



Trolley Times

North Slope Historic District Inc. Aug. 2017
501(c)(3) Organization Volume 83

AUGUST PROGRAM FEATURES CITY MANAGER

On August 24th, NSHD, Inc. will host Tacoma's new City Manager, Elizabeth Pauli. Please come and meet her, welcome her to our neighborhood, and hear her vision of what Tacoma needs, now and in the future.

Ms Pauli was Interim City Manager when she was tapped to serve as City Manager in May, 2017. She became the first woman to hold this position in Tacoma when she was appointed. She joined the City Attorney's office in 1998, and was named City Attorney in 2005. Ms Pauli lives in Tacoma, and knows the City and its government well.



Elizabeth Pauli

Come to the meeting on August 24th, Immanuel Presbyterian, 901 N. J.
Basement Meeting Room, Entrance on North 9th St.
Coffee Hour at 6:30, Meeting at 7 pm.

Free Clean-up Day Saturday, August 12th

Time to clean out the garage, basement and storage shed of that collection of unwanted stuff.

Tacoma Public Utility (TPU) residential solid waste customers, who own or rent a **single-family home or duplex in the NSHD**, are invited to dispose of items that *don't fit* in the garbage or recycle bins. **Bring** electronics, lawn equipment (empty fluids first), tires, carpet, furniture, exercise equipment, metals, barbecues (no ashes or propane tanks), strollers, etc. *Shredder for documents will also be provided.*

DO NOT BRING materials from a business, apartment building or construction site; vehicles of any kind, truck canopies, boats, trailers, riding mowers; animal carcasses; hazardous materials; liquids; dirt, sod, etc. or regular household garbage.

To volunteer, or request help transporting items, contact Geoff Corso at (206) 334-5202. Our helpers cannot pick up oversized or heavy items without help. Please use Call-2-Haul for things too heavy or cumbersome for two men to load. Call (253) 573-2468, for a pick-up or for information.

Questions? Contact Cindy DeGrosse at (253) 591-5026 or Alex Gibilisco at (253) 591-5693 at the City of Tacoma Neighborhoods and Community Services.

Goodwill or St. Vincent de Paul will likely be onsite to accept re-salable items.

Free Clean-Up Saturday, August 12th

10am-1:45pm
Jason Lee Middle
School Parking Lot

**ID required: Bring driver's
license or recent TPU bill**

Group Painting Curbs as “No Parking” Reminder

A group of NSHD residents worked on a project with the City's Public Works Department and our Council Member Robert Thoms. They painted intersection corners red to remind drivers to park in compliance with Washington State Law. This will improve visibility for pedestrians, cars, and cyclists as they approach the intersections.

The selection of corners was driven by the need for safer pedestrian crossing of North I St. Sight visibility is the real issue at all corners, which led to reminding cars to park legally at corners. The group also has a request in to Public Works for a crosswalk along North I St.

The starting point was the intersection at N. 4th and I St., a high-accident intersection. The group edged, cleaned the curbs, and then painted the four corners “fire engine red.” Curbs were pre-marked by the City PW Engineering Dept. PW also supplied a supervisor for the work, who gave tips for quality work on curb painting and put out cones in the street for worker safety.

With all corners on North I St. from N. 3rd to No. 6th painted, the group went on to other

unprotected intersections nearby: the corners of intersections on No. J. and No. K., at No. 3rd, 4th, 5th, and 6th. Others may be added later, if neighbors see a need for it.

The workers are led by Lynda Shepherd, who is

Chair of the NSHD, Inc. Board's Neighborhood Outreach Committee. North Slopers who have donated time for at least one preparation/painting session include Gary Johnson, Dave Schnabel, Marshall McClintock, Geoff Corso, Todd Shepherd, Jarett Bailey, Julie Turner, Robert Thoms, Lynda Shepherd, and Kathryn Longwell.

“We hope to make it easier and safer to drive and walk in our beautiful neighborhood,” says Chair Lynda Shepherd. “It was gratifying to have the cooperation and help of the City's Public Works Dept. and Council Member Thoms. We could not have brought the intersections into compliance with state safety laws without all the hard work and cooperation of all involved.”

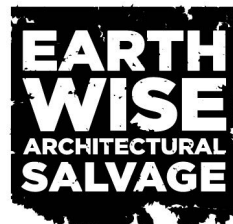
The group learned important lessons: be sure to get all the moss off the curb, sweep the dirt before painting, as well as provide cardboard to shield the pavement. And, a kneeling pad for workers' knees is a must!



Gary Johnson helps get ready



Bill Dublin and Robert Thoms



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“They just don’t make things like they used to.”
was probably a customer of ours.

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LOOKING BACK 20 YEARS

From the *Trolley Times*, August 1997

A lot was going on 20 years ago in the NSHD. The neighborhood organization was called the North Slope Neighborhood Coalition, and used that name until the Historic District was completed in 2000, and the name was changed.

The newsletter got a new name, too, "The *Trolley Times*," starting with this issue.

Neighborhood meetings were held upstairs in the Bavarian Restaurant. Meeting dates were announced by hand-delivered flyers. Denny Faker, the owner, offered his upstairs space to discuss neighborhood issues. Denny said, "By the mid-1990's, local crime, vandalism and unsavory transient neighbors had pushed us to draw a line in the sand. We had had enough and it was time for us to take back our neighborhood."

The group soon had a steering committee of neighbors to set agendas. Bill Johnston was moderator.

The big news item was the list of ideas for the use of the Thea Foss Bond Money. The City was floating a bond issue to encourage development of the Foss Waterway, and as a sweetener gave each Neighborhood Council

\$750,000 to spend. Our representatives on the North End Neighborhood Council, Bill Johnston and Dan Klein, held forth at NENC Council meetings until \$100,000 was designated to build a park at North 8th and K.

The old Tacoma Power sub-station at the corner of North 8th and K Streets had been mothballed for years, waiting for the contaminants from transformers to dissipate. Kelly Halligan, a K St. resident, suggested the idea for a park in that space. It was better than another apartment house, the NSHD Steering Committee decided.

In 2001, the property was transferred to the City from the Utility, and Metro Parks became the developing and managing partner. The Parks Department

included planning sessions with NSHD neighbors and a design was chosen.



GO HERE TO READ THE AUGUST 1997 TROLLEY TIMES
<http://tacomanorthslope.org/trolley/archives/1997-08%20August.pdf>

Landmarks Awards for Wedge and NSHD Homes

By Marshall McClintock, NSHD Ex Officio LPC Member

Each year the Landmark Preservation Commission recognizes preservation efforts across Tacoma with Historic Preservation Awards in a number of categories. This year two houses were recognized in the Residential Renovation category: Lynda and Todd Shepherd of 321 N. J St. in the North Slope, and Julie and Ross Buffington of 502 S. Sheridan Ave. in the Wedge Historic District.

The Shepherd's 1890 Queen Anne was built for Judge William H. Calkins as an adjacent house to his magnificent mansion (now demolished) at the corner of N. J and N. 4th St. The

Shepherds used York Enterprises for their exterior renovation. Two highlights of the renovation were the recreating of the chinoiserie balustrade on the front porch and the restoration of the decorative stucco moldings in the gable.



Chinese and Japanese inspired designs were hugely popular for most of the second half of the 1800's, and they appear in some odd places. Using historic photos the Shepherds recreated the original balustrade that spanned their front porch. Those same photos showed a simple but elegant stucco decoration in the front gable of the house, which was a common feature of the period though most have been lost. The Shepherds were delighted to discover that the decoration's outline remained when the siding was removed and that a stucco specialist could restore them. Be sure to look up to the gable peak to enjoy this rare delight when you pass by.

The Buffington's 1901 "Free Classic" variant of the Queen Anne style sports a wrap-around porch and a three-story turret capped with a



multi-faceted bell roof. The Buffingtons have long been involved in historic preservation and spearheaded the creation of the

Wedge Historic District. Having been divided into apartments at one point, Ross's do-it-yourself skills were put to the test as over the years he brought this house back. Be sure to check out the Buffington's house and the rest of the Wedge neighborhood.

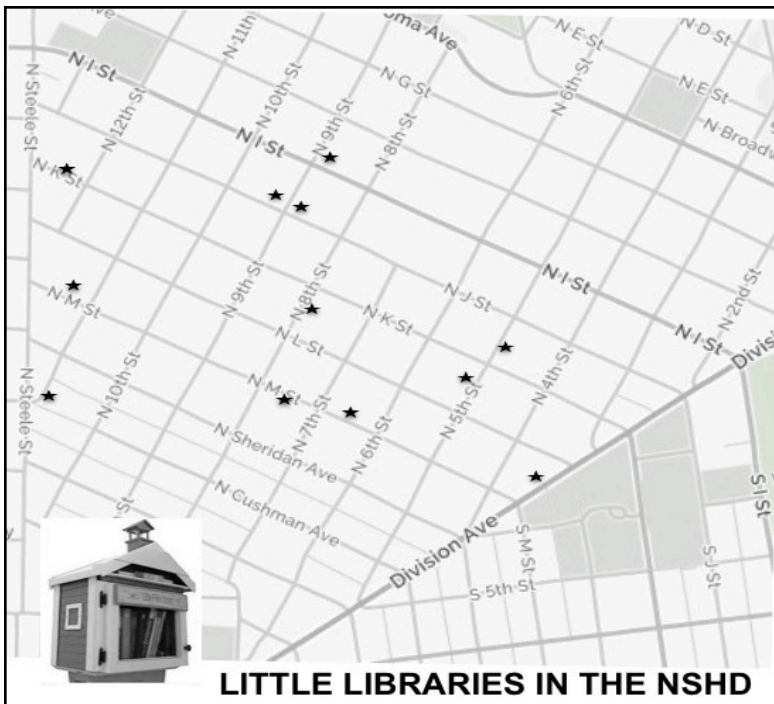
Stephanie Clabaugh of 1415 N. Steele was given the Residential Renovation award in 2016. Long-time

residents will recall the terrible condition of this house for years. Ms. Clabaugh



took on this major restoration project and the results are dramatic. This gambrel-roofed Colonial Revival now displays the charm it had when built in 1920.

The Shepherds and Ms. Clabaugh are taking advantage of Tacoma's Special Tax Valuation program that allows owners of historic homes to recoup restoration expenses by reducing property taxes over 10 years. To find out more about this valuable program, go to www.cityoftacoma.org/government/city_departments/planning_and_development_services/historic_preservation/financial_incentives/.



LITTLE LIBRARIES IN THE NSHD

NSHD BOARD OF DIRECTORS

Deborah Cade	Co-Chair	253-593-4569
Kathryn Longwell	Co-Chair	253-627-0423
Julie Turner	Secretary	253-383-2329
Todd Shepherd	Treasurer	360-649-5212
Judith Martin	Programs	253-572-3059
Marshall McClintock	Historic Pres.	253-627-4408
Geoff Corso	Beautification	253-627-4408
Roger Johnson		253-272-5894
Amber Bailey		253-579-9991
Lynda Shepherd	Outreach	253-579-7942
John Butler		253-627-3379
Jarett Bailey		206-510-8457
Gyda May		253-495-1872
Karen May		253-779-0160
Marilynn Sabo		253-627-4735
Angela Clark		253-572-8802

TacomaNorthSlope.org NSHD web page

TROLLEY TIMES, the NSHD newsletter, published Feb., May, Aug., and Nov. delivered to all single family homes in the NSHD. The current addition can always be found at: <http://tacomanorthslope.org/library/TT.pdf>

North Slope NEWS, sign up on NSHD web page, and have items of general NSHD news, events, and the on-line *Trolley Times* sent to your email

Send your questions, comments and remarks to news@TacomaNorthSlope.org



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FAIR TRADE COFFEE: Fair trade is a system by which a world-wide co-op purchases only from small farmers for better quality coffee. The co-op pays more for the beans. In turn, the small farmer agrees to pay his workers and pickers more. "I pay more for beans" says Denny. "And, by being my customer, you too are helping the small farmers and workers."

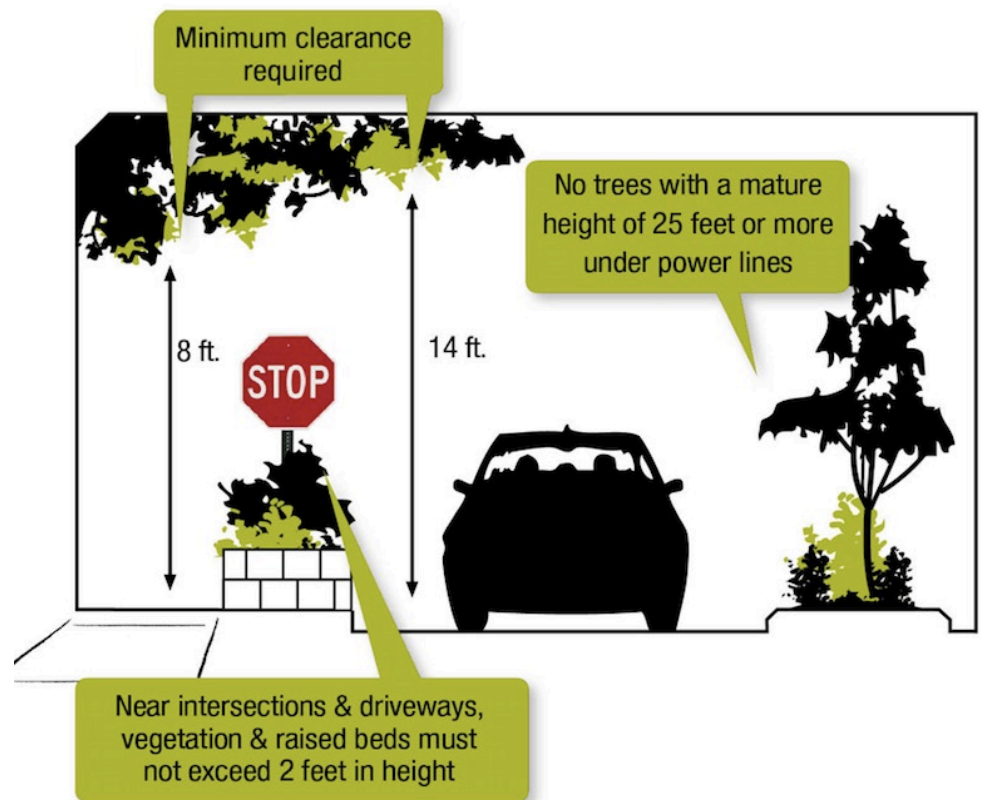
From Small Farmers >> To their Co-ops >>
To Equal Exchange >> To North Slope Coffee

Plants, Trees in Planting Strip Need “Sight Windows”

By Jennifer Kammerzell, Senior Engineer
Tacoma Public Works Department

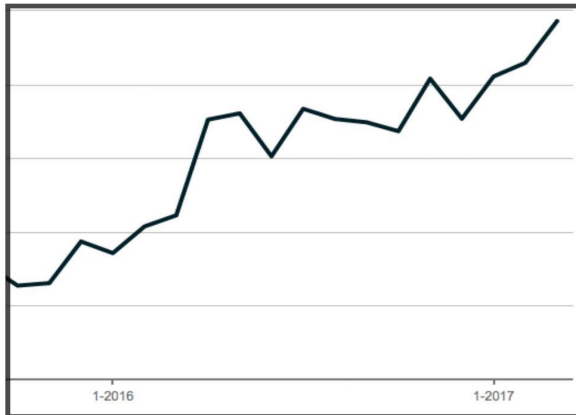
Trimming vegetation to improve visibility is one of the most effective ways to enhance traffic and personal safety in your neighborhood. Overgrown trees and shrubs blocking sidewalks, roadway and visibility in the street or an intersection can be dangerous. To ensure safe passage for everyone, tree limbs over streets and sidewalks must meet standards below. All intersections must have clear visibility of pedestrians, bicyclists and approaching vehicles.

The City of Tacoma allows adjacent property owners to plant and landscape the area between the sidewalk and street, called the planting strip. The City also requires adjacent property owners or residents to *trim the vegetation*.



What You Need To Know About Maintenance of “Sight Windows”

- ◆ Sidewalks should be clear at least *two (2) feet* behind the back edge of the sidewalk and trees limbed up to provide *eight (8) feet* of clearance over the sidewalk. On some trees and shrubs, it is better to trim back to the trunk rather than leave a stub branch.
- ◆ Plants in the planting strip (between curb and sidewalk) should provide a “window” to sidewalks and at intersections. Shrubs shouldn’t be taller than *3.5 ft* and trees limbed up to at least *8 ft*.
- ◆ This improves visibility and provides a “window” to see people or cars through vegetation, whether walking or driving. It can also serve as a security measure for your property. Trimming vegetation is particularly important at corners.
- ◆ Streets should be clear of vegetation for a height of *fourteen (14) feet* over the traveled roadway, including the parking area.
- ◆ Street signs should be clear of vegetation so they can be seen from far enough away that drivers can make decisions based on the sign information. The typical signs that can be hidden by vegetation are stop, yield, speed limits, parking restrictions, and street name signs.
- ◆ A no-fee Tree Work Permit should be had for any type of pruning or removal of trees are in the public right-of-way, typically between the curb and sidewalk. Check out this website for “Right-of-Way Landscape Standards” <http://cms.cityoftacoma.org/enviro/UrbanForestry/landscape%20standards%20ROW.pdf>



March 2016 Average Sale Price: \$304,507
 March 2017 Average Sale Price: \$357,183



(253) 326-HOME (4663)

teamtuttle@tkrei.com

tkrei.com

North Slope Historic District Real Estate Statistics 2016 versus 2017

Total Sales Volume
 March 2016

\$22,533,535

23.6%

Increase

\$27,860,253

Total Sales Volume
 March 2017

27 Average Days On Market
 March 2016

Average Days
 On Market
 March 2017

19



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 bags in the car for
 convenience.*

FROM THE EDITOR - - Tacoma's Rationale for Preservation

We who live in NSHD, Tacoma's first neighborhood on the Tacoma Register of Historic Places, owe the safety of our homes from demolition or inappropriate structural change to a part of the Tacoma Municipal Code numbered TMC13.07. In this section governing how the City operates, are the *reasons for preserving* various areas and structures important in Tacoma's history, and how to do it.

The first section, .020, lays out the **rationale for preservation** of significant pieces of a City's past - why do it?

It's worth reading to see the words that make up the bedrock beneath our designation as an historic neighborhood.

Julie Turner, Editor

TACOMA MUNICIPAL CODE

TMC 13.07.020 Landmarks and Historic Districts — Declaration of purpose and declaration of policy.

The City finds that the protection, enhancement, perpetuation, and continued use of landmarks, districts, and elements of historic, cultural, architectural, archeological, engineering, or geographic significance located within the City are required in the interests of the prosperity, civic pride, ecological, and general welfare of its citizens. The City further finds that the economic, cultural, and aesthetic standing of the City cannot be maintained or enhanced by disregarding the heritage of the City or by allowing the destruction or defacement of historic and cultural assets.

The purpose of this chapter is to:

A. Preserve and protect historic resources, including both designated City landmarks and historic resources which are eligible for state, local, or national listing;

B. Establish and maintain an open and public process for the designation and maintenance of City landmarks and other historic resources which represent the history of architecture and culture of the City and the nation, and to apply

historic preservation standards and guidelines to individual projects fairly and equitably;

C. Promote economic development in the City through the adaptive reuse of historic buildings, structures, and districts;

D. Conserve and enhance the physical and natural beauty of Tacoma through the development of policies that protect historically compatible settings for such buildings, places, and districts;

E. Comply with the state Environmental Protection Act by preserving important historic, cultural, and natural aspects of our national heritage; and

F. Integrate the historic preservation goals of the state Growth Management Act and the goals and objectives set forth in the City's Culture and History Element of its Comprehensive Plan.



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Contact Valerie at 253.988.8049

Coming Summer 2017


Stadium District
Art, Wine & BEER WALK
StadiumArtWineandBeerWalk.com

Saturday September 16th from 4-8

BROUGHT TO YOU BY THE STADIUM HISTORIC DISTRICT BUSINESS ASSOCIATION

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 3rd 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!