

West Slope Neighborhood

Historic District Study
April 28, 2010



Landmarks Preservation Commission
Tacoma Community and Economic Development Department



TACOMA culture



Overview

West Slope Neighborhood Historic District Study

- Project Background and Introduction
- Survey Outcomes
- Consultant Recommendations
- Next Potential Steps

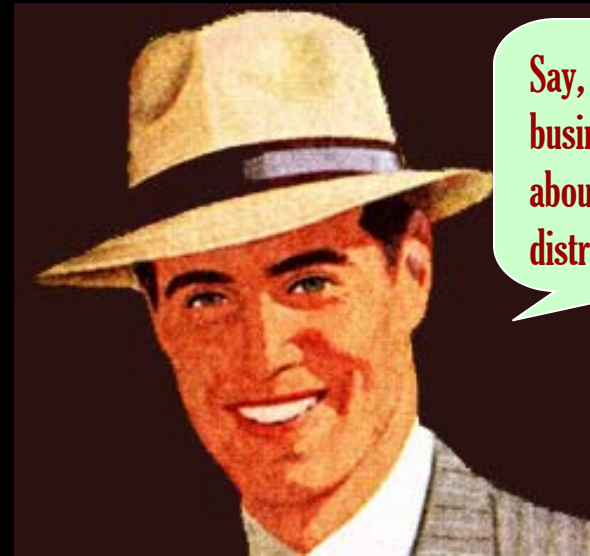




Project Background and Introduction

West Slope Neighborhood Historic District Study

- 2007 Neighborhood Request
- Funding appropriated by Council in 2008
- October 2008 discussed project with neighborhood (Oktoberfest)
- Consultant Selected and work began early 2009
- April 16, 2009 Community presentation and preliminary results.
- February 2010 field work complete.



Say, what's all this business I'm hearing about a historic district, anyway?



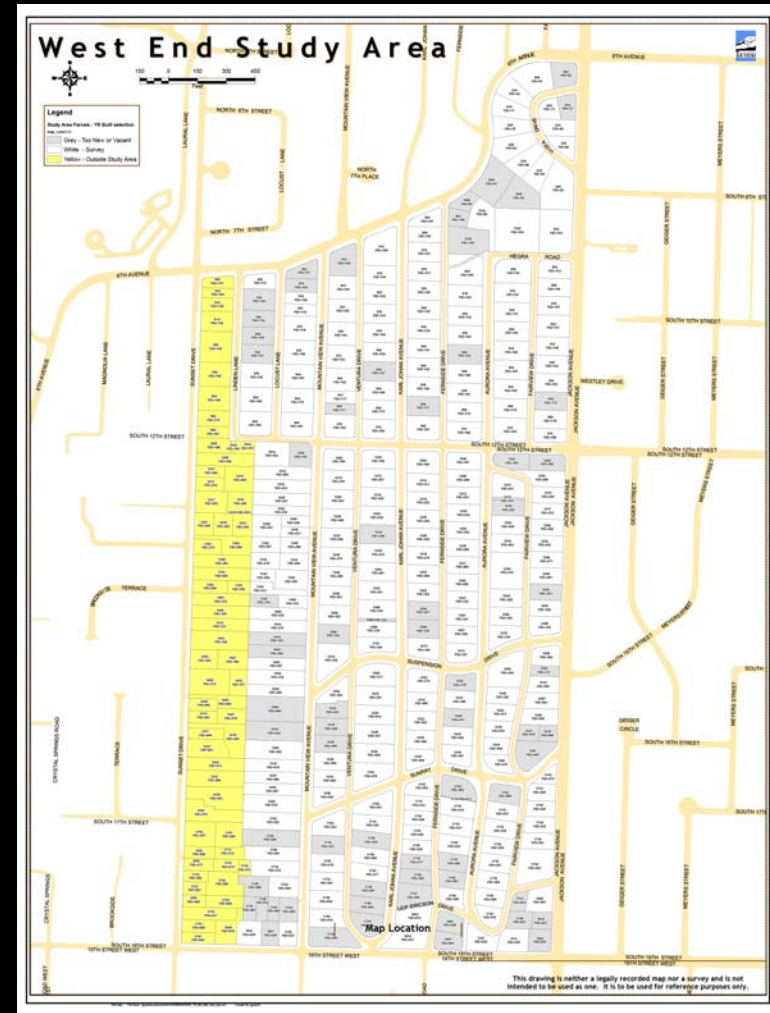


Survey Outcomes

West Slope Neighborhood Historic District Study

About the West Slope

- Narrowmoor Additions 1 & 2 recorded in 1944, and Narrowmoor 3 in 1947
- Majority of houses date from late 1940s through the 1950s
- Individually designed (not tract housing)
- Developed by Eivind Anderson and designed by David H. White
- Significance of the neighborhood lies in its platting design and site planning
- Unique in Tacoma for “quality and size” of the development





What Is Historic Significance?

West Slope Neighborhood Historic District Study

Criteria:

- Associated with events that have made a significant contribution to broad patterns of history
- Associated with lives of significant persons
- Embody distinctive characteristics of design, type, method of construction, or represent a masterwork
- May yield valuable information about the past
- Adjacent to an existing or proposed historic district
- Is an established visual feature of the neighborhood or city.





What Is Historic Significance?

West Slope Neighborhood Historic District Study

Findings:

- The West Slope Neighborhood is significant for the design and layout of the subdivision itself
- Differs from prevalent design standards in use at the time
- The homes in the district represent a range of post WWII styles; however, while many of these retain distinctive features, they are not unique
- The layout and siting on the individual lots of the homes is significant





What Is Historic Integrity?

West Slope Neighborhood Historic District Study

Intact ranch house

Integrity means that properties retain **location, design, setting, materials, workmanship, feeling and association.**

In a historic district, this generally means that **60% or more** of the buildings in the district should meet the above criterion, and must “**Convey a sense of the historic environment.**”



Altered ranch house





What Affects Historic Integrity?

West Slope Neighborhood Historic District Study



- Nonhistoric second story addition
- Additions within setbacks stipulated by the subdivision
- Garages constructed within setbacks
- New attached garages that visually overwhelmed the house
- New windows with dimensions that differ from historic dimensions





What Affects Historic Integrity?

West Slope Neighborhood Historic District Study



- Large freestanding accessory buildings
- Changes to cladding and roofs with materials not available in the historic period (unless designed to appear period)
- Adding architectural elements that are not consistent with the architecture of the house (Victorian or Craftsman detailing)





Community Issues

West Slope Neighborhood Historic District Study

Neighborhood Issues

- Demolition (teardowns) during housing boom
- Second story additions (view)
- Improper landscaping (view)
- Inadequate protections from VSD overlay zoning (view)
- Preservation of neighborhood character
- Potential inappropriate lot subdivision



Historic District concerns:

- Property rights
- Lack of predictability and hassle
- Too restrictive
- Not the appropriate tool?





Historic Districts Versus Other Tools

West Slope Neighborhood Historic District Study

	Historic District	Conservation District	Zoning development standards
What is it?	Overlay zone	Overlay zone	Base zoning
How administered?	Design review process conducted by the Landmarks Preservation Commission.	Design review process conducted by the Landmarks Preservation Commission.	Part of the normal permit review process.
What kinds of standards are used?	Design guidelines based on federal preservation standards.	Design guidelines based on neighborhood goals.	Prescriptive standards.
What gets reviewed (apart from building permit requirements)?	Most exterior projects requiring building permits (siding, windows, decks)	Limited project types, such as additions, demolitions and new construction	No review.
How can the neighborhood implement?	Area wide rezone; generally takes approximately 2 years (Landmarks Commission, Planning Commission, City Council).	Policy is under development, so several years away.	As a part of the annual amendment cycle.





Next Steps?

West Slope Neighborhood Historic District Study

- Consultant recommendation is to consider Conservation District as a long range option.
- Near term may include filing zoning amendments.
- Historic district may not be best option to meet neighborhood goals, but the research has been completed to pursue this option if desired.

What Does the Neighborhood Want?



For more information:

www.tacomaculture.org

