



Historical Commission Agenda

Refer to the bottom of the agenda for meeting information.

Wednesday, January 21, 2026

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 December 17, 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. **Bowker House Special Valuation Agreement: 10 Year Monitoring**
Erin Quinn Valcho, Museum Curator
- B. **Jacob Smith House Nomination Form: Lacey Register of Historic Places***
Erin Quinn Valcho, Museum Curator
- C. **2026 Historical Commission Work Plan***
Jen Burbidge, Director

7. Reports

- A. Lacey Historical Society
- B. Policy StEPs Committee
- C. Commissioners

- D. Chair
- E. Museum Curator
- F. Director

8. Adjourn

*Vote Requested

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_XXstdMifTWipDXIJUywfAA
- Website: <https://cityoflacey.org/government/public-meetings/>
- YouTube: https://www.youtube.com/watch?v=LGS7G_WO0Es
- Phone: (888) 788-0099 or (877) 853-5247 (Webinar ID 856 0380 4098)

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_XXstdMifTWipDXIJUywfAA

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, December 17, 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, Gary Montgomery, David Shipley

Commissioners Absent (excused): Tula'i Patane, Avani Kumar

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

3. Land Acknowledgment

Commissioner Holm read the land acknowledgment.

4. Approval of Agenda and Minutes

A. Approval of the Agenda

Commissioner Shipley moved to approve the agenda. Commissioner Montgomery seconded. Motion carried.

B. Approval of November 19, 2025 Meeting Minutes

Commissioner Shipley moved to have a grammatical error corrected in the minutes. Commissioner Goetz seconded. Motion carried.

Commissioner Shipley moved to approve the minutes as amended. Commissioner Goetz seconded. Motion carried.

5. Public Comment

No public comment.

6. Business Items

A. McKinney Building Recommendation

Erin Quinn Valcho, Museum Curator

Museum Curator Quinn Valcho presented the McKinney Building Recommendation.

Commissioner Shipley moved to recommend to the City Council that the McKinney building be removed due to its deterioration and lack of historical integrity, and in replace of it, in the future, create a sign with photos and the history of the building, and include a pull-out spot from the road to see the signage. Commissioner Montgomery seconded. Motion carried.

B. 2026 Draft Historical Commission Work Plan

Jen Burbidge, Director

Director Burbidge presented the 2026 Draft Historical Commission Work Plan.

Commissioner Shipley moved to add the America's 250th anniversary to the work plan. Commissioner Wyckoff seconded. Motion carried.

Commissioner Goetz moved to approve the work plan as amended. Commissioner Shipley seconded. Motion carried.

C. 2026 Presiding Officer Nominations and Elections

Jen Burbidge, Director

Commissioner Shipley moved to elect Chair Keogh as Chair for 2026 and Vice Chair Wyckoff as Vice Chair for 2026. Commissioner Holm seconded.

Commissioner Holm voted in favor. Chair Keogh, Vice Chair Wyckoff, and Commissioner(s) Goetz, Montgomery, and Shipley voted against. Motion failed.

Commissioner Shipley moved to elect Vice Chair Wyckoff as Chair for 2026 and Chair Keogh as Vice Chair for 2026. Commissioner Montgomery seconded. Chair Keogh, Vice Chair Wyckoff, and Commissioner(s) Goetz, Montgomery, and Shipley voted in favor. Commissioner Holm voted against. Motion carried.

7. Reports

A. Lacey Historical Society

No report.

B. Policy StEPs Committee

The committee is on hiatus.

C. Commissioners

No report.

D. Chair

Chair Keogh shared appreciation for the Commission's recent tour of the new Lacey Museum space, and reminded Commissioners of the HistoryTalks! event scheduled for December 18, 2025.

E. Museum Curator

Director Burbidge provided the Museum Curator report.

The City Council approved the special valuation application and agreement for the Bowker House; the December 18, 2025 HistoryTalks! event will be presented by Kyle Pittman on Tribal Sovereignty and Federal Indian Policy; Thurston Talk is writing an article about the new museum opening; the Council's review of the Historical Commission's 2026 work plan has been rescheduled to February 24, 2026; the regular February meeting of the Historical Commission is cancelled accordingly.

F. Director

Director Burbidge thanked the Historical Commissioners for their contributions to the Lacey Museum and the Parks, Culture and Recreation Department during 2025.

8. Adjourn

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



LACEY CITY COUNCIL MEETING
December 2, 2025

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

RECOMMENDATION: Option 1 – Approve the application for Special Tax Valuation for the Bowker House rehabilitation and Authorize the City Manager to execute the Agreement for Special Tax Valuation.

STAFF CONTACT: Rick Walk, City Manager *RW*
Jen Burbidge, Director of Parks, Culture & Recreation *JB*
Erin Quinn Valcho, Museum Curator *EQV*

ORIGINATED BY: Parks, Culture & Recreation Department

ATTACHMENTS:

1. Application for Special Valuation
2. Itemized List of Expenditures
3. Federal Qualified Rehabilitation Expenditures
4. Photographs before and after rehabilitation
5. Special Valuation Agreement

FISCAL NOTE: No funding is required

PRIOR REVIEW: Lacey Historical Commission Meeting, December 18, 2019
(Bowker House Design Review)
[Lacey Historical Commission Meeting, October 15, 2025](#)
[Lacey Historical Commission Meeting, November 19, 2025](#)

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 is on Lacey’s Register of Historic Places. It was added to the register in 1991 and was the first property listed.

Before undergoing any remodel project requiring a permit, properties on the historic register must have their project reviewed and approved by the Historical 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.

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 (of the building only) for 10 years.

More information on the special tax valuation process and the applicable laws can be found in Attachment 6.

Special Tax Valuation Review

The Thurston County Assessor’s Office received the application for the Bowker House on May 20, 2025 (Attachment 1). The date is important because it identifies the time period of eligible expenses. For this application, we may only consider expenses incurred from May 20, 2023 – May 19, 2025. Eligible expenses are identified in [WAC 254-20-030\(1\)](#). Attachment 3 provides detail on what are considered “qualified rehabilitation expenditures.”

Staff and the Historical Commission have carefully reviewed the application to ensure it meets the eligibility requirements. The City’s Finance department provided guidance to ensure supporting documentation is sufficient. On November 19, 2025, the Historical Commission reviewed the application. Their recommendation is that Council approve the application contingent upon receipt of requested documents from the property owner by December 1, 2025. The itemized list of expenses is found in Attachment 2. Photographs and Special Tax Valuation slides are included for reference. (Attachments 4 and 6).

As outlined in Lacey Municipal Code (LMC [16.53.050](#)), City Council is responsible for denying or approving applications for special property tax valuation. If the application is approved, the City must certify the results and notify the Thurston County Assessor’s office by December 31, 2025 and within 10 days of Council’s decision.

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 (Attachment 5).

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.

NEXT STEPS:

Option 1: Approve the application for Special Tax Valuation for the Bowker House rehabilitation and Authorize the City Manager to execute the Agreement for Special Tax Valuation.

Option 2: Deny the application for Special Tax Valuation for the Bowker House.

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

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 4th 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 4 day of December, 2025.**

CITY OF LACEY

APPLICANTS:

Signed by:
 By: Rick Walk 12/5/2025
22C695DFC46F4FC...
 Rick Walk
 City Manager

DocuSigned by:
 By: C Harvey 12/4/2025
A7B64F899AB74C2...
 Christa Harvey
 Applicant

Signed by:
 By: Destiny Furbush 12/5/2025
7524DCE4841B475...
 Destiny Furbush
 Applicant

Approved as to form:

Signed by:
David Schneider 12/4/2025
E00EBB47FF4C4D1...
 David Schneider
 City Attorney



STAFF REPORT

Lacey Historical Commission
January 21, 2026

Subject: Nomination of Jacob Smith House to the Lacey Register of Historic Places

To: Lacey Historical Commission

Prepared by: Erin Quinn Valcho

Department Director: Jennifer Burbidge

Reviewed By: N/A

Final Review: N/A

Purpose: [Briefing Motion](#).

Recommendation: [After appropriate public notice, recommend Recommend](#) to City Council that the Jacob Smith House be added to the Lacey Register of Historic Places

Brief: The Jacob Smith House, built in 1859, is the oldest building in Lacey and is a significant example of a pioneer homestead with Greek Revival elements. It is on the Washington Heritage Register and it meets several of the criteria outlined in LMC 16.53.030 for inclusion on the Lacey Register of Historic Places.

Alternatives:

1. No change: Continue as is.

Prior Review:

Not applicable.

Advisory Board Recommendation(s):

Not applicable.

Fiscal Impact: None.

Attachments:

1. Lacey Register Nomination Form
2. Site Map and Floor Plan
3. Historic Photographs
4. [2025 Consultant Report](#) (including current photographs)
5. [1988 National Register Nomination](#)

Policy or Legal Alignment:

1. [LMC 16.53.030 Register of Historic Places](#)

Background

On January 28, 1988, Lacey City Council recommended that the Jacob Smith House be added to the National Register of Historic Places. Although the national nomination was not successful, the property was added to the Washington Heritage Register on February 26, 1988.

Meeting minutes indicate that the Lacey Historical Commission intended to add the Jacob Smith House to the Lacey Register of Historic Places (LRHP). However, over the years there was confusion about whether it was or was not on the LRHP. At some point it was added to the list of LRHP properties even though City Council has never taken action to officially add it to the register.

Significance of the Property

The Jacob Smith House is the oldest house in Lacey and one of the oldest in Thurston County. It is a significant example of the type of architecture built by pioneer settlers in the region and is one of the few still-standing examples of its style. The property retains good integrity of form and setting and clearly conveys the character of pioneer homesteads of the era.

The house sits on a rise with a full view of Chambers Prairie and Mount Rainier in the distance. The surrounding property and adjacent parcel remain undeveloped. The site itself was once part of an Indian trail and may yield archaeological information related to Indigenous People. Projectile points, for example, have been found on the site.

A detailed history of the property can be found on the nomination form.

Public Notice

According to LMC 16.53.030, the following must be done prior to the public meeting when the Historical Commission considers the merits of the nomination.

- Notification of the public, including publication in a newspaper of general circulation in Lacey and posting of the property.

Before the Historical Commission submits their recommendation to City Council, the following must be done:

- Notify the public, property owner, and the authors of the nomination, if different, and lessees, if any, of the listing.
- Obtain a signed statement from the party/owner of record their willingness to have the property listed.





LACEY REGISTER OF HISTORIC PLACES Nomination Form



This form is required to nominate properties to the Lacey Register of Historic Places. Type all entries and complete all applicable sections. Please contact the Museum Curator with any questions at LaceyMuseum@CityofLacey.org or 360-999-7746.

PART 1: PROPERTY INFORMATION

Property Name	
Historic Name: Jacob Smith House	Common Name: Jacob Smith House
Location	
Street Address: 4500-4502 Intelco Loop SE, Lacey, Washington	
Zip Code: 98503	
Parcel Number(s): 74690000100 74690000200	Legal Description and Plat or Addition: Section 32 Township 18 Range 1W Binding Site Plan SMITH HOUSE BSP Tracts A & B Document 3024139
Nominated Elements	
Please indicate below significant elements of the property that are included in the nomination by checking the appropriate box(es) below. These elements should be described specifically in the narrative section of this form.	
<input checked="" type="checkbox"/> Principal Structure	<input checked="" type="checkbox"/> Site
<input checked="" type="checkbox"/> Historic Additions	<input type="checkbox"/> Historic Landscaping, Fencing, Walkways, etc.
<input type="checkbox"/> Accessory Buildings/Outbuildings	<input type="checkbox"/> Interior Spaces/Other (inventory in narrative)
Property Owner	
Owner's Name: City of Lacey	Is the owner the sponsor of this nomination? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Street Address: 420 College Street SE, Lacey, WA	
Zip Code: 98503	
Email: LaceyMuseum@CityofLacey.org	Phone: 360-491-0857
Form Preparer	
Name/Title: Erin Quinn Valcho/Museum Curator	Organization: City of Lacey
Street Address: 420 College Street SE, Lacey, WA	
Zip Code: 98503	
Email: Erin.Quinn.Valcho@CityofLacey.org	Phone: 360-999-7746
Nomination Checklist	
<input checked="" type="checkbox"/> Site Map (Required)	<input type="checkbox"/> Historical Plans
<input checked="" type="checkbox"/> Photographs (Required)	<input checked="" type="checkbox"/> Other (please indicate): 1988 NR Nomination
<input type="checkbox"/> Last Deed of Title	<input type="checkbox"/>

Nominations to the Lacey Register of Historic Places are processed according to the procedures and standards described in LMC 16.53. Submittal of a nomination form does not obligate the City to place a property on the Register or to extend financial incentives to a property owner. Documents submitted become public record. Additional requirements may be imposed by other City, state or federal regulations.

PART 2: PHYSICAL DESCRIPTION

Extent of Changes		
Please summarize the changes that have been made to the original plan, exterior, materials, cladding, windows, interior, and other significant elements by selecting the choices below. If the property has been previously documented, these may be indicated on the Washington State Historic Property Inventory Form. These changes should be described specifically in the narrative section of this form.		
Original Materials Intact?		
<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Plan (i.e.: no additions to footprint, relocation of walls, or roof plan)
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Original Cladding/exterior materials
<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Windows (no replacement windows or sashes)
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Interior (woodwork, finishes, flooring, fixtures)
<input type="checkbox"/> Yes	<input type="checkbox"/> No	Other elements

Physical Description Narrative

Describe in detail the original (if known) and present physical appearance, condition and architectural characteristics of the site (context, location), exterior (all four walls), and interior. Please include a list of known alterations and their dates.

Built c. 1859, the Jacob Smith House is a one-and-one-half-story side-gabled dwelling with Greek Revival design elements. Set on a southwest-northeast axis, the dwelling faces south and has a rectangular footprint with a saltbox-shaped roof. Completely rehabilitated in the mid-1990s, the house is clad with horizontal wood lap siding painted in a light, neutral tone. It is situated on a small hill north of the Lacey Corporate Center with a view of Mount Rainier.

It is characterized by its symmetrical façade, and originally had a hall-and-parlor interior plan, which was typical of the Greek Revival style. The house has a moderately-pitched side-gabled roof sheathed in wood shingles, with boxed eaves and prominent cornice returns with moderately-tall frieze boards. Two red brick chimneys project near the ridgeline at the back slope of the roof. The windows are generally multi-pane double-hung wooden sash windows (reflective of the original design) and boast decorative "Greek Revival-like" hoods.

The main elevation (southwest) features a centrally-placed wooden pedestrian door with a four-panel design, flanked on each side by two symmetrically-positioned double-hung windows with multi-pane upper sashes. The entry door has sidelights and a transom, and all have ornamental hoods.

A full-width, hip roof front porch is set below the main roof of the dwelling and extends across the main façade. It is supported by evenly-spaced, decorative wood posts designed to simulate Greek columns. Each post is comprised of sets of square wooden timbers divided in the middle with wooden blocks creating a void in the middle. Simulating column capitals, each post is capped at the side with sets of decorative scroll-cut brackets. Per historic images (c. 1940s), the current configuration of the porch is a later addition. Images dated c. 1890s show a simple shed-covered stoop centered above the main entry door. The front steps leading up to the porch are concrete and are accessed via a symmetrical walkway with metal railing.

The west façade contains a prominent, small bay window capped with a hipped roof, near the center of the elevation. Windows within the bay are one-over-one double hung units. The façade also features an additional three windows with decorative hoods matching those on the main façade. The first floor units are six-over-six double-hung windows while the smaller attic window is a nine-pane, fixed unit. The east façade of the home is similar to the west side, minus the bay window.

The rear (northwest) elevation includes a covered walkway connecting the main dwelling to the water tower and detached garage. The prominent, square, tower-like addition is clad in the same horizontal wood siding and features a hip roof with a louvered vent at the peak. Reportedly constructed between 1890 and 1940, it was attached to the main house via a modern covered breezeway in 2003. The gable-covered breezeway is supported by square wooden posts, and extends out from the main garage volume, maintaining visual continuity with the primary structure.

The attached two-story rear addition has a gabled roof and modern vinyl windows. A covered breezeway, supported by square wooden posts, connects the garage to the main dwelling. This passageway has a shed-style roof that extends from the main

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garage volume, maintaining visual continuity with the primary structure. The breezeway includes a secondary entrance with a single-pane glass door.

The c. 1997 reconstructed garage (originally detached) is based off the footprint of a structure built c. 1954. The garage portion is a one-and-one-half-story structure clad in the same horizontal wood lap siding as the main house. It has a saltbox style roof with a two-story façade facing southwest. Two metal garage doors are symmetrically placed on its northeast façade. The upper floor houses an apartment. Fenestration consists of vinyl single- and double-hung windows.

Alterations

From historic photographs, we can see that some alterations were made to the property some time before 1940.

- The front porch was originally just over the front door but was extended to the width of the four windows.
- The water tower was added behind the house.

The house and property was renovated after it was purchased by the Wohlebs in 1954.

- Two-car detached garage built.
- Newspaper articles of the era state that the property was renovated, but there are no details provided.

Alterations to the property during its 1996-1997 restoration included:

- Rehabilitation of its front façade and porch, including its posts and decorative brackets.
- Reconstruction of its steeply-pitched side-gabled roof with cedar shingles, matching the historic roofing material.
- Retention of its original fenestration, with some windows restored, while others in the rear were replaced with vinyl frames of a similar type and pattern.
- Replacement of its exterior cladding with historically appropriate wooden clapboards to match the original material.
- Reconstruction of its water tower in the same design and location as the original.
- Reconstruction and remodeling of the detached garage into a two-story garage-apartment.
- Restoration of the two brick chimneys, maintaining their original placement and materials.
- Restoration of the north fireplace.

The restoration appears to have been conducted in keeping with the house's original design and successfully preserves the majority of its original components and features. While the rear additions diminish the integrity of the house's overall design, it appears to retain adequate integrity of location, design, workmanship, feeling, association, and setting.

Character-Defining Elements

These are the features of the property, interior and exterior, that contribute to its designation.

- Symmetrical façade
- Saltbox-shaped, moderately pitched side-gabled roof sheathed in wood shingles
- Two red brick chimneys
- Boxed eaves with prominent cornice returns and frieze board
- Multi-pane double-hung sash windows
- Wood lap siding
- Full-width porch with hip roof, supported by stylized Greek Revival columns
- Ornamental hoods on the door and windows
- Main-centered entry door with sidelights and transom window
- Square water tower
- Large lot size

PART 3: HISTORICAL OR CULTURAL SIGNIFICANCE

Criteria for Designation

Lacey Municipal Code recognizes eleven criteria of eligibility for inclusion on the Lacey Register of Historic Places. Please select any that apply to this property, for which there is documented evidence included in this nomination form.

<input checked="" type="checkbox"/> A	Is associated with events that have made a significant contribution to the broad patterns of national, state, or local history
<input checked="" type="checkbox"/> B	Embodies the distinctive architectural characteristics of a type, period, style, or method of design or construction, or represents a significant and distinguishable entity whose components may lack individual distinction

<input checked="" type="checkbox"/> C	Is an outstanding work of a designer, builder, or architect who has made a substantial contribution to the art
<input type="checkbox"/> D	Exemplifies or reflects special elements of the city's cultural, special, economic, political, aesthetic, engineering, or architectural history
<input type="checkbox"/> E	Is associated with the lives of persons significant in national, state, or local history
<input checked="" type="checkbox"/> F	Has yielded, or may be likely to yield, important archaeological information related to history or pre-history
<input type="checkbox"/> G	Is a building or structure removed from its original location but which is significant primarily for architectural value, or which is the only surviving structure significantly associated with an historic person or event
<input type="checkbox"/> H	Is a birthplace or grave of an historical figure of outstanding importance and is the only surviving structure or site associated with that person
<input type="checkbox"/> I	Is a cemetery which derives its primary significance from age, from distinctive design features, or from association with historic events, or cultural patterns
<input type="checkbox"/> J	Is a reconstructed building that has been erected in an historically accurate manner on the original site
<input type="checkbox"/> K	Is a creative and unique example of folk architecture and design created by persons not formally trained in the architectural or design professions, and which does not fit into formal architectural or historical categories.

Historical Data (if known)

Date(s) of Construction: 1859	Other Date(s) of Significance: 1954, 1997
Architect(s):	Builder:
Style(s): Farmhouse with Greek Revival Elements	Materials:

Statement of Significance

Describe in detail the chronological history of the property and how it meets the criteria for the Register of Historic Places. Please provide a summary in the first paragraph that lists the relevant criteria. This section should include a thorough narrative of the property's history, context, occupants, and uses. Include sources cited.

The property is recommended eligible for listing based on criteria A, B, C and F (above) due to its significant association with early settlement in Thurston County. While Jacob Smith is a known historical figure, he does not rise to the level of significance necessary to merit eligibility as a statewide or national figure. Although the building has undergone alterations to its interior and includes a modern garage addition, it still embodies the distinctive characteristics of a specific type of construction and may represent the work of a master. The property is situated through an old Indian trail and as such may yield archaeological information important to history or prehistory.

Jacob Smith and Priscilla Fearnley married in Indiana in 1837. They came to the northwest on the Oregon Trail in about 1851, first settling on Whidbey Island. They had five children in Indiana (Cordelia, Rinaldo, Mary, Horace and Samuel) and three in Washington Territory (Clara, Ella, and Albion). On November 23, 1857, they purchased the 320 acres of the Phillips Donation Land Claim in the southeast quarter of Section 32 and southwest quarter of Section 33 for \$1800. They added 120 acres or more to this site with later purchases of the southeast quarter of the southeast quarter of Section 30 and half of the northwest quarter of Section 32. A small lake that was on the property is named Smith Lake for them. The house was completed in 1859.

The Smiths primarily raised sheep and wheat on their farm. Maude Burr Basse, a descendant of Jacob Smith and who was born in the house, reported in *Told By the Pioneers* that the Smiths had a prosperous farm and "they built what was considered quite a spacious house at that time." According to the obituary of Priscilla Smith, "the history of the county would scarcely be complete without recalling the many happy gatherings of young people under her roof. She was a great entertainer and her home was always the scene of a dance or festivity of some kind, and the favored resort for young people." Many family events, happy and tragic, took place in the house including the wedding of daughter Cordelia Jane to Nathaniel Crosby in 1860 and daughter Ella Francis to Frank Pontius in 1877. The Smiths' son Samuel died tragically at age 29, after sustaining an accidental gunshot wound while hunting. The funerals of Samuel (1877), Jacob (1879), and Priscilla (1894) were all held at the house.

Priscilla continued to live on the farm until her death. In anticipation of her passing, she transferred the property with the house to her youngest son, Albion. The Olympia City Directory of 1919-1920 lists his profession as farmer. He married Lillian Townsend late in life (he was 56 and she was 32) and they had no children. He died in 1948 at home. In reporting his death, the *Daily Olympian* noted that, "He had lived on the same farm ever since he was born."

Prominent architect Robert Wohleb, son and business partner of famous architect Joseph Wohleb, and his wife, Elizabeth "Betty" (Davis) Wohleb, purchased the property (the house and 200 acres) from Lillian Smith in 1954 and by November, according to *The Olympian*, began "remodeling the quaint old farm house that sits up on a knoll overlooking the two hundred acre farm." They used the house as a summer home and grew Christmas trees on the farm. Robert Wohleb designed Olympia City Hall, St. Placid Priory, and St. Michael's Catholic Church in Olympia. He made a name for himself throughout the US in the construction of breweries. The Wohleb firm had been involved in the design of breweries since prohibition. Robert Wohleb drowned in a freak boating accident off of Hartstene Island in September 1966 during an annual boat outing sponsored by the Olympia Chamber of Commerce. Betty, a fourth grade teacher at Lydia Hawk Elementary School, continued to own the house, although it's unclear whether she lived there. She married the well-known Olympia photographer Vibert Jeffers on January 13, 1975 just a few months before he died. She sold the property to developer Michael Mastro in 1985.

In 1987, the City of Lacey approved Mastro's plan for the development of the new Lacey Corporate Center at the corner of College Street and Yelm Highway. A condition of the approval was that the Jacob Smith House be retained and refurbished. The Jacob Smith House was added to the Washington Heritage Register in 1987.

By the mid-1990s, the property was in a state of disrepair, due to neglect and vandalism. Mastro, under threat of litigation after failing to meet the developer's agreement to rehabilitate the house, deeded the house to Kaiser and Caroline Huber in 1996, who rehabilitated it and turned it into an event rental space which was completed in 1997.

The City of Lacey purchased the property in 2002 and it continues to be used as a rental space.

The Jacob Smith House, built in 1859, is the oldest building in Lacey and one of the oldest in Thurston County. It is a significant example of the type of architecture built by pioneer settlers in the region and has unique Greek Revival elements. It is the only one of its kind in Lacey and one of the few still-standing examples of its style.

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United States. Work projects administration. Washington (State). Told by the Pioneers ...: Tales of Frontier Life As Told by Those Who Remember the Dyas of the Territory And Early Statehood of Washington. [Olympia?], 1937-38.

Obituary for Mr. Jacob Smith, *The Washington Standard*, January 11, 1879, page 1.

"Remaking History Requires Time," *The Olympian*, October 25, 1996, page 29.

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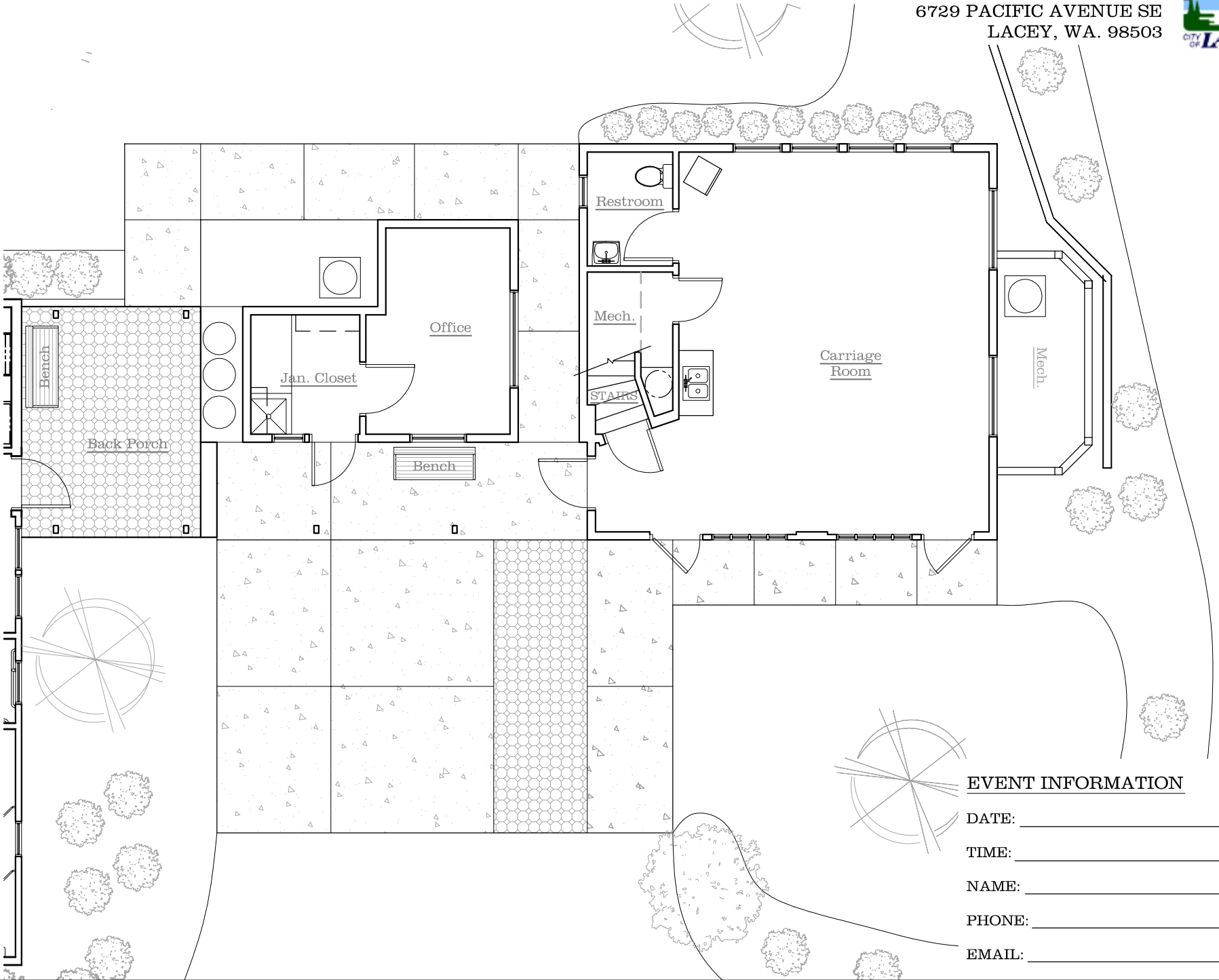
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"Washington Legislature—First Session," *The Overland Press*, March 4, 1854, page 2.

JACOB SMITH HOUSE - CARRIAGE HOUSE

6729 PACIFIC AVENUE SE
LACEY, WA. 98503

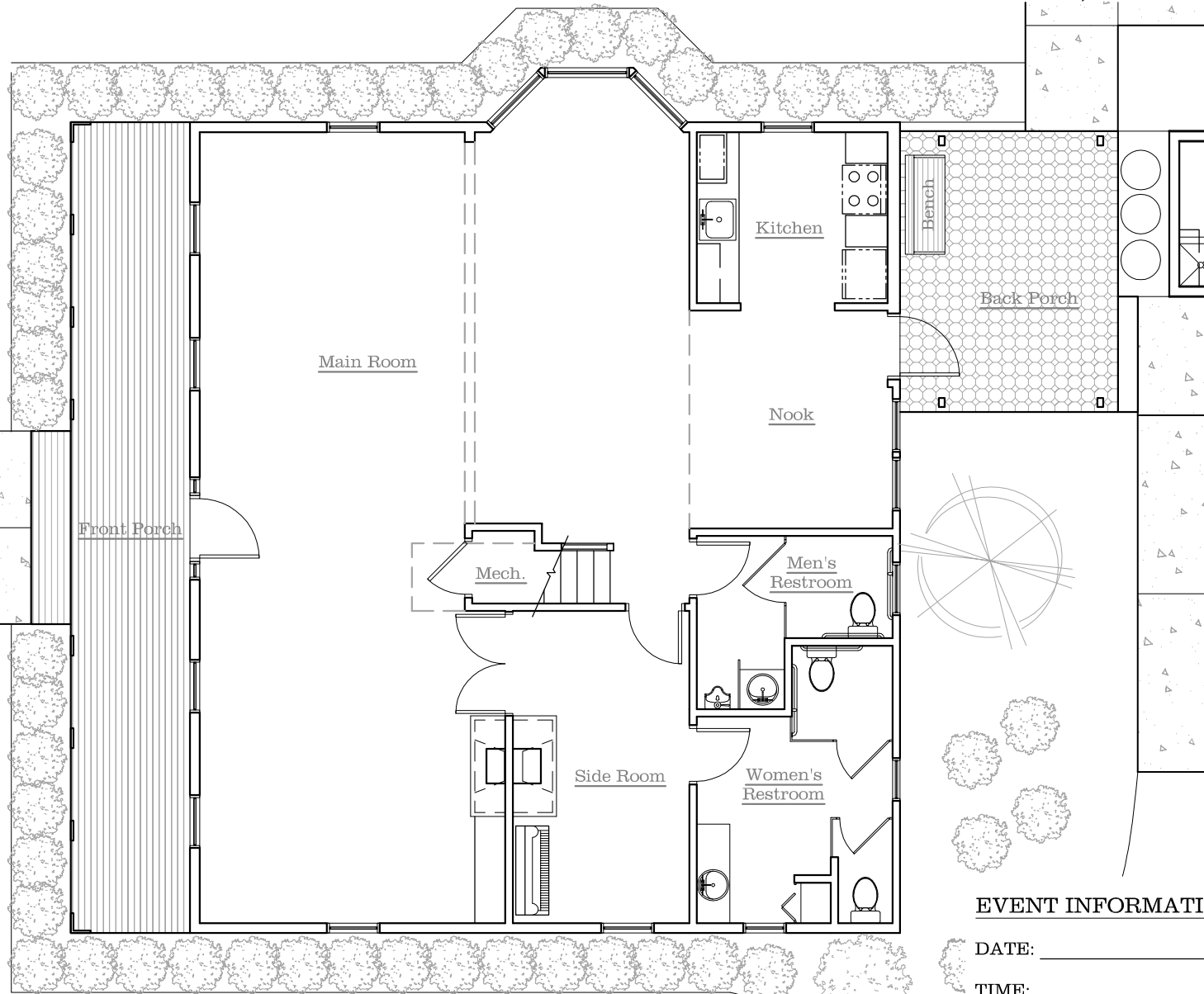


EVENT INFORMATION

DATE: _____
TIME: _____
NAME: _____
PHONE: _____
EMAIL: _____

JACOB SMITH HOUSE - MAIN HOUSE

4500 INTLCO LOOP SE
LACEY, WA. 98503



EVENT INFORMATION

DATE: _____

TIME: _____

NAME: _____

PHONE: _____

EMAIL: _____



4502

Jacob Smith House

4500

Intelco Loop SE

SE

1890



1940s





1940s



1988



1988

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		As needed	
3. Review Museum Collections Acquisitions		Monthly, as needed	
4. Strategic Plan Annual Review		Upcoming agenda	
5. Historic Register Properties Design Reviews		As needed	
6. Grant Opportunities		CLG Grant for interpretive markers	
7. May is Lacey History Month		May	Spring 2026
8. Ken Balsley Lacey Historian of the Year		May	Spring 2026
9. Tribal Updates and Collaboration	All	As needed	
SPECIAL PROJECTS			
10. America's 250 th Anniversary	All	Upcoming agenda	Fall 2026
11. Lacey's 60 th Anniversary	All	Upcoming agenda	Fall 2026
12. Lacey Historic Markers Map Layer	Vice Chair Wyckoff and Commissioner Montgomery	Upcoming agenda	Fall 2026
13. New Lacey Museum and Cultural Center	All	Pending funding	TBD
14. Lacey Depot Historic Photos	All	Upcoming agenda	Fall 2026
15. Jacob Smith House Interpretive Marker	All	Upcoming agenda	Fall 2026
16. Lacey Research Center and Collections Move	All	In progress	Spring 2026
17. Tour of Museum Sites	All	Upcoming agenda	Summer 2026
18. Homann Park Interpretive Marker	All	Upcoming agenda	Fall 2026
19. Bowker House Plaque	All	Upcoming agenda	Summer 2026
POLICIES & PROCEDURES			
20. City Council Public Art & Monuments Policy Review	All	Upcoming agenda	Spring 2026
21. Museum Policy Update	Commissioner Goetz	Upcoming agenda	TBD
22. Historical Commission CLG Procedures	Commissioner Goetz	Upcoming agenda	TBD
23. Historical Commission Policy Review	Commissioner Goetz	Pending Citywide Policy Review	TBD
HISTORIC PRESERVATION			

Task	Responsible Commissioner	Status	Target Completion date
24. Bowker House Special Valuation Agreement 10 Year monitoring	All	Upcoming agenda	December 2036
25. Jacob Smith House Local Register Nomination	All	Upcoming agenda	Spring 2026
26. McKinney House Parcel Assessment	All	Upcoming agenda	Winter 2026
27. Historic Register Properties Inventory Process & Map	Vice Chair Wyckoff and Commissioner Montgomery	In progress	Fall 2026 (Web page completed, map in progress)

Lacey Parks, Culture and Recreation Program Updates
Quarter 4- 2025

Aquatics

Highlight

Finished training for five new staff members, who are all doing very well!

Overview

With five new staff members joining the aquatics team, we experienced a very busy fall season. New staff completed a total of 37 hours of training, including lifeguard certification and swim lesson instruction. Throughout the fall, we taught 271 swim lessons and finished 2025 with zero swim lesson cancellations due to staffing for the entire calendar year.

We also began supporting USA Underwater Hockey as they work to build a team in Lacey. Staff are enthusiastic about the new guarding opportunities and enjoy being part of such a unique and engaging program. We look forward to continued growth and success within Lacey Parks, Culture, and Recreation Aquatics.

Special Events

Highlight

Fall and Holiday events were popular and well attended.

Overview

This year's *Lacey Children's Day* theme was video games—encouraging kids to get off the screen and into the games. The event featured a variety of inflatables inspired by popular video games, along with activities provided by fifty local businesses and community groups. We were excited to also have a record number of sponsors supporting this year's event.

Four festive events in just two weeks made for a joyful holiday season. The celebration kicked off on December 1, with *Lacey Holiday Lights* at Huntamer Park, featuring eighteen lighted vehicles, twenty activity booths, and a performance by the River Ridge Band. The highlight, as always, was when the Mayor flipped the Candy Cane Switch, lighting up the park to delighted "oohs" and "ahhs." A special thank-you goes to the Parks Maintenance staff who worked tirelessly to make the park shine after dark.

Next up was Signing Santa, a beloved event that brings together the hearing-impaired community and gives children the opportunity to share their Christmas wishes with Santa using sign language. This year, 75 teen volunteers from River Ridge, Peninsula, and Yelm High Schools—many of whom are learning ASL—helped sign holiday songs and assisted children in selecting their toys.

The following week, we hosted *Cookies with Mrs. Claus*, selling out two sessions of forty children each, and wrapped up the season with *Breakfast with Santa*, which also sold out. A jolly time was truly had by all.

Community Recreation

Highlight

We kicked off the Lacey Teen Late Night program in September with an event at Salish Middle School that had nearly 400 middle schoolers at it!

Overview

Fall was a great quarter for Community Recreation. We hosted a new trip to Cannon Beach and Seaside, Oregon, where participants enjoyed the Seaside Sandfest in early September. This was followed by several well-attended Troll Treks, and we look forward to adding more of these popular outings when the weather improves in the spring.

Our classes saw strong participation throughout the fall, with highlights such as the Tiny Movers dance classes and our ballet class series. In total, we served more than 252 participants across our fall programs and continue to explore opportunities to grow participation.

Our Teen Late Night program was especially successful, welcoming 1,175 teens across three events and generating more than \$15,500 in total revenue.

Facilities and Rentals

Highlight

The Community Center and Jacob Smith House continue to be a preferred destination for families and offices to host holiday gatherings. The South Sound Community Orchestra, American Legion Band, and Olympia Chorus all host free concerts open to the public at the Community Center. These are annual events that continue to grow and bring holiday cheer to our community.

Overview

Aside from federal holidays, the facilities were in use all but six days from October through December. In December alone, the Lacey Community Center and Jacob Smith House hosted twenty holiday parties.

The *Night Markets at the Depot*, hosted by Community and Economic Development, finished the outdoor market season in October and continues to grow as a valued community offering. The market moved indoors to the Community Center in November and saw record numbers of vendors and attendees.

Our Special Events team hosted *Cookies with Mrs. Claus* at the Jacob Smith House and followed it with *Breakfast with Santa* at the Community Center.

With the holiday season complete, decorations have been taken down as we prepare for the annual facility closure during the first two weeks of January for scheduled maintenance. Facility maintenance and staff collaborated to develop a comprehensive punch list to maximize efficiency during the closure. Planned work includes screening and recoating the wood floors at both the Community Center and Jacob Smith House. Interior painting was completed at JSH, with painting at the Lacey Community Center scheduled to begin after the first of the year.

Regional Athletic Complex (RAC)

Highlight

The RAC hosted thirteen tournaments this quarter, including three *Toys for Tots* charity tournaments, three Halloween tournaments, and a USSSA State Tournament.

Overview

In Quarter 4, the RAC generated \$29,758 in tournament revenue, totaling \$143,356 for the year from over 1,500 tournament teams.

With all natural grass soccer fields closing in November, the synthetic soccer field was fully utilized every day. We hosted the REC Cup over two weekends, along with an adult soccer tournament, *Soccerfest*.

Ultimate Frisbee concluded its league play, and both St. Martin's University and SPSCC soccer teams completed their seasons. We welcomed back *Olympia United Soccer Club*, which practiced on Saturdays and Sundays. In addition, *Olympia Artisans* held several days of tryouts for their semi-professional teams.

Our winter softball leagues wrapped up with a total of fifteen teams, generating about \$5,000 in revenue. Following the conclusion of league play, the softball fields remained highly utilized, with youth soccer programs using all available fields Monday through Wednesday.

Youth / Adult Sports

Highlights

Lacey Youth Basketball (LYB) is underway and larger than ever! Our four new staff members have been extremely helpful in keeping the league and our other programs running smoothly.

Overview

The LYB league experienced a 23% increase in registrations, generating \$30,430 in total revenue. Across four divisions, the league includes 358 players on 36 teams, supported by 45 volunteer coaches, making this the largest LYB season since returning from the 2020 pandemic. The 6th grade division has been especially competitive this year, highlighted by a final regular-season matchup between the top two teams that came down to a last-second shot.

We offered 41 total sports programs with 268 total registrants. Combined, sports programs and LYB generated \$48,016 in revenue, serving 626 total registered participants.

This fall, we hired and trained four new part-time staff members who were instrumental in ensuring smooth operations. These staff supported all six Sport Sprouts classes and provided gym supervision during basketball games and practices.

Finally, we hosted the annual Elks Hoop Shoot City Championship at Nisqually Middle School. The event included fifteen participants across four divisions, representing five North Thurston School District elementary schools. Champions from each division will advance to the Lodge Championship, competing against winners from Tumwater and Olympia.

Front Desk / Customer Service

Highlights

Staff successfully overall winter registration, marking a full year without the traditional playbook, and no diminishing returns were seen as a result.

Overview

Across all transaction types (registrations, refunds, user credits, financial assistance, etc.), the front desk processed over 350 transactions totaling approximately \$152,000 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 winter registration which included 226 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. This marked a full year without the traditional playbook, and no diminishing returns were seen as a result.

Executive Assistant led numerous Greg Cuoio Park marketing and planning efforts with the support of the Senior Parks Planner and the GIS Analyst. The map of the parks trails and amenities were finalized and fashioned into onsite kiosks, the new park website was drafted, and branded stickers were created. Staff are eager to unveil the park to the public soon.

Staff executed another successful and generous year of our Giving Tree partnership with North Thurston Public Schools, coordinating over 75 gifts and \$1500 cash donations, enabling us to purchase additional food gift cards for each student. This was made possible by support from City staff and family members. These efforts go to support students in our community, and we're grateful to have played a part in their holidays this season.

As 2025 wraps and the department prepares for 2026, staff assisted with numerous administrative tasks to close out the year and set up operations for next year: calendar invitations, file organization, configuring reports, etc.

Marketing and Metrics

Nothing to report at this time as we have not filled our part-time Marketing coordinator yet.

Museum

Highlight

The Lacey Museum opened for private pre-scheduled tours on December 5, 2025.

The Historical Commission and City Council approved the Bowker House for special tax valuation based on its extensive rehabilitation project.

Overview

The fall HistoryTalks series was attended by 160 live participants. The speakers and topics were as follows.

- October 9, LaToya Brackett, They Want Our Rhythm, but Not Our Blues: African American Innovation through Pop Culture
- November 13, David Nicandri, The Evolution of the Northwest Passage as a Cartographic Image: 1753-1853
- December 18, Kyle Pittman, Tribal Sovereignty: A History of Colonization and Federal Indian Policy

Much of this quarter was spent preparing for opening the new location of the Lacey Museum, including updating, designing, installing panels and signs, moving and installing artifacts, making mounts, giving tours, cleaning artifacts, and more.

The Museum received \$30,000 in LTAC funding.

The Lacey historic property inventory and map was completed, although it will continue to be updated over time.

Parks Planning and Development

Highlight

Several projects are currently in progress, including Greg Cuoio Park, the Bush Park Playground Replacement, Regional Athletic Complex upgrades, Rainier Vista Park improvements, and a recommendation for the McKinney Building.

Overview

Woodland Creek Community Park – Bridge Replacement

The bridge replacement project is complete, and a ribbon-cutting ceremony was held with the Parks Board, staff, and project consultants to celebrate its completion.

Greg Cuoio Park Construction

Construction is largely complete, with all major park elements installed. The opening is delayed while a few remaining items are resolved. Site improvements include hydroseeding, completed trails, an installed playground, a large picnic shelter, an 18-hole disc golf course and kiosk signage featuring a comprehensive site map, supported by a sponsorship from Hawks Prairie Rotary.

Bush Park Playground Replacement

The project to replace the 30-year-old play structure for ages 5–12 has progressed with the community selecting the Tugboat theme as the preferred design. Community engagement included two in-person voting events and outreach at Horizons Elementary School.

Regional Athletic Complex (RAC) Improvements

Planning is underway for RAC upgrades funded by the Public Facilities District (PFD) extension. Base improvements include converting Soccer Field #2 to synthetic turf, adding field lighting, additional seating, and fencing. Improvements also include outfield netting for Baseball Fields 1 and 2. Additional improvements may be included pending available funding.

Rainier Vista Park Improvements

The Rainier Vista Park Improvements project will add pickleball courts, ping pong tables, and safety netting for the adjacent softball field. A design consultant was recently selected, so the design phase for the new amenities will start this year.

McKinney Building

The Parks Board and Historical Commission reviewed the McKinney Building and approved a recommendation for City Council's consideration. The recommendation is to remove the building and add a historic interpretive marker. This approach recognizes Lacey's resort-era history while prioritizing public safety, environmental protection, and long-term stewardship of the site.