



# Trolley Times

**North Slope Historic District Inc. May 2024**  
**YOUR HISTORIC NEIGHBORHOOD Volume 110**

## May Meeting to Feature Update on New Zoning Plan

The May meeting of the NSHD, Inc. will be held on May 23rd at Immanuel Presbyterian Church's basement meeting room - entrance on North 9th St. The meeting will be a deep dive into the "Home in Tacoma 2," the zoning proposal that's now heading to the City Council, and its potential implications for our neighborhood.

Two Board members, Geoff Corso and Marshall McClintock are the presenters.

They have spent a lot of time following the

development of the new zoning proposal and what it means for our neighborhood. Both are long-time members of the NSHD Board; Geoff also serves on the North End Neighborhood Council.

Please join us to find out about the implications of the new zoning code soon to be voted on by the City Council - what we all need to know about the new provisions for new construction, particularly height and massing, multiple buildings per parcel, trees, and parking.

Social time begins at 6:30 in the large meeting room at Immanuel Presbyterian Church, located at North 9th and J Streets, with the entrance on North 9th. The program begins at 7 pm.

**May 23rd Immanuel Presbyterian Church**  
**901 N J St. Enter on N 9th St.**  
**Social begins at 6:30, Program at 7 pm**

## Home in Tacoma Update

by Deborah Cade

The Tacoma Planning Commission held its public hearing on Home in Tacoma Phase 2, the zoning code update portion of the residential upzone process. Against overwhelming opposition expressed in public comments, the Planning Commission approved a plan that is significantly more dense than what the Council approved in the comprehensive plan update ("Home in Tacoma Phase 1") two years ago, and is more than what the state law requires.

The next step will be consideration of the upzone proposal by the City Council later this summer, and *that will be the next opportunity for public comment*. A forum on this proposal will be the topic of the NSHD quarterly meeting on May 23.

Because the North Slope's historic designation limits demolition, our neighborhood

is not as severely impacted as others. However, the push to convert houses to duplexes and triplexes will put future homebuyers in competition with developers and investors throughout the city, including in the North Slope.



continued on page 2

*Please consider sending written comments to the Council during the comment period this summer, and/or attending the public hearing.* Here are some points to consider in making public comments:

The new and denser plan includes three residential classifications, replacing what the City used to call "low scale" and "mid scale." Urban Residential 1 zone (UR1) allows far more units per parcel than required by state law and allows buildings that are radically incompatible with the surrounding neighborhood. The Urban Residential 2 zone (UR2) is merely another name for Mid-Scale, allowing up to 12 units on 6000 sf parcels with multiple, three-story buildings with virtually no separation from adjacent residents.

Urban Residential 3 zone (UR3) allows four- and five-story buildings with only a 5-foot setback from adjacent residences. Under this plan, the North Slope includes UR3 along North I Street, UR2 up to about North L Street, along Division, and North Grant Street, and UR1 in the south and central part of the district.

This hugely increases development pressure on a sensitive city landmark.

Unfortunately, the Planning Commission is more interested in protecting "view sensitive districts" than historic districts.

Even without as much demolition risk as other neighborhoods, there will still be development pressure on North Slope homes for conversion to multifamily. Potential homebuyers will have a more difficult time finding homes to purchase in Tacoma as it may be difficult for them to outbid developers and investors who are interested in multifamily

conversions, or in areas where allowed, demolition and redevelopment. This will have the effect of pushing families out of Tacoma to suburban neighborhoods that are protected from redevelopment by single family covenants. Forcing families out of the city will negatively affect the Tacoma School District, which is already seeing a decline in school enrollment.

Home in Tacoma appears to no longer be about housing affordability. The City continues to offer property tax exemptions to multifamily housing developers in exchange for minimal inclusion of "affordable" units, which will remain unaffordable for lower income and many middle-income

households. The rest of us make up the difference for those tax breaks; Pierce County residents already pay about \$200 more annually to make up for these multifamily tax exemptions.

The design review that neighborhoods were promised in the comprehensive plan updates appears to have

been eliminated in favor of review done only by planning staff. While the North Slope still has the historic district design review process, other neighborhoods will have no input into what new development looks like.

Those of you who are old enough to remember the "urban renewal" programs of the 1960s and 1970s might recognize this proposal as another idea that will result in the loss of historic buildings with a lot of private gain to developers and investors and little to no public benefit.

*Please consider sending comments to the Council this summer as it considers this proposal.*



# FROM THE ARCHIVES ...

Taken from the archives of the NSHD National Register District Nomination

The American Foursquare style house at 1402 North 5th was built in 1903 for Ernest Lister, who was later Washington State Governor. The house, with a wrap around porch, faces both North 5th and Sheridan Streets.

Lister came to Tacoma from England in 1884. He was an iron molder, and then partnered with his brother in construction, real estate, insurance, and lumber.

He served on Tacoma City Council at age 23. While Governor in 1919 he suffered a collapse, and died at age 48 of heart and kidney disease. His wife died five years later, and both his children died young, at age 27 and 30.



Ernest Lister house, 1402 North 5th

## ***What Do NSHD Historic Designations Mean?***

The Washington State Heritage Register and the National Register of Historic Places are official lists of places important to the history of our state and nation. These honors are given to neighborhoods and buildings deemed worthy of preservation. About 2000 places in Washington are listed on the state and the national registers.

The Tacoma Register of Historic Places falls under a city ordinance administered by the Landmarks Commission, with guidelines based on those required by the National Park Service for the National Register. The ordinance includes protections for individual properties against exterior alterations that would degrade the structure's historic architectural integrity.

Our neighborhood of 1000 properties is included under all three registers; in addition, several individual homes in NSHD are on the registers as individual properties.

For more information about the Tacoma Register, contact the City's Historic Preservation Officer at 253-591-5220.

The National Register of Historic Places is the official list of the Nation's historic places worthy of preservation and the houses in the NSHD qualify.

Learn more about the Washington Heritage Register from the Washington Department of Archeological and Historic Preservation. <https://dahp.wa.gov>

## NSHD Garage Sale on July 13th

The annual Garage Sale is back on for July 13th! It's time to clean out your closets and attic in anticipation of the annual NSHD Garage Sale:

**Saturday July 13th from 9am to 4 pm**

1. Sign up by filling out the form, take it to Judy Martin's house along with **\$10 cash or check** made payable to NSHD and the form filled out, **no later than July 10th**.
2. Judy puts an ad in different spots and people who want to attend a garage sale come by her house at 9am on July 13th and get a map of places in NSHD that have a garage sale on July 13th.

Maps listing participating homes are handed out the day of the sale at 515 North M St. Shoppers won't receive the maps until 9 am so you won't have early birds.

### NSHD GARAGE SALE ON JULY 13th

Fill out the form and attach \$10 cash or check made payable to NSHD. Mail or deliver to:

**Judy Martin, 515 N. M. St.**

Contact Judy Martin with questions, 253-307-7949

Name \_\_\_\_\_

Address \_\_\_\_\_

Where is sale? Circle one: Parkway or Alley

One item you like to feature in the map and advertising?

(example: baby clothes, plants) \_\_\_\_\_

Mail or drop off by 7/10/2024 **(with \$10)** to

**Judy Martin at 515 N. M St.**

## National Night Out Is Tuesday, Aug. 6th

National Night Out (NNO) started in 1984 as a way of getting neighbors to know each other, and look out for each other and each other's property. Using phone and/or email lists, neighbors can pass on news of break-ins, vandalism, and other items of interest. And, getting together once a year or more to exchange family news, chat about prospective projects - just get acquainted - contributes to safety and cohesiveness in a neighborhood.

*In NSHD the Board of Directors encourages individual block(s) to hold Block Watch gatherings because the purpose of NNO is to get acquainted with **close** neighbors so they can look after each other.*

**So, get a Block Party together and meet your neighbors. You need each other!**

1. Just invite the neighbors in your block, asking them to bring something for a potluck (dessert is easiest), and decide where to have it. Just use someone's front yard.
2. Eat, chat, share *contact info and talk about any problems* you'd like to work on. Choose a chairperson, and decide who will tackle what. Decide if you want to use emails or phones.
3. Need more information? Call Board Member Julie Turner, 253-383-2329.



## National Night Out



# Cushman Commons - Revisited

By Geoff Corso

Before COVID, the City of Tacoma/Tacoma Public Utilities (TPU) announced intentions to surplus the Cushman (3711 N 19th St) and Adams (1920 N Adams St) substations and contracted with OTAK, a multi-disciplinary engineering consulting firm, for help making an adaptive re-use plan for the properties. At the onset of the pandemic, the city paused the project, and earlier this year the city restarted it.

OTAK has subcontracted with:

- 1) Richaven Architecture and Preservation for help planning to repurpose both properties because both substations have been added to the Tacoma Register of Historic Places,
- 2) LeLand Consulting Group a real estate strategies consulting firm.

In June, expect to encounter OTAK at farmers markets and summer festivals collecting ideas for

the adaptive reuse of the parcels. The North End Neighborhood Council is planning a street fair at the substations on Sept. 7th, from 11 a.m. to 3 p. m., to conclude the public outreach phase of the project.

*Please refrain from using the term "Community Center" in association with these parcels because this term means something very specific to MetroParks, and there isn't enough land at this location to build a MetroParks Community Center.*

Expect the City/TPU to maintain ownership of the parcels for at least another 3 years because they're being used to stage materials for projects across the city. If the City decides to surplus one or both of the parcels, the municipal code gives the Puyallup Tribe the right of first refusal and below-market-rate-apartment builders the right of second refusal.



# Why Should We Preserve Historic Places?

U.S. Dept. of the Interior

If we wish to have a future with greater meaning, we must concern ourselves . . . with the total heritage of the nation and all that is worth preserving from our past as a living part of the present.

*Taken from: With Heritage So Rich, 1966*

There are a variety of programs to identify and assist in preserving historic properties as living parts of communities, States and the Nation. In 1992, the U. S. Congress reaffirmed the reasons for enacting these programs.

The spirit and direction of the Nation are founded upon and reflected in its historic heritage.

The historical and cultural foundations of the Nation should be preserved as a living part of our community life and development in order to give a sense of orientation to the American people.

Historic properties significant to the

Nation's heritage are being lost or substantially altered, often inadvertently, with increased frequency.

The preservation of this irreplaceable heritage is in the public interest so that its vital legacy of cultural, educational, aesthetic, inspirational, economic, and energy benefits will be maintained and enriched for future generations of Americans.

Established under the Historic Preservation Act of 1966, as amended, the national historic preservation program is a partnership between the Federal, State, and local governments; private, non-profit organizations; and the public.

The Act and its provisions establish the framework within which citizens plan, identify, evaluate, register, and protect significant historic archeological properties throughout the Nation.



## NEED HELP PAYING FOR DRUGS, UTILITIES OR PROPERTY TAXES?

These programs are based upon income and each one has its own rules. Income limits are increasing and many more may now qualify.

### 1. Social Security help with Medicare Part D.

The Extra Help program helps with the cost of your prescription drugs, like deductibles and copays. You can apply for Extra Help any time before or after you enroll in Part D.

### 2. Tacoma Public Utilities

Tacoma Public Utilities and the City of Tacoma Environmental Services offer a Bill Credit Assistance Plan and a Discount Rate Program to help.

### 3. Property Tax Exception Program

Senior Citizens Or People with Disabilities

This program is available to citizens who are at least age 61 by December 31, 2022 or retired from regular gainful employment by reason of a disability, with an income of \$64,000 or less.

For Pierce County, Online applications are open Feb. 1, 2024.



## Children's Formation Sundays at 10:30 am

*featuring Montessori-based*



310 North K Street • Tacoma, WA 98403  
253.383.1569 • [info@christchurchtacoma.org](mailto:info@christchurchtacoma.org)  
[christchurchtacoma.org](http://christchurchtacoma.org)

## STADIUM THRIFTWAY



253.627.8275  
618 N. FIRST ST.  
TACOMA, WA 98403  
OPEN 7AM - 10PM DAILY

### TACOMA'S ONE STOP SHOP

*Stadium Thriftway*

#### LOCAL.

*Live Local. Shop Local. Eat Local.*

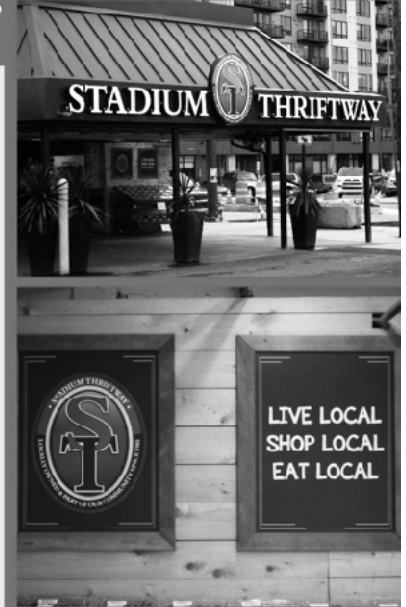
Locally owned and operated since 1985, Stadium Thriftway is located in the beautiful historic Stadium District of Tacoma. We offer a huge variety of delicious goods made by various local artists, cooks, and small businesses.

Stop by and check it out!

#### VARIETY

*House-smoked meats to custom bouquets and everything in between.*

Our store features a top-tier deli, beautiful baked goods section, a variety of custom made bouquets made by our expert florists, a huge variety of locally made goods, and just about anything else you could want from a grocery store.



REALTYONEGROUP  
TURN KEY

## HELLO NORTH END NEIGHBORS!

I'M CRAIG TUTTLE, MANAGING REAL ESTATE BROKER OF TEAM TUTTLE AT REALTY ONE GROUP TURN KEY. I'M A BORN AND RAISED TACOMAN, PASSIONATE ABOUT ALL THINGS LOCAL. FOR OVER 20 YEARS, TEAM TUTTLE, HAS HELPED BUYERS AND SELLERS ACROSS THE TACOMA, SPECIALIZING IN HISTORIC HOMES IN THE NORTH END. MY DECADES OF SUCCESS SERVING THE NORTH SLOPE HAVE GIVEN ME A PERSPECTIVE THAT IS UNBEATABLE. I'M YOUR REAL ESTATE RESOURCE; I KNOW THIS NEIGHBORHOOD AS ONLY A LOCAL CAN. THE UNIQUE, CHARMING AND DIVERSE PROPERTIES OF THE NORTH END REQUIRE AN IN-DEPTH UNDERSTANDING OF THE HISTORY OF THE HOMES & OF THE CITY. IF YOU HAVE QUESTIONS ABOUT YOUR HOME, OR ARE BEEN CONSIDERING LISTING YOUR PROPERTY, TEAM TUTTLE IS HERE TO HELP! REACH OUT ANYTIME, FOR ALL YOUR REAL ESTATE NEEDS.



## CRAIG TUTTLE : TEAM TUTTLE

OWNER/PRESIDENT OF REALTY ONE GROUP TURN KEY

253.224.5500 - [TEAMTUTTLE@ROGTK.COM](mailto:TEAMTUTTLE@ROGTK.COM)

1302 N. I ST, TACOMA, WA 98403





*An oasis of peace in a noisy world:  
beautiful music, engaging conversation,  
and an ethic of care for others*

**Join us for worship**  
**Sundays: 8:30 am & 10:30 am**

**Children's Formation**  
**at 10:30 am**  
*featuring Montessori-based*



310 North K Street • Tacoma, WA 98403  
253.383.1569 • [info@christchurchtacoma.org](mailto:info@christchurchtacoma.org)  
[christchurchtacoma.org](http://christchurchtacoma.org)

## Dates to Remember

- May 23** - - NSHD May Meeting  
**July 13** - - Garage Sale  
registration form in May Trolley  
**Aug. 6** - - National Night Out  
**Aug. 23** - - NSHD Aug. Meeting  
Sarah Rumbaugh, speaker  
**Nov. 21** - - NSHD Nov. Meeting/Holiday Party

## NSHD BOARD OF DIRECTORS

Deborah Cade	Chair	253-593-4569
Julie Turner	Secretary	253-383-2329
Geoff Corso	Treasurer	253-627-4408
Judith Martin	Programs	253-307-7949
John Butler	Outreach	253-627-3379
Tom Giske	Beautification	425-301-5925
Marshall McClintock		253-627-4408
Roger Johnson		253-272-5894
Lynda Best		253-579-7942
Heather Straub		206-227-9948

Contact us at:

[juliejayturner@gmail.com](mailto:juliejayturner@gmail.com)

# NOW OPEN!

## Merrill Gardens at Wright Park

is conveniently located in the charming Stadium District neighborhood, our new senior living community provides residents with sweeping views of Mount Rainier and Commencement Bay. With spacious apartments, stunning common areas, and a variety of amenities to serve you, Merrill Gardens offers a wonderful place to call home.



**MERRILL**  
GARDENS  
SENIOR LIVING

**Call today!**

**(253) 258-3565**  
5 South G St,  
Tacoma, WA 98405



**Independent Living • Assisted Living • Memory Care**  
[merrillgardenswrightpark.com](http://merrillgardenswrightpark.com)

## Historic Home & Property Insurance

**Not Your Usual Policy**



**MTC Insurance Agency** has experience insuring historic properties.

**"We Make It Seamless For You"**

**Michael T. Carney**

**253-219-0180**

**Pam Thiemann**

**253-312-8235**



3318 Bridgeport Way W, Suite D7 and D8  
University Place, WA. 98466