



Trolley Times

North Slope Historic District Inc. Aug. 2021
501(c)(3) Organization Volume 99

NATIONAL NIGHT OUT IS AUG. 3rd

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.

*In NSHD the Board of Directors encourages individual block(s) to hold Block Watch gatherings because the purpose of NNO is to get acquainted with **close** neighbors so they can look after each other.* So, get a Block Party together and meet your neighbors. You need each other!

It's easy to have a NNO event:

1. Just invite the neighbors in your block - best to keep it small this year, since the National office of NNO has not said yes or no on gatherings this year, at press time. Invite neighbors to bring something for a potluck (dessert is easiest), and decide where to have it. Don't bother closing off the street - just use parking strips or yards.
2. Then, do your own thing - eat, chat, 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. Decide if you want to use emails or phones.
3. Need more information? Call Board Member Geoff Corso, 206-334-5202

NO NEIGHBORHOOD CLEAN UP IN 2021, SO USE CALL-TO-HAUL

The City is not doing any neighborhood clean ups in 2021. So, use the Call-To-Haul service instead. You get two yearly pick-ups free of charge. You may like it better than a Clean Up because you just haul your discarded stuff to the parking strip and then *call for pick-up date: 253-502-2100.*

You may put out large items - appliances and furniture, carpet, old yard equipment emptied of gas, oil and batteries, recreation equipment, kitchen and bath items, as well as 15 boxes and bags of smaller or medium-size household items - must be light enough for one person to lift.

Look up Call-to-Haul in the online City pages for more details. **Website: cityoftacoma.org/call2haul**



National Night Out

Aug. 3 2021

Christ Episcopal Church's Unusual Architecture

By Mary L. Hanneman



CHRIST EPISCOPAL CHURCH 1969

Christ Episcopal Church at North K and 3rd offers a study in contrast: the brick Tudor-style parish hall and the concrete Brutalism of the church building; the church's massive, forbidding exterior and the intimate cocoon of its interior; ancient Christian teachings and texts brought to contemporary life through openness and inclusion.

Christ Episcopal Church has been an anchor of the North Slope neighborhood since the construction of the now defunct wood-frame Trinity Chapel in 1890. In 1927 the large brick Wells Hall was constructed. The 1950s saw the addition of Trinity House, connecting the church and the parish hall.

By the 1960s, the original Trinity Chapel was deemed structurally unsound and the parish embarked on the difficult process of replacing it. Paul Thiry, the father of Modernist architecture in the Pacific Northwest, (he was principal architect of the 1962 Seattle World's Fair) was selected to design the new building. Thiry's Brutalist design sparked controversy, as reflected in church vestry minutes of the era, which record protests and

objections from parishioners. Plans moved forward however, and the new church building opened in 1969.

The interior details of Thiry's design reinforce intimacy and community. For example, as Thiry explained, the "stained-glass windows... tucked away in different places. They don't just smack you right in the face; you have to spend some time there to know what's going on."

One thing that's going on is music: The church's concrete design unexpectedly created optimum acoustical conditions and today the church is known for its excellent John Brombaugh pipe organ, played beautifully by the organ-

maker's brother, Mark Brombaugh. The large choir also fills the space with luxurious sound.

Like many churches around the country, the pandemic forced the church to close temporarily. The church currently hosts outdoor prayer gatherings in the courtyard on Saturdays at 9:00 a.m. and Sundays at 10:30 a.m. with plans to fully re-open in August.



WELLS HALL 1927

Update on “Home in Tacoma” Rezone Proposal

By Deborah Cade, NSHD, Inc. Chair

The “Home in Tacoma” proposal, which would rezone the entire city to eliminate single family zoning and allow multi-family buildings in a lot of residential neighborhoods, is before the City Council. On July 13, the Council held a Zoom Public Hearing to take comments from citizens.

The current proposal includes zoning about two-thirds of the city residential areas for “low scale” development, which would include duplexes and triplexes, and about one third of the areas for “mid scale,” which would allow up to four-story apartment buildings. It appears that most, if not all, transit routes are designated as mid-scale, *including North M Street and North I Street in the North Slope Historic District.*

The Council is hearing a lot of feedback on this proposal, with about half of the comments at the July 13th Zoom Public Hearing in favor of the proposal. Some citizens are looking into the possibility of a *referendum* on the proposal, in which any final action by the Council would be referred to the citizens for a vote.

While the North Slope Historic District is largely protected from demolition, that does not mean that rezoning to “mid-scale” four-story apartment buildings will not have an impact. This level of rezone could affect property values and ultimately drive up property taxes for properties in the mid-scale zone. It could also put pressure on the City to *loosen demolition protection.*

Please let the council know your position on this proposal, including whether you believe it should be put to a public vote. One letter will go to all Council Members: cityclerk@cityoftacoma.org.

The current “Home in Tacoma” proposal from the Planning Department and the Planning Commission, as of this writing: <https://tinyurl.com/y2fj8mwy>

FROM THE ARCHIVES ...

Taken from the National Register of Historic Places, NSHD Nomination

The house at 510 North Sheridan, an American Foursquare, was built in 1905. It was estimated to cost \$1500 to build, but ended up costing about \$3000.

Home of Charles W. Lindstrom, of Lindstrom & Berg (Gust Berg), "Cabinet Makers, Office, Store, Bank & Bar Fixtures, Wood Carving, Interior house finish in hardwood a Specialty". The company was located on the corner of Commerce and S. 21st Street. Lindstrom was born in Sweden and arrived in Tacoma in 1888. His obituary called him "...a pioneer resident of Tacoma". He and his wife had four sons and three daughters. The house was estimated to cost \$1,500, but in reality cost \$3,000. The entrance hall was "...finished in mahogany and hemlock. Upstairs, in addition to four bedrooms and a bathroom, was an attic with "...a large room fitted for servants quarters." Original architect, builder and contractor unknown.



510 N Sheridan

Neighborhood Advocates Needed in Times of Change

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

Edited from the 2018 original, written for The Trolley Times

Washington's Growth Management Act (GMA) was enacted to provide jurisdictions and residents with a tool to anticipate the fiscal and infrastructure needs of growth while enhancing local character and quality of life. In doing so, the GMA requires jurisdictions to plan for projected population growth and for how the community will provide housing, schools, water/sewer, public safety and other municipal services.

To respond to the GMA and be proactive in managing anticipated growth, the City of Tacoma has proposed changes to its zoning codes that would allow for increased densities in all single-family residential zoning categories, including construction of accessory dwelling units (ADUs).



Designation as a local Historic District provides an appropriate and effective tool for protecting historic character while balancing city-wide needs to provide housing for new arrivals in the city. Local historic designation brings protection by requiring that proposed changes be reviewed by Landmark Commission and staff members in order to receive a Certificate of Appropriateness (COA). Also, the NSHD's Design Guidelines provide property owners and designers with specificity in terms of what are allowable design approaches for rehab and new construction in the district.

Growth, development, and change are coming to Tacoma, the Puget Sound region, and Washington State. That does not mean we have to compromise the values and qualities that we seek in our neighborhoods and cityscapes. Preservation of heritage resources effectively balances protecting community character that we value, with the demands of a changing region.

So, in the event that proposed zoning changes are adopted, a few tips that neighborhood residents should keep in mind to preserve the NSHD's historic character include:

1. Make sure that **design guidelines are updated** and address site planning issues such as building exterior, lot coverage, setbacks, landscaping, design character, parking, access, etc.
2. Make sure that the **City keeps its end of the bargain** by enforcing code compliance and maintaining integrity of the design review process and the issuance of COAs.
3. Make sure that the City's **Historic Preservation Office is staffed** at appropriate levels and with qualified personnel and that its work is closely integrated with other City departments, decision-making bodies, and procedures such as transportation, public works, community development, etc.
4. **Remain proactive and creative advocates for the NSHD**, for Tacoma, and for preserving the city's rich architectural and historic character.

JOB CARR'S TREES IN NSHD

You all were promised an article on Job Carr's orchard inside the NSHD, whether we could find any remaining old trees, perhaps. So, this is an update on the article from the May issue of the *Trolley*. We do have a handful of interesting trees reported to us by NSHD residents that seem to be very old, and we took some pictures of the ones we could find and access. You can see 5 of them on this page.

We will need to *continue to pursue the dating of the trees*, since we have not found anyone to do that yet. We don't want to give up yet on this. The state does it, but so far not on residential properties.

It is amazing to see the hardiness of these trees, even though some need pruning.



808 N. M ST. APPLE TREE



1006 N. M ST APPLE TREE



720 N. SHERIDAN PEAR TREE



BETWEEN 620 & 624 N. M ST.



715 N SHERIDAN

This tree (left) is on the site of Job Carr's original homestead claim. The old farmhouse was a two-story wood-frame house, which was bought by a local architect, Roland Borhek, and his wife Marie. The old Carr cabin was torn down and the one you can see today was built in 1921. There are several old trees on the property that could be trees left from Carr's orchard.

Julie Turner, Editor

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 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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What's playing on Locast? Set up an account at no cost, at **TitanTV.com** to view TV content. You will need to change the settings to Broadcast Stations in order to get the program listings you want for watching Locast streaming.

Questions: email Jay Turner juliejayturner@gmail.com

"Usually, terrible things that are done with the excuse that progress requires them are not really progress at all...but just terrible things."

-Russell Baker

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TacomaNorthSlope.org the NSHD web page

TROLLEY TIMES. The NSHD newsletter, published Feb., May, Aug., and Nov. 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 you.

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

Celebrate Reopening with Us at Christ Episcopal Church

This startling building belies a quietly effervescent, diverse congregation of your neighbors. Worship style—comfortable and historic. Music—classic and rich. Pastoral staff—warm and often brilliant. Visit us!

Join Morning Prayer outdoors in our courtyard, Saturdays 9 am or Sundays 10:30 am., through August 7-8, or at home through <https://christchurchtacoma.org/>. Join us for in-person, indoors Sundays, 10:30 am beginning August 15. Call to reserve after August 8. *Bring your mask!*



Christian community in the North Slope

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