



# Trolley Times

North Slope Historic District Inc. Aug. 2022  
501(c)(3) Organization Volume 103

## National Night Out Is Aug. 2nd

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!*



1. Just invite the neighbors in your block, asking them to bring something for a potluck (dessert is easiest), and decide where to have it. Just use someone's front yard.
2. Eat, chat, share *contact info and talk about any problems* you'd like to work on. Choose a chair, and decide who will tackle what. Decide if you want to use emails or phones.
3. Need more information? Call Board Member Julie Turner, 253-383-2329.

## August 25th Meeting to Feature New Police Chief

NSHD, Inc. will hold an August 25th meeting at 7pm at Immanuel Presbyterian Church's Community Room, entrance on N. 9th. Doors will open at 6:30 for socializing.

The speaker will be Tacoma's police chief, Avery L. Moore, who was appointed in January, 2022. Prior to coming to Tacoma, Chief Moore served over 30 years at the Dallas Police Department.

He will speak about his vision for policing, and his plans for addressing crime and homelessness, as well as his community engagement strategies.

Masks will be voluntary, and we will try to space chairs out somewhat for the meeting.



# New Recycling Plan Making Progress

By Josh Christy, Recycle Reset Project Specialist

## The Scoop on Glass Drop-Off Locations

When the City transitioned to the glass drop-off locations, there were a couple of questions that came up: Will the City still collect as much glass as we used to? Would households driving glass to the drop-off locations themselves create more CO2 than the old system? Since the drop-off locations have now been in operation for over a year, we have some answers to those questions.

First, we found that *we have been able to collect 85% of the glass we used to collect* in the curbside system. This includes a large increase in collection at the recycling center on Mullen Street. Second, we did a survey to calculate the carbon cost of the drop-off locations. The good news is that it was comparable to the previous curbside pickup system, and it is far cheaper.

## Two Common Recycling Mistakes

While the glass collection system may have changed, some of the commonly misplaced items in the curbside recycling system have stayed the same. We are still seeing a lot of plastic bags disposed of *incorrectly in curbside recycling bins*. Plastic bags easily wrap around the spinning machinery used to separate recyclable materials. After too many plastic bags wrap around the machinery, workers must shut down the equipment, and climb into dangerous positions to remove the bags - endangering workers, costing money, and taking time. **Recycle plastic bags by dropping them off at the Tacoma Recycle Center (3510 S. Mullen Street).**

We also see a lot of contamination from what are called "clamshell" plastics. Clamshells cause problems for processors because they flatten

in the sorting electronic and get accidentally placed with the paper. Instead, you can **recycle**

**clam shell plastics by dropping them off at the Tacoma Recycle Center (3510 S. Mullen Street).**

## Ready to Be a Recycling Champion?

We have some new tools to help people learn how to recycle right. Check out our waste sorting video game "Sort the Sound!" It helps all ages figure out what goes in the recycling bin. This game gives immediate feedback about what goes where. Play at: <https://tacomawa.recycle.game/>.

We have also launched the Recycling Ambassador Program, which helps residents to learn about recycling and how to share about it with their neighbors. We have some trainings coming up and if you'd like to join, **email Josh Christy at [jchristy@cityoftacoma.org](mailto:jchristy@cityoftacoma.org)**.



Example of "Clamshell" Plastic

*Mrs. Jensen's Bakery Suite*

**NSHD's Airbnb Victorian!**

**NSHD discount for your guests!**


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*Hosts:*

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Tim Anderson**

**(253) 307-2878**

**407 North K St.**



# Roger Johnson Wins Preservation Award

By Julie Turner

Roger Johnson and his wife Pam Boyles moved to their home on North J Street in 1971. The two of them saw the beauty in their old home and moved in and made themselves at home.

My family moved here in 1978, and we settled in and enjoyed our old house, too. Then, we did notice that there was periodic demolition of an old house and the building of a new four and six-plex here and there. By 1993 it was pointed out to us by a young man who lived in the 900 block of J St. that **we'd better do something or we would lose all the old houses.**

So, at the first National Night Out on North J, about 30 of us decided that Roger would look into getting an historic district for the street.

Roger talked to the Historic Preservation Officer, Valerie Sivinski, and she said to get the names of at least 50% of the people on North J who wanted an historic district and then she would get an ordinance written for one.

We soon did that, and the city named our tiny district "North Slope Historic District." It was only on North J Street, remember.

When Roger and I had finished doing North J Street, popular demand made us go on to doing North I, K, L and M Streets, Valerie said to us, "One of you has to be the ex-officio member of the Landmarks Preservation Commission." Roger volunteered.

For years and years Roger served as NSHD's ex-officio member of the LPC, as well as several terms as a voting member and was chair for a term. He became an expert on what was required for changes proposed to the architecture of buildings across the city, as well as our homes, and his knowledge was shared with the fledgling Board of Directors of the North Slope Historic District, Inc. His input was invaluable.



Kevin Bartoy, Landmarks Chair, was the presenter of the 2022 Historic Preservation awards at the meeting in May. He had this to say about Roger:

*"Roger Johnson is receiving the 2022 Leadership in Preservation award. Over more than 20 years, he has served multiple terms on the Tacoma Landmarks Preservation Commission. During his twenty plus year tenure, the Landmarks Preservation Commission has reviewed challenging and important projects. Mr. Johnson has been a staunch advocate for historic preservation over the decades, and we appreciate his commitment to Tacoma's architectural and cultural legacy. His willingness to share his knowledge, expertise, perspective and time to improve the City of Tacoma for all of our citizens is a true act of grace and generosity. For all you have done for our city, you have our gratitude."*

**He has the gratitude of a grateful neighborhood, too, for helping us all learn how to protect the architecture of our old houses, to keep them safe for another hundred years.**

# Why Replacing Wood Windows is a Costly Mistake

by Jeff Williams

*[ The following article has been edited to fit the Trolley by permission of the author. Mr. Williams, a former member of Tacoma's Landmarks Preservation Commission, is a long-time restorer of historic homes. We thank him for allowing us to publish his article on the value of saving wood windows.]*

In Tacoma, and across the country, many home owners believe vinyl windows are an inexpensive solution to replacing deteriorating, wood windows. But, we now have evidence that the replacement of wood windows with vinyl is a costly mistake.

I think most will agree that original wood windows are important architectural features in any historic structure. They are the "eyes" of the building. They convey a sense of craftsmanship and detail that cannot be achieved with substitute materials. In my experience with renovating and selling historic homes, I find that buyers are willing to pay a premium for an older home with well-maintained, operational original wood windows over those with vinyl replacement windows. I cite the fact that the majority of my restoration projects involve removing vinyl siding and inappropriately-sized vinyl replacement windows.

I believe that windows are replaced by homeowners if they begin having **operational problems**: they stick or rattle, latches break, glass is broken, sash cords break and the windows have to be held open with a stick, let in outside air, or need to be painted. However, these problems are the simplest, most cost-effective to fix. More often than not, wood windows can be easily repaired to operate correctly and last another hundred years.

Here are just a few of the problems associated with **vinyl windows**:

1. While it's true that they don't require painting, they are not a rigid material like wood, thus they shrink in cold weather, and expand in hot

weather. Vinyl begins to soften and distort at 165 degrees Fahrenheit (a temperature that's easily reached in the space between a window and drapes on a sunny day). And though all windows expand and contract with temperature changes, vinyl expands more than twice that of wood. It expands seven times more than glass with each degree of temperature. This causes the seal between the vinyl framework and the glass to fail. The problem increases with the size; the bigger the sash, the sooner it fails.

2. Vinyl windows have only been around about 20 years. Will they survive for a hundred? No one knows, but studies prove that many of the windows installed since the early 1980s are failing at an alarming rate.

According to the International Association of home inspectors, vinyl windows are expected last between 15 and 20 years. To make matters worse, vinyl windows can't be repaired.

3. A big selling point of vinyl windows is double or triple glazed (insulating) sash (two or three panes of glass). These units are manufactured with desiccant-filled spacers between the glass panes and sealed on the outside with butyl rubber or silicone. All insulated glass units eventually fail because no sealant stops all moisture penetration. Eventually the desiccant absorbs all it can, and the window becomes cloudy, forever.

Conventional wisdom indicates that only marginal heat loss is recovered using insulated glass. As much as 85% of air infiltration (or heat loss) is around the edges of the sash, not through the glass. Energy savings realized by replacing single-glazed windows with insulated ones seldom justifies the replacement cost. Another study indicates it would take more than 50 years to recover the expense; and with an average expected life of 25 years or less, insulated glass units hardly make economic sense.

# Tree Appreciation Project

We Need Your Help



Before



After



Before



After

## So Blessed Are We

So fortunate are we to have the tree canopy we enjoy in our neighborhood. Trees clean the air we breathe. They give us the oxygen we breathe in and hold the carbon dioxide that we breathe out. Trees provide habitats for much of the wildlife that enchants us. Sweet songbirds, awe-inspiring raptors, and, of course, everyone's favorite furry friends, squirrels, all need trees.

How easy to take trees for granted, or to get frustrated when it's time to rake leaves or to clean the sap off our cars. How easy to cut down a tree - to get it out of our way - when roots are buckling the sidewalk, or branches are in our way. How can we better understand their value and what can we do?

## Our Project

We are going to inventory the trees of our district to better understand their impact on our daily lives, to assess where they need help surviving, to determine where the sidewalks need repair, and to fully appreciate their value to our community.

## Our Need

We need volunteers to help us take inventory of our trees. **Please call or text Tom Giske at 425-301-5925, and volunteer to help out.**



*Our Champion Black Walnut (80 ft high, 80 ft wide)*



*Two American Sycamores (70 ft high, 75 ft wide)*



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**TacomaNorthSlope.org** the NSHD web page

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

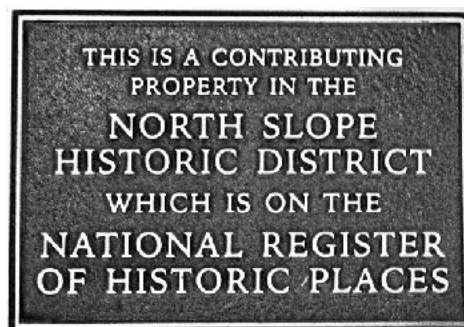
The current edition can always be found at:

**[http://tacomanorthslope.org/  
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**North Slope NEWS.** Sign up on NSHD web page, and have items of general NSHD news, events, and the online *Trolley Times* sent to you.

Send your questions, comments and remarks to **[news@TacomaNorthSlope.org](mailto:news@TacomaNorthSlope.org)**

## FOR SALE - NSHD BRONZE PLAQUE



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. To order your plaque, call Judith Martin at 253-307-7949 or by email at [judithkmartin@outlook.com](mailto:judithkmartin@outlook.com)

Plaques are 5 x 7 and cost \$100.00 each.

**253-307-7949** [judithkmartin@outlook.com](mailto:judithkmartin@outlook.com)

REALTYONEGROUP  
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## HELLO NORTH END NEIGHBORS!

I'M CRAIG TUTTLE, MANAGING REAL ESTATE BROKER OF TEAM TUTTLE AT REALTY ONE GROUP TURN KEY. I'M A BORN AND RAISED TACOMAN, PASSIONATE ABOUT ALL THINGS LOCAL. FOR OVER 20 YEARS, TEAM TUTTLE, HAS HELPED BUYERS AND SELLERS ACROSS THE TACOMA, SPECIALIZING IN HISTORIC HOMES IN THE NORTH END. MY DECADES OF SUCCESS SERVING THE NORTH SLOPE HAVE GIVEN ME A PERSPECTIVE THAT IS UNBEATABLE. I'M YOUR REAL ESTATE RESOURCE; I KNOW THIS NEIGHBORHOOD AS ONLY A LOCAL CAN. THE UNIQUE, CHARMING AND DIVERSE PROPERTIES OF THE NORTH END REQUIRE AN IN-DEPTH UNDERSTANDING OF THE HISTORY OF THE HOMES & OF THE CITY. IF YOU HAVE QUESTIONS ABOUT YOUR HOME, OR ARE BEEN CONSIDERING LISTING YOUR PROPERTY, TEAM TUTTLE IS HERE TO HELP! REACH OUT ANYTIME, FOR ALL YOUR REAL ESTATE NEEDS.



## CRAIG TUTTLE : TEAM TUTTLE

OWNER/PRESIDENT OF REALTY ONE GROUP TURN KEY

253.224.5500 - [TEAMTUTTLE@ROGTK.COM](mailto:TEAMTUTTLE@ROGTK.COM)

1302 N. I ST, TACOMA, WA 98403

# FROM THE ARCHIVES . . .

Taken from National Register of Historic Places

The home at 806 North Cushman was built in 1912 for John W. and Josephine Garvin. He was president of the Commercial Truck Co. The house was estimated to cost \$2,000 and featured a "...telephone room, cooling closet and all built-in features."

John Garvin came to Tacoma from New York and established a "flour and feed mill" on Pacific Avenue. Later, he founded the Commercial Truck and Storage Company with his son, James Garvin, where he worked until an illness forced him to retire in 1929. He and his wife had one daughter in addition to their son.

In a 1968 Tribune article, the house was featured for its large, formal garden, which the owners, Frank and Sue Dahl, had developed over many years. It covers a whole lot, to the left of the photo.



806 N CUSHMAN C 1998

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Stop by and check it out!

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Our store features a top-tier deli, beautiful baked goods section, a variety of custom made bouquets made by our expert florists, a huge variety of locally made goods, and just about anything else you could want from a grocery store.



# News Around the NSHD

1. This is the season when buyers of houses to fix up and resell get busy, so please keep your eyes open for anyone making changes to the exterior of homes - windows, siding, porches, roof lines, etc. These changes need to be approved by the Landmarks Preservation Commission, which is the guide for making "architecturally correct" changes to historic buildings. Many new owners do not realize that this is an historic district that is charged with protecting the architecture of its buildings, so they do what seems best without checking. Ask to see their building permit for outside work on the house. Yard work isn't covered.

We need to spot these folks and let the Historic Preservation Office take care of letting the owners know the rules. **Call: 591-5220 or email Reuben McKnight: reuben.mcknight@cityoftacoma.org**  
**Or, call any Board Member from the list in the newsletter.**

2. "All intersections must have clear visibility of pedestrians, bicyclists and approaching vehicles." So says a quote from a Tacoma Traffic Engineer, Jennifer Kammerzell.

Owners who plant shrubs and flowers on corners or planting strips that **obscure vision of oncoming cars or pedestrians at intersections need to cut these shrubs and flowers back**, or make a window so traffic can see and be seen.

3. Last, please **park legally** - at least 30' from a stop sign, 20' from a crosswalk, 15' from a fire hydrant, and 5' from a driveway - and, of course, not in an intersection. It is hard enough to navigate our mostly stop-sign-free streets without having obstacles near the intersections.

*From the Editor, Julie Turner*



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engaging conversation,  
and an ethic of care for others*

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