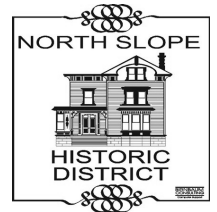




Trolley Times

Issued 4 times annually



Volume 66

Tacoma's North Slope Historic District

April 2013

Events in the North Slope!

**Mark Your Calendars Now for Thursday
April 25th - Program 7 - 8pm**

**Tacoma Police Department and Tacoma City
Council**

**Doors open - 6:30pm (refreshments provided)
Program - 7 to 8pm**

**Where: Immanuel Presbyterian Church 901 North J
St.**

Come and hear our CLO Jennifer Tehaar speak about the state of the neighborhood with regards to crime and safety from the police department perspective. Find out what steps you should take when you see a crime being committed or if you are a victim of a crime.

Meet our new City Councilman Robert Thoms. Learn about Councilman Thoms vision for his term and what type of role he sees himself playing in the North Slope.

Be Part of the NSHD Garage Sale!

It's time to clean your closets and organize your attic in anticipation of the annual NSHD Garage Sale: Saturday, July 8, from 9 a.m. to 3 p.m.

Here's how it works: Maps listing participating homes are handed out the day of the sale; shoppers won't receive the maps until 9 a.m., so you won't have any early bird shoppers.

To Participate: Fill out the form below. Attach \$5 cash or a check made out to NSHD. This fee helps cover the cost of advertising and flyers; any additional funds go toward North Slope beautification and safety projects. Contact Judy Martin with any questions.

NSHD Garage Sale 2011

Your name _____

Address _____

Where will you stage your sale? Circle one:
Parkway Alley

What one item would you like to feature in the map and advertising?
(example: baby clothes, antiques, etc.)

Mail or drop off by 7/7 (with \$8) to Judy Martin at 515 N. M St.

North Slope Board Elections

The North Slope Historic District Board of Directors chose officers for this year: co-chairmen Deborah Cade and Kathryn Longwell, secretary Julie Turner, and treasurer Tim Chen. Please contact one of the officers or any of the board members listed in this newsletter if you are interested in board activities, such as planning neighborhood activities.

Got an Idea For a North Slope Historic District Neighborhood Event?

Get in touch with board member Troy or Judy or Julie and share your thoughts. We are always looking for new and fun things to make happen in the neighborhood.



Trolley Tales – Folklore from Tacoma's North Slope

By: Karen May



Skagway, Alaska circa 1915 by F.W. Sheelor

The Tale of Two Families

Part I The Herman Richter family - The Alaska Connection

From the TPL Buildings Index - The house at 401 N. K Street was built c. 1888. Benjamin Fisher owned the house for a brief period before it became the residence of Judge and Mrs. Frank Allyn Sr. Judge Allyn died in the house in 1909 and Mrs. Allyn died here in 1926 at which time the house was sold to Herman Richter.

Part II, covering the Frank Allyn family, will be featured in a future Trolley Times in this column.

In 1997, when Peter Herpst and Tom Oswald were deciding to buy the house, they met Greg Hughes, local realtor and descendant of Herman Richter. Peter tells the story:

"When we came to look at the house, I noticed a few fairly old Alaskan mementos in a built-in china cabinet. It's not unusual to find such things in this area as Tacoma and Seattle were jumping off points for the 1898 Klondike Goldrush and Alaska has been a popular tourist attraction since that time. Later, when we were poking around the house, we met Greg Hughes, who was living in the house. Asking him about the Alaskan items in the house, he said that his family had started a jewelry shop in a little Alaskan town that I'd probably never heard of, called Skagway. I was amazed as Skagway, population 700, is my home town. E H Richter Jewelry and Curio is in operation in Skagway to this day. Herman Richter returned to Tacoma post gold rush; his son Emil H. stayed in Skagway where we knew his descendants.

We were allowed to come to the estate sale at the house before the public and were able to buy several wonderful things including a 4 foot long panoramic photograph of Skagway in the early 1900's, one of the souvenir plates from Alaska, and a typed manuscript for a book about the gold rush.

Greg's mother was out of the country and we never actually talked with her even though it was she from whom we bought the house. When Greg told her about the Skagway connection, she decided to accept our offer because she thought that 'the karma seemed right'."

The Yukon/Klondike Gold Rush lasted from 1896 to 1899. Many men, called "stampedeers," went through what is now Skagway, Alaska, on their way north.

Howard Clifford, in [The Skagway Story](#), states:

"During the early days of the rush the Herman Richter family, consisting of Mr. and Mrs. Richter and their two sons, passed through Skagway en route to Dawson City. They met with little success in the Yukon and returned to Skagway in 1904. Herman Richter took over the U.S. Hotel on Second Avenue and operated the facility until 1911 when the elder Richters returned to Tacoma, Washington. (see note below)

In 1910 the oldest of the Liddicoat girls, Frances, married one of the Richter boys, Emil H., in Skagway. Both worked in the jewelry store of P.E. Kern, and having learned the trade, opened their own store a year later. The business prospered and in 1922 they moved to the present Richter location on Broadway near Second. In 1929 they added to the store.

The Emil Richters had four children, two boys and two girls. The older son worked on the White Pass & Yukon Route for forty-one years. The younger son, Edward, became a jeweler. The two girls married and moved Outside. Emil Richter died in September 1947. Frances took over operation of the store and continued to run it until 1968 when she retired."

Note: Herman and Deana Richter returned to Tacoma with their daughter Elsie, born in Skagway in 1905.. Son Ernest E. ran the Richter Apts., 401-405 South G St. with his wife Fern.

Skagway has a historic district of about 100 buildings from the gold rush era. It receives about 3/4 million tourists annually, most of whom come on cruise ships. The White Pass and Yukon Route railway still operates its narrow-gauge train around Skagway during the summer months.



North Slope Historic District Celebrates 10th Anniversary on National Register of Historic Places

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

Jennifer Schreck,

Former Historic Preservation Office, Tacoma

April, 2003

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 pin a 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.

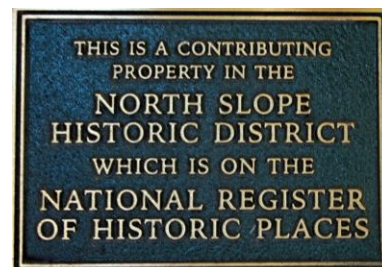
The Tacoma Historic Preservation Officer and the Tacoma Landmarks Preservation Commission are available to assist you with making sure that the work you do on your house retains the historic integrity. We can direct you to resources appropriate for restoration and rehabilitation and we can work with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



program.

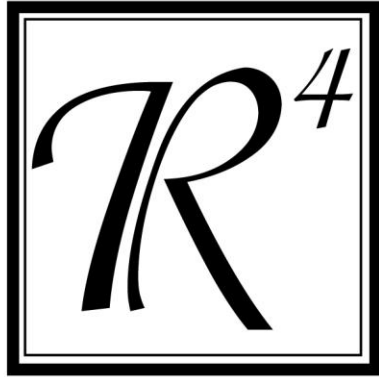
As residents of the North Slope Historic District, you deserve recognition of your dedication to historic preservation. That recognition comes in the form of placement on the Tacoma Register of Historic Places, the Washington Heritage Register and the National Register of Historic Places. You all deserve 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.



A Special Thank You To All the Trolley Times Sponsors!

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HELP WANTED FOR TROLLEY TIMES DELIVERY!

The North Slope Historic District Board recently decided to change to hand delivery of the Trolley Times, our District newsletter, from mailing it. Tough times make for tough calls, as we all know, and the Board is trying to save our dwindling funds. We hope some of you can help us get the Trolley to your doorstep four times a year.

Needed: People who can spare 30-45 minutes every three months to hand deliver the newsletter to 7 or 8 blocks in the North Slope. The newsletters cannot, by federal law, be put anywhere near a US Mailbox; that means not on, hanging from, under or inside!

Thus, the doorstep, under a mat, inside the screen, rolled up between doorknob and casing, is the place to put the newsletter. But nowhere near the mailbox!

If you would like to be of service to your neighborhood and can spare the time, please call Julie Turner at 253-383-2329, or email at juliejayturner@gmail.com



VOLUNTEERS ARE WHAT MAKE THE NORTH SLOPE HISTORIC DISTRICT SO GREAT! IF ANYONE WANTS TO BE PART OF ANY OF THE COMMITTEES, JUST CONTACT THE CHAIR OF THAT COMMITTEE AND YOU CAN JUMP RIGHT IN!

Protect Your Hands and Support The North Slope Historic District!

Before you go out and purchase utility gloves for
Working in your yard
Working on your house

Call Judy Martin for utility gloves at a fraction
of the cost you will pay in the store and
support the North Slope Historic District.

These gloves were a mis- print at the
manufacture. The North Slope is offering
these gloves for a donation of
\$2.00 pr or \$20.00 for a 12 pair package

The gloves are available in Small/Medium or
Large/ XL

These gloves are great for any type of yard
work, mowing, pruning, gardening, pulling
berry vines, landscape projects, concrete
work, roofing, painting, fence building ,
working on your car, washing recreational
vehicles, hauling wood.

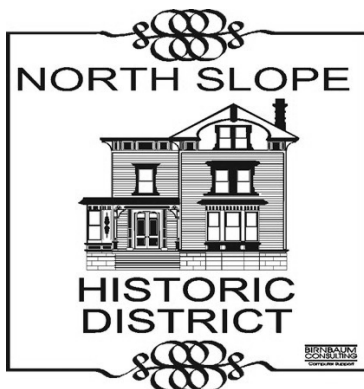
So call now and get your gloves before they
are all gone.
Make your check out to: North Slope Historic
District
Call Judy Martin 253 572 3059

Gloves will also be available at the April 25th
General Meeting



NSHD Board of Directors

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Marilynn Sabo	253-627-4735
Julie Turner, Neighborhood Outreach	253-383-2329



A Special Thank You To All the Trolley Times Sponsors!

Broadway Center
For the Performing Arts

From One Historic Neighborhood to Another Pantages and Rialto Theaters Built in 1918

UPCOMING EVENTS

Christopher O'Riley & Matt Haimovitz: SHUFFLE.PLAY.LISTEN.

Saturday, April 27, 2013 at 7:30 p.m.
Rialto Theater | Tickets: \$19 - \$54

Pianist and host of NPR's 'From the Top', Christopher O'Riley joins cellist Matt Haimovitz for an evening of contemporary and classical music.

An Evening of Comedy with Paul Reiser

Friday, May 17, 2013 at 7:30 p.m.
Pantages Theater | Tickets: \$22 - \$65

Critically acclaimed for his work on 'Mad About You', don't miss this funny guy!

Tony N' Tina's Wedding

Thursday, May 30 through Saturday, June 8, 2013 | Times Vary.
Rialto Theater | Tickets: \$66 - \$84

It's a wedding! It's a feast! It's a show?! Eat, drink and get caught up in the festivities of this all-inclusive, interactive matrimonial musical experience!



Box Office: 253.591.5894 * www.BroadwayCenter.org

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The Trolley Times for as little as \$150.
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Get Your North Slope Historic District Plaque Today

Mark your home with pride. We have a supply of North Slope plaques.

These bronze, 5-by-7-inch plaques identify your property as part of the North Slope Historic District and National Register. Plaques cost \$75 each.

To purchase your plaque, call Marilyn Sabo at 253-627-4735.

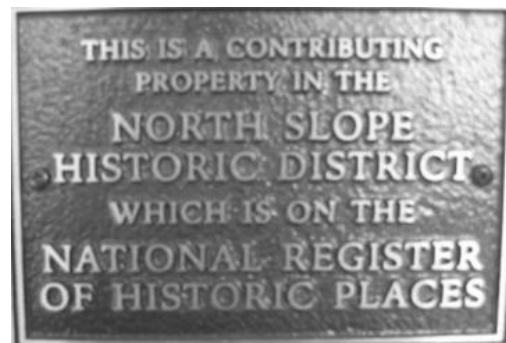
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***Don't Forget Our Great Events! Keep up with us at
www.tacomanslopeslope.com/***

Brick and Stone Pavements to be Added To Historic Register

Have you heard that blocks that pave N. 10th and N. 11th arrived here as ship's ballast? Or perhaps you've heard them called "cobblestones" or that they were laid by Chinese laborers before the expulsion in 1888? None of that's true, but the real story is more fascinating.

By 1900 Tacoma faced a serious problem that was growing worse by the day: its streets were a mess. Some things never change! The problem then was Tacoma's mostly unpaved streets. The population was booming, and new houses were going up everywhere in the city's "streetcar suburbs" like the North Slope. More people and houses meant more wagons and carriages, and even a few of those fancy horseless carriages. As a result the city's streets were a morass of mud, especially during the winter and spring rains. The steep streets were often impassible, becoming little more than gullies during the rainy months. Timber planks and blocks were tried, but they didn't last long. A locally-fired brick had quickly crumbled under horses' hooves. So, the city's Public Works department looked for other solutions.

The great solution was thought to be macadam, coarse gravel mixed with a small amount of tar or asphalt. In 1901, St. Helens and North I streets were paved with macadam. It worked well, but the ride was very rough. Riding over a macadam country road today in a car with a good suspension and rubber tires is teeth rattling at best. Imagine what it was like with iron-bound wagon wheels. Moreover, it didn't help much with hoof traction on the steep streets.

The Massachusetts-based Warren Brothers developed a new asphalt, similar to what is used today. In 1904, the city tried it on N. Yakima to great success. It provided a smooth ride and was quickly used to pave I, J and K streets. But this asphalt was far too slick for horses and mules on the steep streets. There was simply no traction.

Meanwhile, Denny Clay brickworks in Seattle had developed a hard brick that could withstand hooves. In 1905, it was used to pave Pacific Avenue as well a number of other streets, including sections of N. 3rd through N. 9th here in the North Slope. About this time, Tacoma made brick-lined street gutters a standard. But again brick did not provide enough traction for horses on the steep streets.

In 1907, the city contracted with T. J. Cannon for a solution. Cannon, also doing similar work in Seattle, used hand-carved sandstone blocks or setts from the Wilkeson quarry. The blocks were only roughly the same size, and each was given

slightly curving top. Being larger than bricks and having more surface texture, horses' hooves could get traction on a slope. Cannon was the sole contractor for a half million dollar contract, huge for its time, to lay these sandstone blocks from S. 9th to S. 23rd and other locations along major streetcar lines, including N. 10th and N. 11th. Cannon had found that local brick masons lacked the skill to deal with the various-sized stone blocks, and so he recruited stone masons from New Orleans, Charleston, Baltimore and Quebec to do this work. The pay rate was an astounding \$6/day when the usual rate for such work was \$2 to \$2.50/day.

Automobiles didn't appear in Tacoma in large numbers until after about 1915. By 1925, they would make up the majority of Tacoma's street traffic, though horses and mules would still be seen until the 1950s. As cars and trucks took over, Tacoma's brick and sandstone block streets began to be paved over with asphalt. Now only a few portions of streets and alleyways remain uncovered and many of those are badly patched. We're lucky in the North Slope Historic District to have some of the largest remaining contiguous sections of brick and block streets. We have recently nominated these sections of North 9th, 10th and 11th to be added to the city's Historical Register to ensure that they'll continue to be protected. We urge that you support preserving important elements of our city's technological past by sending an email with the subject line "Historic Pavements" to landmarks@cityoftacoma.org or mail to Landmarks Preservation Commission, 747 Market Street Floor 3, Tacoma, WA 98402. All written comments must be received by [Friday, April 26, 2013](#).



**Tacoma North Slope Historic District
1510 North 9th St
Tacoma, WA 98403**