



Trolley Times

North Slope Historic District Inc. Feb. 2023
501(c)(3) Organization Volume 105

Feb. 23rd Program to Feature “Home in Tacoma” Zoning

The Board of Directors of the North Slope Historic District, Inc. invites you to come to our program meeting on February 23rd, 2023. It features Elliott Barnett, Senior Planner for the City of Tacoma, who is managing the Home in Tacoma (HiT) project. With this plan, the City wants to provide more housing for Tacomans now and in coming years.

This meeting is a chance for all of us to listen carefully and evaluate what Mr. Barnett has to say about the zoning plan. Elliott will provide a brief overview of the city-wide policy, then *go into more detail about the implications for the North Slope Historic District*, and will answer our questions.

Please listen carefully to Elliott to get the facts straight. After the meeting, if you strongly support or oppose some or all of the HiT Project, contact your city council members to express support or opposition for the new housing policy. During the meeting, please remember Mr. Barnett is the messenger, and city council members are the policy makers. Get their emails on the entry table.

**February 23rd, Immanuel Presbyterian Church, 901 N. J. St.
Enter on N. 9th St. Meeting begins at 6:30 with a social
time; speaker is scheduled for 7:15p.m.**

Want to Serve on the NSHD, Inc. Board of Directors?

Do you have ideas you feel our neighborhood could use? Do you have a yen to help out your neighborhood? If you do, this is your chance! It's time to select a new members of Board of Directors for the North Slope Historic District, Inc. Here is how you apply:

Simply indicate your interest in serving on the Board to the Secretary, Julie Turner; give her a little idea of who you are and what you'd like to work on, then come to the meeting and participate in the election. The election will be held immediately before the speaker talks at the meeting planned for February 23, 2023.

The Board meets quarterly to discuss issues and ideas that have come to the attention of the members. The Committee Chairs announce actions from their committees, and detail any support they may need. Discussion of issues the neighborhood is facing, and any action the Board is considering also occurs. A vote is taken on any action proposed by a Board member.

Here is how to apply: Write to or call Julie Turner, NSHD, Inc. Secretary. Tell her you want to run for a Board position. Julie Turner's contact information: 253-383-2329 juliejayturner@gmail.com

What Are Some Issues to Raise Regarding Zoning Changes?

By Deborah Cade

The City's effort to rezone residential neighborhoods has been going on in phases for several years. However, a lot of questions still remain to be addressed as this program develops. Here are some questions that people might consider raising at the February 23 meeting with Tacoma city planner Elliott Barnett:

1. If Home in Tacoma results in demolition of older buildings, *how is that consistent with the City's sustainability goals?*
2. Some Tacoma neighborhoods could benefit from increased residential development, which could result in those neighborhoods having better services available, such as grocery and drug stores. *How can the City incentivize development in those neighborhoods, instead of allowing developers to focus on already-dense areas that are less affordable?*
3. Many neighborhoods built after WWII included "covenants," which limit those neighborhoods to single family homes. *How can these neighborhoods be included in housing densification efforts? Does the City know how many neighborhoods may effectively be excluded from these zoning changes because of these covenants?*
4. *How will developers be required to add to the City's already deficient tree canopy?*

These zoning changes could bring major changes to Tacoma's residential neighborhoods, and we look forward to this update. *Please be respectful -- remember that Elliott is the messenger here, not the decision maker.*

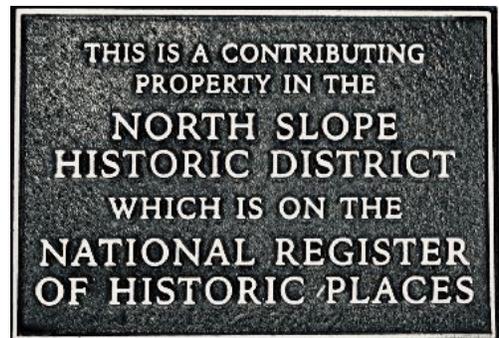
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Contact us at:

news.TacomaNorthSlope@gmail.com

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 or email:

call: Judith Martin at 253-307-7949

email: judithkmartin@outlook.com

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

Save our residential history; regret only goes one way. anonymous

North Slope Historic District

Elizabeth Anderson, August 2002
Former Historic Preservation Officer, Tacoma WA

The North Slope Historic District encompasses 950 properties in a wedge-shaped street grid that runs uphill from I Street to and including Grant Ave. between Division and Steele Streets in Tacoma. The slope provides views of Puget Sound, filled with sailboats in the afternoons, and the snow-capped Olympic Mountains across the Sound. The streets themselves are tree-lined, and older homes lend an air of comfort as a familiar American landscape.

It is a very pleasant neighborhood, but why is this place historic?

Development of the North Slope area reaches back to the 1880s when the town began to flourish with the new railroad terminus at New Tacoma. The nearby waterfront tracks, warehouses and docks were part of an infrastructure that connected shipments of grain, lumber and manufactured goods to stations throughout the resource-rich Northwest and to ports up and down the West Coast.



Land speculation in Tacoma led to the platting of residential lots vastly in advance of the market for them. So buyers had the option of being the first on the block throughout the area, giving rise to a



checkerboard or hopscotch pattern of development. You can see that today in the building styles and construction dates of the houses throughout the area where the Victorians and foursquares are juxtaposed with bungalows. The buildings manifest the influence of locally available lumber and an eclectic Northwestern mixing of styles.

Most of the homes were built between 1889 and before World War II. The neighborhood was almost entirely built up by 1949. The mixing of styles and periods from our grandparents' days is a reason why it looks so much like home to Americans. We find that construction dates in the North Slope cluster in times of prosperity, between the 1893 Panic, WW I, and the Great Depression.

Intense activity

1888 - 1893

1902 - 1912

1919 - 1929

Little building activity

Panic of 1893

WW I

Great Depression

But, back in the 1880s, builders were dragging supplies and equipment down dirt roads to clear stumps to start a place many people could call home. The area became the haven of the respectable, a step up from Old Town, where fishermen, longshoremen and mill workers frequented saloons!

The people who lived here and built the area over a period of five decades were a core and a cross section of Tacoma's working people.

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Physicians, RR workers, postal employees, businesspersons who ran all kinds of businesses, from machine shops to florists, independent tradespersons such as tailors, electricians, a harbormaster, a watchmaker. The famous also lived



here and include architects Carl Darmer, the favored architect of the Northern Pacific RR Co., and Roland Borhek, singers

such as opera star Signor Fioli and the young Bing Crosby, athletes and Ernest Lister, who was the State's governor from 1913 to 1916.

The house builders were often unrecorded and pattern books may have been the source of many plans. The district does have several structures designed by notable local architects: Bullard & Hill, Larkin & Barton, C.A. Darmer, Ambrose Russell, Proctor & Ferrell, Frederick Heath.



The styles of the buildings represent what was most popular and useful and in America at that time. Most are not particularly high style, just good solid examples of what worked within the tastes and budgets of the builders. Prevalent styles show excellent representations of Queen Anne, stick styles, classic American foursquare, Craftsman and bungalow.

This local history and character are celebrated by the community in the ongoing work of the North Slope Historic District organization in gatherings and workshops on best treatments for maintenance



of historic houses, earthquake safety and community security. The designation of the district as historic has proved to be a valuable planning tool to help protect historic character. District designation carries responsibilities, which add up to keep it looking historic.

(Reprint from The Trust News with permission from The Washington Trust for Historic Preservation and Elizabeth Anderson, AICP)

Why The Tacoma Historic Register Is Good For Our Neighborhood

In a single word, PROTECTION.

PROTECTION: In order for an historic district to survive there must be safeguards in place to enable survival of the properties through limitations on demolition. There are 4 common reasons ordinance protection is necessary.

1. **Home Owners:** Without guidelines in place, home owners can, and do, make inappropriate changes to their properties. However, once home owners learn the value of historic preservation, they usually become the strongest allies of saving the historic architecture of the homes.
2. **Flippers or Remodelers:** Investment buyers in an historic neighborhood are often without knowledge of the District and, can and do,

make inappropriate changes. It takes home owners to keep an eye out and make sure all changes made follow NSHD's guidelines, and, if not, that they are reported to the Historic Preservation Office promptly. **Phone: 253-591-5220.**

3. **Demolition:** For properties to remain in an historic district, tear-downs must be almost eliminated. *If you don't tear something down, you can't build something non-historic or something out of place or scale.*
4. **The City itself.** Yes, city planning goals can be incompatible with preservation of historic neighborhoods. So residents must be alert to planned changes, and diligent in helping the Planning Dept. avoid changes that might damage preservation of historic architecture.

By Jay Turner

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Protection, once earned, is not enough. Preserving historic homes takes eternal vigilance by residents. NSHD's neighborhood group works to promote the values of preserving places of the past - for the future.

**If you see something,
say something!**

**Call any Board Member to report a
questionable activity. See page 2.**

Some tips when buying or selling your home

by Geoff Corso

During the past few years, we've experienced high demand for our homes. Despite recent inflation and rising mortgage interest rates, demand for housing will likely slow somewhat in the short-term but remain strong in the long-term. The Home in Tacoma (HiT) Project, intended to increase the number of dwelling units in the city, appears to be increasing the price of urban land and consequently increasing the overall cost of housing. Nonetheless, real estate investors appear to think real estate in some Tacoma neighborhoods - including the NSHD - is still a good investment because they'll pay cash and are actively seeking sellers. If you've owned your home for a long time, you may be surprised how much it's worth in 2023. If you're considering selling, consider hiring a residential real estate appraiser to help you understand the value of your property.

Long-time area realtors Craig Tuttle, Realty ONE Group Turn Key Managing Broker and President, and Sharon Benson, Windermere Professional Partners Managing Broker, offer the following advice.

1. Understand the state laws that regulate real estate licensee behavior. Craig advises reading the "Law of Real Estate Agency" pamphlet which is a consumer-friendly summary of the law (https://u.realgeeks.media/buckrealestate/agencylaw_new.pdf).

2. Understand the code of ethics realtors agree to practice when they join a professional organization. Sharon advises reviewing the Tacoma-Pierce County Association of Realtors' (TPCAR) "The Code of Ethics" <https://www.nar.realtor/about-nar/governing-documents/the-code-of-ethics> and the National Association of Realtors' "Realtor Code of Ethics" <https://www.nar.realtor/about-nar/governing-documents/code-of-ethics/2023-code-of-ethics-standards-of-practice>. For a high-level understanding of the benefits of choosing an agent who's a TPCAR member, Jenn Chernut,

Director of Communications & Member Engagement advises going to <https://www.tpcar.org/the-realtor-difference/>.

3. If you want help selling and/or buying a home, Jenn suggests going to the TPCAR Member Directory and looking through the "General Residential Sales" section <https://members.tpcar.org/realtor-directory/Search/general-residential-sales-318494>. Sharon also advises asking family and friends for referrals. If you think you need a realtor with special knowledge or skills, Jenn recommends checking out the other sections of the TPCAR Member Directory too. <https://members.tpcar.org/realtor-directory>.

4. If choosing someone to help you who's not a TPCAR member, consider verifying they're licensed with the Washington State Department of Licensing <https://dol.wa.gov/business/realestate/consumernews.html>.

5. If you feel your agent is mishandling their duties to you, Sharon advises contacting the Northwest Multiple Listing Service (NWMLS) [(425) 820-9200] to discuss your concern. In addition, if you chose a TPCAR member, she advises contacting TPCAR [(253) 473-0232, <https://members.tpcar.org/contact>]. If your agent is licensed in WA State, both Craig and Sharon advise discussing the licensee's behavior with the Washington State Department of Licensing [(360) 664-6488, (360) 664-6500, RealEstate@dol.wa.gov, and/or <https://www.dol.wa.gov/business/realestate/contact.html>].

6. If you're selling a vacant home, Craig advises watching for people posing as buyers who tie up the seller in a pending sale, advertise the vacant house for rent on Craigslist or Zillow, collect a fee for tenant screening and - if they can - collect the deposit.

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Similarly, thieves have demonstrated the ability to intercept communications from escrow companies, change the wiring instructions, and forward the altered instructions to the buyer. So, if you're buying a home, Sharon advises verifying the wiring instructions with the escrow company before wiring any money. If you suspect you've been the victim of real estate fraud, consider contacting the Washington State Attorney General Office [(800) 551-4636 in WA only, (206) 464-6684, or <https://fortress.wa.gov/atg/formhandler/ago/ContactForm.aspx>] to discuss your experience.

Craig Tuttle can be reached at Mobile Direct: (253) 224-5500, Office: (253) 756-7200, teamtuttle@rogtk.com, and/or 1302 N. I St., Tacoma, WA 98403.

Sharon Benson can be reached at (253) 381-7447 or sharon@sharonbenson.com.

Jenn Chernut can be reached at (253) 274-0256 or jennifer@tpcar.org.

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Coming Events in 2023

- **February 23** - General Meeting
Elliott Barnett Speaker
"Home in Tacoma" Project
- **May 25** - General Meeting
Speaker TBD
- **July 8** - North Slope Garage Sale
Saturday 9-4pm
Registration for event in May Trolley Times
- **August 1** - National Night Out
Gather with neighbors on your block
- **August 24** - General Meeting
Speaker TBD
- **Nov 16** - NSHD Holiday Party
- General meetings held at Immanuel Presbyterian
Entrance on 9th
Social Time starts 6:30pm;
Program starts 7pm

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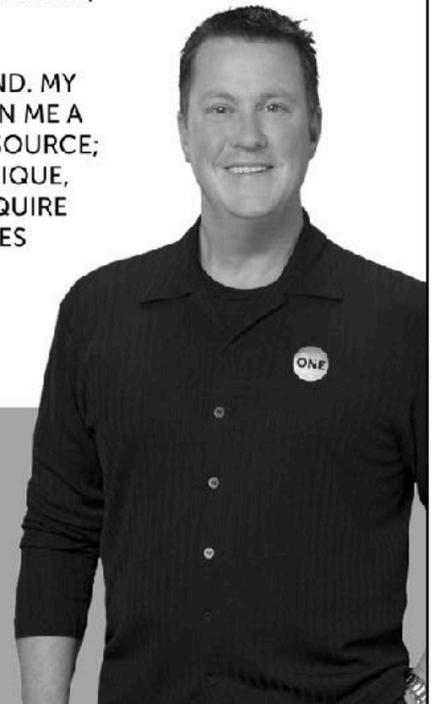


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HELLO NORTH END NEIGHBORS!

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

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