



Trolley Times

North Slope Historic District Inc. Aug. 2018
501(c)(3) Organization Volume 87

Early People and Houses of NSHD Headline Aug. Program

We often think of historic districts in terms of their buildings, but it's also about the people who lived here. August's program will feature a presentation by Marshall McClintock about two African American early residents of our neighborhood, John Conna and Silas Weber. In addition, he will talk about some interesting new finds about some of the district's houses and streetscapes.

Marshall is NSHD's ex-officio member of the Landmarks Preservation Commission and is knowledgeable about its early residents and architecture. His presentations are always interesting, enlightening and amusing.

**Join us on Aug. 23rd, 7 pm,
Immanuel Presbyterian Church Basement Room, Entrance on North 9th
Coffee and time for chatting begins at 6:30, program at 7 pm.**

What is National Night Out?

National Night Out (NNO) started in 1984 as a way of getting neighbors to know each other, and look out for each other and each other's property. Using phone and/or email lists, neighbors can pass on news of break-ins, vandalism, and other items of interest. And, getting together once a year or more to exchange family news, chat about prospective projects - just get acquainted - contributes to safety and cohesiveness in a neighborhood. That's what NNO means: working together to help make a neighborhood more livable.

It's easy to have a National Night Out event - as easy inviting your neighbors to gather on Aug. 7.

1. Just invite all the neighbors in your block - or do a larger area. Decide on what to eat (dessert is easiest) and where to have it. Most don't bother closing off the street, but just use parking strips and yards.
2. Do your own thing - eat, share contact info and talk about any problems you'd like to work on. Choose a chair or captain, and decide who will tackle what. *And, who will do the work is what is tricky - it takes everyone to make a neighborhood work.*
3. **Call Board Member Geoff Corso if you have questions: 206-334-5202.**



National Night Out
Aug 7, 2018

In NSHD the Board of Directors encourages individual block(s) to hold Block Watch gatherings because the purpose of NNO calls for getting acquainted with close neighbors so they can look after each other. So, get a Block Party together and get to know each other on Aug. 7th.

NSHD Began at National Night Out, 25 Years Ago

In the early summer of 1993, the residents in the 800-block of North J decided to have a gathering for the first National Night Out in Tacoma - a Block Party with residents of several blocks, to emphasize neighborhood safety.

As planning for this first Block Party took place, 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 house in his block to build a multi-plex. He was outraged, and said we should all **do something** about the demolition of old houses before we lost them all!

He had hit a nerve that struck home, so, at the first National Night Out in our neighborhood, a group of about 30 North J St. residents met and decided, for one thing, to find out how to make an historic district on North J St. They wanted to know, what would it take to do it?

Within a few weeks, a group of homeowners met with the City's Historic Preservation Officer who said: "Get me the names of at least **50% of property owners** interested in an historic district, and then the City will write an ordinance to establish one on your street."

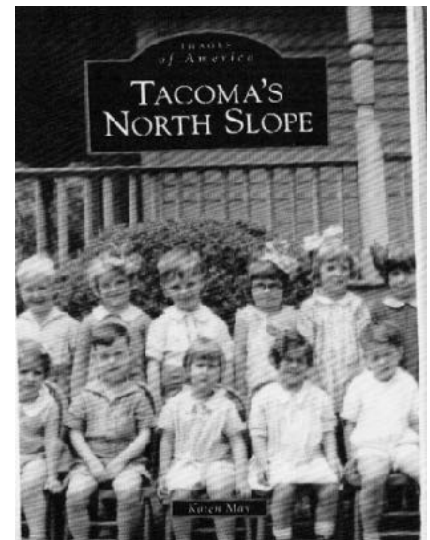
Thus started the North Slope Historic District, which then grew, in 5 years, to be one of the largest residential historic districts in the country - *and it all began at a National Night Out event.*

These casual gatherings of neighbors are the key to the usefulness and success of National Night Out across our country. Neighbors can discuss problems, possible remedies and who will work on a solution. The impossible can become possible!

This is what grass-roots effort is: working together to make a neighborhood more livable. To keep NSHD's architecture historic and make the neighborhood better each month and every year, residents need to keep in touch and be ready to band together for a project, if needed.

Read other stories about NSHD in Tacoma's North Slope. The book is available in local stores, including the Pacific NW Store in Proctor, Watermark Gifts across from the Post Office on A Street, Kings Books and others. There are some copies in the Northwest Room at the downtown library as well.

Author Karen May:
253-779-0160 or
klmay@wamail.net



Karen May will be at the Aug. NSHD meeting on Aug 23 to sell her books and to sign them for you.



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9:30-3:30 (Nov-Mar)

Free Clean-up Day Saturday, August 11th

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 on Aug. 11th, at Jason Lee Middle School.

BRING: electronics, lawn equipment (empty fluids first), tires, carpet, furniture, exercise equipment, metals, barbecues (no ashes or propane tanks), strollers, etc.

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.

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 Call, (253) 573-2468, for things too heavy or cumbersome for two men to load or for information.

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

Shredder for documents will also be provided.

Free Clean-Up

Saturday, August 11th

10am-1:45pm

Jason Lee Middle School Parking Lot

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

No building materials; liquids; dirt, sod, etc. or regular household garbage.

2018 Second Quarter ~ Real Estate Sales North Slope Historic District



Address	Beds/Baths	SqFt	Sale Price	Sale Date
1315 N 11th	2 / 1	903	\$324,950	4/3/2018
415 N K St	2 / 1.5	1,260	\$330,000	4/14/2018
616 N L St	5 / 3	2,567	\$573,500	4/26/2018
824 N Cushman Ave	3 / 1	1,667	\$449,000	4/27/2018
619 N K St	7 / 6.75	5,854	\$710,000	4/30/2018
1015 N Cushman Ave	2 / 1	1,079	\$330,000	5/18/2018
815 N Steele St	3 / 2.75	1,528	\$449,950	5/30/2018
1309 N 6th St	3 / 2	2,640	\$450,000	6/9/2018
1009 N 9th St	3 / 1	1,860	\$415,000	6/15/2018
516 N Cushman Ave	4 / 1.5	2,448	\$425,000	6/19/2018
1003 N K St	4 / 1.75	2,409	\$530,000	6/28/2018
1006 N K St	4 / 2.5	2,222	\$550,000	6/28/2018

Average Sold Price:
\$461,450

Average Days On Market: 12

Listings Sold for an Average 101.15% of List Price



TKREI.com

1302 N I St, Tacoma 98403

teamtuttle@tkrei.com

253-224-5500

TACOMA DESIGNATION PROTECTS NEIGHBORHOOD CHARACTER

by Greg Griffith, Deputy State Historic Preservation Officer
Washington State Department of Archaeology and Historic Preservation

As a property owner and/or resident in the North Slope Historic District (NSHD), you do not need someone to tell you how fortunate you are to live in this distinctive neighborhood. Listed in the National Register of Historic Places and designated as a Tacoma Landmark District, the North Slope capitalizes on its early 20th century character, offering the amenities and centrality that define the best in 21st century urban living.

National Register and Washington Heritage Register listing in 2003. With these listings, the District attained *formal recognition at the federal, state, and local levels for historic and architectural significance.*

At this point, it is important to keep in mind that listing of a property in the National Register is an **honorary** recognition; **there are no restrictions, controls or requirements placed on owners of privately-owned National Register properties.**



Stronger protection is afforded by local designation as a Tacoma Register historic district. It is also worth noting that a historic designation of a property made by **any** level of government does not “freeze” that property at a moment in time and/or require exact restoration.

As NSHD residents and property owners are aware, proposed changes, additions, and demolitions to properties within the District boundaries are reviewed and approved by the Tacoma Landmarks Board and the Historic Preservation Office staff. Property owners may feel their property rights are threatened, and complain at being required to go through project review procedures.

It is not by accident that the NSHD is a sought-after Tacoma neighborhood. It has taken decades of time and hard work by neighborhood residents, past and present, to bring about this result. Credit goes to neighborhood leaders who recognized the amenities, cohesiveness, and rich architectural legacy of the neighborhood, and importantly, were also proactive in protecting those qualities.

In Tacoma and across the nation, the broader heritage community touts historic preservation as a powerful tool to protect, even enhance, neighborhoods like North Slope. Widely practiced preservation approaches include documenting historic properties, obtaining historic designation, and then implementing preservation management tools. North Slope is a textbook example of how this preservation planning sequence is intended to unfold.

The NSHD's first historic designation was listing in the Tacoma Register of Historic Places followed by

A counterpoint to these concerns is that the North Slope historic designation protects neighborhood character by:

- preserving, enhancing property and resale values;
- giving property owners certainty as to how the district grows and develops;
- bringing design consistency and compatibility of proposed changes;
- fostering pride, engagement, and community spirit amongst residents and property owners.

Historic designation is a *signal* to property owners and the larger community that these places are special, have historic/architectural significance, and merit ongoing preservation to pass down to future generations. Preservation practice also acknowledges that historic places are dynamic and contribute to the visual, social, and economic well-being of the larger community.

NOTICE: DADU APPROVALS TO SPEED UP

City Planning Dept. is speeding up permitting of Detached Accessory Dwelling Units (e.g., garage apartments) in all City residential zoning categories, and dropping the design-review requirement.

A recent Infrastructure, Planning & Sustainability committee meeting indicates that Tacoma hopes to get the work done preparatory to permitting DADU's by the end of this year. (Video of meeting found on City website, IPS section, "Agenda/Minutes.")

The NSHD, Inc. Board will closely monitor what develops, with an eye on what special provisions should be made for historic districts. Many lots in NSHD, for instance, are small, with large houses on the lot.

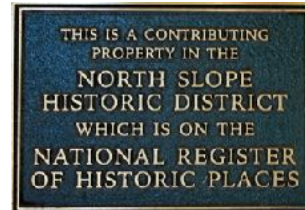
Check the website this fall for current news on this topic, and sign up for NSHD email news here: <https://goo.gl/QvNQ9S>

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



"Never doubt that a small group of thoughtful, committed citizens can change the world; indeed, it's the only thing that ever does."

Margaret Mead

NSHD BOARD OF DIRECTORS

Deborah Cade	Chair	253-593-4569
Julie Turner	Secretary	253-383-2329
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John Butler	Outreach	253-627-3379
Gyda May		253-441-9763
Karen May		253-779-0160
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 edition can always be found at:

<https://goo.gl/5sdbHq>

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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PLEASE, Don't Blow Leaves and Grass Clippings Into the Street

Tacoma residents may blow leaves and clippings into piles in the street, and then sweep them up for disposal in brown bins. But, not sweeping up, or directing debris toward storm drains, is prohibited.

City codes (see box below) discuss the proper way to dispose of lawn and tree debris; a big thing to avoid is blowing leaves and grass clippings into the street and leaving them to wash into storm drains. Why? They can cause storm drainage problems.

Grass clippings and leaves left in the street eventually get to storm drains that flow into the storm sewer and then go directly, **without treatment**, into Puget Sound. When anything but rain and snow-melt goes down the storm drain, it can



become a drainage problem for the City's storm drains. Vegetation debris can affect Puget Sound and local streets.

When yard and leaf waste is left in the street:

1. It can cause flooding problems. Leaves and yard debris can block the natural flow of water in the storm drainage system, and can cause water to back up and flood the street.
2. It can bring harmful chemicals into the Sound, such as fertilizers, pesticides, and herbicides.

The City street sweepers can barely keep up with the leaves that fall directly on our streets; please help by properly disposing of leaf debris in a the bin for pick-up.

Please sweep up and use the brown bins!

Tacoma Municipal Code Chapter 12.08.080 covers prohibited, allowable, and conditional discharges to the municipal storm drain system and/or surface and ground waters. Item 23 specifically prohibits the discharge of "lawn clippings, leaves, or branches". The TMC can be found here: <http://cms.cityoftacoma.org/cityclerk/Files/MunicipalCode/Title12-Utilities.PDF>



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VC #444

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Curious about Asarco Smelter Contamination in NSHD?

Here's Where to Find Some Answers

by Julie Turner

A NSHD resident asked for an article on the legacy of the long-gone Asarco Smelter for the soils in this neighborhood. We know it had an enormous effect on soils near the smelter, and those in the paths of the north and south wind pattern. Here, we are on the **fringe of the "plume"** - the area the State considers most contaminated with arsenic and lead from the emissions, per the Dept. of Ecology's 2016 updated research. And, yet...

For nearly 100 years, Asarco ran a copper smelter in Ruston, and air pollution from the smelter settled on the soil in a 1,000 square mile area around it. The area closest to the smelter had the worst soil pollution, and it became a Federal Superfund Site for clean-up. That project wound up years ago, with soil removed and replaced in many areas, but more money has recently been funded.

Currently, the State Dept. of Ecology is in charge of yard-sampling and advice on clean-up. To get specific answers on risk, each of us would need to test our yard soil to find out if it has levels of arsenic over 20 ppm and 250 ppm of lead (ppm means parts-per-million.)

Most of the NSHD is in the plume area marked 20 ppm, or less, of arsenic and 250 ppm, or less of lead, which are the levels the State says need no action. However, the northwest corner of NSHD has the possibility of having contamination of between 20 ppm and 40 ppm. **And, any one lot can have more or less arsenic and lead, depending on naturally-occurring amounts and lead paint residue.**

I did talk to one person from the State who told me the main concern on both arsenic and lead is young children who play in the dirt and then put dirty hands in their mouths. The suggestion was to provide a sandbox for small children's "dirt" play. In other words, don't eat dirt!

I asked about growing root vegetables and the advice was to wash them off before eating; it is **ingesting the dirt that is to be avoided.**

The State has many websites you can read to find out more, and there is not space here to talk about this issue in detail. But, listed below are just a few of the websites that should give most of you the necessary information.

Outreach & Education:
Crescent Calimpong - 360-407-6790,
crescent.Calimpong@ecy.wa.gov

Dirt Alert - www.DirtAlert.info

Public Data base to see if there is info on your property: <https://fortress.wa.gov/ecy/areispublic/>

Ecology's clean-up website - <http://www.ecy.wa.gov/toxics/tacoma-smelter.html>



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Meet great people, have fun, and help us bring exciting new things to Stadium.
Contact Valerie at 253.988.8049

Coming Summer 2018



StadiumArtWineandBeerWalk.com

Saturday, September 8th from 4 to 8pm

BROUGHT TO YOU BY THE STADIUM HISTORIC DISTRICT BUSINESS ASSOCIATION

“Plogging” with your Neighbors... Keeping Our Historic District Clean!

By Isaac Schaefer

The term “Plogging” comes from a recent Scandinavian trend in which locals work together to keep their streets, parks and communities clean by carrying a trash bag with them on walks or jogs, picking up trash as they go. What started as a small movement towards litter-free communities, has now turned into the local norm, as the majority of Scandinavians have simply adopted this as a regular part of their daily lives.

Not only cleaner neighborhoods result; “according to the Swedish-based fitness app [Lifesum](#), which earlier this month made it possible for users to track plogging activity, a half-hour of jogging plus picking up trash will burn 288 calories for the average person, compared with the 235 burned by jogging alone. A brisk walk will expend about 120.” (Read Washington Post article: <https://goo.gl/rn3s7k>)

Try “plogging or plalking” - walking or jogging and picking up litter on the first Saturday of every month from 9am-10am as we Slopers “Plog” throughout our community, cleaning up as we exercise!

Upon hearing about this fantastic idea, I figured the North Slope Historic District might just be a perfect candidate to introduce this concept, too. By simply picking up litter as we walk our beautiful neighborhood, we all can play a part in maintaining a clean environment, in which we all benefit. There is also “plalking,” or walking, for those who don’t jog for any number of reasons.

Plogging Event: Saturday, September 1st, 2018, we will be gathering at the North Slope Historic District Park, on the corner of N 8th and N K Street. Turn Key Real Estate, Inc. will be sponsoring trash bags, gloves, water bottles and snacks! We hope to see you there!

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