

**Narrowmoor Addition Conservation District Design Guidelines**

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**A NOTE ABOUT THIS DRAFT**

This draft design guidelines narrative is provided as background information for the proposed Narrowmoor Addition Conservation District. If the district is established by City Council, illustrated design guidelines will be formally adopted by the Landmarks Preservation Commission pursuant to Tacoma Municipal Code 13.07.120.

## Narrowmoor Addition Conservation District Design Guidelines

### I. About Design Guidelines

***How will these guidelines be used?*** These guidelines are intended to provide information for homeowners and the Landmarks Preservation Commission about the intent and purpose of the Narrowmoor Addition Conservation District, as well as guidance for the review and evaluation of proposed additions to buildings within the district, the development of new buildings, and the demolition of existing buildings. The character of the neighborhood is embodied in its development patterns and streetscape, and in the buildings and landscapes. These guidelines speak to what are considered the most important and enduring characteristics of the neighborhood.

***What is design review?*** Design review is an approval process that certain proposed projects in the Conservation District must complete before permits are issued and work is started. The Landmarks Preservation Commission reviews proposed, applicable projects for consistency with these guidelines at its regular public meetings. The Landmarks Preservation Commission may:

- Approve, approve with recommendations, or deny an addition to an existing building;
- Approve, approve with recommendations, or deny the construction of a new building; or
- Approve, approve with conditions, or deny a proposed demolition.

A Certificate of Approval is issued with Landmarks Preservation Commission approval of the project.

***Which projects require design review?*** If your house is located within the boundaries of the Narrowmoor Addition Conservation District, your project will require Tacoma Landmarks Preservation Commission review if it involves:

- An addition to the footprint of an existing house;
- Construction of a new house; or
- The demolition of an existing house.

Proposed projects must meet the requirements outlined in these Design Guidelines to obtain a Certificate of Approval from the Landmarks Preservation Commission. This is in contrast to project review in a historic district, which requires design review approval by the Historic Preservation Officer and/or the Landmarks Preservation Commission for most exterior work that results in visual or material changes to a building, if building permits are required. Design guidelines for a historic district are based on federal preservation standards and guidelines, neighborhood goals, and city codes.

***Which projects are exempt from design review?*** Projects in a Conservation District are exempt from Landmarks Preservation Commission review if they only involve changes to the exterior of an existing structure, provided they do not involve enlarging or demolishing an existing structure. The following projects are exempt from review in a Conservation District:

- Remodeling an existing building, provided that it that does not involve changes to footprint (e.g. changes to windows, siding, color changes, etc.);
- Changes to the interior of a building;
- Improvements to plumbing, sewer, electrical, and the like; and
- Changes to landscaping.

***How is the design review process conducted?*** Proposed changes to properties within the Conservation District as outlined above must be transmitted to the Landmarks Preservation

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Commission. Applications should include a scaled site plan with sufficient context to illustrate the relationship of the building to neighboring buildings; scaled plans illustrating existing conditions and proposed changes to the building; details as appropriate; specifications; photographs; and a narrative description, as necessary. A materials board may also be requested. The Landmarks Preservation Commission reviews applications during their regular meetings, every second and fourth Wednesday of the month. Applications for Design Review may be found at [www.tacomaculture.org/historic/home.asp](http://www.tacomaculture.org/historic/home.asp) in the Design Review section.

***Who approves the proposed project?*** The Landmarks Preservation Commission, a City-Council appointed volunteer citizen commission, reviews and approves or denies design or demolition applications. These design guidelines for the Narrowmoor Addition Conservation District provide the basis for this review. Decisions by the Landmarks Preservation Commission may be appealed by any interested party of record. Appeals are heard by the Hearings Examiner.

***What other regulations apply?*** In addition to these Design Guidelines, the following policies and regulations may apply to proposed projects in the Narrowmoor Addition Conservation District:

- Controls governing the View-Sensitive Overlay District (TMC 13.06.555)
- Regulations outlined in “Landmarks and Historic Special Review Districts” (TMC 13.07.120)
- Regulations outlined in “Compatibility of Historic Standards with Zoning Development Standards” (TMC 13.05.046)
- Underlying zoning code regulations for R1-Single-Family Dwelling District (TMC 13.06.100B1)
- Platting and Subdivision regulations (TMC 13.04), and
- Building code regulations.

In the event of a conflict between Tacoma Municipal Code requirements for an area and these design guidelines, the more restrictive requirements generally apply. If development standards as outlined in the Residential Zoning Code conflict with these design guidelines, the Landmarks Preservation Commission’s recommendations may prevail (TMC 13.05.046).

Contact the Historic Preservation Officer within the City of Tacoma’s Planning Services Division when planning a project within the Narrowmoor Conservation District to confirm which regulations apply to your project.

## **Narrowmoor Addition Conservation District Design Guidelines**

### **II. The Narrormoor Addition's Neighborhood Character**

#### **Location and Setting**

The Narrowmoor neighborhood includes the Narrowmoor Additions #1 through #4, comprising approximately 300 properties. The neighborhood is generally bounded by N. Terrace Drive (including houses on both sides of the street) and 6<sup>th</sup> Avenue on the north; Jackson Avenue on the east; S. 19<sup>th</sup> Street on the south; and N. Karl Johan Way, S. Linden Lane, and S. Mountain View Avenue on the west.

The neighborhood is located directly west of downtown Tacoma. It slopes down toward the west, overlooking the Tacoma Narrows portion of Puget Sound and the Tacoma Narrows Bridge. The Narrowmoor Addition was graded and platted in such a way that the houses are sited on a series of terraces that parallel the water. Lots in the Narrowmoor Addition are through lots. In other words, they are bounded on both sides by the north-south running streets. A wooded ravine is located north of Hegra Road, extending for just one block, from Sixth Avenue to S. Jackson Street. A second wooded ravine is located north of Narrowmoor Addition #4. Beyond this, to the north, is Highway 16, which continues west across the Tacoma Narrows Bridge.

S. Jackson Street, which bounds the east side of the neighborhood, is a major north-south arterial. S. Sixth Avenue, which passes between Narrowmoor Additions #1 and #4 on the east side of the Narrowmoor neighborhood and continues west, bounding the north edge of Narrowmoor #3, is also a major street, extending into a major east-west arterial on the plateau east of the neighborhood. S. 19th Street is also a major east-west arterial, connecting the Narrowmoor neighborhood with downtown Tacoma and Highway 16 on the east side of the neighborhood. Most streets within the subdivision are two lanes, with and without curbs and no sidewalks. Because of the lot arrangements, the blocks are long and there are few cross streets. As a result, most of the streets run north-south, with just four internal east-west streets.

Most of the area surrounding the Narrowmoor neighborhood is in single family development, both developed tracts and individually developed lots. Commercial development, multi-family development, and community facilities such as schools and churches tend to be located east of Jackson Street.

The Narrowmoor Addition neighborhood is made up exclusively of single family homes developed on an individual basis, either by individual home owners or small-scale builders. Houses are designed by architects, custom-designed by builders, or reflect stock plans. They display a combination of integral and detached garages, and some have both. Additional accessory structures include garden sheds and other small-scale structures, some temporary in nature.

#### **Design of the Narrowmoor Addition Subdivision**

The location of the Narrowmoor Addition is unique and was clearly chosen for its excellent views and proximity to the water. The topography was conducive to taking advantage of the views and was further graded to enhance this. The future development was located in an area that was largely undeveloped when Eivind Anderson bought the vacant, 259-acre property in 1943. The

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location was also desirable due to its accessibility to both the city and waterfront and recent improvements to the approaches to the new (1940) Narrows Bridge.

The subdivision design or layout for the Narrowmoor Addition is unique. The lots are large, averaging about 0.40 acres, and they are through lots. That is, they are bordered on both frontages by north-south streets and have no alleys. The lot frontages average about 100' in width. The large size of the lots, the relatively narrow streets, and the design of the streets ensure that the subdivision retains a 'suburban' rather than urban feel.

The lots themselves are terraced so that the upper, east side of the lot is high, in order to take advantage of views to the west, and they slope down toward the westerly streets with expansive rear yards. Some parcels are additionally terraced within the rear yard for more usable yard area. This lower yard is accessed, in most houses, by daylight basements. Most of the houses have full-width decks at the main level on the west side that overlook the rear yards, and offer broad views of the water, the Tacoma Narrows Bridge, and the mountains beyond.

The design of the Narrowmoor Addition was singularly suited to its site and the goals of the developer, Eivind Anderson, to create spacious, view lots, aimed at a specific clientele.

### **Site Design**

Lots in the Narrowmoor Addition are particularly generous in size; in fact, the West Slope is one of the least densely developed areas in Tacoma. While this is a different standard than we hold today, it is a particularly important character-defining feature of the Narrowmoor Addition. Many of the site design characteristics that were typical for mid-twentieth-century residential development do not hold true for the Narrowmoor Addition, due to its large, terraced lots, wide frontages, and open views.

At mid-century residences were typically sited toward the front of the lot, to allow for more space to the rear for recreation and relaxation. In the Narrowmoor Addition houses are sited toward the front, high portion of the site in order access views, in addition to allowing for generous space in the back yard. The rear yard provides space for recreation, which is augmented by the rear deck, which also provides space for relaxing and entertaining. Creating indoor-outdoor space in the form of courtyards and patios was an important value at mid-century in the Pacific Northwest. In the Narrowmoor Addition, large rear deck assumes this purpose. Additionally, the rear façade of the house is often glazed, looking out at the deck, the yard, and the view. The deck assumes the role of the major indoor-outdoor space, which has direct access from the main level of the house. At the lower level, daylight basements typically open up to the rear yard, also allowing for ready access.

Front yard setbacks in the Narrowmoor Addition were established at 30' in the original covenants. A study of aerial photographs for the area, both historic and current, reveals that the homes were very carefully sited with respect to the topography and took into consideration views to the west and northwest. The overall ambience of the Narrowmoor Addition is one of openness even today, when many home owners have added substantial fences around their properties and the landscaping has matured. Houses and garages were historically sited at the top or front of the lots. Buildings sited at the bottom of lots, particularly if they occur within the viewshed, can be visually obtrusive and change the character of the street as well.

Side yards were typically minimized in mid-century development. The residences themselves screened views to the rear yard, in part to ensure privacy. Even though the lots are very large in

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the Narrowmoor Addition, with frontages averaging 100' in width, minimum side yard setbacks were originally established at a relatively narrow seven feet (7'). As a result, the footprint of the house could be placed in a way that maximized views and minimized peripheral view blockage on neighboring lots. Privacy was not the primary concern.

Secondary structures, with the exception of garages, were prohibited in the original covenants for the Narrowmoor Addition. One of the overriding characteristics of the Narrowmoor Addition is that the lots are large. Originally the minimum lot size was established at 9,000 square feet or about a quarter of an acre, and the minimum street frontage was established at 60 feet in width. Actual lot sizes, however, are typically about 0.40 acres and lot frontages average about 100'. Increasing the density of the subdivision by subdividing the lots, adding additional units or large accessory units, or even enlarging the building footprint to the degree that a different relationship is created between the residence and its neighbors alters this relationship and the character of the neighborhood.

Historically the only secondary structures allowed in the Narrowmoor Addition were garages. By the mid-twentieth century it was common for a house to have an integral garage or carport. In the 1940s and early 1950s integral garages were often one-car garages. Later two-car garages became more common. By the 1960s garages began to compete with the house in visual dominance. The popularity of L- and U-shaped Ranch houses, and the fact that post-war subdivision design meant that alleys had become extinct, changed the visual relationship of the house to the street. This phenomenon has become further exacerbated by the relatively common phenomenon of the three and even four-car garages today. The size of the lots, dual street frontages, and slopes in the Narrowmoor Addition allow additional garages to sometimes be sited and designed in a relatively unobtrusive manner. The size, height, and placement of the accessory unit is important, however. If the unit is too large, too high, or its placement is insensitive to the design of the subdivision, it can become a visual distraction that affects the character of the streetscape and the neighborhood.

### **Architectural Design**

The Narrowmoor Addition displays the full range of mid-century residential styles. Mid-century styles (e.g. Ranch house, Minimal Traditional house, Modern or Contemporary house) and house types (e.g. L-shaped Ranch house, U-shaped Ranch house, Split-level and Split-entry Ranch house) share certain characteristics, such as an overall horizontal aspect. In subdivisions such as Narrowmoor where each house was individually developed, individual houses reflect different architectural styles and building types, but share underlying characteristics that associate them with post-World War II residential development.

The overall aspect of residential design at mid-century was horizontal. This was emphasized through the building form, the building's relationship to the ground (entries were typically at grade or just one or two steps above grade), the flat or low-pitched roof, deep eaves, and the horizontal orientation of the windows. The horizontal lines were often relieved by a vertical element such as the chimney or an entry detail, but the overall form was horizontal.

Gable and hip roofs were equally popular, although low-pitched roofs were the norm in either case. Flat roofs could be found on Modern (sometimes called Contemporary) or International Style homes. Roofs that telescoped into each other were particularly popular for Ramblers, or houses that were set into and responded to the topography of their site, but this style is rarely found in Narrowmoor. Rather, houses in the Narrowmoor Addition respond to the topography by setting the basement level into the slope of the hill such that the main floor meets grade at the

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upper level, at the east side of the lot. Roof ridges tend display a straight horizontal line in Narrowmoor, without much variation, and houses are one story high with a relatively low ridgeline.

The horizontal emphasis and low-slung appearance of the classic Ranch house, as well as other mid-century styles, is particularly characteristic of the Narrowmoor Addition. Second stories (excluding daylight basements) were prohibited by covenant originally (note that the houses were actually called two-story houses; today we say they are one story with a daylight basement). This maintained the overall ambience of the subdivision and also prevented view blockage.

### **Architectural Features**

An overriding characteristic of design at mid-century was asymmetry. This was carried out in the composition of the building, or the arrangement of the various design features, including fenestration patterns. A symmetrical entry was uncommon, and the private wings of the house often visually balanced the public wings, in terms of overall design. This design characteristic can be seen in virtually all the Narrowmoor Addition residences that have not been altered.

Privacy was an important value at mid-century, translated in both site and building design. Front windows on houses were minimized or placed high on the front façade. Windows and doors facing onto the outdoor areas to the rear of the house, in contrast, were often very large, displaying walls of glass. This is very true of the Narrowmoor Addition. However, the same level of privacy often seen in mid-century design was historically not typical in the Narrowmoor Addition. The highly glazed rear facades of the houses, the large rear decks overlooking the rear yards, and the relatively open rear yards made for a much more public ambience in early years. The front facades of the buildings still maintained the sense of privacy typical of mid-century residences. The fact that the lots are large ensured a certain amount of privacy, however. It may be that the deep setback of the house from the lower street ensured a certain amount of privacy in itself. Or it may be that the relative homogeneity of the subdivision made privacy less of a concern. This lack of concern for privacy – or perhaps security - has apparently changed today, as many more properties display high fences, hedges, and other features that alter the historic openness of the subdivision.

Windows in mid-century residences typically had a horizontal orientation. They were larger than in previous eras, based on new forms of glass production. Large fixed windows are particularly prevalent in the Narrowmoor Addition, as most residences were built here because of the views. Typical windows from the time are a combination of fixed and casement; sliding glass windows (particularly in later years); wood-frame fixed windows; and, more rarely, glass block. Most houses display a combination of these window types, typically large, fixed windows in public areas and horizontal fixed-and-casement windows for bedrooms and the like. (Note however that some Minimal Traditional and earlier architectural styles incorporated double-hung windows and windows with a more vertical orientation.)

Because a wide range of modern styles occur within the Narrowmoor Addition, a relatively wide range of stylistic features is present. Architectural detailing might consist of rustic features such as diamond-pane windows, angled brackets, and shutters on traditional Ranch houses, or minimal window surrounds, narrow fascia, and the other minimalist details of the contemporary Ranch or Modern house. Broad chimneys were particularly popular at mid-century. They provided a visual counterpoint to the horizontal orientation of the overall building form and signaled the presence of a fireplace wall or a central hearth on the interior, another characteristic design feature at this time. Broad chimneys, either on endwalls or the building interior, are commonly seen in the

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Narrowmoor Addition. As in many mid-century developments, design composition and materials are more important than architectural features per se, providing color, texture, pattern and an overall sense of proportion appropriate to the prevalent styles.

### **Materials**

Most mid-century residences in the Pacific Northwest are wood-frame construction, although a few of the buildings in the Narrowmoor Addition are actually concrete block masonry. Again, because of the variety of mid-century styles in the Narrowmoor Addition, many different exterior materials are seen. However, brick is particularly popular and characteristic of the neighborhood. Additional typical cladding for residences in Narrowmoor included wide clapboard, board-and-batten siding, vertically-grained wood sheathing, vertical board, brick masonry, brick veneer, and stone or synthetic stone veneer. Wood shingle siding is not seen in the Narrowmoor Addition. Asbestos shingle siding that was designed to imitate striated cedar shingle siding became popular in about the 1940s and can be found in the neighborhood. Materials that were not typical in the Pacific Northwest included stucco and stone masonry. Aluminum cladding became popular during the mid-century era. Vinyl siding, which has replaced aluminum siding in popularity, is a more contemporary phenomenon. These latter materials do not convey the same level of quality and permanence as materials historically used in the Narrowmoor Addition.

Composition or asphalt shingle roofs were common at mid-century. Wood shingle cladding for roofs was popular for its 'rustic' appearance, but is rarer today. Some contemporary synthetic materials are able to emulate this highly textured appearance. A built-up roof with a gravel finish was a popular roof finish at mid-century, particularly for flat or very low-pitched roofs, and can still be seen in the neighborhood. Standing seam metal roofs were not used and detract from the appearance of mid-century residences. Clay tile was not common in the Pacific Northwest or Narrowmoor, but may be present in isolated cases.

Foundations for mid-century residences were almost always concrete. A perimeter concrete foundation was common for areas with some change in elevation, in contrast to a slab foundation, which could be used in areas with flat grades. A perimeter concrete foundation is the most common foundation in the Narrowmoor Addition, due to the daylight basements that are built into the hillside on the east side of the lot.

Original window frames in the Narrowmoor Addition might be wood, aluminum or steel. Steel frames were popular in the 1930s through the 1950s, but less so in the Pacific Northwest, with its damp climate. Aluminum frame windows became popular in the late 1950s and early 1960s. Wood frames remained popular, particularly for fixed lights, throughout the era. Vinyl window frames are a relatively recent development and detract from a building, particularly a mid-century building. They also do not have the same degree of quality and permanence seen in older structures.

### **Landscape Design**

Overall building form at mid-century emphasized the horizontal. Site design was important, as was a transparent open relationship between indoor and outdoor space. Buildings were often sited at grade in order to facilitate the connection between the two. In the Pacific Northwest in particular, yards were often not particularly 'manicured.' Planting might be lush, but it often included native materials or possibly some specimen plantings with an Asian influence such as Japanese maple trees. Small entry courtyards with a decidedly Asian flavor were very popular. Indoor-outdoor spaces were also provided in the form of interior or sheltered courtyards. Entries

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were typically subtly emphasized with a few plantings or hardscape features, a change in the roofline or a skylight. Houses did not display the prominent entries seen in earlier architectural styles.

Historically only small trees, such as fruit trees, were allowed in the Narrowmoor Addition, in order to prevent view blockage. Today tall trees are uncommon in Narrowmoor, but dense and/or tall hedges do occur, which is not consistent with the historical character of Narrowmoor, these guidelines do not address vegetation in the District, which is addressed by other regulations.

These are typical landscape design elements and characteristics in the Pacific Northwest, which are also seen in the Narrowmoor Addition, but they do not necessarily characterize the area as a whole. There is a broad range of modern residential styles and forms in the Narrowmoor Addition, and landscape design in the subdivision echoes this diversity. Another reason for the variety in the neighborhood is likely that the yards are so expansive and the views so dramatic that it was not necessary to incorporate smaller-scaled indoor-outdoor elements to ‘bring the outdoors in.’ The outdoor space is already such a dominant feature in the subdivision that it may have been unnecessary to further enhance it.

Fences of vertical board or horizontal split rail wood were relatively common at mid-century. The use of wood complemented the ‘western’ theme of a traditional Ranch house. Other materials were used at mid-century to complement the contemporary Ranch house. In the 1960s, decorative concrete screen walls became popular.

The Narrowmoor Addition is unique for the fact that back decks augment the rear yard and are used for outdoor space because of the views. The rear yard is also oriented toward the view. Activities in the Narrowmoor Addition definitely take place in the rear yard and on the rear deck. It appears, however, that historically the rear yards were relatively open. There were no prohibitions against fences in the covenants for the Narrowmoor Addition, but nonetheless it appears that the popularity of monumental fences and very deep and/or high hedges is a relatively recent phenomenon in the subdivision.

In Narrowmoor Additions #2 and #3 language in the covenants prohibited trees that would obstruct the view: “No tall growing trees such as Southern Poplar, Maple or other similar species that would obstruct the panoramic view of the Sound shall be permitted to grow west of Fairview Drive.” The on-going influence of this covenant can still be seen in the subdivision. Small fruit trees, not typical of ordinary suburban developments, can still occasionally be seen today. Also seen today are dense hedges of arborvitae and the like, which was not characteristic of the earlier landscape.

With the exception of this singular characteristic, few generalizations can be made about landscape design characteristics in the Narrowmoor Addition, other than the fact that landscaping tends to be well-kept, in keeping with the overall ambience of the subdivision.

For more information about the history of the Narrowmoor Addition  
and the architectural traditions seen in the neighborhood see  
*Tacoma West Slope Historic District Development Project*  
*Historic Resource Survey Report*  
Painter Preservation & Planning  
December 2010

## **Narrowmoor Addition Conservation District Design Guidelines**

### **III. Design Guidelines**

#### **A. Guidelines for Additions**

##### **Site Design**

Additions to a residence should, to the extent possible, occupy the same general footprint as the primary residence on the subject parcel, which is typically the upper or east-to-central location in the parcel and should respect the historical setback of 30' from the front property line..=

Additions should respect the orientation of the main residence.

The cumulative footprint of the residence, garage and outbuildings shall not exceed 25% of the square footage of the residential lot.

##### **Building Height and Scale**

Primary buildings (residences) in the Narrowmoor Addition shall be restricted to one story above a daylight basement level for new construction. The daylight basement shall be exposed on the western frontage and be located below grade on the eastern frontage, with primary entrances occurring at or near grade on the eastern frontage. New additions shall not exceed the height or building square footage of the primary structure, provided that the height of the primary structure is one story above a daylight basement, and shall respect the scale of the historic building on the site, as well as the scale of unaltered buildings in the immediate neighborhood. New additions on buildings that exceed one story shall comply with the guidelines for new construction and be no higher than the average roofline of the primary structures on adjacent properties.

Exceptions to the height requirement may be made by the Landmarks Preservation Commission if the applicant can demonstrate that, because of special circumstances not applicable to other properties or buildings, including size, shape, design, topography, location, or surroundings, additional height will not be out of scale with the surrounding context.

Building scale shall respect historical development patterns, with new additions occupying the east side or central portion of the lot.

##### **Building Form and Massing**

Historically houses in Narrowmoor displayed relatively simple forms, with rectangular, U-shaped, or L-shaped footprints. A few have wings that extend at oblique angles from the main mass. Houses typically have gable or hip roofs with a relatively low pitch; a few have flat roofs. These same patterns should be repeated in new additions to primary buildings in the Narrowmoor Addition.

Historically, massing on houses in the Narrowmoor Addition was also simple. New additions shall respect historic building forms, avoiding steeply pitched roofs; complex massing; overly complex rooflines; and multiple wings and extensions, particularly footprints that extend to the north and/or south lot lines.

##### **Exterior Cladding and Materials**

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Exterior cladding for new additions should reflect the same level of quality and permanence as materials historically used in the Narrowmoor Addition, and should be consistent with the quality of materials on the main body of the house. Materials on new additions should be compatible with those on the main body of the house, but need not repeat the same materials.

Typical exterior cladding materials in the Narrowmoor neighborhood include wide clapboard, board-and-batten siding, vertically-grained wood sheathing, vertical board, brick masonry, brick veneer, and stone or synthetic stone veneer. Striated cedar shingle siding and asbestos shingle siding designed to imitate this material is occasionally seen. Stucco and materials that imitate stucco was used occasionally and may be appropriate depending on the style of the building. All these materials are acceptable for additions in the Narrowmoor Addition. Aluminum siding (occasionally seen on historical buildings) and vinyl siding are prohibited. Synthetic board siding, cementitious board siding, and other synthetics or composites are discouraged but may be acceptable under certain limited circumstances, where it can be demonstrated that the new material meets or exceeds the existing material in visual quality and life expectancy. Accent materials in the Narrowmoor Addition historically included most of the materials noted above. Accent materials should reflect the same level of quality as the materials on the main body of the building.

### **Fenestration Patterns and Windows**

Fenestration patterns are key character-defining features in the Narrowmoor Addition. Historically, most windows had a horizontal orientation, reinforcing the overall building form and reflecting the styles of the time. Alternatively, banks of windows could convey a similar feeling. Historically, windows on the front façade of houses in Narrowmoor were typically small and often placed high under the eaves, while windows on the rear, west façade were large, creating an almost a curtain wall effect in some cases. Common window types were fixed pane picture windows and fixed pane and casement windows for bedrooms and the like. Sliding windows are seen in some instances. Windows for new additions should respect historical patterns of fenestration. Vertically oriented, two-light sliding windows should be avoided.

Window frame materials are limited to wood, aluminum, and other metals. Newer materials and composites such as fiberglass may be acceptable where it can be demonstrated that the new material meets or exceeds the existing material in visual quality and life expectancy. Vinyl-frame windows are prohibited.

### **Doors and Entries**

Entries on mid-twentieth century residences were often subtle and rarely centrally placed. Entrances could occur under an overhang on Ranch houses or be preceded by an entry court in a Modern house. They were sometimes accented by special features such as a change in the roofline or a skylight. Entry doors were typically flush, sometimes with square or rectangular accent windows. A rustic Ranch house might have diamond-pane windows and panel detailing. Doors could also have sidelights, panels of translucent glass to one side, and/or transom windows. The primary goal of doors and entries in new additions is to retain the same level of restraint and subtlety as doors and entries in historical residences in Narrowmoor. Doors and entries on new additions should not visually ‘compete’ with the main entry.

### **Architectural Details**

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Architectural features on mid-century residences tended to be subtle. Materials themselves were considered ‘decorative’ and their combination was often an architectural feature. Examples include the use of clinker brick or Roman brick or a combination of wood cladding and brick veneer for a decorative effect. Conversely, the composition of windows and solid panels might be considered ‘decorative’ on a Modern structure. Some Rustic Ranch houses have angled brackets supporting the porch roof and diamond-pane windows, while a Colonial Ranch house might have post supports at the front porch and shutters on the windows. Nonetheless, architectural detailing in mid-century residences was often limited and subdued. Architectural detailing on new additions should be compatible with detailing on the main body of the building, but need not repeat the same detailing.

Chimneys on mid-century residences were typically masonry construction and broad, with a rectangular footprint. They were focal points on the building. This should continue to be the case for new additions. A new chimney or chimney stack should not, however compete visually with the primary chimney.

Large decks are a common feature in the Narrowmoor Addition. The design of balustrades should be simple and straight-forward, consisting of vertical wood balustrades, plexiglass and tubular metal rails, and the like. Highly decorative or massive railings should be avoided. Permanent exterior accessory items that extend above the allowable roof height should be avoided.

## **B. Guidelines for New Construction**

### **Site Design**

A new residence shall occupy the same general location as the historical residence on the subject parcel, which is typically the upper or east-to-central portion of the parcel and respects the historical setback of 30' from the front property line. To the extent possible, the new residence shall occupy the same footprint as the historical residence. New houses should be oriented as they were historically, with the primary entrance on the east side, and the rear façade facing west. Exceptions to the height limit may be possible through the city's variance application process.

Lot subdivisions are required to maintain the historical minimum lot width of 60'. Lot subdivision will be limited to east-west divisions, such that new parcels will retain historical patterns with lot frontages occurring on both east and west streets, resulting in a generally rectangular lot in most instances.

The cumulative footprint of the residence, garage and outbuildings shall not exceed 25% of the square footage of the residential lot.

New accessory structures shall, to the extent possible, respect historical development patterns in the Narrowmoor Addition, which placed buildings at the upper or east side of the parcel. Alternatively, accessory structures may be sited within the lot such that the visibility of their profiles from neighboring parcels is minimized.

### **Building Height and Scale**

Primary buildings (residences) in the Narrowmoor Addition shall be restricted to one story above a daylight basement level for new construction. The daylight basement shall be exposed on the western frontage and below grade on the eastern frontage, with primary entrances occurring at or near grade on the eastern frontage. To the extent possible, new construction will respect the historical height and scale of the historic building on the site.

Building heights for new construction in the Narrowmoor Addition shall be restricted to no taller in height than existing ridgelines/rooflines. New construction shall be no higher than the average roofline of the primary structures on adjacent properties, provided these structures are representative of original Narrowmoor construction. If an adjacent structure has been altered in a manner that increased its roof height, the nearest residence representative of original construction shall be used for the measurement.

Exceptions to the height requirement may be made by the Landmarks Preservation Commission if the applicant can demonstrate that, because of special circumstances not applicable to other property or facilities, including size, shape, design, topography, location, or surroundings, additional height will not be out of scale with the surrounding context.

Building scale shall respect historical patterns, with houses occupying the east side or central portion of the lot.

### **Building Form and Massing**

Historically houses in Narrowmoor displayed relatively simple forms, with rectangular, U-shaped, or L-shaped footprints. A few have wings that extend at oblique angles from the main

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mass. Houses typically have gable or hip roofs with a relatively low pitch; a few have flat roofs. Eaves may be narrow or deep, depending on the architectural style of the house; mansard roofs or other unusual or overly complex rooflines should be avoided.

Historically, massing on houses in the Narrowmoor Addition was also simple. New construction shall respect historic buildings forms, avoiding steeply pitched roofs; complex massing; overly complex rooflines; and multiple wings and extensions, particularly footprints that extend to the north and south lot lines.

### **Exterior Cladding and Materials**

Exterior cladding for new construction should reflect the same level of quality and permanence as the materials historically used in the Narrowmoor Addition. Typical exterior cladding materials in the neighborhood include wide clapboard, board-and-batten siding, vertically-grained wood sheathing, vertical board, brick masonry, brick veneer, and stone or synthetic stone veneer. Striated cedar shingle siding and asbestos shingle siding designed to imitate this material is occasionally seen. Stucco and materials that imitate stucco was used occasionally and may be appropriate depending on the style of the building. All these materials are acceptable for new construction in the Narrowmoor Addition. Aluminum siding (occasionally seen on historical buildings) and vinyl siding for new construction are prohibited. Synthetic board siding, cementitious board siding, and other synthetics or composites are discouraged but may be acceptable under certain limited circumstances, where it can be demonstrated new material meets or exceeds the existing material in visual quality and life expectancy.

Accent materials in the Narrowmoor Addition historically included most of the materials noted above. Accent materials for new construction should reflect the same level of quality as materials on the main body of the building.

### **Fenestration Patterns and Windows**

Fenestration patterns are key character-defining features in the Narrowmoor Addition. Historically, most windows had a horizontal orientation, reinforcing the overall building form and reflecting the styles of the time. Alternatively, banks of windows could convey a similar feeling. Historically, windows on the front façade of houses in Narrowmoor were somewhat limited and often placed high under the eaves, while windows on the rear, west façade were large, creating almost a curtain wall effect in some cases. Common window types were fixed pane picture windows and fixed pane and casement windows for bedrooms and the like. Sliding windows are seen in some instances. Windows on new construction should respect historical patterns of fenestration. Vertically oriented, two-light sliding windows should be avoided.

Window frame materials are limited to wood, aluminum, and other metals. Newer materials and composites such as fiberglass may be acceptable where it can be demonstrated that the new material meets or exceeds the existing material in visual quality and life expectancy. Vinyl-frame windows are prohibited.

### **Doors and Entries**

Entries on mid-twentieth century residences were often subtle and rarely centrally placed. Entrances could occur under an overhang on Ranch houses or preceded by an entry court on Modern house. They were sometimes accented by special features such as a change in the roofline or a skylight. Entry doors were typically flush, sometimes with square or rectangular

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accent windows. A rustic Ranch house might have diamond-pane windows and panel detailing. Doors could also have sidelights, panels of translucent glass to one side, and transom windows. The primary goal of doors and entries in new construction is to retain the same level of restraint and subtlety as doors and entries in historical residences in Narrowmoor.

### **Architectural Details**

Architectural features on mid-century residences tended to be subtle. Materials themselves were considered 'decorative' and their combination was often an architectural feature. Examples include the use of clinker brick or Roman brick or a combination of wood cladding and brick veneer for a decorative effect. Conversely, the composition of windows and solid panels might be considered 'decorative' on a Modern structure. Some Rustic Ranch houses have angled brackets supporting the porch roof and diamond-pane windows, while a Colonial Ranch house might have post supports at the front porch and shutters on the windows. Nonetheless, architectural detailing in mid-century residences was often limited and subdued. New construction should respect this historical pattern.

Chimneys on mid-century residences were typically masonry construction and broad, with a rectangular footprint. They were focal points on the building. This should continue to be the case for new construction. A new chimney or chimney stack should not, however compete visually with the primary chimney.

Large decks are a common feature in the Narrowmoor Addition. The design of balustrades should be simple and straight-forward, consisting of vertical wood balustrades, plexiglass and tubular metal rails, and the like. Highly decorative or massive railings should be avoided. Exterior accessory items that extend above the allowable roof height should be avoided.

### **Accessory Structures and Parking**

Detached accessory buildings may be allowed, including garages, provided that the footprint of any one accessory building does not exceed 600 square feet and the ridgeline or roofline does not exceed 15' in height. Total square footage for multiple accessory buildings shall not exceed 1,000 square feet. Detached accessory buildings shall be subject to the same limitations on building materials as the main residence.

### **C. Guidelines for Demolition**

It is the policy of the City of Tacoma that the demolition of historically significant properties should be avoided whenever possible. Demolition of primary structures within the Conservation District requires the approval of the Landmarks Preservation Commission.

The process for obtaining a demolition approval is outlined in TMC 13.05.047(5).

An application detailing the physical aspects of the property, a historical overview, and any plans for future redevelopment is required. Additionally, a professionally prepared narrative that outlines the architectural, historical, and/or cultural significance of the property and a discussion of its physical condition is required (TMC 13.05.048). These materials will be used by the Landmarks Preservation Commission in making their findings on the proposal and in their decision to approve or deny the demolition. The Landmarks Preservation Commission will also require information about the future plans for the property, including the design, financing, and construction timeline for any replacement structure that is planned in place of the demolished building, which is in turn subject to the provisions of these Design Guidelines.

Whether the existing building was considered a Contributing or Non-contributing structure in the survey of the neighborhood should be taken into consideration, but does not affect the information that is required for Commission review of the proposal, or the final decision. Application materials should explain the importance (or lack of importance) of the building within the context of the Narrowmoor Addition's history and significant physical characteristics. This information will assist the Landmarks Preservation Commission in making their decisions.

Properties for which a Certificate of Approval for demolition is granted are required to provide mitigation for the demolition of the building, including physical documentation; commitment to constructing an approved replacement structure, if applicable; and any additional mitigation that may be recommended by the Landmarks Preservation Commission (TMC 13.05.048 (C)).

The following demolition proposals are exempted from the above requirements:

- Demolition of accessory buildings, including garages and other outbuildings, and noncontributing later additions to historic buildings, and where the accessory building or addition is not considered historically significant in itself;
- Demolition work on the interior of a building; and
- Buildings that have been specifically identified by the Landmarks Preservation Commission as non-contributing to the Narrowmoor Addition Conservation District at the preliminary meeting, provided that a timeline, financing, and design for a suitable replacement structure have been approved by the Landmarks Preservation Commission,

Note that a historic survey on the subject property may recommend that it is eligible for listing on the Tacoma Register of Historic Places due to its association with persons significant to the history of Tacoma or the region, or for its architectural design, or as the work of a master architect or builder. The Tacoma Landmarks Preservation Commission makes the final determination on the eligibility of a property for listing on the Tacoma Register.

Demolition decisions are appealed to the Hearing Examiner.

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## **Appendices**

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**Appendix A: List of Properties in the Narrowmoor Addition**

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## Appendix B: Architectural Styles and Types in the Narrowmoor Addition

The Narrowmoor Addition displays a broad range of post-war architectural styles, as well as a few buildings more typical of the pre-World War II years. This is partly because each lot was developed individually; at the most a handful of houses were developed by any one builder. It also reflects the fact that some homes are architect-designed, many are custom-built homes, but many also appear to reflect stock plans.

Most of the houses in the Narrowmoor Addition were constructed in the 1950s, although a significant number were built in the 1940s and a few were built in the 1960s. The Period of Significance for the development is 1944, the date the first plat was recorded, to 1969, when architectural styles began to change. Styles present in the Narrowmoor Addition survey area include: World War II-era cottages; Minimal Traditional homes (WWII-era); Post-war brick bungalows; Ranch style homes; Modern or Contemporary houses, including post-and-beam houses; and residences designed in the International Style.

The following is a discussion of architectural styles and building types found in the Narrowmoor Addition. They are categorized first by plan type; a World War II-era house often displays a nearly square or slightly rectangular footprint while a post-war house often displays the elongated footprint of the Ranch house style. Ranch houses can be categorized by their form (L-shaped, U-shaped) or by their stylistic features or both. Lastly, the Narrowmoor Addition also displays a number of Modern houses, including post-and-beam and International Style houses. They are not typified by any particular form, but usually have the same open floor plan that characterizes most post-war residences.

### World War II-era styles

The Minimal Traditional house, the most popular of the World War II-era styles, developed at a time when the Federal Housing Administration (FHA) was developing standards for homes that would result in an economic and efficient building that nonetheless provided an acceptable level of housing quality. The largely square footprint minimized wall construction while maximizing floor area. Hallways were nominal and some rooms – usually the dining/living room - took on multiple functions. Roof pitches were often relatively low and eaves narrow, saving on building materials. Visual interest was provided by changes and contrasts in building materials and texture. They typically did not incorporate a carport or garage.

*The Basic House – plan type.* The Basic or Minimal house refers a plan type that came out of studies sponsored by the Federal Housing Administration (FHA) and controlled through the FHA regulations of the 1930s. It refers to a plan type(s) that minimizes circulation space and maximizes multi-use spaces, such as kitchen-dining or dining-living spaces in the interest of economic efficiency.

*World War II-era cottage.* The World War II-era cottage is a compact building whose nearly square floor plan reflects the Basic or Minimal house plan type. A WWII-era cottage often has a shallow-sloped hip roof, no eaves, and a recessed side entry. It can display a variety of window types, but steel casement sash or double-hung, wood-frame windows with horizontally-oriented lights are often seen. Corner windows are character-defining features, as are round or octagonal accent windows. Large chimneys are common.

*Minimal Traditional.* The Minimal Traditional house is a transitional building that reflects FHA minimum standards. Typical characteristics include a hip or gable roof, no eaves, a square or rectangular plan, and ‘traditional’ windows such as paired or single double-hung windows with

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multiple lights and shutters. Visual interest is often provided by cladding materials, such as clapboard with brick accents or shingle siding.

*Post-war brick bungalow.* The post-war brick bungalow is another transitional building with a compact footprint, but a more elongated form that presages the Ranch house. The floor plan may reflect the open living-dining-kitchen of the Ranch house. These houses often have a shallow-pitched hip roof, narrow eaves, and narrow, recessed, central entries. Brick cladding extends to the eaves. Windows tend to be horizontally-oriented, composed of fixed and casement sash, and are placed high on the facade. This style was particularly popular in the Narrowmoor Addition.

### **Post-war styles - the Ranch house**

The Ranch house, which has its origins in the Spanish Colonial architecture of the American southwest, was popularized by designer and developer Cliff May and Menlo Park-based *Sunset* magazine, the “Magazine for Western Living.” Construction and production processes for building these wood-frame homes became streamlined in the construction of defense housing in the build-up to World War II, when it was necessary to build very rapidly. Design and construction efficiency was refined in the post-war building boom, and the Ranch house became the home of choice throughout most of the country.

The Ranch house evolved from the earlier Minimal Traditional home, but nonetheless retained some of the efficiencies developed in the pre-war era, including efficiencies in building construction methods. In contrast to the earlier style, however, Ranch homes were long and low, often with a rectangular, L-shaped, or shallow U-shaped footprint. Additional forms include houses arranged around a courtyard, split-level and split-entry houses, which are one and two stories, and ramblers. They have deeper eaves and often a shallower roof pitch than the earlier Minimal Traditional-style homes. Glass areas are often large, with horizontally-oriented lights with casement or sliding sash, in addition to fixed windows, including picture windows. Internally Ranch houses often exhibit an open floor plan in the public rooms, which create multi-functional spaces. They display a variety of siding types and detailing. Chimneys are broad and occur on the interior or endwall. Lastly, they typically incorporate an attached carport or garage.

*The Ranch House – plan type.* The Ranch house plan is an open floor plan, where the dining and living rooms or kitchen and dining rooms may be combined. The kitchen is typically small with two entrances or a “pass-through” to the dining area. Bedrooms are typically aligned along a hallway, rather than centered on a small vestibule, as in WWII-era houses. This was the era in which the family room made an appearance as well. The garage or a carport was typically integrated with the house, but could be separated from it by a breezeway.

### **Ranch house – form types**

*L-shaped Ranch house.* The L-shaped Ranch house typically has a garage towards the front of the lot with a front or side entrance. The “L” may also, however, be formed by a wing with a gable or hip roof. This is one of the most common configurations for the Ranch house.

*U-shaped Ranch house.* The U-shaped Ranch house has a recessed entry located between two projecting wings. These wings, which may be quite shallow, can have a gable or hip roof. If one wing is composed of a garage, the recessed entry often acts as a front porch with a covered walkway from the garage to the front door. Another popular form, based on southern California models, is one in which the rooms are arranged around a courtyard, which may also be open along one side.

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*The Rambler.* The Rambler is a Ranch house in which the wings of the house project at oblique angles from the center portion of the house. These wings often take advantage of the site by conforming to the topography or having an orientation toward important views. The form of the Rambler is often reflected in a telescoping roof where the ridgeline ‘steps’ up or down, reflecting changes in the plan.

*Split-level Ranch house.* The Split-level and Split-entry Ranch house were both popular post-war styles. A Split-level house typically has one two-story wing (or one story above a daylight basement) and one one-story wing, with the entry occurring in the one-story wing. Here the main entry usually opens onto the main floor with its public rooms, and the bedrooms are usually on a second level above a family room and garage at a lower level. A Split-entry Ranch house is two stories (or one story above a daylight basement), with the central main entry at an intermediate level between the two floors. The architectural detailing and finishes of the Split-level houses are often similar to the Ranch style. Colonial-influenced features are popular for Split-entry homes.

### **Ranch house – styles**

Ranch house styles are organized into three different categories here. The first two categories – the Traditional Ranch and the Contemporary Ranch – reflect ‘authentic’ styles that are singular to the Ranch house. The third category of Character Ranch houses (sometimes called Storybook Ranch houses) reflects a category of homes in which various stylistic details derived from other architectural styles have been adapted to the Ranch house. These include such styles as Tudor Revival, Spanish Colonial Revival or Mediterranean, Colonial Revival, and “Chalet.”

*Traditional Ranch.* Traditional Ranch styles reflect the rustic, southern California and American southwest origins of the Ranch house. Characteristics include a long, low porch, mimicking the corridor of the traditional hacienda; and rustic finishes including variegated brick and board-and-batten; and wood shingle roofs. Although not directly related to the origins of the Ranch house, other popular details include porch supports with decorative angled brackets, diamond-shaped lights in windows and doors, and decorative shutters.

*Contemporary Ranch.* The Contemporary Ranch house refers to mid-century Ranch houses that do not display the rustic or traditional stylistic features of the Traditional Ranch. In fact, a Contemporary Ranch house may reflect few stylistic features or details, relying on the overall form and simple modern detailing, such as industrial sash, to convey its style. Alternatively, it may incorporate stylistic features that are contemporary to the mid-century, such as open concrete block screens and Populux details such as canted windows or entry features.

*Character Ranches.* Character Ranch houses can take on a variety of styles. They may reflect Spanish Colonial or Mediterranean influences with stucco walls, tile roofs, and round-arched arcades. A Tudor Ranch might have false half-timbering on the upper facades over a brick base. A Colonial Ranch might have a row of columns or posts with caps supporting the front porch roof, but more often recalls Colonial influences with shutters and a formal entry. The Chalet style was also a popular adaptation to the Ranch style, seen in broad front gables with shaped fascia boards extending toward the ground.

### **Post-war styles – the Modern house**

The Modern house, also see as the Contemporary house, refers to both the design features of the house and the period in which it was developed (see for example Virginia Savage McAlester’s chapter on the Contemporary house in *A Field Guide to American Houses*). The term “Modern” is used in this document and refers to architectural design that was occurring primarily in the 1940s through the 1970s.

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Modern architecture is a style that was imported from Europe and is typically thought of in connection with the Bauhaus school of design, established in the inter-war years in Germany. It was popularized in the United States by the recently founded Museum of Modern Art in New York in traveling exhibits, lectures, and books in the early 1930s. It became increasingly established in the United States as a number of European architects immigrated in the late 1930s to avoid political difficulties in Europe in the build-up to World War II. Modern residential design was first seen on the west coast in the late 1920s in Los Angeles and the Bay Area. By the mid-1930s a number of Pacific Northwest architects were experimenting with the style which, as practiced here, typically utilized wood-frame construction, wood cladding, and extensive use of glass. Some of the most talented and well-known modern architects in Tacoma were Alan Liddle, Robert Billsbrough Price (there is a Price home in the Narrowmoor Addition), and Mary Lund Davis.

Modern houses. Modern houses are often architect-designed and, in contrast to the Ranch style, take on a variety of forms, shapes, and overall expression. Modern homes typically have an open floor plan in the public areas of the house, but are screened from the public street. This is often achieved with solid walls along the front façade with small clerestories above, but can also take on a variety of other expressions. In contrast, areas of the house that look out onto private outdoor areas, from back yards to internal courtyards, exhibit broad expanses of glass. Roofs typically have a low pitch and may include gable, shed or flat roofs or more expressionistic roof forms. Common characteristics include an emphasis on asymmetrical, two-and-three-dimensional compositions. Use of natural materials such as stained wood and stone is common. Natural colors are often used but may be accented with bright, primary colors.

Post-and-beam. The modern post-and-beam house reflects a construction method rather than a style per se, but certain stylistic features are associated with the post-and-beam house. The open floor plan of the modern house required interior posts and beams for structural support. This left exterior walls free, which was expressed in extended beams supporting deep overhangs and expanses of glass to the eaves of the house. Post-and-beam houses are further characterized by low-pitched gable roofs; extensive use of wood, often with a vertical grain; and plain or rustic details.

International Style. The International Style reflects some of the same characteristics as a Modern house, but in residential design the overall building form takes on a horizontal aspect. The International Style is typified by an asymmetrical composition; a flat roof with no eaves; planar surfaces and smooth finishes; minimal or plain detailing; and expansive or expressionistic use of glass, whether in full-height glass curtain walls or ribbon windows.

## Appendix C: Profile of Eivind Anderson

Eivind Anderson, a contractor and builder by trade, developed the Narrowmoor Addition and was likely the source of the subdivision's unique design and vision. Anderson, who was born in Norway in 1883, immigrated to the United States in 1904 and settled in Tacoma in 1906. He appeared to be an inventive and ambitious person. He developed a process for a concrete wall form-tie in 1934, whose patent is still held by the U. S. Patent Office. And he was the contractor for a number of large, complex public projects in the 1920s through the early 1940s in his career as a contractor/builder.

Included among the projects for which Anderson was general contractor are:

- Addition to Western State Hospital, Main Ward #3, Ft. Steilacoom, 1925;
- Renovation of 1888 Mason Block, Tacoma, 1927;
- Jail addition to the Public Safety Building (former wing of the Northern Pacific Headquarters Building), Tacoma, 1929;
- Renovation of Northern Pacific Headquarters Building, 1929;
- U.S. Immigration Station and Assay Office, Seattle, 1930-31;
- Western State Hospital, Main Wards #3, Steilacoom, 1933;
- Quarters and hospital, Fort Lewis, 1941; and
- Post offices in Wenatchee and Yakima (n.d.).

Earnings from his projects at Fort Lewis during World War II enabled him to retire and begin development of the Narrowmoor Addition. Anderson procured the contract to build the hospital at Fort Lewis in the 1941-42 time frame. In 1942 he retired from contracting and in 1943 he bought the land for the Narrowmoor Addition. Anderson recorded Additions 1 and 2 in 1944.

Anderson gained notoriety in 1946, making the front page of papers across the country as well as an article in *Time* magazine, when he, along with U.S. Representative from Tacoma, John M. Coffee, were questioned by the Senate War Investigating Committee for misuse of war funds. Anderson had submitted a bid of \$936,517 for a contract to construct a hospital at Fort Lewis. He traveled to Washington DC in 1941 to consult with the war department when he became worried that he would not be awarded the contract, for which he was the low bidder. Apparently to facilitate the award, he gave \$2,500 to Paul A. Olson, Coffee's secretary. Anderson defended his actions before the Senate Committee stating that, "... he had a 72-building project under way at Fort Lewis with a contract calling for completion in 90 days and 'things were not moving fast enough.' Mine was a patriotic service."<sup>1</sup> He also claimed that he was merely requesting representation in Washington DC on behalf of the project. Coffee claimed it was a campaign contribution. It had been revealed that Coffee had not reported the money, although a letter was sent from Coffee's office on May 11, 1941, thanking Anderson for his contribution. The investigation was eventually dropped by the Committee.

Anderson ran for mayor of Tacoma in 1946. One of the issues he was pressing for was the extension of utilities to Narrowmoor. Anderson ran for office again in 1953, for a position on the new City Council. His progressive-sounding statement was as follows:

*"It is generally recognized that the purpose of changing to a city manager form of government in Tacoma is to allow a fuller participation by the people in a more efficiently operated administration.*

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<sup>1</sup> Legislator . . . *The Evening Independent, Massillon, Ohio, July 29, 1946.*

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*The success or failure of this undertaking rests with the voting public in choosing councilmen who are interested in making a new charter function at all times keeping the welfare of the community foremost.*

*I am interested in the progressive development of Tacoma; I have worked, lived and reared a family in Tacoma; I have for some 40 years, operated a successful business here, and I am aware of the needs of Tacoma to become a more safe, modern and progressive city in which we can all have pride.*

*I believe my qualifications fit me for a place on the new council.”*

Anderson married Aslaug Anderson, who immigrated to the United States from Norway in 1902 and moved to Tacoma in 1908. They had three children, Arthur R., Thomas W. and Margaret K. Anderson. The Andersons lived in Narrowmoor Addition Four, at 622 N. Fairview Drive, a home Anderson built in 1951 (a descendant of the family lived at the residence until recently).

Anderson died October 29, 1955, at the age of 73. The development of the Narrowmoor Addition was at its peak at the time of his death. His estate was valued at \$468,392, of which \$143,000 was property he held in the Narrowmoor Addition. The rest of his estate was in stocks, bonds and cash. Mrs. Anderson died on September 24, 1962, at the age of 81.

Both of Anderson's sons had impressive careers and were known regionally and nationally for their research and work in precast, pre-stressed concrete. Arthur R. Anderson (1910-1985) earned an engineering degree at the University of Washington and a doctorate at MIT, where he later taught. He practiced in Germany and during World War II headed the technical department at Philadelphia's Cramp Shipyard. He directed the testing of a prototype for the first pre-stressed concrete bridge, the Walnut Street Bridge in Philadelphia, and designed the struts for the monorails in Seattle and at Disney World.

After 1951 he returned to Tacoma. He and his brother Thomas (1912-2000), also a civil engineer, founded Concrete Technology Corporation in 1973, a company devoted to research and development of engineering technologies. It is credited with being the first production facility for precast, pre-stressed concrete in North America. They were also partners in ABAM Engineers, Inc. The latter is best known in its early years for design and construction of the Boeing Developmental Center and the 21-story Norton Building in Seattle. Today ABAM/Berger, whose headquarters is in Federal Way, is an engineering firm with an international practice. Pre-stressed concrete technologies developed by Anderson are still utilized at Anderson Technology Corporation (ATC), which is headquartered in Japan.

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**Appendix D: Glossary**

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**Appendix E: Resources and Further Reading**

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