

Members

Duke York, *Chair*
 Katie Chase, *Vice-Chair*
 JD Elquist
 Chris Granfield
 Jonah Jensen
 Daniel Rahe
 Lysa Schloesser
 James Steel
 Jeff Williams



Agenda

Landmarks Preservation Commission Planning and Development Services Department

Ross Buffington, Wedge Neighborhood Ex-Officio
 Marshall McClintock, North Slope Ex-Officio

Staff

Reuben McKnight, Historic Preservation Officer

Date: May 28, 2014

Location: 747 Market, Tacoma Municipal Bldg, Conference 248

Time: 5:30 p.m.

Please note assigned times are approximate. The Chair reserves the right to alter the order of the agenda.

1. ROLL CALL**2. CONSENT AGENDA**

- A. Excusal of Absences
- B. Meeting Minutes (4/23/14)
- C. Administrative Review
 - i. 715 N J (windows) 5/13/14
 - ii. 1105 N 4th (heat pump type 2) 5/13/14
 - iii. 1421 S 5th (deck/porch) 5/19/14

3. DESIGN REVIEW

- A. 2121 Pacific Avenue (Cunningham Electric Company Building) Mike Geglia, New Image Creative 5 m
Business sign
- B. 402 N K Street (North Slope Historic District) Susan Hoover, owner 5 m
Window replacement
- C. 615 Commerce Street (Old City Hall Historic District) Steve Navarro, Pacific Brewing 5 m
Blade sign

4. BOARD BUSINESS/PRESERVATION PLANNING

- A. West Slope Neighborhood Conservation District Staff 20 m
Introduction to proposal; guidance and direction
- B. Preservation Month updates

5. CHAIR COMMENTS

Reuben McKnight
 Historic Preservation Officer

Next Regular Meeting: June 11, 2014, 747 Market Street, Tacoma Municipal Bldg., Rm. 248 5:30 p.m.

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Members

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Reuben McKnight, Historic Preservation Officer

DRAFT



MINUTES

Landmarks Preservation Commission Planning and Development Services Department

Date: April 24, 2014
 Location: 747 Market, Tacoma Municipal Bldg, Conference 248
 Time: 5:30 pm

Commission Members in Attendance:

Katie Chase
 JD Elquist
 Chris Granfield
 Jonah Jensen
 Daniel Rahe
 Lysa Schloesser
 James Steel
 Jeff Williams
 Duke York
 Ross Buffington
 Marshall McClintock

Staff Present:

Reuben McKnight
 Kris Bertucci

Others Present:

Chris Ott
 John Lewis
 Denny Anderson
 Darius Thompson
 Martin Burns
 Ryan Williams
 Jori Adkins

Commission Members Excused:

Jonah Jensen

Chair York opened the meeting at 5:30 pm.

1. ROLL CALL

Present: York, Chase, Elquist, Granfield, Rahe, Schloesser, Steel, Williams, Buffington, McClintock.

2. BOARD BUSINESS

Mr. McKnight introduced the new Office Assistant, Kris Bertucci. Kris will be providing administrative support for the Landmarks Preservation Commission.

3. CONSENT AGENDA

- A. Excusal of Absences – Chair York noted that Jonah Jensen was absent.
- B. Administrative Review
 - i. 715 S 11th St (railing and stairs)
 - ii. 629 St Helens (painting)

4. PUBLIC HEARING**A. NOMINATIONS TO THE TACOMA REGISTER OF HISTORIC PLACES**

- i. 2324 S C Street (Tacoma Municipal Barn)

Mr. McKnight gave the Staff Report.

BACKGROUND

The Tacoma Municipal Barn, commonly known as the “City Shops and Stables,” was designed by City Engineer Wilbur C. Raleigh as a stable building to house city-owned horses and wagons, street maintenance operations, and facilities for other tasks (including carpentry, painting, and machining – and broom making). Opened in 1910, it has continuously housed city operations since. The Municipal Barn

embodies the transitional period between horse-dominated transportation and automobiles, and is a rare example of a Craftsman style concrete building.

The building is owned by the City of Tacoma and is the subject, along with several adjacent City-owned properties, of a current Request for Proposals.

It is nominated under the following criteria:

- a) *Is associated with events that have made a significant contribution to the broad patterns of our history*, for its broad contributions to Tacoma's municipal development as an operations facility in the early part of the 20th century;
- b) *Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction*, as a rare example of industrial/commercial Craftsman-style architecture;
- c) *Is part of, adjacent to, or related to an existing or proposed historic district, square, park, or other distinctive area which should be redeveloped or preserved according to a plan based on a historic, cultural, or architectural motif*; because it is located in a historically significant industrial area of the city and is adjacent to the Union-Depot/Warehouse Historic District; and
- d) *Owing to its unique location or singular physical characteristics, represents an established and familiar visual feature of the neighborhood or City*; as a visually unique building due to its architectural style and character in the industrial area.

The Barn was forwarded for Public Hearing on March 26, 2014.

EFFECTS OF NOMINATION

- Future changes to the exterior will require approval of the Landmarks Preservation Commission prior to those changes being made, to ensure historical and architectural appropriateness.
- Unnecessary demolition of properties listed on the Tacoma Register of Historic Places is strongly discouraged by the municipal code, and requires approval of the Landmarks Preservation Commission.
- Future renovations of listed on the Tacoma Register of Historic Places may qualify for the Special Tax Valuation property tax incentive.

STANDARDS

The threshold criteria for Tacoma Register listing are listed at 13.07.040B(1), and include:

1. Property is at least 50 years old at the time of nomination; and
2. The property retains integrity of location, design, setting, materials, workmanship, feeling, and association such that it is able to convey its historical, cultural, or architectural significance.

ANALYSIS

1. The Tacoma Municipal Barn Building was constructed in 1910. The building has been minimally altered on its exterior. Therefore the building appears to meet the threshold criteria for age and integrity.
2. The building is evocative of the history of street operations maintenance and public works, and represents the history of transportation technology in the City, thus meeting Criterion A.

3. The unusual combination of the Craftsman style architecture and concrete construction type makes the building a unique example of architecture, meeting Criterion C.
4. The building location is adjacent to the Union Depot-Warehouse Historic District, and is part of the "Brewery District," and has also been identified as a "catalyst" property in the South Downtown Plan, thus meeting Criterion E.
5. The City Shops and Stables Building has long served as a recognizable community landmark in the neighborhood, thus potentially meeting Criterion F.

RECOMMENDATION

The Commission may recommend designation to the City Council, deny the nomination, or defer if additional information is needed. Based upon the criteria listed in TMC 13.07.040, if no further public comments are received, staff recommends that the nomination be forwarded to City Council with a recommendation for designation.

B. RESCISSION OF LANDMARKS DESIGNATION

- i. 1239 E 54th Street (JM Hendricksen Homestead)

Mr. McKnight gave the Staff Report.

BACKGROUND

This is a request from the owner of the property at 1239 E 54th Street to remove the property from the Tacoma Register of Historic Places.

The J. M. Hendrickson Homestead property, designated on November 12, 2011, is a 1.4 acre portion of a historic homestead that originally was settled in 1922 as a homestead farm. The farm originally consisted of 4.95 acres, and was designated with the existing craftsman style farmhouse, garage and barn. In the fall of 2012, the owner requested feedback on a proposal to subdivide and develop a significant portion of the open space on the property due to unforeseen financial concerns, which would allow her to remain in her home and provide living expenses.

On May 8, 2013, following a Public Hearing, the Commission forwarded a recommendation to City Council to change the boundaries of the historic designation, leaving approximately 1.4 acres under historic designation and removing historic designation from the remaining portion of the property, in order to allow the subdivision and development of that portion.

The entire property is currently for sale. Under the City of Tacoma land use regulations, the property can only be replatted once every five years, thus making it infeasible to subdivide the property into two parcels and then sell the remainder to be platted into residential lots. Thus, to sell the property to a developer as envisioned requires sale of the entire property, including the residence.

On February 26, 2014, the Commission was briefed on a proposal to plat the open space on the site for residential development, which would significantly encroach on the remaining historically designated area. The prospective buyer requested feedback, including whether the Commission would support another change to the historic boundaries, or permit development in the historically designated area. It was noted that the owner needs to sell the property for health related and financial reasons, but desires to remain in the home. During this discussion it was suggested that, due to the many discussions about this property and the difficulty of the situation, that it may be more appropriate to submit a request for removal from the historic register rather than request another boundary change, which would further diminish the historic integrity of the homestead's agricultural character.

This request is made on the basis of Economic Hardship under the Economic Hardship Criteria listed at 13.05.047.F.

The owner submitted a declaration to support the request for rescission on March 19, which included the following points:

- a) The Commission and City Council recently voted to remove all but 1.37 acres from the Tacoma Register of Historic Places to allow the remainder of the property to be developed, to relieve the owner of her financial distress.
- b) For reasons stated above, the owner has been unable to sell the land but keep the historic designated portion as planned.
- c) The owner has not been able to work since 1998, after developing cancer. Her sickness returned in 2012 and she currently is in treatment.
- d) Her cancer treatment is only partly insured and is a significant cost.
- e) The property has never functioned as an income producing farm.
- f) Attempts to sell the property but retain the home have not been successful. The owner desires to remain in her home.
- g) The owner also argues that the historic significance of the home, barn and garage is greatly diminished by the removal of the associated open space from the historic designation.

The following additional information has been submitted in support of the hardship claim:

- a) The amount paid for the property: *property was inherited.*
- b) The date of purchase, the party from whom purchased, and a description of the business or family relationship, if any, between the owner and the person from whom the property was purchased: *the property was inherited from her father in 2000.*
- c) The cost of any improvements since purchase by the applicant and date incurred: *No improvements have been made since the property was acquired.*
- d) The assessed value of the land, and improvements thereon, according to the most recent assessments: *the assessed value is \$227,000. When acquired the assessed value was \$157,000.*
- e) Real estate taxes for the previous two years:
 - i. 2012 \$4408.49
 - ii. 2013 \$3841.01
 - iii. 2014 \$3904.88
- f) Annual debt service, if any, for the previous two years: *none.*
- g) All appraisals obtained within the previous five years by the owner or applicant in connection with his or her purchase, financing or ownership of the property: *property has not been appraised in the past five years.*
- h) Any listing of the property for sale or rent, price asked, and offers received, if any: *property is listed for sale for \$420,000. Two offers have been received, one for \$195,000 that was withdrawn (land only) and a current offer for \$395,000 for the whole property. The latter offer is conditioned on the ability to rescind the Landmarks designation and will allow the owner to continue residing in the*

house.

- i) Any consideration by the owner for profitable and adaptive uses for the property, including renovation studies, plans, and bids, if any: *There have been attempts to find a compatible use that would relieve the financial stress of owning the property. Using the property as a community farm was considered but there wasn't enough interest to pay for an appraisal. It has also been considered for acquisition as open space, but did not meet criteria. The land is not practical from a logistical standpoint to be an income generating agricultural property.*

Additionally, the owner states that she currently has a revolving debt of \$57,661 relating to her living expenses. She is unable to work due to a serious recurrence of cancer.

On March 26, 2014, the Commission voted to forward this for Public Hearing. As of April 20, no written comments have been received.

STANDARDS

Rescission of a Landmarks Designation follows procedures outlined in TMC 13.07.055, and requires:

1. A written request from the property owner or City Council, or a direct resolution by the Landmarks Preservation Commission, to initiate the process.
2. The request should state the reasons why, under criteria outlined in TMC 13.07.055, the property should be removed from the register.
3. When the request is received, the Commission shall schedule a public hearing within 60 days to receive public comment.

The criteria include:

1. Economic hardship. The property cannot be maintained as a City Landmark without causing undue economic hardship to the owner. Efforts to find a purchaser interested in acquiring the property and preserving it have failed.
2. Catastrophic Loss. Due to circumstances beyond the control of the owner, such as fire, earthquake, or other catastrophic occurrence, the property has been damaged to the extent that its historic character has been irrecoverably lost.
3. Procedural Error. A property may be removed from the Historic Register if there is clear evidence that the Landmarks Preservation Commission or City Council committed any procedural errors during the consideration of the designation. This criterion does not include dissenting opinions regarding the findings or interpretations of the Commission during the designation process or the Commission's application of the Criteria for Designation.
4. The Landmarks Preservation Commission may itself also request removal of a property from the Historic Register in instances where:
 - a. The significant structure on the property no longer exists, due to a previous demolition.
 - b. The Commission finds that retaining the property on the Historic Register does not further the goals and objectives of this Chapter and the Preservation Plan.

ANALYSIS

1. The property is a City Landmark, added to the Tacoma Register of Historic Places on November 12, 2011, as an example of early 20th century homestead in Tacoma, for its vernacular architecture, and for

its association with the immigrant experience in Tacoma.

2. On December 18, 2013, the City Council voted to amend the boundaries of the historically designated area as recommended by the Landmarks Preservation Commission to allow for development on the open space area, while maintaining a 1.4 acre area around the existing structures, to provide some financial relief to the owner.
3. The owner has submitted a written request as required by TMC 13.07.055 for removal from the historic register, and has stated that Economic Hardship is the basis for the request.
4. Economic hardship standards in code require that the applicant submit information to support the claim of hardship, which has been submitted in the form of two declarations.
5. The owner has been unable to sell the property under terms that meet her personal and financial needs – to remain resident in her home, at a price that will provide her with income on which to live and pay medical and debt obligations. She has successfully negotiated an offer which would meet these criteria, if the property is no longer listed on the historic register, which would allow more of the open space land to be developed. Clearly this attempt has been made.
6. The removal of additional land from the historic designation for the purposes of development would create a situation in which the sole contributing element of the property would be the buildings – including the barn, garage, and bungalow. By themselves, these elements do not likely represent a strong case for historic significance, even though the house is well maintained, as Craftsman influenced residential architecture is particularly well represented in Tacoma. In that case, it would be questionable as to whether retaining the property on the register contributes to the objectives of TMC 13.07 and the Preservation Plan.
7. The owner is suffering from a significant illness and is clearly in financial distress related to that illness.
8. The specific factors relating to this property and this owner present a unique situation that differs from that of a commercial property owner, or an owner of a typical home, which is not well anticipated by the structure of the code.
9. This request for rescission comes as a result of Commission discussion with the prospective developer on February 26, 2014, during which it was suggested that delisting may be more appropriate than another boundary adjustment.
10. At the time of this staff report no public comment has been received on this proposal.

RECOMMENDATION

If no additional comments are received, Staff recommends forwarding a recommendation to City Council for the Rescission of Landmarks Designation, based on 1) economic hardship and 2) given the circumstances of this property owner and the property itself, retention of the landmarks designation does not further the goals and objectives of the preservation plan or ordinance.

PUBLIC TESTIMONY

Chair York opened the floor for public testimony.

Chris Ott came as a citizen to speak publicly about the Barn. His statements were: if the Barn is put up for sale, it will likely be re-purposed. We will then lose an important part of the City. I worked in Street Maintenance for 25 years. The Barn was designed and built specifically for COT Public Works – for many years, it really was the face of Public Works. Consider the caliber of the people who have worked there over the last 100 years through snowstorms, windstorms, earthquakes. One employee was killed in 1925; there

was no tribute paid to him. Your acceptance of the City Shops and Stables Building would pay tribute to him and the other employees who have worked there.

Mr. McClintock, a non-voting member from Historic Tacoma, expressed his concern about the building. Architecturally, it is an amazing building, and he showed concurrence with Mr. Ott. The New Tacoma Neighborhood Council felt very strongly in support of registering the Barn building. There was a unanimous decision to write the appropriation letter.

John Lewis of the "Brew Crew" spoke. He has a brewing operation in the vicinity of the Shop building, and responded to the fourth RFP. The "Crew" wants the building preserved. It is an investment in the whole neighborhood area, and we plan on keeping the building's integrity intact. The building was built by the people who worked in it. We want to preserve as much of the historical character as possible.

Martin Burns, attorney for the property owner, was there to represent. He knows that the removal of Historical Properties from the Landmarks list is unusual, but the owner is under financial hardship. The property is in Tacoma, and is a large parcel of land. It is incapable of getting a reasonable return on development, as it is R-1 zoned. There is no other use for it. The owner has tried many options, but plans were not drawn. Removing the property from the Landmarks designation is not going to make her money. She has severe health issues, medical and drug expenses, etc. The house is on an empty field, and hopefully is not a great loss to the Landmarks list.

Chair York closed the hearing and called for discussion.

DISCUSSION/MOTIONS

2324 S C Street (Tacoma Municipal Barn)

There was a motion:

*I move that the Landmarks Preservation Commission recommend to City Council that the **Tacoma Municipal Barn**, be included on the Tacoma Register of Historic Places, finding that they meet Criteria A, C, E and F of TMC 13.07.040.*

Motion: Steel

Second: not recorded

Motion carried.

1239 E 54th Street (Hendricksen Homestead)

Several commissioners remarked that in the future, the guidelines for demonstrating economic hardship should be more strictly applied. Commissioner Steel stated that he believed that the rescission was a correct decision in part because the current owner was the original nominator of the property to the register, and that her specific circumstances were unique. Commissioner Williams believed that the demonstration of economic hardship in this case could be stronger but that he concurred that the action of rescission was the correct course of action given all the circumstances. He requested in the future that the requests for finding hardship be very carefully scrutinized.

There was a motion:

*I move that the Landmarks Preservation Commission recommend to City Council the rescission of Landmarks designation for **1239 E 54th Street**, based on a finding of economic hardship and, given the circumstances of this property owner and the property itself, a finding that the retention of the landmarks designation does not further the goals and objectives of the preservation plan or ordinance.*

Motion: Steel

Second: Williams

Motion carried.

5. DESIGN REVIEW

- a. 17th Street Re-Alignment (Union Station Conservation District) Darius Thompson, Public Works

Mr. McKnight gave the Staff Report.

BACKGROUND

The University of Washington Tacoma has expressed a desire to re-align South 17th Street into a continuous Street and to reconfigure the intersections at South 17th/Broadway/Jefferson and South 17th/Commerce/Jefferson. This work will include a new rock wall on the Northside of 17th between Commerce and Broadway, new ADA ramps at both intersections, curb, gutter, sidewalk, and a grind and overlay of Jefferson between 19th and 17th and a road section on 17th between Commerce and the Westside of Broadway. Some utilities in the roadway will be upgraded.

The Commission was briefed on this item on February 12, 2014.

REQUESTED ACTION

Approval of the above scope of work.

STANDARDS

Union Depot Warehouse Historic District Design Guidelines

E. Streetscape Guidelines. Streetscaping is essential in the development of the districts in order to create value and enhance private development efforts. Proper design of streetscapes and public open spaces provides a unifying theme and unique identity for the districts, complements and extends the presence of Union Station, encourages pedestrian circulation, and creates a gateway to downtown and the waterway. The pattern of traffic routes and open space is based upon the historic function of the district and has a direct relation to such physical features as views from the upper floors of the building, sunlight, façade visibility, and streetscape appearance. Any significant loss or reconfiguration of existing open space and street corridors is discouraged.

ANALYSIS

1. The project area is located within the Union-Depot Warehouse Historic District, which is listed on the Tacoma, Washington and National Registers of Historic Places.
2. The Landmarks Preservation Commission has jurisdiction to review and approve, or not approve, changes to Right of Way per TMC 13.05.047, prior to those changes being made, by virtue of its location within the historic district.
3. This proposal restores traffic flow to the 17th Street alignment. Although the design guidelines dictate that "significant reconfiguration of existing open space and street corridors is discouraged," the road alignments have already been significantly altered from the original axis that was dependent on the railroad and topographical alignment. By the 1970s, 17th Street adjacent to the Carleton – the portion proposed to be reopened – was closed. In 2001, the 1500 Block of Jefferson was bisected by the Sound Transit Link extension, which ran counter to the historical grid pattern, and then was removed by the construction of Tollefson Plaza, creating a significant traffic issue.
4. The project will re-establish 17th as a through street.

The presenter brought rock wall design pictures made from Shockcrete, a stamped concrete product. He said this type of rock was used in other places in the City of Tacoma, so he used the existing model in order to produce this rendering.

Much dissention was expressed over the use of the wall. The LPC expressed more preference over a smooth concrete wall that was acid-washed, which would give the wall texture and make it look more like aggregate.

Another suggestion was a plaster pattern to match the adjacent building.

General concurrence in the Committee was that we want to use materials used to match the existing architecture. In 30 years, the stamped concrete would show as a “date stamp” for the 2012 – 2014 era.

MOTION

I move to approve the application and to delegate to administrative review the final design for the wall surface texture.

Motion: Steel
Second: Granfield
Motion carried

6. BOARD BUSINESS/PRESERVATION PLANNING

- a. Stewart Middle School Jeff Dunning, Bassetti Architects
Site visit recap and next steps

There are many challenges making Stewart ADA compatible. The front terrace must be rebuilt. The architects invited questions or concerns regarding the idea of rebuilding.

Then ensued long discussion about the aesthetics of the terrace, the safety aspects, the practical usage, and the options for rebuild or re-design. After much brainstorming, the decision was that Bassetti Architects will return to the next Landmarks Preservation Commission meeting with several new ideas and options to present.

- b. Presentation on Marvin Windows product line Jim Hay and Carrie Cooke, Marvin
The presenters brought a sample of the new Marvin window line that reflects old style, but is a new window with all the features of today’s technology.
- c. Preservation Month update
Reception Planning
May is Preservation Month! We are in the throes of reception planning, and we encourage you to attend. The City will provide food, but we unfortunately cannot provide beverages. We will “pass the hat” to the Commissioners for contributions to the beverage fund. Mr. McKnight will pay for the beverages up front if the Commission agrees to \$20 to \$25 per person.

Commission consensus was achieved.

Submitted as True and Correct:

Reuben McKnight
Historic Preservation Officer



STAFF REPORT

May 28, 2014

DESIGN REVIEW

AGENDA ITEM 3A: 2121 Pacific Avenue (Cunningham Electric Company)

Mike Geglia, New Image Creative Sign, Inc.

BACKGROUND

The Cunningham Electric Company Building was constructed in 1927 as an electrical and machine shop and was occupied by the same parent company until 1991. It was rehabilitated two house two restaurant tenants in 2002 and was added to the Tacoma Register of Historic Places in 2003. The building is a utilitarian brick warehouse structure with very little ornamentation aside from a decorative brick course below the parapet and a Flemish stretcher bond brick pattern.

The existing signs and awning were approved by the Commission in 2002 (under the requirements of the Union Station Conservation District at the time).

This is an application for: 1) one new 3'6" square internally illuminated blade sign, to be mounted to the parapet above the decorative course, centered on mortar joints; 2) one new internally illuminated 25' X 3'2" cabinet sign to be mounted below the decorative course on the rear elevation, anchored between the mortar joints; and 3) recovering the existing fabric awning in black. The cabinet sign will be illuminated at night and is intended to increase visibility from the freeway and off ramp. It will overlook the rear parking area.

Based on City sign code, the wall sign may need to be reduced by a few inches to comply with zoning.

REQUESTED ACTION

Approval of the above scope of work.

STANDARDS

Staff recommends the following Secretary of the Interior's Standards for Rehabilitation:

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

ANALYSIS

1. The Cunningham Electric Company is a City Landmark, designated in 2003.
2. Pursuant to TMC 13.05.047, by virtue of its status as a Landmark, exterior changes require the approval of the Landmarks Preservation Commission prior to those changes being made.
3. The recovering of the existing awning will have negligible impact on the historic integrity of the building, and thus meets the SOI standards.
4. The proposed blade sign has been located to avoid obscuring or damaging character defining features, and the arm bracket has been designed to appear historically appropriate, based on staff input. The sign will be anchored on existing mortar joints to avoid damaging the brick face. An electrical conduit will be required; the exact location has not been determined at the time of this staff report.
5. The proposed wall sign is on a secondary elevation facing a parking lot and the freeway. It has been positioned to avoid obscuring the decorative course of brickwork below the parapet and will be anchored to the wall within the mortar joints. An electrical conduit will be required; the exact location has not been determined at the time of this staff report.

RECOMMENDATION

Staff recommends approval of the application as submitted.

AGENDA ITEM 3B: 402 N K Street (North Slope Historic District)

Susan Hoover, owner

BACKGROUND

The home at 402 N K Street was constructed in 1891 and is a contributing structure within the North Slope Historic District. Currently a multifamily building, over the years it has been extensively modified, including the addition of non-historic siding, replacement of most all of the windows, and enclosure of the porch and main entry.

This request is to replace an existing non-historic vinyl awning window on the second story with a new larger egress casement window, as well as restoration and installation of an original casement window discovered during interior construction, in its original location. The long term objective is to restore the exterior appearance of the home to be similar to the attached photo of a nearby house by the same builder that has a mirror floor plan. The new egress window will be aligned with the headers of the other windows on the house.

REQUESTED ACTION

Approval of the above scope of work.

STANDARDS

North Slope Historic District Design Guidelines for Windows:

2. Repair Original Windows Where Possible. Original wood windows that are in disrepair should be repaired if feasible. The feasibility of different approaches depends on the conditions, estimated cost, and total project scope. Examples of substandard conditions that do not necessarily warrant replacement include: failed glazing compound, broken glass panes, windows painted shut, deteriorated paint surface (interior or exterior) and loose joinery. These conditions alone do not justify window replacement

4. Non-historic existing windows do not require “upgrading.” Sometimes the original windows were replaced prior to the formation of the historic district, and now must be replaced again. Although it is highly encouraged, there is no requirement to “upgrade” a non-historic window to a historically appropriate wood window. For example, a vinyl replacement window may be an acceptable replacement for a nonhistoric aluminum horizontal slider window, especially if the historic configuration (vertically operated sash) is restored.

5. New Window Openings/Changing Window Openings

- Enlargement or changes to the configurations of existing window openings is to be avoided on the primary elevation(s) of a historic building within the district. In specific cases, such as an egress requirement, this may not be avoidable, but steps should be taken to minimize the visual impact
- In general, openings on buildings in the historic district are vertically oriented and are aligned along the same height as the headers and transoms of other windows and doors, and may engage the fascia or belly band that runs above the window course. This pattern should be maintained for new windows.

ANALYSIS

1. The home at 402 N K Street is a contributing building in the North Slope Historic District.
2. Exterior changes to the building require Landmarks Preservation Commission approval prior to the changes being made pursuant to TMC 13.05.047.
3. The home has been extensively modified, including replacement of most of the windows and the addition of siding over the original siding. The owner intends to restore as much of the historic appearance as is feasible.
4. The repair and re-installation of the historic casement window meets Windows guideline #2.
5. The replacement of the non-historic vinyl awning window with a vinyl casement window for egress is consistent with Guideline #4, as there is no requirement to “upgrade” non-historic windows. Although guideline #5 discourages enlargement of openings on primary elevations, in this case, based upon photographs of a comparable home it is probable that the existing opening is not the original size. In

addition, the enlargement is for egress purposes. The placement of the new opening directly beneath the belly band is architecturally appropriate.

RECOMMENDATION

Staff recommends approval of the application as submitted.

AGENDA ITEM 3C: 615 Commerce Street (Old City Hall Historic District)

Steve Navarro, Pacific Brewing and Malting Company

BACKGROUND

The City Police Stable/Annex Building was constructed in 1907 and rehabilitated in 1983 as offices. The building fronts both Commerce Street (west elevation) and Pacific Avenue (east elevation). The first floor, which opens onto Pacific Avenue, is currently being renovated to hold the Pacific Brewing and Malting Company brewery and tasting room.

On January 8, 2014, the Commission approved a new entry door. The current application is for a new non-illuminated blade sign showing the company logo, with external illumination. The blade will be 36" in diameter, hung from an ornamental 48" long arm.

REQUESTED ACTION

Approval of the above scope of work.

STANDARDS

Secretary of the Interior's Standards for Rehabilitation:

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

ANALYSIS

1. The City Hall Stables/Annex is a contributing structure in the Old City Hall Historic District.
2. Changes that affect the exterior appearance of the building are subject to Landmarks Preservation Commission review per TMC 13.06.047.
3. The proposed sign will not obscure or destroy any character defining features, but will serve as a visual identifier for the business within the building.

RECOMMENDATION

Staff recommends approval of the application as submitted.

BOARD BUSINESS/PRESERVATION PLANNING

AGENDA ITEM 4A: West Slope Conservation District proposal

Please see separate briefing sheet on this item.

AGENDA ITEM 4B: Preservation Month updates

Upcoming events: History of Whiskey Row, with Michael Sullivan, 5 pm at Forum Bar.

Discussion of the past month of events and discussion going forward for summer programs.

Proposed West Slope Neighborhood Conservation District



Landmarks Preservation Commission Briefing

May 28, 2014

BACKGROUND

The West Slope Neighborhood Coalition is proposing to establish a conservation district overlay in the West End area of Tacoma. This is a briefing to introduce the proposal to the Landmarks Preservation Commission, as well as to receive early feedback from the Commission. Following this briefing, staff will ask the Commission for authorization to formally begin the review process.

About the Neighborhood

- The West Slope Neighborhood consists of four plats and was initially established in 1941. The proposed conservation district includes approximately 279 homes and 286 lots, constructed predominantly during the 1940s through the 1960s. Most houses are simple 2 story homes (the lower floor being a daylight basement) located on their lots to maximize views of the Tacoma Narrows.
- In order to preserve the neighborhood's views and character, the original developer established covenants placing restrictions on the design and construction of homes within the plats.
- The neighborhood association has faced difficulty enforcing or amending the covenant restrictions, resulting in teardowns, out of scale development, and view disputes. Consequently, they are seeking a land-use based approach to resolve these issues

Proposed West Slope Neighborhood Conservation District

History of the Proposal

- In 2007, at the request of the West Slope Neighborhood Coalition, former Mayor Bill Baarsma and the City Council provided funding to the Historic Preservation Program to conduct a study of the feasibility of creating a new midcentury historic district in the West Slope Neighborhood.
- In 2009, the consultant retained by the City released a report that recommended not designating a historic district in the neighborhood, due to lack of historic integrity and lack of neighborhood consensus. The report recommended revising the City's "conservation district overlay" to allow for standalone conservation districts.
- In 2011, with the support of the neighborhood, the City modified both the comprehensive plan and regulatory code to allow the conservation district overlay to be used as a standalone district (previously it was only used as a buffer zone around historic districts).
- The neighborhood retained a consultant to develop an application to become a conservation district and formally submitted a proposal and application for Area-Wide Rezone in December, 2013.

About Conservation Districts

General Information

A conservation district is an overlay zone that is designed to protect historic neighborhood character, when a neighborhood either lacks the integrity to qualify as a historic district or doesn't desire the requirements that come with a historic district.

The objective of a conservation district is to protect a neighborhood from unnecessary demolition, inappropriate new construction, and inappropriate additions. Unlike in a historic district, design review is not required for most exterior alterations to buildings.

Criteria for Conservation District Designation

Conservation districts must meet the criteria for suitability and historic significance within the municipal code (TMC 13.07.040). The prevailing age of the structures within the proposed district must be 50 years or greater, and the area must be geographically distinct and possess a "clearly established existing character related to historical development patterns or the overall appearance of building types in a defined period of time."

The following are the criteria for determining the suitability of a conservation district for a neighborhood:

- a. Appropriate documentation of eligibility is readily available. Survey documentation is already prepared or could be easily prepared by an outside party in a timely manner; and
- b. For proposed conservation districts, preliminary analysis indicates that the area appears to have a distinctive character that is desirable to maintain; and

Proposed West Slope Neighborhood Conservation District

- c. A demonstrated substantial number of property owners appear to support such a designation, as evidenced by letters, petitions or feedback from public workshops; and
- d. Creation of the district is compatible with and supports community and neighborhood plans; or
- e. The area abuts another area already listed as a historic district or conservation district; or
- f. The objectives of the community cannot be adequately achieved using other land use tools.

The following are the criteria for determining the historic eligibility/significance of a potential conservation district:

- a. The area is part of, adjacent to, or related to an existing or proposed historic district or other distinctive area which should be redeveloped or preserved according to a plan based on a historic, cultural, or architectural motif; or
- b. It possesses a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development.
- c. Although it shall possess historic character based upon an intact development pattern and a prevailing historic architectural character expressed through its assemblage of buildings, a Conservation District is not required to meet the criteria for landmark designation as outlined above.

Boundaries for a Conservation District

The municipal code states that the boundaries should be based on a definable geographic area based upon age, building types, density, and historical development patterns to the extent feasible.

Effects of Designation

In general, a conservation district has less of an effect on property owners within the district than the effect of a historic district. Per TMC 13.05.047, design review within a conservation district is required only for 1) construction of a new building, or 2) an addition to an existing building. Approval from the Landmarks Preservation Commission is also required for demolition of an existing building. Lastly, properties within a conservation district do not qualify outright for the Special Tax Valuation incentive – to qualify for the program, a property within a conservation district must be designated by City Council individually.

When a conservation district is established, the Landmarks Preservation Commission must adopt design guidelines to review the appropriateness of projects that are subject to review. The guidelines must address, where applicable, height, scale, massing, exterior cladding and materials, building form and shape, roof shape, fenestration patterns and window materials, architectural details, additions, parking, main entrances, rhythm of openings, accessory structures, streetscape and sustainable design.

Proposed West Slope Neighborhood Conservation District

SUMMARY OF PROPOSAL

The items below are proposed for regulation under the proposed conservation district. Some of these areas likely cannot be regulated by the City under the conservation district code, and some others will require additional clarification of language to be effective. These items will be topics of discussion later Commission meetings.

Building Height

Buildings in the Narrowmoor Additions shall be restricted to no taller in height than the existing ridgelines and or rooflines for reconstruction, remodels, and additions. New construction shall be no higher than the average roof line of the primary structures on adjacent properties so long as those structures are representative of original Narrowmoor construction. If an adjacent home has been structurally altered in a manner than increased its roof height or it consists of 3 levels includes of a daylight basement, the nearest residence representative of original construction shall be used for the measurement.

The application suggests that exceptions to this guideline should require a variance.

Roofs

1. Low pitched gable and hipped roofs shall be the norm, and may vary in degrees of pitch depending on various factors, including where a structure is sited on the sloping topography of the lot, its roofline height and orientation, comparative height of adjacent homes, etc. Roof pitch shall not exceed 5:12.
2. No cupolas, railings, decorative railings, or accessory items such as roof-mounted solar panels, wind-energy devices, or the like shall extend the allowable roof height, nor shall such items be allowed if they are reflective of the sun and disruptive to the view. Normal and necessary items, such as vent stacks, chimneys, and safety railings on decks are exempted so long as they are designed to be of minimal impact on the view, consistent with their essential functions.

Building Form

1. New and remodeled homes shall be consistent and compatible with existing structures in style and features. A-frames, flat-roofed, unmodulated “commercial looking” structures, and similar unsympathetic construction should be considered inappropriate for the area (see appendices for examples of “incompatible construction”).
2. Residential structures shall not exceed a single, main level and a daylight basement.

Lot Layout

1. The cumulative footprint of the residence, garage, and outbuildings shall not exceed 25% of the square footage of the residential lot.
2. No residential parcels or lot shall be less than 12,500 square feet, to include individual existing lots, Assessor segregations, short plats or re-plats.

Proposed West Slope Neighborhood Conservation District

3. Where an original lot extends street-to-street, so shall any lots subdivided from the original.

Trees

Trees or tall growing vegetation shall not obstruct views and shall not exceed the rooftop height of the residential structure on the property.

Garages and Accessory Buildings

1. Minimal, detached accessory buildings may be allowed to include garages so long as their cumulative footprint does not exceed 1,000 square feet and do not exceed 15 feet in height or otherwise impair views.
2. Detached buildings should be of similar materials and colors to the residence (with the exception of greenhouses).

Other Regulations

There are no requirements proposed for parking configurations, windows or window patterning, or other building elements.

KEY ISSUES/NEXT STEPS

To evaluate this proposal, the Commission will need to focus on several key areas:

1. Eligibility. Does the West Slope Neighborhood, based on the criteria in the municipal code and the overall character of the area, appear to meet the requirements for the establishment of a conservation district? This includes both the appropriateness of the conservation district overlay as a tool to address neighborhood concerns as well as the criteria for determining historic significance.
2. Are the proposed regulations suitable or adequate for a conservation district based on the municipal code definition?
3. Completeness of application. Are there additional types of information that the Commission needs to review this proposal and to make a determination as to whether the aforementioned criteria are met?

Proposed West Slope Neighborhood Conservation District

Review Process and Schedule

The initial step is review by the Landmarks Preservation Commission to consider the merits of the proposal in terms of designation criteria, followed by Planning Commission review and finally, review by City Council.

Tentative Schedule

May – Sept 2014	Landmarks Commission Review <ul style="list-style-type: none">• Neighborhood wide announcement of proposal• Two public Q&A sessions TBA• Landmarks Commission site visit/tour TBA
Nov – Dec 2014	Landmarks Commission Public Hearing
Jan – Apr 2015	Planning Commission Review
May 2015	Planning Commission Public Hearing
July 2015	City Council

Landmarks Preservation Commission
Planning and Development Services Department



747 Market Street ♦ Room 1036 ♦ Tacoma WA 98402-3793 ♦ 253.591.5220

APPLICATION FOR DESIGN REVIEW
COMMERCIAL AND MULTIFAMILY

Please include ALL of the following information with your application. Insufficient application materials will result in a delay in processing of your application. If you have any question regarding application requirements, or regulations and standards for historic buildings and districts, please call the Historic Preservation Officer at 253.591.5220.

PART 1: PROPERTY INFORMATION

Building/Property Name	<u>The Melting Pot</u>
Building/Property Address	<u>2121 Pacific Ave. Tacoma, WA 98042</u>
Landmark or Conservation District	_____
Applicant's Name	<u>NEW IMAGE CREATIVE SIGN, INC.</u>
Applicant's Address (if different than above)	<u>8627 S. 187th St., Kent, WA 98032</u>
Applicant's Phone	<u>425-753-3824</u>
Applicant's Email	<u>Mikegeslin@Newimagecreative.com</u>
X Property Owner's Name (printed)	<u>HORIZON RESTAURANT PARTNERS, LLC</u>
X Property Owner's Address	<u>2125 COMMENCE ST, STE 200, TACOMA, WA 98402</u>
X Property Owner's Signature	<u>[Signature]</u>

*Application must be signed by the property owner to be processed. By signing this application, owner confirms that the application has been reviewed and determined satisfactory by the owner.

APPLICATION FEE Please see the fee schedule on page 2.	
Estimated project cost:	<u>\$15,000.00</u>
Application fee enclosed (please make payable to City of Tacoma):	<u>\$475.00 (PAID)</u>

The Landmarks Preservation Commission (LPC) is the designated review board to approve or deny proposed changes to designated historic buildings and districts. Review criteria are available at the Planning and Development Services Department (253) 591-5220 and on the city website. Information on standards and guidelines can be found in Tacoma Municipal Code 1.42 (Landmarks Preservation Commission) and 13.07 (Special Review Districts).

PART 2: INSTRUCTIONS

New Fee Schedule for 2013

On December 18, 2012, City Council approved a new general services fee schedule that includes new fees for design review and demolition review of historic buildings (Res. No. 38588). The new fees are as follows:

Estimated project cost	Application Fee
\$0 – 5000	\$175
PROJECTS UNDER \$1 MILLION	
Each additional \$1000	\$30
Maximum fee per review	\$2000
Application for Demolition	\$1500
PROJECTS OVER \$1 MILLION	
Minimum fee	\$3000
Each additional \$10,000	\$10
Maximum fee	\$4000

General Tips for Modifications to Historic Buildings

1. **First contact the proper permitting office to ensure your project is code compliant.** Presubmittal conferences with Commercial Plan Review may be required for major projects and should occur prior to Landmarks Commission review of your project. **If variances are required for your project, contact the Historic Preservation Officer before submitting your application.** Variances or conditional use approvals that may affect the exterior design of the project must be resolved prior to Landmarks Commission review.
2. **For complex projects, several design briefings to the Landmarks Commission may be necessary.** Contact the Historic Preservation Officer to discuss scheduling options. The Landmarks Commission generally meets twice per month. Sign applications and other simple design reviews generally do not require multiple visits.
3. **Projects are evaluated using the Secretary of the Interior's Standards for Rehabilitation of Historic Buildings, and any applicable Historic District Design Guidelines (if the project occurs within a historic district).** Design Guidelines cover areas such as massing, scale, streetscape, signage, awnings and other design elements. Copies of Tacoma's guidelines are available at the Historic Preservation Office, or online at www.tacomaculture.org.

General Steps for Submitting Applications

1. **Begin the application consultation process with Buildings and Land Use (BLUS) to identify code-compliance issues and required permits.**
2. **For large projects, contact the Historic Preservation Office to determine an appropriate schedule for review.**
3. **Submit completed application and APPLICATION FEE to:**

Historic Preservation Officer
747 Market Street, Room 1036
Tacoma, WA 98402-3793

OR Email form to:
landmarks@cityoftacoma.org

PLEASE NOTE: The Landmarks Commission meets on the second and fourth Wednesdays of each month. Applications are due a MINIMUM of 2 weeks prior to the meeting date you are targeting, so please plan accordingly. Incomplete or missing information will delay consideration of your application.

PART 3: PROJECT SCOPE AND DESCRIPTION

Please use the space below to describe the project. Attach additional pages if necessary. All proposed changes must be included in this description. Please see NARRATIVE DESCRIPTION CHECKLIST (next page).

INSTALLATION OF (2) NEW SIGNS and recover of one existing awning:

- A. BLADE / PROJECTING SIGN - internally illuminated, suspended from decorative MAST arm with wrought iron scrolls.
- B. BACK WALL SIGN (FACING FREEWAY) - Aluminum cabinet w/ Routed lettering and logo, backed with acrylic - only the letters light at night.
- C. Awning - Recover existing awning w/ BLACK material - logo/name on each ~~side~~ side of awning.

Note: See Full color designs

Note: All attachments to Building to be made in mortar joints - No drilling into brick.

PART 4: APPLICATION CHECKLIST (For sign or awning applications, please go to PART 5).

General Requirements

- Twenty copies of the application and all supporting documents for distribution
- Property owner/manager consent

Check here to certify that you have contacted the Permit Counter to resolve any potential code or zoning issues with your project.

Check here to certify that there are NO PENDING APPLICATIONS FOR A VARIANCE related to this application. If there are any pending variances related to this application, you MUST notify the Historic Preservation Office.

Narrative Description Checklist

- General overview of project, including quantities and dimensions of elements such as signs (i.e. "one proposed 24 X 60" sign, with 12" extruded plastic letters, to be located on the south façade sign band...)
- LIST of features to be removed, replaced or added (*if application includes removal or replacement of material*)
- Specification or product sheets for materials and finishes, if applicable
- Program of work for large-scale or complex projects, if applicable (i.e. scope of work for masonry restoration and cleaning)

Attachments Plans and graphics submitted for permitting may be used for Landmarks Review if materials, products and finishes are clearly indicated on the plans.

- Site plan/locational map INCLUDING adjacent buildings and streets (for any additions or new construction). *Note that Building and Land Use Services also often requires a site plan for a Building Permit. See Information Sheet B1 Site Plans (available at the Permit Counter).*
- MEASURED floor plans, CLEARLY identifying new and existing features (if applicable)
- MEASURED elevations, CLEARLY identifying new and existing features
- Details of method(s) of attachment for signs, awnings and canopies (if applicable)
- COLOR photographs of existing conditions (digital is fine as long as it is clear)

Other Requirements

- Material and hardware samples (in some cases specification or cut sheets may suffice)
- True color paint and/or finish samples, where required by ordinance

Part 5: SPECIAL REQUIREMENTS FOR SIGNS AND AWNINGS

Instructions for Signs and Awning Applicants

Please include the following with your application:

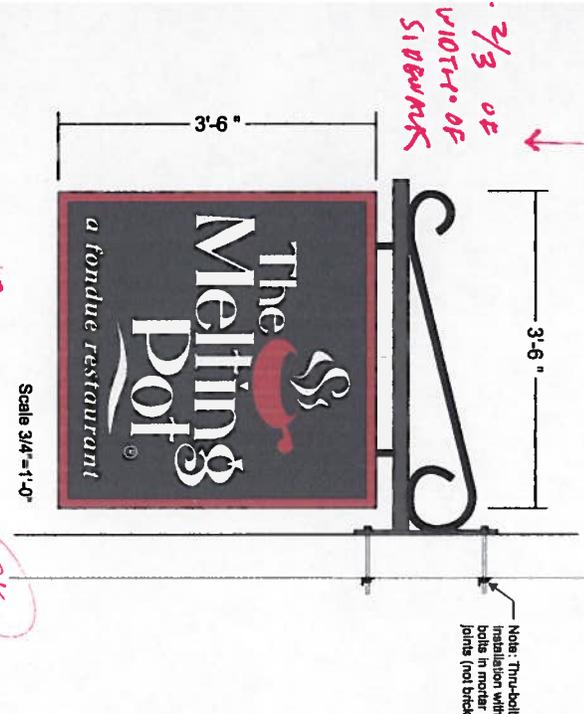
<input type="checkbox"/>	Twenty copies of the application cover sheet and narrative description (pages 1 and 2 of this form)	
<input type="checkbox"/>	Twenty copies of supporting attachments	N/A per Reuben
<input checked="" type="checkbox"/>	Graphic rendering of proposed sign (to scale with dimensions indicated, and including any conduits)	
<input checked="" type="checkbox"/>	Photograph of existing building	(see designs)
<input checked="" type="checkbox"/>	Details of attachment	- see notes - Part 3
<input type="checkbox"/>	Single set of material samples (if necessary)	

Please answer the following questions (if applicable):

1. Are there existing signs on the building?	No, only an awning at entrance
2. If so, will they be removed or relocated?	Recover of existing awning
3. Sign Material	Aluminum, Steel, acrylic
4. Sign Dimensions	(see designs)
5. Logo or typeface and letter size	(see designs)
6. Lighting Specifications	
7. Describe the method of attachment and underlying material	See Notes - Part 3

13.06.521.F:

-CANNOT EXTEND 2 FT. TO THE
PART OF THE NEAREST CURB LINE,
NECESSARY FOR WALKWAY



Description:
Double Face Internally Illuminated Projecting Blade Sign.
To consist of aluminum cabinet with flat lexan faces and 1st surface vinyl graphics.
Attach to brick wall.
Note: Customer to provide electrical service to the sign location. New image to make the connection.

12.25 SR. FT. - OK

-3 SIGNS MAX. - WHICH IS
REACHED FOR THIS PROPOSAL.
(13.06.522.J)

2 SIGNS ALLOWED PER
PARAGRAPH (MAX. PERMITTED)



Proposed New Sign and Recover of Existing Awning Side Elevation



Existing Canopy / No Sign

Note: Sign bracket attachment to be above decorative course of bricks. All penetrations to be in mortar joints. Sign to be thru-bolted. Internal blocking may be required.



Proposed New Sign and Recover of Existing Awning Front Elevation



Existing Canopy / No Sign

- CANNOT EXTEND OVER 35 FT.
(13.06.522.J)
OTHER PRE-EXISTING SIGN ALLOWED.



19411 98th Ave S
Kent, WA 98032
Phone: 253.385.5500
Fax: 253.385.3332
info@newimagedesign.com

DESIGN INFORMATION
The Melting Pot

2121 Pacific Avenue
Tacoma, WA 98402

MG
MG

3-20-14
SHEET NUMBER

- △ 4-9-14
- △
- △
- △ 00.00.00
- △ 00.00.00
- △ 00.00.00

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25'-0"



3'-2"

Scale 1/2"=1'-0"

Note: Sign to be installed below decorative course of bricks. All penetrations to be in mortar joints. Sign to be thru-bolted, internal blocking may be required.

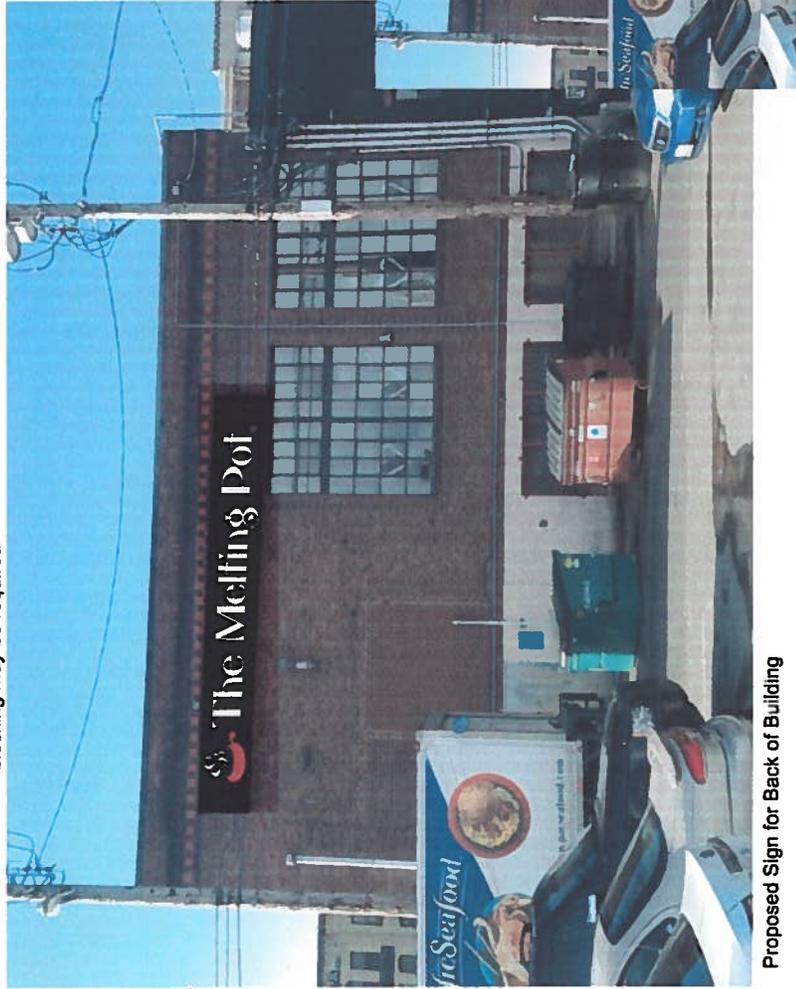
75
-
MAX.

Description:

One Single Face internally illuminated wall sign. To consist of aluminum cabinet with aluminum face, with routed out lettering and logo, backed up with acrylic. At night, only the lettering and logo light up. Attach to brick wall.

Note: Customer to provide electrical service to the sign location. New Image to make the connection.

Note: Thru-bolt installation with bolts in mortar joints (not brick)



Proposed Sign for Back of Building

Existing - No Sign

ANNOT
EXCEPT
35 FT. FROM
GRADE
LEVEL
(13-06-502-T)



New Image
creative-sign & thematic

19411 68th Ave S.
Rent, WA 98032
voice 253.953.6600
fax 253.963.5332
info@newimage.com

DESIGN INFORMATION

The Melting Pot

PROJECT NAME

2121 Pacific Avenue

ADDRESS

Tacoma, WA 98402

CITY, STATE, ZIP

MG

SALES PERSON

MG

DESIGNER

3-20-14

SHEET ISSUE DATE

REVISIONS

△ 4-9-14

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Cunningham Electric Company Building
2119-212 Pacific Avenue
Nomination to the Tacoma Register of Historic Places



1943 Exterior showing newly built 2119 Pacific Avenue, second building from corner (Tacoma Public Library Photography Archive).



PLANNING & DEVELOPMENT SERVICES
747 MARKET ST ROOM 345
TACOMA, WA 98402-3768
253 591 5030



CASH INVOICE

Form: ZSD_SMF_SD108_CASH_INVOICE

Bill-To-Party
<p>NEW IMAGE CREATIVE SIGN INC 1210 ANDOVER PARK E TUKWILA WA 98188-3905</p>

Information	
Invoice #	90561334 Date: 05/09/2014
PO #	
Payment Terms	Due
Customer #	400986722
Account #	400014625
Service Order #	40000207039
Sales Doc #	398147

Item	Description	Quantity	UM	Net Price	Net Amount
160	LPC Application Fee Permit Fee	1.000	0 /AU	\$475.00	\$475.00

Document Subtotal:	\$475.00
Taxes:	\$0.00
Other:	\$0.00
Amount Due:	\$475.00



Building & Land Use

RECEIPT NO: 400774294

05/09/14 02:51 PM

BLUEL000007B

NEW IMAGE CREATIVE SIGN INC A/C: 400014625
1210 ANDOVER PARK E
TUKWILA

\$475.00

Payment Total:
Check #10009

\$475.00
\$475.00

Landmarks Preservation Commission

Planning and Development Services Department



ONLINE APPLICATION:

http://cms.cityoftacoma.org/cedd/TacomaCulture/Historic/general/FORMS/HP_Apply_Residential%202013.pdf

747 Market Street ♦ Room 1036 ♦ Tacoma WA 98402-3793 ♦ 253.591.5220

APPLICATION FOR DESIGN REVIEW FOR SINGLE FAMILY RESIDENTIAL PROPERTIES

Please include ALL of the following information with your application. Insufficient application materials will result in a delay in processing of your application. If you have any question regarding application requirements, or regulations and standards for historic homes and neighborhoods, please call the Historic Preservation Officer at 253.591.5220.

PART 1: APPLICANT INFORMATION

House Address 402 N K St Landmark/Conservation District (if applicable) North Slope Historic District

OWNER INFORMATION

Name (printed) Hubert & Susan Hoover Email hugh@hooverzone.com
Address (if different than above) 15227 SE 366th PL Phone 206 930 7741
Auburn WA 98092 Phone 253 887 8993
Homeowner's Signature* Susan Hoover Hubert Hoover
**Application must be signed by the property owner to be processed.*

CONTRACTOR INFORMATION

If application will be presented by a representative or contractor, please fill in the following:

Representative's Name N/A Company _____
Address _____
Email _____ Phone _____

FOR OFFICE USE ONLY

PRELIMINARY PLAN CHECK

CHECKED FOR BUILDING CODE:* RB

LAND USE/ZONING: OS
VARIANCE REQUIRED? No CUP REQUIRED? No

*PRELIMINARY PLAN CHECK IS NOT AN APPROVAL OF A PROJECT. A SEPARATE PERMIT APPLICATION MAY BE REQUIRED.

APPLICATION FEE (please see page 2)

Estimated Project Cost, rounded to nearest \$1000 \$2000

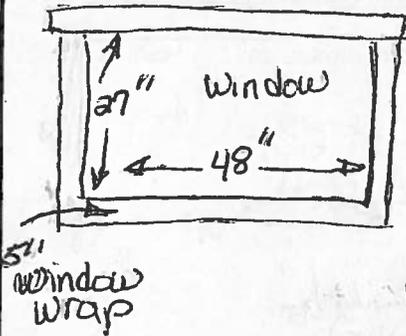
Application Fee Enclosed _____

PART 3: PROJECT DESCRIPTION

Please describe below the overall scope of work, including all proposed new construction, changes to existing buildings, and any elements to be removed and replaced. (For complex remodeling projects, it may be beneficial to divide the description into different areas [north façade, west façade] or by type of work [windows, doors, siding]).

Attach additional pages if needed.

① Window #1 was found in the wall. I would like to put it back in its original place. I want to wrap the window on the outside with 5" wood. I will keep the window the same height as others so the belly band can be replaced at a later time, when the siding is addressed. The window shown in attached photo is 48" wide x 27" high.



② Window #2 Replace an existing window in a bedroom with an egress window. New window will be 30" wide 60" tall casement window vinyl milgard. There is an attached order from Grays Lumber. All the other windows on the front are vinyl, except window #1. (if you let me replace it) I will install the window to match the height of the others, so the belly band can be replaced at a later time when the siding is addressed. I will wrap the outside of the window with 5" wood.



RESIDENTIAL APPLICATION CHECKLIST A

(For Garages, Porches, Decks, Additions, Foundations and other Major Projects)

CHECKLIST to include the following:*

<input type="checkbox"/>	Accurate Measured Site Plan (which shows ridgelines and dormers of <u>existing</u> and <u>new</u> buildings)
<input type="checkbox"/>	Accurate Measured Elevation Drawings (all sides, with dimensions, siding materials, windows, and doors indicated)
<input type="checkbox"/>	Photograph(s) of Site and surrounding area
<input type="checkbox"/>	Detail illustrations of trim, casing, balusters, posts and railings (if applicable)
<input type="checkbox"/>	Material samples (ie. stained glass, or if proposing uncommon material)
<input type="checkbox"/>	Paint samples (from hardware store)

In addition to the above, please provide the following information:

Size of new construction (footprint, i.e. 22 X 30'):	_____
Overall height and pitch of roof (for new buildings):	_____
Exterior cladding material(s):	_____
Window types and materials:	_____
Door types and materials:	_____
Window trim (attach drawings, catalog sheets, etc. if necessary):	_____
Roof Material:	_____

*ADDITIONAL TIPS

- Drawings required for building permits can often be used for Landmarks Review, as long as information regarding finish detail, exterior materials, and windows and doors are indicated.
- For information about drawing site plans, please refer to BLUS Publication B1, Site Plan
- Elevations should be scale drawings and should include dimensions, heights, window and door locations, eave overhangs, trim details, and the locations of materials and other elements.
- Please include a photograph of existing house (for new garages if the new garage is to match any existing features of the house)
- For structures within the North Slope Historic District, refer to the North Slope Design Guidelines for more information about design. Contact the Historic Preservation Officer for more information.

RESIDENTIAL APPLICATION SUPPLEMENT CHECKLIST C
(for Window and Door Replacement and Restoration)

CHECKLIST include the following:*

- Photograph(s) of work area(s) with locations of work indicated (i.e. in pen)
- Detail illustrations of trim and casing and window profiles
- Catalog cut sheets or product samples

In addition to the above, please provide the following information:

Narrative list of window and door types and locations: _____

***ADDITIONAL TIPS**

- *Drawings required for building permits can often be used for Landmarks Review, as long as information regarding finish detail, exterior materials, and windows and doors are indicated.*
- *Please include a photograph of example elements (if new windows or doors are to match any existing features of the house)*
- *For structures within the North Slope Historic District, refer to the North Slope Design Guidelines for more information about design. Contact the Historic Preservation Officer for more information.*

Detailed Quote

~~This is for~~

Gray Lumber Company

3800 6th Avenue
Tacoma, WA 98406
253-752-7000
www.graylumber.com



Clearly the best.™

Project Information

Project: Hoover, Susan	Project ID: 4169
Sales Rep: Sarah Ortega	Created Date: 05/19/2014
Delivery / Pickup: Delivery	Modified Date: 05/19/2014
	Print Date: 05/19/2014
Customer: Repeat Customer	PO: _____
Terms: Other	Est. Delivery: _____
Comments:	(After Receipt of Order)

Billing Information

Shipping Information

Customer Name:	Jobsite Contact:
Address:	Address:
Customer Phone:	Contact Phone:
Fax:	Fax: (Select Preference)
Email:	Email:

Manufacturer: Milgard

Item: 0001	Location: 30" x 60"		
Quantity: 1	Tuscany, 8520T, FC, RO 30" x 48" UF: 0.28, SGC: 0.21, VLT: 0.39		298.75
	Energy Package 3D MAX North		15.87
	Sculptured Grids		57.57



Fin Placement: 1 3/8" Setback; Hinge Side: ~~Left~~ ^{right}; Exterior Finish: White; Interior Finish: White; Energy Package: 3D MAX North; Glazing: Dual Glazed (Insulated Glass); Outer Glass Lite Option: SunCoat Low-E; Inner Glass Lite Option: Clear; Glass Thick 1: 3/32"; Glass Thick 2: 3/32"; Spacer Type: EdgeGardMAX; Gas Filled: Argon; Exterior Grid Color: White; Interior Grid Color: White; Grid Configuration: SGEQ; Custom Grid Pattern: 2W3H; Screen: Standard with Fiberglass mesh; Clear Opening W: 22-1/16" H: 42-15/16" SQ: 6.58 CPD: MIL-A-227-02326-00003

Item Total: \$ 372.19
Item Quantity Total: \$ 372.19

Even though the diagram of the grids may not line up exactly, manufacturer will line up the grids when being built.

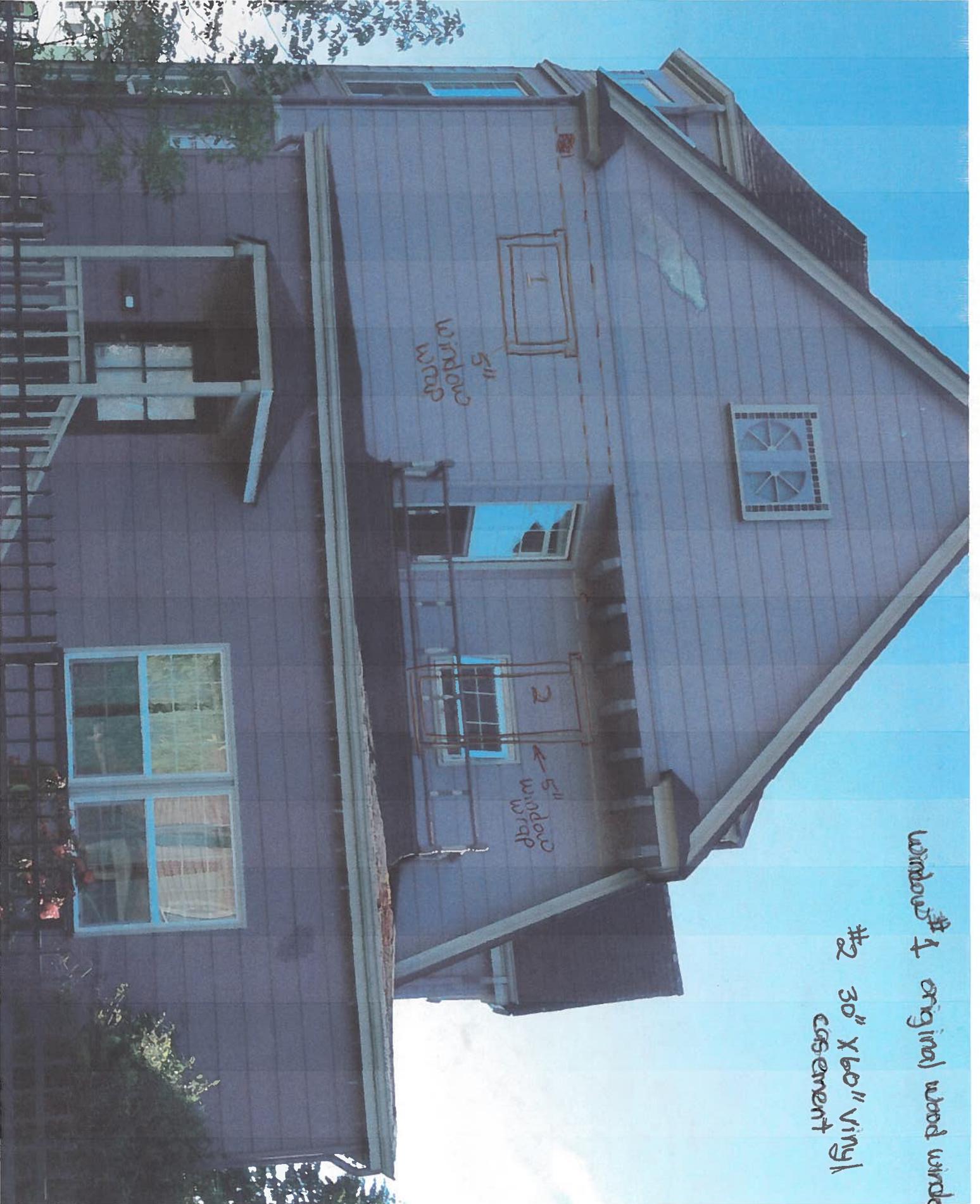
Line Item Comments:

Customer Approval: _____
Initials

Other Charges:

~~2'6"~~ 2'6" x 60"

37" from floor.



Window #1 original wood window

#2 30" X 60" vinyl casement

Window
wrap
5"

2
← 5"
window
wrap

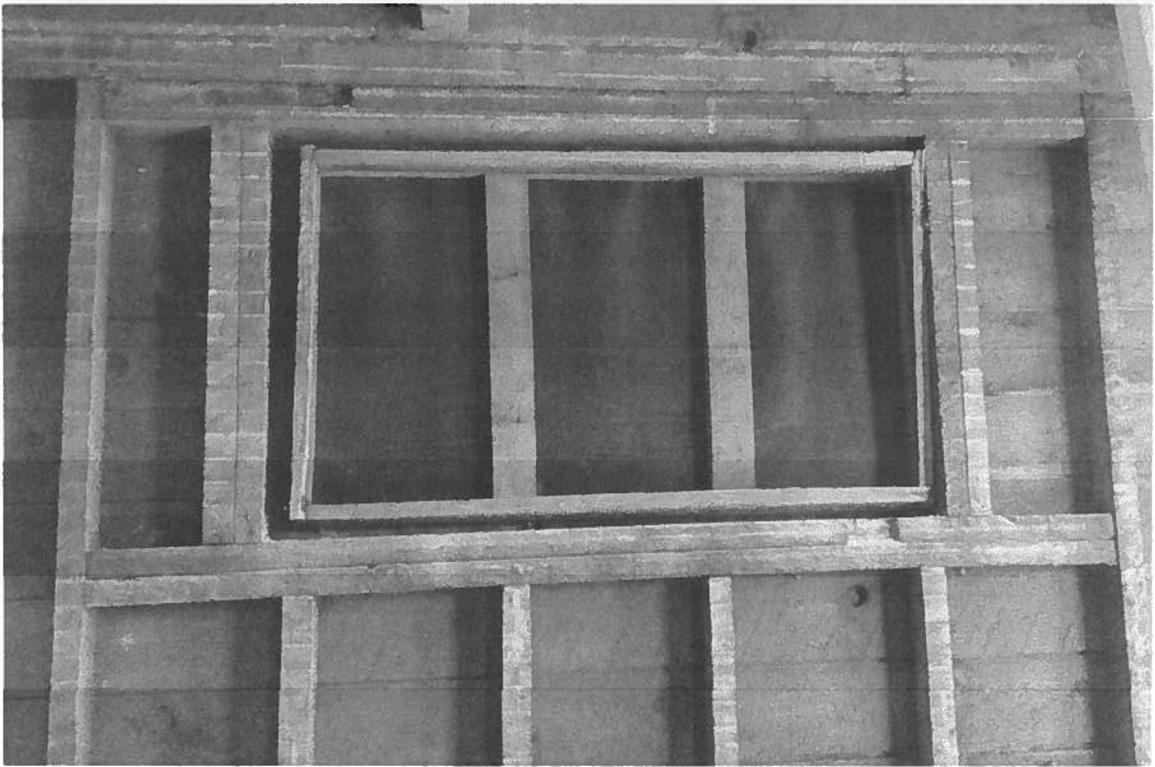
#1

Window # 1

original window found in wall



opening for window # 1
from the inside of the building



Comparable, same
builder & floor plan
424 N Tacoma Ave

I would like mine
to look more like
this one.





PLANNING & DEVELOPMENT SERVICES
747 MARKET ST ROOM 345
TACOMA, WA 98402-3768
253 591 5030



CASH INVOICE

Form: ZSD_SMF_SD108_CASH_INVOICE

Bill-To-Party
SUSAN J HOOVER 15227 SE 366TH PL AUBURN WA 98092

Information	
Invoice #	90563242 Date: 05/21/2014
PO #	
Payment Terms	Due
Customer #	400986722
Account #	400053798
Service Order #	40000207039
Sales Doc #	398147

Item	Description	Quantity	UM	Net Price	Net Amount
180	LPC Application Fee Permit Fee	1.000	0 /AU	\$175.00	\$175.00

Document Subtotal:	\$175.00
Taxes:	\$0.00
Other:	\$0.00
Amount Due:	\$175.00



WEST SLOPE NEIGHBORHOOD COALITION

P.O. Box 64321 Tacoma, WA 98464-0321

<http://www.westslopeWSNC.com>

WSNC BOARD – 2013

OFFICERS

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David Zurfluh davidzurfluh@msn.com
460-3372 1253 S. Fernside Ave.

Dean Wilson dewilson064@gmail.com
312-2858 1401 S. Sunset Drive

Vice-Chair

Nancy Fleming nfleming@netzero.net
565-3698 1520 S. Fairview Dr.

Recording Secretary

Marianne Russell russellzurfsell@aol.com
566-8711 1746 S. Karl Johan

Treasurer & Leader of local CERT (Citizen Emergency Response Team)

Mike Fleming nfleming@netzero.net
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Membership Chair

Gail Cline clinetq@comcast.net
460-6786 7535 Hegra Road

TRUSTEES (Area Reps)

Narrowmoor 1 (6th Ave to S 12th St) & WSNC Rep on West End Council

Tom Cline clinetq@comcast.net
460-6786 7535 Hegra Road

Narrowmoor 2 (S 12th to Suspension)

Joan Christensen jochris@nventure.com
565-4565 1205 S Fairview Dr.

Narrowmoor 3 (Suspension to S 19th)

Marianne Russell russellzurfsell@aol.com
566-8711 1746 S. Karl Johan

Narrowmoor 4 (SR16 to 6th Ave)

Ted Turner ted.turner@weverhaeuser.com
(cell) 541-912-6664 636 N. Fairview Dr

Mt. Narrowmoor (East of Jackson St)

Vacant

Rep At-Large

Karen Kelly kmkelly916@gmail.com
759-4214 916 S Mt. View Ave

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

Ron Talcott ron@talcott.org

564-9779 1320 S. Sunset Drive

DEC 10 2013

November 27, 2013

Chair, Tacoma Landmarks Preservation Commission
Chair, City of Tacoma Planning Commission
Mayor and Members of the Tacoma City Council
747 Market Street
Tacoma, WA 98402

Dear Mayor Strickland and Members of the respective
Commissions and City Council,

The attached application requesting the designation of the
Narrowmoor Area as a stand-alone conservation district is
respectively submitted to the City of Tacoma in accordance with
the applicable provisions of the Tacoma Municipal Code and the
City of Tacoma's Comprehensive Plan.

The West Slope Neighborhood Coalition (WSNC) has strived for
over a quarter century to protect the views, special character, and
the quality of life attributes with which we are so richly endowed
in Tacoma's West Slope area. We are therefore truly grateful that
the City of Tacoma has had the foresight to provide a means by
which neighborhoods can tailor protections to maintain their
unique qualities. Your respective endorsements and ultimate
approval of this application will provide us the long-sought means
to maintain the views and special character of our area into
perpetuity.

Sincerely,

David Zurfluh
Co-Chair

Dean Wilson
Co-Chair

Mike Fleming
Conservation District
Project Chair

**Application
To Amend
The Comprehensive Plan or Land Use Regulatory Code**

Year of Amendment: TBD

Application Deadline: n/a

Application Fee: n/a

Type of Amendment: Area Wide Rezone

Summary of Proposed Amendment: The Westslope Neighborhood Coalition (WSNC) seeks the designation of the Narrowmoor Area (Narrowmoor Additions 1 through 4) as a conservation district in order to preserve and protect the views and special character that define it. The WSNC desires to restore the vision of the developer, Eivind Anderson, to create a "high quality" neighborhood, taking advantage of the topography and establishing plot layout, building siting, and other design elements to preserve the unique qualities of the area.

Applicant

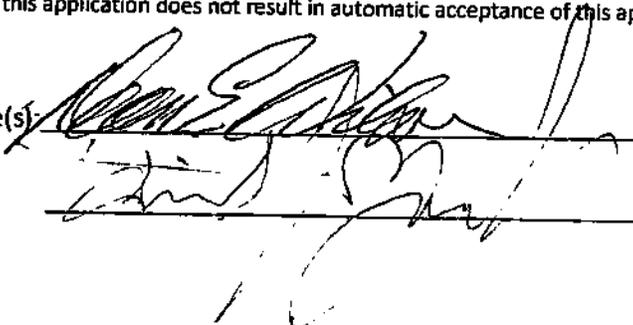
Name: Dean Wilson, David Zurfluh
Affiliation/Title: Co-Chairs, West Slope Neighborhood Coalition
Address: P.O. Box 64321 Tacoma, WA 98464
Email: dewilson064@gmail.com
Phone: 253-312-2858 **Fax:** 253-272-6788

Contact

Name: Michael Fleming
Affiliation/Title: Chair, WSNC Conservation District Project Committee
Address: 520 S. Fairview Drive
Email: mnflaming@netzero.com
Phone: 253-565-3698 **Fax:** None
Relationship to Applicant: Committee Chair

I hereby state that I am the applicant listed above and the foregoing statements and answers made, and all the information and evidence submitted are, in all respects and to the best of my knowledge and belief, true and complete. I understand that submitting this application does not result in automatic acceptance of this application or guarantees its final approval.

Signature(s):



Two handwritten signatures are written over two horizontal lines. The first signature is larger and more stylized, while the second is smaller and more legible.

Date:

11-27-2013

11-27-2013

Required Questionnaire

1. Describe the proposed amendment. If submitting text changes to the Comprehensive Plan or Regulatory Code, provide the existing and the proposed language. If submitting changes to the Comprehensive Plan land use designation(s) or the zoning classification(s), provide the current and the proposed land use designation and/or zoning classifications for the affected/proposed area.

As described in the attached application narrative, this application is for the establishment of an area-wide rezone for the purpose of designating the Narrowmoor Area as a conservation district. The current area is zoned R-1 and lies within one of the City of Tacoma's view sensitive areas. There would be no changes to the current land use designation or zoning classification beyond that entailed with a conservation district.

2. Why is the amendment needed and being proposed?

Despite the developer's intent to preserve the views and character of the area through the imposition of covenants, these have proven ineffective over the years for a number of reasons, delineated in the application narrative on pages 7-8.

3. Please demonstrate how the proposal is consistent with the applicable policies of the Comprehensive Plan, and consistent with the criteria for amending the Comprehensive Plan or development regulations.

The application proposal has been diligently developed in accordance with applicable code and policies of the City of Tacoma. See the specific citations made at pages 3-5, of the narrative.

4. If the proposed amendment is associated with a geographic area, please provide a more detailed description, along with maps, if applicable, of the affected area and the surrounding areas, showing all parcels (with parcel numbers), ownership of each parcel, current land uses, site characteristics, and natural features.

The area consists essentially of the Narrowmoor Additions, 1, 2, 3, and 4 (referred to as the "Narrowmoor Area" in the narrative). The area in question is specifically described on page 2 of the narrative and applicable maps are provided at Appendix A.

5. If the proposed amendment is associated with a geographic area, please describe how it is compatible with the existing and planned land uses and development patterns of the adjacent neighborhood and explain how it may further enhance the adjacent neighborhood.

The area in question is surrounded by compatible, residentially-zoned areas. All adjacent properties are within the boundaries of the City of Tacoma. By maintaining the special character and land values of the Narrowmoor Area, the proposed conservation district could well have a positive, spill-over affect to the adjacent properties. Those properties on the eastern, upslope boundary will no doubt have benefit from the enhanced height protections proposed that promise to enhance and preserve their western views of Puget Sound and the Olympic Mountains.

6. If the proposed amendment is associated with a geographic area, please describe the applicant's interest in the affected property. Describe any plans for future activity related to or connected with this site. If you are not the owners, submit proof that the property owners have been notified and are aware of the application.

The applicants reside in, or represent residents of the area in question and share a common interest in the preservation of the area's attributes. There are no future activities proposed beyond the current as residential property. The Westslope Neighborhood Coalition has no pecuniary interest in the proposed conservation district nor does it seek any pecuniary gain by virtue of its efforts on the behalf of the area it represents.

All involved property owners have been appropriately notified and informed of the proposed conservation district and their input sought. Please see item 7, below, for information regarding the community outreach.

7. Describe any community outreach you have conducted (i.e., when and how you contacted affected and abutting property owners and neighbors), and any community response received to the proposed amendment. Attach any letter(s) of support or written community responses, if applicable.

The WSNC conducted extensive efforts to contact all property owners involved to inform them of the proposals, the process and to seek their input. These efforts are delineated in Annex B to the attached narrative. A letter of support from the West End Community Council is included in the annex.

8. Please provide any supplemental information, which may include, but is not limited to, completion of an environmental checklist, wetland delineation study, visual analysis, or other studies.

The proposed conservation district is based primarily on the city-funded survey conducted by *Painter Preservation and Planning*. Contracted originally to survey the Narrowmoor Area for consideration as an historic district, the Painter survey indicated that, while the Narrowmoor Area did not fully meet the criteria of the Department of the Interior specified for an historic district, it appeared to be an excellent candidate for a stand-alone conservation district. The Painter Study is cited extensively throughout the narrative and included as an annex to it.

WEST SLOPE NEIGHBORHOOD COALITION
Narrowmoor Conservation District Application

Purpose: To obtain an *area-wide rezone* by the City of Tacoma designating the Narrowmoor of Tacoma's West Slope as conservation district to preserve and protect the distinctive character of the Narrowmoor area.

Title: The proposed conservation district will hereinafter be referred to as the "Narrowmoor Conservation District" or the "Narrowmoor CD".

Summary Narrative of Proposed Rezone

In 2007, the West Slope Neighborhood Coalition (WSNC)¹ asked the City of Tacoma to consider designating the Narrowmoor area as an historical district based upon a preponderance of mid-century architecture and its unique qualities as a development. The city funded a study² (hereinafter referred to as the "Painter study") for that purpose, but the study concluded that the area did not meet the comprehensive criteria for a traditional historic district.

However, the study did note that the Narrowmoor Addition "...is singular in its design" having many unique qualities that differentiated it from traditional developments of the era and which are worthy of protection. Specifically, the study made the following recommendation:

"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 the 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 be appropriate (and this may apply to this [the Narrowmoor] 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."

Subsequently, the WSNC supported the city's proposed amendment to incorporate stand alone conservation districts into Tacoma's Comprehensive Plan which was approved by the City Council in June, 2011. The WSNC takes pride in the knowledge that its initiative was instrumental in bringing about "stand alone conservation districts" that have the potential to serve many other neighborhoods in the city of Tacoma with preservation efforts in the years to come.

Accordingly, the (WSNC) is requesting that the City of Tacoma designate the Narrowmoor area as a conservation district for the purpose of preserving its unique character and qualities into perpetuity. This would entail controls needed to retain

¹ For background on the West Slope Neighborhood Coalition see Appendix 1.

² Painter, D., *Tacoma West Slope Historic District Development Project Historic Resource Survey Report*, Painter Preservation and Planning, January 2010. (Attached at Annex A)

WEST SLOPE NEIGHBORHOOD COALITION
Narrowmoor Conservation District Application

the original platting, street layout, residential design elements and tree height restrictions that are oriented to the area's primary attribute, the exceptional marine and mountain views that distinguish the West End.

The basic intent is to restore the design and view protections that the original developer attempted to implement through covenants in order to perpetuate his vision of a "high class residential district" that capitalized on the advantageous views offered by the area's topography and location.

Besides overcoming a myriad of problems that have arisen with the covenants over the decades, a conservation district would bring about a consistent and predictable process that would preclude violations and avoid difficult and expensive civil court actions that would otherwise be entailed to address them.

It should be noted that, besides the overwhelming support of the Narrowmoor residents, the WSNC has the full endorsement of the West End Neighborhood Council as well as the District 1 Council Member, Mr. Anders Ibsen, for the proposed conservation district.

Area of Consideration

Tacoma Planning Area: West End Neighborhood (District 1)

Subarea: West Slope, bound by So. 19th Street, Jackson Avenue and SR-16 and Puget Sound. (See area map, City of Tacoma Comprehensive Plan, Neigh-55, attached at Appendix 2.)

Plat Description: Narrowmoor 1 Addition, Narrowmoor 2 Addition, Narrowmoor 3 Addition and a major portion of Narrowmoor 4 Addition (hereinafter referred to individually as N1, N2, N3, and N4, respectively, or collectively as "*Narrowmoor*" or *the Narrowmoor Conservation District*.)

The proposed conservation district boundaries are shown in Appendix 3A.

Appendix 3B depicts the area encompassed by the historic district survey initiated by the City of Tacoma. Lots are color-coded to indicate the build date of the residences.

Current Zoning: "R- 1", detached single family residences and within a City of Tacoma view-sensitive district overlay.

Land Use Intensity: Low

Size of Area: Approximately 170 acres.

Number of Parcels: 286 (6 vacant, 1 commercial)

Residences Impacted: 279

WEST SLOPE NEIGHBORHOOD COALITION
Narrowmoor Conservation District Application

Authority: This application is submitted in accordance with provisions of the Tacoma Municipal Code and the City of Tacoma Comprehensive Plan. Applicable citations are provided below. (*Italics added.*)

Tacoma Municipal Code

- a. The Tacoma Municipal Code (TMC) 13.07.040³ provides authority for the Tacoma City Council to designate conservation districts "...for the purposes of encouraging *the preservation of character within established neighborhoods and districts, protecting such areas from adverse effects to their cultural and historic assets resulting from unsympathetic activities, and for the purpose of promoting economic development and neighborhood identity.*"
- b. A "Conservation District"⁴ is defined as "...an area designated for the preservation and protection of historic resources and overall characteristics of traditional development patterns and that meets the criteria for such designation as described in 13.07.040.C of this code."
- c. The Narrowmoor area proposed for designation as a conservation district is in accordance with the cited criteria, i.e., "It possesses a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development."⁵

City of Tacoma Comprehensive Plan:

The proposed designation of a conservation district for the Narrowmoor area is directly supportive of the City of Tacoma's Comprehensive Plan, both in regard to the Historic Preservation Plan Element and the Neighborhood Element. As a part of Tacoma's West End and, more specifically, the West Slope area, the proposed Narrowmoor CD aligns with and supports the following West End Neighborhood Goals and Policies.⁶

- a) **WE-1.4 Historic District Designation** – Explore the potential of two historic districts in the Ruston\Jane Clark and *West Slope* (Titlow/Day Island) areas.
- b) **WE-5.3 View Corridor Protection** – Provide regulatory support to *protect residential mountain and water views* from blockage by unattractive utility lines, cell towers and other potential impediments.

³ TMC 13.07.040 C2, pg. 13-286, revised 06/2013) (*Italics added*)

⁴ TMC 13.07.030, pg. 13-284

⁵ TMC 13.070.040 C2b, pg. 13-286

⁶ Neighborhood Element – City of Tacoma Comprehensive Plan, Section VIII-West End Neighborhood, Adopted 11/16/04, last amended 06/30/09, Ord. #27812

WEST SLOPE NEIGHBORHOOD COALITION
Narrowmoor Conservation District Application

- c) WE-7 Special Areas: Critical Areas – Policy Intent** – *"As an asset of the area, view also deserves consideration for promotion, protection and/or preservation pursuant to the City's view sensitive ordinance."*
- d) WE-78.3 Site Views/Minimize View Blockage**
Development within potential view areas should utilize various building designs, site layouts, street arrangements and orientation to maximize and protect view potentials and minimize view blockage of adjacent sites.
- e) WE-7.4 Tree Preservation**
Retain mature trees, *except when they block views and/or pose a safety hazard.*
- f) WE-7.5 View Protection**
Within the Medium Intensity area located...southwest of the BNSF railroad tracks, new development projects *shall be designed with a particular emphasis on view preservation, utilizing appropriate building height, scale, orientation and location to prevent significant impacts to the views from existing, upslope neighbors.*

The proposed Narrowmoor CD supports the following aspects of the City of Tacoma Historic Preservation Plan:⁷

- Cultural/Social Component of Sustainability - "Preserving historic places, including landmarks and neighborhoods, helps maintain a connection to the community's heritage. This is fundamental part of the preservation movement in Tacoma."⁸
- Economic Component of Sustainability - "The economic benefits of protecting local historic districts are well documented across the nation, and in Washington. These include higher property values, job creation in rehabilitation industries, and increased tourism."⁹
- Historic preservation looks forward while valuing the past.¹⁰

This application aligns with the guidance of the City of Tacoma's Historic Plan¹¹, i.e., that,

"As recommended in Action HP-28A on page 3-39, the City's existing conservation district tool should be revised to be more clearly distinguishable from a historic district and also accommodate a wider range of applications.

⁷ Historic Preservation Plan, April 12, 2011, adopted 6/14/11, Amended Ordinance No. 27996

⁸ Ibid. Historic Preservation and Sustainability, para. 1, pg. iii

⁹ Ibid. para. 3, pg iii

¹⁰ Ibid. A Vision for Historic Preservation in 2020, pg. iii

¹¹ Ibid. Extracted from inset, "Conservation Districts", pg. 3-40. Italics added for emphasis.

WEST SLOPE NEIGHBORHOOD COALITION
Narrowmoor Conservation District Application

A conservation district may be applied to a defined area to promote maintenance of historic development patterns, scale, massing and/or uses. A conservation district may also be used to promote economic development, affordable housing, neighborhood livability, and/or protection of nearby historic residences."

A conservation district emphasizes compatibility of design in new construction and appropriate additions to historic buildings. The focus is on maintaining a preferred character along the street and sidewalk. Alterations to existing buildings should therefore be compatible with goals for the character of the street as defined in the district's intent statement and illustrated in its design guidelines."

Historical Context

Prior to the existence of City of Tacoma land use plans for its West End, Mr. Eivend Anderson, a local developer, purchased a sizeable tract of land in 1941 where he proposed to build a "high class residential district" on the slopes that rose out of Puget Sound. Mr. Anderson clearly recognized that the stand-out attributes of the area were the topography and western orientation that afforded superlative views of Puget Sound and the Olympic Mountain range, a vista that also provided for stunning sunsets.

As is made clear in the Painter study (Mr. Anderson's clear intent was to maximize the view opportunities for every residence in the development and he incorporated a number of design elements to implement his vision. These include the street pattern, platting of large parcels street to street on a east-west axis, siting of residences with respect to the topography, and residential designs that would preserve the view shed and the open character of the development.

The residences themselves were to be limited to low-profile, two-story homes (counting a day-light basement), with shallow-pitched roofs, often hip or flat roofs. Built mostly in the late 40's and 50's, they represented the mid-century styles with post-war brick bungalows and ranch style homes as typical. The main entry was from the east (upslope) side of the home and the western side of the homes were typically broadly glazed with long porches or decks to take advantage of the views. The back yards sloped downward to the street on the west and, where the nature of the slope lent itself, many homes incorporated a daylight basement.

To ensure integrity with his design elements, Mr. Anderson personally reviewed and approved the proposed home construction plans. It is notable that "[n]one of the other subdivisions in the [Tacoma] area display the same design or careful siting for such a large number of homes, whether modest or "high-end" residences."¹²

¹² Ibid. pg. 4.

WEST SLOPE NEIGHBORHOOD COALITION
Narrowmoor Conservation District Application

In order to preserve the all-important sightlines of the individual lots, Mr. Anderson crafted a number of covenants for each addition. By the time that he began building in the second addition, he realized that recently planted trees could soon become an impediment to the views and therefore included a covenant that put limits on "tall growing trees". He also required that any deviation from the covenant provisions had to be approved by him or his heirs.

Due to Mr. Anderson's foresight in the design of the area and the covenants he put into place, the essential and distinctive character of the area has been largely retained to the current date, i.e., a preponderance of mid-century design, low-profile homes sited upon larger lots that provide an sense of "openness" that would be more characteristic of suburban areas than urban ones. This was noted as an important contrast to other developments of the era, i.e. a departure from the "prevalent subdivision design models...based on the picturesque landscape traditions and Federal Housing Authority guidelines"¹³ as well as the traditional grid pattern of the western United States.¹⁴

The Painter study is replete with descriptions of the unique qualities of the area. Two examples are provided below:

"The location of the Narrowmoor Addition is unique and was clearly chosen for its excellent view and proximity to the water. It was uniquely suited to its site and the goals of the subdivision designer to create spacious view lots in this location for a specific clientele."¹⁵

"The Narrowmoor Addition (Additions One through Three) is significant for its design. It is significant for the design of the subdivision itself; that is, the layout of the subdivision and the controls on its development, as evidenced by the covenants that governed how the individual lots could be developed... The design of the entire subdivision and the design of the individual lots is distinctive and contributes to the historic significance of this subdivision."¹⁶

The distinctive character of the area remains and is immediately apparent as one drives down South 12th Street into the heart of Narrowmoor. The hillside slopes away to reveal stunning water and mountain vistas as the homes drop stair-step fashion, one below the other, allowing each the maximum opportunity for view. Depending on one's position on the slope, the views can vary through a 180 degree expanse, from sights past Steilacoom to Ketron, Anderson, and McNeil Islands, to Fox Island, Hale Passage and Pt. Fosdick, or northwards, past the Narrows Bridge. The area is also legendary for stunning sunsets and many a resident has used a favorite sunset photographer as a screen saver on their personal computer.

One can imagine what the area would be like today if Mr. Anderson had lacked the foresight to put protective measures in place. Most likely, each new home

¹³ Ibid. pg. 6, para C.

¹⁴ Ibid. pg. 27

¹⁵ Ibid. pg. 27-28

¹⁶ Ibid. pg 6, para C.

WEST SLOPE NEIGHBORHOOD COALITION
Narrowmoor Conservation District Application

constructed would have had to compete with its neighbors for a share of the view where residences could have been built up to 35 feet high. There is little question that the special character and strong appeal of Narrowmoor that the WSNC is struggling to maintain, would have been lost long ago.

Inclusion of Narrowmoor 4 Addition

It should be noted that the Painter study, while recognizing the Narrowmoor 4 addition, did not include it in its historical survey because of the perception that too few of the residences fell into the historical context under consideration. However, the WSNC felt that there was a significant core of homes within Narrowmoor 4 that were built during the "period of significance" (prior to 1968) and were in accordance with the development's original design, justifying their inclusion in the conservation district's boundaries. At the behest of the WSNC board, the Conservation District Project Committee worked with the consultant, Baseline Engineering, to conduct a formal survey and assessment in 2012, which determined that a majority of the residences in N4 were consistent with the findings and recommendations by the Painter Study regarding N1, N2 and N3. The supplemental survey did determine there are homes along eastern and northern borders of N4 that are inconsistent with the proposed Narrowmoor CD standards. These were therefore excluded from the boundaries of the proposed designation. See Annex C for details of the survey conducted and the rationale provided by Baseline Engineering.

Problems with Covenants:

Despite Mr. Anderson's best intentions, over the decades there has been a serious erosion in the integrity and effectiveness of the protective covenants, with a resultant negative impact on the views of some Narrowmoor residents, as well as concurrent and significant negative impacts on the respective property values.

The primary problem with private covenants is that they are not enforceable by the city. Instead, when a perceived violation occurs that can't be resolved through neighborly negotiation, a neighbor or neighbors within the covenant-protected area must undertake a lawsuit in civil court. Besides being very expensive for all parties involved, such actions often create real and lasting friction within the neighborhood. Where intrusive or "unsympathetic" structures remain intact, they stand as permanent scars and a long-term source of resentment to those whose views have been impacted.

A second problem related to covenant enforcement is that, by its nature, it is almost invariably post facto; that is, a violation must become apparent before an impacted resident can take action. To demand that a resident remove a roof under construction and redesign their residence to reduce its effective height would normally entail a large expense in itself. Such a lawsuit that took place in 1986 proved additionally problematic because the city's contemporary definition of a "story" did not align with the terminology (and intention) of the original covenant.

WEST SLOPE NEIGHBORHOOD COALITION
Narrowmoor Conservation District Application

Enforcement problems have also derived from the dilution of covenants. Lacking a formal homeowners association with oversight of the intended controls, violations of covenants went unnoticed or were simply overlooked. For example, residents have added garages or other out buildings that align with city code but violate the local covenants. In such cases the courts are unwilling to enforce these covenants because of the precedent set by previous violations that went unchallenged.

Problems with View Sensitive Area Controls:

Problems with view-impacting construction has arisen with the aging of the homes original to Narrowmoor and the desire of new buyers to update them through a remodel or rebuild, or in some cases, whole new construction on vacant lots. Some are attracted to the high ceilings and steeply-slopped roofs that have become popular in contemporary architecture. However, in an area where few of the original rooflines exceed 18' an increase in height of even 2' or 3' can severely impact the views of the upslope residents.

It should be noted the WSNC initiated and spearheaded the effort in 1987 to establish view-preserving limits on the height of structures in areas deemed to be view sensitive. Unfortunately, the city chose to apply a universal 25' limit for all view-sensitive areas without considering the significant differences among the neighborhoods involved. Because the allowable limit of 25' exceeds the average height of a residence in Narrowmoor by 7', a home built to that standard would be devastating to the views of several homes above and around it.

Even though the houses in Narrowmoor are technically limited to one story plus a daylight basement by the covenants, a home built with a higher than typical roofline, even 2' to 3', would in almost every case, effectively eliminate the marine and mountain views of the immediate upslope residences.

Other residences have had their views mitigated by the construction of RV garages or the expansion of such structures into view corridors.

Problems with Tall-Growing Trees:

One of the most grievous impacts on views has been the uncontrolled growth of tall-growing trees that have been planted since the original construction when the entire slope was totally bereft of trees or shrubbery. Except in Narrowmoor Additions 2 and 3 where a covenant protection precludes "tall-growing trees", many residents have watched their views disappear slowly but surely over the years as planted trees and foliage grow up in front of them. (See Appendix 4 for photographs reflecting the loss of views due to trees.) Under the current circumstances (except as noted for N2 and N3) there is no legal recourse despite the severe impact on their views and their property values.

Even where covenants apply to remedy a situation with view-blocking trees, it is necessary for a resident to undertake a civil law suit if a neighbor insists on

WEST SLOPE NEIGHBORHOOD COALITION
Narrowmoor Conservation District Application

allowing his/her trees to exceed roof height, as was previously ruled by the Pierce Court Superior Court (Appendix 5).

Addressing the Tree Problem –

Despite regulatory restrictions on structures and land use, which are usually quite straightforward, efforts to control tree and shrubbery growth have proven difficult in the past, particularly for purposes of preserving views. This has not been without frustration for West Slope residents, as well as other citizens across the city who have paid premium prices for homes or lots with the advantages of marine, mountain or territorial views.

The City of Tacoma, since its origins, has been appreciative of its many endowments by virtue of its location in the Pacific Northwest, even marketing these attributes to potential businesses and residents as great reasons to move to the area. Indeed, wrapped on three sides with a Puget Sound shoreline and having numerous hills and vantage points to view these waters as well as the Olympic Mountains to the west and the cascades and Mt. Rainier to the east, the city has a lot to brag about. Thankfully, in many respects, the City has had the foresight to preserve those views through policy statements in the Comprehensive Land Use Plan and the implementation of restrictions in designated view sensitive areas, as well as controls on structural heights along the Thea Foss Waterway and Ruston Way. There is no debate that view preservation is an important part of maintaining one of Tacoma's greatest attributes, nor is there debate on the negative and significant impact on property values where the view shed is diminished.

Nevertheless, while restrictions on structural dimensions can be enforced through administrative or legal actions, all these controls and associated enforcement efforts are largely negated if trees or other foliage are allowed to grow up uncontrolled, robbing view properties of their most prized asset.

It should be noted that when the Narrowmoor Addition was platted, it was already denuded of trees, either cleared for farming or agriculture or, according to some, periodically cleared by fires that started in hobo camps along the railroad tracks. (See 1947 photograph of Narrowmoor Area in Appendix 4).

The good news is that some important precedents have been set that can support the implementation and enforcement of controls on tree and foliage height. These include the following:

- In 1989 the City of Tacoma identified view-sensitive areas in the city, a clear recognition of the value of views and the contribution that views make to the city's identity, quality of life, and property values.
- Tacoma's Municipal Code (TMC 8.30, 9.18, 9.19, and 12.08) provides authority to control vegetation for safety, public health or welfare reasons.

WEST SLOPE NEIGHBORHOOD COALITION
Narrowmoor Conservation District Application

- In 1989 the City of Tacoma adopted solar access code, i.e., Title 13.13 Solar Lot Development Standards (later repealed in 1997), which included standards regarding trees and shading impacts on adjacent or nearby properties.
- 1984 Superior Court decision on “tall growing trees”, discussed below.
- Establishment of tree controls to protect views by a city in Washington State, including a resolution process, also discussed below.

Pierce County Superior Court Precedent¹⁷ - In 1984, Superior Court Judge Gary D. Steiner, hearing a civil action regarding trees blocking views in Narrowmoor 3, held that the existing covenant restriction on “tall growing trees” was to be interpreted to mean that trees should not exceed the height of the rooftop of the adjacent residence. This takes the common sense approach that view controls on vegetation should align with similar controls on structures and supports the basis for the height protections that is proposed for the Narrowmoor Conservation District.

City of Clyde Hill and Tree Controls - Another important, and more recent, precedent took place last year in Clyde Hill, Washington¹⁸, an upscale neighborhood on the east side of Lake Washington that enjoys views of Lake Washington and the Olympic mountains by virtue of its location and topography. A resident complained of a tree located on a property across the street that blocked his view. In fact, the view blockage impact was significant enough that a qualified property appraiser estimated that it diminished the complainant’s property value by \$22,500.

Fortunately, the City of Clyde Hill had established a procedure for just such cases¹⁹ and the two residents were initially referred to a King County arbitration to see if the situation could be resolved in that manner. As the owner of the tree was adamantly opposed to trimming or removing the tree and would not abide by the arbitration to trim or remove the tree, the case was referred to a City of Clyde Hill committee to hear the case. The committee subsequently deemed the tree to be in violation of their ordinance and the owner was required to trim or remove it.

Applicability to the City of Tacoma - As cited earlier, the City of Tacoma has, by virtue of its location and topography, benefit of numerous vistas that are worthy of controls such as those provided by the view sensitive areas. The key point here is that there are ample precedents for the control of trees and vegetation, and appropriate measures would be applicable and essential to the Narrowmoor CD to preserve its unique character and attributes.

¹⁷ Pierce County Superior Court Case No. 83-2-00969-9, Jones et al vs. Wegner. Attached at Appendix 5)

¹⁸ Article, “Tree Battle in Clyde Hill ends: Olerud to pay for view”, *Seattle Times*, Jan. 7, 2013. Attached at Appendix 6)

¹⁹ Clyde Hill Municipal Code, Chapter 17-38, *View Obstruction and Tree Removal* (Revised 8/04). Attached at Appendix 7.

WEST SLOPE NEIGHBORHOOD COALITION
Narrowmoor Conservation District Application

Preemptory provisions - The WSNC is particularly grateful to the City of Tacoma for the implementation of stand-alone conservation districts, as it provides a near-ideal solution to many of the greatest challenges faced by the organization over its quarter of a century existence, i.e. the preservation of the views and neighborhood character of Tacoma's West Slope. As discussed previously, the original covenants have proven problematic to enforce and when civil law suits have been undertaken to enforce them it has entailed huge courts costs as well as created severe friction among neighbors.

A very significant value of the Conservation District, besides the protections provided to current and future residents, is the predictability it will provide for new property owners as to the basic, allowable platting, layout, and design elements appropriate to the area. The standard review and permitting processes of the City of Tacoma promise to prove invaluable in pre-empting the kinds of problems that residents and the WSNC has struggled with in the past.

DEVELOPMENT OF RECOMMENDED PROTECTIONS FOR NARROWMOOR

A "Conservation District Project Committee" was formed by WSNC, including both board members and volunteer residents of the Narrowmoor area. It was chaired by Mr. Mike Fleming, one of the founding members of the WSNC. The WSNC Board also engaged the services of Mr. Kevin Foley, AICP, of Baseline Engineering, Inc., to provide assistance and guidance in the development of the protections as well as the incorporation of Narrowmoor 4 area into the boundaries of the conservation district.

The committee used the original covenants as a basis for the proposed protections for the conservation district, with the intention of modernizing the contemporary standards or language as well as making them consistent throughout the boundaries of the conservation district. Several were modified after receiving comments from Narrowmoor area residents which were sought through mailed surveys as well as gathered at community meetings.

It became clear in discussions with the residents of Narrowmoor that, while they all shared strong desires to protect the views and the basic character of the area, no one wanted the kinds of restrictive design controls that would be typical of an historic district or a homeowners association. The WSNC then proposed 4 protections that were focused on view protections, i.e., more stringent limits on the height of structures and trees. In subsequent discussions with city staff, the WSNC was urged to address design elements more specifically. As a result, the committee developed more refined protections based upon the design elements that were documented in the Painter Study.

Proposed Protections

The controls to be put in place by the proposed Narrowmoor Conservation District are intended to preserve and protect the distinctive character of the Narrowmoor

WEST SLOPE NEIGHBORHOOD COALITION
Narrowmoor Conservation District Application

area by maintaining the predominate design elements that derive from the developer's original vision:

- Maximizing views by taking advantage of the location and topography
- Platting and layout of the development
- Site design of house and yard
- Architectural features that incorporated mid-century residential design elements to include horizontal aspects and low-pitched roofs
- One main level allowed with a daylight basement.
- Landscape design that promoted views and prohibition of trees that would obstruct views.

Proposed Protections:

ARCHITECTURAL AND BUILDING DESIGN ELEMENTS

Building Heights - Building heights in the Narrowmoor Additions shall be restricted to no taller in height than the existing ridgeline(s) and or roofline(s) for reconstruction, remodels, and additions. New construction shall be no higher than the average roof line of the primary structure(s) on adjacent properties so long as those structures are representative of original Narrowmoor construction. If an adjacent home has been structurally altered in a manner that increased its roof height or it consists of 3 levels inclusive of a daylight basement, the nearest residence representative of original construction shall be used for the measurement.

Exceptions to the height limit may be possible through the city's variance application process. Applicant must show no obstruction on marine, mountain and bridge views of others.

Roof Style and Pitch - Low-pitched gable and hip roofs shall be the norm, and may vary in degrees of pitch depending on various factors, including where a structure is sited on the sloping topography of the lot, its roofline height and orientation, comparative height of adjacent homes, etc. Roof pitch shall not exceed 5:12.

Architectural Features and Styles - New and remodeled homes shall be consistent and compatible with existing structures in style and features. A-frames; flat-roofed, unmodulated "commercial-looking" structures, and similar, unsympathetic construction should be considered inappropriate for the area. [See photos exhibits at attachment ____ for examples of residences compatible with the period and those incompatible.]

Appurtenances - No cupolas, railings, decorative railings, or accessory items such as roof-mounted solar panels, wind energy devices, or the like shall extend the allowable roof height, nor shall such items be allowed if they are reflective of the sun and disruptive to the view. Normal and necessary items, such as vent stacks, chimneys, and safety railings on

WEST SLOPE NEIGHBORHOOD COALITION
Narrowmoor Conservation District Application

decks are exempted so long as they are designed to be of minimal impact on the view, consistent with their essential functions.

STRUCTURES

Residential structures shall not exceed a single, main level, and a daylight basement.

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

PLATTING, LAYOUT AND SUBDIVISION

No residential parcel or lot shall be less than 12,500 square feet, to include individual existing lots, Assessor Segregations, short plats or re-plats.

Where an original lot extends street-to-street, so shall any lots subdivided from the original.

TREES AND VEGETATION

Trees or tall-growing vegetation shall not obstruct views and shall not exceed the rooftop height of the residential structure on the property.

GARAGES AND ACCESSORY BUILDINGS

Minimal, detached accessory buildings may be allowed to include garages so long as their cumulative footprint does not exceed 1,000 square feet and do not exceed 15 ft in height or otherwise impair views.

Detached buildings shall be of similar materials and colors to the residence (with the exception of all-glass greenhouses).

Note:

The above protections are also listed in the matrix at Appendix 9, which provides the basic rationale for the proposed protections²⁰ as well as their intent.

- The first column provides the wording of the original covenants and indicates the Narrowmoor additions to which the covenants applied.
- The second column notes the specific references made by the Painter Study which identified the character-defining elements of the development.
- The third column lists the intention of the proposed protections as the proposed verbiage of the specific protections (controls).

²⁰ The WSNC uses the term "protections" as synonymous to the City's term, "controls".

WEST SLOPE NEIGHBORHOOD COALITION
Narrowmoor Conservation District Application

It should be noted that a number of protections developed in draft proposals were modified or removed in their entirety due to public feedback or because current city code provided appropriate controls (e.g., minimum set-back requirements). In those cases there are no additional controls proposed.

Conclusion and Recommendation:

A conservation district for the Narrowmoor Area will be crucial to its capacity to preserve and protect the distinctive character of the area defined by its access to views and the design elements implemented through the development's layout and residential styles.

WEST SLOPE NEIGHBORHOOD COALITION
Narrowmoor Conservation District Application

List of Attachments

Appendices:

1. West Slope Neighborhood Coalition (WSNC), description and background.
2. Map, Westslope Area; from City of Tacoma Comprehensive Plan, pg. Neigh-55
3. Map of Boundaries of Proposed Narrowmoor Conservation District
4. Photographs of view-blocking trees in Narrowmoor area.
5. Order and Judgment, Court Case No. 83-2-00969-9: Superior Court Judge D. Gary Steiner, James K. Jones et al, Plaintiffs vs. Wegner.
6. Article, "Tree Battle in Clyde Hill ends: Olerud to pay for view", *The Seattle Times*, Jan. 7, 2013
7. City of Clyde Hill, WA, Municipal Code, Chapter 17.38 View Obstruction and Tree Removal.
8. Examples of Acceptable, Sympathetic, and Non-sympathetic Residential Styles
9. Letter, West End Neighborhood Council to City of Tacoma recommending approval of Narrowmoor Conservation District.
10. Matrix of Proposed Protections

Annexes:

- A. Painter Study, *Tacoma West Slope Historic District Development Project – Historic Resource Survey Report*; Painter Preservation and Planning, January 2010
- B. Community Outreach Summary; Chronological listing of WSNC contacts with community and the City of Tacoma (with 6 Appendices)
- C. Narrowmoor 4 Survey

APPENDIX 1

West Slope Neighborhood Coalition (WSNC)

Description and Background

APPENDIX 1

Description and Background of the West Slope Neighborhood Coalition (WSNC)

The WSNC was organized in 1986 as a response to view concerns that arose from new construction or remodels that impinged grievously upon the views of upslope neighbors, ostensibly in violation of existing covenants. Subsequently, the WSNC pursued important view preservation efforts that include:

- A view preservation initiative subsequently implemented by the City of Tacoma through the designation of *view sensitive areas* wherein residential structures were limited to 25' in height vs. the standard 35' limit.
- The largest local improvement district (LID) in Tacoma at the time to underground electrical, telephone, and cable lines and remove unsightly utility poles and wires, providing very significant enhancements to the views and property values of the area.
- Development of a protocol for neighbors to work together to address tall-growing trees and foliage that block views, wherein impacted neighbors agree to pay the cost of trimming or removal of the offending trees or foliage.
- Assistance to members residing in Narrowmoor Additions 2 and 3 where covenants preclude tall growing trees by publicizing the ruling of the Pierce County Superior Court that such trees should be limited to roof height.
- Besides its primary focus on view preservation, the WSNC has undertaken other quality of life issues, to include a neighborhood watch program, an emergency preparedness program, involvement with the Titlow Park Master Plan, and the organizing of community picnics and annual "Oktoberfest" that help to promote a sense of community and unite residents on issues of mutual interest.

WSNC Organization: The WSNC is organized under formally-adopted bylaws with a Board of Directors consisting of representatives from each of its respective areas and elected Officers of the Board. The membership consists of 189 dues-paying households within its west slop boundaries, the great majority of whom reside within the proposed Narrowmoor Conservation District Boundaries.

APPENDIX 1

The board of the WSNC meets monthly and hosts a general membership meeting in conjunction with its annual "Oktoberfest" gathering. Where there are issues of a broader, public impact beyond its immediate membership the WSNC hosts public meetings in appropriate, local neighborhood venues, e.g., Titlow Lodge.

To pursue the notion of a conservation district for Narrowmoor, the WSNC Board formed a "Conservation Project Committee" to develop an action plan and pursue all the necessary requirements and details necessary for a conservation district application to the City of Tacoma. The project committee regularly reported to board and, as appropriate, the committee and board would meet jointly to review and approve major milestones.

The WSNC predates Tacoma's neighborhood councils but supported the proposal for their establishment and has designated a board member who regularly attends the West End Neighborhood Council meetings.

APPENDIX 2

Map of West Slope Area

From City of Tacoma Comprehensive Plan

West End Neighborhood Council Subareas



West End Neighborhood Council Subareas



**City of Tacoma
Tacoma Economic Development Department
GIS Analysis & Data Services**

Map Location

0 2,000 4,000 8,000 Feet

NOTE: This map is for reference only.

Legend:
Red outline: Neighborhood Council District
Orange outline: Subareas

Plot Date: 10/7/2004
File Name: /tomb009011/pd1/BSIR3004/R231/WestEnd.mxd
Created By: TEDD GIS ANALYSIS & DATA SERVICES

APPENDIX 3

**Map of Boundaries of
Proposed Narrowmoor Conservation District**

West End Study Area

Parcels with Low Address and Reference (FID)



Legend

Study Area Parcels - by Year

- 1913 - 1940
- 1941 - 1957
- 1958 - 1969
- 1970 - 1985
- 1985 - 2007

Other Parcels



City of Tacoma
Community & Economic Development Department
GIS Analysis & Data Services

210 0 210 420 600
Feet

This drawing is neither a legally recorded map nor a survey and is not intended to be used as one. It is to be used for reference purposes only.

APPENDIX 4

**Photographs of View-Blocking Trees
in Narrowmoor Area**

Photo of Narrowmoor Area - 1947



TACOMA PUBLIC LIBRARY/RICHARDS STUDIO COLLECTION

South Sound Photo Album: This aerial photo, taken in February 1947, shows the West End of Tacoma, looking north from South 19th Street and Jackson Avenue. Streets have been graded for the development of the Narrowmoor neighborhood. By 1960, a city report described the area as being 6 blocks by 11 blocks, with homes selling for \$25,000 to \$100,000.

The above photo from shows the landscape of the Narrowmoor area prior to any construction. Note that there is a total lack of trees within the development. All subsequent tree and vegetation growth came about by residents who included it into their landscaping.

APPENDIX 5

**Order and Judgment, Superior Court Case
Regarding Tree Height in Narrowmoor Addition 3**



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SUPERIOR COURT OF WASHINGTON FOR PIERCE COUNTY

JAMES K. JONES and JUANITA JONES,)
husband and wife; ROBERT L.)
HOOVER and BETTY J. HOOVER,)
husband and wife; JEAN THOMSON,)
a single person; and MARY NERO,)
a single person,)

NO. 83-2-00969-9

Plaintiffs,)

vs.)

ORDER AND JUDGMENT

R. H. WEGNER and "JANE DOE")
WEGNER, husband and wife;)
WILLIAM L. LAWRENCE and)
SHIRLEY LAWRENCE, husband)
and wife' and RAMONA OSTLUND,)
a single person,)

Defendants.)

THIS MATTER coming on regularly for hearing before the undersigned Judge of the above-entitled Court, the plaintiffs appearing by and through their attorney John B. Troup, the defendants appearing by and through their attorney H. Edward Haarmann, the Court having heard the argument of counsel and having heretofore entered its Findings of Fact and Conclusions of Law, and being fully advised in the premises, now, therefore, it is hereby,

ORDERED, ADJUDGED AND DECREED that the defendants Richard A. Wegner and Gracia B. Wegner, husband and wife, be and they are hereby ordered and directed to trim their trees, on Lot 4, Block 12 NARROWMOOR THIRD ADDITION, Pierce County, Washington, to their existing roof line level, or to such level which is determined by the Court to be in conformity with paragraph A of said covenants. That said trimming shall be accomplished prior to April 20 1984. It is further

1 ORDERED, ADJUDGED AND DECREED that the defendants Richard
2 H. Wegner and Gracia B. Wegner, husband and wife, are hereby
3 ordered not to permit shrubs or trees to grow higher than their
4 existing roof line level or to such level which is determined by
5 the Court to be in conformity with paragraph A of said covenants.
6 It is further

7 ORDERED, ADJUDGED AND DECREED that the complaint filed
8 against the defendants Lawrence and the cross-claim against the
9 plaintiff Jean Thomson, be and the same are hereby dismissed with-
10 out costs to any party. It is further

11 ORDERED, ADJUDGED AND DECREED that all parties hereto bear
12 their own costs and attorney's fees.

13 DONE IN OPEN COURT this 27 day of January, 1984.

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18 JUDGE

FILED
SEPT. 10
1st OPEN COURT
JAN 27 1984
BRIAN SONNTEG, Clerk
By 
DEPUTY

18 Presented by:
19 HAARMANN & CHRISTIANSON

20 By 
21 H. EDWARD HAARMANN
22 Attorneys for Defendants Wegner and Lawrence

23 Approved as to Form and Notice
24 of Presentation Waived:

25 TROUP, CHRISTNACHT, LADENBURG
26 & McKASY, INC. P.S.

27 By _____
28 JOHN B. TROUP
29 Attorneys for Plaintiffs Jones, Hoover & Thomson

30 ENTERED
31 JRGM# _____
32

APPENDIX 6

Seattle Times Article

“Tree Battle in Clyde Hill”

Originally published Monday, January 7, 2013 at 8:59 PM

Tree battle in Clyde Hill ends; Olerud to pay for view

By Keith Ervin

Seattle Times staff reporter

Former American League batting champ John Olerud may soon have a better view from his Clyde Hill home, but he'll have to pay for it.

Olerud's downhill neighbors, Bruce and Linda Baker, have decided not to appeal a city Board of Adjustment order that they cut down two 50-foot-tall trees partially blocking Olerud's view of the Seattle skyline.

The board's written ruling in favor of John and Kelly Olerud last month was the first time the city has ordered a tree removed under its 1991 "view obstruction and tree removal" ordinance.

The Bakers objected that the law allowed an unconstitutional taking of their property for their neighbors' benefit, but informed the city last week that they won't appeal to the City Council.

"They concluded that while they weren't happy with the order or the ultimate decision, they wanted to make peace with their uphill neighbors while also protecting the interests of the other people with trees in Clyde Hill," the Bakers' lawyer, David Brenner, said Monday.

The Bakers felt the board ruling "struck a good balance" because it requires the Oleruds to pay a hefty price to improve their view.

The Oleruds must choose between two bids — \$62,694 and \$64,440 — obtained by the Bakers for removal of their rare Chinese pine and more common Colorado spruce, and replacement of them with two shore pines.

If the new trees grow above 25 feet, the Bakers must prune them.

The Board of Adjustment ruled the existing trees unreasonably obstruct the Oleruds' view while providing only a minor benefit to the Bakers in visual screening, wildlife habitat and morning shade.

While some Clyde Hill residents supported the Oleruds, many others said the Bakers shouldn't be forced to cut down 50-year-old trees that were there long before the Oleruds bought their Clyde Hill property in 2006 and subsequently built a new house.

An appraisal commissioned by the Oleruds said removing the trees would increase the value of their \$4 million property by \$255,000. The trees block 40 percent of what would otherwise be a 30-degree view of Lake Washington, Seattle and the Olympic Mountains, John Olerud told the Board of Adjustment.

Neither family returned phone calls seeking comment Monday.

"They're pleased that it's resolved," said the Oleruds' lawyer, Paul Taylor. Taylor declined to discuss the case in detail, but said he was confident the law would have been upheld had it been challenged in court.

The neighbors' dispute was fraught with references to the Christian faith shared by both couples. At the first of two city hearings, Olerud cited Jesus' admonition to love your neighbor as a reason the Bakers should give the Olerud family the same commanding view they enjoy.

An Olerud supporter at the same hearing told Bruce Baker, a Presbyterian minister and Seattle Pacific University professor, that if he didn't understand the Oleruds' concerns, "boy, I tell you, you'd better find a different line of work, buddy, because you're not very Christian."

After the Board of Adjustment voted in the Oleruds' favor in November, the Bakers' lawyer told the Oleruds' lawyer the parties could avoid an appeal by agreeing to a settlement that would include tree removal and a \$25,000 "tithe" of the property-value increase to a charity of the Oleruds' choice.

"The Bakers would like to see a resolution of this dispute which will allow them to live in peace with the Oleruds as neighbors and better model for the watching public what it means to be fellow citizens of the Kingdom of God," Baker attorney Brenner wrote in that settlement proposal, which wasn't accepted by the Oleruds.

Keith Ervin: 206-464-2105 or kervin@seattletimes.com

http://seattletimes.com/html/localnews/2020081810_olerud08m.html

APPENDIX 7

City of Clyde Hill Municipal Code

Chapter 17.38 View Obstruction and Tree Removal

Clyde Hill Municipal Code 17.38.010

17-28.1 (Revised 8/04)

Chapter 17.38

**VIEW OBSTRUCTION AND
TREE REMOVAL**

Sections:

17.38.010 Purpose.

17.38.020 Definitions.

17.38.025 Preservation of views.

17.38.030 Complaint.

17.38.040 Notification of hearing.

17.38.050 Hearing and findings of the board.

17.38.060 Decision of the board.

17.38.070 Work of correction and allocation
of costs.

17.38.080 Appeal and remedies.

17.38.085 Compliance required.

17.38.090 Pruning.

17.38.010 Purpose.

This chapter is enacted in recognition of the following facts and for the following reasons:

A. Among the features that contribute to the attractiveness and livability of the city of Clyde Hill are its trees as defined herein, both native and introduced, and its views obtained from a variety of elevations throughout the city.

B. Trees, whether growing singly, in clusters or in woodland situations produce a wide variety of significant psychological and tangible benefits for both residents and visitors to the city. Trees contribute to the natural environment of the city by modifying temperatures and winds, replenishing oxygen to the atmosphere and water to the soil, controlling soil erosion, and providing wildlife habitat. Trees contribute to the visual environment of the city by providing scale, color, silhouette and mass, and by creating visual screens and buffers to separate land uses and promote individual privacy. Trees contribute to the economic environment of the city by stabilizing property values and reducing the need for surface drainage systems. Trees contribute to the cultural environment of the city by becoming living landmarks of the city's history and providing a

(Revised 8/04) 17-28.2

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Clyde Hill Municipal Code 17.38.030

17-29

critical element of nature in the midst of urban congestion and settlement.

C. Views also produce a variety of significant and tangible benefits for both residents and visitors to the city. Views contribute to the economic environment of the city by substantially enhancing property values. Views contribute to the visual environment of the city by providing inspiring panoramic vistas, and creating distinctive supplements to architectural design. Views contribute to the cultural environment of the city by providing a unifying effect, allowing individuals to relate different areas of the city to each other in space and time.

D. It is recognized that trees and views and the benefits derived from each, may come into conflict. Tree planting locations and species selections may produce both intended beneficial effects on the property where they are planted, and unintended deleterious effects on neighboring properties. Trees may block light, impinge upon the utilization of solar energy, cause the growth of moss, harbor plant disease, retard the growth of grass, harbor rodents, interfere with snow and ice removal, as well as interfere with the enjoyment of views, including the undermining of property values. It is therefore in the interest of the public welfare, health and safety to establish standards for the resolution of view obstruction claims so as to provide a reasonable balance between tree and view related values. (Ord. 805 § 1, 1999; Ord. 648 § 1, 1991)

17.38.020 Definitions.

The definitions contained in Chapter 17.04 CHMC shall apply to this chapter, except that the definitions of this section shall apply in the case of a conflict with the definitions in Chapter 17.04 CHMC.

A. "Complainant" means the complaining property owner in the city of Clyde Hill who files a written report with the city.

B. "Person" means any individual, firm, partnership, corporation or other legal entity owning property in the city of Clyde Hill.

C. "Tree" a woody perennial plant which usually, but not necessarily, has a single trunk and a height of 15 feet or more, or has a circumference of 20 inches measured at 24 inches

above the ground and for purposes of this chapter includes any shrubbery capable in its normal growth to exceed a height of eight feet; references herein to "tree" shall include the plural; provided, however, any tree whose age antedates the incorporation of the city shall be deemed a "historic" tree and be exempted from this chapter. For purposes of this chapter "tree" shall include any plant material, or shrubbery planted or growing in a dense continuous line so as to form a thicket barrier or naturally grown fence. (See CHMC 17.37.020 for regulations pertaining to naturally grown fences.)

D. "Tree owner" the record owner of the real property on which the subject tree in the city of Clyde Hill is located.

E. "View" means a vista of Lake Washington, bridges, skylines, Cascade or Olympic Mountains and area communities or surrounding hills from the primary living and entertainment areas of the home. (Ord. 805 § 1, 1999; Ord. 648 § 1, 1991)

17.38.025 Preservation of views.

In order to resolve the conflict between trees and views as defined herein, no tree, (except as exempted under CHMC 17.38.020(C)) whether native or planted and whenever or wherever planted in Clyde Hill is immune from complaint if the height of the tree unreasonably obstructs the view or access to sunlight of a neighbor. No owner of a tree shall allow the same to grow or tolerate or permit the presence on the owner's premises of such a tree. (Ord. 805 § 1, 1999; Ord. 648 § 1, 1991)

17.38.030 Complaint.

A property owner who desires to take advantage of the provisions of this chapter to

17.38.040

17-30

resolve the conflict between trees and views, shall file with the city clerk a written report stating with particularity the manner in which the view from her/his property or sunlight reaching her/his property is being unreasonably obstructed by the growth of one or more trees on neighboring property; the specifics of her/his efforts to alleviate the problem including contacts with the tree owner and the appropriate homeowners' association(s) or neighborhood view association(s) in the area, and that these efforts have not been successful; and that all efforts to mediate or arbitrate a resolution of the unreasonable obstruction through the King County dispute resolution center have been exhausted. She/he shall deposit with the city clerk a nonrefundable fee, in an amount to be established by resolution of the city council, to cover the administrative costs as prescribed by the board of adjustment. In addition, the complainant shall deposit with the city clerk, in an amount to be established by resolution of the city council, an additional deposit, which shall be refunded in any amount not used, against the consulting expenses incurred by the city under provisions of this chapter (for landscape architect, tree surgeon, or other consultant), and shall agree in writing to pay in full the reasonable amount of any such expenses, even if such expenses exceed the amount of the advance. (Ord. 805 § 1, 1999; Ord. 648 § 1, 1991)

17.38.040 Notification of hearing.

The board of adjustment sitting in a quasijudicial capacity shall schedule a hearing on the report within 60 days after it is filed with the city by the complainant. The city clerk shall give at least 10 days' notice of the hearing certified mail, return receipt requested, to the tree owner as shown on the last assessor's tax roll of King County, and to the complainant, and shall give at least 10 days' notice of the hearing by mailing notices to such other property owners as in her/his discretion might be materially affected, using the ownerships, names and addresses from the last assessor's

tax roll. The notice shall state the name of the complainant, the name of the tree owner, the tree's location, and the time and place of the hearing, and shall request written comments prior to the hearing. The hearing shall only proceed following proof that the tree owner has received notice as provided herein. The failure of any other property owner to receive the notice shall not invalidate the proceedings. (Ord. 805 § 1, 1999; Ord. 648 § 1, 1991)

17.38.050 Hearing and findings of the board.

A. At the hearing, each party or their counsel may present such evidence as she/he deems necessary. The hearing may be continued from time to time for good cause, within the discretion of the board.

B. Prior to rendering a decision in favor of the complainant, the board shall find all of the following facts to be true:

1. That the property owner making the complaint has contacted the tree owner and made reasonable efforts to alleviate the problem as set forth in CHMC 17.38.030;

2. That the view from or the sunlight reaching the real property of the complainant is unreasonably obstructed and the manner in which the view or sunlight is obstructed. In determining whether the view from or sunlight reaching the real property of the complainant is unreasonably obstructed, the board may consider several factors, which include but are not limited to, the following:

a. The extent of the alleged view obstruction, expressed as a percentage of the total view, and calculated by means of a surveyor's transit or by photographs or both;

b. The extent to which landmarks or other unique view features, as defined in CHMC 17.38.020(E), are obstructed;

c. The extent to which the tree(s) cause shadows or reduce air circulation and/or light;

Clyde Hill Municipal Code 17.38.070

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d. The extent to which the tree(s)

affect the real property value of the complainant's real property;

e. The extent to which the tree(s) provide visual screening; a wildlife habitat; soil stability (as measured by soil structure, degree of slope and extent of root system); and energy conservation and/or climate control;

f. The extent to which the tree(s) affect neighboring vegetation;

g. The visual quality of the tree(s), including, but not limited to, species characteristics, size, form, texture, color, vigor and location; and other tree-related factors, including, but not limited to, indigenous tree species, specimen tree quality, rare tree species, and historical value;

3. That such obstruction materially decreases the enjoyment of the real property of the complainant; and

4. That trimming, pruning, removal or other alteration of the site of the obstruction in the manner to be determined by the board will not unreasonably decrease the enjoyment of the real property of the tree owner, as determined by an objective evaluation.

C. In making the board's decision, the personal attachment of a party to particular trees or landscaping shall not be compelling nor shall a minor obstruction of a view or sunlight be decisive. (Ord. 805 § 1, 1999; Ord. 648 § 1, 1991)

17.38.060 Decision of the board.

Following the hearing, the board shall render its decision and shall so advise the parties, in writing. It shall, in its decision, if it finds for the complainant, determine the specific manner in which the obstruction is to be trimmed, pruned, removed or otherwise altered. The decision of the board shall become final 10 days after entry thereof unless an appeal is filed with the city council as prescribed in CHMC 17.38.080. In rendering its decision under this chapter and determining what, if any, work should be ordered, the board shall be guided by the principle of removal and replacement or substitution rather than risk

mutilation, abusive pruning or death of the tree; and shall consult the accepted guidelines for tree care such as the American National Standards Institute, the National Arborist Association, the Western Chapter International Society of Arboratory and others. (Ord. 805 § 1, 1999; Ord. 648 § 1, 1991)

17.38.070 Work of correction and allocation of costs.

Within 15 days after the decision of the board becomes final, the tree owner will obtain at least two bids from licensed tree service companies to have the prescribed work done, and shall present all bids to the complainant. Within 15 days after presentation of the bids, the complainant will deposit with the board or tree owner an amount equal to the percentage of the lowest bid deemed appropriate by the board, under subsections (A), (B) and (C) of this section. Failure by a complainant to deposit with the board or tree owner the full amount required by the board within the 15 days required shall constitute a withdrawal and abandonment of the claim. The tree owner will, at her/his sole discretion, choose the company by which she/he wishes the work done and shall order the work done within 30 days after receiving the complainant's deposit or such other period of time as the board may determine to be reasonable and appropriate. The tree owner shall pay the difference between the deposit amount and the bid amount of the company she/he has chosen. The ordered work shall be done by a licensed tree service under the sole discretion and control of the tree owner. However, nothing in this section shall prohibit the tree owner from doing the work herself/himself. The complainant shall pay the entire lowest bid amount of the ordered work, unless the board makes an express finding that:

A. Removal of the tree is otherwise required for compliance with CHMC

17.38.080

17-32

17.37.020, in which case the owner may be

required to pay up to 100 percent of the cost of the work, the actual percentage to be determined by the board, including reimbursement of the complainant's filing fee; or

B. The tree constitutes a hazard to the safety of the complainant or his property, and is being maintained by the tree owner in disregard for the safety of others, in which case the tree owner may be required to pay up to 100 percent of the cost of the work, the actual percentage to be determined by the board, including reimbursement of the complainant's filing fee; or

C. While no view or sunlight obstruction to a neighbor's property existed when the complainant took possession of the dwelling, but due to growth of a tree an obstruction occurs at a later date, and the tree owner has disregarded the view or sunlight obstruction to neighbor's property by allowing the tree to grow to such a height as to obstruct the view or cause sunlight obstruction to neighbor's property, the tree owner may be required to pay up to 100 percent of the cost of correcting the view obstruction or sunlight obstruction, the actual percentage to be determined by the board. The city shall comply with this section of the code the same as any other person. (Ord. 805 § 1, 1999; Ord. 648 § 1, 1991)

17.38.080 Appeal and remedies.

Any party adversely affected by the decision of the board may file a written notice of appeal to the city council with the city clerk within 10 days after the decision of the board. Unless otherwise provided by resolution of the city council to the contrary, the city council shall thereupon fix a time and place for hearing the appeal within 60 days of the written notice of appeal, and shall give at least 10 days' notice of the hearing to all parties that received notice pursuant to CHMC 17.38.040. The council sitting in a quasi-judicial capacity shall conduct a closed record public hearing and shall consider the findings and decision of the board. The submission of new evidence shall only be permitted with permission of the council

if the new evidence was not reasonably known or available at the time of the hearing before the board of adjustment. The city council, whose decision shall be final from the date of entry of its findings, conclusions and decision, shall have the right to affirm, reverse, or modify the decision of the board and shall have the right to continue the hearing from time to time for good cause. (Ord. 805 § 1, 1999; Ord. 648 § 1, 1991)

17.38.085 Compliance required.

The tree owner shall comply with any work prescribed by the board or council no later than 90 days after the decision of the board or council becomes final. Thereafter, the continued maintenance of the tree without compliance with the final order prescribed by the board or council shall constitute a misdemeanor, punishable in accordance with the provisions of CHMC 1.08.010 and is declared a public nuisance which may be enjoined or abated as provided by law. (Ord. 805 § 1, 1999; Ord. 648 § 1, 1991)

17.38.090 Pruning.

The board and council may direct that the work prescribed pursuant to CHMC 17.38.070 and 17.38.080 be continuously maintained within reasonable limits necessary to insure compliance with this chapter. The tree owner shall have the sole responsibility of maintaining the trees at such height as may be decided upon the board or council. Failure to comply with the direction or decision of the board or council made pursuant to the provisions of this chapter shall constitute a misdemeanor punishable in accordance with the provisions of CHMC 1.08.010 and is declared a public nuisance which may be enjoined or abated as provided law. (Ord. 805 § 1, 1999; Ord. 648 § 1, 1991)

APPENDIX 8

Examples of Acceptable, Sympathetic, and Non-sympathetic Residential Styles

Examples of typical mid-century homes in Narrowmoor
documented in 2010 Painter Study

(All are considered “acceptable” in form and scale,
reflecting low-profile, horizontal aspect design elements)

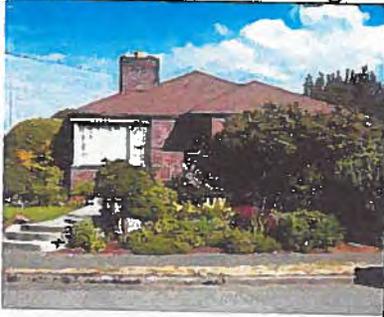
Styles in Tacoma's West Slope Neighborhood
April 16, 2009

World War II-era styles

The Basic House – plan type

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

World War II-era cottage



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

Minimal Traditional



The Minimal Traditional house is a transitional building that reflects FHA minimal standards. Typical characteristics include a hip or gable roof, no eaves, a square or rectangular plan, and 'traditional' windows such as paired or single double-hung windows with multiple lights and shutters. Visual interest is often provided by cladding materials, such as clapboard with brick accents or shingle siding.

Post-war brick bungalow



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

Post-war styles

The Ranch Style - The Ranch house was popular throughout the United States and assumed many forms and styles. Form types include L-shaped houses, U-shaped houses, houses arranged around a courtyard, split-level houses, which are two stories, and rambles. They are characterized by low-pitched hip and gable roofs; deeper eaves than on the earlier, WWII-era styles; a variety of footprints; and open floor plans in the public areas of the house. They typically have large expanses of horizontally-oriented windows, of which fixed and casement windows were the most popular in the 1950s. They display a variety of siding types and detailing. Chimneys are broad and occur on the interior or endwall.

The Ranch House – plan type

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

Ranch house – form types

L-shaped Ranch house



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

U-shaped Ranch house



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

The Rambler



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

Ranch house - styles

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

Traditional Ranch



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

Contemporary Ranch



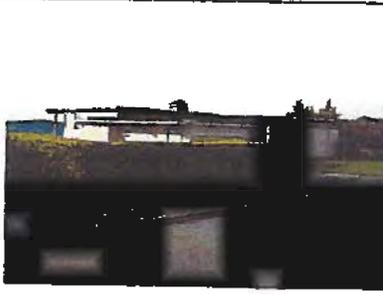
The Contemporary Ranch house refers to mid-century Ranch houses that do not display the rustic or traditional stylistic features of the Traditional Ranch. In fact, a Contemporary Ranch house may reflect few stylistic features or details, relying on the overall form and simple modern detailing, such as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

Character Ranches



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

Modern houses



Modern houses are often architect-designed and, in contrast to the Ranch style, take on a variety of forms, shapes, and overall expression. Modern homes typically have an open floor plan in the public areas of the house, but are screened from the public street. Roofs typically have a low pitch and may include gable, shed or flat roofs, or more expressionistic roof forms. Common characteristics include an emphasis on asymmetrical two-and-three-dimensional compositions and an expansive use of glass contrasted with clerestories above solid screen walls. Use of natural materials such as stained wood and stone is common.

Post-and-beam



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

International Style



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

Examples of “sympathetic activity” in Narrowmoor
(would comply with the proposed protections)

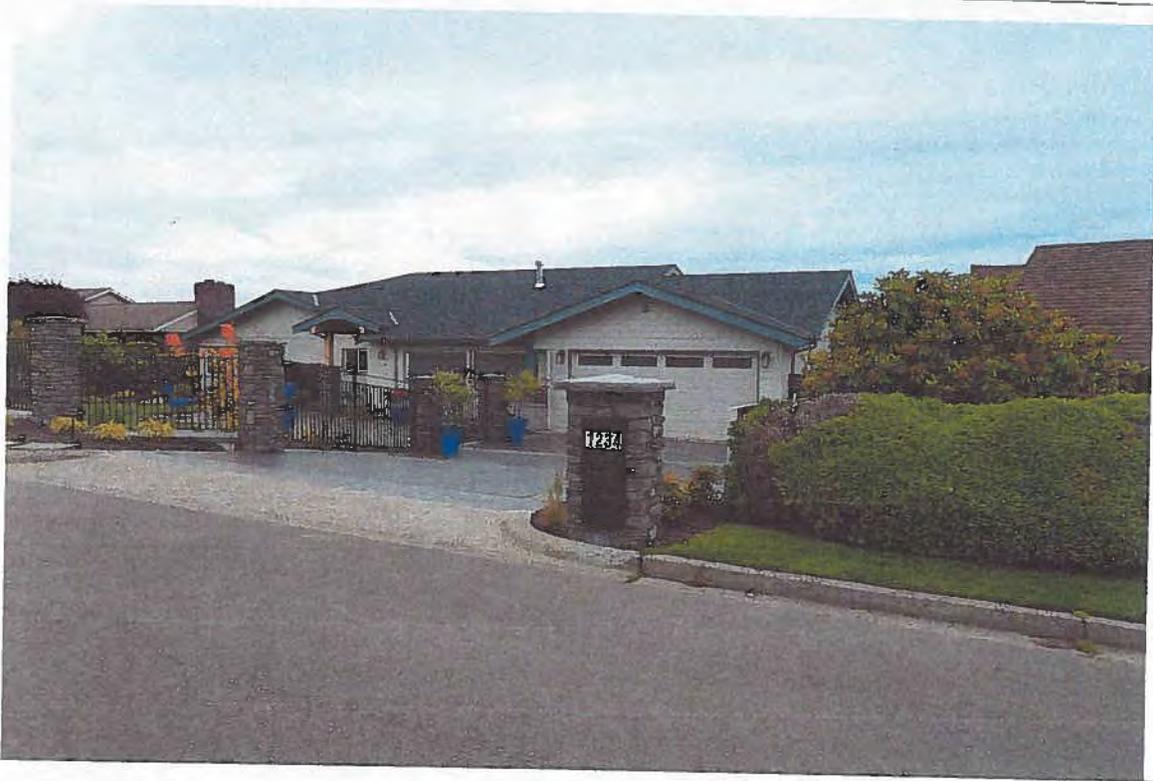
Example of “sympathetic activity” (encouraged in proposed protections).



The original house was demolished in 1990's. Current two-level home was built as a “remodel”. Its' design, style and materials are consistent with character of the Narrowmoor neighborhood.



Example of “sympathetic activity” (encouraged in proposed protections).



The original house was demolished in 2010's. Current rambler home was built as a “remodel”. It is comparable in height to the former structure, thus retaining the views of uphill neighbors.

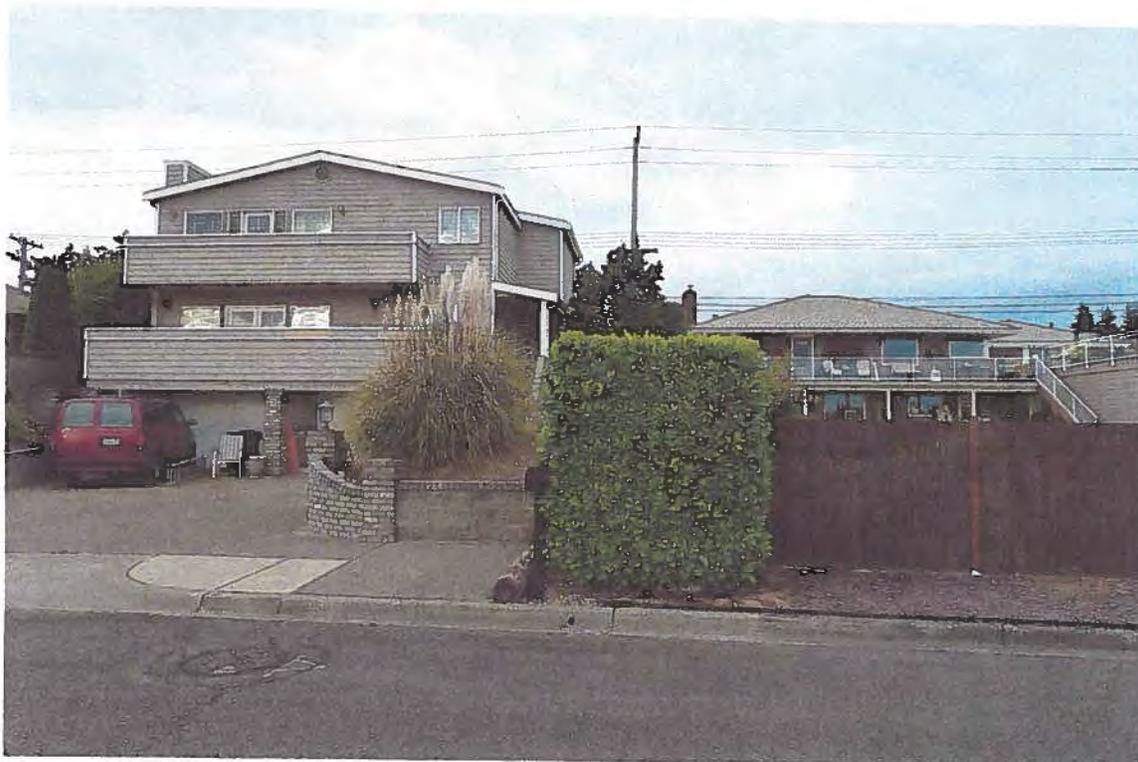


Examples of “unsympathetic activity” in Narrowmoor
(would not comply with the proposed protections)

Example of “unsympathetic activity” (discouraged in proposed protections).



Non-compliant three level home constructed in 1990's towers over adjacent homes. Also, structure is sited on the lower portion of lot impacting neighbors' peripheral views.



Example of “unsympathetic activity” (discouraged in proposed protections).



Constructed in 2000's, this “commercial” look is out of character in mid-century neighborhood. Also, building footprint is large relative to the lot; it's close to minimum setbacks on all 4 sides.



Example of “unsympathetic activity” (discouraged in proposed protections).



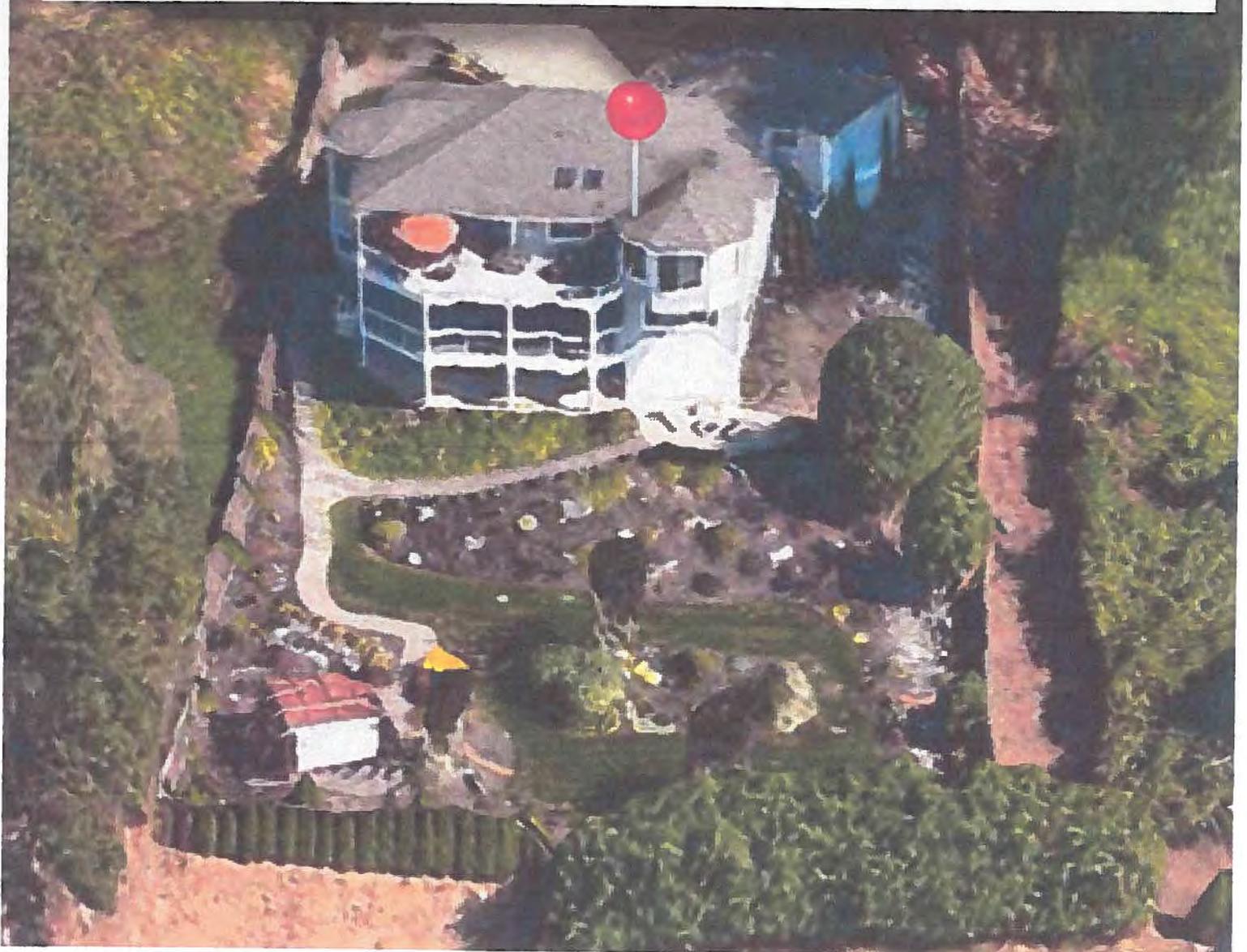
The vertical architectural aspect of this home is untypical for the mid-century Narrowmoor neighborhood, where the norm is a horizontal aspect, designed to maximize views.



Example of “unsympathetic activity” (discouraged in proposed protections).



Constructed in 2000's, the “Mac Mansion” pictured below is untypical for the mid-century Narrowmoor neighborhood, in terms of both its scale and its form.



Example of “unsympathetic activity” (discouraged in proposed protections).



After subdividing a vacant lot, the resulting home sites no longer extend from street to street, losing their spatial “openness”. Two homes were then constructed on the original plot. Both are two full stories above ground. (Originally developed homes are one story plus daylight basement.)



APPENDIX 9

Matrix of Proposed Protections

PROPOSED DESIGN STANDARDS & PROTECTIONS FOR NARROWMOOR CONSERVATION DISTRICT

Extract from Recommendations of the Painter Study (pg 9): (Emphasis added)

“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 the 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 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.***”

Existing Covenants Applicable to Narrowmoor Additions	Excerpts from Historic Resource Survey Report – Painter Preservation and Planning, 2010	Intents and Proposed Design Standards to Protect and Maintain the Character of Narrowmoor Neighborhood
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Architectural & Building Design Elements (Form)

<p><u>COMMON TO ALL ADDITIONS (1ST, 2ND, 3RD, & 4TH)</u> One single family dwelling to not exceed two stories in height.</p> <p><i>Historical Note:</i></p> <ul style="list-style-type: none"> - <i>When Covenants went into effect daylight basements were considered a “story” as evidenced by homes built with a maximum of 2 levels and an average height of only 18 feet.</i> - <i>Tacama’s current View Sensitive Overlay Zone Regulations set maximum height limits of 25 feet</i> 	<ul style="list-style-type: none"> • “The architectural survey and historic research for the survey area...reveals that the significance of the neighborhood lies in the design of the Narrowmoor Addition; specifically the Addition’s location; the design and layout of the subdivision; and the siting of the residences with respect to the topography, view corridors, and parcels themselves. (P26) • “So while the design of the Narrowmoor Addition is unique as a subdivision, it is not unique for the fact that residences are individually designed and constructed. The architectural styles seen in the subdivision are also not unique. (P7) • “The overall aspect of residential design at mid-century was horizontal. This was emphasized through the building form, the building’s relationship to the ground (entries often occurred at grade), the flat or low pitched roof, and the horizontal orientation of the windows. (P30) 	<p><u>THE INTENT IS TO MAINTAIN THE CHARACTER AND VIEW ATTRIBUTES OF THE AREA</u> Marine, Narrows Bridge, and mountain views in Narrowmoor are high priorities and obstruction of existing views need paramount protection and enforcement, whether it be for new homes, remodels, additions, and/or reconstructions, in order to maintain views and neighborhood character. Narrowmoor was planned and developed with low profile, horizontal type homes and aspects, having mostly low pitched roofs and some very limited flat roofs, with exterior wall variations and asymmetry. These neighborhood characteristics should be retained.</p> <p><u>PROTECTIONS:</u> BUILDING HEIGHT - Building heights in the Narrowmoor Additions shall be restricted to no taller in height than the existing ridgeline(s) and or roofline(s) for reconstruction, remodels, and additions. New construction shall be no higher than the average roof line of the primary structure(s) on adjacent properties so long as those structures are representative of original Narrowmoor construction. If an adjacent home has been structurally altered in a manner that increased its roof height or it consists of 3 levels inclusive of a daylight basement, the nearest residence representative of original construction shall be used for the measurement. Exceptions to the height limit may be possible through the city’s variance application process. Applicant must show no obstruction on marine, mountain and bridge views of others.</p>
	(Cont’d)	(Cont’d)

	<ul style="list-style-type: none"> • “Gable and Hip roofs were equally popular, although low-pitched roofs were the norm in either case. Gable and hip roofs that telescoped into each other were particularly popular for the ramblers, or houses that were set into and responded to the topography of their site. (P30) • “The horizontal emphasis and low-slung appearance of the classic Ranch house, as well as other mid-century styles, is particularly characteristic of the Narrowmoor Addition. (P30) • “An overriding characteristic of design at mid-century was asymmetry. This was carried out in the composition of the building, or the arrangement of various design features, and included fenestration patterns. A symmetrical entry was unheard of, and the private wings of the house often visually balanced the public wings, in terms of overall design. This design characteristic can be seen in virtually all the Narrowmoor Addition residences that have not been altered.” (P30) 	<p>ROOF STYLE & PITCH - Low-pitched gable and hip roofs shall be the norm, and may vary in degrees of pitch depending on various factors, including: where a structure is sited on the sloping topography of the lot, its roofline height and orientation, comparative height of adjacent homes, etc. Roof pitch shall not exceed 5:12.</p> <p>ARCHITECTURAL FEATURES AND STYLES - New and remodeled homes shall be consistent and compatible with existing structures in style and features. A-frames; flat-roofed, un-modulated “commercial-looking” structures, and similar, unsympathetic construction should be considered inappropriate for the area. (See photos exhibits at Appendix 8 for examples of residences compatible with the period and those incompatible.)</p> <p>APPURTENANCES No cupolas, railings, decorative railings, or accessory items such as roof-mounted solar panels, wind energy devices, or the like shall extend the allowable roof height, nor shall such items be allowed if they are reflective of the sun and disruptive to the view. Normal and necessary items, such as vent stacks, chimneys, and safety railings on decks are exempted so long as they are designed to be of minimal impact on the view, consistent with their essential functions.</p>
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Structures (Scale)

<p><u>COMMON TO ALL ADDITIONS (1ST, 2ND, 3RD, & 4TH)</u> One single family dwelling to not exceed two stories in height.</p> <p><u>COMMON TO MOST ADDITIONS (1ST, 2ND, 3RD, & 4TH)</u> Ground floor of the main structure, exclusive of one story open porches and garages, shall not be less than 1100 square feet for one story structures, nor less than 980 square feet for 1 ½ or 2 story structures</p>	<ul style="list-style-type: none"> • “Second stories (excluding daylight basements) were prohibited in the Narrowmoor Addition by covenant (note that the houses were actually called two-story houses; today we would say they were one story with a basement.) This maintained the overall ambience of the subdivision and also prevented view blockage. (P16) • Particularly large new homes or homes with large additions (or new second stories) in the Narrowmoor Addition are visually intrusive in this setting. (P29) 	<p><u>THE INTENT IS TO MAINTAIN EXISTING DEVELOPMENT PATTERNS PROTECTIONS</u></p> <p>Residential structures shall not exceed a single, main level, and a daylight basement.</p> <p>The cumulative footprint of the residence, garage and outbuildings shall not exceed 25% of the square footage of the residential lot.</p>
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Existing Covenants Applicable to Narrowmoor Additions	Excerpts from Historic Resource Survey Report	Intents and Proposed Protections
<i>Platting, Layout & Subdividing</i>		
<p><u>Common to 1st, 2nd and 3rd Additions</u> Except as otherwise therein specifically stated, no structure shall be erected, placed or permitted to remain on any residential building plot other than one detached single-family dwelling and a private garage.</p> <p><u>Unique to 1st Addition (Mar 1944)</u> No residential structure shall be erected or placed on any building plot which is less than 9,000 square feet, or a width of less than 60'. <i>NO REFERENCE TO MINIMUM PLOT SIZES: 2ND, 3RD OR 4TH</i></p> <p><u>Unique to 3rd Addition</u> All construction in Block No's 2, 3, 4, 8, 9, 10 and 14 shall be limited to one residential dwelling & a private family garage upon each lot.</p>	<ul style="list-style-type: none"> • "The relationship of the houses to the lots and the lots to the larger site were historically quite specific in the Narrowmoor Addition. The houses were sited at the "top" of the lots and the landscaping and landscape features were restricted such that the lot retained an open feel. (P28) • "The lots are large, and they are through lots. That is, they are bounded on each "short" side by the north-south running streets and have no alleys. (P6) • "The Narrowmoor Addition has been graded and platted such that the houses are sited on a series of terraces that parallel to the water. The lots themselves are terraced such that the upper part of the rectangular lot is high, in order to take advantage of views, and the lower levels slope down toward the westerly street with expansive yards. (P27) • "It is significant for the design of the subdivision itself; that is, the layout of the subdivision and the controls on its development, as evidenced in the covenants that governed how the individual lots could be developed. (P7) • "...it is characteristic that lots at mid-century were larger and less densely developed than lots today, and this is a particularly important character-defining feature of the Narrowmoor Addition." (P29) 	<p><u>THE INTENT IS TO PRESERVE LARGE LOT SIZES</u> Narrowmoor was platted and originally developed to maximize views <i>and retain a sense of openness</i> by having large lots extend street to street with the long axis perpendicular to the view.</p> <p><u>PROTECTIONS</u> No residential parcel or lot shall be less than 12,500 square feet, to include individual existing lots, plots, assessor segregations, short plats or re-plats.</p> <p>Where an original lot extends street to street, so shall any lots subdivided from the original.</p>
<i>Trees and Vegetation</i>		
<p><u>Narrowmoor 3rd Addition</u> No tall growing trees, such as Southern Poplar, Maple, or similar species that would obstruct the panoramic view of the Sound.</p> <p><u>Narrowmoor 2nd Addition</u> Same restrictions as Narrowmoor 3, except to exclude properties between 5 Jackson and 5 Fairview Drive.</p> <p><u>Historical Note:</u> <i>On January 27, 1984, Superior Court Judge Gary Steiner ruled that the Narrowmoor 3 Covenants were legal and binding as pertains to the planting and height of trees, ruling further, that trees cannot be higher than the roof peak of the house.</i></p>	<ul style="list-style-type: none"> • "The Narrowmoor Addition is known for its location...It is unique, however, for the way the subdivisions and site design within individual lots was designed to respond to these views. In this sense, the subdivision displays singular characteristics. The visual features...include low profile homes and landscaping to protect views... (P 7-8) • "If, however, design guidelines are prepared in the future for the Narrowmoor addition, landscaping and site features should be addressed." (From a discussion regarding whether a property contributes to the criteria of an historic district; P 16-17) • "The ongoing influence of this covenant [prohibiting tall growing trees] can still be seen today in the subdivision... The contrast between the landscape character of the Narrowmoor Addition and that of the Titlow Addition below, where no prohibitions again (sic) tall trees existed, can easily be seen. (P33) 	<p><u>THE INTENT IS TO PRESERVE VIEWS FROM UNDESIRABLE ENCROACHMENT OF TREES AND OTHER GROWTH</u> Narrowmoor residences have been plagued by trees and other vegetation that obstruct views. Only where covenants apply, can residents seek remedies through the courts. Vegetation control is important to maintain the neighborhood character and should be consistent throughout.</p> <p><u>PROTECTIONS</u> Trees or other tall-growing vegetation shall not obstruct views and shall not exceed the rooftop height of the residential structure on the property.</p>

Garages and Accessory Buildings

COMMON TO ALL ADDITIONS (1ST, 2ND, 3RD, & 4TH)

No structure shall be erected, placed or permitted to remain on any residential building plot other than on detached single-family dwelling not to exceed two stories in height and a private garage.

COMMON TO ALL ADDITIONS (1ST, 2ND, 3RD, & 4TH)

Whenever necessitated by natural contours of grade conditions of the site a private garage may be located within 10 feet of the street line. A garage so located shall be of masonry, exterior construction and finish in light colored stucco unless constructed from standard clay brick.

COMMON TO 1ST, 2ND, & 4TH ADDITIONS

No trailer, tent, shack, barn or other outbuilding shall be erected, permitted or maintained in the subdivision, nor used as a residency temporarily or permanently.

UNIQUE TO 3RD ADDITION

No barns, coops, shacks, trailers or Quonset type of construction shall be permitted within the subdivision.

- The placement of accessory structures was also restricted in a way that contributed to the open feel. Accessory structures were limited to private garages, and could not be placed within setback areas. (P28)
- Noted as “non-contributory” to the historic criteria: “The construction of new garages that visually overwhelmed the house, where this was not the case historically (note that some L-shaped ranch houses have prominent garages).” (P17)

THE INTENT IS TO FOSTER NEIGHBORHOOD CHARACTER, COMPATIBILITY, AND THE LIMITING OF VISUAL INTRUSIONS

Accessory buildings or outbuildings, temporary or permanent, were not intended for Narrowmoor. Over time, accessory buildings, such as pool houses, green houses, and garden equipment storage buildings have appeared and detached garages allowed in certain circumstances. The intent is to foster the original neighborhood character by minimizing such structures.

PROTECTIONS

Minimal, detached accessory buildings may be allowed to include garages so long as their cumulative footprint does not exceed 1,000 square feet and do not exceed 15 ft in height or otherwise impair views. Detached buildings shall be of similar materials and colors to the residence (with the exception of all-glass greenhouses).

ANNEX A

Tacoma West Slope Historic District Development Project – Historic Resource Survey

Painter Preservation and Planning

**Tacoma West Slope
Historic District Development Project
Historic Resource Survey Report**



Courtesy Tacoma Public Library

Prepared for
City of Tacoma
Community & Economic Development Department &
West Slope Neighborhood Coalition

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TACOMA WEST SLOPE
HISTORIC DISTRICT DEVELOPMENT PROJECT
HISTORIC RESOURCE SURVEY REPORT

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suburban design as recommended by the FHA land planning division typically displayed curvilinear streets; blocks that were two, rather than one lot deep; moderately sized lots with a common park or open space; more limited points of access; and sidewalks and pedestrian connections throughout the subdivision.³

Architectural design

The Narrowmoor Additions One and Two were recorded in 1944. Addition Three was recorded in 1947. The majority of the houses, however, were constructed in the late 1940s and 1950s. The houses within the Narrowmoor Addition are individually designed. Some are architect designed, many appear to be custom homes, but many also appear to be from stock plans. While it is common to associate post-war development with tract housing, where a few models are repeated throughout the subdivision, it was not uncommon in the immediate post-war years for subdivisions to be developed the way the Narrowmoor and Titlow Additions were. A study by the Bureau of Labor Statistics in 1949 shows that fully one-third of homes constructed in the immediate post-war years were developed by individual families who either built the homes themselves or hired builders. So while the design of the Narrowmoor Addition is unique as a subdivision, it is not unique for the fact that residences are individually designed and constructed. The architectural styles seen in the subdivision are also not unique. The styles and building types seen in the subdivision are, for the most part, typical of World War II-era and post-war development, although many share certain distinctive features.

Evaluation per the National Register Criteria

In order to be considered a historic resource and therefore eligible for listing on the Tacoma Register, the Washington State Heritage Register, or National Register of Historic Places, a property (or in this case a group of properties) must meet the relevant criteria by having an association with events that have made a significant contribution to history; an association with significant persons; or be a good example of a particular style or building type, or represent the work of a master or "a significant and distinguishable entity whose components may lack individual distinction." The resource must additionally retain integrity. The following is an evaluation of the Narrowmoor Addition with respect to the national and state criteria.

- A. That are associated with events that have made a significant contribution to the broad patterns of our history; or

The Narrowmoor Addition has not made a significant contribution to the broad patterns of local history in Tacoma. Although it was developed early in the post-war era, it is nonetheless one of many post-war subdivisions and several 'quality' post-war subdivisions in the West Slope area. It is not historically significant for its association with broad patterns of our history.

- B. That are associated with the lives of significant persons in our past; or

The Narrowmoor Addition is not associated with the lives of persons significant in our past. Although it is associated with Eivind Anderson, a local builder and developer, Anderson is one among any number of builders and developers in the region in this post-war period.

³ Newton, 1971:644. See also Figure 4.

The Narrowmoor Addition is not associated with the lives of persons significant in our past. Although it is associated with Eivind Anderson, a local builder and developer, Anderson is one among any number of builders and developers in the region in this post-war period. Further, Anderson died in 1955, before the subdivision was built-out, and therefore it does not appear today as it did in his lifetime. Lastly, Anderson did not build the houses in the subdivision, so this aspect of its appearance is unrelated to Anderson's role in its development.

- C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or

The Narrowmoor Addition (Additions One through Three) is significant for its design. It is significant for the design of the subdivision itself; that is, the layout of the subdivision and the controls on its development, as evidenced in the covenants that governed how the individual lots could be developed. It is a unique design that responds to its site and does not reflect the prevalent subdivision design models in use at the time, which were based on the picturesque landscape traditions and Federal Housing Administration guidelines. The homes themselves, which display the full range of World War II-era and post-war styles and building types, are not unique, although many share certain distinctive features. The way they are sited, however, which is part of the subdivision design, is an aspect of their significance. The design of the entire subdivision and the design of the individual lots is distinctive and contributes to the historic significance of this subdivision.

- D. That have yielded or may be likely to yield, information important in history or prehistory.⁶

This Criterion is most often associated with archaeological resources and is not applicable here.

- E. Is part of, adjacent to, or related to an existing or proposed historic district, square, park, or other distinctive area which should be redeveloped or preserved according to a plan based on a historic, cultural, or architectural motif; or

The Narrowmoor Addition is not part of, adjacent to, or related to an existing or proposed historic district or other landmark. This area of Tacoma has not been the subject of historic surveys in the past, nor has it been singled out as historically significant. Titlow Park and Community Center, which is of historic interest, is not adjacent to the subdivision and is additionally separated from it by topography (note that Titlow Park Master Plan is currently being developed to address the historic values of this resource).

- F. Owing to its unique location or singular physical characteristics, represents an established and familiar visual feature of the neighborhood or City.

The Narrowmoor Addition is known for its location. Like several subdivisions in the Tacoma West Slope area, it overlooks the Tacoma Narrows and Tacoma Narrows Bridge. It is unique, however, for the way the subdivision and site design within

⁶ Anders, 2002, Chapter II.

Recommendations

Typically a historic district, whether a National, state or local register district, is so listed because it meets one or 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.

No previous surveys have been conducted in this area which was, for the most part, developed after World War II.

D. Research Design and Survey Methods

The survey of properties in the West Slope neighborhood was undertaken in January and February 2009. For purposes of the survey, the West Slope neighborhood was defined as the Narrowmoor Additions One through Three and the portion of the Titlow Addition bounded by S. 12th Street on the north; Mountain View Avenue on the east; 19th Street West on the south; and one parcel deep, on average. All properties were photographed and documented according to Washington State guidelines and recorded on state forms. Archival research was conducted in spring of 2009 and a public meeting was held with the West Slope Neighborhood Coalition and others on April 16, 2009. Registration criteria were developed utilizing the field survey and the historic and architectural contexts prepared for the survey report, in accordance with state and local guidelines. Properties were evaluated for design integrity and their potential to contribute to a historic district.

This survey report was prepared in consultation with the following organizations and archives:

- The City of Tacoma Community and Economic Development Department, Historic Preservation Program;
- The West Slope Neighborhood Coalition;
- The Tacoma Public Library archives;
- The Pierce County Assessor and Recorder offices; and
- The Washington State Historical Society archives.

Much of the information for this report came from the Tacoma Public Library Northwest Room, specifically their Buildings Index and photos archives, which hold a number of photographs from the early development of the Narrowmoor Addition. Much of the information about post-war planning in Tacoma came from a planning document prepared in the 1940s by the Planning Commission entitled *Outline of a Master Plan for Tacoma, A Preliminary Report*. Information on the Narrowmoor Addition itself also came from the recorded plat maps, including the covenants for the subdivision. Background on subdivision design from this era was drawn from the National Park Service National Register Bulletin *Historic Residential Suburbs*. Background on the architectural styles of the homes was drawn from Alan Hess's *The Ranch House* and McAlester's *A Field Guide to American Houses*.

E. Evaluator Qualifications

Diana J. Painter, PhD of Painter Preservation & Planning prepared this Historic Resource Survey Report for the West Slope neighborhood. Ms. Painter is a qualified architectural historian as defined in the Code of Federal Regulations, 36 CFR Part 61. She holds a PhD in Architecture and a Masters Degree in Urban Planning, and has 25 years of professional experience in urban design and historic preservation. She is listed as an architectural historian on the roster of consultants on file with the State of Washington Department of Archaeology and Historic Preservation in Olympia, Washington.

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2. REGULATORY CONTEXT

There are two ways in which a property, in this case a group of properties comprising a district, may be designated a historic resource in the City of Tacoma. The first is if the property demonstrates exceptional importance by meeting the evaluation criteria for listing on the Washington State Heritage Register or National Register of Historic Places. The second is if a property has local significance and it can be demonstrated that the property or properties meet the City of Tacoma's designation process, as outlined below.

A. National Register Designation Process

In order to qualify for listing on the National Register of Historic Places a property, in this case a collection of properties comprising a district, must display significance with respect to American history, architecture, archaeology, engineering, or culture.¹¹ It must also meet one of more of the following Criteria for Evaluation and retain integrity. Integrity is a function of location, design, setting, materials, workmanship, feeling, and association. An individual property must retain most of the aspects of integrity in order to be considered a historic or contributing to a historic district. Typically about sixty percent (60%) of properties in a district must be contributing to that district in order to be listed on the National Register.

Decisions as to whether an individual property is or is not contributing to a district are made based on registration criteria and the property's level of integrity, which in turn must reflect the reasons for the property's significance, or the themes embodied in the context statements. Registration criteria are developed in order to consistently evaluate the individual properties, as well as reflect the important historic themes relevant to the resource.

The National Register Criteria for Evaluation are as follows:

- A. That are associated with events that have made a significant contribution to the broad patterns of our history; or*
- B. That are associated with the lives of significant persons in or past; or*
- C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or*
- D. That have yielded or may be likely to yield, information important in history or prehistory.¹²*

¹¹ Derry, 1985:2.

¹² Anders, Chapter II, 2002.

City of Tacoma landmarks are so designated by being the subject of an overlay historic zoning district. Development within the district is subject to a historic design review process. Changes to a property in a City of Tacoma landmark district are subject to review by the Tacoma Landmarks Preservation Commission. Changes must be consistent with the Secretary of the Interior's Standards for Rehabilitation and may also be subject to special design review standards. They are also reviewed with respect to the National Park Service's Preservation Briefs, which provide advice on technical and design issues. Usually any change to a property in a historic district requiring a building permit will be reviewed by the Tacoma Landmarks Preservation Commission.

The Secretary of Interior's Standards for Rehabilitation are as follow.

SECRETARY OF INTERIOR'S STANDARDS FOR REHABILITATION

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

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- The construction of garages that visually appeared to be within the required setbacks for the subdivision, which were generally 30' from the street and 7' from the side lot line, with certain exceptions.
 - The construction of new garages that visually overwhelmed the house, where this was not the case historically (note that some L-shaped and U-shaped Ranch houses have prominent garages).
 - The construction of free-standing accessory units in the subdivision, with the exception of garages, temporary structures, and very small structures, such garden sheds or play structures.
 - Vinyl-frame windows that have proportions and sash operations that are uncharacteristic of mid-century styles. Vinyl-frame windows with multiple lights were not acceptable. Changing the proportions and/or size of a window opening was not unacceptable under most circumstances.
 - Changes to cladding types (both exterior siding and roof cladding) that added materials not previously seen in the subdivision was unacceptable if they were visually prominent. An example is the addition of a standing seam metal roof. An exception is new materials that are designed to have the appearance of materials typical of the mid-century era.
 - Changes to the residences that would not meet the Secretary of Interior's Standards were unacceptable. An example is adding Victorian-era brackets to a house. Changes to residences that are contrary to the overall design aesthetic of mid-century modern residences were unacceptable (see Chapter 4, Architectural Context, for more detail). An example is the addition of a front porch to a house that adds an atypical symmetry to the entry.

Note that a number of homes exhibit landscaping and site features such as tall, solid fences and gates that would not have been characteristic of the original subdivision, which was designed to be visually open and protect views. Landscaping and site features, however, were not used to make decisions as to whether the property contributing or non-contributing to a district, as they are considered temporary and removable features. If, however, design guidelines are prepared in the future for the Narrowmoor Addition, landscaping and site features should be addressed.

B. Anticipating New Homes

The prospect of new homes had been building since before the war. In 1940-41 designer Bert Smyser served as the builder and architect for the Exposition Hall, which opened February 1941 with the Tacoma Better Housing Exposition.²² In 1945 the Tacoma Home Planning Institute was formed, sponsored by the Chamber of Commerce and 150 other local organizations, to provide free courses in home planning.²³ The courses proved enormously popular, with 740 enrolling in September alone.

In the 1950s Tacoma participated in National Home Week, sponsored by the Tacoma Master Builders Association. National Home Week was established in 1948 by the National Association of Home Builders. The purpose of the event was to “concentrate public attention on the accomplishments of the home building industry in meeting the housing needs of America.”²⁴ One of the ways that it involved local communities was to make it possible for newspapers to develop special sections for the occasion devoted to home building and home-making. The first National Home Week was celebrated in about 75 cities. Within ten years that number doubled, providing an opportunity for a wide range of organizations and many manufacturers to get involved. Tacoma, like many other cities, celebrated by inviting the public to visit exhibit houses and housing projects. Thirty open houses were held in 1958. In a 1958 article it was estimated that 10,000 exhibit houses went on display around the country, which were visited by anywhere from 25,000 to 2,000,000 visitors, depending on the size of the city. A number of homes in the Narrowmoor Addition were featured in the Tacoma open houses over the years.

C. Planning for Post-war Tacoma

In early 1942 the mayor of Tacoma, Harry P. Cain, appointed a committee to investigate Tacoma “as a place to live,” and to envision the Tacoma of the future. In an article on the planning process, written by reporter William S. Simmons, future Tacoma residential neighborhoods were envisioned fronting on curving, “lightly” paved streets designed to prevent reckless driving. The Tacoma of the future would have modern, underground services. Residences would be sited within a “neighborhood unit,” a planning model promoted by the Federal Housing Administration (FHA). Neighborhoods were pedestrian-friendly, with services such as shopping, schools, churches, and playgrounds within walking distance. And future homes would have flowers and a garden in the back yard.²⁵

Subdivisions were to be laid out according to the terrain. Traffic safety was considered to be of primary importance and to that end, arterial streets were to be wide and planned about a mile apart, bounding the separate neighborhood units that contained the features described above. Industrial growth and accompanying jobs were to be located on the tidflats, and residential growth was to occur on the hillsides. A greenbelt on the hillsides around the city center was envisioned, and it was suggested that existing low-quality development in the area be demolished or allowed to decline and then demolished, in order to accomplish this.

²² Tacoma Public Library Image Archives,

²³ Tacoma Public Library Image Archives,

²⁴ “National Home Week . . . September 5, 1958.

²⁵ Simmons, 1943.

served the Northern Pacific Railroad in various capacities and was among those who chose the city of Tacoma as the terminus for the transcontinental line in 1872. In his lifetime he was vice-president and president of the Northern Pacific and chairman of the company's finance committee. He re-organized the company twice in his career, enabling it to complete the line. Wright spent most of his career in Philadelphia, but was a co-founder and patron of the 1884 Annie Wright Seminary in Tacoma and the Fannie Paddock Hospital, later Tacoma General Hospital; donated the building of St. Luke's Episcopal Church; and was instrumental in the construction of the Tacoma Hotel.³¹

Anderson traveled to Philadelphia to buy the land. In a 1943 article on the purchase of the property in the *Tacoma News Tribune*, Anderson stated that he had already employed engineers to plat it before he even secured the sale. He was quoted as saying that his intention was to develop a "high class restricted residential district with tracts containing about half an acre."³² He recorded Narrowmoor Additions One and Two in 1944, and Addition Three in 1947.

D. H. White was the civil engineer of record for the Narrowmoor Additions. He came from a pioneer family in the Steilacoom area. Over the course of his career he surveyed Camp Lewis and later, Fort Lewis, which was located on the White homestead. He served as the Pierce County surveyor at one point, and later as its engineer. He was very interested in history, serving at one time as the President of the Washington Pioneers Association, when he was involved in the reconstruction of Fort Nisqually at Point Defiance Park in the 1930s.

A February 1947 aerial photograph shows that all the Narrowmoor Addition had been graded by this time. Anderson took advantage of his Nordic heritage (the largest immigrant group in Tacoma at that time) by placing an ad in the *Tacoma News Tribune* entitled, "A Tacoma 'Sleeping Beauty': Discovered by a Norseman."³³ A report published by the City of Tacoma in 1960s noted that Narrowmoor covered an area of eleven blocks by six blocks and ranked as "the largest subdivision of quality housing in the city."

A profile in the Tacoma Public Library, clearly written after the new Tacoma Narrows Bridge was completed, describes Narrowmoor as follows:

Narrowmoor is the largest subdivision of quality housing in the City of Tacoma.

Narrowmoor covers an area of eleven blocks by six blocks. Its location on the side of a hill affords all the homes an excellent view of the "Narrows" which is spanned by the Narrows Bridge, third longest suspension bridge in the world, the Olympics, and several of the islands off shore.

Most of these homes have been built in the last twelve years. The homes range in value from \$25,000 to \$100,000 the average being about \$40,000. Building sites sell for \$5,000 to \$8,000. The area is in the Tacoma city limits and is served by all city public utilities. The land was developed by a local company. The building sites were then sold to builders and individual owners. The majority of these homes have been custom built to the owner's plans and specifications. People residing in Narrowmoor are mostly

³¹ "Wright," 1904.

³² Wins Race, Buys Land," 1943.

³³ Tacoma News Tribune, June 29, 1947:A17.

enough.' Mine was a patriotic service."⁴⁰ He also claimed that he was merely requesting representation in Washington DC on behalf of the project. Coffee claimed it was a campaign contribution. It had been revealed that Coffee had not reported the money, although a letter was sent from Coffee's office on May 11, 1941, thanking Anderson for his contribution. The investigation was eventually dropped by the Committee.

This same year, when running for mayor of Tacoma against Olson, Anderson accused Coffee's office of taking a bribe. The outgoing mayor issued a statement to this effect based on an affidavit furnished to him by Anderson. Olson accused Anderson of attempting to blackmail him. Neither man won the election.⁴¹

Anderson ran for office again in 1953, for a position on the new City Council. His statement was as follows:

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

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

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

*I believe my qualifications fit me for a place on the new council."*⁴²

Anderson procured the contract to build the hospital in Fort Lewis in the 1941-42 time frame. In 1942 he retired and in 1943 he bought the land for the Narrowmoor Addition. It is likely that he was able to use the money earned during the war to finance development of the subdivision. Anderson recorded Additions One and Two in 1944. One of the issues he was pressing for in his mayoral race of 1946 was the extension of utilities to Narrowmoor.⁴³

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

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

⁴⁰ Legislator . . . *The Evening Independent, Massillon, Ohio, July 29, 1946.*

⁴¹ "Olson asserts"

⁴² "Statement by Anderson," 1953.

⁴³ "Seeks Water for Project," *Tacoma News Tribune, January 28, 1946:13.*

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4. ARCHITECTURAL CONTEXT

A. Natural and Built Environment

Location

The survey area for the Tacoma West Slope neighborhood, which includes the Narrowmoor Additions One through Three (the fourth addition is north of Sixth Avenue), comprises 270 properties. The three additions are bounded by Sixth Avenue on the north; Jackson Avenue on the east; S. 19th Street on the south; and Mountain View Avenue on the west in below S. 12th Street, and Linden Lane between S. 12th Street and Sixth Avenue. A portion of the Titlow Addition is also included as a part of this survey, specifically the properties west of Mountain View Avenue between S. 12th Street and S. 19th Street. There are 45 parcels in this portion of the survey area.

Setting

The West Slope neighborhood is located directly west of downtown Tacoma. It slopes down toward the west, overlooking the Tacoma Narrows portion of Puget Sound and the Tacoma Narrows Bridge. The Narrowmoor Addition has been graded and platted such that the houses are sited on a series of terraces that parallel to the water. Lots in the Narrowmoor Addition are through lots. In other words, they are bounded on both sides by the north-south running streets. The lots within the Titlow Addition that are documented as a part of this survey are accessed from Mountain View Avenue. Some parcels in the Titlow Addition are two lots deep, in which case they are likely to be accessed via an easement from Mountain View Avenue. In contrast to the Narrowmoor Addition, the lots here appear to have been laid out with less regularity and carved out over time.

Much of the area along the shoreline in the West Slope neighborhood is taken up Titlow Beach Park and community center. A rail line runs through the park, along the flat grade at the shoreline. A ravine and stream is located in the northeast corner of the survey area. This is now contained by S. Jackson Avenue and Sixth Avenue. The houses along Vista Drive and S. Hegra Road back onto this forested ravine.

Urban context

South Jackson Street, which bounds the east side of the survey area, is a major north-south arterial. It is made up of two travel lanes in either direction, plus a center turn lane. South Sixth Avenue is also a major street. It is an east-west arterial on the plateau above the Sound. After it crosses S. Jackson Street it begins to curve and drop down toward the shoreline, in response to the topography. It is a two-lane road with very wide lanes. South 19th Street is also a major east-west arterial. While not as wide or heavily traveled, it too connects the West Slope with downtown Tacoma and Highway 16. It is a two-lane road. Most other streets within the subdivision are two lanes, with no curbs, gutters or sidewalks. Because of the lot arrangements, the blocks are long and there are few cross streets. As a result, most of the streets run north-south, with just three internal east-west streets.

Addition. It is not a planned subdivision in the same sense that the Narrowmoor Addition is, and is not evaluated here as part of a potential historic district for that reason. See Chapter 3 - Historic Context and Chapter 4 - Architectural Context for additional information.

Location selection

The location of the Narrowmoor Addition is unique and was clearly chosen for its excellent views and proximity to the water. The topography was conducive to taking advantage of the views, and it was located within an area that was largely undeveloped when Eivind Anderson bought the property. Until the late 1940s, the entire West Slope or area west of Orchard Street was relatively undeveloped, with the exception of the neighborhood south of Point Defiance Park in the Ruston neighborhood and an early 1940s subdivision directly east of Narrowmoor Addition One. This latter subdivision was the only residential neighborhood served by public sewer and water on the West Slope before 1947.⁴⁹

The completion of the new Narrows Bridge in 1940 with its improved approaches made this area even more attractive for development. In addition, the land for the Narrowmoor Addition was available in one large parcel; there was no need to assemble property to develop it. Thus the neighborhood was unique for its views; its topography; its proximity to both the city and waterfront because of roadway improvements; and its availability.

Platting and layout

The subdivision design for the Narrowmoor Addition is unique as well. The lots are large, and they are through lots. That is, they are bordered on each 'short' side by the north-south streets, and have no alleys. The lots themselves are terraced such that the upper part of the rectangular lot is high, in order to take advantage of views, and the lower levels slope down toward the westerly street with expansive yards. Some parcels are additionally terraced within the back yard for more usable yard areas.

This lower level landscaped area is accessed, in most houses, by daylight basements. Most of the houses have full-width decks on the main level on the west side that overlook the rear yards and offer expansive views of the water, the Narrows Bridge, and the mountains beyond.

Blocks are long, with few east-west streets. The two east-west streets that connect with arterials beyond the subdivision are 12th Street, toward the north end of the subdivision, and 19th Street, at the southern border. The two intermediate east-west streets follow the topography to a degree. They are S. Suspension Drive and S. Sunray Drive.

The north-south streets dominate and because each parcel has two street frontages, there is a larger percentage of land taken up with streets than in a typical subdivision. The large size of the lots, however, and relatively narrow streets ensure that the subdivision retains a 'suburban' rather than urban feel. Most streets do not have sidewalks and accommodate one travel lane in each direction, with parking along the shoulder.

The design of the Narrowmoor Additions follows neither the picturesque tradition of subdivision design that was generally adopted after World War II or the traditional grid-iron pattern of the

⁴⁹ "A Brief Historic of Tacoma," *Outline of a Master Plan for Tacoma*, 1947:20

In contrast, the lots for mid-century homes were typically open toward the back, with sliding glass doors and expansive windows to increase the interaction between the outdoors and indoors. This is also particularly true of the Narrowmoor Addition, where the entire back of the house is often glazed in order to take advantage of views and the western exposure. Access to the rear yard at mid-century was often facilitated by an at-grade entry. This is also the case in the Narrowmoor Addition, as the daylight basements typically open up to the rear yard.

Side yards were typically minimized in mid-century development. The residences themselves screened views to the rear yard. Alleys were typically not provided, as lots were accessed from the front in order to preserve as much space in the back yard as possible. Again, these characteristics are also seen in the Narrowmoor Addition. Even though the lots are very large in the Narrowmoor Addition, side yard setbacks were established at a relatively narrow seven feet (7').

Lots in the Narrowmoor Addition are particularly generous; in fact, the West Slope is one of the least densely developed areas in Tacoma. While this is a different standard than we now hold, it is characteristic that lots at mid-century were larger and less densely developed than lots today, and this is a particularly important character-defining feature of the Narrowmoor Addition. Particularly large new homes or homes with large additions (or new second stories) in the Narrowmoor Addition are visually intrusive in this setting.

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

Secondary structures with the exception of garages were prohibited in the original covenants for the Narrowmoor Addition. One of the overriding characteristics of the Narrowmoor Addition is that the lots were large and the density was very low. The minimum lot size was 9,000 square feet and the minimum street frontage was 60 feet in width. Increasing the density of the subdivision by subdividing the lots, adding additional units, or even enlarging the building footprint to the degree that a different relationship is created between the residence and surrounding open space would be counter to the original intent of the developer and, presumably, the buyers.

The only secondary structures allowed in the Narrowmoor Addition historically were garages. By mid-century it was common for a house to have an integral garage or carport. In the 1940s and early 1950s integral garages were often one-car garages. Later two-car garages became more common. By the 1960s garages began to compete with the house in visual dominance. The popularity of L- and U-shaped Ranch houses, and the fact that post-war subdivision design meant that alleys had become extinct, changed the visual relationship of the house to the street. This phenomenon has become further exacerbated by the relatively common phenomenon of the three and even four-car garages today. The slopes in the Narrowmoor Addition allow additional

Because a wide range of styles occur within the Narrowmoor Addition, a wide range of stylistic features is present. Architectural detailing might range from rustic features such as diamond-pane windows, angled brackets, and shutters on traditional ranch houses, to minimal window surrounds, narrow fascia, and the other minimalist details of contemporary ranch or modern house. The design integrity of each house in the Narrowmoor Addition must be assessed individually, with respect to the respective residential style or type.

Materials

Most mid-century residences in the Pacific Northwest were wood-frame construction, although some of the buildings in the Narrowmoor Addition are actually concrete block masonry. This may have been due to the shortage of materials, particularly wood, in the immediate post-war years. Most unnecessary construction during the war years was prohibited due to the need to use building materials for the war effort. Shortages and certain prohibitions, as well as inflation, characterized the immediate post-war years. Nonetheless, advances made in construction techniques and efficiencies at mid-century ensured that wood would remain the building material of choice in the Pacific Northwest, which was home to the Douglas Fir lumber industry.

Typical cladding for mid-century residences in the Pacific Northwest included clapboard, board-and-batten, vertically-grained wood of various compositions, brick masonry, brick veneer, and stone or synthetic stone veneer. Asbestos shingle siding was also popular in about the 1940s, and difficult to tell from its inspiration, striated cedar shingle siding. Materials that were not typical in the Northwest included stucco and stone masonry. Aluminum cladding became popular during the mid-century era. Vinyl siding, which has replaced aluminum siding in popularity, is a more contemporary phenomenon. Rustic shingle siding was not characteristic in the 1940s and 1950s, although it enjoyed a resurgence in popularity in the 1960s. This, however, is not seen in the Narrowmoor Addition. Again, because of the variety of mid-century styles in the Narrowmoor Addition, many different materials are seen. However, brick is particularly popular and characteristic of the neighborhood.

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

Foundations for mid-century residences were almost always concrete. A perimeter concrete foundation was more common for areas with some change in elevation, in contrast to a slab foundation, which could be used in areas with flat grades. A perimeter concrete foundation is definitely prevalent in the Narrowmoor Addition, due to the daylight basements.

Original window frames in the Narrowmoor Addition might be wood, aluminum or steel. Steel frames were popular in the 1930s through the 1950s, but less so in the Pacific Northwest, with its damp climate. Aluminum frame windows became popular in the late 1950s and early 1960s. Wood frames remained popular, particularly for fixed lights, throughout the era. Vinyl window frames are a relatively recent development and typically detract from a building, particularly a mid-century building.

other similar species that would obstruct the panoramic view of the Sound shall be permitted to grow west of Fairview Drive.” The on-going influence of this covenant can still be seen today in the subdivision. Small fruit trees, not typical of ordinary suburban developments, can still be seen today. The contrast between the landscape character of the Narrowmoor Addition and that of the Titlow Addition below, where no prohibitions against tall trees existed, can easily be seen.

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

D. Residential Building Styles and Types

Because the Narrowmoor Addition was developed after 1944 it displays a smaller range of residential architectural styles than the Titlow Addition, which developed over a longer period of time. Nonetheless, there is significant variety within the Narrowmoor Addition; it displays a broad range of post-war architectural styles, as well as a few buildings more typical of the pre-war years. This is partly because each lot was developed individually; at the most a handful of houses were developed by any one builder. It also reflects the fact that some homes are architect-designed, many are custom-built homes, but many also appear to reflect stock plans.

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

The Narrowmoor Addition 1-3	No.	Percentage
Houses built before 1940	3	
Houses built in the 1940s	67	
Houses built in the 1950s	135	
Houses built in the 1960s	34	
Houses built in the 1970s	18	
Houses built after 1980	13	
Total	270	100

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

deeper eaves and often a shallower roof pitch than the earlier Minimal Traditional-style homes. Glass areas are often large, with horizontally-oriented lights with casement or sliding sash, in addition to fixed windows, including picture windows. Internally Ranch houses often exhibit an open floor plan in the public rooms, which create multi-functional spaces. They display a variety of siding types and detailing. Chimneys are broad and occur on the interior or endwall. Lastly, they typically incorporate an attached carport or garage.

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

Ranch house – form types

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

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

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

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

Ranch house – styles

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

compositions. Use of natural materials such as stained wood and stone is common. Natural colors are often used but may be accented with bright, primary colors.

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

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

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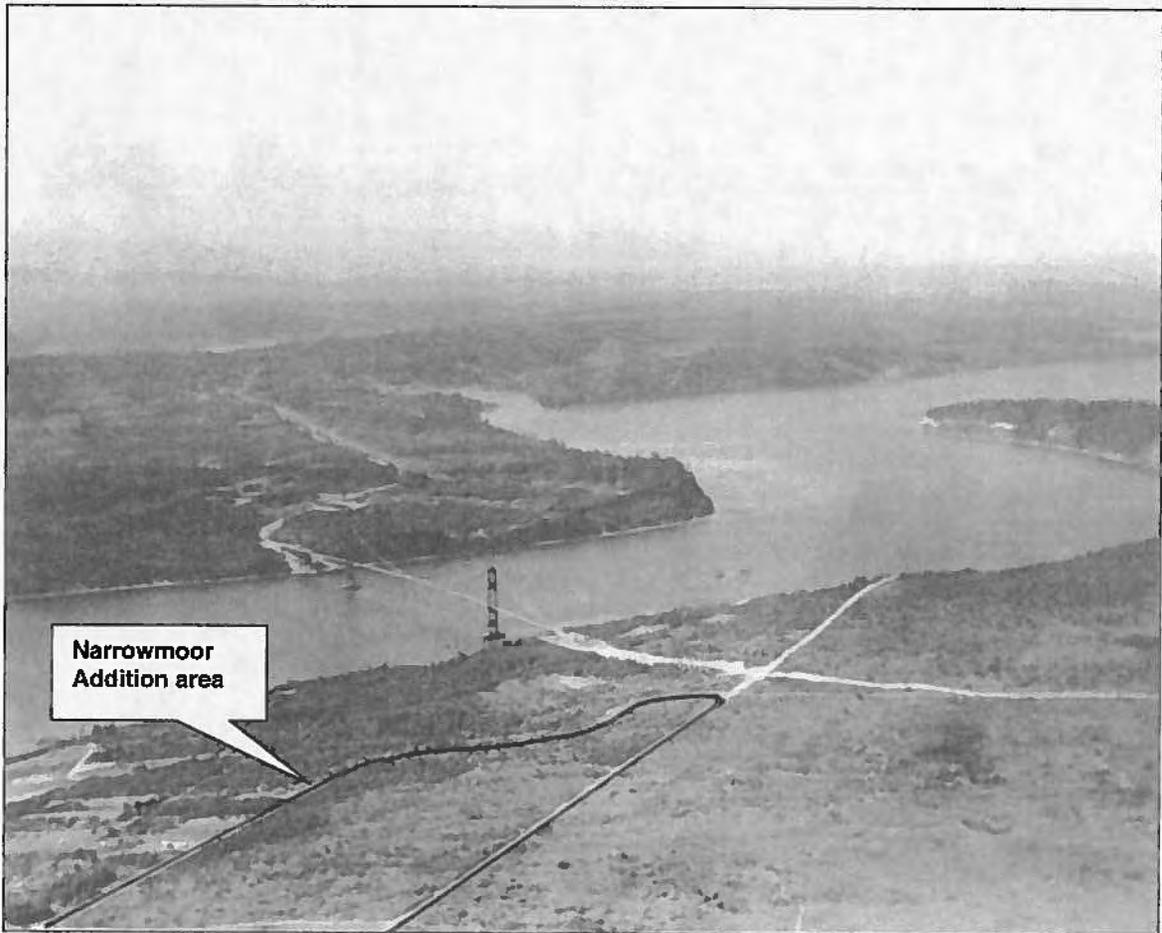
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Courtesy Washington State Historical Society

FIGURE 3: NARROWMOOR ADDITION AREA IN 1940



FIGURE 5: GRADING FOR THE NARROWMOOR ADDITION IN 1947

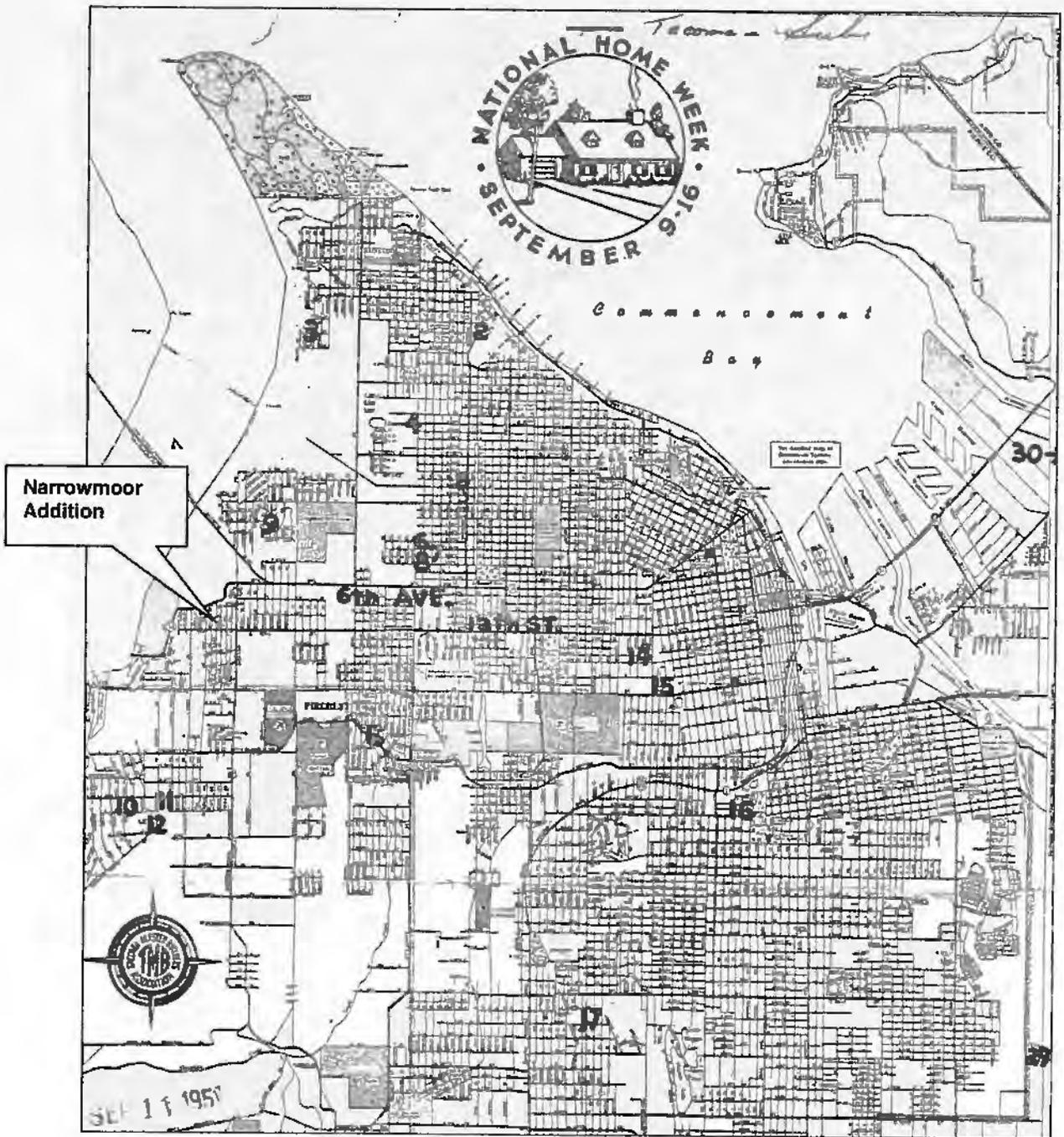


FIGURE 7: TACOMA NEIGHBORHOODS IN 1951



Courtesy Tacoma Public Library

FIGURE 9: THE NARROWMOOR ADDITION IN 1951 – VIEW 2



Courtesy Tacoma Public Library

FIGURE 11: DEVELOPMENT OF THE WEST SLOPE NEIGHBORHOOD IN 1966

APPENDIX A –

LIST OF SURVEYED PROPERTIES AND CONTRIBUTING PROPERTIES

FORTHCOMING

COVENANTS FOR THE NARROWMOOR ADDITIONS

First Addition

Recorded March 13, 1944 by Eivind and Aslaug Anderson, D. H. White, Registered Civil Engineer.

- A. No structure shall be erected, altered, placed or permitted to remain in on any residential building plat other than one detached single family dwelling not to exceed two stories in height, and a private garage. Nor shall any bill boards or other commercial advertising signs or displays be permitted within said subdivision.
- B. No building shall be located nearer to street or road lot line than 30 feet, nor nearer than 7 feet to any side lot line, except otherwise shown by building setback line on the recorded plat, provided however, wherever necessitated by grade conditions at the site a detailed private garage may be located within ten feet of the street line. A garage so located shall be of masonry or stucco exterior construction. Note: Exception may be made to the setback line requirements where special grade conditions so require changes as to setback line requirements may be made provide written permission therefore is previously obtained from Eivind Anderson and file of record in the County Auditor's office.
- C. No residential structure shall be erected or placed on any building plot, which plot has an area of less than 9,000 square feet, or a width of less than 60 feet frontage. No dwelling, costing less than \$5,500.00 shall be permitted on any lot in block number one, and on lots one to ten, inclusive in block 2. No dwelling, costing less than \$6,000.00 shall be permitted on lots 11 to 19, inclusive, in block 2. No dwelling, costing less than \$5,000.00, shall be permitted on any of the remaining lots in the subdivision. The minimum cost as heretofore said minimum cost on January 1, 1940. The ground floor area of the main structure, exclusive of one story open porches and garages, shall not be less than 1100 square feet, in case of one store structure, nor less than 980 square feet for 1 ½ or 2 story structures. That any dwelling or structure or alteration placed or erected on any lot in this subdivision shall be completed as to external appearance, including finished painting, within 6 months from date of commencement of construction and, unless public sewers are available, shall be connected to septic tank and field tile disposal system installed therewith, in accordance with the regulations of the Department of Public Health and Local Authority.
- D. Easements affecting lots nos. 5 and 6, Block no. 1 are reserved, as shown on the recorded plat, for utility installation and maintenance.
- E. No trailer, tent, shack, barn or other outbuilding shall be erected, permitted or maintained in the subdivision, nor used as a residence temporarily or permanently.
- F. No swine, goats, cattle or horses, poultry, rabbits or any species of livestock shall be kept or maintained on any lot for commercial purpose or otherwise. This is not intended to include household pets, no calculated to become and not becoming a nuisance to owners of, or inhabitants of said subdivision. Except that poultry and rabbits may be kept for private use.
- G. No part or parcel of land or improvement thereon shall be rented or released 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.
- H. No noxious or offensive trade or activity shall be carried on upon any lot nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

Third Addition

Recorded August 8, 1947 by Eivind and Aslaug Anderson, Burton W. Lyon and Virginia K. Lyon Jr., and Francis E and Eloise M. Ash. D. H. White Registered Civil Engineer.

- A. Except as otherwise herein specifically stated, no structure shall be erected, placed or permitted to remain on any residential building plat other than one detached single family dwelling not to exceed two stories in height, and a private garage.
- B. No barns, coops, shacks, tents, trailers or Quonset type of construction shall be permitted within the subdivision. Nor shall any species of livestock, such as goats, cattle, swine, horses, poultry or rabbits be kept or maintained for commercial purposes or otherwise. This is not intended to include household pets not calculated to become and not becoming a nuisance to owners, or inhabitants of said subdivision.
- C. No residential building shall be located nearer than 30 feet to the city street line at Fairview Drive, Fernside Drive, and Ventura Drive, nor nearer than 20 feet to street line at Aurora Ave. or Karl Johan Ave. Building setback line on Suspension Drive and on Sunray Drive shall be not less than 15 feet. Any other building setback not covered herein shall be as provided by City ordinance. Wherever necessitated by natural contours of grade conditions of the site, a private garage may be located 10 feet of the street line. A garage so located shall be of masonry, exterior construction and finish in light colored stucco, unless constructed from standard clay brick.
- D. No tall growing trees, such as Southern Poplar, Maple or any other similar species that would obstruct the panoramic view of the sound shall be planted or permitted to grow west of Fairview Drive, nor shall any commercial billboard be so located.
- E. All construction in Blocks No's. 2,3,4,8,9,10 shall be limited to one residential dwelling and a private family garage upon each lot, together with such lot fencing and other garden novelties as the owner may elect, not in conflict with specific restrictions here.

For the purposes of further community interest and protection, no dwelling structure having less than 1200 square feet of ground floor space, exclusive of open porches and garage, shall be erected or placed on the following residential lots: Lots 1,2,3 and 4 of Block two (2), all of the lots in Block three (3), lots 5,6 and 7, of Block nine (9), lots 1 and 8 of block ten (10) and lots 1 and w of Block fifteen (15). No dwelling structure having less than 1280 square feet of ground floor space, exclusive of open porches and garages shall be erected or placed on any lot of Block four (4), or lots 1, 2, 3 and 4 of Block nine (9), or lots 1 and two of Block fourteen (14). No dwelling structure having less than 1150 square feet of ground floor space, exclusive of open porches and garage, shall be erected or placed in Blocks one (1) and seven (7) or lots 5, 6 and 7 of Block two (2). No dwelling structure having less than 980 square feet of ground floor space, exclusive of open porches and garage, shall be erected or placed on lots 2, 3, 4,5,6 and 7 of Block ten (10), or lot 3 of Block fourteen (14). No dwelling structure having less than 1100 square feet of ground floor space shall be erected or placed on any of the remaining lots in the subdivision. The minimum representation cost of residential dwellings as herein referred to shall be estimated on basis of construction cost of similar structure in the year of 1940 as follows: 1280 sq. ft. zone - \$6,500; 1200 sq. ft. zone - \$6,000; 1150 sq. ft. zone - \$5,799; 1100 sq. ft. zone - \$5,200; and 980 sq. ft. zone - \$4,800. Any residential dwelling erected in the subdivision shall be completed within 6 months from date of commencement and maintained in good repair at all times thereafter, including roof and exterior painting.

Where public sewers are not available, sanitary disposal shall be made by septic tank and field tile disposal system in accordance with the regulations of the City Department of Public Health. The zoning restrictions and regulations of this paragraph are not intended to preclude, subject to the approval of City authorities from Blocks 7, 15 5, 6, 11 and 12 such structures of semi-residential designs known as duplexes, apartments and apartment courts, or such other structures commonly adopted to community centers, provided, however, that no such construction shall be placed or permitted

APPENDIX C –

LETTER FROM WEST SLOPE NEIGHBORHOOD COALITION

APPENDIX D –

PUBLIC MEETING HANDOUTS AND PRESENTATION

and ramblers. They are characterized by low-pitched hip and gable roofs; deeper eaves than on the earlier, WWII-era styles; a variety of footprints; and open floor plans in the public areas of the house. They typically have large expanses of horizontally-oriented windows, of which fixed and casement windows were the most popular in the 1950s. They display a variety of siding types and detailing. Chimneys are broad and occur on the interior or endwall.

The Ranch House – plan type

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

Ranch house – form types

L-shaped Ranch house



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

U-shaped Ranch house



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

	<p>century, such as open concrete block screens and Populux details such as canted windows or entry features.</p>
<p>Character Ranches</p>	
	<p>Character Ranch houses can take on a variety of styles. They may reflect Spanish Colonial or Mediterranean influences with stucco walls, tile roofs, and round-arched arcades. A Tudor Ranch might have false half-timbering on the upper facades over a brick base. A Colonial Ranch might have a row of columns or posts with caps supporting the front porch roof, but more often recalls Colonial influences with shutters and a formal entry. The Chalet style was also a popular adaptation to the Ranch style, seen in broad false gables with shaped fascia boards extending toward the ground.</p>
<p>Modern houses</p>	
	<p>Modern houses are often architect-designed and, in contrast to the Ranch style, take on a variety of forms, shapes, and overall expression. Modern homes typically have an open floor plan in the public areas of the house, but are screened from the public street. Roofs typically have a low pitch and may include gable, shed or flat roofs, or more expressionistic roof forms. Common characteristics include an emphasis on asymmetrical two-and-three-dimensional compositions and an expansive use of glass contrasted with clerestories above solid screen walls. Use of natural materials such as stained wood and stone is common.</p>
<p>Post-and-beam</p>	
	<p>The modern post-and-beam house reflects a construction method rather than a style per se, but certain stylistic features are associated with the post-and-beam house. The open floor plan of the modern house required interior posts and beams for structural support. This left exterior walls free, which was expressed in extended beams supporting deep overhangs, and expanses of glass to the eaves of the house. Post-and-beam houses are further characterized by low-pitched gable roofs; extensive use of wood, often with a vertical grain; and simple or rustic details.</p>

ANNEX B

Community Outreach Summary

Summary listing of WSNC contacts with community and
the City of Tacoma

ANNEX B

Summary of Public Outreach and contact with the City of Tacoma by the West Slope Neighborhood Coalition

Exploring the possibility of an Historic District Designation –

In 2006, Mr. Tom Rickey, a WSNC Board Member and local realtor, brought to the board's attention that the Narrowmoor Area might well meet the criteria for an Historic District and if so, could provide an improved means to protect the views and character of the area. The WSNC subsequently hosted a series of special membership meetings with Mr. Reuben McKnight, Historic Preservation Officer from the City of Tacoma, who explained the process entailed. As a result of the discussions, the City of Tacoma contracted with Painter Preservation and Planning, Inc., to conduct an appropriate survey of the Narrowmoor Area.

Completed in 2010, the Painter study, while recognizing many unique qualities and design features of Narrowmoor, did not find that it met the Secretary of the Interior's criteria for an Historic District. The study did, however, recommend that the area be considered as a stand-alone conservation district wherein the neighborhood could tailor protections without incurring the more restrictive requirements of an historic district.

Pursuit of designation as a conservation District –

At its regular annual meeting of October 3, 2010 the WSNC membership unanimously voted to support the City's proposed changes to the Comprehensive Plan allowing for the creation of stand-alone Conservation Districts. WSNC representatives testified at various levels in this regard, including the Landmarks Commission, Planning Commission, and City Council. The WSNC also provided a letter to the City of Tacoma to that effect. (See Appendix 1 to this annex).

At a WSNC general membership meeting, October 16, 2011, that followed the city's approval of the amendment to the comprehensive plan, the membership attending voted to initiate an application for a conservation district and formed a Conservation District Project Committee to undertake the necessary tasks and report to the WSNC Board as appropriate.

On July 18, 2012 the WSNC held a public meeting at Titlow Lodge to inform property owners involved of the potential of a conservation district. Prior to the meeting notices and supportive information was mailed to all property owners in Narrowmoor Area. The mailing included a survey requesting residents' response as to the desirability of a conservation district and any comments, questions or concerns they would like to offer. An example of

ANNEX B

the mailing packet dated June 16, 2012, (Mailing packet #1) is provided at Appendix 2 to this annex. A subsequent mailing (Mailing packet #2) was sent out July 1, 2012 providing additional information. (Appendix 3 to this annex.)

Minutes of the public meeting are provided at Appendix 4 to this annex. It should be noted that while there were a number of questions and comments, the response to the survey and the opinions expressed at the public meeting indicated a strong majority consensus in support of the proposed conservation district.

At the WSNC annual meeting of October 7, 2012, the Conservation District Project Committee provided a progress report was made to the members. The membership voted to continue the effort to moving forward with a conservation district application.

On Nov. 14, 2012, the WSNC held a second public meeting at the new Geiger Montessori School to provide updated information and obtain further comments from Narrowmoor residents on the draft proposed conservation district protections that had been developed by the project committee. Meeting notices were mailed, with support information, to all property owners in Narrowmoor. A copy of the notice (Mailing packet #3) dated Nov. 1, 2012, is provided at Appendix 5 to this annex.

The public meeting was recorded and transcribed. A summary of the meeting minutes is provided at Appendix 6 to this annex. The great majority of those in attendance indicated they were in favor of establishing a conservation district for Narrowmoor.

Since then the WSNC Co-Chair, Dean Wilson, and the Conservation District Project Committee chair, Mr. Mike Fleming, have met repeatedly with Mr. Reuben McKnight and other City of Tacoma staff members, to clarify conservation district requirements and the specific items required for the application. Subsequently, the proposed protections have been refined and approved by the WSNC board.

The WSNC will work with the City to continue the public outreach to all property owners involved as the conservation district application proceeds through the applicable review and approval process.

APPENDIX 1 to ANNEX B

WSNC Letter to the City of Tacoma
(Support of amendment to the Comprehensive Plan)



WEST SLOPE NEIGHBORHOOD COALITION

P.O. Box 64321 Tacoma, WA 98464-0321
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WSNC BOARD

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1320 S. Sunset Drive

At-Large, Crime Watch & Westslope Historic District

Tom Rickey 318-0036
1522 S. Fernside Drive

Associate Members

Narrows Homeowners Assoc.
President 565-6961

7910 North 11th Street

May 17, 2010

Mr. Eric A. Anderson
City Manager
747 Market Street
Tacoma, WA 98402

Re: Tacoma West Slope Historic District Development Project
And Historic Resource Survey Report, January 2010.

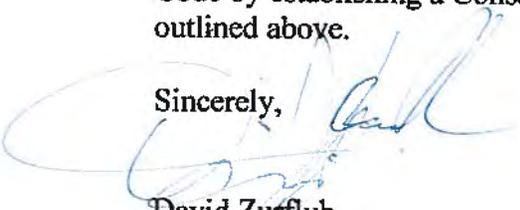
The purpose of this letter is to request that the City proceed with the Report's recommendations to create a Conservation District for the Narrowmoor area in Tacoma's West End.

We thank the City for authorizing and conducting this study in response to our original request regarding historic district possibilities; letter dated 01/25/2007. And, we appreciate the time and efforts of Rueben McKnight, Historic Preservation Officer, for conducting multiple public meetings, plus evening updates with us. His assistance is appreciated.

Our board carefully reviewed the Report's findings and conclusions. We found the expertise of the consultant, Diana J. Painter, PhD to be very helpful and enlightening regarding the preservation of our neighborhood, its views and uniqueness, together with certain other features such as site size, orientation, landscaping, building form, height, and scale. It is our belief that Design Guidelines also incorporating these important elements into an adopted Conservation District would provide added protection, stability and enhancement measures for this well defined mid-century neighborhood of Tacoma.

Therefore, we respectfully request the City to proceed with the next steps to amend the Comprehensive Plan and Land Use Regulatory Code by establishing a Conservation District for our neighborhood, as outlined above.

Sincerely,


David Zurfluh
WSNC Chairman

cc: Mayor and
Members of the City Council

cc: Ginny Eberhardt, Chair
West End Community Council

cc: Ryan Petty, Director, Community and
Economic Development Department

APPENDIX 2 to ANNEX B

WSNC Public Mailing #1

West Slope Neighborhood Coalition
Narrowmoor Conservation District
Public Meeting #2

Meeting Agenda

Pre- Meeting: Paula Bond, Principal, Geiger Montessori School

- I. Administrative announcements**
- II. Introductions**
- III. Review of Rationale for Conservation District**
- IV. Background**
- V. Purpose of Meeting**
- VI. Process for the Meeting**
- VII. Comments from Audience on Draft Protections**
- VIII. Q & A**
- IX. Financial Report**
- X. Wrap –Up**



**WEST SLOPE
NEIGHBORHOOD
COALITION**

P.O. BOX 64321 Tacoma, WA 98464



Important information for Narrowmoor residents

**Mailing Packet #1
June 16, 2012**



WEST SLOPE NEIGHBORHOOD COALITION

P.O. BOX 64321 Tacoma, WA 98464

<http://www.westslopeWSNC.com>

WSNC BOARD – 2012

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(cell) 541-912-6664 636 N. Fairview Dr

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Ron Talcott ron@talcott.org
564-9779 1320 S. Sunset Drive

CONTRIBUTING WSNC MEMBER

Newsletter & Website

Nancy Draper nancyd@harbormet.com
460-5612 1306 S. Mt. View Ave.

June 16, 2012

Dear Neighbor,

We are seeking your involvement in an exciting new opportunity for the Narrowmoor area – a *conservation district* to protect and preserve our views as the developer originally intended. (See Narrowmoor map on back side.)

We propose to craft view protection standards that address the height, bulk, scale, roof pitch, building orientation, as well as provide uniform restrictions on tall-growing trees and vegetation.

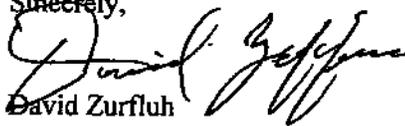
Most importantly, a conservation district would mean that the city would enforce these provisions, instead of citizens having to pursue civil lawsuits to enforce existing covenants.

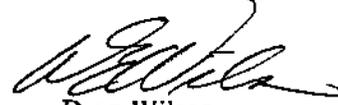
To make this happen, we need a broad consensus of support from the Narrowmoor neighbors. Therefore we are asking you to:

- Review the enclosures and respond to the attached questionnaire with any concerns or comments;
- Attend a community meeting at Titlow Lodge, Wednesday July 18th, 7 PM.
- Kindly make a contribution to help us with the necessary expenses.

We look forward to seeing you July 18th!

Sincerely,


David Zurfluh
Co-Chair


Dean Wilson
Co-Chair

Enclosures (3)

Notice to Narrowmoor residents about a proposed Conservation District within our neighborhood

As a matter of background, West Slope Neighborhood Coalition (WSNC) has been a neighborhood activist organization that is vitally concerned about where we live. It's members, at their October 16, 2011 annual meeting, voted unanimously to pursue designation by the City of Tacoma, of a large portion of the West Slope area known as Narrowmoor, as a *Conservation District*. The WSNC's current membership constitutes a majority of households in Narrowmoor. WSNC has served the West Slope area residents for 25 years, and is open to all neighborhood property owners. Participation is voluntary and desirable. Annual dues of \$20 pay for normal operating expenses, including printing, postage, meetings and a website.

The organization came about as a result of neighborhood character issues such as view obstruction due to building height & vegetation, lot segregations and character "fit". WSNC remains active and those issues continue today. Historically, these matters were thought to have been addressed by the private covenants. However, our covenants lack an administrative structure and are prone to ineffective enforcement. They are only enforceable through individual property owner's efforts and expense, usually via Court action. For information purposes, our WSNC bylaws prohibit using dues money to help one neighbor litigate against another neighbor to enforce covenants. But in support, WSNC does send folks "reminder" letters about their covenants, helps disputing parties negotiate, and makes mailings for neighbors seeking support.

The City of Tacoma has established a potential new "preservation" mechanism that would benefit our neighborhood enormously. It allows the establishment of a Conservation District. Conservation Districts control land use and development, in conjunction with existing zoning standards. But unlike the more restrictive standards in typical Historic Districts, the standards for Conservation Districts are not as rigid, and are much more flexible. For example, it could be OK to update your old single pane windows to double pane insulated windows. Also, it allows the creation of new City Regulations intended to preserve and protect certain desirable neighborhood characteristics. Some examples for further regulatory consideration are view protection provisions that address building height for new or remodeled homes, their roof pitch and orientation, building bulk and scale, and may include controls on vegetation and lot size, etc. It allows design standards to be tailored to a neighborhood to foster style continuity with existing homes.

Most of Narrowmoor area has potentially qualified for this added layer of protection according to a City of Tacoma's in depth study and findings report. (It's available upon request or visit WSNC website.)

What's in it for us residents, you might ask. If a Conservation District is adopted for our neighborhood, **IT WILL BECOME A CITY OF TACOMA ZONING LAW, ENFORCABLE BY THE CITY.** The private covenants mentioned earlier will remain intact and stay enforceable through the Civil Courts. So the benefit is proactive, consistent administration by the City, which will include review of proposed building and remodeling plans for compliance with design standards before issuing permits. Thereafter they will necessarily be administered by the City with enforcement orders/letters of compliance issued to offending property owners when appropriate. Our neighborhood's unique character and qualities, including our views, would therefore be better preserved and protected.

We all know why we live in the West Slope area, and now we can have access to a tool like no other in preserving the neighborhood attributes that are so important to us.

Continued over....

Examples of Preservation Issues in Narrowmoor

Following is only a sampling of typical preservation issues that neighbors have encountered.

House on S. Ventura Drive, between Sunray and South 19th was torn down, and the new owner planned to build a massive "Mac Mansion" in its place. It would have devastated the views of several uphill neighbors. Those folks on Karl Johan rallied other neighbors to their support at a community meeting at Narrows Glen. Over 100 people attended and made it clear to the new owner they opposed his plans and would contribute to a legal fund to fight him in Court. Realizing the neighborhood collectively might have "deeper pockets", he begrudgingly scaled back his building plans, but still blocked a considerable span of several neighbors' marine view. Owner said he intended to reside here for years to raise his family, but he sold this home soon after satisfying the residency requirement to avoid paying capital gains taxes. He took the money and ran, leaving his neighbors with an anguished experience, diminished views and a loss of value in their properties.

If proposed Conservation District protections were in effect, the City's Landmarks Commission would likely not have approved a structure so out of character with the neighborhood, or that raised the new roofline well above the old roofline - if doing so diminished views. Consequently, the City would likely not have issued a building permit to allow its construction (until redesigning it to comply with the proposed design standards).

Vacant lot was purchased which ran from Jackson to S. Fairview, located between Suspension and Sunray. The new owner filed papers to subdivide the lot into 2 building sites. WSNC was notified and sent a letter informing the property owner that subdividing [without approval of Eivind Anderson or his heirs or assigns] would be violating existing covenants, and attached a copy. It says: "Except as otherwise therein specifically stated, no structure shall be erected, placed or permitted to remain on any residential building plot other than one detached single-family dwelling..." (Over the years, many others have inquired about subdividing their lots, but didn't do it after becoming aware of the covenants.) In this instance, the property owner's attorney wrote back stating they interpreted the covenant provisions differently. Then, the owner subdivided the plot, sold one lot, and 2 new homes were built on the property. This owner can be taken to court at any time to seek a court order to remove one of the two homes, - if one or more neighbors initiate and pay for legal fees. In past cases, if the court orders a structure be modified or removed, offenders usually appeal the ruling in an attempt to salvage their investment. Typically, such proceedings have spanned years, were costly and very emotionally trying for all parties involved. Court-ordered "remedies" can compound these experiences.

If proposed Conservation District protections were in effect, it is likely the City would not have approved the owner's request to subdivide this typical sized Narrowmoor lot, and thus, likely would not have issued two different building permits for the two separate single-family dwellings now constructed on the original plot.

Vegetation Control is the most frequently occurring preservation issue among neighbors. Included are tall growing trees which diminish panoramic views, and shrubbery which impacts peripheral views and traffic safety. Certain species of tall growing trees are prohibited by covenants within two of the four Narrowmoor subdivisions (and not at all in adjacent areas). Control of a species being planted, or dealing with prohibited ones that have already been planted, may be pursued in the Courts. Seeking enforcement is at the expense of neighbor(s) who's view will be, or is being affected. In a State Supreme Court Case involving neighbors in Narrowmoor 3, the judge ruled a property owner's "trees cannot exceed the height of the roof peak", and then ordered the offending property owner to prune his accordingly. Over the years, vegetation continues to grow in height and breadth. An offending property owner who neglects to prune theirs, and ignores requests to do so, must be taken to Court, and again, enforcement is at the expense of the affected neighbor(s).

If proposed Conservation District protections were in effect, the Landmarks Commission would review building site landscaping plans (for new vegetation to be planted), and the City would enforce compliance. To deal with existing trees that infringe on neighbors' views, requires expert research for ordinances other municipalities use successfully. Authorizing this work depends on your input and financial assistance.

Continued over....

Questionnaire

Do you agree that it is important to preserve the views and character of our neighborhood?

Yes No Undecided

What specific factors do you think are in need of protection and preservation?

What concerns, if any, do you have regarding the establishment of a Conservation District for our neighborhood?

Other comments or questions?

Continue on back if more space is needed for your responses or questions. Please return by June 30th.

Name(s) _____

Address _____ Phone _____

CONTRIBUTION OPTIONS

We have calculated that a fair-share contribution to the fund the work necessary to develop and implement a conservation district for our neighborhood would be \$100 per residence, but we are happy to accept more or less depending on what you feel you can offer. (Please make checks payable to: WSNC) Remember that your small investment in a conservation district now could reap very significant savings in the future, e.g., avoiding litigation costs while preserving your views and property values. *(The first contribution received was from a family residing outside the "qualified" area, but who - in the future - may qualify and benefit.)*

Please indicate your desire below:

- Contribution enclosed I pledge to contribute \$ _____ by _____ (date)
- I choose not to contribute Check back with me after _____ (date)

Please use the enclosed preaddressed envelope to return your questionnaire response/contribution.

**West Slope Neighborhood Coalition
Attn: Conservation District Committee
P. O. Box 64321
Tacoma, WA 98464-0321**

WEST SLOPE NEIGHBORHOOD COALITION
Narrowmoor Conservation District Application

APPENDIX 3 to ANNEX B

WSNC Public Mailing #2

Mailing Packet #2

July 1, 2012



**WEST SLOPE
NEIGHBORHOOD
COALITION**

P.O. Box 64321 • Tacoma, WA 98464-0321



WEST SLOPE NEIGHBORHOOD COALITION

P.O. Box 84321 Tacoma, WA 98464-0321

<http://www.westslopeWSNC.com>

WSNC BOARD – 2012

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CONTRIBUTING WSNC MEMBER

Newsletter & Website

Nancy Draper nancyd@harbormet.com
460-5612 1306 S. Mt. View Ave.

July 1, 2012

Dear Neighbor,

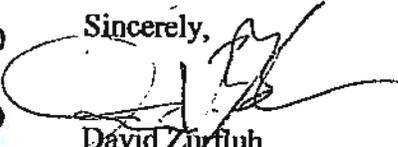
Several weeks ago, you and your neighbors received a packet of materials announcing a proposed Conservation District for the Narrowmoor area. The packet contained background information, a questionnaire, and a meeting notice.

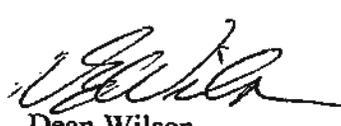
Although we've received many responses, it is important that we hear from as many residents as possible. If you have not yet returned your questionnaire, please do so no later than July 9th, so that we can compile the response prior to our upcoming meeting.

We also want to thank those who have made a contribution to defray the costs of this effort, but we are yet to meet our goal. Please consider helping and include a check with your response, or at the meeting.

We will be recapping the responses, providing a draft outline of the proposed standards, and address questions and concerns at our **community meeting on July 18th, 7:00 PM, at Titlow Park Lodge, 8425 6th Avenue.** Please plan to attend and participate.

Sincerely,


David Zurfluh
Co-Chair


Dean Wilson
Co-Chair

Enclosures (2)

Narrowmoor Development – Recap of Preservation Efforts

1940's Eivind Anderson purchased and developed tracts of land between Bantz Boulevard (now SR-16) to South 19th Street, and between Jackson Street and Mt View/Linden/N Karl Johan. His development has four subdivisions, which are commonly known as Narrowmoor 1, 2, 3 and 4. It is not the typical "tract" however.

To ensure all homes to be built in Narrowmoor subdivisions conformed to their "vision", the developers established covenants. Then they built and sold homes, or reviewed and approved blueprints and site plans of other proposed custom-designed homes, before allowing individual lot owners to commence construction.

1950s-1970's As the developers passed on, so did their practice of "screening" building and site plans. This placed a burden on individual property owners to deal with neighbors' compliance with the covenants, and if unable to resolve, then resort to suing - initiate and pay for covenant enforcement through the courts.

1980's A "two story" home on the West side of South Jackson was remodeled adding a third level to it. Its construction sparked a court case and an appeal which cost the involved parties over \$50,000 in total. The neighbors won the original case. The owner won an appeal. It set a precedent for allowing three story homes along covenant perimeters. In this widely publicized court case in Tacoma (and in a similar case in Seattle in 2005, Bauman vs Turpen), the definition of the term "story" was at the center of these disputes.

1987 West Slope Neighborhood Coalition (WSNC) was formed as a voluntary "home owners association". Activities included neighborhood-wide efforts such as operating watch patrols; spearheading the LID project to underground all the overhead lines for power, phones and TV; and working with the City on traffic safety.

Residents increasingly sought assistance in addressing covenant compliance (mostly view issues) between neighbors. However, WSNC has no "official" powers of enforcement. Consequently, if negotiations fail, home owners' last resort is litigation in the courts, which can be expensive and very trying on families. **Finding a less combative and less costly way to deal with our preservation issues has been an ongoing effort within Narrormoor for nearly 25 years. Progress toward a solution has been slow but steady.**

1990's In cooperation with other neighborhood groups also grappling with view preservation issues, and at our collective request, the City of Tacoma created a **View Sensitive Overlay Zone**. This "zoning" reduced allowable building height from 35 feet to 25 feet in view areas. It applies to about 10% of land in Tacoma.

The City's View Zone study found the average home height was only 18 feet in Narrowmoor subdivisions. This 7 foot "gap" from 25 foot limit proposed was noted but not addressed. (Lowering home building height limit was a contentious political hot potato; strongly favored by most owners of view homes, but vehemently opposed by many real estate and building industry groups.) Adopting an even lower building height limit for the Narrowmoor area – consistent with heights of existing homes – just wasn't politically viable at the time.

2000's WSNC continued to search for other possible solutions. For example, we looked into the possibility of modifying covenants to update them, and also to clarify court-contested terminology, such as "a story". Unfortunately, no provision exists in our original covenants to allow a majority vote of property owners to adopt changes. So, per state statute, 100% of residents must vote in support of all proposed revisions to legally change our existing covenants. This requirement makes it virtually impossible to successfully update them now. Also, the original covenants do not name which "heirs or assigns" are empowered to carry on the developer's practice to review owners' proposed building and site plans, and legal right to approve or reject.

Meanwhile, Tacoma's building permit criteria for **2-story** homes evolved and measurements used changed. In the 1940s, a daylight basement was a "story" if the ceiling was over 6.5 feet high, and a floor covered the dirt. Today, an 8 foot-high lower level is not counted as a story, if over 50% of the wall area is underground. Examples: a newer 3-level home on South Fairview and (initially) the new tri-level at S. 12th and Jackson. Our covenants often differ from current City Code in other ways, such as, in allowing subdividing large lots.

Continued over...

APPENDIX 4 to ANNEX B

Minutes of Public Meeting
July 18, 2012

West Slope Neighborhood Coalition

MEETING MINUTES

July 18, 2012

Titlow Lodge

This was a Public Meeting concerning the Narrowmoor neighborhood in the West End of Tacoma. It was conducted by the West Slope Neighborhood Coalition (WSNC) made up of volunteer property owners in Narrowmoor. The Officers are non-paid and elected by the membership.

Key persons in Attendance:

West Slope Neighborhood Coalition Officers

Dean Wilson, Co-Chair

David Zurfluh, Co-Chair

Mike Fleming, Conservation District Coordinator/Facilitator

Baseline Engineering and Planning

Kevin Foley, AICP

Meeting was called to order by Dean Wilson at 7:00 pm. There were approximately 75 persons in attendance, and there was a sign in sheet for attendees. Wilson explained the purpose of the meeting to discuss a potential Conservation District application to the City of Tacoma for the Narrowmoor neighborhood. As background information, a meeting Notice, summary information, and a Questionnaire soliciting comments was sent to all property owners prior to the meeting. Wilson explained that this meeting was to actively involve the neighborhood. It also was to provide additional information, and obtain property owners comments, concerns, and suggestions concerning a possible Conservation District for the neighborhood. There are about 275 properties in the proposed Narrowmoor Conservation District.

Mr. Wilson noted that the WSNC is a non-profit neighborhood organization established many years ago as a result of view protection issues and other neighborhood matters. Annual dues are \$20.00 and used for mailings and other related neighborhood things as they arise. The neighborhood at large is well represented and currently there are 190 active members. Annual membership meetings have been held at the Tacoma Outboard Association meeting hall off 6th Avenue. WSNC Board meetings of elected Officers and Area Reps are regularly held. At the October, 2011 annual meeting, it was unanimously voted to pursue a Conservation District application with the City. At the Oct 7, 2012 annual meeting, Wilson provided a summary of activities thus far, and that an additional public meeting would be held to obtain further comment from property owners.

It was further explained that a Conservation District, if approved by the City, essentially would be a zoning overlay district tailored to preserving and protecting Narrowmoor's character, and views of the water and mountains. The process will take about one year and involves an application requesting that a Conservation District be established. It will include the important neighborhood elements, and neighborhood protections being recommended. There would be public hearings by the Landmarks Preservation Commission, the Planning Commission and City Council. Once the Conservation District is established, it would become the body of regulations that would necessarily be enforced by the city. While there are protective covenants on the Narrowmoor plats, they are enforced by private property owners and settled in the civil courts. The covenants would remain in force as well.

There was an explanation regarding the original intent of Mr. Einvind Anderson in platting Narrowmoor 1, 2, 3, and 4 Additions in the 1940's and 1950's. He placed covenants on the

land to ensure a cohesive neighborhood; views being paramount and the principal feature. Lots and streets were laid out to take advantage of the view, and Narrowmoor developed as such. More recently there has been concern about remodels, reconstruction, and tear downs with new homes being built. Current day protections are needed to maintain the neighborhood character and the views. Mr. Anderson left a neighborhood legacy and that needs preservation and protection.

A summary of the comments received on Questionnaire was provided. 50 written comments were received and 49 appeared to favor establishing a Conservation District to preserve the character of the Narrowmoor neighborhood. The main comments were about views being blocked or impaired by new construction, trees, and vegetation. Also mentioned as problems and concerns were: style and size of new construction, building footprints, invasive plant materials, rocks as landscaping, large "McMansions", unattended yards with blackberry bushes, and other similar concerns. Splitting properties into more than one lot was also considered to be an issue. The character and feel of the neighborhood was important to keep, and property values need to be maintained.

There were several questions and comments made by persons in attendance. Some property owners present were along Jackson Avenue, some were on Sunset Street, and some were on No. Karl Johan; most were from throughout Narrowmoor. Much of the comments made at the meeting were similar to the comments received on the questionnaire, but there were additional questions about process, time length involved, and other related matters. One person was in favor of lowering to 20 ft., the building height allowed in the existing View Overlay zoning district and let existing covenants do the job, not a Conservation District. Another person stated that he was not in favor. The large majority of those in attendance were in favor of the idea, and moving forward with a Conservation District for the neighborhood.

The request for some funding had been made and some have been received; additional monies are needed. The funds are to be used for printing, mailing, and technical/professional assistance from Baseline Engineering. This help is needed principally through the application preparation and city processes. Most of the effort is from volunteer neighborhood property owners, which is anticipated to continue.

It was announced that all information received, including this public meeting input, would be reviewed and discussed by the WSNC Conservation Committee, and the WSNC Board. A draft of proposed neighborhood protections would be prepared and sent to the property owners. Another public meeting, to be announced, would be held to further obtain property owner comments and concerns prior to proceeding to the actual application phase.

Meeting adjourned at 8:30 PM.

Minutes Approved by:
WEST SLOPE NEIGHBORHOOD COALITION BOARD

APPENDIX 5 to ANNEX B

WSNC Public Mailing #3



**WEST SLOPE
NEIGHBORHOOD
COALITION**

P.O. Box 64321 • Tacoma, WA 98464-0321

Mike & Nancy Fleming

1520 S Fairview Dr.
Tacoma WA 98465-1314

Mailing Packet #3
November 1, 2012



WEST SLOPE NEIGHBORHOOD COALITION

P.O. Box 64321 Tacoma, WA 98464-0321

<http://www.westslopeWSNC.com>

WSNC BOARD – 2012

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Dean Wilson dewilson064@gmail.com

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Mt. Narrowmoor (East of Jackson St)

Vacant

Rep At-Large & Crime Watch

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

Ron Talcott ron@talcott.org

564-9779 1320 S. Sunset Drive

CONTRIBUTING WSNC MEMBER

Newsletter & Website

Nancy Draper nancyd@harbormet.com

460-5612 1306 S. Mt. View Ave.

November 1, 2012

Subject: Proposed Protections for Narrowmoor
Conservation District

Dear Narrowmoor Neighbor,

As you know, the City of Tacoma recently adopted the concept of "stand-alone" conservation districts to give neighborhoods the opportunity to tailor protections for their area. The WSNC is now pursuing a *Narrowmoor Conservation District* as a means to preserve the special character of our view neighborhood.

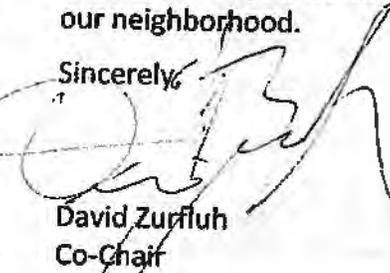
We started with the original covenants put into place by the developer to ensure every resident would be afforded a view of Puget Sound and the Olympic Mountains. Then, after considering the comments received from our neighbors, we developed *proposed protections* to address the primary concerns of residential height, tall-growing trees, and other key aspects of the neighborhood character.

A "Chart of Covenants and Proposed Protections" is enclosed, with further explanation on the reverse of this letter. These draft protections will be the basis for further discussion at our next public meeting, to take place at the new Geiger Montessori School on Wednesday, November 14th, at 7:00pm.

If you can't attend, but want to provide any comments or suggestions, please mail them to the WSNC post office address above, Attention: Conservation Project Team.

Thank you for your continued support of this important effort for our neighborhood.

Sincerely,


David Zurfluh
Co-Chair


Dean Wilson
Co-Chair

Enclosure

CHART OF COVENANTS AND PROPOSED PROTECTIONS FOR NARROWMOOR CONSERVATION DISTRICT

(See back of cover letter for an explanation of columns, below.)

Existing Covenants Applicable to Narrowmoor Additions	Residents' Comments	Intents and Proposed Protections
<i>Building Heights</i>		
<p><u>COMMON TO ALL ADDITIONS (1ST, 2ND, 3RD, & 4TH)</u> One single family dwelling to not exceed two stories in height.</p> <p><i>Historical Note:</i></p> <ul style="list-style-type: none"> - When Covenants went into effect day light basements were considered a "story" as evidenced by homes built with a maximum of 2 levels and an average height of 18 feet. - View Sensitive Regulations set height limits to 25 ft. 	<ul style="list-style-type: none"> • Do not allow increase in existing home height. • Preserve existing footprints & heights and encourage remodeling instead of demolishing to preserve views. • Maintain house heights at existing "average" levels, i.e., a remodel can not be higher than the average of say 3 to 5 adjacent houses. • Every block and lot was designed like a puzzle to allow each house the best possible view. 1 to 2 feet makes a big difference on most blocks. • Limit the heights of remodels to no higher than original house; views of the Narrows were lost due to rebuilds being several feet higher. • City's View Sensitive Overlay Zone doesn't provide adequate protection for this area where average height of homes is only 18 feet. • If someone wants to remodel a house that has no bearing on anybody else's view then I would be in favor of letting them. 	<p><u>THE INTENT IS VIEW PRESERVATION AND PROTECTION</u> Marine, Narrows Bridge, and mountain views in Narrowmoor are high priorities and obstruction of existing views need paramount protection and enforcement, whether it be for new homes, remodels, additions, and/or reconstructions, in order to maintain views and neighborhood character.</p> <p><u>PROTECTIONS</u> Building heights in the Narrowmoor Additions shall be restricted to no taller in height than the existing ridgeline(s) and or roofline(s) for reconstruction, remodels, and additions. New construction shall be no higher than the average adjacent properties roof lines. Exceptions to the height limit may be possible through the city's stringent variance application process.</p>
<i>Subdividing</i>		
<p><u>Common to 1st, 2nd and 3rd Additions</u> Except as otherwise therein specifically stated, no structure shall be erected, placed or permitted to remain on any residential building plot other than one detached single-family dwelling and a private garage.</p> <p><u>Unique to 1st Addition (Mar 1944)</u> No residential structure shall be erected or placed on any building plot which is less than 9,000 square feet, or a width of less than 60'.</p> <p><u>NO REFERENCE TO MINIMUM PLOT SIZES: 2ND, 3RD OR 4TH</u> <u>Unique to 3rd Addition</u> All construction in Block No's 2, 3, 4, 8, 9, 10 and 14 shall be limited to one residential dwelling & a private family garage upon each lot.</p>	<ul style="list-style-type: none"> • Maintain lot size and existing separation between houses. • Lot size (no subdivision) • Keeping lots from being short platted or subdivided • View preservation is most important. Then next is no subdivision of lots. • View protection and not allowing the subdivision of lots. • Preserve the large street to street lots. 	<p><u>THE INTENT IS TO PRESERVE LARGE LOT SIZES</u> Narrowmoor was platted and originally developed to maximize the views, by having large lots street to street, terraced down and parallel to the view. These neighborhood characteristics and lot sizes are to be preserved, and are a high priority.</p> <p><u>PROTECTIONS</u> No subdivisions of parcels/lots in Narrowmoor shall be allowed, including individual existing lot Assessor Segregations, short plats or re-plats.</p>

Existing Covenants Applicable to Narrowmoor Additions	Residents' Comments	Intent and Proposed Protections
Streetscape/Landscaping		
<p><u>COMMON TO ALL ADDITIONS (1ST, 2ND, 3RD, & 4TH)</u> Nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.</p>	<ul style="list-style-type: none"> • Maintenance requirements for vegetation of some sort (including lawn) on street right of way (i.e. area between curb and property line) • Unattended yards with blackberry bushes extending onto roads. • Maintenance of yards/landscaping, i.e., lawns mowed and weeds pulled in and around residences. • I would support some type of mandatory yard maintenance requirements such as clean it up or pay with a levy. • We are very unhappy with our neighbors failing to maintain their yards street to street. • That there be requirements for vegetation of some sort (including lawn) on street right of way, i.e., area between curb and property line, fully realizing xeriscape is becoming increasingly popular. • Please mow your lawn, bring in your garbage cans from the street, etc. • Inappropriate dumping of yard waste between street and fences or hedges; misc. dumping. 	<p><u>THE INTENT IS TO MAINTAIN A PLEASING, LOW-DENSITY URBAN CHARACTER FOR THE NEIGHBORHOOD</u> Neighborhood characteristics and compatibility/consistency is important to the original development concept, including streetscape and visual amenities. These principles need to be maintained, preserved, and fostered. It is intended to minimize impacts between neighbors, allowing open space for recreational activity and enhancing pedestrian enjoyment /activity, together with including landscaping and vegetation, without obstructing views.</p> <p><u>PROTECTIONS</u> Vegetation, low lying landscaping, hedging, and other native low lying plant materials, including lawn and small scale features are preferred instead of rocks and gravel, and the like. Invasive plant materials are prohibited by city code.</p>

Structures		
<p><u>COMMON TO MOST ADDITIONS (1ST, 2ND, 3RD, & 4TH)</u> Ground floor of the main structure, exclusive of one story open porches and garages, shall not be less than 1100 square feet for one story structures, nor less than 980 square feet for 1 ½ or 2 story structures</p>	<ul style="list-style-type: none"> • Homes that are appropriately sized for lots. • Prohibit Mc Mansions in our neighborhood. <p><i>Note: No minimum or maximum sizes were identified by residents attending neighborhood public meetings, or in responses to questionnaire mailed to all Narrowmoor homeowners.</i></p>	<p><u>THE INTENT IS TO MAINTAIN EXISTING DEVELOPMENT PATTERNS</u> Narrowmoor was planned and developed with low profile, horizontal type homes/aspects having mostly low pitched roofs and some very limited flat roofs, with exterior wall variations and asymmetry. These neighborhood characteristics and development patterns should be retained, and promoted as much as possible and feasible.</p> <p><u>PROTECTIONS</u> – None proposed.</p>

Existing Covenants Applicable to Narrowmoor Additions	Residents' Comments	Intents and Proposed Protections
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Building Schedules		
<p><u>COMMON TO ALL ADDITIONS (1ST, 2ND, 3RD, & 4TH)</u> All structures or dwellings will have completed exteriors including finished painting within 6 months from date of commencement of construction or remodel.</p>	<p>There were no comments made.</p>	<p><u>THE INTENT IS TO MAINTAIN NEIGHBORHOOD TRANQUILITY</u> Construction, reconstruction, additions and exterior remodels are anticipated over time. Since Narrowmoor is essentially a built neighborhood, it is important that projects affecting residents and the neighborhood do not linger and extend over a long period of time.</p> <p><u>PROTECTIONS</u> – None proposed</p>

Signage & Commercial Activity		
<p><u>Common to 1st, 2nd and 4h Additions</u> No bill boards or other commercial advertising signs or displays.</p> <p>No noxious or offensive trade or activity shall be carried on upon any lot nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.</p>	<p>There were no comments made.</p>	<p><u>THE INTENT IS TO MAINTAIN THE EXISTING NEIGHBORHOOD CHARACTER</u> Narrowmoor is a single family residential community having an individual long established neighborhood character devoid of any type of signage.</p> <p><u>PROTECTIONS</u> – None proposed. Prohibition of commercial signs are covered in city code</p>

Livestock & Pets		
<p><u>COMMON TO ALL ADDITIONS (1ST, 2ND, 3RD, & 4TH)</u> No swine, goats, cattle or horses, poultry, rabbits or any species of livestock shall be kept or maintained on any lot for commercial purpose or otherwise. This does not include household pets. Poultry and rabbits may be kept for private use.</p>	<ul style="list-style-type: none"> No farm animals, chicken coops, etc. Animal control would be a plus. 	<p><u>THE INTENT IS MAINTAIN A SUBURBAN RESIDENTIAL NEIGHBORHOOD CHARACTER</u> Narrowmoor is a single family residential community having an individual long established neighborhood character that is not rural in any way, and should remain as such.</p> <p><u>PROTECTIONS</u> – None proposed Regulations governing animals and fowl are covered in city code.</p>

**CALENDAR REMINDER: Public Meeting on Narrowmoor Conservation District:
Wednesday, Nov. 14th, 7:00 PM, Geiger Montessori School, 7401 S. 8th Street***

Please join us for discussion of the *proposed protections* for the views and character of Narrowmoor that will become the basis for our application to the city.

*Come through main entry and follow hallway, then left and enter the Multi-purpose/Lunch Room on the right. Coffee and cookies will be available. Limited parking is available at the entrance. Overflow parking is available only on the street.

APPENDIX 6 to ANNEX B

Summary of Minutes of Public Meeting
(Nov. 14, 2012)

Summary of Discussions*
Narrowmoor Conservation District
Public Meeting #2
11/14/2012

- 1) Dean Wilson, WSNC Co-Chair, gave a brief presentation outlining the purpose of the proposed Conservation District and the intent of the proposed protections. He also explained the charts that were handed out, listing the original covenants, the comments received from a previous survey, and the proposed protections as developed by the conservation district project committee.
- 2) The question was asked, "How would the protections be enforced?" Joe Quilici explained that they would be enforced by the city either through the normal review and permitting processes or in response to a neighbor's complaint.
- 3) The question was asked, "Why not just codify the existing covenants?" There was extended discussion on this, and Mr. Wilson explained that in some cases the covenants were inconsistent across the four additions of Narrowmoor, some were out of date or not applicable because of current city code that addressed the issue (e.g., building setbacks). Another example was the inadequate 25' height restriction in Narrowmoor even though it was designated a view sensitive area. He also explained that many covenants became unenforceable due to precedents set where no action was taken on a violation.
- 4) An audience member asked if the tall trees growing east of Fairview would have to be cut down. Mr. Wilson explained that that would remain to be seen, i.e., depending on the final proposed protections and if the city saw fit to grandfather such cases or not.
- 5) An audience member asked about the calculation of allowable building height. Mike Fleming explained that the proposal is to limit remodeled building height the current structure's height, and in the case of new construction, to use the average of adjacent building heights as a standard. So long as the height did not significantly impact the view of upslope neighbors, a person could still seek a variance.
- 6) A question regarding subdividing was responded to by Mike Fleming who explained the intent was to maintain the original size of lots as envisioned by the developer, Mr. Anderson.
- 7) There was extensive discussion regarding the possibility of restricting the parking of RV's, boats, or other large vehicles, and/or imposing a requirement to screen them from the street. It was clear from the audience discussion that no one favored "neighborhood association" types of restrictions and that outbuildings, to include RV sheds, should comply with the other, proposed height restrictions and applicable city code.
- 8) A gentleman who said he was a land use attorney cited several portions of the Tacoma Municipal code claiming that the WSNC conservation district would have to comply with Historic District standards. Mr. Wilson said the WSNC would check that further, but believed the proposal would be in accordance with the new city requirements.

*Extracted from an audio recording and notes prepared by Ted Turner, 11/14/12.

ANNEX C

Survey of Narrowmoor Addition 4

BASELINE ENGINEERING, INCORPORATED

Land Development Professional Services

September 26, 2012

Mr. Reuben McKnight
Historic Preservation Officer
Community & Economic Development Department
747 Market Street
Tacoma, WA 98402

West Slope Neighborhood
Narrowmoor 4 Addition

Dear Mr. McKnight:

The purpose of this letter is to provide the necessary documentation related to our Conservation District Application and the inclusion of the Narrowmoor 4 Addition in that overall effort. Below you will find the Background, West Slope Neighborhood Coalition (WSNC) Survey Process and Findings, as well as Conclusions of the documented development pattern of Narrowmoor 4. All four Narrowmoor Additions are shown on the attached map. Also included is a plat map of Narrowmoor 4 showing all properties.

Background

The Narrowmoor area is a large single family residential area located in the West End of Tacoma and contains a preponderance of mid-century homes having a distinct community character. Views and community character are a central aspect of this overall neighborhood area. Because of these important and prevalent features, the properties were platted with this in mind. Development began in 1944, and continued forward with the majority being constructed in the late 1940's and 1950's. Strict land use controls were placed via privately drafted and recorded Restrictive Covenants. It was the intent that each recorded subdivision insured a residential community with long lasting character having defining features and qualities.

In 2007 the West Slope Neighborhood Coalition, a long standing recognized community organization, requested that the City conduct a study of the Narrowmoor area. As part of the City's historic survey efforts, the Painter Preservation & Planning firm was engaged to prepare the Tacoma West Slope Historic District Development Project: Historic Resource Study (Painter Study). A comprehensive assessment and evaluation was completed and accepted by the City, January 2010. The study focused on Subdivision design, Architectural Design, Historic Qualities and Neighborhood Integrity. The Painter Study recommended that Narrowmoor 1, 2, and 3 Additions explore the option of a Conservation District in conjunction with the City's preservation and regulatory efforts underway at that time. Narrowmoor 4 was not reviewed in depth by the Painter Study. The West Slope Neighborhood Coalition and Baseline Engineering later preformed an assessment concluding that most of Narrowmoor 4 should be part of the proposed Conservation District (see also letter dated February 24, 2012 to Peter Huffman and others).

Survey Process and Findings

The City of Tacoma, in 2011, modified its Comprehensive Plan and regulatory code by including policy and zoning regulations concerning Conservation Districts. This was utilized as the foundation for Narrowmoor 4 survey methods, process, and evaluation.

A survey of Narrowmoor 4 was conducted in 2012 using a prescribed format. Each property was reviewed, significance and character evaluation was done, and findings were prepared. The attached Site Assessment Form was utilized and completed for each property, a photograph was included; detailed findings are shown on the attached May 22, 2012 Assessment Summary. It was found that for the greater part of the properties, there is a long established existing character and development pattern consistent with the overall Narrowmoor area discussed in the Painter Study. The general appearance and character of the area studied and defined below is essentially the same as Narrowmoor 1, 2, and 3 Additions. Please refer to the attached map entitled "Proposed Narrowmoor 4 addition to the Conservation District Boundary". It is to be noted that a distinct portion of properties in Narrowmoor 4 did not reflect the character and time period, and are not proposed to be included; namely, six properties along Jackson Ave, and several properties west of North Karl Johan Ave.

Narrowmoor 4th Addition Boundary

To be Included in the Narrowmoor Conservation District

*Those Narrowmoor 4 properties east of North Karl Johan and north of 6th Ave.,
Except the six properties north of 6th Ave. between North Fairview Ave. and Jackson Ave.*

Conclusions

Having worked closely with the WSNC, and as a qualified and experienced urban planning consultant, it is my professional opinion and conclusion that the process, content, evaluation, and recommendations clearly support the above findings. Therefore the above identified Narrowmoor 4 properties should be included with Narrowmoor 1, 2, and 3 Additions in the Conservation District Application.

If you would like any further information, please contact me. Thank you.

Attachments: (6)

cc: Peter Huffman, Assistant Director

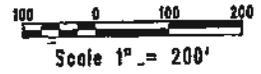

Kevin Foley, AICP

BASELINE Engineering, Inc.
1910 - 64th Ave. West
Fircrest, WA 98488
Office: 253.565.4491 Fax 253.565.8563
Cell: 253.377.7488
kfoley@baselinetacoma.com
www.baselinetacoma.com

NARROWMOOR 4 PLAT

Showing all properties in Plat

NW03-T20N-R02E



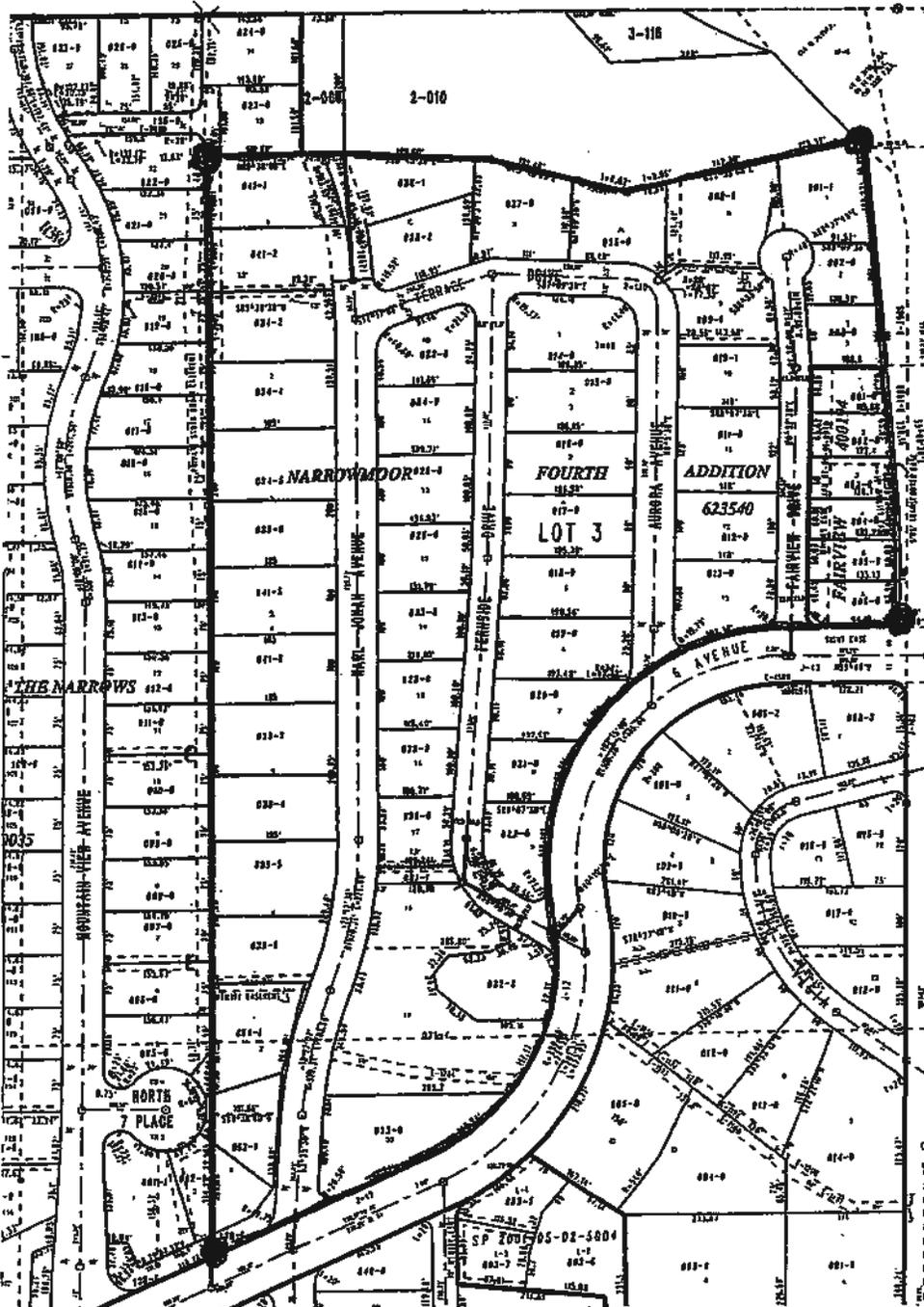
SE33-71-01	SE34-71-01	SE31-71-01
NE04-20-01	NE03-20-01	NE02-20-01
SE01-20-01	SE02-20-01	SE03-20-01



DATE OF MAP PRODUCTION: 09/03/10
02-20-03-2

Public Service Building
2401 S. 35th Street, Room 142
Tacoma, Washington 98408

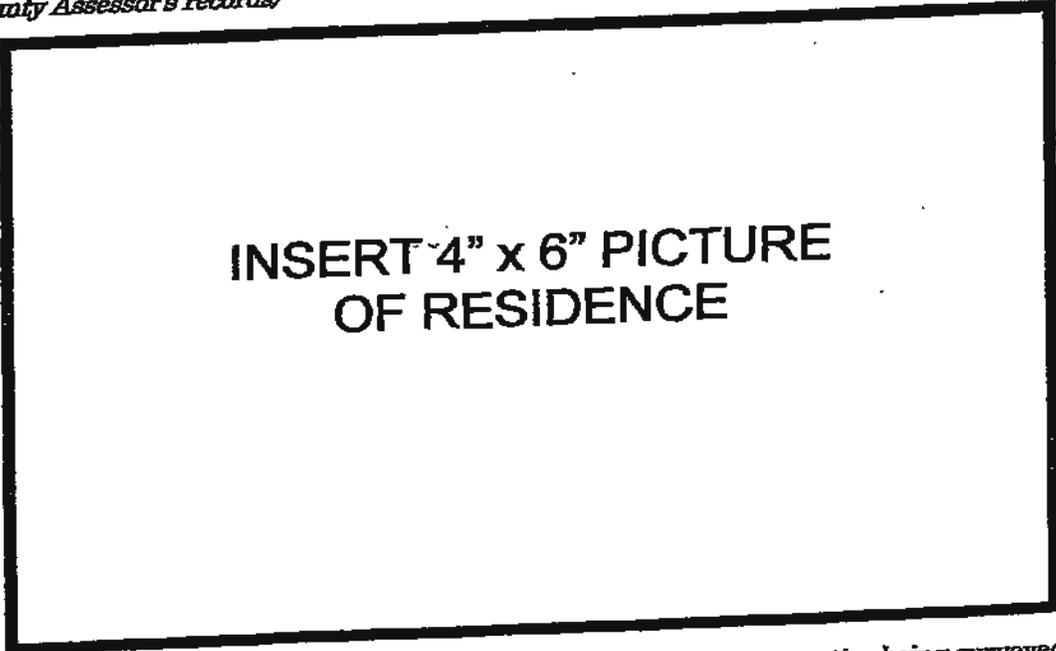
Washington State Plat Book, South Zone, Edition: 08/03-10



SITE ASSESSMENT FORM

This is a survey form only and is intended to be used for information purposes concerning the establishment of a Conservation District for the Narrowmoor area; please refer to the Conservation District Criteria text on the reverse side for further details.

Parcel No.: _____
Address: _____
Owner(s) of Record: _____
Building/Year Built: _____
(per Pierce County Assessor's records)



Below are characteristics or attributes of selected residential properties being surveyed to assist in determining if they potentially may be included in Narrowmoor Conservation District designation considerations.

1. Mid-century residential style? (i.e. flat or low pitched roof, broad chimneys, etc.)
 Yes No Maybe
2. Building age generally 50 years before the present?
 Yes No Maybe
3. Part of prevailing, long standing architectural character?
 Yes No Maybe
4. Custom/individually designed home?
 Yes No Maybe
5. Large, sloping terraced through lot?
 Yes No Maybe
6. Lot/home has westerly marine and mountain view?
 Yes No Maybe
7. Lot access and building close to the front lot line?
 Yes No Maybe
8. Lot contains large, tall possibly view obstructing trees?
 Yes No Maybe

Site Assessment completed (date) _____

By (name): _____

Additional Remarks: Yes No _____

Additional remarks are to be noted on the reverse side of this sheet.

North Fairview Drive			1: MC Style	2: Age (50)	2a: 1969 (PS)	2b: Built	3: P. Arch	4: Custom	5: T-Lot	6: W. View	7: Lot front	8: Trees
Add.	Parcel	Owner										
602	6235400130	Victor Odey	Yes	58	Yes	1954	Yes	Yes	Yes	Yes	Yes	No
614	6235400120	Leonard and J. Wright	Yes	59	Yes	1953	Yes	Yes	Yes	Yes	Yes	No
622	6235400110	William Eddy	Yes	61	Yes	1951	Yes	Yes	Yes	Yes	Yes	Yes
630	6235400101	M. & F. Sekeramayi	Yes	44	Yes	1968	Yes	Yes	Yes	Yes	Yes	No
635	6235400030	Neil & Olga Smith	Yes	53	Yes	1959	Yes	Yes	Yes	M	Yes	No
636	6235400091	Ted Turner	Yes	56	Yes	1956	Yes	Yes	Yes	Yes	Yes	Yes
643	6235400020	Doris Bayha	Yes	44	Yes	1968	Yes	Yes	Yes	Yes	Yes	No
644	6235400081	Diane Sinding	Yes	54	Yes	1958	Yes	Yes	Yes	Yes	Yes	Yes
651	6235400011	Richard and M. Larson	Yes	56	Yes	1956	Yes	Yes	Yes	Yes	Yes	No
601	4001940060	James Pham & L. Hoang	No	10	No	2002	No	M	M	M	Yes	No
609	4001940050	Edward & P. Barloon	No	10	No	2002	No	M	M	M	Yes	No
615	4001940040	Meyerdirk Family Prop.	No	14	No	1998	No	No	No	M	Yes	No
619	4001940030	Roger Bergstrom	No	14	No	1998	No	No	M	M	Yes	No
623	4001940020	Thomas Tull	No	10	No	2002	No	M	No	M	Yes	No
629	4001940010	Tom & Delores Hayes	No	14	No	1998	No	M	Yes	M	Yes	No

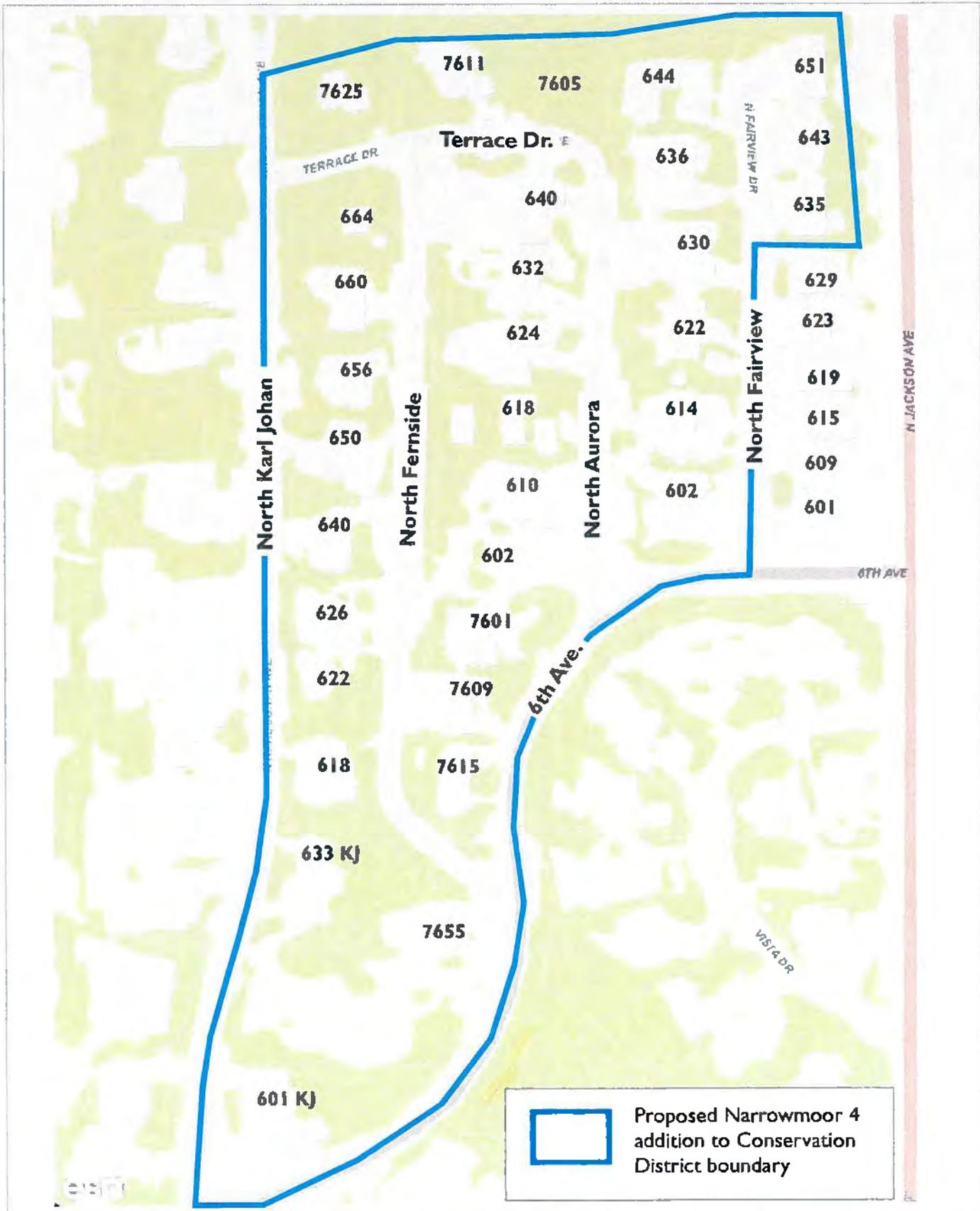
North Aurora Drive			1: MC Style	2: Age (50)	2a: 1969 (PS)	2b: Built	3: P. Arch	4: Custom	5: T-Lot	6: W. View	7: Lot front	8: Trees
Add.	Parcel	Owner										
602	6235400190	Lissa Grannis	Vacant lot									
610	6235400180	Lynell Burmark	Yes	53	Yes	1959	Yes	Yes	Yes	Yes	Yes	No
618	6235400170	Eric & Nikki Zimmerman	Yes	53	Yes	1959	Yes	Yes	Yes	Yes	Yes	M
624	6235400160	Jeffrey Okey & P. Franke	Yes	53	Yes	1959	Yes	Yes	Yes	Yes	Yes	M
632	6235400150	Tobias Benton	Yes	57	Yes	1955	Yes	Yes	Yes	Yes	Yes	No
640	6235400140	Ethel Victor	Yes	54	Yes	1958	Yes	Yes	Yes	Yes	Yes	Yes

North Fernside Drive			1: MC Style	2: Age (50)	2a: 1969 (PS)	2b: Built	3: P. Arch	4: Custom	5: T-Lot	6: W. View	7: Lot front	8: Trees
Add.	Parcel	Owner										
618	6235400300	Joseph Willhoft	Yes	61	Yes	1951	Yes	Yes	Yes	Yes	Yes	Yes
622	6235400290	William Parker & Janet	Vacant lot									
626	6235400290	William Parker	No	35	No	1977	M	Yes	Yes	Yes	Yes	Yes
640	6235400270	Edward Fitzgerald & DM	Yes	51	Yes	1961	Yes	Yes	Yes	Yes	Yes	Yes
650	6235400260	Christopher Keay	Yes	47	Yes	1965	Yes	Yes	Yes	Yes	Yes	Yes
656	6235400250	Lols Donion	Yes	52	Yes	1960	Yes	Yes	Yes	Yes	Yes	Yes
660	6235400240	S. McDougall & B. Salvador	M	45	Yes	1967	M	Yes	Yes	Yes	M	Yes
664	6235400230	James McGowan	No	34	No	1978	No	Yes	Yes	Yes	Yes	M

Terrace Drive			1: MC Style	2: Age (50)	2a: 1969 (PS)	2b: Built	3: P. Arch	4: Custom	5: T-Lot	6: W. View	7: Lot front	8: Trees
Add.	Parcel	Owner										
7605	6235400350	Diane Sinding	Vacant lot									
7611	6235400370	Mary Johnston	Yes	50	Yes	1962	Yes	Yes	Yes	Yes	Yes	Yes
7611	2000201806	Harold Johnston Offices	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
7625	6235400382	Robert & Celine Stacy	No	34	No	1978	No	Yes	Yes	Yes	Yes	Yes

6th Ave			1: MC Style	2: Age (50)	2a: 1969 (PS)	2b: Built	3: P. Arch	4: Custom	5: T-Lot	6: W. View	7: Lot front	8: Trees
Add.	Parcel	Owner										
7601	6235400200	Gregory Youtz	Yes	53	Yes	1959	Yes	Yes	Yes	Yes	Yes	M
7609	6235400210	Stephen Schilt	No	37	No	1975	No	Yes	Yes	Yes	Yes	Yes
7615	6235400220	Marcia Eccles-Cramer	Yes	52	Yes	1960	Yes	Yes	Yes	Yes	Yes	Yes
7655	6235400322	Helen Cofchin	Yes	57	Yes	1955	Yes	Yes	Yes	Yes	Yes	Yes

North Karl Johan Drive			1: MC Style	2: Age (50)	2a: 1969 (PS)	2b: Built	3: P. Arch	4: Custom	5: T-Lot	6: W. View	7: Lot front	8: Trees
Add.	Parcel	Owner										
601	6235400330	Richard & Cassandra Trask	No	7	No	2005	No	Yes	Yes	Yes	Yes	Yes
633	6235400314	Michael & Sally Cofchin	No	61	No	1951	Yes	Yes	Yes	Yes	Yes	Yes



Narrowmoor 4 addresses. lot boundaries, topography, and building siting

BASELINE ENGINEERING, INCORPORATED

Land Development Professional Services

February 24, 2012

Peter Huffman, Assistant Director
Community and Economic Development Department
747 Market Street
Tacoma, Washington 98402

Re: Narrowmoor Conservation District
BASELINE Job No. 12-005

Peter:

A committee of the West Slope Neighborhood Coalition has met on a number of occasions since last October for the purpose of proposing a Conservation District for a selected area of the West Slope neighborhood. Naturally, one of our first tasks is to determine a logical boundary consistent with the designation criteria in Chapter 13.07 and the West Slope Historic Resource Survey Report (hereinafter 'Report').

Our effort to date has resulted in the boundary shown on the attached map. This map depicts a potential boundary that includes a majority of Narrowmoor Plat 1, all of 2, 3 and a majority of 4. Our question involves Narrowmoor Plat 4. It does not appear that the Report provides any criteria support to include Narrowmoor 4 in any Conservation District effort. The Report merely mentions Narrowmoor 4's location as "north of Sixth Avenue" (see first paragraph, page 25). While there might be some areas of Narrowmoor 4 that should **not** be included in the District, it appears that a good majority could, as it potentially displays characteristics consistent with the, 'Reports', common findings on Narrowmoor 1, 2 and 3, namely;

1. planned subdivision (unique design)
2. similar density (large lots)
3. distinct architectural styles/custom homes
4. protective covenants/design guidelines
5. terraced/sloping lots for permanent view protection
6. low profile/terraced homes

We would request your direction/comment on the inclusion of Narrowmoor 4 into the Conservation District at your earliest convenience. Certainly your comments on the proposed overall boundaries would be appreciated as well. It may require, as we've discussed recently, to request clarification of this issue from the authors of the Report themselves, Painter Preservation and Planning

Any assistance we can provide please let us know. As always we appreciate your attention to this important issue. Your response will help clarify boundaries for the WSNC to communicate in their pending Notice to all Involved Property Owners.

Respectfully,


Kevin Foley, AICP

CC: Mike Flemming
Joe Quilici
Reuben McKnight
Brian Boudet

Land Planning & Use • Engineering • Surveying
1910-64th Avenue West • Tacoma, WA 98466 • (253) 565-4491 • Fax (253) 565-8563 • Seattle (206) 824-1205

"The industry starts here"

7535 South Hagra (Narrowmoor 1)



636 North Fairview Drive (Narrowmoor 4)

ca. 1962



2012

