

Public Comment  
Narrowmoor  
Conservation District

April 22, 2015

February 11, 2015

Brian Boudet  
Manager, Planning Services Division  
City of Tacoma  
747 Market Street, Room 345  
Tacoma, WA 98402

Re: *Master Builders Association of Pierce County's Opposition to Creation of a West Slope Neighborhood Conservation District*

Dear Mr. Boudet:

In response to the City of Tacoma's 2015 Annual Amendment proposal, the Master Builders Association of Pierce County strongly opposes the creation of a West Slope Neighborhood Conservation District. The neighborhood is not suitable for creating a conservation district—making the proposal tantamount to a request for spot zoning—and imposing a conservation overlay would create unnecessary and damaging layers of review, delay, and administrative process. As laid out below, the proposed West Slope Neighborhood does not meet any eligibility criteria for a conservation district, and the City should reject the application.

1. The West Slope Neighborhood was already rejected for historic significance by a preservation consultant. In 2010, the Painter Report rejected the West Slope Neighborhood from historic district consideration because *half of the buildings in the Narrowmoor Additions have lost their integrity.*<sup>1</sup> And, although the conservation district application submitted by individual members of the West Slope Neighborhood Coalition (“WSNC”) cites the Painter Report as encouraging the creation of a conservation district, this is misleading. The Painter Report does not encourage creation of a conservation district; it does nothing more than comment that conservation districts have been used elsewhere and could be investigated by the West Slope Neighborhood. The Painter Report offers no opinion that the West Slope Neighborhood is eligible for a conservation district.
2. The West Slope Neighborhood does not possess an intact development pattern or a prevailing historic architecture. The Painter Report indicates that houses in the Narrowmoor Additions are a random mix of custom built homes and stock plans, and are significant for the subdivision's siting not for the houses themselves other than the general observation that the houses tend to be one-story plus daylight basement. Painter Report at p. 6. Under these circumstances, there is no justification for imposing a “conservation” district overlay that would impose design requirements concerning appearance as well as restrictions on new construction or additions. And, as is more fully discussed below, the common neighborhood feature of low building height is a factor of the private restrictions *already* in place.

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<sup>1</sup> The “Painter Report” refers to the “Tacoma West Slope Historic District Development Project Historic Resource Survey Report,” prepared by Diana J. Painter for the City of Tacoma, dated January 2010.

[www.mbapierce.com](http://www.mbapierce.com)

Brian Boudet  
February 11, 2015  
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3. Unlike in a historic district where there might be a mutual benefit to conserving the built environment, here the goal is to maintain status quo merely for the sake of maintaining status quo and neighborhood views. Those objectives are insufficient to justify creating the regulatory layers of a conservation district. The WSNC's conservation district application makes clear that *its primary objective is to protect views* in the West Slope Neighborhood area by locking in the neighborhood's existing built environment: the WSNC asks the City to impose building height limits to protect neighbors' views and to expressly permit the topping of "tall-growing trees." If the City is sympathetic to these goals of view preservation, it would be appropriate for the City to evaluate its height standards and tree trimming regulations for this area of the City, but concerns about *significant views* do not justify the creation of a conservation district meant to address *significant architecture*.
4. To the extent that there is any distinctive character worthy of being maintained, the plat restrictions already provide such protections. In other words, the objectives of the community are already adequately protected. Narrowmoor Additions 1 through 4 already contain covenants addressing WSNC's very concerns: two-story height limits, uses limited to single-family, and a uniform 30-foot setback. To the extent that the WSNC is concerned that such covenants are not enforced, the City should investigate whether to codify those covenants as development regulations. (In which case, homeowners in the West Slope Neighborhood who are not behind the WSNC's conservation district application may, in fact, object.)
5. The West Slope Neighborhood does not abut any historic or conservation district. Nor is there any need to impose a conservation district to extend protections of or to an abutting historic or conservation district; there are none. See TMC chapter 13.07.
6. The added regulation and accompanying delay would needlessly discourage improvements within the West Slope Neighborhood and deter buyers. The WSNC application would impose design review on any new home, addition, or demolition project within the West Slope Neighborhood. This would needlessly create months of delay for such projects, skyrocketing homeowner costs, hampering the exercise of property rights, and reducing the marketability of the neighborhood's homes to new buyers.

In conclusion, the regulatory cost and delays of creating a conservation district do not justify creating such a district where historic integrity has been lost and where the predominant neighborhood objectives are already met by plat conditions that remain in effect and which could be codified without need for the imposition of design review.

I will be in touch shortly to discuss a follow-up meeting regarding these issues. In the interim, I can be reached at (253) 272-2112.

Sincerely,  
Master Builders Association of Pierce County



Kent Arola, President

cc: City of Tacoma Landmarks Preservation Commission  
Reuben McKnight, City of Tacoma  
G. Richard Phillips, Esq.



March 10, 2015

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# WEST SLOPE NEIGHBORHOOD COALITION

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P.O. Box 64321 Tacoma, WA 98464-0321  
<http://www.westslopeWSNC.com>

## WSNC BOARD – 2015

### OFFICERS

#### Co-Chairmen

David Zurfluh [davidzurfluh@msn.com](mailto:davidzurfluh@msn.com)  
678-0718 1253 S. Fernside Avenue

Dean Wilson [dewilson064@gmail.com](mailto:dewilson064@gmail.com)  
312-2858 1401 S. Sunset Drive

#### Vice-Chair

Nancy Fleming [mnfleming@netzero.net](mailto:mnfleming@netzero.net)  
565-3698 1520 S. Fairview Drive

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Judy Manza [pjmanza@harbornet.com](mailto:pjmanza@harbornet.com)  
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565-3698 1520 S. Fairview Drive

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Gail Cline [clineta@comcast.net](mailto:clineta@comcast.net)  
460-6786 7535 Hegra Road

### TRUSTEES (Area Reps)

#### Narrowmoor 1 (6<sup>th</sup> Ave to S 12<sup>th</sup> St) & WSNC Rep on West End Council

Tom Cline [clineta@comcast.net](mailto:clineta@comcast.net)  
460-6786 7535 Hegra Road

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Karin Bolland [kb@mcdtechnologies.com](mailto:kb@mcdtechnologies.com)  
565-2420 1502 S Fernside Dr.

#### Narrowmoor 3 (Suspension to S 19<sup>th</sup>)

Judi Quilici [jquill@harbornet.com](mailto:jquill@harbornet.com)  
564-0847 1530 S. Fernside Dr.

#### Narrowmoor 4 (SR16 to 6<sup>th</sup> Ave)

Ted Turner [ted.turner@weyerhaeuser.com](mailto:ted.turner@weyerhaeuser.com)  
(cell) 541-912-6664 636 N. Fairview Dr

#### Mt. Narrowmoor (East of Jackson St)

Pat Lyon [seabre.20@gmail.com](mailto:seabre.20@gmail.com)  
1702 S. Karl Johan Avenue

#### Trustee At-Large

Karen Kelly [kmkelly916@gmail.com](mailto:kmkelly916@gmail.com)  
759-4214 916 S Mt. View Ave

#### Sunset & Titlow (West of S. Mt. View)

Ron Talcott [ron@talcott.org](mailto:ron@talcott.org)  
564-9779 1320 S. Sunset Drive

Mr. Duke York  
Chair, Landmarks Preservation Commission  
City of Tacoma  
747 Market Street  
Tacoma, Washington 98402

Re: Master Builders Association of Pierce County's Opposition to  
Creation of a West Slope Neighborhood Conservation District

Dear Chairman York,

This is to respond to the letter from the Master Builders Association of Pierce County, dated February 11, 2015, stating their opposition to our proposed conservation district for the Narrowmoor Additions.

As you know, we have been working with the City of Tacoma's Historic Preservation Officer, Reuben McKnight, since 2008 to pursue measures that can serve the best interests of the Narrowmoor residents in preserving the views and character of the unique area that is Narrowmoor.

We respectfully submit that Mr. Arola, President of the MBA Pierce County, has provided grossly misleading statements in his letter by mischaracterizing the recommendations of the "Painter Report".

In Paragraph 1, Mr. Arola states, "The Painter Report does not encourage creation of a conservation district; it does nothing more than comment that conservation districts have been used elsewhere and could be investigated by the West Slope Neighborhood. The Painter Report offers no opinion that the West Slope Neighborhood is eligible for a conservation district." (Emphasis added.)

On the contrary, the "**Recommendations**" page (attached) clearly belies that statement. While the Narrowmoor area did not meet the National Register Criteria for an Historic District the study points out in the 2<sup>nd</sup> paragraph that "[Conservation Districts]...*may be appropriate (and this may apply to this area [Narrowmoor]) when certain features such as the site, landscaping, and building form and scale are considered important, but individual design details are considered less important to the neighborhood.*" (Emphasis added)

In the following paragraph, the Painter Study provides a clear cut recommendation regarding Narrowmoor as a Conservation District, i.e., "***It is recommended here that the Narrowmoor Additions explore the options of a Conservation District in conjunction with the preservation planning and regulatory work currently underway in the City of Tacoma.***" (Emphasis added)

That recommendation is precisely what the West Slope Neighborhood Coalition has been pursuing since the report was issued in 2010. It should be noted that the City of Tacoma has again engaged Dr. Painter to help us with the drafting of the design guidelines for the Conservation District that Mr. Arola would suggest she has not recommended.

We also reject the suggestion that the Narrowmoor Additions lack the qualities that would make it a candidate for a Conservation District. In fact, the Painter Study is replete with descriptions of the unique qualities of the area which we cited in our application to the City of Tacoma. Suffice it to say, Dr. Painter would not have made the recommendations she did unless those qualities existed.

We understand that MBAPC members seek the freedom to pursue construction projects unfettered by the kinds of restrictions we propose. However, it is precisely because builders or owners have demonstrated a desire to build structures in Narrowmoor that are unsympathetic to the neighborhood that we have undertaken a neighborhood-supported effort to establish a conservation district that can protect our property values. Contrary to Mr. Arola's statement in paragraph 4 of his letter, the existing plat restrictions are far from adequate to provide the needed protections and, when violated, are extremely expensive to enforce through the civil courts. In fact, we have been involved with lawsuits for over a year against builder\owners who have, or desire to undertake construction of homes that will be very destructive of views and that are wholly out of character with the mass and scale of the existing homes around them. Both cases are under appeal and continue to be the source of extensive legal wrangling and great expense to Narrowmoor property owners as well as the builders/owners involved.

We strongly disagree with the suggestion by Mr. Arola that the LPC review process would be onerous. On the contrary, whatever additional burden is entailed is certainly far better than the alternative for both builders and residents, i.e., drawn-out, expensive legal actions to enforce covenants that, in some cases, are inadequate to prevent the kinds of unsympathetic construction that is detrimental to the character of the area. With a conservation district in place, builders will have benefit of clear-cut design guidelines up front and be able to undertake construction planning without the prospect of facing unpredictable legal entanglements after they have made substantial investments in a property. A Conservation District with the appropriate review processes in place would preempt these kinds of problems before they began.

Rather than objecting to our conservation district, we would invite Mr. Arola to provide any useful suggestions as to the kinds of design guidelines that could allow for the advantages of modern design or material options that promise benefits to homeowners such as energy efficiency, durability, convenience, etc., while preserving the character-defining features of Narrowmoor.

Sincerely,



Dean Wilson  
Co-Chair  
West Slope Neighborhood Coalition

cc:

Brian Boudet, Manager Planning Services Division  
Reuben McKnight, Historic Preservation Officer  
Kent Arola, President, Master Builders Association of Pierce County

### Recommendations

Typically a historic district, whether a National, state or local register district, is so listed because it meets one of more of the agency's criteria for listing, and it retains integrity. If a neighborhood is listed as a historic district, it is because approximately two-thirds of its individual components have sufficient integrity to be contributing to the district, in addition to the neighborhood desiring the protection of a historic district designation. For local districts, proposed changes to buildings or other resources within the district are subject to the Secretary of Interior's Standards and often local design guidelines that provide additional detail for assessing changes within the district. Often individual property owners must have proposed changes to their property reviewed by a local commission and obtain a Certificate of Appropriateness for renovating, demolishing or moving resources.

In order to respond to local neighborhood needs, many communities develop what are called Conservation Districts, as distinct from Historic Districts. Conservation Districts tend to have more flexible requirements and can be tailored to local needs and concerns. They may be appropriate when a community is concerned about community character, but does not want the restrictions of complying with the Secretary of Interior's Standards and/or similar local design guidelines. They may be appropriate when a neighborhood wants to control just certain types of change, such as demolition, but is not concerned about design per se. They may also be appropriate where there is a hierarchy of historic buildings or structures and the neighborhood is concerned about protecting mainly the most 'important' buildings, and is less concerned about buildings they consider of secondary importance. They may be appropriate (and this may apply to this area) when certain features such as the site, landscaping, and building form and scale are considered important, but individual design details are considered less important to the neighborhood.

It is recommended here that the Narrowmoor Addition explore the options of a Conservation District in conjunction with the preservation planning and regulatory work currently underway in the City of Tacoma. It is recommended that the community take into consideration the Registration Criteria presented in this document in order to prioritize the character-defining features of the neighborhood. If, after exploring these options, the neighborhood desires the full protection of a local Historic District, as defined by the City of Tacoma and/or the National Park Service, it is recommended that they pursue nomination of the neighborhood and develop design guidelines based on the Secretary of Interior's Standards and the registration criteria developed in conjunction with this survey.



# West Slope Neighborhood Conservation District

**PROTECT YOUR PROPERTY RIGHTS!** The City of Tacoma received a request to establish a conservation district overlay in your neighborhood. If the conservation district gets approved, it would create additional government process and design guidelines on properties in YOUR neighborhood beyond what is already required by the Tacoma Municipal Code. The additional regulations would restrict how you as a homeowner remodel, rebuild, repair or add an addition to your home. It would also restrict your ability to build a garage or separate your property for your own use.

This interference with your rights to develop your property puts you at a disadvantage against other less regulated property owners in the City of Tacoma and surrounding jurisdictions. For more information, please visit [www.cityoftacoma.org/Planning](http://www.cityoftacoma.org/Planning) and see the "2015 Annual Amendments" and then click on the "West Slope Neighborhood Conservation District".

**Let your voice be heard! Send feedback on this issue to the Master Builders Association of Pierce County at 1120 Pacific Avenue, Suite 301, Tacoma, WA 98402 or give us a call at 253.272.2112 by April 1, 2015.**



March 29, 2015

Reuben M McKnight, MUP  
Historic Preservation Officer  
Planning and Development Services  
747 Market Street, Room 345  
Tacoma, WA 98402

Dear Mr. McKnight,

We are **opposed** to the attempts to establish a Conservation District Overlay in the Narrowmoor developments on Tacoma's west slope.

After attending City hosted information meetings and considering the body of work and presentation by Dr. Painter, we remain unconvinced that there is value to the City of Tacoma residents in establishing a Conservation District in the Narrowmoor developments for the following reasons:

1. The principal advocate for the Conservation District, the West Slope Neighborhood Coalition, is not empowered to speak for everyone in Narrowmoore, and lacks legitimacy as an organization. They are not a Homeowner's Association, Nonprofit or other government recognized entity. We believe their efforts and arguments are strictly an attempt to compel the City of Tacoma to enforce their interpretation of platted restrictive covenants, relieving them of the cost burden and shifting it to the larger community (the taxpayers). In fact, they attest to this a number of times in their literature.
2. There has been no evidence presented as to why Narrowmoor has any historical value whatsoever. The much mentioned Eivind Anderson was merely a land developer, one of four involved in the terracing of the slope that a large number of builders developed over the ensuing years. Statements regarding the character or uniqueness of the neighborhood are vague and uninformative. There were **at least** 8 styles of homes built during the early development years in Narrowmoor and over half the homes have been built in the years since Anderson died. The City sponsored study has not quantified or defined a cohesive architectural style that is predominant in the planned area. Examining only the original year built of the homes fails to reflect the extent of changes that have been made to almost all of the homes in Narrowmoor. In fact, county tax records show an **Adjusted Year Built**, which by County definition "*Indicates that improvements have been made to the original property which would effectively reduce the age of the building*". Of 303 homes we researched in the County Assessor's records in Narrowmoor, only one has an Adjusted Year Built before 1965, which indicates there is very little remaining of the original character of the period.

3. We are also disturbed by the fact that Eivind Anderson was a documented racist, as demonstrated in the First Addition of the Covenants for the Narrowmoor Additions, recorded March 13, 1944 which states: *“No part or parcel of land or improvement thereon shall be rented or leased to or used or occupied, in whole or in part, by any person of African or Asiatic descent, nor by any person not of the white or Caucasian race, other than domestic servants domiciled with an owner or tenant and living in their home”*. Although thankfully unenforceable, the statement still appears on plat maps and copies of the covenants to this day. Add to the fact that he was also an accused blackmailer (as described in the City sponsored study) is more than enough reason NOT to want to “preserve” his racist vision of Tacoma.

The remaining legitimate covenants and the View Sensitive Overlay Zone smartly created by the City of Tacoma in the 1990's (limiting building height to 25 feet) are more than sufficient to ensure over-building will not occur and home owners property rights and views are preserved. In a city as wonderful as Tacoma, I'm sure the City and the Landmarks Commission have better fiscal priorities than being the enforcer of covenants for people who simply want someone to be their on-call hammer every time they don't like something.

Respectfully,



Iain & Nancy Parsons  
1502 S. Ventura Dr.  
Tacoma, WA 98465

Landmarks Preservation Commission  
74 Market Street Room 345  
Tacoma, WA 98402

RE: Narrowmoor Addition Conservation District

To Whom It May Concern:

I have lived in the proposed "Narrowmoor Addition Conservation District" for 50 years and in my current home within said district for 40 years. My home was built in 1949. It has had 3 bedrooms, a recreation room, a bath and a garage added since 1949. This home and the others in the proposed district are ordinary, although fairly high end, tract homes. There is absolutely nothing historic or worthy of preservation in the proposed district.

Although the motives of those proposing the district are well intentioned, they are misguided. They assert they merely want to preserve our views and maintain the single home per lot concept and in general preserve the character of the neighborhood. We have covenants currently in place which clearly and completely cover the first two concerns. They proponents simply want a governmental agency to foot the bill to enforce these existing covenants and conditions.

As for the idea that the proposed district will preserve the character of the neighborhood, they are simply not thinking that issue through.

My first home in the proposed district has been torn down and replaced by a large, new and beautiful home without any loss of view or covenant violations. This has happened repeatedly throughout the area. The fact that this is a view area and the cost of the land alone, means that only nicer and better homes are going to be constructed - all of which are protected by the covenants in place. This is also true of the many upgrades that have taken place over the fifty years I have lived here. Tearing down these homes and building new and beautiful homes and making major upgrades may well change the character of the neighborhood, but only for the better. The result - increased values for the neighborhood. Why anyone would not want their property values to continue to increase is beyond my comprehension. If the preservation district is put into place, the teardowns and upgrades such as I mention will come to a grinding halt.

I say this with fifty years plus of legal experience, the last twenty of which were as a Pierce county Superior Court Judge. Home buyers always look at what are the restrictions on any property they want to purchase. For example, is there a home owners association, and here there would be a "super" HOA. I know from the condemnation cases that I have experienced, that these things all affect value. Covenants are fixed and certain and if you can live with them - you buy the house. Preservation District rules or their interpretation are far from fixed and essentially impose an uncertainty that negatively affects value.

We live in an area that has fairly strict and detailed covenants. We must comply with all the governmental building codes and laws as well. We simply do not need another layer of restriction and potential arbitrary enforcement of the same, all at a cost to current homeowners and future buyers. A cost which will effect not only potential sales, but the sales price as well.

For these reasons I, as a long time owner of property in the proposed district strongly oppose the creation of the "Narrowmoor Addition Conservation district".

Thank you for the opportunity to address this question and trust that serious thought will be given to these concerns before proceeding.

Very truly yours,

A handwritten signature in black ink, appearing to read "Bruce W. Cohoe". The signature is fluid and cursive, with a large initial "B" and "C".

Bruce W. Cohoe  
944 South Mountain View



April 6, 2015

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## WEST SLOPE NEIGHBORHOOD COALITION

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P.O. Box 64321 Tacoma, WA 98464-0321  
<http://www.westslopeWSNC.com>

### WSNC BOARD – 2015

#### OFFICERS

##### Co-Chairmen

David Zurfluh [davidzurfluh@msn.com](mailto:davidzurfluh@msn.com)  
678-0718 1253 S. Fernside Avenue

Dean Wilson [dewilson064@gmail.com](mailto:dewilson064@gmail.com)  
312-2858 1401 S. Sunset Drive

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565-3698 1520 S. Fairview Drive

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460-6786 7535 Hegra Road

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Tom Cline [clinetg@comcast.net](mailto:clinetg@comcast.net)  
460-6786 7535 Hegra Road

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565-2420 1502 S. Fernside Dr.

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Ted Turner [ted.turner@weyerhaeuser.com](mailto:ted.turner@weyerhaeuser.com)  
(cell) 541-912-6664 636 N. Fairview Dr

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Pat Lyon [seabre.20@gmail.com](mailto:seabre.20@gmail.com)  
1702 S. Karl Johan Avenue

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759-4214 916 S. Mt. View Ave

##### Sunset & Titlow (West of S. Mt. View)

Ron Talcott [ron@talcott.org](mailto:ron@talcott.org)  
564-9779 1320 S. Sunset Drive

Mr. Chris Granfield  
Chair, Landmarks Preservation Commission  
City of Tacoma  
747 Market Street  
Tacoma, Washington 98402

Subject: Letters of Parsons and Cohoe

Dear Chairman Granfield and Members of the Commission,

This is to acknowledge the letters that the LPC has received in opposition to our proposed Narrowmoor Conservation District. We respectfully offer the following in response.

-Regarding the letter from Iain and Nancy Parsons dated Mar. 29, 2015:

It should be noted that the Parsons have added a third level to their home on Ventura Drive and were subsequently taken to court by their neighbors for violating the covenant intended to prevent that very thing. This, despite assurances to their neighbors that they would “absolutely” comply with the applicable covenants. Needless to say, the WSNC has supported the neighbors’ stance. The Pierce County Superior Court has ruled that the Parsons did indeed, violate the covenant, a decision they have subsequently appealed. It is therefore no surprise that the Parsons are opposed to what the WSNC is trying to accomplish, particularly as regards proposed conservation district guidelines. Ironically, if the conservation district had been in place before the Parsons submitted their plans, the issue would have been resolved at the LPC review stage and never brought to court, an unfortunate circumstance that has been at great expense and consternation to all parties involved.

The suggestion that there is no historical value “whatsoever” in Narrowmoor, is of course, self-serving, and we submit that the study conducted for the city by Dr. Diana Painter, Ph.D., AICP, substantially documents otherwise.

The Parsons have also implied that the WSNC wants to “preserve” the “racist vision” of Mr. Anderson who, in 1947, included a racially discriminatory covenant, a repugnant practice that sadly, was not uncommon for the period. Nothing could be further from the truth regarding the WSNC’s intent and our stated objectives. In fact, we have responded in kind to similar, absurd suggestions in previous correspondence, which is part of the record.

-Regarding the letter from Bruce Cohoe (Undated):

Judge Cohoe suggests that Narrowmoor has “fairly strict and detailed covenants” that “clearly and completely cover...[views and the single home per lot concept]”. To the contrary, we have documented in our application a number of problems with the inconsistency and inadequacy of the existing covenants (which, for example, limit homes to “two stories” but without specifying a height limit). The city’s adopted “View Sensitive Overlay Districts” are also inadequate to protect views in Narrowmoor where the average home height is 7’ below the allowable, 25’ limit.

We also respectively disagree with Judge Cohoe’s statement that “covenants are fixed and certain” and we have cited court cases and appeals to that effect. Also, contrary to his concern regarding the “uncertainty” of “preservation district rules or their interpretation”, we believe that clear-cut design guidelines will provide precisely the kind of certainty and predictability that is currently lacking and, in doing so, will also protect our collective property values. We would also note that “updating” or changing covenants is virtually impossible (requiring a 100% signed consensus of property owners), whereas conservation district design guidelines could be adapted with a majority consensus of property owners as the situation may warrant.

Sincerely,



Dean Wilson  
Co-Chair  
West Slope Neighborhood Coalition

cc:

Brian Boudet, Manager Planning Services Division  
Reuben McKnight, Historic Preservation Officer

**From:** [Dean Wilson](#)  
**To:** [McKnight, Reuben](#)  
**Subject:** Comments for LPC  
**Date:** Monday, April 06, 2015 2:49:39 PM

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Reuben,  
Please pass this email from a Narrowmoor resident to the LPC members.

Thank you,  
Dean W.  
WSNC

----- Forwarded message -----

From: <[JANDNPUB@aol.com](mailto:JANDNPUB@aol.com)>  
Date: Mon, Apr 6, 2015 at 12:30 PM  
Subject: Hearing  
To: [dewilson064@gmail.com](mailto:dewilson064@gmail.com)  
Cc: [jane.evancho@wamail.net](mailto:jane.evancho@wamail.net), [Dekedesigns@aol.com](mailto:Dekedesigns@aol.com)

Mr. Wilson,

My wife & I are not able to attend the hearing due to a previous commitment. I would like to share my comments with you and the city via this email.

We at the WSNC are trying to preserve a unique neighborhood in Tacoma. Our large lots and low lying homes with a western orientation were a collaboration over the years of the original developer, individual homeowners, and the WSNC, and the city. We used to live elsewhere in the Tacoma area but always looked at Narrowmoor and thought "someday we would like to live there". Sixteen years ago we made the move to Narrowmoor.

Recently some profit above all builders and their trade association have tried to destroy our neighborhood by eliminating views and increasing density in a non-comforming push to maximize income and with a neighborhood character be damned attitude. They figure with enough money they can railroad their short sighted reconstruction of the west end and too bad for the current residents.

Their recent communication to us professed an ersatz desire to "help us out". I read it another way. "We want you to help us destroy your neighborhood" is the way it read to me.

No thanks to Mr. Rick Miller CEO ,and the entire MBA. Peddle your pitch in your own neighborhoods not ours. (Have a show of hands to see how many MBA members live in Narrowmoor). I bet not 1.

All of us chose Narrowmoor due to its unique traits that include large street to street lots. Low lying homes that preserve one another's views. Good horticulture practices

that again preserves views. Let's not let the MBA or any other outside influences make a carpetbag run through our development leaving a geographic and financial mess for the long time residents to muddle through. I see no threat to conforming homeowners in our proposed conservation district. The overlay is a key ally in keeping these outside menaces outside Narrowmoor.

Jess & Nancy Searle  
950 S. Locust Lane  
Tacoma, WA. 98465  
[253-564-5885](tel:253-564-5885)



Chris Granfield, Chair  
Landmarks Preservation Commission  
City of Tacoma  
747 Market Street  
Tacoma, WA 98402

March 29, 2015

Dear Mr. Granfield:

The West End Neighborhood Council, by a unanimous vote, supports the West Slope in their efforts and proposal for the Narrowmoor Conservation District. This area is truly unique and needs to be maintained by an overlay- less constrictive than a historic overlay, but still giving the people who live in these areas the ability to keep the individuality of their neighborhood.

We agree that accommodating newer materials and designs can be managed with a Conservation District while at the same time, keeping the neighborhood character which is so important to those presently living in the Narrowmoor Additions. The major issues, at least as we see them, are scale (main house with a daylight basement), horizontal massing and heights- not to exceed those of the houses in that area and not taller than existing roof lines. Although there is a concern for the height of trees and the blocking of views- this will need to be addressed in something other than a Conservation District. Therefore, we feel a Conservation District is the most direct and efficient way to accommodate these concerns.

The West End Neighborhood Council feels that the people living in this area should have the right to create and protect the character of their neighborhoods. Yes, this would promote guidelines for design of new construction, additions to existing structures and demolition of an existing house, but this overlay is nowhere as constrictive as a Historic District. This Conservation District should be considered as a well meaning way to maintain wonderfully livable neighborhoods where the people only want to make sure their homes and ways of living will continue. This, being the first stand alone Conservation District, would also help other groups in Tacoma to see there are ways, other than a Historic District, to protect their own neighborhoods in a less constricted way.

It is our hope that the Conservation District will be approved and those living in the homes impacted by the Conservation District will embrace it and work with those who have gone to all of the work of protecting all of the Narrowmoor areas.

Sincerely,

*Ken Kingsbury*

Ken Kingsbury, Chair  
West End Neighborhood Council

Cc: Mayor Strickland and City Council Members  
T.C. Broadnax, City Manager  
Reuben McKnight, Historic Preservation  
Dean Wilson, Co-Chair West Slope Neighborhood Coalition

**From:** [David Pollock](mailto:David.Pollock@cityoftacoma.org)  
**To:** [landmarks@cityoftacoma.org](mailto:landmarks@cityoftacoma.org)  
**Cc:** [gam@mbapiercecounty.com](mailto:gam@mbapiercecounty.com)  
**Subject:** Narrowmoor Addition Conservation District  
**Date:** Sunday, April 05, 2015 7:17:04 PM

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I live at 620 Vista Drive, Tacoma, Washington. I purchased the property in April 1986.

I am not in support of the proposed conservation district.

The program would reduce density in the subject west slope at a time when we should be increasing density.

The initiative is not a green program. Over time, the density need to increase to allow for shorter commute distances.

The amount of water, fertilizer and gas from small engines used by home owners and landscapers due to the large yards pollute the atmosphere.

The homes are larger and use too much electricity and natural gas.

The original Narrowmoor plat indicated a minimum lot sizes of 9,500 square feet.

There are lots within the district that have been previously subdivided supporting the smaller lot sizes.

The road network in the area west of Jackson Avenue is in very poor condition. Road improvements could be made a condition of future development.

What should be done is to develop a master plan that would increase the density of the neighborhood in a positive earth friendly way.

Implementing a conservation is a taking of property rights. Clearly, if implemented, property owners need to be compensated.

**David H. Pollock**  
**Certified General Appraiser**  
**Pentagon Valuation, Inc.**  
**Office: 253-305-0971**  
**Mobile: 253-921-7675**

**From:** [Family Email](#)  
**To:** [McKnight, Reuben](#)  
**Subject:** Narrowmore Conservation District  
**Date:** Monday, April 06, 2015 8:47:38 PM

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Dear Chairman Granfield,

I am not able to attend the public hearing on April 8th, but as a resident of the proposed Narrowmore Conservation District, I would like to express my views. I strongly support the efforts of our West Slope Neighborhood Association to protect the general character of our neighborhood. While the final design guidelines may not have been finalized, the general intent to prohibit over-sized, view-blocking McMansions is essential to the preservation of the essential qualities that make this part of Tacoma so worthwhile to live in. Please support the well-intentioned efforts of our neighborhood representatives to withstand the commercial forces of greed and over-development.

Sincerely,

Henry Stoll  
609 Vista Drive  
Tacoma, WA 98465

**From:** [wesixski11](#)  
**To:** [McKnight, Reuben](#)  
**Cc:** [Dean Wilson](#)  
**Subject:** Narromoor conservation District  
**Date:** Monday, April 06, 2015 7:38:00 PM

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Dear Mr. McKnight;

I would like to go on record as being strongly IN FAVOR of the Narromoor Conservation District as outlined by Dean Wilson and David Zurfluh. It is a measure that is sorely needed by our neighborhood to preserve its unique character. My late husband and I purchased our house in the Narromoor Third Addition in the summer of 1976, and have raised our five children here. It is a wonderful place for families, and I am convinced that we need this Conservation District to preserve the its wholesome character.

Sincerely,

Elizabeth T. Wight  
1510 Ventura Drive  
Tacoma, WA, 98465  
253-564-9672

**From:** [Carol MacKinnon](#)  
**To:** [McKnight, Reuben](#)  
**Subject:** Narrowmoor Draft Guidelines  
**Date:** Friday, March 06, 2015 11:10:23 AM

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Dear Reuben,

Thank you for forwarding the link to the commission packet. I have a few questions and comments:

1) On pg. 151, it states, "vegetation addressed by other regulations". What are they?

2) On pg. 151, in the sentence with respect to the covenants, the wording uses the past tense "prohibited" instead of the present tense "prohibits". The covenants are still binding, enforceable legal requirements; wouldn't it be better to change the tense to present tense?

3) On pages 152 and 157 there are several references to "historical setbacks". That sounds to me like happenstance events. Why would the regulations not refer to "as per the applicable restrictive covenants". It is no accident that the setbacks are what they are; additionally, the covenants have several lot-specific setbacks that not only protect views of neighboring properties, but also would work well with the proposals for keeping buildings to no more than 25% of the lot surface area. Why does the proposed standard not embrace the existing covenants? Instead, it comes across to me that is taking the tone of pretending the restrictive covenants don't exist.

4) On page 157, there is a sentence that addresses location of RV parking pads, and requires that, in order to preserve views, they should be located on the east side of properties. If this requirement is implemented, it means that the view of the uphill neighbor is ruined! Why should the uphill neighbor have to look at the downslope owner's RV? The RV owner should have to have his RV in his own view. This requirement turns view protection on its head! Parking the RV downslope of the house allows the view of the RV to be blocked by the mass of the house. It is completely unfair for the downslope RV owner to not have to have his RV in his own view.

5) On pg. 152, at the top under Site Design, the second sentence is confusing to me and must be missing punctuation or a word: "New additions should avoid blocking the views of neighboring properties by extending to the side property line." Does this mean a new addition should extend all the way to the side property line? What about setbacks? Are additions supposed to be only to the north or south sides of the existing structure? Or does this mean that new additions should not be made to the north and south sides of the existing structure because you block an uphill neighbor's view through the unconstructed area between downslope houses? I.e., some people could read this and think it says that if you build to the north and south sides you might block a view whereas others might conclude that it is preferred to build to the north and south.

This also raises the larger question, What about the structure that sits

30 feet from the east line and 7.5 feet from the side lines (are those persons prohibited from building an addition)?

Thanks considering my comments and I look forward to hearing answers to my questions. If you aren't able to address my questions at this stage of the process, please let me know. Thanks in advance,

Yours truly,  
Carol MacKinnon

**From:** [Carol MacKinnon](#)  
**To:** [McKnight, Reuben](#)  
**Subject:** Further re Narrowmoor Proposed Ordinance  
**Date:** Friday, March 06, 2015 12:36:35 PM

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Dear Reuben,

I have an additional question:

At page 157, the proposed ordinance specifically allows multiple accessory buildings. In particular, this ordinance allows two twenty by twenty garages, plus a ten by twenty shed. How does that preserve the character of the neighborhood?

The applicable restrictive covenants plainly state that only a single detached garage is allowed, which is part of why the character of the neighborhood is what it is. I don't understand why you would want to encourage multiple detached structures.

~Carol MacKinnon

Landmarks Preservation Commission  
c/o Reuben McKnight, Historic Preservation Officer  
City of Tacoma  
747 Market Street  
Tacoma, WA 98402

RE:Narrowmoor Conservation District Establishment

Dear Commissioners;

We would like to go on record as being in favor of the proposal to establish a conservation district in the areas originally platted as Narrowmoor Additions 1, 2 & 3. We reside at 902 South Fairview Drive, in the area known as the West Slope. This neighborhood is a distinct community with unique characteristics. Many of the homes were custom designed by private architectural firms and represent one of a kind construction. The overall design theme of the community has a unique style that has been referred to as mid-century modern; primarily the one-story homes with low pitched roofs and daylight basements.

The size of the lots are large by modern standards for Tacoma. The lots go street to street, oriented east-west, terraced down the slope toward expansive views of Puget Sound and some even to Mt. Rainier. The original developers always intended the lots to only be occupied by one home to maintain the open, custom feel of the neighborhood and protect the views of their neighbors.

My wife and I chose to purchase our home and continue to reside here because of this unique community. Our daily lifestyle revolves around our ability to enjoy these views, from inside our home or outside as weather permits. If the overall style of the neighborhood changed, either by overly tall out of character homes blocking views or cramped feeling short platted lots with multiple homes wedged in, we would be very disappointed and likely seek to relocate.

We have followed the effort by residents to propose a conservation district. We believe the conservation district will preserve the unique quality of this area. We are in favor of this proposal and ask that you forward this letter to the Planning Commission for their consideration.

Sincerely,



Frederick W. Ehret and Anastasia Fytrilakis

April 8, 2015

RE: NARROWMOOR CONSERVATION DISTRICT

The below comments are being submitted for the Public Hearing record and consideration by the Commission for inclusion and modification of the Draft Guidelines. These comments are based on the March 16, 2015 Draft Guidelines.

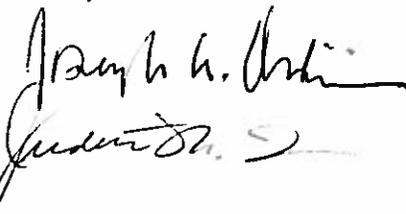
1. Purpose, Intent and Relationship to Restrictive Covenants. The Guidelines, in the very beginning SECTION, I. ABOUT DESIGN GUIDELINES should:
  - a. Have a clear Intent statement(s) of what they are and how they are to be used.
  - b. Acknowledge the existence of the restrictive covenants, with further explanation that the new regulations and guidelines are to enhance, clarify, and augment rather than replace the existing restrictive covenants which remain in full force and effect.
  - c. In referencing the Covenants, the Guidelines should state the covenants in the present tense, rather than the past tense.
2. Streetscape. As identified by the proposed Guidelines, streetscape contributes to openness and view corridors; it has been and continues to be important to Narrowmoor's neighborhood character, accordingly:
  - a. Vegetation, including that within the public right of way, should be low growing and horizontal in nature, and must not contain tall growing plants, hedges, or trees such as southern poplar, hemlock, fir, etc.
  - b. Sidewalks in Narrowmoor are virtually non-existent by historical design and street development. New sidewalk requirements as a part of any City Permit for new construction, remodel, driveway, or anything else need to be exempted. Other codes need to be revised as necessary.
  - c. Fencing materials should be compatible and consistent with other materials used in the home construction. Plastic, fiberglass, or solid steel are inconsistent with mid-century development and should not be used.
  - d. Pads on street right of way for motorhomes, trailers, and the like should not be allowed and enforced.
3. Site Design – Detached Accessory Buildings. These Guidelines do not replace the zoning ordinance Variance requirement concerning a detached accessory building (including garages) on through lots (double frontage), as in Narrowmoor. Location, size, and height of accessory buildings are important elements of Narrowmoor's streetscape continuity and neighborhood character. Therefore, detached accessory buildings:
  - a. Shall be no higher than 12 feet at the highest point of the roof and shall be no larger than 400 square feet. The ridge line shall have an east-west orientation.
  - b. Subject to Variance approval, an accessory building may be located on the west side of the main structure, shall be virtually at grade with the street or the original grade whichever is lower, "placed into the hillside", and be constructed of materials consistent with the main building.
4. Site Design - Main building. The development of Narrowmoor consists of one house per originally platted lot, and is limited to two stories including basement, or daylight basement. Setback requirements contained in the Restrictive Covenants shall supersede the zoning ordinance. Any new chimney or chimney stack shall not compete with, but shall blend in with the roof. Roof materials shall be non-glare. Exception to the height limit are not allowed, even though the Variance process.

Respectfully submitted by:

Joseph A. Quilici

Judith M. Quilici

1530 Fernside Dr.  
Tacoma, WA 98465



Michael & Nancy Fleming  
1520 S Fairview Drive  
Tacoma, WA 98464

April 8, 2014

Tacoma Landmarks Preservation Commission  
747 Market Street  
Tacoma, WA 98402

We are writing first to express our support for the proposed Narrowmoor Conservation District.

And also to suggest several refinements to the DRAFT Design Guidelines recently published.

They call for demolitions and subsequent rebuilds to stay close to original location on the lot, and to retain the footprint size of a former dwelling. The site location part is good, however for footprint size, we would like to see a provision be added that would allow more flexibility when applied to replacing a few exceptionally small homes, especially one-story ramblers. Those few existing tiny ramblers are not typical of the livable square footage found in most homes within Narrowmoor, where building footprints generally exceed 2,000 square feet, as our does.

Regarding the proposed prohibition of vinyl windows, they are something historic preservations tend to abhor, plus we understand Historic Districts must conform with many rigid standards. On the other hand, TMC allows Conservation Districts more flexibility to tailor design standards within different individual districts. We feel the vinyl windows prohibition should be removed from Narrowmoor's final design standards, because it seems unfair to impose that restriction on new homes and remodels, when so many existing homes have been retrofit with vinyl windows. For example, on our block, nearly three fourths of houses have them. And in our opinion, don't detract from the character of our neighborhood.

Lastly, while protections dealing with tall growing trees are not included among the design guidelines, we join our many neighbors in requesting this commission to please consider making a separate recommendation that the City of Tacoma study other possible ways to address this issue in view sensitive areas. Perhaps consider adopting an ordinance modeled after what some other cities in Washington State have done, such as in Clyde Hill which has a decade of experience with theirs.

We appreciate having the opportunity to express our thoughts on this proposed conservation district.

Sincerely,

Mike & Nancy Fleming

April 8, 2014

Chairman Chris Granfield  
Landmarks Preservation Commission  
City of Tacoma  
747 Market Street  
Tacoma, WA 98402

RE: Support for Narrowmoor Conservation District Designation

Dear Chairman Granfield,

Carla and I moved into our home at 1536 S Fernside Drive in Narrowmoor a year and a half ago.

We had been living in a more densely settled Tacoma neighborhood near UPS for over 20 years.

We looked at homes on the west side for about 4 years and were repeatedly drawn to and interested in the quality-designed, low profile homes and spacious yards of Narrowmoor.

We are very pleased to fortunately have found our current home in such a wonderful landscape and surrounded by pleasant, interesting neighbors.

Our home was built in 1955 and has had some limited interior remodeling, which is compatible with maintaining the original exterior design.

We look forward to and feel entrusted to carrying on the character and traditions of this special Tacoma neighborhood long into the future.

We strongly support the formation and adoption of the Conservation District designation for Narrowmoor.

Sincerely,



Stewart Messman and Carla Skog  
1536 S Fernside Drive  
Tacoma, WA 98465-1305  
253-761-2663

Landmarks Preservation Commission  
c/o Reuben McKnight, Historic Preservation Officer  
City of Tacoma  
747 Market Street  
Tacoma, WA 98402

RE:Narrowmoor Conservation District Establishment

Dear Commissioners;

We would like to comment in favor of the proposal to establish a conservation district in the area that was originally platted as Narrowmoor Additions 1, 2 & 3. We reside at 920 S. Mountain View Ave. The area known as the West Slope Neighborhood is a distinct community with unique characteristics. This community has a unique development pattern that has been referred to as mid-century modern. My wife and I chose to reside here because of this unique development, primarily the one-story homes with daylight basements. These homes were constructed on building lots that go street to street, oriented east-west, with expansive views of Puget Sound and Mt. Rainier. Our daily lifestyle revolves around our ability to enjoy these views, either inside or outside as weather permits.

We have followed the effort by residents to propose a conservation district. We believe the conservation district will preserve the unique quality of this area. We are in favor of this proposal and ask that you forward this to the Planning Commission for their consideration.



STEVE + CINDI ILLMAN  
920 MT VIEW AVE  
TACOMA

Landmarks Preservation Commission  
c/o Reuben McKnight, Historic Preservation Officer  
City of Tacoma  
747 Market Street  
Tacoma, WA 98402

RE:Narrowmoor Conservation District Establishment

Dear Commissioners;

I would like to comment in favor of the proposal to establish a conservation district in the area that was originally platted as Narrowmoor Additions 1, 2 & 3. I reside at 930 S. Mountain View Ave. The area known as the West Slope Neighborhood is a distinct community with unique characteristics. This community has a unique development pattern that has been referred to as mid-century modern. My husband and I chose to reside here because of this unique development, primarily the one-story homes with daylight basements. These homes were constructed on building lots that go street to street, oriented east-west, with expansive views of Puget Sound and Mt. Rainier. My daily lifestyle revolves around my ability to enjoy these views, either inside or outside as weather permits.

I have followed the effort by residents to propose a conservation district. I believe the conservation district will preserve the unique quality of this area. I am in favor of this proposal and ask that you forward this to the Planning Commission for their consideration.

*Jeanne Appel*

Landmarks Preservation Commission  
c/o Reuben McKnight, Historic Preservation Officer  
City of Tacoma  
747 Market Street  
Tacoma, WA 98402

RE:Narrowmoor Conservation District Establishment

Dear Commissioners;

We would like to comment in favor of the proposal to establish a conservation district in the area that was originally platted as Narrowmoor Additions 1, 2 & 3. We reside at 934 S. Locust St. The area known as the West Slope Neighborhood is a distinct community with unique characteristics. This community has a unique development pattern that has been referred to as mid-century modern. My husband and I, and now my father, chose to reside here because of this unique development, primarily the one-story homes with daylight basements. These homes were constructed on building lots that go street to street, oriented east-west, with expansive views of Puget Sound and Mt. Rainier. Our daily lifestyle revolves around our ability to enjoy these views, either inside or outside as weather permits.

We have followed the effort by residents to propose a conservation district. We believe the conservation district will preserve the unique quality of this area. We are in favor of this proposal and ask that you forward this to the Planning Commission for their consideration.

*Anna K. Albers*  
*Gordon L. Thompson*

934 S. Locust Lane

**From:** [Dean Wilson](#)  
**To:** [McKnight, Reuben](#)  
**Cc:** [Mike and Nancy Fleming](#); [J. Quilici](#)  
**Subject:** LPC Public Hearing  
**Date:** Thursday, April 09, 2015 10:21:54 AM

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Reuben,

On behalf of the WSNC, I want to pass on my thanks for all the work you and the LPC put into the public hearing last night. We went away with very positive feelings regarding the testimony of our residents. However, we would like to know from you if there was anything that might be of concern to LPC that you think we should address prior to any upcoming sessions.

BTW, are you still working on the timeline that we received at our last meeting at Titlow Park? If you have a newer version, could you pass that on to me?

One item I noted from the public hearing is that three speakers suggested that covenants should be integral to the conservation district. I believe they perceive that covenants and design guidelines could somehow be mutually supportive. As well intended as that may be, we are opposed to entangling those two, for the reasons stated below.

a) Covenants and design guidelines are apples and oranges:

Covenants are *private* restrictions conveyed with individual property titles. Design guidelines are implemented under the auspices of a *public*, city ordinance, and transcend individual properties.

b) Enforcement procedures are very different:

Covenants maintain their "enforceability" only insofar as they are deemed enforceable through the Superior Court, which must consider issues such as abandonment, standing, intent, terminology and other factors. Because it is a virtual impossibility of getting covenants updated or changed, their enforcement is often problematic. In addition, enforcement must be undertaken through legal action by an affected property owner after the fact, i.e., after a violation is discovered.

Design guidelines are consistently "enforced" through the oversight of the LPC and city's established administrative processes. Where adaptive changes are needed, they can be accomplished by a petition of the residents involved, and/or requests for variances in individual cases. Because of the built-in review process, "violations" are effectively precluded and "enforcement" actions pre-empted.

b) Undue complexity:

To cite covenants within the conservation district regulations and guidelines would unduly complicate the oversight and enforcement process and would risk getting LPC members enmeshed in private legal issues and even interpreting law.

At the same time, just because design guidelines may parallel existing covenants, they provide no additional heft to covenants from the court's standpoint as covenants must stand on their own and in accordance with legal precedence and interpretations. Of course, attorneys in civil actions would still be free to cite design guidelines if they serve to clarify an issue or intent.

c) City legal involvement with covenant actions:

We are well aware of the city's traditional, well established policy that the city is not in the business of enforcing private covenants. This has been firmly re-established in the court case where we are currently involved in protesting a short-plat application to the city. To even cite covenants in the conservation district, let alone intertwining them as somehow mutually supportive or augmenting of the other, would surely invite the scrutiny and immediate rejection of the City's legal staff as they would perceive this as a contrivance to draw the city into enforcing private covenants.

To be clear, we have no problem with the acknowledgement that there are existing covenants in place, which remain valid insofar as they are deemed so by the courts, but are nevertheless problematic for a number of reasons. (Those reasons, of course, are a large part of our motivation to put into place a conservation district which promises to be far more effective than covenants in the long term). However, beyond that, we firmly believe that covenants should not be cited in any manner with regard to the proposed design guidelines and, in particular, the draft ordinance. These two means of "restriction" are very different animals and need to be kept cleanly separable in the documentation that goes forward to the planning commission and city council.

Since the Conservation District would ultimately be implemented through a ordinance passed by the City Council, the proposal would necessarily be reviewed by the City's legal staff prior to going to the council. If the draft ordinance, purpose statement, or guidelines include references to covenants, I believe it would put the conservation district application in jeopardy at a very crucial point in the process, i.e., final approval by the City Council.

Thanks again for all your good work. We look forward to continuing the process as we finalize the design guidelines and move on to the next steps.

~ Dean W.  
WSNC Co-Chair

**From:** [Mike & Nancy](#)  
**To:** [McKnight, Reuben](#)  
**Cc:** [dewilson064@gmail.com](mailto:dewilson064@gmail.com)  
**Subject:** Refinement to Footprint in Design Guidelings  
**Date:** Friday, April 10, 2015 2:35:47 PM

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Reuben,

I'm submitting this e-mail to the LPC, to get this feedback to them within their April 10 period for taking comments.

In the DRAFT Design Guidelines it calls for the "footprint" of replacement homes to closely match the original home's footprint.

The intent and focus of this provision has to do with limiting the "massing" of rebuilds.

Please consider making it clearer that this requirement applies to the footprint's square footage, and not to configuration of the foundation's shape. The latter would create an excessive restriction, especially for owners seeking to have a new configuration, such as a shape that might include having more parking area in an attached garage.

Mike Fleming  
1520 S Fairview Dr.  
Tacoma, WA 98465

# PROPOSED NARROWMOOR ADDITION CONSERVATION DISTRICT QUESTIONNAIRE

1

## 1. Please check the best choice below.

- I own a home in the proposed conservation district.
- I rent a home in the proposed district.
- I reside near the proposed area but not within the proposed boundaries.
- I own a business or nonresidential property within the proposed district boundaries.
- Other \_\_\_\_\_

## 2. Do you support the proposed conservation district being established?

- Yes
- No
- Neutral
- I don't have enough information.

## 3. Additional comments for the Commission?

You need to speed this process up.  
Crooked/sly/shady builders are attempting  
to RUIA Narrowmoor.

### WHAT IS THIS?

The Landmarks Commission is currently considering a request to establish a new residential conservation district in the West Slope neighborhood (see map on reverse). In addition to a public hearing scheduled for **April 8** (see reverse), the Commission is providing the opportunity to respond to this questionnaire.

### TO RESPOND:

Simply fill in the information, add any additional comments, and fold and tear this reply card at the dotted line above.

### PLEASE NOTE:

Your opinion is valuable! However, this is not a vote for or against the proposal, but an opportunity to share your input.

This is an optional questionnaire. No response will not be counted as support or opposition.

Want to be in the loop? Join the Landmarks Preservation Commission email distribution list by sending an email to:

landmarks@cityofacoma.org, subject = mailing list

PLEASE FOLD AND TEAR AT DOTTED LINE

# PROPOSED NARROWMOOR ADDITION CONSERVATION DISTRICT QUESTIONNAIRE

2

## 1. Please check the best choice below.

- I own a home in the proposed conservation district.
- I rent a home in the proposed district.
- I reside near the proposed area but not within the proposed boundaries.
- I own a business or nonresidential property within the proposed district boundaries.
- Other \_\_\_\_\_

## 2. Do you support the proposed conservation district being established?

- Yes
- No
- Neutral
- I don't have enough information.

## 3. Additional comments for the Commission?

Already over the last 5 yrs, there has been a  
deterioration due to greatly over sized streets

### WHAT IS THIS?

The Landmarks Commission is currently considering a request to establish a new residential conservation district in the West Slope neighborhood (see map on reverse). In addition to a public hearing scheduled for **April 8** (see reverse), the Commission is providing the opportunity to respond to this questionnaire.

### TO RESPOND:

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# PROPOSED NARROWMOOR ADDITION CONSERVATION DISTRICT QUESTIONNAIRE

3

## 1. Please check the best choice below.

- I own a home in the proposed conservation district.
- I rent a home in the proposed district.
- I reside near the proposed area but not within the proposed boundaries.
- I own a business or nonresidential property within the proposed district boundaries.
- Other \_\_\_\_\_

## 2. Do you support the proposed conservation district being established?

- Yes
- No
- Neutral
- I don't have enough information.

## 3. Additional comments for the Commission?

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### WHAT IS THIS?

The Landmarks Commission is currently considering a request to establish a new residential conservation district in the West Slope neighborhood (see map on reverse). In addition to a public hearing scheduled for **April 8** (see reverse), the Commission is providing the opportunity to respond to this questionnaire.

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PLEASE FOLD AND TEAR AT DOTTED LINE

# PROPOSED NARROWMOOR ADDITION CONSERVATION DISTRICT QUESTIONNAIRE

4

## 1. Please check the best choice below.

- I own a home in the proposed conservation district.
- I rent a home in the proposed district.
- I reside near the proposed area but not within the proposed boundaries.
- I own a business or nonresidential property within the proposed district boundaries.
- Other \_\_\_\_\_

## 2. Do you support the proposed conservation district being established?

- Yes
- No
- Neutral
- I don't have enough information.

## 3. Additional comments for the Commission?

*Covenants on property need to be honored by the City*

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### WHAT IS THIS?

The Landmarks Commission is currently considering a request to establish a new residential conservation district in the West Slope neighborhood (see map on reverse). In addition to a public hearing scheduled for **April 8** (see reverse), the Commission is providing the opportunity to respond to this questionnaire.

### TO RESPOND:

Simply fill in the information, add any additional comments, and fold and tear this reply card at the dotted line above.

### PLEASE NOTE:

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landmarks@cityoftacoma.org, subject = mailing list

# PROPOSED NARROWMOOR ADDITION CONSERVATION DISTRICT QUESTIONNAIRE

5

## 1. Please check the best choice below.

- I own a home in the proposed conservation district.
- I rent a home in the proposed district.
- I reside near the proposed area but not within the proposed boundaries.
- I own a business or nonresidential property within the proposed district boundaries.
- Other \_\_\_\_\_

## 2. Do you support the proposed conservation district being established?

- Yes
- No
- Neutral
- I don't have enough information.

## 3. Additional comments for the Commission?

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### WHAT IS THIS?

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# PROPOSED NARROWMOOR ADDITION CONSERVATION DISTRICT QUESTIONNAIRE

6

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- I rent a home in the proposed district.
- I reside near the proposed area but not within the proposed boundaries.
- I own a business or nonresidential property within the proposed district boundaries.
- Other \_\_\_\_\_

## 2. Do you support the proposed conservation district being established?

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- No
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- I don't have enough information.

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# PROPOSED NARROWMOOR ADDITION CONSERVATION DISTRICT QUESTIONNAIRE

7

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- I reside near the proposed area but not within the proposed boundaries.
- I own a business or nonresidential property within the proposed district boundaries.
- Other \_\_\_\_\_

## 2. Do you support the proposed conservation district being established?

- Yes
- No
- Neutral
- I don't have enough information.

## 3. Additional comments for the Commission?

*Without this our property values will decline. The City will lose Tax dollars.*

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PLEASE FOLD AND TEAR AT DOTTED LINE

# PROPOSED NARROWMOOR ADDITION CONSERVATION DISTRICT QUESTIONNAIRE

8

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- I rent a home in the proposed district.
- I reside near the proposed area but not within the proposed boundaries.
- I own a business or nonresidential property within the proposed district boundaries.
- Other \_\_\_\_\_

## 2. Do you support the proposed conservation district being established?

- Yes
- No
- Neutral
- I don't have enough information.

## 3. Additional comments for the Commission?

*I have lived in the neighborhood for 27 years and am 100% in favor of the conservation district!*

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# QUESTIONNAIRE

7

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- I reside near the proposed area but not within the proposed boundaries.
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- Other \_\_\_\_\_

## 2. Do you support the proposed conservation district being established?

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- No
- Neutral
- I don't have enough information.

## 3. Additional comments for the Commission?

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# PROPOSED NARROWMOOR ADDITION CONSERVATION DISTRICT QUESTIONNAIRE

10

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- I reside near the proposed area but not within the proposed boundaries.
- I own a business or nonresidential property within the proposed district boundaries.
- Other \_\_\_\_\_

## 2. Do you support the proposed conservation district being established?

- Yes
- No
- Neutral
- I don't have enough information.

## 3. Additional comments for the Commission?

I STRONGLY SUPPORT THE C.D. PROPOSAL.

OUR COVENANTS ARE VERY IMPORTANT

TO US.

### WHAT IS THIS?

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# PROPOSED NARROWMOOR ADDITION CONSERVATION DISTRICT QUESTIONNAIRE

11

1. Please check the best choice below.

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- I rent a home in the proposed district.
- I reside near the proposed area but not within the proposed boundaries.
- I own a business or nonresidential property within the proposed district boundaries.
- Other \_\_\_\_\_

2. Do you support the proposed conservation district being established?

- Yes
- No
- Neutral
- I don't have enough information.

3. Additional comments for the Commission?

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--- FOLD AND TEAR AT DOTTED LINE ---

# PROPOSED NARROWMOOR ADDITION CONSERVATION DISTRICT QUESTIONNAIRE

12

1. Please check the best choice below.

- I own a home in the proposed conservation district.
- I rent a home in the proposed district.
- I reside near the proposed area but not within the proposed boundaries.
- I own a business or nonresidential property within the proposed district boundaries.
- Other \_\_\_\_\_

2. Do you support the proposed conservation district being established?

- Yes
- No
- Neutral
- I don't have enough information.

3. Additional comments for the Commission?

*appropriate property*

*and upkeep*

*We would like landscaping +*

*tree height provisions added to*

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PROPOSED NARROWMOOR ADDITION CONSERVATION DISTRICT  
QUESTIONNAIRE

13

1. Please check the best choice below.

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- I rent a home in the proposed district.
- I reside near the proposed area but not within the proposed boundaries.
- I own a business or nonresidential property within the proposed district boundaries.
- Other \_\_\_\_\_

2. Do you support the proposed conservation district being established?

- Yes
- No
- Neutral
- I don't have enough information.

3. Additional comments for the Commission?

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PROPOSED NARROWMOOR ADDITION CONSERVATION DISTRICT  
QUESTIONNAIRE

14

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- I rent a home in the proposed district.
- I reside near the proposed area but not within the proposed boundaries.
- I own a business or nonresidential property within the proposed district boundaries.
- Other \_\_\_\_\_

2. Do you support the proposed conservation district being established?

- Yes
- No
- Neutral
- I don't have enough information.

3. Additional comments for the Commission?

*We feel strongly about preserving the unique character of our mid-Century neighborhood. The postcard from the NIBA really ticks us off with its distorted propaganda.*

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# PROPOSED NARROWMOOR ADDITION CONSERVATION DISTRICT QUESTIONNAIRE

15

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- I reside near the proposed area but not within the proposed boundaries.
- I own a business or nonresidential property within the proposed district boundaries.
- Other \_\_\_\_\_

## 2. Do you support the proposed conservation district being established?

- Yes
- No
- Neutral
- I don't have enough information.

## 3. Additional comments for the Commission?

We need this district to protect homeowners  
from NON conforming building practices  
by outdors & developers to maintain the character of the hillside.

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# PROPOSED NARROWMOOR ADDITION CONSERVATION DISTRICT QUESTIONNAIRE

16

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- I reside near the proposed area but not within the proposed boundaries.
- I own a business or nonresidential property within the proposed district boundaries.
- Other \_\_\_\_\_

## 2. Do you support the proposed conservation district being established?

- Yes
- No
- Neutral
- I don't have enough information.

## 3. Additional comments for the Commission?

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- I own a business or nonresidential property within the proposed district boundaries.
- Other \_\_\_\_\_

## 2. Do you support the proposed conservation district being established?

- Yes
- No
- Neutral
- I don't have enough information.

## 3. Additional comments for the Commission?

let's get this done so short-plot  
lot divisions and out of character  
remodels stop, before the neighborhood

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is lost forever!

PLEASE FOLD AND TEAR AT DOTTED LINE

# PROPOSED NARROWMOOR ADDITION CONSERVATION DISTRICT QUESTIONNAIRE

18

## 1. Please check the best choice below.

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- I rent a home in the proposed district.
- I reside near the proposed area but not within the proposed boundaries.
- I own a business or nonresidential property within the proposed district boundaries.
- Other \_\_\_\_\_

## 2. Do you support the proposed conservation district being established?

- Yes
- No
- Neutral
- I don't have enough information.

## 3. Additional comments for the Commission?

Please be sure to have a limit on tree  
heights. No use limiting down heights  
& letting the trees grow!!

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19

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- I rent a home in the proposed district.
- I reside near the proposed area but not within the proposed boundaries.
- I own a business or nonresidential property within the proposed district boundaries.
- Other \_\_\_\_\_

## 2. Do you support the proposed conservation district being established?

- Yes
- No
- Neutral
- I don't have enough information.

## 3. Additional comments for the Commission?

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# PROPOSED NARROWMOOR ADDITION CONSERVATION DISTRICT QUESTIONNAIRE

20

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- I rent a home in the proposed district.
- I reside near the proposed area but not within the proposed boundaries.
- I own a business or nonresidential property within the proposed district boundaries.
- Other \_\_\_\_\_

## 2. Do you support the proposed conservation district being established?

- Yes
- No
- Neutral
- I don't have enough information.

## 3. Additional comments for the Commission?

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21

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- I rent a home in the proposed district.
- I reside near the proposed area but not within the proposed boundaries.
- I own a business or nonresidential property within the proposed district boundaries.
- Other \_\_\_\_\_

## 2. Do you support the proposed conservation district being established?

- Yes
- No
- Neutral
- I don't have enough information.

## 3. Additional comments for the Commission?

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# PROPOSED NARROWMOOR ADDITION CONSERVATION DISTRICT QUESTIONNAIRE

22

## 1. Please check the best choice below.

- I own a home in the proposed conservation district.
- I rent a home in the proposed district.
- I reside near the proposed area but not within the proposed boundaries.
- I own a business or nonresidential property within the proposed district boundaries.
- Other \_\_\_\_\_

## 2. Do you support the proposed conservation district being established?

- Yes *Strongly!*
- No
- Neutral
- I don't have enough information.

## 3. Additional comments for the Commission?

Our Home abuts the proposed  
conservation district

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# PROPOSED NARROWMOOR ADDITION CONSERVATION DISTRICT QUESTIONNAIRE

23

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- I rent a home in the proposed district.
- I reside near the proposed area but not within the proposed boundaries.
- I own a business or nonresidential property within the proposed district boundaries.
- Other \_\_\_\_\_

## 2. Do you support the proposed conservation district being established?

- Yes
- No
- Neutral
- I don't have enough information.

## 3. Additional comments for the Commission?

I lived my first 18 years on the Flats  
of Saskatchewan - now I want to be  
able to see the water and mountains

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# PROPOSED NARROWMOOR ADDITION CONSERVATION DISTRICT QUESTIONNAIRE

24

## 1. Please check the best choice below.

- I own a home in the proposed conservation district.
- I rent a home in the proposed district.
- I reside near the proposed area but not within the proposed boundaries.
- I own a business or nonresidential property within the proposed district boundaries.
- Other know someone who lives there

## 2. Do you support the proposed conservation district being established?

- Yes
- No
- Neutral
- I don't have enough information.

## 3. Additional comments for the Commission?

I would tend to support Cons.  
districts in most cases, assuming  
the neighbors are positive about it.

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# PROPOSED NARROWMOOR ADDITION CONSERVATION DISTRICT QUESTIONNAIRE

25

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- I rent a home in the proposed district.
- I reside near the proposed area but not within the proposed boundaries.
- I own a business or nonresidential property within the proposed district boundaries.
- Other \_\_\_\_\_

**2. Do you support the proposed conservation district being established?**

- Yes
- No
- Neutral
- I don't have enough information.

**3. Additional comments for the Commission?**

IN THE 80'S WE SPENT 7 YEARS LOOKING FOR THE HOME WE WANTED FOR RETIREMENT. WE CHOSE THIS AREA BECAUSE IT HAD AN ESTABLISHED AMBIANCE, PROTECTED BY COVENANTS TO PRESERVE THE BEAUTIFUL VIEWS. FT HASK A RURAL FEELING, YET IS NEAR URBAN AMENITIES, WE WANT IT TO STAY THAT WAY WITH AN UNCLUTTERED FEELING WITH LARGE LOTS AND LOW UNOBSTRUCTED ROOFS. TO MAINTAIN WHAT WE HAVE WITHOUT INCREASED TRAFFIC.

**WHAT IS THIS?**

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# PROPOSED NARROWMOOR ADDITION CONSERVATION DISTRICT QUESTIONNAIRE

26

**1. Please check the best choice below.**

- I own a home in the proposed conservation district.
- I rent a home in the proposed district.
- I reside near the proposed area but not within the proposed boundaries.
- I own a business or nonresidential property within the proposed district boundaries.
- Other \_\_\_\_\_

**2. Do you support the proposed conservation district being established?**

- Yes
- No
- Neutral
- I don't have enough information.

**3. Additional comments for the Commission?**

VOLUNTARY TREE HEIGHT RESTRICTIONS DO NOT WORK; "TOPPING" JUST MAKES TREES LOOK UNNATURAL & UGLY

**WHAT IS THIS?**

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# PROPOSED NARROWMOOR ADDITION CONSERVATION DISTRICT QUESTIONNAIRE

27

**1. Please check the best choice below.**

- I own a home in the proposed conservation district.
- I rent a home in the proposed district.
- I reside near the proposed area but not within the proposed boundaries.
- I own a business or nonresidential property within the proposed district boundaries.
- Other \_\_\_\_\_

**2. Do you support the proposed conservation district being established?**

- Yes
- No
- Neutral
- I don't have enough information.

**3. Additional comments for the Commission?**

---



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## 2. Do you support the proposed conservation district being established?

- Yes
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## 3. Additional comments for the Commission?

Strongly Support the proposed  
conservation district

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## 3. Additional comments for the Commission?

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VIEW OBSTRUCTING TREES

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## 3. Additional comments for the Commission?

*No linkup to documents @ www.tacomaculture.org/west slope, asp*  
PLEASE STOP MBAYIERCE MASTER BUILDERS from spreading FALSEHOODS ON THEIR MAILERS to us. (253 272-2112)

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CAN'T BE REPLIED IF LOST

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A LOGICAL APPROACH TO PROTECTING WHAT  
PEOPLE HAVE BOUGHT INTO

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# PROPOSED NARROWMOOR ADDITION CONSERVATION DISTRICT QUESTIONNAIRE

40

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91

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**2. Do you support the proposed conservation district being established?**

- Yes
- No
- Neutral
- I don't have enough information.

**3. Additional comments for the Commission?**

I think this is a WONDERFULL  
thing. It can't come soon enough  
for me.

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# PROPOSED NARROWMOOR ADDITION CONSERVATION DISTRICT QUESTIONNAIRE

92

**1. Please check the best choice below.**

S. MESSMAN/C. SKOG  
• 1536 S. FERNSIDE DRIVE

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- Other \_\_\_\_\_

**2. Do you support the proposed conservation district being established?**

- Yes
- No
- Neutral
- I don't have enough information.

**3. Additional comments for the Commission?**

WE STRONGLY OPPOSE LOT-SPLITTING.  
WE OBJECT TO OUT-BUILDINGS TALLER THAN 12 FEET.  
PLEASE APPROVE THE PROPOSED DISTRICT COMMISSION

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## 3. Additional comments for the Commission?

PLEASE APPROVE THE CONSERVATION DISTRICT.

MAINTAIN THE ORIGINAL DESIGN FOR THE NEIGHBORHOOD TO MAINTAIN & IMPROVE PROPERTY VALUE.

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# QUESTIONNAIRE

(49)

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- I reside near the proposed area but not within the proposed boundaries.
- I own a business or nonresidential property within the proposed district boundaries.
- Other \_\_\_\_\_

## 2. Do you support the proposed conservation district being established?

- Yes
- No
- Neutral
- I don't have enough information.

## 3. Additional comments for the Commission?

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# PROPOSED NARROWMOOR ADDITION CONSERVATION DISTRICT QUESTIONNAIRE

(50)

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- I own a business or nonresidential property within the proposed district boundaries.
- Other \_\_\_\_\_

## 2. Do you support the proposed conservation district being established?

- Yes
- No
- Neutral
- I don't have enough information.

## 3. Additional comments for the Commission?

*We look forward to having this district.*

*We also want to gain some control over the speculative builders.*

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# PROPOSED NARROWMOOR ADDITION CONSERVATION DISTRICT QUESTIONNAIRE

51

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- Other \_\_\_\_\_

**2. Do you support the proposed conservation district being established?**

- Yes
- No
- Neutral
- I don't have enough information.

**3. Additional comments for the Commission?**

*I hope this will stop further developments where the houses are crammed together with no backyards for children to play.*

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52

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**2. Do you support the proposed conservation district being established?**

- Yes
- No
- Neutral
- I don't have enough information.

*When my husband & I purchased our home 19 months ago, we highly valued the*

**3. Additional comments for the Commission?**

- 1) The federal & state laws invalidating the original covenants: racial restrictions*
- 2) The new protecting covenants*
- 3) The protection of the lot size*

*Thank you*

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## 2. Do you support the proposed conservation district being established?

- Yes
- No
- Neutral
- I don't have enough information.

## 3. Additional comments for the Commission?

*This is needed to protect our views from the greed and selfishness of developers.*

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## 2. Do you support the proposed conservation district being established?

- Yes
- No
- Neutral
- I don't have enough information.

## 3. Additional comments for the Commission?

*The neighbors are acting responsibly in the best interest of the entire area. Too often people do not act and then we get problems like on 51st & Jackson.*

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- Other \_\_\_\_\_

**2. Do you support the proposed conservation district being established?**

- Yes
- No
- Neutral
- I don't have enough information.

**3. Additional comments for the Commission?**

*also would appreciate having trees cut down to the roof line, do not to cut off the view of the water*

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# PROPOSED NARROWMOOR ADDITION CONSERVATION DISTRICT QUESTIONNAIRE

58

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- Other \_\_\_\_\_

**2. Do you support the proposed conservation district being established?**

- Yes !!
- No
- Neutral
- I don't have enough information.

**3. Additional comments for the Commission?**

*We so need this Conservation District and my neighbors shall owe outrage that the Master Builders Assoc. is interested!*

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## 2. Do you support the proposed conservation district being established?

- Yes
- No
- Neutral
- I don't have enough information.

## 3. Additional comments for the Commission?

A mailing this week by Master Builders Assn was unwanted and totally inappropriate. After years of meetings, discussions, and reviews, lets get this Conservation District done!

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I would <sup>like</sup> to see included in plans at a later date, tree height restrictions

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- Yes
- No
- Neutral
- I don't have enough information.

**3. Additional comments for the Commission?**

*We Purchased our home over 20 years ago For the view, large lot, investment value, and overall character of the neighborhood. The People who have invested their hard earned money deserve to be protected from threats that would compromise that investment and ruin the neighborhood.*

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- Other \_\_\_\_\_

**2. Do you support the proposed conservation district being established?**

- Yes
- No
- Neutral
- I don't have enough information.

**3. Additional comments for the Commission?**

*I STRONGLY SUPPORT THIS CONSERVATION DISTRICT BE ESTABLISHED ASAP. THANKS Dale Cox  
7539 S. HEGRA RD.*

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- Neutral
- I don't have enough information.

## 3. Additional comments for the Commission?

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- Other \_\_\_\_\_

## 2. Do you support the proposed conservation district being established?

- Yes
- No
- Neutral
- I don't have enough information.

## 3. Additional comments for the Commission?

*It is hard to believe 50's and 60's design is now unique characteristics but or neighborhood design, feel and character should be preserved!*

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- Other \_\_\_\_\_

## 2. Do you support the proposed conservation district being established?

- Yes
- No
- Neutral
- I don't have enough information.

## 3. Additional comments for the Commission?

*These changes are entirely the brain-child of greedy twisters, willing to de-*

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I rent a home in the proposed district.

I reside near the proposed area but not within the proposed boundaries.

I own a business or nonresidential property within the proposed district boundaries.

Other PIONEER RESIDENT 1950-1973

**2. Do you support the proposed conservation district being established?**

Yes

No

Neutral

I don't have enough information.

**3. Additional comments for the Commission?**

PRESERVE & PROTECT THE UNIQUE  
BEAUTY ARCH. OF MID CENTURY MODERN

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Other \_\_\_\_\_

**2. Do you support the proposed conservation district being established?**

Yes

No

Neutral

I don't have enough information.

**3. Additional comments for the Commission?**

\_\_\_\_\_

\_\_\_\_\_

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# PROPOSED NARROWMOOR ADDITION CONSERVATION DISTRICT QUESTIONNAIRE

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- Other \_\_\_\_\_

## 2. Do you support the proposed conservation district being established?

- Yes
- No
- Neutral
- I don't have enough information.

## 3. Additional comments for the Commission?

WE LIVE IMMEDIATELY ADJACENT  
TO THE PROPOSED CD. OUR PREFERENCE  
WOULD BE TO BE INSIDE THE BOUNDARY

### WHAT IS THIS?

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PLEASE FOLD AND TEAR AT DOTTED LINE

# PROPOSED NARROWMOOR ADDITION CONSERVATION DISTRICT QUESTIONNAIRE

70

## 1. Please check the best choice below.

- I own a home in the proposed conservation district.
- I rent a home in the proposed district.
- I reside near the proposed area but not within the proposed boundaries.
- I own a business or nonresidential property within the proposed district boundaries.
- Other \_\_\_\_\_

## 2. Do you support the proposed conservation district being established?

- Yes
- No
- Neutral
- I don't have enough information.

## 3. Additional comments for the Commission?

### WHAT IS THIS?

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## 3. Additional comments for the Commission?

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## 3. Additional comments for the Commission?

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3. Additional comments for the Commission?

\_\_\_\_\_  
\_\_\_\_\_

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# PROPOSED NARROWMOOR ADDITION CONSERVATION DISTRICT QUESTIONNAIRE

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- Other \_\_\_\_\_

2. Do you support the proposed conservation district being established?

- Yes
- No
- Neutral
- I don't have enough information.

3. Additional comments for the Commission?

*Please maintain the integrity of our neighborhood.*

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- Other \_\_\_\_\_

## 2. Do you support the proposed conservation district being established?

- Yes
- No
- Neutral
- I don't have enough information.

## 3. Additional comments for the Commission?

The proposed ordinance should call the public's attention to the fact that there are also restrictive covenants unique to each Narrowmoor subdivision so people can't say they didn't know about them.

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- Other \_\_\_\_\_

## 2. Do you support the proposed conservation district being established?

- Yes
- No
- Neutral
- I don't have enough information.

## 3. Additional comments for the Commission?

I fully support this action w/o value of homes & tax base decline

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## 2. Do you support the proposed conservation district being established?

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- No
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## 3. Additional comments for the Commission?

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# PROPOSED NARROWMOOR ADDITION CONSERVATION DISTRICT QUESTIONNAIRE

78

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- I own a business or nonresidential property within the proposed district boundaries.
- Other \_\_\_\_\_

## 2. Do you support the proposed conservation district being established?

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- No
- Neutral
- I don't have enough information.

## 3. Additional comments for the Commission?

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# PROPOSED NARROWMOOR ADDITION CONSERVATION DISTRICT QUESTIONNAIRE

79

## 1. Please check the best choice below.

- I own a home in the proposed conservation district.
- I rent a home in the proposed district.
- I reside near the proposed area but not within the proposed boundaries.
- I own a business or nonresidential property within the proposed district boundaries.
- Other MY HOME IS ON THE OTHER SIDE OF THE STREET

## 2. Do you support the proposed conservation district being established?

- Yes
- No
- Neutral
- I don't have enough information.

## 3. Additional comments for the Commission?

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# PROPOSED NARROWMOOR ADDITION CONSERVATION DISTRICT QUESTIONNAIRE

80

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- I rent a home in the proposed district.
- I reside near the proposed area but not within the proposed boundaries.
- I own a business or nonresidential property within the proposed district boundaries.
- Other \_\_\_\_\_

## 2. Do you support the proposed conservation district being established?

- Yes
- No
- Neutral
- I don't have enough information.

## 3. Additional comments for the Commission?

I would also like to see some vegetation limitations, such as limiting growth to the height of the house.

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PROPOSED NARROWMOOR ADDITION CONSERVATION DISTRICT  
QUESTIONNAIRE

81

1. Please check the best choice below.

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- Other \_\_\_\_\_

2. Do you support the proposed conservation district being established?

- Yes
- No
- Neutral
- I don't have enough information.

3. Additional comments for the Commission?

*Strongly Support!*

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PROPOSED NARROWMOOR ADDITION CONSERVATION DISTRICT  
QUESTIONNAIRE

5782

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- I rent a home in the proposed district.
- I reside near the proposed area but not within the proposed boundaries.
- I own a business or nonresidential property within the proposed district boundaries.
- Other \_\_\_\_\_

2. Do you support the proposed conservation district being established?

- Yes *★ Restricted Covenants need to be stated & Acknowledged.*
- No
- Neutral
- I don't have enough information.

3. Additional comments for the Commission?

*Garage height 12' - 500 sqft. No Sidewalks! Covenants refered to in present tense.*

*Tall ss chimney stacks should be enclosed or painted black.*

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# PROPOSED NARROWMOOR ADDITION CONSERVATION DISTRICT QUESTIONNAIRE

83

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## 2. Do you support the proposed conservation district being established?

- Yes
- No
- Neutral
- I don't have enough information.

## 3. Additional comments for the Commission?

We strongly support the establishment of the district.

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- Yes
- No
- Neutral
- I don't have enough information.

## 3. Additional comments for the Commission?

The City of Tacoma for more than 50 years has benefited from the taxation of the views, property values and undergrounding of utilities by the property holders. With few exceptions voluntary compliance with covenants and community norms. We are now besieged by profiteers that do not wish to comply with the community norms. So we need rules that the city must comply with to protect our amenities when permits are issued.

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- Other \_\_\_\_\_

### 2. Do you support the proposed conservation district being established?

- Yes
- No
- Neutral
- I don't have enough information.

### 3. Additional comments for the Commission?

I support conserving Narrowmoor  
as it was originally planned; lots  
and houses designed to preserve views

PLEASE FOLD AND TEAR AT DOTTED LINE

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- Other \_\_\_\_\_

### 2. Do you support the proposed conservation district being established?

- Yes
- No
- Neutral
- I don't have enough information.

### 3. Additional comments for the Commission?

Please expedite this process!  
No more law suits to protect our  
historic landmark      Thank you!

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## 2. Do you support the proposed conservation district being established?

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## 3. Additional comments for the Commission?

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# PROPOSED NARROWMOOR ADDITION CONSERVATION DISTRICT QUESTIONNAIRE

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## 3. Additional comments for the Commission?

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89

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## 2. Do you support the proposed conservation district being established?

- Yes
- No
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## 3. Additional comments for the Commission?

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# PROPOSED NARROWMOOR ADDITION CONSERVATION DISTRICT QUESTIONNAIRE

90

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- Other \_\_\_\_\_

## 2. Do you support the proposed conservation district being established?

- Yes
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- Neutral
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## 3. Additional comments for the Commission?

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- Neutral
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PLEASE FOLD AND TEAR AT DOTTED LINE

# PROPOSED NARROWMOOR ADDITION CONSERVATION DISTRICT QUESTIONNAIRE

92

## 1. Please check the best choice below.

- I own a home in the proposed conservation district.
- I rent a home in the proposed district.
- I reside near the proposed area but not within the proposed boundaries.
- I own a business or nonresidential property within the proposed district boundaries.
- Other \_\_\_\_\_

## 2. Do you support the proposed conservation district being established?

- Yes
- No
- Neutral
- I don't have enough information.

## 3. Additional comments for the Commission?

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### WHAT IS THIS?

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# PROPOSED NARROWMOOR AL QUESTIONNAIRE

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- I reside near the proposed area but not within the proposed boundaries.
- I own a business or nonresidential property within the proposed district boundaries.
- Other \_\_\_\_\_

2. Do you support the proposed conservation district being established?

- Yes
- No
- Neutral
- I don't have enough information.

93

3. Additional comments for the Commission?

We have covenants to protect our views  
and this conservation district designation  
will enhance our view protection

(See  
hearin  
Comm  
spor

To  
Simr  
com  
dott

PLEA  
You  
vote  
ty to

This i  
will nt

Want to be  
mission em  
landmarks@

PLEASE FOLD AND TEAR AT DOTTED LINE

# PROPOSED NARROWMOOR ADDITION CONSERVATION DISTRICT QUESTIONNAIRE

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- I rent a home in the proposed district.
- I reside near the proposed area but not within the proposed boundaries.
- I own a business or nonresidential property within the proposed district boundaries.
- Other \_\_\_\_\_

2. Do you support the proposed conservation district being established?

- Yes
- No
- Neutral
- I don't have enough information.

3. Additional comments for the Commission?

I strongly support proposed conservation  
especially protection against tall  
trees and property  
height restrictions

94

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95

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- Other \_\_\_\_\_

## 2. Do you support the proposed conservation district being established?

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## 3. Additional comments for the Commission?

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# PROPOSED NARROWMOOR ADDITION CONSERVATION DISTRICT QUESTIONNAIRE

96

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- Other \_\_\_\_\_

## 2. Do you support the proposed conservation district being established?

- Yes
- No
- Neutral
- I don't have enough information.

## 3. Additional comments for the Commission?

*We live on the west side of Mountain View, across from the proposed boundary. We support*

---

*and that we would like to see a street at*

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- Other \_\_\_\_\_

## 2. Do you support the proposed conservation district being established?

- Yes
- No
- Neutral
- I don't have enough information.

## 3. Additional comments for the Commission?

WE WOULD APPRECIATE PROTECTION  
AGAINST TALL GROWING TREES

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# PROPOSED NARROWMOOR ADDITION CONSERVATION DISTRICT QUESTIONNAIRE

98

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- Other \_\_\_\_\_

## 2. Do you support the proposed conservation district being established?

- Yes
- No
- Neutral
- I don't have enough information.

## 3. Additional comments for the Commission?

THIS IS THE CITY'S BEST PROPOSAL  
THAT WILL ASSIST PROPERTY OWNERS IN  
MAINTAINING VALUE AND VIEW PROTECTION.

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## 2. Do you support the proposed conservation district being established?

- Yes
- No
- Neutral
- I don't have enough information.

## 3. Additional comments for the Commission?

Protection From Tree's Growing

ABOVE Roof Peeks (which obstruct  
PANORAMIC VIEW.

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100

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- I own a business or nonresidential property within the proposed district boundaries.
- Other \_\_\_\_\_

## 2. Do you support the proposed conservation district being established?

- Yes
- No
- Neutral
- I don't have enough information.

## 3. Additional comments for the Commission?

This proposal is very important and must be passed (approved)

to re-affirm and reinforce the existing covenants that

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- Other \_\_\_\_\_

## 2. Do you support the proposed conservation district being established?

- Yes
- No
- Neutral
- I don't have enough information.

## 3. Additional comments for the Commission?

Yes, yes, yes!! Whats taking so long!  
Vinyl windows are OK

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102

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- I reside near the proposed area but not within the proposed boundaries.
- I own a business or nonresidential property within the proposed district boundaries.
- Other \_\_\_\_\_

## 2. Do you support the proposed conservation district being established?

- Yes
- No
- Neutral
- I don't have enough information.

## 3. Additional comments for the Commission?

I find some of the ideas to restrictive -  
the main issue should be deciding lots  
about building height

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# PROPOSED NARROWMOOR ADDITION CONSERVATION DISTRICT QUESTIONNAIRE

103

## 1. Please check the best choice below.

- I own a home in the proposed conservation district.
- I rent a home in the proposed district.
- I reside near the proposed area but not within the proposed boundaries.
- I own a business or nonresidential property within the proposed district boundaries.
- Other OWN CONDOS NEAR, BUT NOT IN THE DIST.

## 2. Do you support the proposed conservation district being established?

- Yes
- No
- Neutral
- I don't have enough information.

## 3. Additional comments for the Commission?

CONSERVING AN AREA IS GOOD, PROVIDED THERE ARE NO LOOPHOLES FOR DECEIT!

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# PROPOSED NARROWMOOR ADDITION CONSERVATION DISTRICT QUESTIONNAIRE

104

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- Other \_\_\_\_\_

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- Yes
- No
- Neutral
- I don't have enough information.

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105

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## 2. Do you support the proposed conservation district being established?

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- No
- Neutral
- I don't have enough information.

## 3. Additional comments for the Commission?

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# PROPOSED NARROWMOOR ADDITION CONSERVATION DISTRICT QUESTIONNAIRE

106

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- I rent a home in the proposed district.
- I reside near the proposed area but not within the proposed boundaries.
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- Other \_\_\_\_\_

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- No
- Neutral
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# PROPOSED NARROWMOOR ADDITION CONSERVATION DISTRICT QUESTIONNAIRE

107

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- I rent a home in the proposed district.
- I reside near the proposed area but not within the proposed boundaries.
- I own a business or nonresidential property within the proposed district boundaries.
- Other \_\_\_\_\_

**2. Do you support the proposed conservation district being established?**

- Yes
- No
- Neutral
- I don't have enough information.

**3. Additional comments for the Commission?**

*SOME LOTS ARE TOO BIG AND THE OWNERS DO NOT MAINTAIN THEM. THEY NEED TO BE DIVIDED.*  
*SOME BLOCKS, BECAUSE OF TERRAIN, SHOULD HAVE HOUSES WITH LOOP LINES ABOVE AVERAGE HEIGHT.*  
*THIS NEIGHBORHOOD NO LONGER HAS ANY TYPE OF COHESIVENESS - THESE'S LOOK IS BEING LOST.*

**WHAT IS THIS?**

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# PROPOSED NARROWMOOR ADDITION CONSERVATION DISTRICT QUESTIONNAIRE

108

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- I rent a home in the proposed district.
- I reside near the proposed area but not within the proposed boundaries.
- I own a business or nonresidential property within the proposed district boundaries.
- Other \_\_\_\_\_

**2. Do you support the proposed conservation district being established?**

- Yes
- No
- Neutral
- I don't have enough information.

**3. Additional comments for the Commission?**

*I will be out of town 4/8/15*  
*but hope to attend future presentations*

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- I reside near the proposed area but not within the proposed boundaries.
- I own a business or nonresidential property within the proposed district boundaries.
- Other \_\_\_\_\_

## 2. Do you support the proposed conservation district being established?

- Yes
- No
- Neutral
- I don't have enough information.

## 3. Additional comments for the Commission?

How would the proposed conservation district effect property values?

Would certain properties be "grandfathered in" if they do not meet all criteria that is proposed for conservation district

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# PROPOSED NARROWMOOR ADDITION CONSERVATION DISTRICT QUESTIONNAIRE

110

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- I rent a home in the proposed district.
- I reside near the proposed area but not within the proposed boundaries.
- I own a business or nonresidential property within the proposed district boundaries.
- Other \_\_\_\_\_

## 2. Do you support the proposed conservation district being established?

- Yes
- No
- Neutral
- I don't have enough information.

## 3. Additional comments for the Commission?

Would this involve any future

re modeling we might want to do?

### WHAT IS THIS?

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# PROPOSED NARROWMOOR ADDITION CONSERVATION DISTRICT QUESTIONNAIRE

111

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- I own a business or nonresidential property within the proposed district boundaries.
- Other \_\_\_\_\_

2. Do you support the proposed conservation district being established?

- Yes
- No
- Neutral
- I don't have enough information.

3. Additional comments for the Commission?

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# PROPOSED NARROWMOOR ADDITION CONSERVATION DISTRICT QUESTIONNAIRE

112

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- I reside near the proposed area but not within the proposed boundaries.
- I own a business or nonresidential property within the proposed district boundaries.
- Other \_\_\_\_\_

2. Do you support the proposed conservation district being established?

- Yes
- No
- Neutral
- I don't have enough information.

3. Additional comments for the Commission?

*I desire the ability to sub-divide a double depth lot as well as the proposed double width lot*

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# PROPOSED NARROWMOOR ADDITION CONSERVATION DISTRICT QUESTIONNAIRE

113

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- I own a business or nonresidential property within the proposed district boundaries.
- Other \_\_\_\_\_

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- Yes
- No
- Neutral
- I don't have enough information.

3. Additional comments for the Commission?

THE WSNC DOES NOT SPEAK FOR ME! DEVELOP RESPONSIBLY!

WHAT IS THIS?

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PLEASE FOLD AND TEAR AT DOTTED LINE

# PROPOSED NARROWMOOR ADDITION CONSERVATION DISTRICT QUESTIONNAIRE

114

1. Please check the best choice below.

- I own a home in the proposed conservation district. for 41 years
- I rent a home in the proposed district.
- I reside near the proposed area but not within the proposed boundaries.
- I own a business or nonresidential property within the proposed district boundaries.
- Other \_\_\_\_\_

2. Do you support the proposed conservation district being established?

- Yes
- No
- Neutral
- I don't have enough information.

3. Additional comments for the Commission?

There is absolutely nothing historic within the proposed zone. There are late 40's to early 50's tract homes with many brand new houses mixed in. These will be interviewed, but uninformed proponents believe the

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# PROPOSED NARROWMOOR ADDITION CONSERVATION DISTRICT QUESTIONNAIRE

115

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- I own a home in the proposed conservation district.
- I rent a home in the proposed district.
- I reside near the proposed area but not within the proposed boundaries.
- I own a business or nonresidential property within the proposed district boundaries.
- Other \_\_\_\_\_

**2. Do you support the proposed conservation district being established?**

- Yes
- No
- Neutral
- I don't have enough information.

**3. Additional comments for the Commission?**

I have lived at 1240 South Jackson Ave for more than 35 years. There is a small group of people that want to hang onto the past.

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PLEASE FOLD ALONG DOTTED LINE

# PROPOSED NARROWMOOR ADDITION CONSERVATION DISTRICT QUESTIONNAIRE

116

**1. Please check the best choice below.**

- I own a home in the proposed conservation district.
- I rent a home in the proposed district.
- I reside near the proposed area but not within the proposed boundaries.
- I own a business or nonresidential property within the proposed district boundaries.
- Other \_\_\_\_\_

**2. Do you support the proposed conservation district being established?**

- Yes
- No !!!
- Neutral
- I don't have enough information.

**3. Additional comments for the Commission?**

Please don't spend tax dollars to monitor for neighborhood covenants. Thank you. There is a n. n. n. view protection now.

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# PROPOSED NARROWMOOR ADDITION CONSERVATION DISTRICT QUESTIONNAIRE

117

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- I reside near the proposed area but not within the proposed boundaries.
- I own a business or nonresidential property within the proposed district boundaries.
- Other \_\_\_\_\_

### 2. Do you support the proposed conservation district being established?

- Yes
- No
- Neutral
- I don't have enough information.

### 3. Additional comments for the Commission?

Not needed. Will harm home values.

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# PROPOSED NARROWMOOR ADDITION CONSERVATION DISTRICT QUESTIONNAIRE

118

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- I rent a home in the proposed district.
- I reside near the proposed area but not within the proposed boundaries.
- I own a business or nonresidential property within the proposed district boundaries.
- Other \_\_\_\_\_

### 2. Do you support the proposed conservation district being established?

- Yes
- No
- Neutral
- I don't have enough information.

### 3. Additional comments for the Commission?

My concern is protecting views, not adding more

restrictions to use of property. There is enough will

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# PROPOSED NARROWMOOR ADDITION CONSERVATION DISTRICT QUESTIONNAIRE

119

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- I rent a home in the proposed district.
- I reside near the proposed area but not within the proposed boundaries.
- I own a business or nonresidential property within the proposed district boundaries.
- Other \_\_\_\_\_

## 2. Do you support the proposed conservation district being established?

- Yes
- No
- Neutral
- I don't have enough information.

## 3. Additional comments for the Commission?

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PLEASE FOLD AND TEAR AT DOTTED LINE

# PROPOSED NARROWMOOR ADDITION CONSERVATION DISTRICT QUESTIONNAIRE

120

## 1. Please check the best choice below.

- I own a home in the proposed conservation district.
- I rent a home in the proposed district.
- I reside near the proposed area but not within the proposed boundaries.
- I own a business or nonresidential property within the proposed district boundaries.
- Other \_\_\_\_\_

## 2. Do you support the proposed conservation district being established?

- Yes
- No
- Neutral
- I don't have enough information.

## 3. Additional comments for the Commission?

We have enough "regulations" & "rules"! This so-called "Coalition"

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# PROPOSED NARROWMOOR ADDITION CONSERVATION DISTRICT QUESTIONNAIRE

121

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- I rent a home in the proposed district.
- I reside near the proposed area but not within the proposed boundaries.
- I own a business or nonresidential property within the proposed district boundaries.
- Other \_\_\_\_\_

**2. Do you support the proposed conservation district being established?**

- Yes
- No
- Neutral
- I don't have enough information.

**3. Additional comments for the Commission?**

*Arch style at this date with band time with present new construction do not qualify as a conservation district. Underlying purpose of advocacy in the district is to use as a tool to enforce existing + new covenants contrary to the express purpose of the conservation district. The district will needlessly increase cost to property owners. I am very glad my home is not in the proposed conservation district.*

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PLEASE FOLD AND TEAR AT DOTTED LINE

# PROPOSED NARROWMOOR ADDITION CONSERVATION DISTRICT QUESTIONNAIRE

122

**1. Please check the best choice below.**

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- I rent a home in the proposed district.
- I reside near the proposed area but not within the proposed boundaries.
- I own a business or nonresidential property within the proposed district boundaries.
- Other \_\_\_\_\_

**2. Do you support the proposed conservation district being established?**

- Yes
- No
- Neutral
- I don't have enough information.

**3. Additional comments for the Commission?**

*Looks to me like a small group of people who are politically oriented are just out to look out for themselves.*

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# PROPOSED NARROWMOOR ADDITION CONSERVATION DISTRICT QUESTIONNAIRE

123

1. Please check the best choice below.

- I own a home in the proposed conservation district.
- I rent a home in the proposed district.
- I reside near the proposed area but not within the proposed boundaries.
- I own a business or nonresidential property within the proposed district boundaries.
- Other I own property in the proposed boundaries

2. Do you support the proposed conservation district being established?

- Yes
- No
- Neutral
- I don't have enough information.

The city regulations are just fine. There should be nothing on top of these. These people are way off base.

3. Additional comments for the Commission?

This is ridiculous. 1950's-1960's housing is notoriously ugly! Concrete siding, vinyl windows + architectural features enhance a neighborhood.

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# PROPOSED NARROWMOOR ADDITION CONSERVATION DISTRICT QUESTIONNAIRE

124

1. Please check the best choice below.

- I own a home in the proposed conservation district.
- I rent a home in the proposed district.
- I reside near the proposed area but not within the proposed boundaries.
- I own a business or nonresidential property within the proposed district boundaries.
- Other \_\_\_\_\_

2. Do you support the proposed conservation district being established?

- Yes
- No
- Neutral
- I don't have enough information.

We already have covenants and the city's view overlay (did I get that right?). Most houses here are not historic in any way shape or form. We DO NOT need this!!

3. Additional comments for the Commission?

This is overreach. The Conservation district is for historic homes, we here at Narrow Moor are not historic. It would be ridiculous to

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# PROPOSED NARROWMOOR ADDITION CONSERVATION DISTRICT QUESTIONNAIRE

125

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- I rent a home in the proposed district.
- I reside near the proposed area but not within the proposed boundaries.
- I own a business or nonresidential property within the proposed district boundaries.
- Other \_\_\_\_\_

Do you support the proposed conservation district being established?

- Yes
- No
- Neutral
- I don't have enough information.

Additional comments for the Commission?

*We are opposed to provisions that limit tall trees or building additional garages, sheds, etc. on our property. Limits on subdividing the properties are OK, but not on trees growth or additional buildings including mother-in-law apartments, pools, etc.*

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PLEASE FOLD AND TEAR AT DOTTED LINE

# PROPOSED NARROWMOOR ADDITION CONSERVATION DISTRICT QUESTIONNAIRE

176

1. Please check the best choice below.

- I own a home in the proposed conservation district.
- I rent a home in the proposed district.
- I reside near the proposed area but not within the proposed boundaries.
- I own a business or nonresidential property within the proposed district boundaries.
- Other work in area

2. Do you support the proposed conservation district being established?

- Yes
- No
- Neutral
- I don't have enough information.

3. Additional comments for the Commission?

*Covenants are in place to protect the neighborhood already.*

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127

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- I rent a home in the proposed district.
- I reside near the proposed area but not within the proposed boundaries.
- I own a business or nonresidential property within the proposed district boundaries.
- Other \_\_\_\_\_

## 2. Do you support the proposed conservation district being established?

- Yes
- No
- Neutral
- I don't have enough information.

## 3. Additional comments for the Commission?

JUST BECAUSE IT'S OLD DOESN'T MEAN IT'S WORTH SAVING. MOST OF THESE (1950S-60S ERA HOME) LOOK LIKE CRAP! IF THIS AREA WERE TO BE EXPANDED TO INCLUDE OUR HOME, WE WOULD BE SUING YOU!

PLEASE FOLD AND TEAR AT DOTTED LINE

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128

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- I rent a home in the proposed district.
- I reside near the proposed area but not within the proposed boundaries.
- I own a business or nonresidential property within the proposed district boundaries.
- Other \_\_\_\_\_

## 2. Do you support the proposed conservation district being established?

- Yes
- No
- Neutral
- I don't have enough information.

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129

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- I rent a home in the proposed district.
- I reside near the proposed area but not within the proposed boundaries.
- I own a business or nonresidential property within the proposed district boundaries.
- Other \_\_\_\_\_

## 2. Do you support the proposed conservation district being established?

- Yes
- No
- Neutral
- I don't have enough information.

## 3. Additional comments for the Commission?

NOT IN THE FORM THAT I SAW

THERE ARE COVENANTS IN PLACE IT IS

TRYING TO OVER RIDE.

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# PROPOSED NARROWMOOR ADDITION CONSERVATION DISTRICT QUESTIONNAIRE

130

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- I rent a home in the proposed district.
- I reside near the proposed area but not within the proposed boundaries.
- I own a business or nonresidential property within the proposed district boundaries.
- Other \_\_\_\_\_

## 2. Do you support the proposed conservation district being established?

- Yes
- No
- Neutral
- I don't have enough information.

## 3. Additional comments for the Commission?

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131

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- I rent a home in the proposed district.
- I reside near the proposed area but not within the proposed boundaries.
- I own a business or nonresidential property within the proposed district boundaries.
- Other \_\_\_\_\_

## 2. Do you support the proposed conservation district being established?

- Yes
- No
- Neutral
- I don't have enough information.

## 3. Additional comments for the Commission?

*This is not an appropriate location for a conservation district. It will harm property values and inhibit remodel/reconstruction of homes.*

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# PROPOSED NARROWMOOR ADDITION CONSERVATION DISTRICT QUESTIONNAIRE

132

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- I rent a home in the proposed district.
- I reside near the proposed area but not within the proposed boundaries.
- I own a business or nonresidential property within the proposed district boundaries.
- Other \_\_\_\_\_

## 2. Do you support the proposed conservation district being established?

- Yes
- No
- Neutral
- I don't have enough information.

## 3. Additional comments for the Commission?

*the city HAS adequate rules for this area!*

### WHAT IS THIS?

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133

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- I rent a home in the proposed district.
- I reside near the proposed area but not within the proposed boundaries.
- I own a business or nonresidential property within the proposed district boundaries.
- Other \_\_\_\_\_

## 2. Do you support the proposed conservation district being established?

- Yes
- No !
- Neutral
- I don't have enough information.

## 3. Additional comments for the Commission?

Please don't add more rules to what we already have. It's a pleasant neighborhood. Keep it this way!

PLEASE FOLD AND TEAR AT DOTTED LINE

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134

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- I rent a home in the proposed district.
- I reside near the proposed area but not within the proposed boundaries.
- I own a business or nonresidential property within the proposed district boundaries.
- Other \_\_\_\_\_

## 2. Do you support the proposed conservation district being established?

- Yes
- No
- Neutral
- I don't have enough information.

## 3. Additional comments for the Commission?

Question 1735 So Jackson  
Is Jackson Ave included in  
Project Narrowmoor Addition? Map says  
no

### WHAT IS THIS?

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# PROPOSED NARROWMOOR ADDITION CONSERVATION DISTRICT QUESTIONNAIRE

135

## 1. Please check the best choice below.

- I own a home in the proposed conservation district.
- I rent a home in the proposed district.
- I reside near the proposed area but not within the proposed boundaries.
- I own a business or nonresidential property within the proposed district boundaries.
- Other \_\_\_\_\_

## 2. Do you support the proposed conservation district being established?

- Yes
- No
- Neutral
- I don't have enough information.

## 3. Additional comments for the Commission?

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---

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PLEASE FOLD AND TEAR AT DOTTED LINE

# PROPOSED NARROWMOOR ADDITION CONSERVATION DISTRICT QUESTIONNAIRE

136

## 1. Please check the best choice below.

- I own a home in the proposed conservation district.
- I rent a home in the proposed district.
- I reside near the proposed area but not within the proposed boundaries.
- I own a business or nonresidential property within the proposed district boundaries.
- Other \_\_\_\_\_

## 2. Do you support the proposed conservation district being established?

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- No
- Neutral
- I don't have enough information.

## 3. Additional comments for the Commission?

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# PROPOSED NARROWMOOR ADDITION CONSERVATION DISTRICT QUESTIONNAIRE

137

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- I reside near the proposed area but not within the proposed boundaries.
- I own a business or nonresidential property within the proposed district boundaries.
- Other \_\_\_\_\_

## 2. Do you support the proposed conservation district being established?

- Yes
- No
- Neutral
- I don't have enough information.

## 3. Additional comments for the Commission?

ALSO  
SUPER TALL-GROWING TREES  
THAT IMPACT VIEWS NEED SOME  
CONTROL ON HEIGHT!

### WHAT IS THIS?

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# PROPOSED NARROWMOOR ADDITION CONSERVATION DISTRICT QUESTIONNAIRE

138

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- I rent a home in the proposed district.
- I reside near the proposed area but not within the proposed boundaries.
- I own a business or nonresidential property within the proposed district boundaries.
- Other \_\_\_\_\_

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- Yes
- No
- Neutral
- I don't have enough information.

## 3. Additional comments for the Commission?

We desire protection against tall growing trees

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139

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- I own a business or nonresidential property within the proposed district boundaries.
- Other \_\_\_\_\_

### 2. Do you support the proposed conservation district being established?

- Yes
- No
- Neutral
- I don't have enough information.

### 3. Additional comments for the Commission?

*Proposed area has "historic character"? Please explain.*

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# PROPOSED NARROWMOOR ADDITION CONSERVATION DISTRICT QUESTIONNAIRE

140

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- I rent a home in the proposed district.
- I reside near the proposed area but not within the proposed boundaries.
- I own a business or nonresidential property within the proposed district boundaries.
- Other \_\_\_\_\_

### 2. Do you support the proposed conservation district being established?

- Yes
- No
- Neutral
- I don't have enough information.

### 3. Additional comments for the Commission?

*Keep the character of the area!*

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# PROPOSED NARROWMOOR ADDITION CONSERVATION DISTRICT QUESTIONNAIRE

141

## 1. Please check the best choice below.

- I own a home in the proposed conservation district. *-over 20 yrs*
- I rent a home in the proposed district.
- I reside near the proposed area but not within the proposed boundaries.
- I own a business or nonresidential property within the proposed district boundaries.
- Other \_\_\_\_\_

## 2. Do you support the proposed conservation district being established?

- Yes
- No
- Neutral
- I don't have enough information.

## 3. Additional comments for the Commission?

*A wonderful idea, who invited the master builders to get involved for shame, if they have any.*

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PLEASE FOLD AND TEAR AT DOTTED LINE

# PROPOSED NARROWMOOR ADDITION CONSERVATION DISTRICT QUESTIONNAIRE

142

## 1. Please check the best choice below.

- I own a home in the proposed conservation district.
- I rent a home in the proposed district.
- I reside near the proposed area but not within the proposed boundaries.
- I own a business or nonresidential property within the proposed district boundaries.
- Other \_\_\_\_\_

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- Neutral
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143

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- I rent a home in the proposed district.
- I reside near the proposed area but not within the proposed boundaries.
- I own a business or nonresidential property within the proposed district boundaries.
- Other \_\_\_\_\_

**2. Do you support the proposed conservation district being established?**

- Yes
- No
- Neutral
- I don't have enough information.

**3. Additional comments for the Commission?**

PROTECTION OF VIEWS IS A PRIMARY CONCERN. IN ADDITION TO VIEWS BEING BLOCKED BY TREES, WE ARE ALSO GREATLY CONCERNED ABOUT TREES BLOCKING VIEWS. 50 YEARS AGO OUR HOME HAD A 180° VIEW - NOW THE VIEW IS JUST A SLIVER. THINK OF THE TAX REVENUE THE CITY HAS MISSED OUT ON DUE TO DEPRECIATING VALUES FROM LOSS OF VIEWS.

**WHAT IS THIS?**

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# PROPOSED NARROWMOOR ADDITION CONSERVATION DISTRICT QUESTIONNAIRE

144

**1. Please check the best choice below.**

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- I rent a home in the proposed district.
- I reside near the proposed area but not within the proposed boundaries.
- I own a business or nonresidential property within the proposed district boundaries.
- Other \_\_\_\_\_

**2. Do you support the proposed conservation district being established?**

- Yes
- No
- Neutral
- I don't have enough information.

Eric + Kristina Younger  
1734 S. Aurora Ave  
Tacoma, WA 98465

**3. Additional comments for the Commission?**

We are very much for establishing the conservation district! Please help move

... ..

**WHAT IS THIS?**

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145

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- I reside near the proposed area but not within the proposed boundaries.
- I own a business or nonresidential property within the proposed district boundaries.
- Other \_\_\_\_\_

## 2. Do you support the proposed conservation district being established?

- Yes
- No
- Neutral
- I don't have enough information.

## 3. Additional comments for the Commission?

*as long as it does not become too restrictive regarding updates & improvements of homes. But there should be a rule against PAINTING beautiful creek home*

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# PROPOSED NARROWMOOR ADDITION CONSERVATION DISTRICT QUESTIONNAIRE

146

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- I reside near the proposed area but not within the proposed boundaries.
- I own a business or nonresidential property within the proposed district boundaries.
- Other \_\_\_\_\_

## 2. Do you support the proposed conservation district being established?

- Yes
- No
- Neutral
- I don't have enough information.

## 3. Additional comments for the Commission?

*this is a necessary action to protect + preserve the unique character of our neighborhood and to spare residents from the expense of filing lawsuits*

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147

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- I own a business or nonresidential property within the proposed district boundaries.
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- No
- Neutral
- I don't have enough information.

## 3. Additional comments for the Commission?

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148

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- I reside near the proposed area but not within the proposed boundaries.
- I own a business or nonresidential property within the proposed district boundaries.
- Other \_\_\_\_\_

## 2. Do you support the proposed conservation district being established?

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- No
- Neutral
- I don't have enough information.

## 3. Additional comments for the Commission?

Does not protect enough of the West End.

---

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149 150

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- Other \_\_\_\_\_

## 2. Do you support the proposed conservation district being established?

- Yes
- No
- Neutral
- I don't have enough information.

## 3. Additional comments for the Commission?

*weneed help to prevent loss of views & the great neighborhood layout that we enjoy.*

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# PROPOSED NARROWMOOR ADDITION CONSERVATION DISTRICT QUESTIONNAIRE

150 151

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# PROPOSED NARROWMOOR ADDITION CONSERVATION DISTRICT QUESTIONNAIRE

151 152  
25T

## 1. Please check the best choice below.

- I own a home in the proposed conservation district.
- I rent a home in the proposed district.
- I reside near the proposed area but not within the proposed boundaries.
- I own a business or nonresidential property within the proposed district boundaries.
- Other \_\_\_\_\_

## 2. Do you support the proposed conservation district being established?

- Yes
- No
- Neutral
- I don't have enough information.

## 3. Additional comments for the Commission?

Please extend Boundaries to include the 1200  
Block of So Geiger St.

### WHAT IS THIS?

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# PROPOSED NARROWMOOR ADDITION CONSERVATION DISTRICT QUESTIONNAIRE

152 153

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- I reside near the proposed area but not within the proposed boundaries.
- I own a business or nonresidential property within the proposed district boundaries.
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- No
- Neutral
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# PROPOSED NARROWMOOR ADDITION CONSERVATION DISTRICT QUESTIONNAIRE

153/154

## 1. Please check the best choice below.

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- I rent a home in the proposed district.
- I reside near the proposed area but not within the proposed boundaries.
- I own a business or nonresidential property within the proposed district boundaries.
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- Yes
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## 3. Additional comments for the Commission?

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# PROPOSED NARROWMOOR ADDITION CONSERVATION DISTRICT QUESTIONNAIRE

159

## 1. Please check the best choice below.

- I own a home in the proposed conservation district.
- I rent a home in the proposed district.
- I reside near the proposed area but not within the proposed boundaries.
- I own a business or nonresidential property within the proposed district boundaries.
- Other \_\_\_\_\_

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- Yes
- No
- Neutral
- I don't have enough information.

## 3. Additional comments for the Commission?

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# PROPOSED NARROWMOOR ADDITION CONSERVATION DISTRICT QUESTIONNAIRE

155

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