

NORTH K STREET LINE - WSHS 1895 Image

Trolley Times

North Slope Historic District Inc. February 2025

YOUR HISTORIC NEIGHBORHOOD

Volume 113

WSU Master Gardener Featured Speaker at February 27th NSHD Meeting

Rain, Rain Go Awayor Not! Washington State is known as the Evergreen State. How appropriate, and with good reason because what makes it so green? The "R" word!!!!!!!!!!!!

Yes, rain bathes the leaves and fronds of plants, shrubs, and trees as they nourish themselves with a drink from

the heavens above. Please join us on Thursday February 27th for an enlightening discussion with a WSU Master Gardener who will shed light on "Rain Gardens." We will learn how we can help reduce and filter oils, grease, and other contaminants from driveways and rooftops as well as fertilizers from lawns before they reach the storm drains and eventually our beautiful Puget Sound. We will explore the anatomy of a rain garden and where to locate, design, and plant it! Bring your questions about how you can incorporate a rain garden into your own landscape. Meeting location: Immanuel Presbyterian Church, 901 North J Street. Doors open at 6:30 with coffee & dessert. Program starts at 7pm. Let your neighbors know and invite them!

**Feb. 27th Immanuel Presbyterian Church
901 N J St. Enter on N 9th St.
Social begins at 6:30, Program at 7 pm**

Save The Dates 2025

May 22nd General Meeting- Program NSHD History with Marshall McClintock.

July 12th NSHD Neighborhood Garage Sale – Check May issue of Trolley Times for registration form

August 5th National Night Out- Organize a potluck with your neighbors for National Night Out

August 28th General Meeting – Program TBD

Nov 20th NSHD Holiday Party – Tacoma Triva with Debbie Freeman

In The Garden

February in the Maritime Northwest brings rain, rain, and more rain. What does all this water do to the soil? During this time of the year our soils become saturated- all the pore space within the soil becomes filled with water. This can become a problem for the gardener because cultivating saturated soil damages its structure, doing more harm than good. A cloche built over the garden bed warms the soil and reduces the amount of rain that falls on the bed. The soil will not dry out quickly, so a cloche may need to be in place two to three weeks before the ground is ready to plant.

To test if the soil is workable, dig down 6 to 8 inches and gather a handful of soil. Gently compress the soil into a ball with one hand. Toss the ball 6 inches into the air and let it fall into your open hand. If the ball falls apart into crumbs, the soil is ready to work; if it stays as a ball or only slightly comes apart, more drying is necessary.

Tradition in these parts is to “sow your peas by Presidents Day”. You can also sow early spring greens in late February. Sow the seeds in shallow soil so they will warm during the day. Most of these plants germinate well at 50’ to 60’ F, the usual temperature of the top 2 inches of soil on sunny days during this month. Investing in a soil or compost thermometer is a useful piece that can be used for other crops as the season progresses.

Perennial plants that bloom in late spring, summer and fall can be safely divided in February. The center of many older perennials turns woody and unproductive, which results in a doughnut effect of healthy plant material surrounding a dead center. Take out the whole plant and separate parts of the crown by prying it apart with garden forks or cutting the crown into smaller pieces with a small knife. Discard the woody center and keep the outside new growth for future plants. Before replanting, renew the soil by working in compost and soil amendments.

The Basic Transplant Mix

- 1 part soil or composted sod
- 1 part leaf mold or thatch compost
- 2 parts granite grit/sand mix or pumice
- 1 part yard-waste compost and vermicompost (equally mixed)

The Store-Bought Transplant Mix

- 1 part sphagnum moss or coconut hulls
 - 1 part perlite and vermiculite
 - 1 part sand or pumice
 - 1 part yard-waste compost and vermicompost (equally mixed)
- Add ¼ cup lime for each 1 cubic foot of potting soil if sphagnum moss is used

- **Information for this article taken from Maritime Northwest Garden Guide**

Check on permit requirements before you make exterior changes!

Neighborhood homeowners are typically great when it comes to checking on permitting requirements for exterior work on their homes. It's actually the out-of-town "flippers" who are the ones that get notices of violation for doing work without permits, and that end up coming to the Landmarks Preservation Commission to get approval of work to fix the damage.

But just as a reminder, work on the exterior of houses and apartment buildings, unless it is maintenance work, requires a building permit. And a building permit requires the buy-off of the historic preservation office, and sometimes the Landmarks Preservation Commission. Replacing windows, replacing more than a minor amount of siding or shingles, and replacing a porch are all examples of work that requires a permit and compliance with historic district guidelines. If you are in doubt, CALL the historic preservation office and ask! For most projects, the historic preservation staff can give approval without having to refer it to the Landmarks Preservation Commission; with that administrative approval, you're off and running. Finding out ahead of time, and getting guidance on how to do the work consistently with the guidelines, is a whole lot faster and cheaper than having to correct it after the fact. Despite some opinions to the contrary, "easier to ask for forgiveness than permission" does not work, and corrections can be very expensive.

This neighborhood is the "desirable North Slope" (as the realtors like to say) because of the historic designation that protects the neighborhood from demolition and redevelopment. Windows, siding, and porches are some of the most important defining features of a historic home or apartment building. If those are lost, then protection of the neighborhood as a historic district becomes less justifiable. We all benefit from maintaining the neighborhood's historic character.

Growth Management Hearings Board Invalidates Historic District Moratorium

The Washington Growth Management Hearings Board issued a decision on December 12, 2024 invalidating the moratorium on new historic districts that the Tacoma City Council passed last April. The moratorium's validity had been challenged by Historic Tacoma, The Washington Trust for Historic Preservation, and North End Neighborhood Council. Although the Board upheld the Council's authority to enact an unnecessary moratorium, it found that the City had not prepared the "work plan" that the Growth Management Act requires for a moratorium longer than six months. The one-year moratorium was supposedly needed to address issues related the comprehensive plan and zoning code update; however, nothing in the City record showed that it had prepared a work plan to address that. Because the Board found continued application of the moratorium would "substantially interfere" with the historic preservation and citizen participation goals of the Growth Management Act, it held that the moratorium is invalid.

The Board stated that "Nowhere in the work plan was there any mention of studies related to the policy issues that prompted the moratorium, namely, the need to balance the GMA and Comprehensive Plan's competing goals and policies related to historic preservation, housing availability and affordability, protecting the environment, and advancing racial equity. Nor did the work plan include any deadlines by which the Planning Commission (or any other City department or agency) expected to resolve these competing policy issues, or adopt any amended regulations for nominating new Historic Districts, or take any other form of concrete action."

The Board noted that Petitioners, Landmarks Preservation Commission, and many commenters pointed out that the one-year moratorium could have a "chilling effect" on future historic district nominations. The Board agreed, and stated it was "convinced that a moratorium whose duration is untethered to its purposes will exacerbate the chilling effect to an unacceptable degree." It went on to state "This unjustified chilling effect not only interferes with historic preservation by preventing new Historic Districts; it also interferes with the intense levels of citizen participation that the municipal code mandates for every new Historic District nomination."

Although no city decision on such nominations were before the Board, the Board did note that the Planning Commission has no authority to deny a historic district application on the grounds that comprehensive plan and zoning changes are pending. As many of you may recall, that is what the Planning Commission did with the College Park Historic District application.

The Board directed the City to take action to comply with the GMA requirements by March 12, and to report back to the Board on its compliance by March 26. The City Council will have a public hearing on the work plan and the extended moratorium on February 11. Written comments may be emailed to the Council by close of business on February 10 at cityclerk@cityoftacoma.org The Board's decision can be found at

<https://elaho2022.my.site.com/casemanager/s/elaho-document/a0Teq00000HVypMEAT/20241212-final-decision-and-order>

Board Elections at February 27 Meeting

The February 27 meeting will include annual election of North Slope Historic District Board of Directors members. Currently, 10 neighbors serve as board members, and are responsible for planning and organizing quarterly meetings and putting together the Trolley Times newsletter. We also meet quarterly as a Board. If you are interested in serving on the Board, please contact Deborah Cade at 253-686-5713 or Judy Martin at 253-307-7949.

North Slope Historic District Plaques

Start 2025 out by adorning the entry to your home with a contributing property brass plaque in the North Slope Historic District which is on the National Register of Historic Places. This beautiful plaque is available for \$100. Price is subject to current inventory and may change with additional orders. To reserve your plaque call or email Judith Martin at Judithkmartin@outlook.com or call 253-307-7949

City Council Approves Home In Tacoma Zoning Changes

The Tacoma City Council approved Phase 2 of the Home in Tacoma zoning changes last November, which that will allow considerably more density in residential neighborhoods. The zoning changes take effect on February 1, 2025.

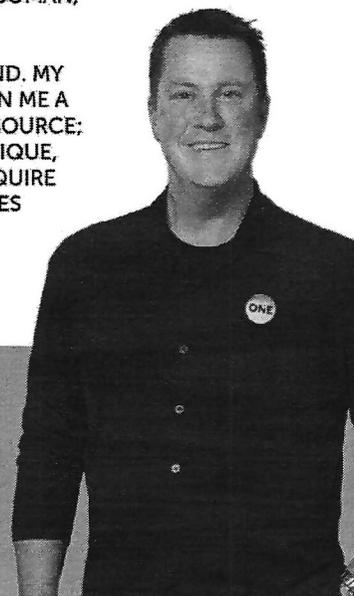
The main part of this package is the three “urban residential” zones that will replace single family zoning and allow more multifamily housing to be built. The North Slope neighborhood has not been zoned single family—we’ve had a mix of housing types all along—so the zoning changes have less impact here than in other older Tacoma neighborhoods. Part of the North Slope is included in the somewhat higher density “UR 2” category, which allows up to 12 units per 6000 sf lot, and up to 35 feet in height. The remainder of this neighborhood is UR 1. For a description of what is allowed in the various urban residential categories, see the city’s summary at

https://www.cityoftacoma.org/UserFiles/Servers/Server_6/File/cms/Planning/Affordable%20Housing/AHAS%20Planning%20Actions/Topic-based%20Summaries_20240202%20Zoning%20Summary%20Sheet%202.pdf

REALTYONEGROUP
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

OWNER/PRESIDENT OF REALTY ONE GROUP TURN KEY
253.224.5500 - TEAMTUTTLE@ROGTK.COM
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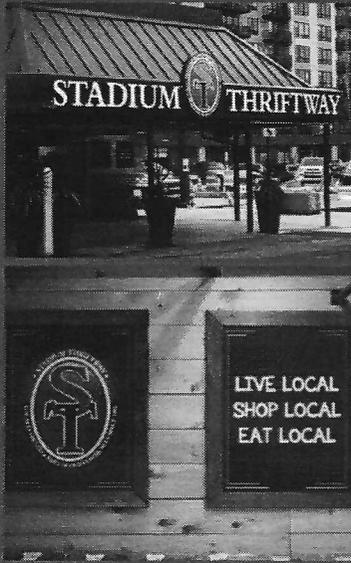
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SHOP LOCAL
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Are you a handy person who knows how to fix old windows? Let us know!

People in the neighborhood are always looking for a handyperson who can fix old windows. Sometimes windows are painted shut and need cleaning up so that they can be opened, sometimes double-hung windows need new ropes and weights, or they need glass panes replaced. Not very many contractors do this work, and the ones who do often cannot accommodate smaller residential jobs. We'd like to have a list of people that we can refer to when neighbors inquire about who can do this kind of repair work. As a nonprofit corporation we can't endorse or "recommend" anyone or promote an individual business, but we can share the information about who can be contacted about this kind of work. So, if you have this experience, please let one of our board members know. Of if you have hired someone in the past to do this work, please let us know about that as well. We'd like to have some resources available for homeowners to contact.

Historic Home & Property Insurance

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Contact us at:

<https://tacomanorthslope.org/contact.php>