

West Slope Neighborhood Conservation District Draft Guidelines Framework

Required Element (TMC 13.07.120)	Neighborhood Proposed Language	Comments, Key Questions
Height	<p>"Building heights in the Narrowmoor additions shall be restricted to no taller in height than the existing ridgelines and or rooflines for reconstruction, remodels, and additions. New construction shall be no higher than the average roofline of the primary structures on adjacent properties so long as those structures are representative of original Narrowmoor construction. If an adjacent structure has been altered in a manner that increased its roof height or it consists of 3 levels inclusive of daylight basement, the nearest residence representative of original construction shall be used for the measurement. Exceptions to the height limit may be possible through the city's variance application process.¹ Applicant must show no obstruction on marine, mountain and bridge views."²</p>	<p>This is a relational height determination, meaning that the allowed height would be determined by the adjacent buildings. This could be a yes/no determination based on a building height survey.</p>
Scale	<p>"Residential structures shall not exceed a single, main level, and a daylight basement."</p>	<p>Potentially also consider disallowing habitable stories above the entry level.</p>
Massing	<p><i>Not addressed</i></p>	<p>A key characteristic of houses in the neighborhood is that they are horizontally massed, often asymmetrical, with an at grade entry on the uphill/eastern side, and that there are no stories above the entrance. The design guidelines should note this.</p>
Exterior cladding and materials	<p><i>Not addressed</i></p>	<p>Typical materials in the neighborhood include board and batten, brick and masonry veneer, striated siding, and stucco. The design guidelines should include an appropriate exterior material palette for new construction.</p>

¹ A variance would not be needed if it is a design review application through landmarks, but exception language could be included.

² This is an extremely high standard to meet and difficult to evaluate.

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Building form and shape	<p>"New and remodeled structures shall be consistent and compatible with existing structures in style and features. A-frames; flat roofed, unmodulated "commercial looking" structures, and similar, unsympathetic construction should be considered inappropriate for the area."</p>	<p>It is difficult to quantify "commercial-looking." This language should be further developed. Additionally, there are modernist structures with flat roofs in the neighborhood. Design guidelines could note massing and roof shapes/types.</p> <p>Also, modulation and articulation should be considered, with a maximum unmodulated façade.</p>
Roof Shape	<p>"Low pitched gable roofs shall be the norm, and may vary in degrees of pitch depending on various factors, including: where the structure is sited on the sloping topography of the lot, its roofline height and orientation, comparative height of adjacent homes, etc. Roof pitch shall not exceed 4:12."</p>	<p>This language should be expanded to further describe materials and details. For example, to avoid "commercial-looking" structures, it could be noted that flat roofs should not have parapets.</p> <p>Eaves have a typical overhang of 2-3 feet.</p>
Fenestration patterns and window materials/rhythm of openings	<p><i>Not addressed</i></p>	<p>Window patterning is a key element in houses in the West Slope and should be reflected in the guidelines. Typical patterning was horizontally oriented. Western (view) side of house commonly has sliding glass doors and large expanses of glass. Eastern (uphill) windows tend to be minimized and placed high in the wall. Types common include fixed pane picture window, combination fixed pane and casement. Fixed pane for public areas, fixed and casement for bedrooms</p>
Architectural details	<p>"No cupolas, railings, decorative railings, or accessory items such as roof mounted solar panels, wind energy devices, or the like shall extend the allowable roof height, nor shall such items be allowed if they are reflective of the sun and disruptive to the view.³</p> <p>Normal and necessary items, such as vent stacks, chimneys, and safety railings on decks are exempted so long as they are designed to be of minimal impact on the view, consistent with their essential functions."</p>	<p>Chimneys tend to be broad, either on end walls or interior. Large back decks often functioned as outdoor space.</p> <p>Chimneys are typically rectangular and of masonry construction.</p>

³ These items are generally out of the authority of a conservation district for existing buildings but could be reviewed on new construction.

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Additions	<i>Not addressed.</i>	<p>The placement of additions could be addressed in the guidelines. For example, discouraging or prohibiting additions above the main first level of house. According to original covenants, additions should be located at least 30' from the front lot line and 7' from side lot line, which is very similar to present zoning.</p> <p>Consider how to protect peripheral views of adjacent properties.</p>
Main entrances	<i>Not addressed.</i>	<p>Entrance configuration is a key design element in the district, especially if residents want to ensure that the structures appear residential in character. Entrances are typically at grade, asymmetrically placed, and subtly emphasized with architectural features such as a change in roofline or a skylight.</p>
Landscaping/vegetation	<p>“Trees or other tall growing vegetation shall not obstruct views and shall not exceed the rooftop height of the residential structure on the property.”</p>	<p>There are two primary concerns with this provision. Regulation of existing trees is beyond the scope of a conservation district per code. Furthermore, the regulation of trees for the purposes of protecting private views is not consistent with general public welfare.</p> <p>WSNC understands that the LPC is not the appropriate venue for vegetation control and will seek remedies through other means.</p>
Accessory structures and parking	<p>“Minimal, detached accessory buildings may be allowed, to include garages, so long as their cumulative footprint does not exceed 1,000 square feet and do not exceed 15' in height or otherwise impair views.⁴ Detached buildings shall be of similar materials and colors to the residence (with the exception of all-glass greenhouses).”</p>	<p>It should be noted that some Ranch houses were designed with prominent garages.</p> <p>Often, parking is accessed from the east (uphill) side of the lot, but it was not required by the Narrowmoor covenants.</p> <p>Consider allowing for garages on the downslope portion of the lot, level with and accessed by the lower street.</p>

⁴ These regulations for square footage and height are the same as R-1 zoning.

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Site plan and layout	<p>"The cumulative footprint of the residence, garage and outbuildings shall not exceed 25% of the square footage of the residential lot.</p> <p>No residential lot shall be less than 12,500 square feet, to include individual existing lots, plots, assessor segregations, short plats or re-plats.</p> <p>Where an original lot extends street to street, so shall any lots subdivided from the original."</p>	<p>The minimum lot width in the Narrowmoor 1 covenant was 60', which, combined with the through lot requirement, may achieve the objectives of the neighborhood in avoiding "stacked lot" shortplats.</p> <p>Homes should be sited on the upper (east) end of the lot and oriented on long axis toward west and northwest.</p> <p>Siting of homes and additions should also be done in such a manner that they don't impact the peripheral views of adjacent properties.</p>

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