



Trolley Times

North Slope Historic District Inc. November 2023
YOUR HISTORIC NEIGHBORHOOD **Volume 108**

Holiday Gathering Featured at November Program Nov.16th

To get you in the Holiday spirit, the North Slope Historic District, Inc. is inviting you to our annual Holiday Gathering on Thursday, November 16th, with doors open at 6:30pm, at Immanuel Presbyterian Church.

Come and enjoy the holiday goodies created by our board members. Meet our sponsors who support the Trolley Times publication. A moment at the mic by each sponsor will give you a good idea as how these sponsors support and engage with our community.

Nov. 16th Immanuel Presbyterian Church
901 N J St. Enter on N 9th St.
Social begins at 6:30, Program at 7 pm

Please bring a pair of sox, gloves and or warm hat to be donated to the Salvation Army for those in need.

Proposed Historic District Moratorium Is Unnecessary

By Deborah Cade, Chair, North Slope Historic District, Inc.

The city council has proposed a "moratorium" on new historic district designations, allegedly to pause consideration of new historic districts until the City updates its historic preservation code. For several reasons, this moratorium is completely unnecessary, and simply signals opposition to historic preservation generally.

First, a moratorium is used by local government to pause acceptance of permits for development that is permitted outright, such as a new store in a commercial zone. This enables the local government to update the applicable regulations without new projects becoming "vested" under the old regulations. However, the Planning Commission and City Council have the discretion

to deny an application for historic designation; no owner or neighborhood is entitled to it in the way that a property owner is allowed to undertake a use that is permitted outright under the zoning code.

Second, there is no evidence that significant time is consumed by either the Landmarks Planning Commission or the Planning Commission on historic district applications. There has been only one new district proposed since 2011, and that application was denied by the Planning Commission after relatively little time spent on it. The historic preservation code needs updating, but that will proceed regardless of a moratorium.

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Lastly, no moratorium has been proposed for any other type of land use decision, despite the extensive rewrite of the zoning code currently being undertaken.

Denying historic district recognition has the effect of eliminating an important property tax benefit allowed to owners who restore historic structures in those neighborhoods. It also stymies efforts to include other areas of Tacoma as historic districts, which would protect large areas of older single and multifamily homes from potential demolition and redevelopment and lead to a more equitable distribution of historic protection resources.

Tacoma has an admirable record of historic preservation, and this proposed moratorium risks at least giving the appearance of taking a step backward.

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

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Tacoma Municipal Code Requires Taking Care of Historic Resources.

We need leaders who believe in historic preservation and are willing to follow the city law. Speak up, let them know how you feel. And when it comes time to vote, we need to elect people who believe in following TMC.

Tacoma Municipal Code (TMC) dealing with Historic Preservation:

TMC 13.07.020 Landmarks and Historic Districts — Declaration of purpose and declaration of policy.

The City finds that the protection, enhancement, perpetuation, and continued use of landmarks, districts, and elements of historic, cultural, architectural, archeological, engineering, or geographic significance located within the City are required in the interests of the prosperity, civic pride, ecological, and general welfare of its citizens.

The City further finds that the economic, cultural, and aesthetic standing of the City cannot be maintained or enhanced by disregarding the heritage of the City or by allowing the destruction or defacement of historic and cultural assets.

The purpose of this chapter is to:

A. Preserve and protect historic resources, including both designated City landmarks and historic resources which are eligible for state, local, or national listing;

B. Establish and maintain an open and public process for the designation and maintenance of City landmarks and other historic resources which represent the history of architecture and culture of the City and the nation, and to apply historic preservation standards and guidelines to individual projects fairly and equitably;

C. Promote economic development in the City through the adaptive reuse of historic buildings, structures, and districts;

D. Conserve and enhance the physical and natural beauty of Tacoma through the development of policies that protect historically compatible settings for such buildings, places, and districts;

E. Comply with the state Environmental Policy Act by preserving important historic, cultural, and natural aspects of our national heritage;

F. To promote preservation compatible practices related to cultural, economic and environmental sustainability, including: conservation of resources through retention and enhancement of existing building stock, reduction of impacts to the waste stream resulting from construction activities, promotion of energy conservation, stimulation of job growth in rehabilitation industries, and promotion of heritage tourism;

G. To contribute to a healthy population by encouraging human scale development and preservation activities, including walkable neighborhoods;

H. Integrate the historic preservation goals of the state Growth Management Act and the goals and objectives set forth in the City's Comprehensive Plan and regulatory language.



KEEPING OUR HISTORIC NEIGHBORHOOD HISTORIC

"Owning a historic home is at once a joy, a challenge, and a responsibility."
from City of Tacoma web page: Building Permits in the North Slope

Building Permits in the North Slope

The purpose of the building permit is to make sure work is done to code and in a safe manner. In the NSHD, an additional purpose is to keep the historic district – historic!

Building permits are required in most cities and Tacoma is no exception. If you live in the City of Tacoma you need permits for electrical, plumbing, side sewer, windows and structural changes. In some cases a variance is needed; in other cases a licensed and bonded contractor must do the work. And sometimes, the city requires a bond or cash deposit to be held until the work is done and approved.

In Tacoma's historic neighborhoods an additional review is needed by the Landmarks Commission. The purpose of the reviews in our NSHD is to keep our historic district's architecture as "original" as possible. Architectural integrity is the goal; the changes you make should not change the basic architecture of the house when it was built.

What is a Landmarks design review and what is involved? The following quotes are taken from City web pages:

"Design review is an approval process that certain projects involving historic properties must complete **prior to the start of work, or issuance of permits.** In the North Slope Historic District, exterior changes that require building permits require review before permits can be issued."

"The Landmarks Preservation Commission is a 11-member volunteer commission made up of Tacoma residents and professionals, appointed by the City Council through the Council's Appointments process. The Commission reviews and approves applications for changes to registered Landmarks and buildings within local historic districts, reviews nominations, and advises City Council regarding and additions to the Landmarks Register, and participates in the planning process."

The steps involve reading the guidelines, completing an application, and submitting the forms to the Historic Preservation Office. In more detail, the steps that need to be taken for a Landmarks Review can be found on the NSHD web page: TacomaNorthSlope.org

The Historic Preservation Coordinator, Susan Johnson, suggests you read about roof permits, which is usually a simple process easily approved by the Landmarks Commission, and about window replacements, which can be more complicated than a permit for re-roofing the house.

Roof permits: A simple tear-off and replacement of asphalt-composition shingles for a single-family house does not need a permit, but one is generally, required for commercial buildings including apartments. A permit is also required for any building when there are structural changes to the roof framing.

Window replacement When repair is not feasible, remember this: although the district's design guidelines allow for sash materials beyond wood, the new windows should still be a close visual match in terms of profile. Certain operation types are not allowed under the guidelines, such as horizontal sliders. More info on pages 8-12 of the guidelines: [WEDGE NS DESIGN FINAL \(cityoftacoma.org\)](http://cityoftacoma.org/WEDGE_NS_DESIGN_FINAL)

Experience from those who have "been there, done that" say that it is prudent to contact the Historic Preservation Office **prior to doing anything.** Just discuss what you want to accomplish and find out the best way to do it.

Call the Historic Preservation Officer, Reuben McKnight at 591-5220, or Susan Johnson, Historic Preservation Coordinator at 253.281.7445 or email:

www.cityoftacoma.org/historicpreservation
for more information.

North Slope Historic District: One of Tacoma's Treasures

By Holly Minniti , April 2003,

Edited for current *Trolley Times* by Julie Turner, Editor

When asked to write an article about the "why" to restoring an historic home – I thought "no problem." Fred and I have the passion for what has become our project, but articulating it has proven to be difficult!

Upon discussing this, Fred and I came to the realization that we didn't buy this house to 'restore' it or to move into an historic neighborhood; rather, this is where we have evolved to. The commute from Gig Harbor was starting to wear on us and we had already tackled a couple of fixer-upper investment properties, so when Irma Cole showed Fred the house – the prospect of buying it fulfilled some pretty basic needs: move us to Tacoma and step up the challenge of a remodeling project.

With this move, things have changed. Fred and I have attained a portion of the American Dream. We, along with our bank, own our own home. We can paint it, remodel it, demolish it, decorate it, use it as we wish... If we choose to let it fall down around us, use it as storage and live in a tiny carved out cubby hole, raise violets on the living room floor – that is our right... but, is it *right*?

We Westerners, in our quest for rights, can lose touch with responsibility, accountability, empathy... especially when it comes to historic homes. Should we be pushing the fact that we own our homes, or rather, consider that we are merely caretakers of an important part of our past – ensuring that our homes are here for the future?

Fred and I believe that the North Slope Historic District is a neighborhood where the majority, in their own ways, realize that we are only passing through. We don't condemn the ones before us that let our homes fall into disrepair for whatever reason, but we don't want to repeat that process. I like to think that we are seeing a resurgence of



people who have recognized the value of our neighborhood with its important link to the past. There is no doubt that one of the greatest assets of our neighborhood is the people, but why have so many with common interests, goals and attitude converged on this small area of Tacoma?

Of course, I can only speak on behalf of myself and my small circle of friends that I also call neighbors. Our historic homes lured us; the fact that we moved in and found that we have similar ideals made it a neighborhood in the best sense of the word. Commitment to historic preservation and involvement to accomplish the task!

Now, I believe, we have a responsibility to ensure that this neighborhood stays wonderful for the generations to follow. This is the driving force behind the North Slope Historic District neighborhood group and having us registered also with the National Park Services on the National Register of Historic Places.

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To tell the truth, Fred and I have made mistakes along the way. We now recognize the benefits of comparing notes with those that have gone before us, having projects reviewed by Landmarks Preservation Commission, and researching! You don't need to tell me that time is of the essence and that money is tight! But I don't need to tell you that we only want to do our projects once!

Please join us in preserving what makes our neighborhood special by restoring your home with sensitivity to its historic past and character. By owning these unique structures in this distinctive neighborhood we all have a responsibility to preserve and protect our homes to ensure that they are here to be appreciated by future generations.

If we all do this, in the long run, everyone benefits – *we all get to share the "American Dream."*

*"He who loves an old house never loves in vain."
— Isabel La Howe Conant*



Tacoma opens a new trolley line!

Oops, wrong photo! Wa-a-y back, we had a couple of trolley lines going through the NSHD. On N. 11th are still-visible signs of the tracks that the **old** trolley system ran on. The old K St. line went down North K St., turning left on North 11th, and then crossed Steele St. From there it went down North 12th, clear to Pine St. The other line ran down North I St. to the bridge over Buckley's Gulch.

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Save Our Tree Canopy

At 20%, Tacoma's tree canopy is worst among cities in the Puget Sound area. And if we don't act, it is likely to worsen. Construction resulting from legislation by state and local governments to encourage housing density will likely remove many trees unless action is taken by our City Council to prevent it.

Three NSHD residents are part of a grass roots effort to convince the Council that they must act to protect and extend our tree canopy. Marty Webb, Judy Beylerian, and Tom Giske are founding members of TUFF (Tacoma Urban Forest Friends), formed solely to advocate for the protection of our existing trees and the planting of new ones. Led by Georgette Reuter from North End Neighborhood Council, the group includes leaders from Tahoma Audubon Society, Tacoma Garden Club, League of Women's Voters, and the Citizens' Climate Lobby.

To get the City Council's attention, TUFF is seeking at least 2,000 signatures from residents and homeowners of Tacoma to a carefully drawn petition asking the council to launch a Heritage Tree Program, to create a volunteer Urban Forest Commission with the power to reject development plans that endanger our canopy, give the city needed expertise by hiring a Landscape Architect, educate developers and tree service companies on the value of our trees, and sponsor the planting and maintenance of thousands of new trees.

TUFF is urging the Council's passage of Tacoma Municipal Code (TMC) 9.20, a comprehensive revision of the city's statutes to protect established trees on public lands, including those along the streets of our neighborhood. (Tom presented this poem to the committee who voted on September 13th to move the ordinance forward to the full Council.) It includes a Heritage Tree Program, but does not address trees on private property, which TUFF is advocating. When a tree becomes large, TUFF maintains it serves the greater need of the community and thus must be preserved, unless it is hazardous to the public or endangering public utilities.

To sign the petition or volunteer to join TUFF, call or send a text to Tom Giske at (425) 301-5925.

trees aplenty

*God gave us trees for a reason
values we enjoy each season
those fresh green leaves in the spring
brighten our views of everything
and their cooling shade of summer
screens the hammock where we slumber
before intense colors of fall
confirm the beauty of it all
and then when the nights turn cold
the ice sparkles on limbs so bold
they challenge the winds of time
to rewind this story sublime.
not so many stories unfold
with so many wonders untold
removing carbon dioxide
and our fresh air is purified
holding our ground water's runoff
and Puget Sound is better off
muffling sounds of our city
and our lives become less gritty
saving our grounds from erosion
and we avoid farm implosion
shading our passtime from the heat
and fun-time finds ways to repeat
hosting our birds and gray squirrels
who do not want more deferrals
offsetting rising temperatures
trees are not our competitors
buffering the cold of winter
they survive without a whimper
as they need little attention
and so deserve life's extension
and why must an arboretum
replace my personal freedom
to remove the tree that i own
no matter how large it has grown
perhaps it is now of value
to the neighbors who surround you
even to residents beyond
who may have no way to respond
as we seek housing density
let's not threaten tree density
for it would be a travesty
not to protect our canopy
with neglect our propensity
we must raise our intensity
our goal must be trees aplenty
please pass TMC 920*

Immanuel Church Applies for Tacoma Historic Register

Immanuel Presbyterian Church is applying for inclusion on the Tacoma Register of Historic Places. It was built in the Mission Revival style, designed by prominent Tacoma architects Russell and Babcock in 1890. The site, at 901 North J St., was previously the site of the Second Presbyterian Church, which burned down.

Immanuel was organized as a mission in Old Town in 1888; it used Lowell School for some of its services. The current building was dedicated in 1909, designed by Ambrose J. Russell, a prominent Tacoma architect. It is modeled after the old California Spanish Mission style and is unique in that the tower is at the rear of the building. Entrance is approached by a wide ramp with low side railings. Exterior siding is stucco, with the roof supported by paired brackets.



Immanuel Church c. 1922

A 1909 issue of the Tacoma News Tribune, stated "...the main auditorium is architecturally the most beautiful of any church in Tacoma." There are stained glass windows on either side and at the back of the sanctuary.

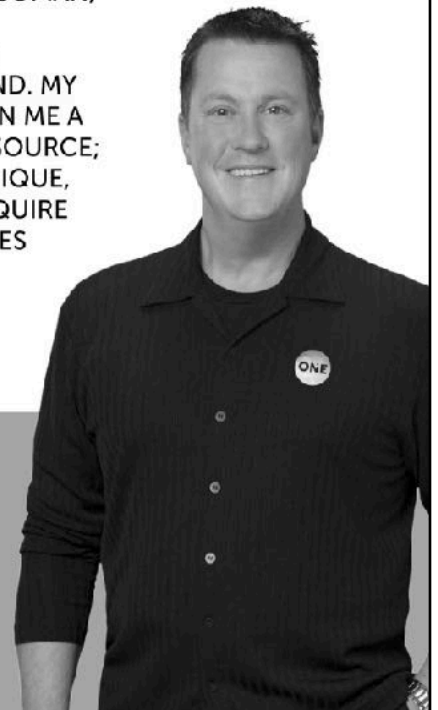
NSHD has had continual support from the church since it started in 1993.

By Julie Turner, Editor

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TURN KEY

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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