

STAFF REPORT

Gallagher (Hukee) House

Public Meeting:

Staff Report Prepared by: Shanna Stevenson

Application Number: LHR-91-2

Name of Property: Gallagher (Hukee) House

Location of Property: 825 1/2 Lacey St.
(formerly 6205 Pacific)
Lacey, WA

Owner: Lacey Historical Society
6431 Rich Road S.E.
Olympia, WA 98501

Date Built: ca. 1895

A. Criteria for Designation:

1. Category of Historic Property: Private Building

2. Context for Evaluating Property:

The property should be evaluated in the context of Lacey History and development of the early 20th Century.

3. Level of Significance: Local Level of Significance

4. Integrity of the Property:

Changes in the massing and foundation are evident.

5. Statement of Significance/Criteria:

The Gallagher (Hukee) House is significant as a typical house of the period owned by Con Gallagher who worked in woods as well as having his own small farm. Many of the wood workers in Thurston County lived and worked in similar circumstances. In the rapidly growing Lacey area. Few of these houses remain. Because the house has been moved (it would otherwise have been razed), the house meets criterion #g. in that it is a building or structure removed from its original location but which significant primarily for architectural value.

B. Significant Historical Characteristics:

These are the features that contribute to the property's historical significance and which should be preserved, restored and maintained as it is kept up over the years.

1. Rectangular one and one-half story house.
2. Wood frame house constructed of hand-sawn timber.
3. Small, handsplit cedar shingles are the cladding.
4. Broken side gable roofline which extends to form front porch which has square shingle-clad pillars and a low railing.
5. Center front gable dormer.
6. Gables have gable-end fascia boards.
7. Variety of windows including four over four double hung wood sash, single pane fixed and a fixed window with six square panes.
8. Decorative knee braces and small, round knobs at the apex of all gables.

C. Staff Recommendation

Staff recommends placement of the Gallagher House on the Lacey Historic Register as the Gallagher House under criterion #g for designating properties to the Lacey Historic Register.

STAFF REPORT ATTACHMENT

GENERAL BACKGROUND ABOUT LACEY HISTORIC REGISTER

The Process for Designating Properties to the Register

The Lacey Historic Preservation Ordinance (#796) in Section 5.2 describes this process as follows: Owner approval and City Council Approval are required for designation to the register. A public meeting must be held by the Historic Commission with notice given to the public and the owner(s).

Basis for Decision Making Regarding Designation to the Register

Criteria for determining eligibility to the Lacey Historic Register are found in Section 5.1 of the Lacey Historic Preservation Ordinance. Properties may be designated if they are:

1. At least 50 years old (or lesser age if they are exceptionally important)
2. Associated with the heritage, culture and development of the City in at least one of several ways, such as:
 - a. Outstanding examples of earlier architectural styles or construction methods; or
 - b. Associated with important historical events or with persons significant in local history; or
 - c. Archaeological sites are also eligible.

THE FULL LIST OF DESIGNATION CRITERIA FROM ORDINANCE #796 IS ENCLOSED.

Review of Changes to Historic Register Properties

Properties designated to the Lacey Historic Register are subject to an advisory review process by the City's Historic Commission when any changes are proposed to exterior architectural features, identified historic interior features of public buildings, or to any proposed demolitions or new construction on the property. A Certificate of Appropriateness must be obtained as a result of that review. The purpose of the review is to try to prevent detrimental alterations to or destruction of significant historic features of the property. Standards guiding the review are the "Secretary of the Interior's Standards and Guidelines for Rehabilitation 1983." Copies are available at Lacey City Hall.

Those features which the Historic Commission will be concerned about are listed in the staff report for each property and will become part of the official register designation action. Compliance with any advice on proposed changes to the historic property is voluntary on the part of the owner or person proposing the change. If, however, changes result in the loss of the building's historic character, the Historic Commission may remove it from the Historic Register after public hearing. The review process for proposed changes to historic properties on the Heritage Register is to take no more than 30 days and is tied to application for other existing City permits.

In addition, a recently enacted property tax exemption for historic renovations requires binding review and approval of the renovation before the tax exemption is granted. A separate meeting to review renovation plans must be arranged for any properties wishing to claim this exemption.

CRITERIA FOR DETERMINING DESIGNATION TO THE LACEY HISTORIC REGISTER

(Section 5.1. of Ordinance #796)

Any building, structure, object, site or district may be designated for inclusion in the Lacey Historic Register if it is significantly associated with the history, architecture, archaeology, engineering, or cultural heritage of the community, has historical integrity; is at least 50 years old, or is of a lesser age and has exceptional importance, and if it falls in at least one of the following categories:

- a. Is associated with events that have made a significant contribution to the broad patterns of national, state or local history.
- 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.
- c. Is an outstanding work of a designer, builder or architect who has made a substantial contribution to the art.
- d. Exemplifies or reflects special elements of the City's cultural, social, economic, political, aesthetic, engineering or architectural history.
- e. Is associated with the lives of persons significant in national, state or local history.
- f. Has yielded or may be likely to yield archaeological information important in pre-history or history.
- g. Is a building or structure removed from its original location but which is significant primarily for architectural value, or which is the surviving structure most importantly associated with a historic person or event.
- h. Is a birthplace or grave of a historical figure of outstanding importance and is the only surviving structure or site associated with that person.
- i. Is a cemetery which derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events, or cultural patterns.
- j. Is a reconstructed building that has been executed in a historically accurate manner on the original site.

- 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.

sss5:galla