

August Program Features Our City Councilman



Come and meet our City Councilman, Robert Thoms, at NSHD's general meeting on August 21st. Mr. Thoms will be speaking about neighborhood issues and how various City departments can

help us make our neighborhood more livable.

JOIN US!

August 21st, at Immanuel Presbyterian Church's basement meeting room, entrance on North 9th Street.

Coffee hour is 6:30 and the program starts at 7 pm.

Mr. Thoms was elected to represent District 2 in last November's election. He had already been active in helping the NSHD Board with several issues and projects because he was selected to finish out Jake Fey's Council seat when Mr. Fey was elected to the Legislature in 2012.

Mr. Thoms has more than 20 years experience representing both private and public interests, as well as serving in the military and on the staff of Senator Maria Cantwell. He is currently a Commander in the US Navy Reserves, serving as a Commanding Officer in the Navy's Information West office.

He and his wife Beth live in Tacoma and are parents of two young children.

Streetlight Wire Update



In the Feb. issue of the Trolley Times, Carrie McCausland, MAC Communications Specialist of the City of Tacoma, wrote about streetlight copper-wire theft. Residents were asked to recognize likely copper-wire theft targets, such as streetlight access boxes and underground junction boxes, so you could keep an extra eye out for problems.

Tacoma Power is becoming active in preventing theft by installing locking lids on the junction boxes located in parking strips. Maybe you have noticed them - they are bright shiny metal covers used in

place of the older concrete covers. If you see anyone messing around with these new covers don't hesitate, **call 911.**

Let's catch these thieves! They are still out there, working away at stealing thousands of dollars from Tacoma Public Utilities.

Read the original article <http://tacomanorthslope.org/trolley/archives/2014-02%20February.pdf>

Why Replacing Wood Windows is a Costly Mistake

by Jeff Williams

[The following article has been edited to fit the Trolley by permission of the author. Mr. Williams, a member of Tacoma's Landmarks Preservation Commission, is a long-time restorer of historic homes. We thank him for allowing us to publish his article on the value of saving wood windows.]

In Tacoma, and across the country, many home owners believe vinyl windows are an inexpensive solution to replacing deteriorating, wood windows. But, we now have evidence that the replacement of wood windows is a costly mistake.

I think most will agree that original wood windows are important architectural features in any historic structure. They are the "eyes" of the building. They convey a sense of craftsmanship and detail that cannot be achieved with substitute materials. In my experience with renovating and selling historic homes, I find that buyers are willing to pay a premium for an older home with well-maintained, operational original wood windows over those with vinyl replacement windows. I cite the fact that the majority of my restoration projects involve removing vinyl siding and inappropriately-sized vinyl replacement windows.

I believe that windows are replaced by homeowners if they begin having **operational problems**: they stick or rattle, latches break, glass is broken, sash cords break and the windows have to be held open with a stick, let in outside air, or need to be painted. However, these problems are the simplest, most cost-effective to fix. More often than not, wood windows can be easily repaired to operate correctly and last another hundred years.

Here are just a few of the problems associated with **vinyl windows**:

1. While it's true that they don't require painting, they are not a rigid material like wood, thus they shrink in cold weather, and expand in hot weather. Vinyl begins to soften and distort at 165 degrees Fahrenheit (a temperature that's easily reached in the space between a window and drapes on a sunny day). And though all windows expand and contract with temperature changes, vinyl expands more than twice that of wood. It expands seven times farther than glass with each degree of temperature. This causes the seal between the vinyl framework and the glass to fail. The problem increases with the size of the window; the bigger the sash, the sooner it fails.

2. Vinyl windows have only been around about 20 years. Will they survive for a hundred? No one knows, but stud-

ies prove that many of the windows installed since the early 1980s are failing at an alarming rate.

According to the International Association of home inspectors, vinyl windows are expected to last between 15 and 20 years. To make matters worse, vinyl windows can't be repaired.

3. A big selling point of vinyl windows is double or triple glazed (insulating) sash (two or three panes of glass). These units are manufactured with desiccant-filled spacers between the glass panes and sealed on the outside with butyl rubber or silicone. All insulated glass units eventually fail because no sealant stops all moisture penetration. Eventually the desiccant absorbs all it can, and the window becomes cloudy, forever.

Conventional wisdom indicates that only marginal heat loss is recovered using insulated glass. As much as 85% of air infiltration (or heat loss) is around the edges of the sash, not through the glass. Energy savings realized by replacing single-glazed windows with insulated ones seldom justifies the replacement cost. Another study indicates it would take more than 50 years to recover the expense; and with an average expected life of 25 years or less, insulated glass units hardly make economic sense.

4. Consider the overall energy efficiency. According to a study by Preservation Green Lab issued in October 2012, **a single glazed wood window with a fitted storm window reaches 92% of the efficiency of a vinyl window**. Plus wood lasts 6-8 times longer than vinyl, so the small gain in energy efficiency is lost in replacement cost.

According to Mark Huppert, technical director of the Preservation Green Lab, "a number of existing window retrofit strategies come very close to delivering the energy benefits of high-performance replacement windows – at a fraction of the cost. From weather stripping and sealing, to installing exterior storm windows or interior cellular shades, almost every retrofit option offers a better return on investment than outright replacement.

My rule of thumb is the 50% rule. If a window sash is less than 50% deteriorated, it probably is cost effective to repair. If more than 50% deteriorated, replace it with a new wood sash window that matches the existing window.

You may contact Jeff at: 253-303-1135

Trolley Tales

Folklore from Tacoma's North Slope

By Karen May

Surviving The Panic

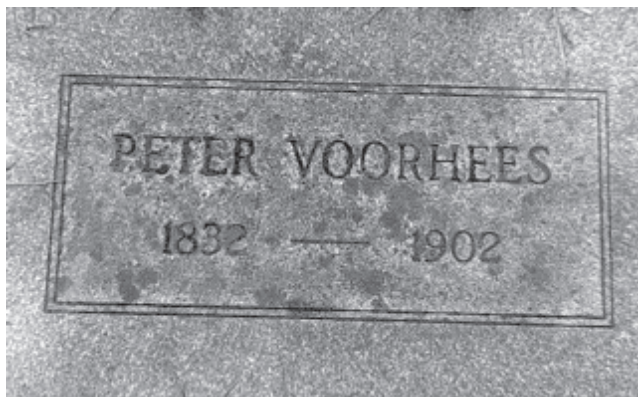
The Panic of 1893 was a major economic crash, or depression, and Tacoma felt its full effect. Following is a story of one family in the North Slope. In 1859, Peter Voorhees, 27, from New Jersey, married Mary Ann (Molly) Lloyd, 20, from New York. According to Peter's obituary, the young couple soon moved to "the then new state of Michigan and settled in Detroit. He first engaged in the grocery and then in the general commission business, and then, with Peter Henkel, under the firm name of Henkel & Voorhees, built a flouring mill, which in succeeding years became a prosperous institution. Mr. Voorhees was a practical miller and probably no one in his time understood the flour-making business better than he. He traveled widely in connection with this industry and was prompt to observe improved methods of conducting it, as well as all progress in milling machinery. Being naturally of a studious as well as observing nature, he was one of the most practical and energetic men of his time. He knew his calling thoroughly, not only in detail but had a grasp of its theory. He was among the first to adopt new improvements of value, and when the new roller process began to supersede the old millstone he was quick to adopt it. During the later and busier years of his active life he was probably as well known



517 N Sheridan

and influential among the milling men in his state and in all the Northwest as any members of the trade."

In 1890, Peter, Molly, and their five adult children moved to Tacoma, a booming railroad town, and lived in newly built Queen Anne style apartments at 805 N. I Street (later known as the Biltmore Apartments). A.F. Albertson, banker and businessman, also from Detroit, married Peter's daughter Martha Lloyd Voorhees, and they lived there for several years. Peter and a new partner built a flour mill named Voorhees and Drake. Two daughters, Alice and Mary (May) were at home, while two sons, Henry Disbrough (Harry) and Martin worked at the St. Paul and Tacoma Lumber Company. Martin was also a bookkeeper for Voorhees & Drake. After the Panic of 1893, Peter left the business and (according to his obituary) "devoted himself to his books, his family and his garden, of all of which he was very fond. With very quiet habits and much attached to his home, he never became widely acquainted in this city, but those that knew him became much attached to him because of his companionable nature, genial disposition and rich fund of information he possessed and placed at the disposal of those that could profit by it." He was a Mason and attended the Presbyterian church regularly. In 1895, Peter, Molly and their children moved to 517 N. Sheridan



Street. One may guess that its gambrel roof may have reminded Peter of his Dutch heritage. (Martha and her husband moved to 823 N. I in 1900, and in 1914 purchased a fine home at 619 N. I Street). Peter passed away at home of a heart attack in 1902, and Henry D. was killed in June 1903 by a runaway train car at the Kapowsin Lumber Company where he worked and where Martin was a partner and treasurer, and very successful in the business. In November of 1903, Martin passed away after a brief illness. Molly and her two daughters remained at home until 1905, when the house was sold. Mary Ann (Molly) Lloyd Voorhees remained in Tacoma until her death in 1915.

FREE TV From a Digital HDTV ANTENNA

The following is a summary of how to obtain FREE TV in the NSHD. Request a complete "how to do it" by sending an email to jayjulieturner@hotmail.com

I wondered, with cable prices going up and up, if it was possible for us to get good television using a new over-the-air, digital antenna. The quick answer is yes. With the right antenna in the right location it is possible to receive top quality FREE TV!

Over 40 channels are available include ABC, CBS, NBC, FOX, ION, CW, and PBS with many of them in HDTV. In addition there are stations that run old movies and old sit-coms.

There are some stations that are just not there at all, including A&E, CNBC, HBO, ESPN.

TV towers servicing the NSHD are located in the hills near Bremerton, Seattle and North Bend; all about 30 miles away. An antenna must be able to "see" all three towers. The best place to put an antenna in your house is as high up as you can, and facing north.

Not all antennas are alike. Make sure you get one of the newer ones designed for digital TV. The new digital antenna is not large at all, about 14 x 14 x 1/2. I purchased an antenna called the "Leaf 30", made by Mohu.

Antennas are available on amazon.com, and in many local stores. These antennas are designed for indoor use and we ended up placing our antenna in a 2nd story bedroom window facing north. With this location we received all available stations.

Want to read the full report? Request it from Jay Turner at: jayjulieturner@hotmail.com



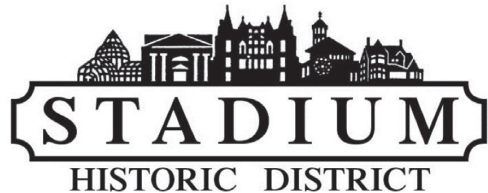
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Sponsor's Corner

Each issue of the Trolley will highlight one of the sponsors of the newsletter. This issue it is:

Turn Key Real Estate

Located at the corner of North 13th and North I Streets, the northwest corner of the North Slope Historic District, Turn Key's aim is to get to the heart of the needs of home buyers and sellers. President and Designated Broker, Craig Tuttle, says he founded Turn Key Real Estate, Inc., in 2003 with a passion and the vision to share the beauty of what Tacoma's homes have to offer.

Born and raised in Tacoma, Craig truly knows what it means to live, work, and own real estate in Tacoma. With more than 25 years of experience, he is knowledgeable in all aspects of the real estate industry and is dedicated to providing the finest services available.

Craig is also the proud owner of the buildings on North I St between North 13th and North Steele Streets, whose tenants include Dave's Meat and Produce, Sammy's Pizza, Zynergy Spa and Massage, and Mis Amigo's Learning Center. Craig has always been an avid supporter of small businesses. He welcomes your support of these local businesses.

Got Graffiti?

If you're looking for it, you can find graffiti everywhere, including on street signs, utility poles, fire hydrants, fences, garage doors, trash bins, etc. Now, the City has made it easy to do something about it.

By directing your browser to <https://www.cityoftacoma.org/CityQA/> to get to the CityQA page, then selecting "Make a Request," your browser will display a list of city services you can request.

Scroll down the page, click on "Graffiti," and fill-out the online form. Attaching a digital picture of the graffiti to the form helps the city determine who did it (e.g., a tagger, a graffiti artist, a gang member marking territory, etc.). If you want to help but prefer to use the phone, call (253) 591-5001.

Geoff Corso, Beautification Committee

We Cleaned-Up on June 14th!

On June 14th, North Slope and Stadium neighborhood residents disposed of 14.61 tons of refuse at a Clean-Up Day supported by the City's Neighborhood and Community Services and Solid Waste Departments. Neighborhood volunteers donated time, food, trucks and labor as well.

Tacoma School District contributed a parking lot at Jason Lee Middle School, and 190 people streamed in to dispose of lots of junk – and some good stuff, too! There were 137 tires disposed of for free. What a bargain!

Thanks to all the volunteers from the NSHD Beautification Committee.

Geoff Corso, Chair, NSHD Beautification Committee



Drive home the savings.

Wendi Thomas CLU, Agent

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Give a Book, Leave a Book

By Bernard Bates



On Mother's Day, 2014, we poured a concrete foundation to support a wooden post.

The post would ultimately hold our **Little Free Library**, a doll house size (and shaped) container for free-used books.

The idea behind the little library is to **"Take a book, Leave a book"**. The goal is

to create a neighborhood lending library for the exchange of books, videos and magazines.

This "peer-to-peer" book exchange idea stemmed from a memorial Todd Bol of Madison, Wisconsin constructed for his mother in 2009. His little boxes caught on and soon were popping up everywhere in Madison. Along with Rick Brooks, of the University of Wisconsin, Bol organized a social exchange network and set a goal to encourage the sponsorship of 2150 boxes (the number of lending libraries built by Andrew Carnegie from 1883 and 1929).

By 2013 there were 15000 boxes in all 50 states and over 40 counties.

There are three libraries in the North Slope boundaries at this moment, and one between 3rd and 4th on Yakima, (officially not the North Slope, but close enough to be counted as a neighborhood box). The three North Slope boxes are in front of our house (819 N. J Street), in front of the Immanuel Presbyterian Church main office on J Street, and one on N. 8th between K and L Streets.

Registering your library with littlefreelibrary.org gains you a charter number and a spot on the national map of boxes, but official stewardship is not necessary. You can nail a crate to a post and start a book exchange of your own this afternoon.

People are always stopping by our box, and we've had nothing but positive feedback since we "opened our doors". I've talked to neighbors at Immanuel Presbyterian, and they report the same reaction from members of their congregation. The sincere smiles of the borrowers and contributors are more than reward enough for the time invested in this project.

If you are interested in more information about Todd Bol's organization, please visit: <http://littlefreelibrary.org/>.

Homemade Root Beer Anyone?

One day I was browsing in an old advertising recipe book, dated 1916, from Fleischmann's Yeast. One of my granddaughters wanted to make something. Wouldn't you know she would spot a recipe for Root Beer, something I was not inclined to attempt.

However, I thought some of you might like to try making a special treat for upcoming Labor Day celebrations, using this 1916 recipe. Let me know what happens!

By Julie Turner



ROOT BEER

1 cake FLEISCHMANN'S YEAST	5 gallons fresh water, not too cold
1 bottle root beer extract	4 pounds granulated sugar

In extremely hot weather use one-half cake of yeast. Dissolve the sugar in the water, add the extract, then the yeast thoroughly dissolved in a little water, mix well and bottle immediately, using strong bottles or jugs, and tie the corks in securely. Set in a warm place thirty-six to forty-eight hours; in cold weather, a little longer. Then remove to cellar or other place of even temperature, but do not put it on ice until a few hours before using.

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NSHD Board of Directors

Calendar of Events

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Kathryn Longwell, <i>Co-Chair</i>	253-627-0423
Jean Hoard, <i>Treasurer</i>	253-272-7222
Julie Turner, <i>Secretary</i>	253-383-2329
Judith Martin, <i>Programs/ Fundraising</i>	253-572-3059
Erica Nelson, <i>Safety</i>	253-202-5595
Marshall McClintock, <i>Hist. Pres./Public Works</i>	253-627-4408
Geoff Corso, <i>Beautification/Parks</i>	253-627-4408
Amber Bailey	206-898-8686
Jarett Bailey	206-510-8457
John Butler	253-627-3379
Gary Johnson	253-267-4475
Gyda May	253-495-1872
Karen May	253-779-0160

August 5 — National Night Out

August 21 — Program: Coffee hour at 6:30, Program at 7 pm, Speaker, Robert Thoms, Tacoma District 2 Councilman.

November Elections: Volunteer for the NSHD, Inc Board of Directors. Help to organize and present programs and Activities. Election to be held promptly at 7 pm, Nov. 20, 2014. More info? Call Judy Martin, 572-3059

November Program — To Be Determined

