

GOOD NEWS FOR NSHD ON ZONING

By Marshall McClintock

NSHD's zoning category will soon prohibit the conversion of historic contributing houses into duplexes or triplexes. After the public hearing on residential infill, the Planning Dept. staff substantially modified the proposals as they affect historic districts. We now await passage of this year's update of Tacoma's Comprehensive Plan, which includes the new infill changes, by the City Council.

While the NSHD and the Wedge were not wholly removed from the infill proposals as we had requested, we did get most of what we wanted and then some. So, the NSHD, Inc. Board decided to accept the new proposals rather than ask to opt out entirely and give up the substantial new gains. Our zoning, HMR-SRD, will now be stronger than it was before the changes.

Here are the details:

1. The HMR-SRD definition is restored, primarily the deleted line about encouraging but not requiring conversions to original uses.
2. All duplex/triplex conversions are limited to non-contributing buildings in historic districts. The Planning Commission accepted the principle of preventing the conversions of contributing houses in historic districts, which virtually eliminates them. This is a major improvement over our current situation, where all houses are subject to a request for conversion by asking for a Conditional Use Permit, which may or may not be granted. Our 700+/- historic houses are out of consideration for conversions.

It is much better to take this change than to keep the old version of our zoning.

3. The small-lot development lot-size minimum is restored to 4500 sf. However, half the alley area can now be used in the lot size calculation as it is now in all zones except SRD zones.

Since historic districts have tight restrictions on demolition, sub-platting an existing lot into two buildable lots is greatly reduced. The existing house must be positioned just so on the lot for any sub-plat to occur. In the NSHD, there are only about 15 lots where a sub-plat is possible. We've not had any small-lot sub-plats within the NSHD since they were allowed here about 10 years ago, and we don't see the extra alley area as a significant change.

New construction so far in our District has been either on standard buildable lots or on buildable lots that existed prior to 1953 when zoning was implemented. Thus this change is arguably a wash for us, but a plus is that further review of sub-plats will now be required. (See #5 below).

4. Detached Accessory Dwelling Units, DADUs, are temporarily limited to

(Continued on page 2)

NOV.19th PROGRAM FEATURES HOLIDAY FOOD, ACTIVITIES AT STADIUM BUSINESSES

Join the NSHD Board and neighbors for a social evening of treats, coffee and conversation about holiday activities and food, presented by the Stadium Historic Business District. The NSHD is fortunate to include the Stadium Business District Association, North Slope Coffee House and Stadium Thriftway among the sponsors of the newsletter, The Trolley Times. The Stadium businesses all have holiday plans to share and ideas for food and drink for the holidays, as well as the annual Dickens Festival held there on December 5th.

Come and relax among friends, bring a neighbor, chat with Board members, catch up on what's going on in NSHD. Questions? Call Judy Martin, 572-3059.

November 19th, 7 pm, Immanuel Presbyterian Church Basement, Entrance on North 9th. Board Elections first, then the social evening begins. Come and enjoy!

(Continued from page 1) **Zoning**

only one across the historic districts, in the Pilot Infill Project. That's good for as long as the pilot project lasts. Negative impacts on neighboring backyards must be considered, and notification given to neighbors within 100 ft. radius for comment on any proposed DADUs.

However, some major questions still need to be addressed about DADUs if more are allowed after the pilot. We will need to look closely at what is proposed after the pilot study is completed. **DADUs will be on our to-do list.**

5. The Landmarks Preservation Commission (LPC) will have a much expanded role regarding conversions and small-lot development. LPC will review all requests for conversions and sub-plats in historic districts to ensure there are no negative impacts to the historic character of house or district. LPC will also tighten the design review standards for new construction in historic districts.

These positive outcomes of our efforts would not have been possible without all of you, especially those who showed up at the public hearing, signed the petition, and sent in comments. Thank you for helping accomplish the goal of protecting our historic neighborhood and its architecture.

**Merry Christmas from your Old Fashioned,
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**Receive \$10.00 OFF
When you pre-order your
All Natural Painted Hills
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6LB. Minimum

*Valid only at Stadium Thriftway.
May not be combined with any other offer.
One coupon per household please.

Please present coupon to our Meat Department Staff at time of order.

Effective December 14th-31st, 2015.

\$10.00 off is redeemable at time of purchase.

VC#1655



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Please present coupon to our Meat Department Staff
on or before November 25th, 2015.

\$10.00 off is redeemable at time of purchase.

VC#1655

NSHD BOARD ELECTIONS ON NOV. 19th

 Our neighborhood organization, NSHD, Inc. is an all-volunteer group of property owners in the North Slope Historic District. Each year the Board elects a portion of its membership to serve two-year terms.

The group of 12-16 people meet quarterly, or more often if needed, to discuss and plan activities and programs for the good of our neighborhood residents.

There are committees formed to concentrate on needed areas, such as Communication, Programs, Beautification, Public Works/Historic Preservation, Neighborhood Outreach, and Safety.

To volunteer for the Board, just call the Election Chair and say you are interested. On Nov. 19th, you will introduce yourself to those at the meeting, and tell a bit about yourself and why you'd like to help on the Board.

We'd love to have you! Nov. 19th, 2015, 7 pm sharp, because this happens before the program, which begins about 7:15 pm.

Judy Martin, Election Chair, 253-572-3059



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NEWS FROM THE NSHD THAT YOU CAN TRUST

1. **Trolley Times** is supported by sponsorships and delivered to your front door 4 times a year. The current issue can always be found at on our web site at tacomanorthslope.org/newsletter.php.

2. **The NSHD web site** is: tacomasnorthslope.org and contains up-coming events, a list of board members, all issues of *Trolley Times* that have been printed, plus a big library of articles published over the past 20 years.

3. **North Slope News** is an infrequently sent email about NSHD current events. The next issue of the *Trolley Times* is announced this way. This information is only sent via email to those who want it. To add your name to the email list, visit our homepage at tacomanorthslope.org.

4. **North Slope Neighborhood Watch** is a subscription email with information regarding crime and safety. Sign up on NSHD web site under Community.

5. **Board Members** have information. Their names and phone numbers are found on the NSHD web site at tacomanorthslope.org/contact.php

TROLLEY TALES

Folklore from Tacoma's North Slope

By Karen May

In a former Trolley Tales column, featured was a converted garage on Division and North L, now known as Frisko Freeze. About ten years prior, another garage building near the North Slope became the home of the *Tacoma Little Theatre*.

The original structure of TLT's facility at 210 North I Street was built in 1913 to repair automobiles. It was listed in the 1914 city directory as Tacoma Electric Garage. In 1919, the Tacoma Daily Ledger mentioned the Tacoma Gas and Electric Garage several times, with photos. The business expanded and became Tacoma Motors.

In October of 1918, a group of civic-minded community members founded the Tacoma Chapter of the Drama League of America. While Tacoma Little Theatre's first fully realized production was not until December of 1919, a production of G B Shaw's "You Never Can Tell," the time from 1918 to 1919 was filled with classes, play reading and study. One of TLT's first performance venues was the First Congregational Church at 209 South J Street. Other locations included the Annie Wright Seminary gym and the Slavonian Hall in Old Town.

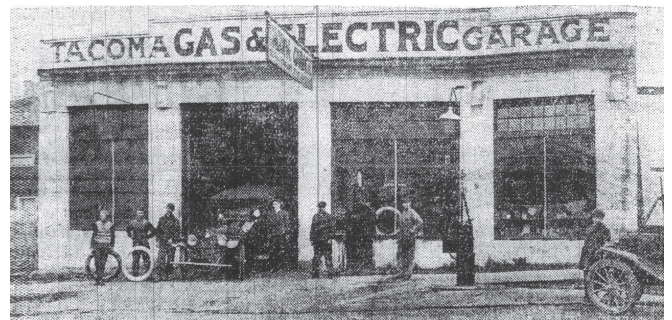


The Tacoma Motors property was purchased by the Tacoma Drama League in 1940 and converted into a theater by architects Silas E. Nelsen and Charles T. Pearson. Harold Mann told: "On November 1, 1939 the property was purchased from Mrs. Ella Maxwell on contract. A contract was also entered into with the County Treasurer to assume the back taxes, as a consideration of the purchase price. Improvements began at once, some of the work being done by volunteers, some by contractors who themselves contributed much material. The building was an unused, very dirty old garage, requiring extensive remodeling. Improvements consisted of a trussed roof, a revolving stage, dressing

rooms, heating plant, lavatories, and special wiring for productions. Used seats were secured from the University of Washington." TLT's turntable was installed during the 1940s using surplus parts from a U.S. Army railroad roundhouse. While much of the early hardware has been replaced over the years, TLT maintains its 32' motorized turntable as a unique feature of the stage.

The first performance in the "new" facility at 210 North I Street was Maxwell Anderson's "Knickerbocker Holiday," which was also the first musical production presented by TLT. Later supporters of the theater, and actors, included mayor Harry P. Cain and his wife, Marge. Except for pauses such as the Great Depression and World War II, the TLT has continued to the present.

Tacoma Little Theatre closed their 96th season in June 2015 with one of the best known musicals of all time, CABARET.



TRY IT OUT! TACOMAFIRST 311

By Georgia Daniels

The City of Tacoma has replaced Tacoma CARES with an easy to use service called **TACOMAFIRST311**. It is a service provided by the City to assist citizens with more than 70 types of requests, and the answers to more than 700 frequently-asked questions.

TACOMAFIRST311 allows citizens to dial 311 from a landline or mobile device in order to receive answers and services that include, but not limited to, tenant-landlord questions, homeowner assistance programs, TAGRO, code enforcement, city licenses, fire safety and parking laws. It also covers municipal court and police/fire services - **anything** not related to 911 emergency calls.

Also, there is an easy to use website at <http://www.cityoftacoma.org/tacomafirst311>. It will allow you to submit and track your requests for City services online. If you prefer a face-to-face interaction, there is a receptionist in the Tacoma Municipal Building located at 747 Market Street, second-floor, called the Tacoma First Customer Support Center.

The Customer Support Center and the 311 hotline are meant to help people find the right offices and forms and to avoid frustration. The purpose is to help. Try it!

TACOMAFIRST311 has a mobile app that can be downloaded to your phone free of charge. For Android users: cityoftacoma.org/311appAndroid. For iPhone or iPad users: cityoftacoma.org/311appApple.



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North Slope Year to Date by the Numbers!

High: \$580,000 Average Sq Ft: 2,288

Low: \$155,000 Average \$/ Sq Ft: \$140.59

Median: \$295,000 CDOM: 63

News Around the NSHD



Rainfall Might Require Storm Drain Help

Picture shows flooded intersection of N. 9th and N. J. St. during downpour on the afternoon of Oct. 10th. The rainwater poured down N. 9th and down N. J., flooding around the traffic circle, and overloading the storm drains. The torrent rushed down N. 9th, causing flooding of N. I St for a least an hour, and diversion of cars and emergency vehicles.

This winter, please help clean storm drains near your home to avoid flooded streets; Bryan Johnson, who lives on the corner, was soon out with his rake to clear the 9th and J St. drains. Thanks to his efforts, the water rapidly drained from the J. St. circle. (Picture by B. Johnson.)

Living Hope Care Center Drops Appeal of Permit Changes

In August, LHCC dropped its appeal of denied permit changes, and agreed to check backgrounds of residents, using NCIC data. The background checking fulfills one part of the Conditional Use Permit, requiring no residents with a violent felony background. The other disputed part of the CUP is the requirement to have no resident currently under DOC supervision. Enforcement of the CUP is a complaint-based system, so we will need to stay alert to developing problems so they can be reported to the owner, and keep the CUP enforced. At the September Dispute Resolution Committee meeting with neighborhood residents and LHCC staff, all agreed to work on monitoring residents' activity in the alley.

Land Use Density Change Included in 2015 Comprehensive Plan

NSHD's request to change the land use density charts in the Comprehensive Plan to match the current zoning (HMR-SRD) is included in this year's update. When the plan is passed by the City Council, the density charts will show the single-family category, the same zoning category as HMR-SRD. For more information on this, see the May issue of the Trolley, which can be found on the "Newsletter and Articles" page of our [website, tacomanorthslope.org](http://www.tacomanothslope.org)

National Register Plaques Available

The plaques noting the National Register designation for the neighborhood are bronze, 5x7 inches, and identify your property as part of the NSHD and National Register of Historic Places. The cost is \$75, including tax. To order your plaque, call Karen May at 253-495-1872 or by email at klmay@harbornet.com

We Cleaned Up!

On August 8th, the City of Tacoma's Neighborhoods and Community Services Office, Tacoma Public Utility's Solid Waste Division, Jason Lee Middle School, and the North Slope Historic District Beautification Committee held a clean-up for several neighborhoods to dispose of refuse for free. Many NSHD volunteers donated food, drinks, pick-up use and labor. Over 185 of our neighbors disposed of 18.44 tons of garbage. By popular demand, the NSHD took reusable building materials to EarthWise Architectural Salvage and donated them. Thanks are due to all of the volunteers from the NSHD.

Read the recent News Tribune article about the drop in residential burglaries in Tacoma. <http://www.thenewstribune.com/news/local/crime/article39815229.html>

From The Archives

Taken from the National Register

The Dutch Colonial house at 824 N. K St was designed by the prominent Tacoma architecture firm of Bullard and Hayward, circa 1893. It was the home of Charles and Nellie Drury; Charles owned and operated a tailoring business.

Drury was born in Lincoln County, England in 1866. At 16, he arrived In the United States, having apprenticed as a tailor beginning at age 12. He settled for two years near Minneapolis to farm, then moved on west to Tacoma circa 1884.



After his arrival in Tacoma, Charles Drury started his own tailoring business. The business soon grew to a point where he opened additional shops in Seattle and Portland. The In 1892 he married Nellie B. Rand, of Iowa, and had a house built at 824 N. K. ST.

The Drurys loved to travel, and the couple went 16 times across the Atlantic to buy stock for his tailoring stores. They toured the world, and Charles enjoyed telling stories from his travels. An article notes, "In one journey over the sea, they toured England and countries on the continent, covering 5,550 miles with their motor car."

Drury served on the Tacoma School Board from 1902-1906, and helped to plan the renovation of the old, unfinished hotel into Stadium High School. Nellie Drury was very involved in the First Methodist Church, and was a member of a local chapter of the Daughters of the American Revolution, as well as the Fine Arts Studio Club.

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ARTICLES OF INCORPORATION DEFINE NSHD PURPOSE

By Julie Turner

The North Slope Historic District, Inc. was incorporated in December of 2003 as a tax-exempt corporation in the State of Washington, with a main purpose to preserve the history of the neighborhood. Prior to this time, the group had operated as a loosely-organized neighborhood organization.

The Steering Committee of the then North Slope Historic District decided on the purposes or goals and are partially quoted here:

“Section 1. Purposes. The purposes for which this corporation is formed are exclusively charitable, scientific, or educational and consist of the following:

- ◆ *Preserve the District’s history*
- ◆ *Promote Community welfare and neighborhood interaction*
- ◆ *Engage in community development, maintenance, and beautification*

A big part of accomplishing the first one above, is encouraging preservation of the historic architecture of our homes by following the Guidelines of our Historic District. The guidelines are based on National Park Service’s rehabilitation standards for historic structures. The Board is dedicated to spreading the word to check with Landmarks before doing exterior work so an owner can be sure the work meets the rehabilitation standards. Call before you hammer!

It takes each owner of an historic home complying with this mandate to ensure the architectural integrity of the District remains intact. Keeping the exterior architecture of our houses as original as possible preserves our investments in them - and preserves the history of a piece of Tacoma.

You can find the complete list of the Standards for Rehabilitation at the website below; scroll down to “Other Stories and Reports.”

<http://tacomanorthslope.org/library/archives.html>



The Trolley Times is a quarterly publication of the North Slope Historic District, Inc., Tacoma, Washington

Editor, Communications Committee Chair, Julie Turner: juliejayturner@gmail.com

For more information about NSHD, Inc. and a list of the Board of Directors, consult our website: tacomanorthslope.org

Contact Information may be found at tacomanorthslope.org/contact.php

STADIUM
HISTORIC DISTRICT

Dickens
Festival at Stadium

Saturday December 5th
Horse and Carriage Rides to the Conservatory and Entertainment throughout the District.
DickensFestival.net

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