs). However, not every amount associated with a rehabilitation will be a QRE that is included in the calculation of the rehabilitation credit. See 26 USC 47(c)(2)(B) (describing certain expenditures not included).

The following are important aspects to remember:

1. Rehabilitation includes **renovation, restoration, or reconstruction** of a building, but does not include an enlargement or new construction. IRC § 47(c)(2) and Treas. Reg. § 1.48-12(b)(2)(iv).
2. A QRE must be (i) an amount properly chargeable to capital account (generally meaning used in computing the basis) of depreciable property that is nonresidential real property, residential rental property, real property with a class life of more than 12.5 years, or an addition or improvement to the preceding three types of property, and (ii) incurred in connection with the rehabilitation of a QRB (including its structural components). IRC § 47(c)(2) and Treas. Reg. § 1.48-12(c).
3. Amounts must be for a building and its structural components. Generally, structural components of a building are those components relating to the operation or maintenance of a building. See Treas. Reg. § 1.48-1(e)(1) and (2) for a definition of a building and structural components of a building, respectively.

Expenditures associated with these items are generally eligible if properly includible in computing the basis of the building

- A. Section 47(c)(1)(A) defines a QRB to include the building and its structural components if – (i) the building has been substantially rehabilitated, (ii) the building was placed in service before the beginning of the rehabilitation, (iii) the building is a certified historic structure, and (iv) depreciation (or amortization in lieu of depreciation) is allowable with respect to the building.

Treasury Regulation § 1.48-1(e)(1) generally defines a building to mean any structure or edifice enclosing a space within its walls, and usually covered by a roof, the purposes of which is, for example, to provide shelter or housing, or to provide working, office, parking, display or sales space.

The costs of these structural components may be QREs if the amounts are properly included in the basis of depreciable property that is nonresidential real property, residential rental property, real property which has a class life of more than 12.5 years, or an addition or improvement to the preceding three types of property. Treas. Reg. § 1.48-1(e)(2) defines structural components and includes the following list of examples of structural components:

- Walls
- Partitions
- Floors
- Ceilings
- Permanent coverings of walls, partitions, floors and ceilings, such as paneling or tiles
- Windows and doors
- Components of central air conditioning or heating systems
- Plumbing and plumbing fixtures
- Electrical wiring and lighting fixtures
- Chimneys
- Stairs
- Escalators
- Elevators
- Sprinkler systems
- Fire escapes
- Other components (that is, other parts of the building) relating to the operation or maintenance of the building

B. Treas. Reg. § 1.48-12(c)(2) describes costs that may be QREs if the amounts are properly included in the basis of depreciable property that is nonresidential real property, residential rental property, real property which has a class life of more than 12.5 years, or an addition or improvement to the preceding three types of property, including the following:

- Construction period interest and taxes
- Architect fees
- Engineering fees
- Construction management costs
- Reasonable arm's length developer fees (value added services)
- Other fees paid that would normally be charged to a capital account

C. The following costs are not specifically listed in the Treasury Regulations, but may be QREs if the amounts are properly included in the basis of depreciable property that is nonresidential real property, residential rental property, real property which has a class life of more than 12.5 years, or an addition or improvement to the preceding three types of property:

- Permanently installed operable floodgates
- Permanently attached fastening devices to hold floodgates or to attach flood wrapping systems
- A retaining wall that is part of or connected to the structure of the building
- A seawall that is part of or connected to the structure of the building
- The portion of landscaping designed only to protect the building (i.e., drains and regrading for drainage)
- Elevated structure built to protect utilities (such as a freestanding air conditioning unit on a raised platform adjacent the building)
- Structural reinforcing and improvements to foundation (to withstand hydrostatic and hydrodynamic pressure)
- Applying waterproof coating to the exterior of the foundation walls, whether above or below grade
- Costs associated with excavation and/or sitework necessary to access an exterior foundation or basement walls in order to undertake structural improvements or to apply waterproof coatings
- Permanently installed vents or drains (inside or outside)
- Sump pumps (only if permanently installed and/or if connected to drainage system)
- Materials to fill in the basement (sand, gravel, etc.) and the installation/compacting of the material
- Basement drains
- Moving utilities inside the building
- In a documented floodplain, lifting/elevating at the same site (lifting the building onto a new, taller foundation) with no additional square footage underneath the building (open space (such as a building on posts/pilings) or crawl space below)
- Lifting/elevating a building on an enclosed foundation with occupiable space below the first floor that is used for parking, storage, or other limited uses allowed by a flood ordinance
- New foundation construction including break-away walls, louvers, lattice, or other architectural screenings
- Where a current site is threatened or destroyed moving the Historic Building including
 - Lifting the building on the original site and transporting it to the new site
 - New site preparation
 - New foundation
 - Permits for and relating to (e.g., utility fees for moving traffic light out of the way, etc.) the move
 - Utility connections at the new location.

Expenditures that do not qualify for the rehabilitation tax credit

Not every amount associated with a rehabilitation project will qualify as a QRE to be included in the calculation of the rehabilitation credit. See 26 USC 47(c)(2)(B) (describing certain expenditures not included). In general, only those amounts that are capitalized in connection with the rehabilitation of structural and architectural features of a building that is a certified historic structure will qualify as QREs. See 26 USC 47(c)(2)(A) (defining QREs).

However, the following costs associated with these items are not generally eligible:

- Acquisition costs
- Appliances not either real or residential rental property
- Office Equipment
- Cabinets (unless inherently permanent structure and part of the building)
- Carpeting (if tacked in place and not glued) - Rev. Rul. 67-349; Hospital Corp of America v. Commissioner, 109 T.C. 21 (1997).
- Decks, Porches and Porticos (that were not part of original building)
- Demolition and removal costs (of an existing building on property site)
- Fencing
- Feasibility studies
- Financing fees (such as mortgage related financing not during the construction period)
- Furniture
- Landscaping
- Leasing Expenses
- New construction costs or enlargement costs (increase in total volume from original building)
- Outdoor lighting (remote from building)
- Parking lot
- Paving
- Planters/Pots
- Retaining walls that are not part of a building and its structural components
- Sidewalks
- Signage
- Storm sewer construction costs
- Window treatments
- Display racks and shelves
- Production machinery
- Grocery counters
- Temporary protective measures like sandbags, inflatable dams, etc.
- Levy
- Retaining wall that is not part of or connected to the structure of the building
- Temporary floodgates/flood shields
- Lifting/elevating a building on an enclosed foundation with occupiable space below the first floor that is used as additional living areas (expansion of the building)
- Attachments for pulley or other system to relocate furnishings above flood level

Are solar panels, wind turbines or geothermal systems eligible expenses?

Solar panels, wind turbines, and geothermal systems generally are 5-year property under section 168. See section 168(e)(3)(B)(vi)(I). The costs of solar panels, wind turbines, and geothermal systems described in section 168(e)(3)(B)(vi)(I) are not included in the basis of the building and, therefore, should not qualify for the rehabilitation credit. Additionally, the same property that is used to claim a rehabilitation credit cannot also be used to claim an energy credit under section 48(a)(2)(B).

Document Title: Agreement for Special Tax Valuation

Grantor: City of Lacey

Grantees: Christa Harvey and Destiny Furbush

Legal Description: The south 191 feet of Tract 15 of J. M. Adam's Acre Tracts, as recorded in Volume 5 of Plats, page 57

Parcel: 31000001601

AGREEMENT FOR SPECIAL TAX VALUATION

THIS AGREEMENT for Special Tax Valuation (The "Agreement") is entered into on this day of **December** 2025, by and between Christa Harvey and Destiny Furbush, (The "APPLICANTS") and the City of Lacey (hereinafter "CITY"), jointly referred to as "Parties."

WHEREAS APPLICANTS are the owners of record of the historic property commonly known as the Bowker House, 915 Bowker Street SE, Lacey, State of Washington, as legally described above, hereinafter referred to as "PROPERTY"; and

WHEREAS APPLICANTS have requested special valuation of the PROPERTY pursuant to Chapter 84.26 RCW; and

WHEREAS the CITY has determined that the PROPERTY has been substantially rehabilitated within the two year period preceding the date of application and the actual cost of said rehabilitation equals or exceeds twenty-five percent of the assessed valuation of the PROPERTY prior to the improvements; and

WHEREAS the CITY has verified that the PROPERTY is a historic property that falls within a class of properties determined eligible for special valuation pursuant to Lacey Municipal Code (LMC 16.53.050); and

WHEREAS the CITY finds that the rehabilitation work has not altered the PROPERTY in any way which adversely affects those elements which qualify it as historically significant;

NOW THEREFORE, in recognition of the foregoing, the APPLICANTS enter into this Agreement with the CITY and agree to adhere to the following terms and conditions for the ten-year period of the special valuation classification:

1. APPLICANTS agree to comply with the Washington State Advisory Council's Standards for the Maintenance and Rehabilitation of Historic Properties, as set forth in Washington Administrative Code 254-20-100.
2. APPLICANTS agree the property shall not be altered without the prior written consent of the Lacey Historical Commission ("COMMISSION"), an advisory board of the CITY, signed by a duly authorized representative thereof. No construction, alteration or remodeling or any other action shall be undertaken or permitted to be undertaken which would affect the historic character of the PROPERTY which classifies it as eligible for special valuation, or which would affect the appearance of the PROPERTY as depicted in photographs included in the public record, or which would adversely affect the structural soundness of the PROPERTY. However, the reconstruction, repair, repainting, or refinishing of presently existing parts or elements of the PROPERTY subject to this Agreement that are damaged as a result of casualty loss, deterioration or wear and tear, shall be permitted without the prior approval of the COMMISSION, provided that such reconstruction, repair, repainting, or refinishing is performed in a manner which will not alter the appearance of those elements of the PROPERTY subject to this Agreement as they are as of this date. Exterior changes which shall require the consent of the COMMISSION shall include, but not be limited to, any substantial structural change or any change in design, color, or materials.
3. APPLICANTS agree the PROPERTY shall not be demolished without the prior written consent of the COMMISSION.
4. APPLICANTS agree to make historic aspects of the PROPERTY accessible to the public one day each year if the PROPERTY is not visible from a public right of way.
5. APPLICANTS agree to monitor the PROPERTY for its continued qualification for special valuation and notify the appropriate County Assessor within 30 days if the PROPERTY becomes disqualified because of:
 - a. a loss of historic integrity,
 - b. sale or transfer to new ownership exempt from taxation, or
 - c. sale or transfer to new ownership which does not intend to agree to the terms of this Agreement nor file a notice of compliance form with the County Assessor.
6. The Parties agree that there shall be no changes in standards of maintenance, public access, alteration, or report requirements, or any other provisions of this Agreement, during the period of the classification without the approval of all parties to this Agreement.
7. **Term of the Agreement.** This Agreement shall take effect immediately upon signature and remain in effect until the property is no longer eligible for special valuation either through disqualification under RCW 84.20.080 or upon expiration

of the ten-year period of special valuation commencing January 1, 2027, and ending December 31, 2036.

- 8. **Hold Harmless.** The APPLICANTS and their successors or assigns shall hold the State, the CITY, and the COMMISSION harmless from any and all liability and claims which may be asserted against the State, the CITY, and/or COMMISSION as a result of this Agreement or the participation by the APPLICANTS in the Special Valuation Program.
- 9. **Governing Law.** The terms of this Agreement shall be construed in accordance with the laws of the State of Washington.

The Parties have executed this Agreement this day of December, 2025.

CITY OF LACEY

APPLICANTS:

By: _____
 Rick Walk
 City Manager

By: _____
 Christa Harvey
 Applicant

By: _____
 Destiny Furbush
 Applicant

Approved as to form:

 David Schneider
 City Attorney

Lacey Historical Commission

2025 Accomplishments

2025 Work Plan Accomplishments

- Installed a historic kiosk at the Regional Athletic Complex (RAC) through a partnership with the Thurston County Historic Commission. Hosted a joint dedication ceremony and ribbon-cutting ceremony.
- Issued a Certificate of Appropriateness to the property owner of the Lacey Women's Club for their rehabilitation project and the building's change in use.
- Recommended to **approve/deny** the application for Special Tax Valuation for the Bowker House.
- Presented the five-year fundraising plan to City Council, developed in partnership with the Lacey Community Foundation.
- Awarded the 2025 Ken Balsley Lacey Historian of the Year to John Dziedzic.
- Celebrated Lacey History Month in May.
- Completed historic preservation assessments of the Jacob Smith House, Long Lake House, and McKinney Building. Foundation laid to submit the Jacob Smith House nomination to the Lacey Register of Historic Places.
- Approved nine museum acquisitions which included the Olympia Area Dixieland Jazz Society Collection, artifacts from Union Mills, genealogical records of the pioneer Hawk and Mayes families, and an Evergreen Ballroom coat check tag.
- Identified 343 properties on the historic property inventory, 57 of which are potentially eligible for the historic register and 115 are undetermined.
- Add a page to the website identifying historic register properties and their histories.
- Exhibits and museum offices moved to the 6th Avenue location. Preview tours offered in December to stakeholders and the public. Opening to the public expected in January.
- Significant progress made on move of collections and research center to the Russell House.

Other Noteworthy Accomplishments

- Welcomed Commissioners Montgomery and Shipley to the Historic Commission. Said goodbye to Commissioners Halvorson and Tyler. Commissioner Ed Holm was reappointed to another term.
- Hosted 9 HistoryTalks! (**445** live participants, **1,750** post-event views).
- Completed MOU with Thurston County for reprinting *Water, Woods & Prairies*.
- Museum exhibits completely redesigned and new exhibit *Bits and Bobs* developed and installed.

- Lacey Depot rentals brought \$9,100 in revenue.
- Replaced the furnace and air conditioner at the Russell House.
- Lacey Museum hosted two public events, The Great Lacey Adventure Scavenger Hunt and Art Rocks! A Community Rock Painting Event.

Lacey Historical Commission

2026 WORK PLAN

Approved xxx

Task	Responsible Commissioner	Status	Target Completion date
ONGOING OR ANNUAL			
1. Parks, Culture & Recreation Staff Updates		Quarterly	
2. Support Lacey Museum Programs, Collections, and Projects			
3. Review Museum Collections Acquisitions		Monthly, as needed	
4. Strategic Plan Annual Review		Large revision underway Upcoming agenda	
5. Historic Register Properties Design Reviews			
6. Grant Opportunities		<u>CLG Grant for interpretive markers</u>	
7. May is Lacey History Month			May 20, 2025 May 2026
8. Ken Balsley Lacey Historian of the Year			May 20, 2025 May 2026
9. Lacey Museum and Cultural Center Funding Strategy Committee	Chair Keogh	Meetings temporarily on hold	
10.9. Tribal Updates and Collaboration	All		
SPECIAL PROJECTS			
11.10. New Lacey Museum and Cultural Center	All	Pending funding	TBD
12. RAC Kiosk	Chair Keogh	Completed	First Quarter 2025
13.11. Lacey Depot Historic Photos	All	Upcoming agenda	
14.12. Historic Register Properties Map	Vice Chair Wyckoff and Commissioner Montgomery	Web page completed, map In progress	
15.13. Jacob Smith House Interpretive Marker	All	Upcoming agenda	
16.14. Lacey Research Center and Collections Move	All	In progress	Second Quarter 2025
17. Lacey Museum at the Bell Center Move	All	In progress	Second Quarter 2025
18.15. Tour of Museum Sites	All	Upcoming agenda	Summer 2025
16. Homann Park Interpretive Marker	All	Upcoming agenda	
17. Bowker House Plaque	All	Upcoming agenda	
POLICIES & PROCEDURES			
19.18. Museum Policy Update	Commissioner Goetz	Upcoming agenda	
20.19. Historical Commission CLG Procedures	Commissioner Goetz	Upcoming agenda	Fall 2025

Task	Responsible Commissioner	Status	Target Completion date
21. <u>20.</u> Historical Commission Policy Review	Commissioner Goetz	Pending Citywide Policy Review	
HISTORIC PRESERVATION			
22. <u>21.</u> Jacob Smith House Local Register Nomination	All	Assessment completed; report review in progress Upcoming agenda	Summer 202 6 <u>5</u>
23. <u>22.</u> McKinney House Parcel Assessment	All	Assessment completed; report review in progress Referred to Council	Spring 2025
24. Long Lake House Assessment		Assessment completed; report review in progress	Spring 2025
25. <u>23.</u> Identify Potential Historic Register Properties	All	In progress	

Lacey Historical Commission

2026 WORK PLAN

Approved xxx

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ONGOING OR ANNUAL			
1. Parks, Culture & Recreation Staff Updates		Quarterly	
2. Support Lacey Museum Programs, Collections, and Projects			
3. Review Museum Collections Acquisitions		Monthly, as needed	
4. Strategic Plan Annual Review		Upcoming agenda	
5. Historic Register Properties Design Reviews			
6. Grant Opportunities		CLG Grant for interpretive markers	
7. May is Lacey History Month			May 2026
8. Ken Balsley Lacey Historian of the Year			May 2026
9. Tribal Updates and Collaboration	All		
SPECIAL PROJECTS			
10. New Lacey Museum and Cultural Center	All	Pending funding	TBD
11. Lacey Depot Historic Photos	All	Upcoming agenda	
12. Historic Register Properties Map	Vice Chair Wyckoff and Commissioner Montgomery	Web page completed, map In progress	
13. Jacob Smith House Interpretive Marker	All	Upcoming agenda	
14. Lacey Research Center and Collections Move	All	In progress	
15. Tour of Museum Sites	All	Upcoming agenda	
16. Homann Park Interpretive Marker	All	Upcoming agenda	
17. Bowker House Plaque	All	Upcoming agenda	
POLICIES & PROCEDURES			
18. Museum Policy Update	Commissioner Goetz	Upcoming agenda	
19. Historical Commission CLG Procedures	Commissioner Goetz	Upcoming agenda	
20. Historical Commission Policy Review	Commissioner Goetz	Pending Citywide Policy Review	
HISTORIC PRESERVATION			
21. Jacob Smith House Local Register Nomination	All	Upcoming agenda	Summer 2026
22. McKinney House Parcel Assessment	All	Referred to Council	
23. Identify Potential Historic Register Properties	All	In progress	

2026 Meeting Schedule Lacey Historical Commission

Meeting Type	Date	Location
<i>All meeting days are Wednesday unless otherwise specified.</i>		
JANUARY		
City Council Joint Worksession	Tuesday, January 13, 2026	Council Chambers or Online
Regular Meeting	January 21, 2026	Council Chambers or Online
FEBRUARY		
Regular Meeting	February 18, 2026	Council Chambers or Online
MARCH		
Regular Meeting	March 18, 2026	Council Chambers or Online
APRIL		
Regular Meeting	April 15, 2026	Council Chambers or Online
MAY		
Regular Meeting	May 20, 2026	Council Chambers or Online
City Council Meeting (History Month)	TBD	Council Chambers or Online
JUNE		
Regular Meeting	June 17, 2026	Council Chambers or Online
JULY		
Regular Meeting	July 15, 2026	Council Chambers or Online
AUGUST		
Regular Meeting	August 19, 2026	Council Chambers or Online
SEPTEMBER		
Regular Meeting	September 16, 2026	Council Chambers or Online
OCTOBER		
Regular Meeting	October 21, 2026	Council Chambers or Online
NOVEMBER		
Regular Meeting	November 21, 2026	Council Chambers or Online
DECEMBER		
Regular Meeting	December 16, 2026	Council Chambers or Online

For meeting details, agendas and agenda packets, visit the [public meetings portal](#).

For information on current museum events, visit LaceyMuseum.org.

**Program Updates
Quarter 3- 2025**

Aquatics

Highlights

Ran aquatic programs at North Thurston High School pool from 8:00am - 8:00pm, Monday-Thursday throughout the summer. Launched 3 new swim lesson programs, for toddlers, teens, and adults! We taught 691 individual lessons this summer, bringing in \$31,179 in registration revenue for swim lessons alone.

Overview

The aquatic staff was hard at work this summer offering eight different swim lesson programs and worked together to fit them all into North Thurston High School pool from 8:00am – 4:00pm. We were able to teach parents skills to help their young children gain comfort in the water, teach teens that had never been in the water before to swim, and teach adults who had either never been in the water or wanted a refresher course in swimming.

We also lifeguarded from open swim most days in the summer, Lap Swim and On Your Own In the Deep on Monday and Wednesday nights until 8:00pm. Due to the pool being unavailable Monday - Thursday 8:00am – 8:00pm, we were looking for something to get more kids in the water on Fridays with all our free time! We were able to host Tumwater Parks and Recreation for Friday rentals of their kids summer camp. We also hosted Lacey Parks, Culture, and Recreation Day Camps for a week a mid-day rentals.

Special Events

Highlights

Record attendance at July 3rd, cell phone count over 40,000 in the park! That includes nearly 2,000 people that live over 50 miles away. This year we tried a new Lacey in Tune schedule where we did three Wednesday noon events and three Wednesday evening concerts.

Overview

It was a busy summer with several weeks offering four events per week between Lacey in Tune shows and Play in the Parks. Concerts, Children’s Entertainment, and movies in the park continue to be popular with the community. The move to add more evening concerts did take away from our core Wednesday noon shows, the senior homes, day camps, and employees that work around Huntamer Park. Keeping more Wednesday noon shows provides a unique option for our area.

July 3rd Lacey Fireworks Spectacular brought out a huge crowd to enjoy live concerts, a reptile show, inflatables, and food vendors—plus an amazing fireworks show set to music. This year we added another major sponsor, Country Financial, to the event. We work closely with multiple City of Lacey departments including police, streets, public works, parks maintenance, communications, and the city managers office, plus Lacey Fire to produce this event. We continue to make improvements to keep it a safe, enjoyable, and popular community festival.

Community Recreation

Highlights

Our free summer Playground Pals program had another great summer with nearly 700 kids participating in the program at Lydia Hawk and Chambers Prairie. Over the summer we averaged 190 kids per week in day camp or specialty week-long camps.

Overview

It was again another busy summer! Between Playground Pals and Summer Day Camp, we had 1,379 participants over the course of eight weeks. Teen camp is continuing to grow with 91 participants, the highest number of participants since pre-COVID—along with the Camp Cascadia having six teens in attendance. Specialty camps such as Bricks4kidz, Sewing Camp, Weird Nature, Ballet Dance Workshops had a total of 75 participants. Outdoor trips and tours took trips around the Puget Sound, Seattle Aquarium and waterfront, Bloedel Reserve, Lake Quinault, and the Sequim Lavender Festival and had a total of 32 participants. Overall, it was a great and very busy summer.

Facilities and Rentals

Highlights

The Community Center and Jacob Smith House hosted 70 private banquets and 77 individual meetings. These facilities also hosted recreation programs 53 of 92 the days from July - September.

Picnic Shelters were as busy as ever! Weekend rentals were in high demand, with many interested groups being directed to other parks where the shelters are first-come first-served.

Overview

Through September, the Lacey Depot, Rainier Vista, RAC, and Woodland Creek Shelters have collected over \$48,000.00 in rental fees. Each one of them hosted rentals every Saturday & Sunday from July-September. Huntamer Park has collected another \$4,900.00 in rental fees for community events and company picnics.

The Lacey Community Center and Jacob Smith House were rented out 88 out of 92 days. These included public agencies and non-profit groups hosting trainings and meetings, to families hosting all types of milestone celebrations. We continue to increase the number of recreation programs in City facilities, and specialty camps put on by Community Recreation spent 5 weeks in the Jacob Smith House.

Regional Athletic Complex

Highlights

The Regional Athletic Complex (RAC) hosted 13 baseball and softball tournaments, including the Cascade National Fastpitch Tournament, Top Tier All-Star Games, Perfect Game All-Star Games, and the USSSA State Tournament. Additionally, the soccer fields served as venues for several major events, such as Lakefair Volleyball, the Senior Games, and the Seattle Touch Rugby National Tournament.

Overview

Our baseball complex had a busy and exciting quarter, generating \$39,555.00 in tournament revenue.

Facility highlights include:

- Welcoming the Brooklyn Bums adult league baseball team
- Hosting practices and games for Saint Martin's University Baseball
- A special, fun-filled day for the U.S. Army 4th Battalion

Tournament activity at the softball complex continues to thrive, with total revenue to date reaching \$113,598.51. We completed our first City of Lacey Summer Softball League. We launched our late-summer, early-fall leagues including Men's Recreational League (Tuesdays), Men's Open League (Thursdays,) and Co-ed League (Fridays). We successfully wrapped-up the State, Church, and Senior Leagues.

Summer wrapped up strong at the soccer complex with a wide range of programming, and fall activities are already underway.

Summer Programs included Skyhawks Youth Camp and the USL Leagues & Camps.

We're now kicking off fall practices for Saint Martin's University and SPSCC Soccer. Returning partners include NHSL (Northwest High School League), Olympia Ultimate, and ULAX (Ultimate Lacrosse)

Highlights

Little Lacey Baseball League had over 300 players and 48 volunteer coaches this summer. The Lacey Doubles Pickleball League ran five divisions with 46 teams, and our outdoor volleyball league had 22 teams. Between Skyhawks, 23 Kitchens, Black Hills Gymnastics, and Tennis—we ran 42 camps with 175 registrations.

Overview

It was a busy, yet successful summer for the Lacey Parks athletics team! We held over 42 camps, seven classes, and ran three leagues. In total, our sports programs and leagues had 612 participants and brought in \$58,467 in total revenue.

Rainier Vista Community Park was the happening place to be this summer, with the Little Lacey Baseball & T-Ball League and the Lacey Doubles Pickleball League running out there during the week. Little Lacey T-Ball was the big highlight with 311 players participating (7% increase from 2024) on 31 teams with 48 volunteer coaches! But our Doubles Pickleball League was also popular again, registering one more team than last year for a total of 46 teams (92 total players).

In addition to our leagues, we ran 42 youth sports camps. Skyhawks held 16 camps themselves, mostly out at the Regional Athletic Complex (RAC), with over 200 combined registered participants. Though this year was definitely the summer of racquet sports. We ran six tennis camps out at Wonderwood Park and, excitingly, started a new partnership with 23 Kitchens who also ran nine pickleball camps with us at their facility.

Front Desk / Customer Service

Highlights

Staff oversaw a successful fall registration, made webpage edits for events as we transition from the summer season into fall and winter, and continued working on creating trail maps of various Lacey Parks.

Overview

Across all transaction types (registrations, refunds, user credits, financial assistance, etc.), the front desk processed 2,435 transactions totaling \$188,485.87 during quarter three, in addition to assisting residents over the phone and at City Hall with numerous questions about our recreation offerings and parks.

Staff oversaw fall registration which included 214 unique offerings-- collected programmatic information from staff, proofed accuracy of offerings, created and formatted offerings in CivicRec (recreation software), triaged needed changes from staff, and assisted residents once registration opened.

We finalized the initial drafts of the winter holiday event websites and made copy edits to the summer pages as that season comes to a close.

Staff continued collecting GPS data from key Lacey Parks trails, editing the data in GIS (mapping software), and working to finalize design standards for parks maps.

Staff reviewed several policies across the department including the registration and refund policy, the City's safety manual, and the Museum's drafted store policy. Additionally, staff attended a Plain Language training designed to aid governments in communication standards when creating content for the public.

With budget season in full swing, staff assisted the director with 2026 budget requests, a review of 2025 expenditures, and analysis of line-item usages from recent years, and a full compilation of resources for the 2025 Lacey Fireworks Spectacular (July 3rd Event).

Marketing and Metrics

Highlights

Our social media and newsletter numbers are growing!

Overview

LPCR Newsletter

- Subscribers: 9,418
- New Contacts per Month: 25 - 50
- Average 2025 open rate: 55%

City of Lacey Parks and Recreation Facebook (01/01/2025 - 09/15/2025)

- Visits: 13,370
- Reach: 74,236
- Followers: 2,355
- Demographics
 - Gender: 84.1% women, 15.9% men
 - Age: majority 35-44
 - Location: 69.3%: Lacey, Olympia, Tumwater, Yelm, and Rainier

City of Lacey Parks and Recreation Instagram (01/01/2025 - 09/15/2025)

- Visits: 1,300
- Reach: 9,400
- Followers: 530
- Demographics
 - Gender: 76.5% women, 23.5% men
 - Age: majority 35-44
 - Location: 67.9%: Lacey, Olympia, Tumwater, and Yelm

Museum

Highlights

We hosted the Lacey Museum's Great Lacey Adventure Scavenger Hunt in July and Art Rocks! Community Rock Painting event in August. First HistoryTalks! Event of the 2025-2026 season was held September 11.

Overview

The Great Lacey Adventure Scavenger Hunt had 24 participants work in teams to find historical sites and landmarks across Lacey by following provided coordinates. Art Rocks! Community Rock Painting event held outdoors at the Lacey Research Center had 30 participants. The first HistoryTalks! Program of the 2025-2026 was with Jarvis Harris and Joe Foss for a presentation about their 5-week journey touring Black historical sites and landmarks across the United States. We have served 139 people through our programs this quarter.

Developments at the new museum space this quarter include exhibit platform delivery and installation, pedestal builds for artifacts, organizing and inventorying artifacts and objects for exhibit displays, and moving artifacts to museum space.

Parks Planning and Development**Highlights:**

Greg Cuoio Park construction has made great progress, and Woodland Creek Park Bridge Replacement Project is nearing completion.

Overview

Construction at Greg Cuoio Park is progressing with the shelter, trails, disc golf trails, and playground almost complete.

The Woodland Creek Community Park bridge replacement project is on track with the new bridge assembled and installed. The project should be complete by the end of October.

We completed our efforts on the Metropolitan Parks District ballot measure and did not receive the necessary voter support.

Staff completed budget requests for 2026 to include requests focusing on safety related and critical needs related to age and infrastructure failures.

Staff conducted the annual tour of parks with Parks Board and City Council.

We finished the Rainier Vista tennis court resurfacing project, in cooperation with Thurston County Pickleball Club.

Our Senior Parks Planner orchestrated the community outreach efforts and design concept presentations for Bush Park playground replacement, including Gateway Rotary in the process.

We were awarded two Washington State Recreation and Conservation Grants, funding the Bush Park Playground replacement project and the Rainier Vista Improvement Project (pickleball courts, table tennis, and safety netting).

We celebrated July is Parks and Recreation month with a presentation to the City Council and a specialized social media campaign.