Tacoma West Slope Historic District Development Project

Neighborhood Meeting
April 16, 2009

Tacoma West Slope Historic District Development Project - Agenda

Welcome – West Slope Neighborhood Coalition

Introduction – Reuben McKnight, City of Tacoma

- Purpose of survey, city's regulations

Overview – Mimi Sheridan, Sheridan Consulting Group

- Survey & study area, background on neighborhood

Presentation – Diana Painter, Painter Preservation & Planning

- Major styles & characteristics, West Slope examples

Survey update – Mimi Sheridan

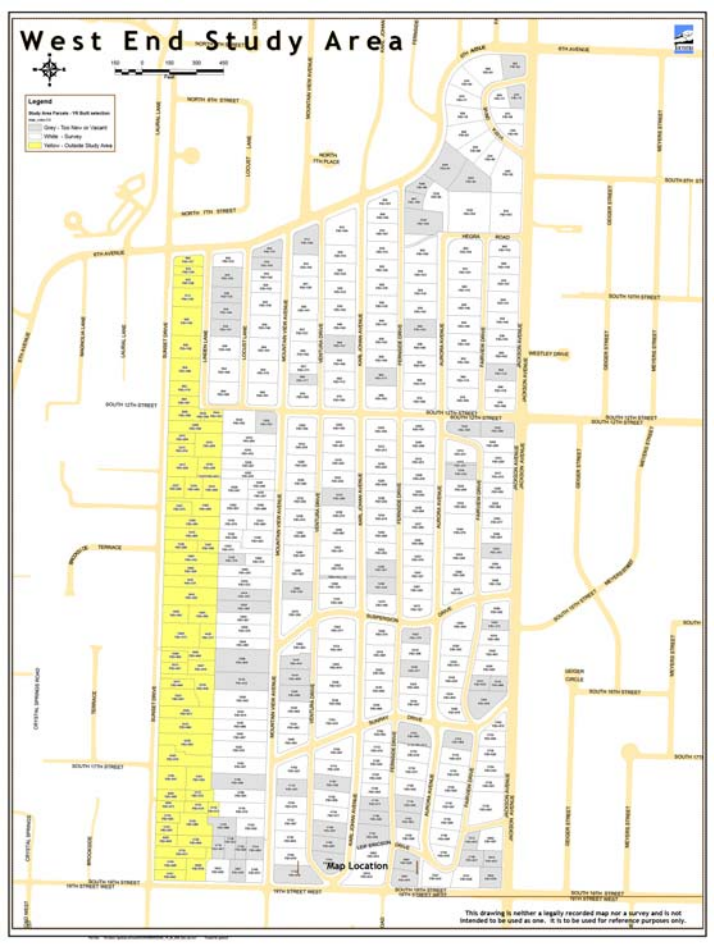
- Where we are, possible outcomes

Discussion – West Slope Neighborhood Coalition

- Community history, house histories

Neighborhood location

West Slope Survey Area



- Narrowmoor Addn. 1
  - 1944, 107 lots
- Narrowmoor Addn. 2
  - 1944, 65 lots
- Narrowmoor Addn. 3
  - 1947, 92 lots
- Part of Titlow Addition
  - 45 lots

Background

- Subdivision by Eivind and Aslaug Anderson with D. H. White, Civil Engineer
- Houses designed by architects, custom designed by builders, or built from stock plans
- Houses constructed by small scale contractors or individual property owners

Construction dates

Houses built before 1940 – 3

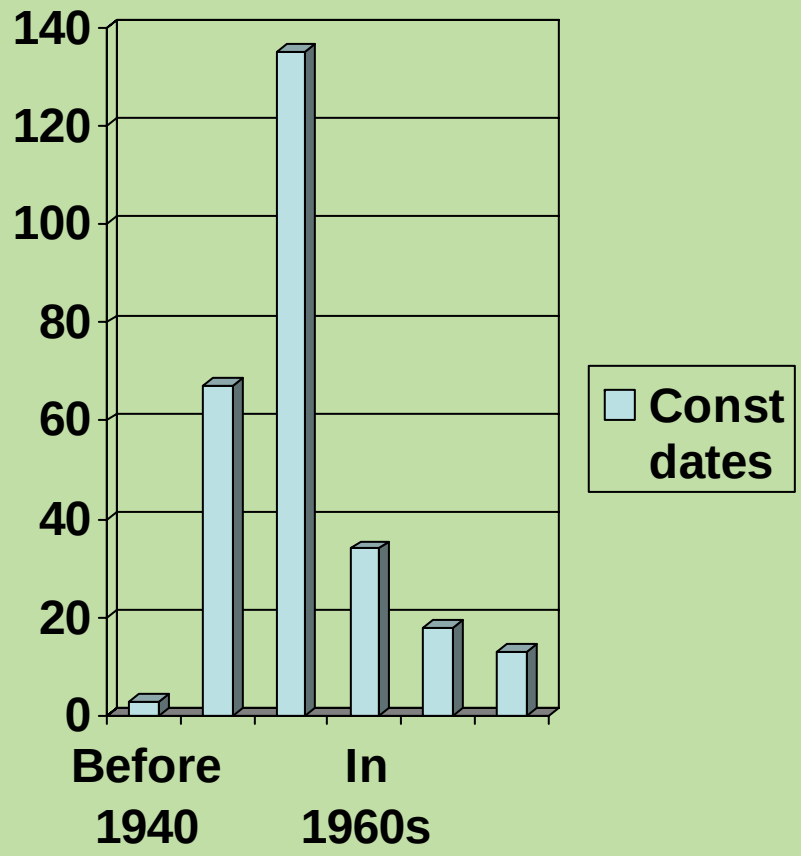
Houses built in the 1940s – 67

Houses built in the 1950s – 135

Houses built in the 1960s – 34

Houses built in the 1970s – 18

Houses built after 1980 - 13



Covenants

- Single family home, two stories in height (today we say one story and a basement)
- Set back 30’ from street; 7’ from side lot line
- No outbuildings except garages
- No tall trees (Additions 2 & 3 only)
- Substantial lot sizes
- No inexpensive homes (in certain locations)
- No small homes (in certain locations)
- No commercial animal-raising
- No noxious activities

Tacoma West Slope Historic District Development Project - Architectural Styles

Characteristics of West Slope Neighborhood

- Lots are sloped from the east to the west
- Lots extend from one street to another with no alleys
- Houses are placed high on the slope
- Houses are usually one story with a full basement
- Houses have distinctive “fronts” and “backs”

Architectural styles

- World War II-era cottage
- Minimal Traditional (WWII-era)
- Post-war brick bungalow
- Ranch Style
- Modern
- Post-and-beam
- International Style

World War II-era cottage

Minimal Traditional

Post-war brick bungalow

Post-war brick bungalow

L- and U-shaped Ranch houses

Ranch - Rambler

Ranch – Split-level

Traditional Ranch house

Contemporary Ranch house

Character Ranch – Colonial Ranch house

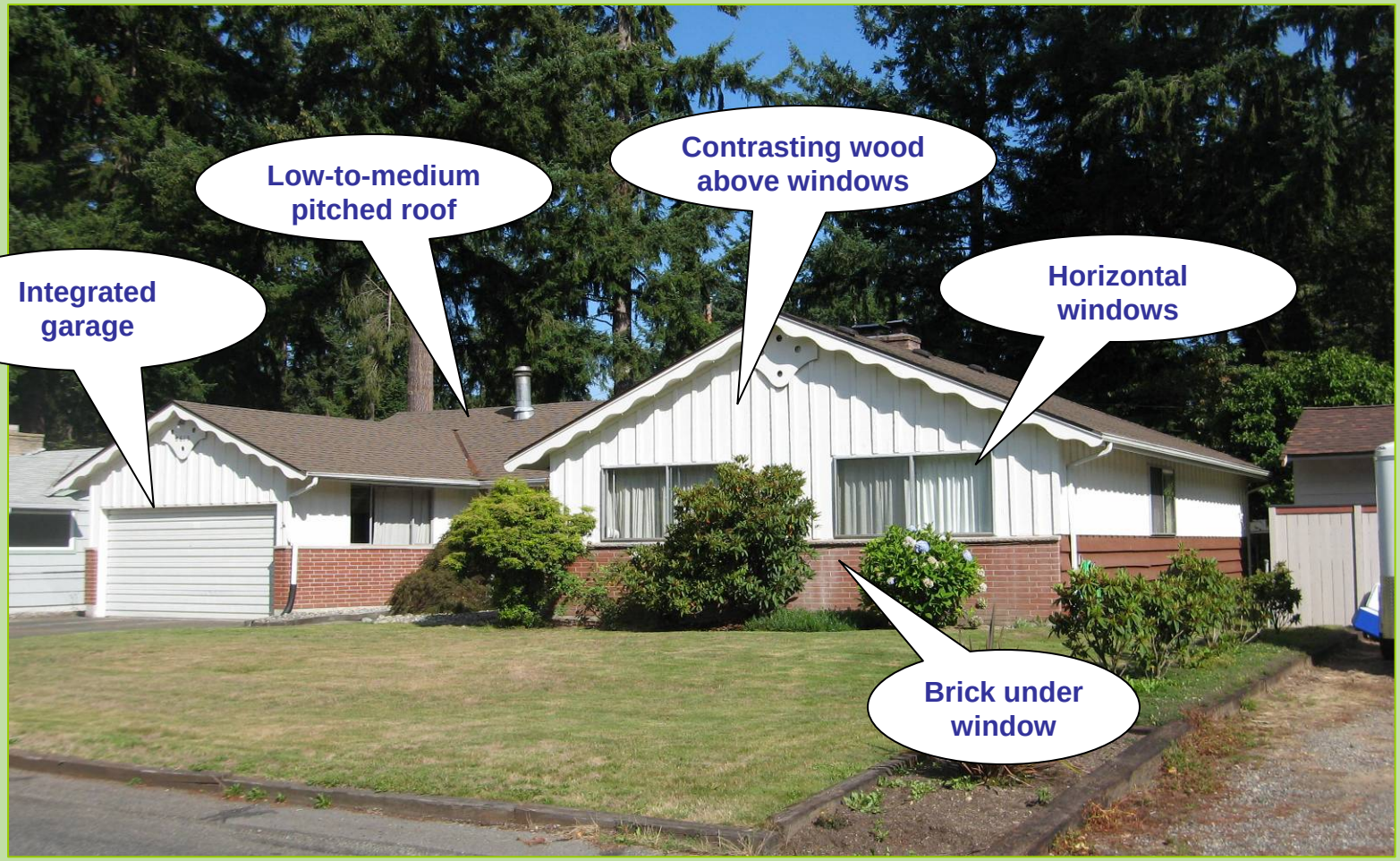
Modern house

Modern house

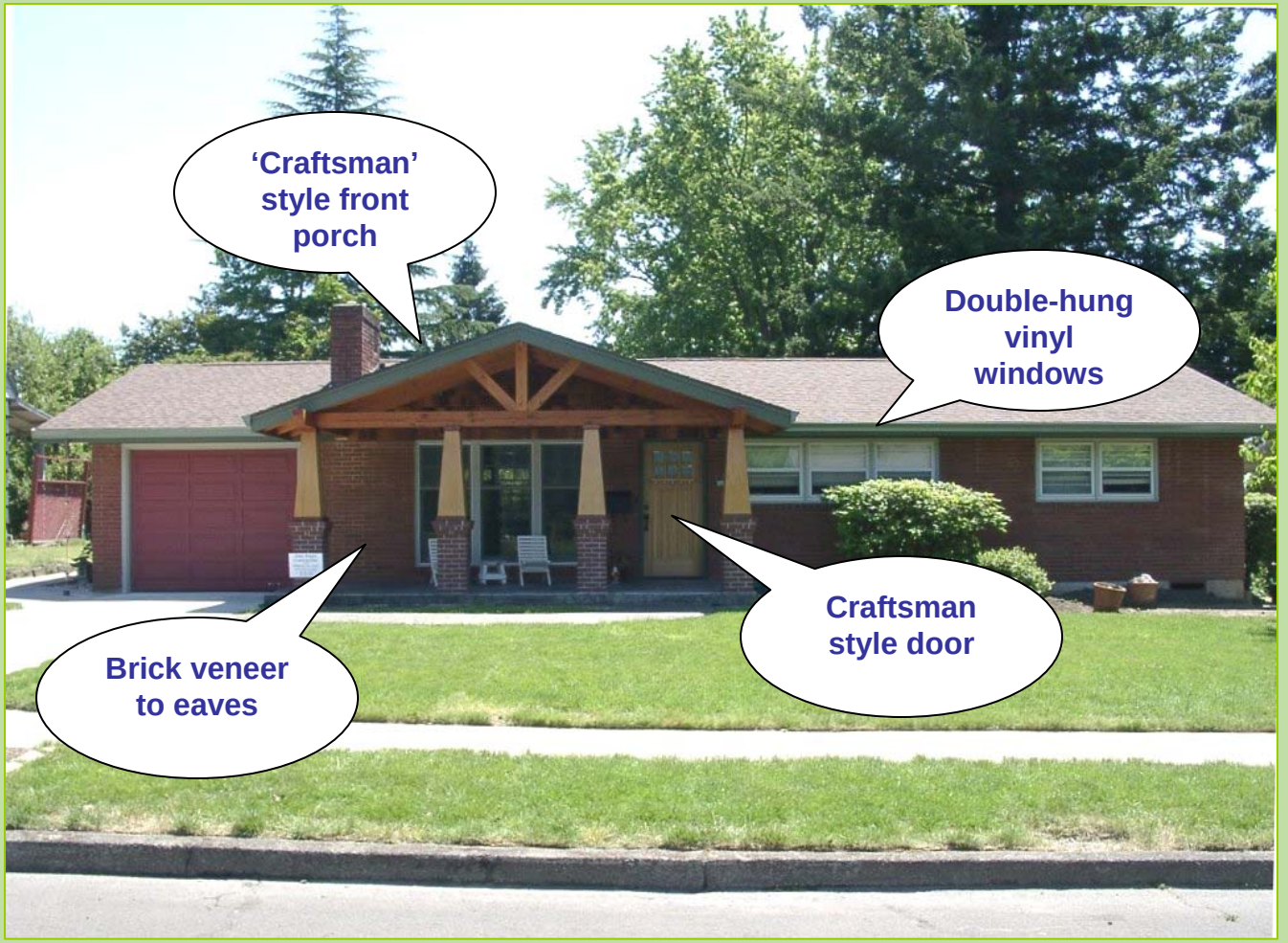
Post-and-beam

International Style

Characteristic Ranch-style features

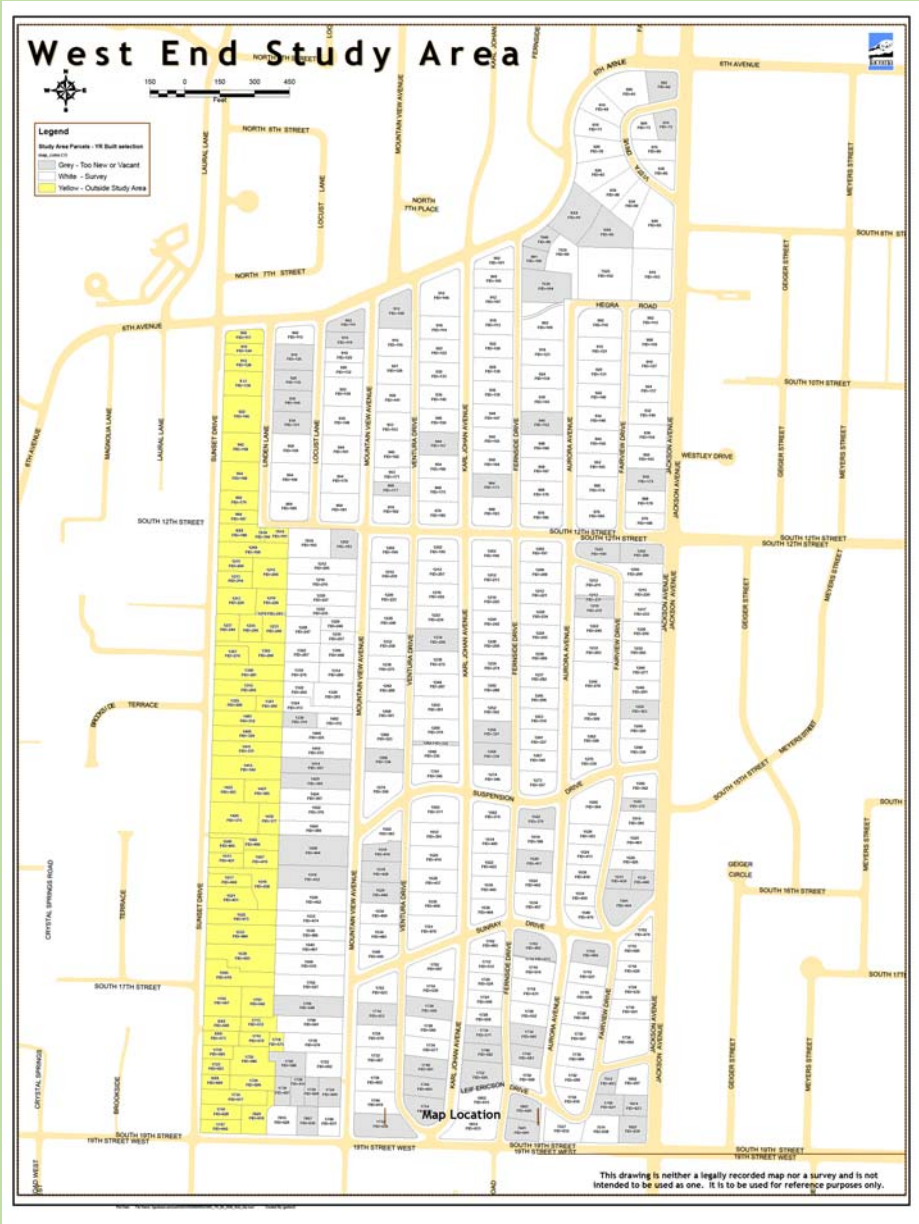


Uncharacteristic Ranch-style features



Survey process

- Conduct architectural survey of neighborhood
- Develop historic context statement
- Develop criteria for deciding what is “contributing” and what is “non-contributing”
- Period of significance is 1940 – 1969
- Roughly 60% of properties need to be contributing
- If neighborhood retains sufficient integrity, can be nominated for Historic District



Key

- White & gray lots – potential historic district
- Yellow lots – other controls such as design guidelines
- All – possible design guidelines

Implementation process - Historic District

- Properties within Historic Districts are subject to historic standards and design guidelines
- Historic standards are based on Secretary of Interiors Standards
- Design guidelines respond to local conditions
- Changes to properties will be reviewed by Landmarks Preservation Commission

Implementation process - Alternatives

- Develop a different kind of zoning overlay with building height and placement restrictions
- Develop alternative design guidelines
- Develop alternative landscape controls