



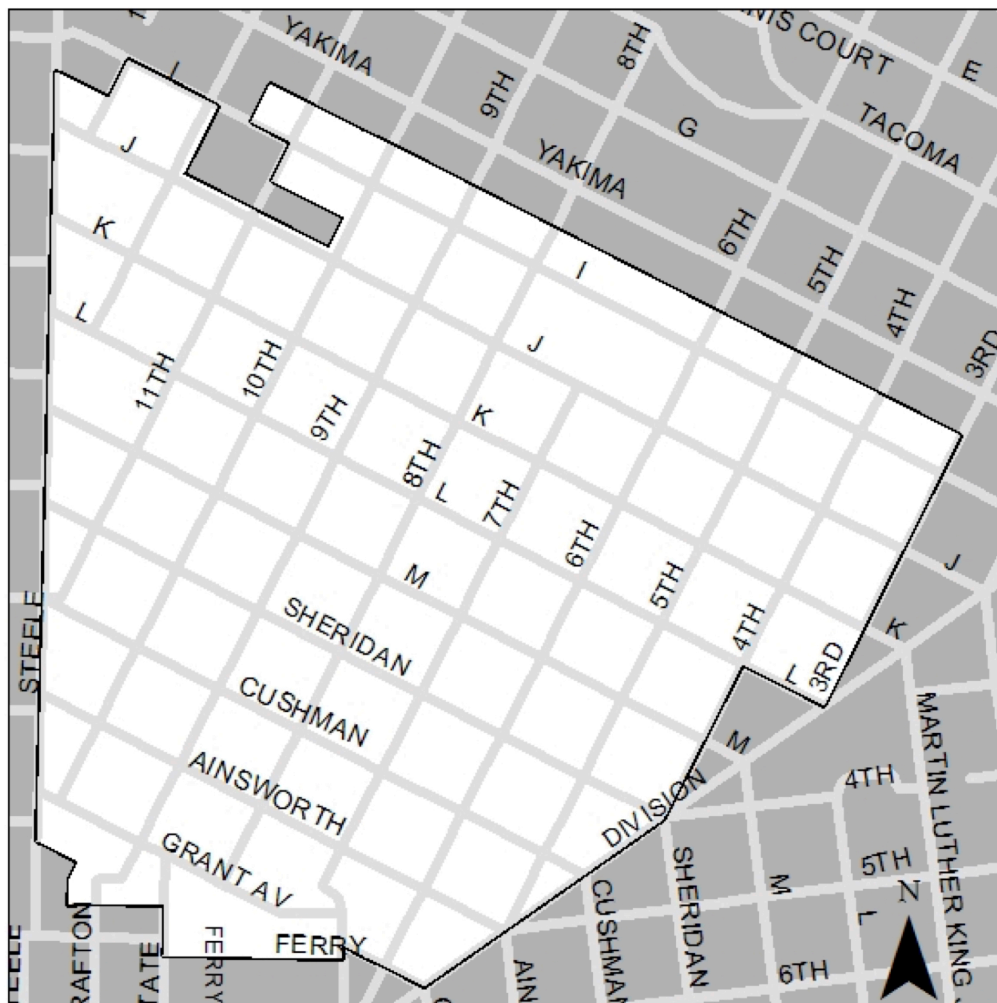
# Trolley Times

**North Slope Historic District Inc. Aug. 8, 2020**  
**501(c)(3) Organization 25th Anniversary**

## CELEBRATE THE 25TH ANNIVERSARY OF THE NSHD

An ordinance signed into law by the Mayor and the City Council on Aug 8, 1995, created the North Slope Historic District (NSHD), consisting at this time of only North J St. This table top pamphlet contains some of the articles and stories written about the NSHD, how our great historic neighborhood grew over time and became one of the largest residential historic districts in the State. The NSHD was the first neighborhood to be placed on the Tacoma Register of Historic Places and it was later placed on the National Register. We owe our success to the hard work of many who had the vision to realize that an historic neighborhood can continue to exist only if neighbors stepped up to protect the buildings. Enjoy reading how it was done.

Compiled by Jay Turner July 2020



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# From the Past of the NSHD

*Adapted from Trolley Times, Jan. 2001*

## Who Was Valerie Sivinski?

Valerie Sivinski was a leading preservationist in Tacoma, both as the former City Historic Preservation Officer and as an architect in private practice. Her projects included many downtown buildings, and the formation of the North Slope Historic District.

In the early 1990's, a group of North J St. residents were referred to Sivinski's office for help in forming an historic district to discourage the tearing down of historic houses to build apartments. Sivinski advised the group to survey North J Street owners for interest in forming an historic district, while her office determined if a district was justified.

What emerged was an historic district with simple architectural guidelines for any structural changes made to the exterior of the contributing buildings. Structures too modern or in drastically marred condition were called non-contributing and were not subject to the ordinance. This excluded all the modern apartment buildings of the 1960's, 70's and 80's, and included all sizes and shapes of houses and older apartments from the 1880's to 1953.

So, residents went to work, going door-to-door to sell the idea of an historic district. North J. St. came first, and then all the letter-and-named-streets south to Jason Lee School. By 2000, the District was complete. During this time, a solid group of residents interested in an historic neighborhood developed.

And, somewhere along the line, in the years from 1993-2000, the residents of the North Slope absorbed Valerie's point of view of the value of our neighborhood as a *chronicle* of the lives of real people in Tacoma from the 1880s to the 1950s. Her view was that the variety and breadth of housing types and sizes as the North Slope developed in fits and starts over the years was as important as the historic value of the individual buildings.

Julie Turner, one of the residents who worked with Valerie on the original N. J Street ordinance and the subsequent extensions, feels that Valerie's guidance and professional advice were

key elements in the successful formation of the Historic District.

*"Val taught us," says Turner, "to think of more than just 'no more apartments;' she taught us our place in Tacoma's history."*

Val was fond of saying a person could stroll the streets of the North Slope and see what was built, and how people lived over a 50-year span. So, think of Valerie as you walk along our streets, and appreciate what she saw in all the old houses we are fortunate to call home.

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If you would like to read more about how the NSHD started and was formed, and the reasons for it, go to the NSHD website, [tacomanorthslope.org](http://tacomanorthslope.org) and click on "History, Articles, and Stories" and click on Chapter 1.



# Grass-roots Effort Started NSHD

## At National Night Out, 24 Years Ago

In the early summer of 1993, a young man who lived in the 900 block of North J St. distributed a flyer titled, “**We Should Care About This!**” He was referring to the recent demolition of a small “homesteader” house in his block to build a multi-plex. He was outraged and said we should all do something about demolition of these old houses before we lost them all!



So, at the first National Night Out in our neighborhood, in August, a group of about 30 North J. St. residents

met for a block party and decided on two tactics: ask for a zoning change, and inquire about how to make an historic district.

Ah! An awakening of the grass roots of a neglected neighborhood! The roots began to stir and grow, as neighbors decided to on a do-it-yourself project.

Roger Johnson met with the Historic Preservation Officer of Tacoma, and Julie Turner talked with Tacoma’s Planning Department. Roger got encouragement and Julie got turned down about a zoning change.

Consequently, a group of 15 North J. St. homeowners met in November at the Turner home, and Historic Preservation Officer Valerie Sivinski said: “Bring me the names of at least **50% of property owners** who say they are interested in establishing an historic district. If you can do that, the City will write an ordinance to establish a District on your street.”

Over the next two years, neighbors learned how to talk to each other about saving our houses from demolition to get that 50%, we learned what the Landmarks Commission required of property owners in Districts, and how to go to hearings and tell of our commitment. And, finally, we sat in the City Council chambers in August of 1995 to hear the ordinance pass unanimously to establish the “North Slope Historic Special Review District.” It went from North Steele to North 3<sup>rd</sup> St. along North J.

We had become “community activists” who took the future of our neighborhood into our own hands, made the decision to accept oversight by the Landmarks Commission, and proceeded over the next 5 years to establish one of the largest residential Historic Districts in the United States. Step by step, chunk by chunk.



It was a **grass-roots effort**. And, it still is, to keep what we have and make our neighborhood better each month and every year. Keep those grass roots watered and growing!



# *North Slope Historic District*

Elizabeth Anderson, AICP  
August 2002

The North Slope Historic District encompasses 950 properties in a wedge-shaped street grid that runs uphill from I Street to and including Grant Ave. between Division and Steele Streets in Tacoma. The slope provides views of Puget Sound, filled with sailboats in the afternoons, and the snow-capped Olympic Mountains across the Sound. The streets themselves are tree-lined, and older homes lend an air of comfort as a familiar American landscape.

It is a very pleasant neighborhood, but why is this place historic?

Development of the North Slope area reaches back to the 1880s when the town began to flourish with the new railroad terminus at New Tacoma. The nearby waterfront tracks, warehouses and docks were part of an infrastructure that connected shipments of grain, lumber and manufactured goods to stations throughout the resource-rich Northwest and to ports up and down the West Coast.

Land speculation in Tacoma led to the platting of residential lots vastly in advance of the market for them. So buyers had the option of being the first on the block throughout the area, giving rise to a checkerboard or hopscotch pattern of development. You can see that today in the building styles and construction dates of the houses throughout the area where the Victorians and foursquares are juxtaposed with bungalows. The buildings manifest the influence of locally available lumber and an eclectic Northwestern mixing of styles.



Most of the homes were built between 1889 and before World War II. The neighborhood was almost entirely built up by 1949. The mixing of styles and periods from our grandparents' days is a reason why it looks so much like home to Americans. We find that construction dates in the North Slope cluster in times of prosperity, between the 1893 Panic, WW I, and the Great Depression.

*Intense activity*  
1888 - 1893  
1902 - 1912  
1919 - 1929

*Little building activity*  
*Panic of 1893*  
*WW I*  
*Great Depression*

But, back in the 1880s, builders were dragging supplies and equipment down dirt roads to clear stumps to start a place many people could call home. The area became the haven of the respectable, a step up from Old Town, where fishermen, longshoremen and mill workers frequented saloons!

The people who lived here and built the area over a period of five decades were a core and a cross section of Tacoma's working people. Physicians, RR workers, postal employees, businesspersons who ran all kinds of businesses, from machine shops to florists, independent tradespersons such as tailors, electricians, a harbormaster, a watchmaker. The famous also lived here and include architects Carl Darmer, the favored architect of the Northern Pacific RR Co., and Roland Borhek, singers such as opera star Signor Fioli and the young Bing Crosby, athletes and Ernest Lister, who was the State's governor from 1913 to 1916.



The house builders were often unrecorded and pattern books may have been the source of many plans. The district does have several structures designed by notable local architects: Bullard & Hill, Larkin & Barton, C.A. Darmer, Ambrose Russell, Proctor & Ferrell, Frederick Heath.

The styles of the buildings represent what was most popular and useful and in America at that time. Most are not particularly high style, just good solid examples of what worked within the tastes and budgets of the builders. Prevalent styles show excellent representations of Queen Anne, stick styles, classic American foursquare, Craftsman and bungalow.



This local history and character is celebrated by the community in the ongoing work of the North Slope Historic District organization in gatherings and workshops on best treatments for maintenance of historic houses, earthquake safety and community security. The designation of the district as historic has proved to be a valuable planning tool to help protect historic character. District designation carries responsibilities, which add up to keep it looking historic.

(Reprint from The Trust News with permission from The Washington Trust for Historic Preservation and Elizabeth Anderson, AICP)

# North Slope Historic District Celebrates 10<sup>th</sup> Anniversary on the National Register of Historic Places

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## THE SIGNIFICANCE OF A LARGE RESIDENTIAL DISTRICT ON THE NATIONAL REGISTER OF HISTORIC PLACES

Jennifer Schreck,  
Former Historic Preservation Office, Tacoma  
April, 2003

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Most people cannot deny the intrinsic value of a well preserved historic neighborhood. When you ask anyone to draw a picture of a house, they typically draw a one and a half story, gable-end vernacular house that could have been built anytime from 1850 to 1899. The sketch does not include a large attached garage you walk around to get to a front door. The sketched house will often have divided light windows, a front door right off the sidewalk, and maybe even a front porch, depending on the artist's skills. The sketch is not a typical modern, suburban house popping up infilling more established neighborhoods or replacing formerly un-developed stands of woods. The houses sketched are those much like the early examples of houses in the North Slope Historic District. These are houses that our parents and grandparents were raised in before our culture succumbed to car culture and design oriented around these gas guzzling machines. These houses are remnants of days when a street car shuttled people to work downtown, when moms greeted children with a fresh plate of homemade cookies, days when kids walked to school. These houses are sentimental reminders for everything many of us dream of having.

It's hard to put a pin dollar amount on this atmosphere. A study conducted in Alabama and released in July 2002 attempted to place a dollar amount on historic resources. The study titled "Property Value Appreciation for Historic Districts in Alabama" explored six similar studies previously conducted in other states peppered across the United State's south and east coast. The study also considered the property values in seven historic districts throughout Alabama. Registered historic districts studied all had a required design review process, similar to Tacoma's review for locally

registered properties and districts. The Garden District in Montgomery, Alabama consists of approximately 750 structures built between 1850 and 1930 and found that historic properties appreciated 34% more than comparable non-registered properties in the community. A similar study is yet to be conducted in Washington State, but the figures appear to be consistent throughout the six other studies reviewed and six other historic districts considered in the study conducted in Alabama.



The higher appreciation of property values in historic districts is likely due to our efforts to surround ourselves with tangible reminders of our past combined with the dedication of district residents to retain the historic integrity of their district. Our old houses afford many of us the opportunity to sit on our front porches and call out to neighbors out for an evening walk or chat with kids on their way to a friend's house. Often, new houses and neighborhoods are broken up with massive driveways and garages, and porches are placed in the back for privacy. Dedication for retaining historic integrity of our neighborhoods includes careful consideration of the changes we make to our homes

Historic districts afford a level of protection for those who have the right intentions but may lack the experience necessary to do the job properly. Design review, required for any changes that will affect the exterior of the house, is one responsibility of locally registered historic homeowners in Tacoma. This ensures that the character of the neighborhood is retained for everyone to enjoy. For most people, properly maintaining these resources we have become caretakers of, is second nature.

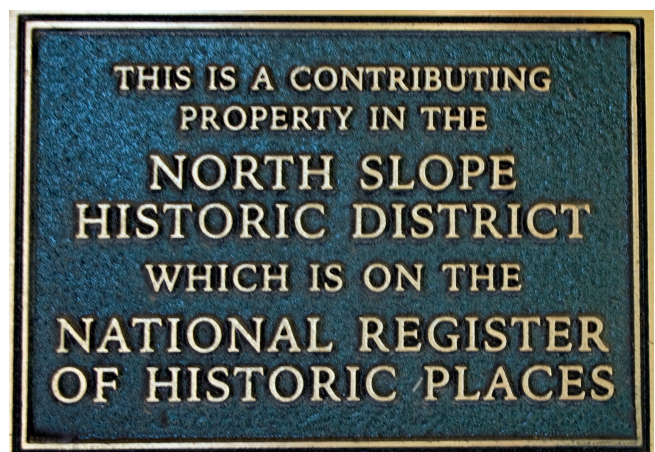
When we look to our grandparents for guidance, we find the “waste not want not” and “if it isn’t broken then don’t fix it” philosophies. Both of which apply to historic preservation and caring for historic buildings. Today we often find the attitude that it’s easier to rip it out and start new than to mess around with something old and try to fix it. Often, that leads to a lot of unnecessary waste. Old windows are thrown away because somewhere down the line they were painted shut. If we invest some time in reading any one of a variety of guides for restoring windows and apply a bit of elbow grease we could save ourselves thousands of dollars. Also, the wood used in historic windows is exceptional in quality. The durability of this old growth fir far surpasses new second growth lumber used for new wood windows, which is more susceptible to rot than the old wood.

The other challenge with replacing historic wood with new inexpensive modern options is that the glazing fails, typically within fifteen years. Consider investing \$20,000 every fifteen years to replace windows versus rehabilitating wood windows every 80 to 100 years. The dollar value of retaining historic windows, in the long run, is more valuable. “If it isn’t broken, don’t fix it” also comes into the window story. Just because an old window sticks, or is painted shut, doesn’t mean that you should give up on it. It may take a little (or sometimes a lot) of work, but in the long run it’s worth it both aesthetically and monetarily. If you find that there is no way you can resist the urge to rip out all your old windows, and the Landmarks Preservation Commission approves this action, then please seriously consider storing those old windows. I can guarantee you that one day, someone will live in your house and wish they could have the old windows back in place.

The Tacoma Historic Preservation Officer and the Tacoma Landmarks Preservation Commission are available to assist you with making sure that the work you do on your house retains the historic integrity. We can direct you to resources appropriate for restoration and rehabilitation and we can work with you on our Special Tax Valuation program.



As residents of the North Slope Historic District, you deserve recognition of your dedication to historic preservation. That recognition comes in the form of placement on the Tacoma Register of Historic Places, the Washington Heritage Register and the National Register of Historic Places. You all deserve a pat on the back for your hard work and dedication to assure that future generations will have a beautiful neighborhood to remind them of eras gone by. Congratulations, homeowners, you’ve done a fine job. Now keep up the good work!



Current Historic Preservation Officer is Reuben McKnight, who can be reached at 591-5220 for questions and help.



# **THE HISTORY OF THE NORTH SLOPE HISTORIC DISTRICT**

*A personal account of the beginning by Julie Turner  
February 2002*



Unique for sure! The North Slope Historic District, 950 structures, is the only RESIDENTIAL Historic District in the City of Tacoma, and this district is probably the largest in the State of Washington. It was the creation of an unofficial neighborhood group called North Slope Neighborhood Coalition. This group of committed residents began its quest as a way to circumvent a destructive zoning category, but a love affair with the history of the homes soon took over. The passion to protect the historic character of the neighborhood grew to be fierce and tenacious.

In the summer of 1993, North J. Street residents were casting about for a way to save their street from further demolitions of old, run-down homes, and they stumbled on the Historic Preservation Office and the officer, Valerie Sivinski. At a home meeting in November, 1993, Valerie laid out the task ahead – survey all the residents and property owners on the street to see if a majority wanted an historic district. If the answer was "yes", then she'd write an ordinance, with the residents' input.

So, Roger Johnson and Julie Turner began the two-year journey. They went door-to-door and by phone with as many residents as possible, explaining, answering questions, and passing out written information. The goal was to build a consensus on "saving the street from the city's zoning" by putting an historic district overlay on top of the multi-unit zoning category. A modest goal of six blocks was chosen, but had to be expanded at the request of residents on adjoining blocks to a total of nearly 100 structures. The "yes" count came in at about 75% and Ms. Sivinski began the ordinance-writing phase.

A group of residents met with Valerie and discussed what was desirable to have in the ordinance. The preservation office incorporated the residents' desires, but some ideas were rejected by the city attorney. After another rewrite, Valerie was ready for public hearings!

Hearings! The word was intimidating to the residents, but they went first before the Landmarks Preservation Commission – a friendly body! – and then before the Planning Commission. Each time, several people had objections, but the residents prevailed by overwhelming numbers.

Along the way, Tacoma City Councilman Robert Evans became an effective advisor and it was he who said, "Numbers count; bring lots of people to the hearings." His advice worked, and on Aug. 1, 1995 the North Slope Historic District was born when the City Council approved the ordinance. The old homes on North J could now exist in peace.

## ***First Expansion***

Sometime in 1994, a small group of residents from throughout the North Slope neighborhood had begun meeting at the Bavarian Restaurant on North 3rd and K, courtesy of the owner. This group began working on a variety of problems plaguing neighbors, and the word of the historic district effort spread. Now, residents on other streets wanted in!

So, in 1995, the massive effort to go door-to-door to about 850 properties on 8 additional streets began. Surveyors passed out copies of the J-Street ordinance, various materials on advantages of preservation, and had residents sign an informal petition if they wanted to add on to the North

Slope Historic District. It soon became apparent that the effort would need to be divided into two segments because of the number of properties involved. The organizers decided to work on streets around North J first, and teams began educating residents on North I, K, L and M Streets, leaving the upper portion of the neighborhood for "phase III." That brought the number of owners to visit down to only about 500!

This phase – the first expansion – was the hard one. Organizers worked to get over 50% of each street, and sometimes that was DIFFICULT. A number of properties were owned by absentee



landlords, many of whom were difficult or impossible to reach. In addition, it was hard to catch residents at home. Organizers often went 4 or 5 times to try and talk to owners. They used people who knew the owners to intercede, and make appointments to visit. Several group meetings were also used to try to reach owners efficiently.

While most residents agreed to join the Historic District, there were exceptions. Organizers talked and talked and talked; many hesitant owners were won over, but a few were not. Objections were commonly based on infringement of property rights, distrust of ANY city ordinance, and concern it would make a property less valuable. Organizers were even told that their effort was a plot of the CIA and the FBI!

Curiously, the owners of the large, multi-unit complexes did not oppose the District, and in many cases signed in favor. One owner gave the key – "I'll support it if my building isn't affected by it." He felt that the historic character of the neighborhood drew people to rent his modern apartments!

There was opposition at the Landmark Preservation Commission hearing, but mainly from two J Street owners who, despite meticulous public notice, had only just discovered they were already in the Historic District. The Planning Commission hearing was marked not by so much owner opposition as it was by Planning Commissioners who felt the neighborhood was trying to solve a zoning problem with the historic district. In addition, the chairman felt the proposed District was "thin" – not ALL properties were historic. The organizers were really apprehensive, but commissioners finally voted a majority for it.

With the blessing of both commissions, supporters began to rally the troops for the City Council hearing – calling, urging residents to come and be counted. Things seemed to be falling into line, with letter-writers, attendees and speakers all lined up when the major objectors to the District put out a flyer full of innuendo and false information -- just a week before the hearing! What should be done?

Once again timely from advice Bob Evans proved crucial. The City Councilman told the group, "Just out-number them at the hearing. Come in force." Hearing organizer Julie Turner put out an EMERGENCY flyer, calling in even vague supporters, phoned over 100 people to come and lined up 20 people to speak.



The night of the hearing was the North Slope's finest hour. Over 60 people showed up, the speakers spoke passionately about their love for their old gems of houses. Some people brought children tagging along, some left work early to attend; one woman wiped tears as she spoke of her home. One man described himself as " . . . only the current custodian of the historic Rust mansion."

The opposition kept speaking, too, so as the hearing progressed, more and more North Slope residents rose to speak in favor of the Historic District. They spoke quietly and loudly, simply and eloquently, but in all cases, straight from the heart.

It was a long week between the hearing and the vote. The core group of volunteers lobbied each council member to make sure the message was received that there were only 30 people against the ordinance and 275 people who signed up in support. Supporters were told to sit RIGHT in front of the Council and look each member in the eye as they voted. It worked! The vote was unanimous in support of the expansion of the North Slope Historic District.

The 25 or so supporters who attended the vote held an impromptu victory party at the home of Valerie Sivinski that autumn evening in 1997 and joy was the dominant emotion; relief was a close second. Residents experienced an esprit de corps that can only come from cohesive effort and mutual support. We had done it!

### ***Final Expansion***

The third phase of the District designation process went so smoothly that it was an anticlimax for the well-practiced neighborhood support group. A new Historic Preservation Officer, Elizabeth Anderson, had taken Valerie's place, and she guided residents to the completion of the North Slope Historic District. No opposition emerged at any of the hearings, so the final 350 properties were added without a murmur in April 2000.

Residents may now walk, jog and stroll and drive along streets lined with historic houses, interspersed with new apartments. People stop and chat about projects to fix up old houses and exchange ideas and information on preserving the old, while living in the modern world. Really, it's the best of both worlds – using yesterday's home, updated wisely, to enhance our lives today. It was all well-worth the years of effort.

Many neighbors have helped with this effort over the past ten years. Here are a few of the major contributors: Roger Johnson, Marilyn Torgerson, Marie Dudley, Chris Brosnan, Jay Turner, Barbara Tomberg, Roger and Janis Birnbaum, Kris Johnston, Velda McDonald, Diane Nelson and Peggy Trout.

In addition, the Steering Committee of the North Slope Neighborhood Coalition, with various members over the years, was instrumental in spreading support for the District.





## ***Epilogue:***

The North Slope Neighborhood Coalition has changed its name to the North Slope Historic District. The group puts out a quarterly newsletter to all residents, holds quarterly meetings on various topics, such as fixing up your old house, and earthquake safety. It organizes potluck dinners and National Night Out for socializing. The Historic District has brought the neighbors closer together and given them a common bond.

The District continues to enjoy the influx of new residents amid the rising property values of the historic homes. The historic nature of the neighborhood has increased public awareness of the special value of the old homes and people just want to live here. Plaques, given by the city Historic Preservation Office, are proudly displayed on the outside walls of the homes. Street corners are adorned with signs delineating the district, and these signs were funded through a grant written by District residents.

There is a tot-lot park on a corner thanks to active involvement of our residents, where a new apartment house COULD have been built, but wasn't. While this park will be dedicated to the late Valerie Sivinski, in reality we have Valerie to thank for the entire North Slope Historic District. She was the guiding hand behind the many residents who worked diligently for years to accomplish the goals she helped set.

In the spring of 2002, Jay Turner decided that we should be on the National Register of Historic Places, so he began the arduous task of assembling what became the 500-page National application submitted to the State Nov. 2002. The North Slope was listed on the National Register of Historic Places on March 28, 2003.

Yesterday meets today in our neighborhood. We now realize the need to preserve the places where real people lived, because that's where the real life of a city went on. Real people, real life! Now THAT is our North Slope Historic District.



# *Tacoma National North Slope Historic District*

*Roger Johnson*

*April 2003*

The odyssey through the bureaucratic web began when Jay Turner completed the research, labeled the photographs, marked the maps and finished the hundreds of pages of documents to complete the nomination of our Historic District to the National List of Historic Places. Two public hearings were required prior to the nomination being forwarded to the Department of the Interior for consideration to be listed.

The first hearing was held by the Tacoma Landmarks Preservation Commission in order to take public comment on the local level. The LPC was involved because Tacoma is a "Certified Local Government" and as such enjoys many advantages but also has to follow rules and procedures set forth by the Federal government, this procedure being one of them. The commission had first to consider if the application fulfilled all the requirements set forth by the Dept. of the Interior, and second if there was any reason why the district would not qualify. Of course the second part was easy because it is already a historic district on the local register. All public testimony was in favor and strongly urged the Commission to forward the nomination to the State office of Archaeology and Historic Preservation. The commission had a long comment period, so that everyone who wished to could submit a written comment for the record. Once the comment period had expired the Tacoma Landmarks Preservation Commission unanimously passed the motion to forward the nomination to the state level!



The state office passes the nomination on to the State Advisory Council on Historic Preservation for a public hearing. In this case the hearing was held in late January 2003 in Chehalis in the restored Union Railroad Depot, a very nice restoration and adaptive reuse of a historic structure. Chehalis is a very fine example of a city that has not suffered the wrecking ball. It is worth getting off the freeway and driving into downtown!

The Council consisted of seven preservation experts and three state Office of Archaeology and Historic Preservation employees. They considered many nominations besides our North Slope District. All nominations were a verbal description and a short slide presentation of the property. Among others, the council heard about a very large stately hillside barn that is now within a park and is an attraction in its own right. There is only one other example of this type of barn in Washington. The council heard about the abandoned railroad yard at Cle Elum. At one time the rail lines going East and West were electrified and the distribution center, maintenance yard and a classic station were at Cle Elum. All the beautiful

brick buildings are still standing and hopefully have a future. One of the highlights of the hearings was the application of Gaffney's Lake Wilderness Lodge. The "lodge" was built in 1952 and was awarded state and national acclaim (along with the Lever Bldg. in New York City) for its innovative design and use of materials including a three story totem pole that the stairs wrap around! It is now included in a King County park. The Council heard the nominations for several historic districts, one of which is in Vancouver. It is approximately one half the size of the North Slope district and has less than 60% contributing structures; the North Slope has approx. 75% contributing. The Vancouver district is much like ours in that it was the working man's neighborhood during the city's major development years. Unlike our district though, there are very few large homes and no "grand homes". Just like the North Slope, renovation and restoration have again made this neighborhood a much-desired place to live!

The Council heard the Tacoma North Slope Historic District Nomination and was very impressed with not only the size but also the quality of the district. We have a high percentage of contributing structures and many original secondary structures still intact. The council was also very impressed by the nomination documents themselves. The thoroughness and professionalism made a very good impression and made their task much easier.

The process consists of two steps; first the district had to be listed in the Washington Heritage Register and then approved for forwarding the nomination to the Keeper of the National Register in Washington D.C. They quickly voted 100% in favor of listing our historic district in the Washington Heritage Register and for passing the nomination to the Department of Interior for inclusion (after a small review) on the National Register of Historic Places.

Allison Brooks, the State Historic Preservation Officer said recently in a letter to Jay, "Having a property listed in one or both of these registers is an honor. The benefits of State and National Register listing include potential tax credits, property tax deductions and code waivers to protect the integrity of the resource. Listing of a property does not impose federal or state restrictive covenants or easements nor will it result in taking. However, listing in the National Register of Historic Places and/or the Washington Heritage Register does assure protective review of a property should a federal or state action have a potential adverse effect to the property's historic values."

Jay and Julie Turner deserve a 100% vote of Gratitude & Thanks for writing and organizing the nomination and documents! Without them this would not have happened! The city had already said they did not have the resources to take on such a BIG project nor did they want to...



# History of the North Slope Historic District being listed on the NATIONAL REGISTER OF HISTORIC PLACES

*A personal account by Jay Turner  
May 2003*

Early in 2002, I was reading the North Slope Plan, a City of Tacoma document undertaken in 1981 for the neighborhoods, and I ran across the term, “National Register of Historic Places.” Valerie Sivinski had mentioned it early as we became members of the City of Tacoma Register of Historic Places but at that time North Slopers didn’t pick up on the idea. Perhaps now was the time. I started thinking and questioning – Would our neighborhood qualify? Are we good enough? How do we stack up to other historic districts? We live here, are close to the historic homes, and sometimes overlook the obvious. I decided to answer these questions.

My desire was to show that our historic homes were not getting the recognition they deserve and being on the National Register of Historic Places would prove, once and for all, that our homes were historic and deserved saving. My goal was to move the North Slope Historic District into the next level of public awareness.

First, I went to the Internet to read about the register. I discovered that there is a Washington State Office of Archeology and Historic Preservation in Olympia that had the task of handling the national register for our state. An email was sent asking for information about residential historic districts in general and specifically all districts with more than 100 houses. Not many large, residential districts, it turns out and they are scattered over the entire state. From that list it seemed that Bellingham had something in common with us so Julie and I visited its two historic districts.

Is it funny that Bellingham’s historic districts have the same problem we have, improper zoning, or is it universal? A common theme seems to be that historic districts have trouble obtaining the zoning necessary to protect and preserve their history. **Honor but not protection!** Why is it that cities ignore historic homes and historic districts instead of giving them the value and protection they deserve?



Next, the experts were called in: Jennifer Schreck, Tacoma’s Historic Preservation Officer, and Michael Houser, Architectural Historian from Olympia, visited our neighborhood and gave me their opinions. Yes, our district would qualify. We wandered around the neighborhood and I asked questions about various houses. From the two of them, I received three opinions about each house! Based on their expert knowledge, I decided to continue.

The next set of questions involved cost. Just what would it cost? Where would we get the money? How would the North Slope Historic District do it? I wrote and visited many in the city asking for money to hire a consultant, someone to help with the national register task. Without naming names, the answers were:

- no answer/no reply
- we don't have money for you, or anyone else either
- not "NO," but "hell no!"

I received a quick quote from a consultant of \$15,000 to do the research. This left us, the North Slope Historic District, \$15,000 short and no money in sight. Not to be put off, I made the decision to go as far as I could without monetary help. That way, the task would be better defined and cost would be easier to determine. It proved to be a good decision as one step led to another and another and after a lot of hard work, the task was completed.

One day when I was in Olympia discussing my progress with Michael Houser, he said something that I bet he doesn't even remember. He said, "Keep your eye on the task, Jay. You need to complete the NPS 10-900 Form. Nothing else matters." Somehow his statement made an impression.

Next with great insight and ability was our neighbor, Jillian Bates. We knew Jill from years ago and it was fate when she moved in next door as we were instant friends. Jill, as a consultant, works on database applications. She knows database design and how to do it right. "Just exactly what do you need, Jay?" she said. Jokingly, I remembered Michael's words and said, "**All I want is a computer program to print out the 10-900 Form for the National Park Service**". "Piece of cake," Jill said. "What you want is known as a "report" in database language." It took her 40 to 45 minutes to develop a database to accept the data and the software necessary to print the 10-900 nomination thus becoming a key piece in completing the task.

Tony DePaul, a GIS Specialist, really defined the scope of this project. I was telling him my needs of addresses, parcel numbers, home owners, etc, and he said, "You can't count 1, 2, 3 . . up to 950 houses. You don't have enough fingers. Instead, let's count all the addresses as one, all the parcel numbers, as two, all the owners as three. That way we can get all this information in minutes, not months." And he was right. In seconds, he supplied all of the above and more. This data was the backbone of the project as it defined exactly the properties we needed to consider.



Next I asked Jennifer Schreck for copies of the data generated when the North Slope Historic District was formed. She told me that she was unable to find any data in electronic format. What a setback. However, we were able to get the city's field notes, the hand-written data that had been collected way back when. About 80% of our data input came from this source. Still, all the hand-written field notes had to be converted into an electronic format that could be used by Jill's

database. It was a hard task interoperating strange forms and abbreviations into something a computer could use. A number of neighbors pitched in to help, and their help saved me a lot of time.

While eighty percent of the information came from Jennifer, I had to generate the last 20 percent. I walked the streets, made notes, looked and asked questions, and looked again. I became the expert! Jill's program had the ability to say what was missing as well as what was there. So I started in filling in the missing peaces.

All was going well with most of the data collected, when Michael Houser asked, "What are you doing about the accessory structures?" "I am ignoring them," I said. Wrong answer. The NPS wants full documentation; everything larger than a doghouse. So, the second setback. The NPS says "accessory structures," we call them garages. My tromping took me to the alleys this time. We have 357 accessory structures, **more resources in accessory structures than most historic districts have in contributing properties.** More walking, more digging and more and more and more time at the computer. Julie thought the project would never end, and I had my doubts. Still, as long as I was still able to proceed, to contribute to the project, I kept working.

The nomination asked for many things, like UTM's. My new toy, a GPS, was able to find these numbers. There are 15 sets of UTM's required for a complete description of the district. Michael said this was way too many for the NPS so the document lists only the 4 major corners. The total area was needed. Once again, by pushing the buttons on the GPS, I was able to measure and found we have 228 acres of houses.



The form required the period of significance. In the end, it took 16 words to complete the section on the period of significance. In the beginning, it started with Michael Houser, when he said it was necessary to document exactly how the significance was determined. "No guess work Jay, do it right," Michael said. The process, I think, is interesting. I decided the period of significance began with the oldest, still-standing house in the district. Our district is about historic homes and that seemed most appropriate as a start. What about the end date? That took a lot of time and effort to find the end date.

Starting with all the houses properties built after 1950, I made a list. If a property looked like it belonged, like it was historic, then it got a green mark, other wise a red one. A very quick green/red decision. All the houses from 1950 on were color-coded this way. Next, the color was entered into the computer and then listed in "date-built" order. Like turning off a light, when presented that way, the green ended in 1953 and the red took over. With few exceptions, properties built after 1953 time were red, meaning that no "historic-looking" homes were built after that date. I did not expect to see such a clear cut-off. Thus, the period of significance was very well defined - - 1881 to 1953.



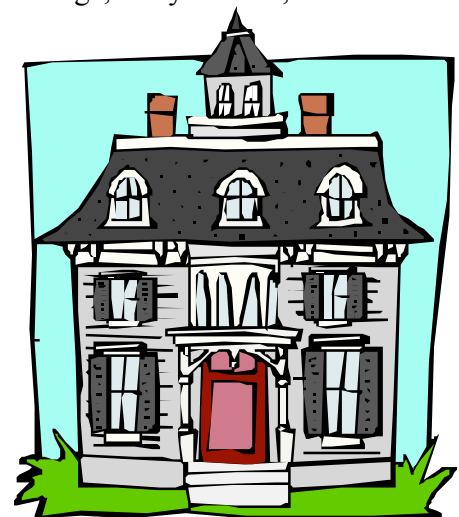
I paused to reflect and look for a reason for such a sharp cut-off date. **Then I remembered that the city zoning started in the 1950's and it encouraged the building of multi-family apartment houses in our neighborhood.** It was zoning that caused the change in our historic district. People started tearing down historic houses then, not creating more.

Months and months after the start, after all the data was collected, I watched Jill push a button on her computer and saw the 550 pages, the actual completed Form 10-900 nomination form roll off her printer. What a thrill. And the form was all done and all ready to submit! Piece of cake indeed! BUT, Julie took one look at it and informed me that this was the first time a printed document was available and it needed editing, lots of editing. I bet that Julie, in her editing, is the only one who has read the entire NPS Form 10-900 from cover to cover!

While the final editing changes were being made to the document, Roger Johnson took the photographs and slides that were required to accompany the nomination. We submitted 57 photographs representing the good, bad and ugly houses in our district. "With so many top-quality historic homes in the district, it was hard," Roger, said, "to take pictures of the ugly ones. We don't have many."

The nomination was delivered to Olympia in November of 2002. From that time on, the process to National Register status was up to others. Roger Johnson, in an article in our Trolley Times, describes taking the nomination through the Tacoma Landmarks Commission and the of State of Washington review. Our letter of acceptance, from Olympia, was received in April 2003. The largest residential historic district in the State of Washington, and all done by volunteers.

Say thanks to the team: Elizabeth Anderson, Jillian Bates, Dana Bridge, Tony DePaul, Jane Easley, Michael Houser, Roger Johnson, Kathryn Longwell, Velda McDonald, Jennifer Schreck, Ralph Tomberg, Marilyn Torgerson, and Julie Turner. A big thanks, too, to the North Slope Historic District steering committee which came up with over \$600 to pay for the out-of-pocket expenses of this project.





# HISTORIC ZONING, HOW IT WAS ACCOMPLISHED

Jay Turner 5/20/15

Obtaining historic zoning for the North Slope Historic District was not easy. It took 13 years to get zoning that actually says to protect, preserve, and maintain the historic buildings. Let me repeat that: Thirteen years!

It all began at a National Night Out in our neighborhood in August, 1993, a group of about 30 North J. St. residents met for a block party and talked about homes being demolished to build apartments and how J. St. could avoid it. They decided something should be done. Ah! An awakening of the grass roots of a neglected neighborhood! Those roots began to stir and grow, as neighbors decided on a do it yourself project – save the neighborhood.

Julie Turner's task was to contact the city about changing our zoning to anything that would save our homes. Our zoning was R4L, the cancer zoning for residential properties. The city people laughed at Julie and told her "We don't change zoning!"

Another member decided to contact Valerie Sivinski, our historic preservation officer, about forming an historic district. This process showed merit so a change was made to concentrate our efforts to forming an historic district. Valerie had just lost the way to put Old Town into a historic district so she asked us to go collect signatures. Make sure you have support so that a district could be formed.

Julie took her clipboard out and went door-to-door collecting signatures. People came to her asking for information to do their block. She had 50% in days and soon had over 70% of the neighbors who wanted to be in an historic district. Julie had no trouble getting 20 to 50 people to meetings to discuss the historic district and on to Planning Commission and City Council meetings. This passion in residents is still present today. The grass roots effort worked and the result was one of the largest residential historic districts in the State of Washington. Now, it was time to take on zoning.

But, when it comes to zoning the city was still not willing to change. We had to prove the district was historic. I put the district on the National Register of Historic Places, and that did the trick. The National Park Service, keepers of the National Register of Historic Places has strict rules about what can be included and the NSHD, being on the Register, was proof our historic district was real.

This is the first time that the Planning Staff took notice of the NSHD and decided that yes, these historic properties needed to be saved. The Staff and NSHD owners came together to save this district. The City attorney and our land use attorney worked out the legal bugs. It was well vetted. After 13 years, we were all working together to protect and preserve the North Slope Historic District and the result was a new zoning category for historic districts, HMRSRD. I did my best to get the leading words to say – "The purpose of this zoning category is to preserve and protect all properties in the North Slope Historic District". While I did not get my exact words, most of them did make it into the final zoning category. The final version does say "protect, preserve, and maintain the historic buildings." The most important part of our zoning was to look at all properties as historic properties and not as a single family or multifamily.

Many, many parts of zoning were considered and too numerous to mention here. To highlights: Demolition prohibited. New duplex and higher multiples prohibited. Conditional use permits allowed under certain conditions. ADU's allowed here and in every other zoning category.

Landmarks Commission was formed or expanded to approve changes requested in the NSHD. Design guidelines were made and approved for the District. While Historic Zoning was created only 10 years ago, it was well vetted at that time by everyone. Problems here and there, yes, but overall HMRSRD zoning is working to preserve and protect all historic properties in the North Slope Historic District.

## ***OUR PARK: 10 YEARS OLD!***

By Geoff Corso and Julie Turner

The North Slope Historic District will celebrate the 10-year anniversary of the North Slope Historic District Park on June 8<sup>th</sup>.

It's hard to believe that 10 years has passed since our neighborhood group finished work on securing the land, planning the tot-lot park, watching the construction and doing weeding, watering—and more weeding and watering! Lots of work to convert an old electrical sub-station into a park for playing and relaxing.



Picture courtesy of Tacoma Power, 1953

It all started in the mid-1990s, with Kelly Halligan's persistent suggestion: A park on the old electric sub-station property at North 8<sup>th</sup> and K Sts. instead of another apartment building. The Steering Committee of the North Slope Neighborhood Coalition took up her idea and broached the park plan to the North End Neighborhood Council, (NENC), which had \$750,000, part of the Thea Foss Bond money, to use on capital projects.

Bill Johnston and Dan Klein, North Slope representatives on NENC, worked hard to negotiate the \$100,000 needed to remove gravel and dirt from the sub-station, and buy and build a tot-lot at North 8<sup>th</sup> and K. Sts. North Slope residents went to many meetings to vote for the park, vote for the name, and support Bill and Dan's efforts.

The funds were finally awarded and the long effort began to get the property transferred from Tacoma Public Utilities to the City. The plans were ready, having been decided upon by a committee of residents in consultation with Metro Parks, the managing agency – but we had no land transfer! It finally took intervention by City Manager Jim Walton to save the day by expediting the land transfer. Late in 2001, work at last began!

The Steering Committee had voted to dedicate the park to the late Valerie Sivinski, the Tacoma Historic Preservation Officer who mentored residents during the formation of the Historic District, and whose guidance and professional advice was instrumental in its formation.

“Valerie taught us our neighborhood's place in history,” says Julie Turner, leader of the historic district formation. “She believed that saving the early homes of Tacoma's ordinary people is just as important as saving large buildings. Val insisted that we in the North Slope should be grateful that we can walk in the footsteps of Tacoma's pioneers,” continues Turner.

The park was named by Tim McDonald, Valerie's husband, who chose “North Slope Historic District Park.” He generously designed, planned and paid for a memorial stone, placed at the park and unveiled at a dedication held on a sunny afternoon, June 8<sup>th</sup>, 2002.

Dozens of NSHD residents have volunteered their time and money landscaping and maintaining the NSHD Park. Most noteworthy is Nick Kristensen who donated most of the original plants, and has volunteered the greatest number of hours landscaping and maintaining the park. In addition, the NENC recently awarded NSHD, Inc. a grant to refresh the landscaping because freezing temperatures during the past 4 winters killed some of the original plants.

# Historic Design and Timeless Ways

Roger Johnson

I love this place! It feels so comfortable!

Ever hear something like this? Chances are you have and you were probably in an older building. Human affinity for some places and dislike for others is complex, but some basic reasons have been discovered. These elements can be applied to all matters of human habitat. What makes a house a structure that invites people to stay and feel good?

The North Slope Historic District is comprised of many older homes that have many of the elements that make them “user friendly” The first element that is obvious is a welcoming entry, an obvious entrance that leads people to the home's front door. A welcoming entrance also usually has a porch that is elevated so that people can sit and observe the neighborhood: a connection to the community. It is elevated to provide a small sense of distance and privacy, thus a personal space. It is your space, but is part of the neighborhood.

Once inside, the same is true: small spaces which are part of the whole, large rooms that have smaller “cozy” areas, breakfast tables tucked into a nook, an angling nook in the parlor, window seats, bay windows, groups of comfortable seating, ceilings of different height. All these places are smaller more personal nooks in a larger space. They invite you to stay, be a part of something more personal and still be a part of the big picture.

Another element that makes a space comfortable is “sameness” . Older homes have architectural features that repeat throughout the home but are slightly different place to place, visual and physical comfort and peace without boredom, comfort in the known. Make a quick visual survey in your own home and around the neighborhood for details or spaces that repeat or create places of comfort and peace.

Roger Johnson, North Slope Historic District Representative to the Historic Preservation Commission, 1999

Reprinted from the Trolley Times, Feb. 1999



## **SIX NATIONAL REGISTER DISTRICTS IN A ROW!**

The Wedge Historic District, Buckley's Addition Historic District and College Park Historic District add significant historic resources to Tacoma by being on the National Register of Historic Places.

These three districts join the Stadium-Seminary National Historic District (1977), the North Slope Historic District, (2003) and Wright Park and Seymour Conservatory (1976) that are on the National Register. Wright Park and Seymour Conservatory, while not a residential district, is on the National Register of Historic Places too, and the first one of this group to gain that honor.

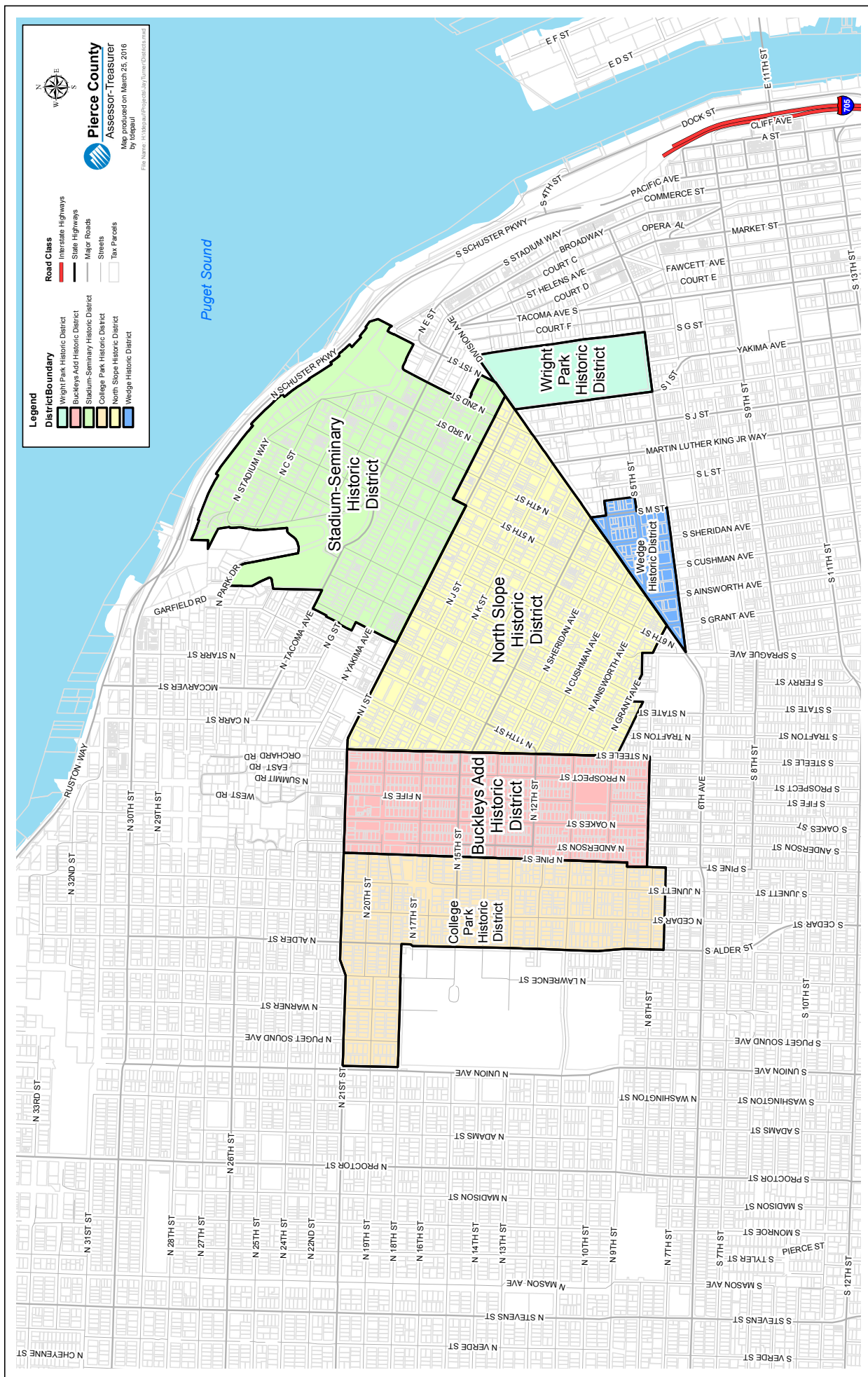
### **ALL SIX ARE CONNECTED IN ONE LARGE IMPRESSIVE GROUP!**



Tacoma City 1893 portion of map publish by J. R. McIntyre Tacoma,

Looking west with part of the Wedge Historic District on the bottom left corner. The North Slope Historic District is the triangular piece across the middle and left. Buckley's Addition Historic District is the rectangular piece west of the North Slope. College Park Historic is in the upper middle The top of the image is west of Alder St.





The table lists the area of the districts, in acres.

• Wright Park & Seymour Conservatory	27
• Wedge	34
• Buckley's Addition	118
• College Park	125
• Stadium Seminary	200
• North Slope	228

***ALL OF THE FOLLOWING CONSIST OF DIRECT QUOTES FROM THEIR RESPECTIVE NATIONAL NOMINATION FORMS.***

## **Wright Park and Seymour Conservatory**

On May 29, 1886 the Tacoma Land Company deeded approximately 27 acres of land to the City of Tacoma exclusively for park purposes. This had followed other gifts to the city, under the auspices of Charles B. Wright, then President of the Company, which were designed to transform the railroad terminus from a village into a bustling, respectable community, and to enhance the land investments of the Northern Pacific Railroad through an anticipated influx of population.

Following the philosophy of Frederick Law Olmstead, who had designed an unused plan for the city in 1873, Tacoma's residential areas were to be encased in a park-like atmosphere, and this deeded property was to become the focal point - The Park – for the residential properties which, with time, would encircle it. And it was befitting to memorialize the generosity of Charles B. Wright by naming the park in his honor. Wright never lived in Tacoma, but in Pennsylvania; nevertheless, it was he who was instrumental in choosing Tacoma as the terminus. It was he who, throughout his later life, encouraged investment in the potential future of the Pacific Northwest.

When the land for the Park was acquired, it was covered by fallen trees, stumps, and underbrush. That portion in the vicinity of the duck pond was a gulch which required thousands of yards of dirt to fill. The early work on the park must have been shaky, for at one point, when the city was in danger of losing Wright Park for failure to comply with the conditions of the deed, Nelson Bennett, architect of the famous Stampede Tunnel through the Cascades, advanced his personal funds for improvement work in the park.

Seymour Conservatory Facing "G" Street on the east side of the Park is the Seymour Conservatory. W.W. Seymour donated funds for its construction in 1907. The structure is of modest proportions, and its asymmetrical floor plan and unusual massing contribute to its picturesque quality. The conservatory consists of a central twelve-sided rotunda. The steel-

ribbed, glazed, wall structure rises to meet a twelve-sided domical vault off a ceted copper. The drum upon which the copper vault rests is comprised of a continuous series of hinged, three-light wooden sash. Two major wings, each 20 feet by 48 feet, and a central entry wing, 20 feet by 22 feet, have gabled roof surfaces which meet the vertical walks in a slight curve, thus giving the appearance of a Tudor arch configuration. The major side wings extend from the rotunda at an angle approximately 60 from the center axis of the entry wing.

The structure rests on a poured concrete foundation which rises three feet above grade. Framing consists of four-inch steel webs, between which narrow steel mullions anchor the panes themselves vertically, at twelve-inch intervals. The panes vary from 12 inches by 12 inches to 12 inches by 18 inches, and are horizontally overlapped and sealed to one another. Portions of the structure, notably the base of the rotunda to the rear, and the hinged vents at the ridge of each wing, are formed of glazed wooden sash.

## **The Wedge Historic District**

The Wedge traces its development to some of the earliest settlement in Tacoma. Although there had been native people in the region for thousands of years, European exploration in 1792 under the command of British Captain George Vancouver gave Puget Sound area names, many in honor of his crew members. The British later founded Hudson's Bay post at the mouth of the Nisqually River in 1833. The Lewis and Clark Expedition first brought the Americans along the Columbia River to the Pacific Ocean in 1805 and American explorers arrived in 1841 to chart the northern Puget Sound. In 1843 the 2,000 mile three-decade "Great Migration" began from Independence, Missouri along the Oregon Trail bringing settlers and their families, although it was not until 1846 that the United States/Canada border was officially established. As land became scarce around the Columbia River, these settlers moved outward. Eventually, Washington Territory separated from the Oregon Territory in 1853 with a population of 3,985.

## **Buckley's Addition National Historic District**

The Buckley's Addition Historic District is a rectangular-shaped residential district located in Tacoma, Washington, on a portion of land above the south shore of Commencement Bay. The area is known to most of us for its historic homes and tree-lined streets. The streets are laid out in the North-South, East-West orientation like most of Tacoma. Buckley's Addition to Tacoma, which defines the parcel layout, was filed for record on June 12, 1883. Buckley's Addition was named for the Buckley's Addition that runs through the northern part of the district. The District encompasses 118 acres.



While all of this was occurring, the Buckley's Addition Historic District maintained a clear physical proximity to the business and commercial core of Tacoma, accessible via the streetcar lines on North I St. and on North K St. The K St. Line ran along North K St. and North 11th and then crossed North Steele into Buckley's Addition at North 12th St. The neighborhood was accessible and attractive to both middle and upper class citizens. The people who built Tacoma lived here because of the easy access to motor transportation to downtown jobs.

A century ago Tacoma, like many American cities, had an extensive streetcar system. The first two lines in Tacoma were constructed in 1888 along the lengths of Pacific Avenue and Tacoma Avenue. A pair of horses pulled each of the yellow streetcars. The lines were a success from the start, carrying many passengers, and were very soon thereafter extended. From these few lines others sprang up, each emanating from Downtown Tacoma into the surrounding areas, allowing for houses and business areas to develop.

Buckley's Addition Historic District was a "streetcar suburb" of Tacoma and popular with residents, as they could easily get from home to jobs downtown, or the factories on the Tide Flats. There were three streetcar lines serving the district, one on 6th Ave a few blocks south of the District; a second streetcar line served the people to the north as it ran along North I St./ North 21st.

The third streetcar line, the K Street Line, ran through the North Slope Historic District on N K St, turned to the South on N 11th and on to the 5-way corner where N Steele, N Cushman, N 11th and N 12th all come together. From there the streetcar went west on N 12th through the middle of the Buckley's Addition to N Pine St. There is visual evidence remaining today of the K Street streetcar line.

## **College Park Historic District**

The College Park neighborhood of Tacoma is a cohesive walkable single family residential area of one to two story tall homes built primarily before Second World War, with an average construction date of 1924. Developed during the a peak in home construction and growth in Tacoma, the period between 1910 and the mid- 1930's. The area was developed and shaped by two main street car line and was at the end of the a third. It represents a typical early streetcar neighborhood of the period that grew out into the undeveloped land west of downtown Tacoma.

During the mid to late 1920's and 1930's it was also influenced by its proximity to the new site of College of Puget Sound campus, the present University of Puget Sound. During this period, the then college moved from its previous site at Sixth Avenue and Division Streets, the current site of Jason Lee Middle School (1924) to the site of pre-world war one residential development known as Rose Park (13th and Lawrence) and the Tacoma athletic fields and track used by the local YMCA.

The College Park neighborhood exhibits the full range of residential architectural styles prevalent during of pre-war and post-world war two in Tacoma. These styles are also documented in pattern books and kit home catalog of the time, but with a primary influence of Craftsman, Tudor Revival and Colonial Revival houses. Most of its residences are relatively modest structures, built for young professionals and the working class, but with a few good examples of high-style architect-designed homes and buildings.

## The Stadium-Seminary Historic District

The Stadium-Seminary Historic District in the City of Tacoma is a residential neighborhood of substantial two and three-story homes developed between 1888 and 1930. It is located northwest of the central business district on a high sloping site along a bluff overlooking Commencement Bay.

Within the district there are an early 400 buildings in an area encompassing the equivalent of 50 blocks. This neighborhood is distinguished by its exceptional quality and variety of architecture and its unusual continuity of period that is only rarely interrupted by more modern structures. It is an odd shaped district that is roughly from N 2nd to N 10th and from N 21st to the bluff overlooking Commencement Bay.

## The North Slope Historic District

The North Slope Historic District is a trapezoidal-shaped residential district located in Tacoma, Washington. The district is located on the upper portion of an area above the south shore of Commencement Bay, known to most for its historic homes and tree-lined streets. The streets are laid out parallel to the Commencement Bay water line, while the rest of Tacoma is in a North-South, East-West orientation. The District encompasses 228 acres.

The entire North Slope Historic District was settled primarily as a residential neighborhood, the same use the area has today. It contains a wide variety of architecture, from the humble bungalow, to the elegant Queen Anne mansion. The neighborhood has, for the most part, retained its street trees (mainly horse chestnut and maple), which contribute significantly to the area's historic character.

The district developed over time and it is common to find structures built as early as 1900 standing beside structures built 20, 30 and 50 years later. According to various Tacoma street maps, structures were built "sporadically throughout the area rather than showing a concentration of building in one area at any one stage of growth. Seventy-eight percent of the homes were built prior to 1930. It took an additional 25 years for another 12 percent of the homes to be added. Such a development pattern has resulted in the varied architectural style and types found on any block, which is readily apparent to the casual observer.

This property is on the  
**Tacoma Register**  
of  
**Historic Places**



Tacoma Landmark Preservation Commission

**THIS IS A CONTRIBUTING  
PROPERTY IN THE  
NORTH SLOPE  
HISTORIC DISTRICT  
WHICH IS ON THE  
NATIONAL REGISTER  
OF HISTORIC PLACES**