



NORTH K STREET LINE - WSHS 1895 Image

Trolley Times

North Slope Historic District Inc. Nov. 2017
501(c)(3) Organization Volume 84

HOLIDAY SOCIAL HEADLINES NOV. 16TH PROGRAM

Holidays are right around the corner, bringing up festive parties and celebrations. So, the Board of NSHD, Inc. wants to start the holidays off right with an evening of food, friends and conversation about holiday activities and what's happening in NSHD. The Board will co-host with the sponsors of the "Trolley Times," those invaluable supporters who make printing the newsletter possible.

Election of NSHD, Inc. Board Members for 2018-19 will precede the program.

Join us for a relaxing time among neighbors and friends, both old and new. Bring a neighbor, chat with Board Members and sponsors, and catch up on what's going on in our City and neighborhood.

Questions? Call Judy Martin, 253-572-3059. **Note that the Social starts at 6:30.**

**November 16th, Immanuel Presbyterian Church, 901 N. J. St.
Enter on N. 9th St. Party starts at 7:00 pm**

* * *

DESIGN GUIDELINES PROMOTE ARCHITECTURAL INTEGRITY

By Marshall McClintock, LPC

Historic homes in the North Slope and the Wedge Historic Districts are given special protection from inappropriate architectural changes because the Districts are on the *Tacoma Register of Historic Places*. Everyone benefits since all property owners, even non-resident owners, must follow the Design Guidelines for the North Slope and Wedge Historic Districts. That protection consists of the following:

- Demolition is largely prohibited and must be approved by Landmarks Preservation Commission (LPC).
- Most external changes to historic homes must follow the Historic District's Design Guidelines and be approved by LPC; specifically, anything that requires a building permit needs a review, including any additions or changes to siding, windows, or porches.
- To check if your change needs approval, call (253) 591-5220 or (253) 591-5254.
- New construction, including new houses, garages and other accessory buildings, must follow design guidelines for new construction and be approved by LPC.

Our design guidelines preserve our District's historic character, enhance our neighborhood and improve property values.

Read Design Guidelines here: <https://goo.gl/BdNkf1>

Historic Design and Timeless Ways

by Roger Johnson, NSHD Representative,
Landmarks Preservation Commission

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 inglenook 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.

Edited from *Trolley Times* Feb. 1999

LOOKING BACK 20 YEARS

Taken From the Trolley Times, Dec. 1997

North Slope Historic District Expansion Passes City Council

On October 28, 1997 the City Council unanimously passed the ordinance expanding the Historic District from J Street to include I, K, L & M Streets.

The purpose of the NSNC-sponsored ordinance, which protects the exterior structural elements of historic buildings in the designated area, is to prevent the destruction of any more old homes. The ordinance requires Landmarks Preservation Commission approval of exterior changes which require a building permit. Other changes made to exteriors, as well as all interior changes, are not affected by the ordinance.

“It has been gratifying to see our neighborhood rally around this issue, and hang together through all these

months of hearings” says Julie Turner, coordinator of the NSHD expansion effort. “I’d like to thank all of the supporters for their willingness to come to hearings, testify, write letters, and talk to each other! We surprised officials, Commission boards and the City Council with our cohesiveness and willingness to stand up for our belief in the project. We should all feel proud of ourselves for using the democratic process to achieve our goal.”

“Besides saving the old houses, perhaps the best thing the effort for the Historic District has done is to enable many of us to get to know each other”, says Turner. “We not only can do the Second Expansion, but can also explore other issues of importance to our immediate neighborhood and to

our city. We know we can make positive changes when we work together.”

Julie Turner will now hand the coordinator hat on to Velda McDonald, who has been organizing the Second Expansion, uphill, to include Sheridan, Cushman, Ainsworth and possibly Grant Streets.

McDonald and her team will hold home meetings where neighbors can come to ask questions and clarify issues raised by the Historic District ordinance. So, look for notices in this newsletter as to meetings dates and times and plan to attend.

In the meantime, please call the Historic Preservation Office, 591-5220, Julie Turner, 383-2329 or Velda McDonald, 627-4192 if you have questions or would like to help.

North Slope Coffee House At Stadium Thriftway

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

Keep Plants Low for Visibility

Tacoma's Traffic Dept. reminds us to keep plants in planting strips *low in height at corners* - the measured height should be **no more than 2 feet**. It is easy to block visibility for drivers and pedestrians as they approach our many unguarded intersections.

Tacoma's "Right-of-Way Landscape Standards" says: "Near intersections & driveways, vegetation & raised beds must **not exceed 2 feet in height**."

Such control of plant height increases safety for pedestrians and cars. As Traffic Engineer Jennifer Kammerzell said in a previous Trolley article: "...this improves visibility and provides a "window" to see people or cars, whether walking or driving."

So, get out the clippers and snip some off the tops of those corner plants!



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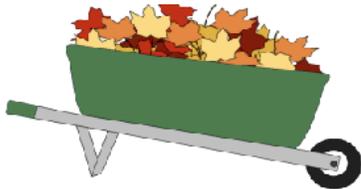


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PUTTING YOUR YARD TO BED FOR THE WINTER

By Angie Clark, Master Gardener

November is a great time to plan your garden for the coming year. It is time to think about what was good or bad this year, and if you want to make any changes for next spring. Think about your choices - want more perennials or shrubs, add more annuals for color, note which veggies did well and which didn't. Perhaps you may decide to divide your garden into a color palette like Claude Monet did in Giverny!



Now is the time to think about your **winter garden**, too. To have color in the garden all winter a red twig dogwood is a great addition, as are ornamental kales and pansies, which can survive here through snow and frost. I am writing this in September and I still have pansies I planted last October.

This is also a great time to **plant bulbs**. Most need 10-16 weeks in the ground with below 45 degree weather, which is not a problem west of the Cascades. If a heavy freeze is expected protect the planted area with 3"-4" of compost, leaves shredded (with the mower), or mulch or pine straw.

November is a good time to gently **dig the dahlia tubers** up with a fork and divide them. Try to retain a part of the stem with the root as that is where you will find the 'growing eyes' for next year. Store in damp (not wet) peat moss or like material and store in a cool (not cold) basement or garage. They must not freeze.

As the lawn will not need watering at this time of the year, this is a good time to **check your watering devices**, including, sprinklers, timers

and hoses. W.S.U. suggests **fertilizing your lawn** (but not plants and bulbs) with a slow release 3-2-1 fertilizer, which provides nutrients slowly through the winter. Make sure to keep leaves raked off the lawn, and if a heavy frost occurs try not to walk on the lawn as your steps may damage it. After the last mowing **have your mower serviced** so it will be clean and sharp for spring.

Clean flower beds of leaves and other debris and mulch well. Roses can have large canes trimmed to prevent wind damage but major pruning should be done in the spring when new growth begins.

For gardening questions contact the Washington State Master Gardener Office at : county.wsu.edu/pierce/mg or call M-F between 10:00 am - 2:00 pm at 253-798-7170.

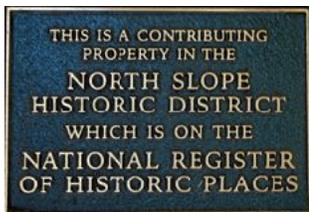


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FOR SALE NSHD BRONZE PLAQUE



Want a Plaque for Your House?

If you would like a bronze plaque to mark your house as part of the NSHD National Register of Historic Places, the NSHD, Inc. Board has them for sale. Plaques are 5 x 7 and cost \$80 each.

To purchase, contact Karen May
253-779-0160, or klmay@wamail.net

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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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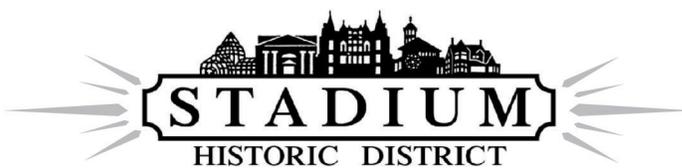
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Saturday December 9th
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BROUGHT TO YOU BY THE STADIUM HISTORIC DISTRICT BUSINESS ASSOCIATION

NSHD HAS HISTORIC APARTMENT BUILDINGS, TOO

by Ruth Tweeten

The Alberta apartment building at 909 North M, built in 1911, is one of 22 recorded buildings in the North End and downtown Tacoma attributed to Contractor/Builder Albert Miller. These include the Blue Mouse Theater on North Proctor, and the residential buildings on either side of the Alberta at 901 North M, the McKellar Apartments, built by Miller in 1917, and 915 N

Fall, 2013 *Trolley Times*, which also included a detailed history of the life of the Millers.

Click here: <http://goo.gl/4Sogoi>



909 N M St TPL image c 1977

The building at 915 North M was an early Tacoma condominium, possibly sold even originally as separate units, although official records of this have not been located. The Gray Gables at 1617 Division Ave., also contracted by Albert Miller in 1922, is considered Tacoma's first condominium, or "community dwelling."

Albert Miller must have been proud of his Tudor Revival apartment at 909 North M, supposedly built at a cost of \$5000, as it is the only one of his buildings to bear his name and where he chose to make his home in the 1920's until his death in 1935. However, the long-time manager of the Alberta tells me that it was originally built as a boarding home; there's even a small room on the top floor that was a maid's room.

But, the most fascinating bit of history is that the basement of the Alberta was originally for horse and buggy parking - and the horse stanchions are still there!

The McKellar, at 901 N. M., celebrates its 100th birthday this year and was featured in the



The Alberta had a lovely urban garden on the second floor balcony this year, as shown here.

SPONSOR'S CORNER...

R4Construction is a returning sponsor of the "Trolley Times," and owner Steven Rork lives in an historic home himself, along with Dawn Fast, the company's designer.

Steven Rork and the R4 team strive to deliver high-quality craftsmanship when they do a remodeling job on any house, old or not-so-old. R4 does in-house design, as well as working with draftsmen and architectural renderings.

"Every home has its own style," says Rork, "and that style must be honored." R4 delivers seamless remodels that "reflect the architecture of the structure, and the life-style of the owners."

The company website, www.r4constructionllc.com shows a nice variety of pictures of examples of their remodels, and also gives a way to email for a quote. Or, give them a call at 253-267-9759.

NSHD, Inc. could not publish the "Trolley" without our sponsors, so we thank them heartily.

Look for R4's ad on Page 4 of this issue.

NEWS AROUND THE NSHD...

Substitutes Needed for “Trolley” Delivery

The “Trolley Times” delivery crew needs a couple of people who would substitute for any of our volunteers who can’t do a route because of illness or travel. If you are willing and able to do a route of 50-100 houses for us, once or twice a year, please reply to:

Julie Turner at juliejayturner@gmail.com or call 253-383-2329

Blinking Lights at Lowell On When Children Present at Crossing

City Budget includes funds proposed by Council Member **Robert Thoms** to provide an additional 17 school zones with flashing lights and longer school-zone lengths. At Lowell School, there 3 new beacons on N. I St. between N. 11th and N. Steele St. The time the 20 mph speed limit is in effect is now “**When Children are Present.**” The hope is to get drivers to slow down when the kids are arriving or leaving school, thus increasing safety for children crossing North I St.

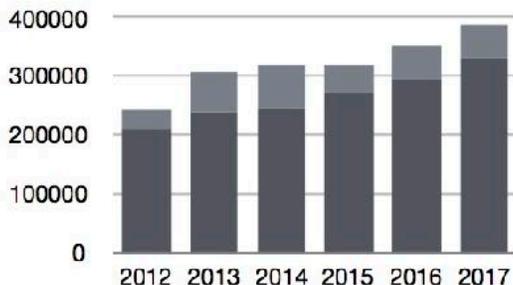
City Parking Enforcement at Work on Intersections with Painted Curbs

Tacoma’s Parking Enforcement car has been observed **ticketing illegal parking** at the intersection of North 4th and North I Streets; they may be working other intersections, too. NSHD volunteers, with City supervision, painted curbs red for the officially-measured distance for no parking on 12 intersections along, and south of North I St. The goal is identify the no-parking at corners to increase visibility for drivers and pedestrians at our intersections, and especially on North I St. **So, please park legally, red curbs or not. Stay 20 or 30 feet back from all corners.**

2017 Real Estate Recap ~ Presented by Team Tuttle

Average Sale Price

■ Historic District
■ Pierce County



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Team Tuttle 2017 Stats

~ Listings Sold for an Average 102.4% of List Price
~ Listings Sold on Average in 6.5 days



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Safety Enhancements Coming for Crossing North I St. at North 4th

By Jennifer Kammerzell, Senior Engineer, Tacoma Public Works

In 2014, the City of Tacoma asked residents to provide information about intersections in need of improvement. Over 650 responses were received from the public pertaining to over 300 locations throughout the City. The locations were evaluated using a prioritization system developed by the City staff and the public. Because there was more need than available funds could cover, improvements not included in the project were incorporated into the City's Transportation Master Plan and considered for future developments.

North 4th & I Street was one of the locations identified. Unfortunately, it was not included in the initial Pedestrian Safety Improvement project; however, recent funding from Proposition 3 and A was designated to complete additional improvements from the location list.

When evaluating enhancements for pedestrian crossing locations, City engineers consider many factors. Some questions to ask about a potential crossing location include:

- ♣ *Traffic* - How busy is the street? How wide is it? How fast are vehicles moving
- ♣ *Visibility* - Can drivers see pedestrians waiting to cross the street? Can pedestrians see approaching cars?
- ♣ *Use* - How many people cross at this location? Is it accessible?
- ♣ *Time and Location* - Do pedestrians need additional protection or time to cross safely? Is the crossing on a route to school? Is a hospital, park or library nearby?

Bulb-outs Judged Best Solution at No. 4th

After evaluating this intersection, the City determined that **bulb-outs** – also known as

curb extensions - would be an effective tool in slowing traffic and providing better visibility for pedestrians using the crosswalk. Bulb-outs extend the sidewalk or curb line out into the parking lane, which reduces the effective street width. They significantly improve pedestrian crossings by reducing the pedestrian crossing distance, improving visibility of pedestrians and motorists, and allowing space for a curb ramp.

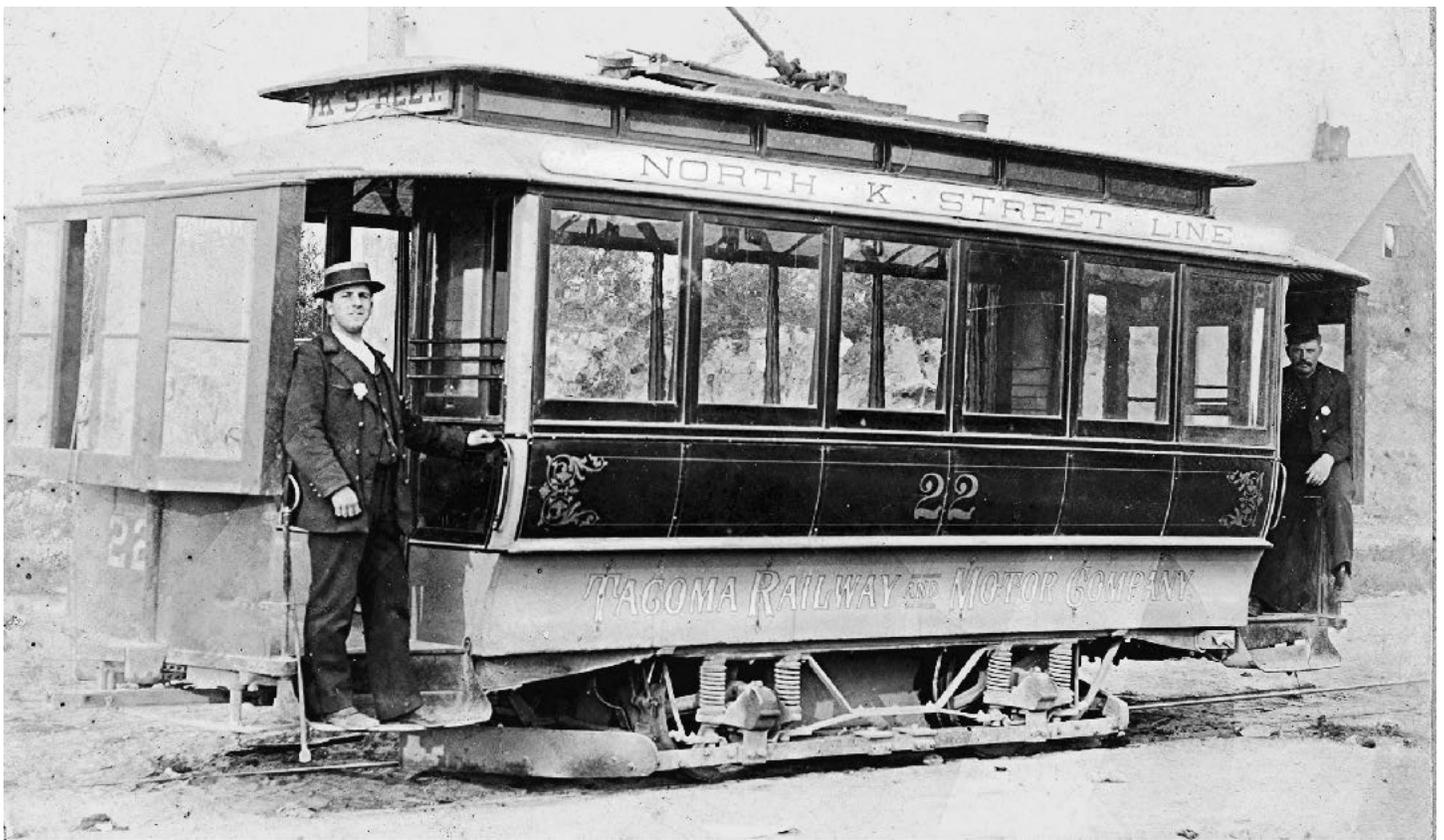


Typical bulb-out with ramps and cross walk

Additionally, bulb-outs prevent motorists from parking in, or too close to a crosswalk, and from blocking a curb ramp or crosswalks. **The bulb-outs will make it safer to cross to the bus stops on both sides of North I Street.**

This project is expected to be advertised January 2018 along with a package of other pedestrian improvements throughout the City. Construction is anticipated to start April 2018.

For additional information, please write to:
jkammerzell@cityoftacoma.org.



NORTH K STREET LINE Trolley, used in our streetcar neighborhood in 1895. The line ran along South K Street from South 23, entered the NSHD at Division and then along North K St. to 11th. You can still see the old streetcar track at it turns onto North 11th. At the 5-way corner at North Steele St., the trolley turned west into what is now Buckley's Addition Historic District.

Image courtesy of Washington State Historical Society.