Members
Chris Granfield, *Chair*
Katie Chase, *Vice-Chair*
Duke York
Jonah Jensen
Lysa Schloesser
James Steel
Jeff Williams
Eugene Thorne
Laureen Skrivan
Lauren Flemister

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

Staff
Reuben McKnight, Historic Preservation Officer
Lauren Hoogkamer, Historic Preservation Coordinator
John Griffith, Office Assistant

Agenda

Landmarks Preservation Commission

Planning and Development Services Department

Date: April 22, 2015
Location: 747 Market, Tacoma Municipal Bldg, Conference Room 248
Time: 5:30 p.m.

1. ROLL CALL

2. CONSENT AGENDA
- A. Excusal of Absences
- B. Approval of Minutes: 4/8/2015
- C. Administrative Review:
  - i. 511 N L Street (Ductless heat pump)
  - ii. 3701 Tacoma Avenue South (Garage)

3. PRESERVATION PLANNING/BOARD BUSINESS

A. Preservation Month Discussion	Staff

4. DESIGN REVIEW

A. Old Business

i.	601 N Cushman (North Slope Historic District) *Windows*	Tim Kairez, Infinity Construction

B. New Business

i.	Convention Center Hotel (Union Station Conservation District) *Preliminary design approval*	George Lenes, Yareton Investment, LLC
ii.	1114 N K Street (North Slope Historic District) *New construction*	Ken Gohrick, Bear Valley Ent., LLC
iii.	1618 N 8th (North Slope Historic District) *Exterior work*	Bill Gagnon, Lake Forest Const., LLC
iv.	1244 S Ainsworth (Individual Landmark) *Porch enclosure*	Andrew Hovde, Home Makeovers Made Simple

5. PRESERVATION PLANNING/BOARD BUSINESS

A. Narrowmoor Addition Conservation District	Staff
B. Weyerhaeuser Mansion improvements/conditional use permit	Sonia Grunberg, Eric Herbel

6. CHAIR COMMENTS

Next Regular Meeting: May 13 2015, 747 Market Street, Tacoma Municipal Bldg., Rm. 248 5:30 p.m.

This agenda is for public notice purposes only. Complete applications are included in the Landmarks Preservation Commission records available to the public BY APPOINTMENT at 747 Market Street, Floor 3, or online at http://tacomaculture.org/historic/resources.asp. All meetings of the Landmarks Preservation Commission are open to the public. Oral and/or written comments are welcome.

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Members
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Draft

MINUTES

Landmarks Preservation Commission
Planning and Development Services Department

Date: April 8, 2015
Location: 747 Market Street, Tacoma Municipal Building, Room 248

Commission Members in Attendance:
Chris Granfield, *Chair*
Katie Chase, *Vice-Chair*
Duke York
Eugene Thorne
Laureen Skrivan
Jonah Jensen
Jeff Williams
James Steel
Lysa Schloesser
Lauren Flemister
Ross Buffington
Marshall McClintock

Staff Present:
Reuben McKnight
Lauren Hoogkamer
John Griffith

Others Present:
Geoff Corso
Patricia Lecy-Davis
Ron Hjelm

Commission Members Absent:

Chair Chris Granfield called the meeting to order at 5:30 p.m.

1. ROLL CALL

2. CONSENT AGENDA

A. Excusal of Absences
B. Approval of Minutes: 3/25/2015

The minutes of 3/25/2015 were approved as submitted.

C. Administrative Review
i. 3/20/15: McCarver Elementary School 2111 S J Street (parapet coping)
ii. 3/24/15: 822 N I Street (stairwell)

3. PUBLIC HEARING

A. Proposed Narrowmoor Addition Conservation District

Mr. Reuben McKnight read the staff report.

BACKGROUND

In December 2013, the West Slope Neighborhood Coalition submitted a request to the City for an “area-wide rezone” to begin the process of establishing a Conservation District Overlay in the West Slope Neighborhood, for the purposes of protecting neighborhood architectural character. The proposed conservation district includes four plats, the first of which was filed in 1941, encompassing approximately 300 homes, constructed predominantly during the 1940s through the 1960s. Most of the original houses are simple one story homes with two habitable levels (the lower floor being a daylight basement) oriented to maximize views of the Tacoma Narrows.

In order to preserve the neighborhood's character, and to ensure quality and compatibility of future construction activities, the original developer established covenants placing restrictions on design, construction, and land use within the plats.

The conservation district proposal arises from the neighborhood's difficulties in ensuring new development is consistent with the perceived character and design intent of the neighborhood.

PROPOSAL HISTORY

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 against designating a historic district in the neighborhood due to a lack of historic integrity. However, the report also recommended the City explore revising the "conservation district overlay" tool to allow for standalone conservation districts, which might then be more appropriate for this area.

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).

On September 24, 2014 the Commission voted to accept a review schedule for this district.

On March 11, 2015, the Commission voted to release the nomination with proposed boundaries (below) and design guidelines for public comment and to schedule a public hearing for April 8, 2015.

Review Schedule:

Date	Items	Description
December 1, 2008	Study commissioned to review West Slope Neighborhood as a historic district	
April 16, 2009	Neighborhood Information Meeting, Tacoma Nature Center	• Overview of neighborhood history, discussion of survey methodology
January 2010	West Slope Historic District Study ("Painter Report" released	
April 29, 2010	Neighborhood Information Meeting, Geiger Elementary	• Presentation of report; community question and answer session
June, 2011	Comprehensive plan and code amendments adopted for standalone "conservation districts."	
November 2013	Application for Conservation District submitted to the City of Tacoma	• Staff review and discussion with applicants
May 28, 2014	Briefing to the Landmarks Preservation Commission	• Feedback and guidance
June 2, 2014	Briefing to the Neighborhoods and Housing Committee	• Feedback and guidance
September 24, 2014	Presentation to the Landmarks Preservation Commission	• Guidance, direction
November 5, 2014	Briefing to the Planning Commission	• Informational
November 18, 2014	Neighborhood Information Meeting, Titlow Lodge	• Community meeting; introduction of scope and content of design
February 5, 2015	Design Guidelines meeting, Titlow Lodge	

		guidelines for a conservation district
March 11, 2015	Presentation to the Landmarks Preservation Commission	• Presentation of draft ordinance and design guidelines; authorize public hearing notice
April 8, 2015	Public Hearing, Landmarks Preservation Commission	• Public testimony
April 10, 2015	Public Comment period closes	• Public testimony
April 22, 2015	Presentation to the Landmarks Preservation Commission	• Review public testimony; provide feedback
May 13, 2015	Presentation to the Landmarks Preservation Commission	• Findings and conclusion/recommendation to Planning Commission

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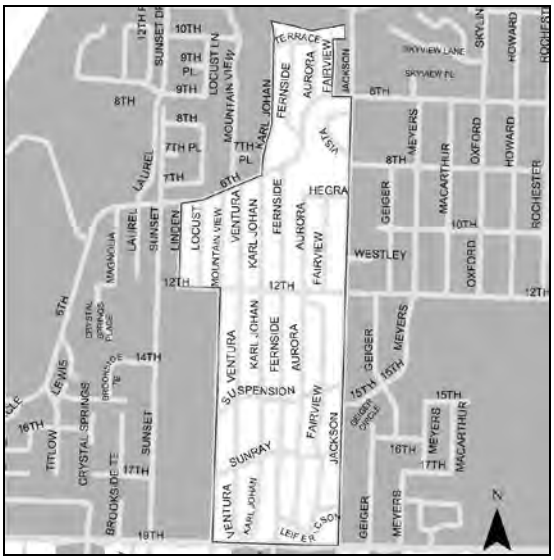
A postcard mailer was sent on March 15, 2015 with a notification of the Public Hearing as well as a Business-reply postcard questionnaire regarding the proposed district. Recipients included: 1) taxpayers of record within the proposed district as well as within 400' of the district boundaries, 2) occupants within the same area as the taxpayers list, 3) neighborhood council chairs, 4) Landmarks Preservation Commission distribution list, and 5) interested City staff and individuals. Notice was also published in the Tacoma News Tribune on Saturday, March 21.

In addition, an informational webpage was established at http://www.tacomaculture.org/westslope.asp.

The packet for this hearing includes:

- The district map, which outline the proposed boundaries.
- The draft code language, which establishes the district and its boundaries and enables the adoption of design guidelines.
- The draft design guidelines, which address height, scale, massing, window patterning, etc., as required by TMC 13.05.047 and TMC 13.07.070. This is an administrative document that will guide the Commission in reviewing proposals for new construction, demolition, and additions to existing structures in the district. If the district proposal moves forward, the design guidelines will be fully illustrated to assist property owners designing a project.

PROPOSED DISTRICT BOUNDARIES



EFFECTS OF DESIGNATION
If the conservation district is designated, the Landmarks Preservation Commission will adopt design guidelines for new construction, demolition, and additions. In coordination with other existing zoning and development standards, new construction and significant modifications to existing development within the Conservation District will be regulated through the Landmarks Preservation Commission process under these new design guidelines, pursuant to TMC 13.05.047 and TMC 13.07.070.

ACTION REQUESTED
There is no action required.

RECOMMENDATION
Staff recommends that the commission keep the comment period open until April 10, 2015.

Chair Chris Granfield called the public hearing to order and reviewed the procedures, noting that after the end of the public comment period the Commission would consider the comments and the application at the April 22th and May 13th[nd] meetings. The representative of the application was invited to speak first. The following citizens testified:

(1) Dean Wilson, Co-Chair of the WSNC:
Mr. Wilson thanked the Commission for initiating the concept of standalone conservation districts for the City of Tacoma and that he hoped they could be a model for future conservation districts to come. He stated that Narrowmoor was worthy of preservation. He commented on the covenants put in place having initially preserved the area as intended, but over time having proven inadequate. Intrusive construction has in some cases lead to lawsuits which have proven expensive and time consuming. They wanted to evolve design guidelines that would preserve the best examples of their architecture while providing flexibility for individual preferences and new construction techniques. He stated that they had been collectively praying for over a quarter century for a way to preserve Narrowmoor for future generations and the proposed solution could be the answer to their prayers.

(2) Deborah Anderson, granddaughter of Eivind Anderson:
Ms. Anderson spoke of her grandfather who emigrated from Norway and eventually created the Narrowmoor neighborhood. She reviewed how her grandfather conceived of the design for the neighborhood with low slung homes that blended into the land forms. Even as a child she could recognize that what he had created was unusual, innovative, and exciting. She saluted the efforts of the WSNC to preserve the integrity and character of the Narrowmoor neighborhood for generations to come.

(3) Mark Lewington:
Mr. Lewington commented that he supported the WSNC efforts to create a conservation district, adding that the covenants were an important factor in his decision to move to the West Slope but have proven imperfect. He stated that the conservation district would give them a more certain and efficient means to enforce standards, which is currently done through a slow, expensive, and stressful legal process. The conservation district would provide more clarity for residents as well as builders and most importantly an enforcement mechanism.

(4) Jim Schock:
Mr. Schock commented on having been a building and plat designer, once having won a Seattle MBA award for plat design. He reported that he had been member of a design committee that provided design guidelines to preserve the character and integrity of the neighborhood. He also worked for a company that inventories every lot in Pierce County and he attested that there are not many large lots left. He felt that there was a need to preserve these types of homes.

(5) Jean Jones:
Ms. Jones commented that both she and her mother were residents of the neighborhood and that they had been able to live peacefully in the neighborhood because of the covenants. She reported that in the last few years their covenants have come under attack resulting in lawsuits between neighbors and that they needed

the conservation district to preserve the peace.

(6) Joe Quilici:
Mr. Quilici commented that he and his wife had resided in the Narrowmoor area for 41 and a half years. He commented that when he moved into the area there were gravel streets, vacant lots, and some of the original homeowners. He acknowledged that change will happen but added that it is important to preserve. He spoke in approval of the City Council, The Planning Commission, and the Landmarks Preservation Commission for being open to a creative idea on how to preserve their neighborhoods. He commented on a letter he was submitting to Chair that discussed several topics. He added that it is important that the design guidelines acknowledge the covenants and also that there is a necessity to have a variance for garages on the west side of a property. He requested that the Landmarks Preservation Commission accept the proposal with his recommendations. He commented that the letter sent out by the MBA reflected a position was contrary to Tacoma's adopted land use and neighborhood policy.

(7) Stewart Messman:
Mr. Messman commented that both he and his wife moved into the Narrowmoor area a year and a half ago. They were drawn to the neighborhood by the quality design, low profile homes, and spacious yards. He added that they were looking forward to preserving the character of the neighborhood into the future.

(8) Ann Brock:
Ms. Brock commented that she was supportive of the intent of the conservation district, but was concerned because she had purchased a lot to build a home and the present design would not be allowed by the proposed guidelines. She felt that vinyl windows should be allowed because the material is superior to aluminum or wood. She felt that concrete siding should be allowed because it is more resistant to rot.

(9) Jane Evancho:
Ms. Evancho expressed support for the conservation district and shared that she and her husband had lived in the Narrowmoor area for over 30 years. She described the neighborhood as a distinct community with unique characteristics like unique mid-century modern homes and large lot sizes. If the style of the neighborhood were to change she would be likely to move away. Ms. Evancho urged the Commission forward the matter on to the Planning Commission.

(10) Tom Oldfield:
Mr. Oldfield commented he did not feel that the conservation district was the right solution to the issues that were being raised. He noted that he had been associated with the development since 1973 and had owned a house there for the past seven years, having recently demolished the old house to build a beautiful new one. He commented that the new home has not received criticism for any aspect of its design. He commented that the primary issue is views and the conservation district does not address it because it does not address vegetation. He briefly discussed the reasons he built a new home, specifically the roof structure that creates a low ceiling on the west side of the house. He noted that the windows and siding on the home would also have been against the conservation district guidelines. Mr. Oldfield concluded that there was not a unity of design in the neighborhood and there were other ways of preserving the through-and-through nature of the lots.

(11) Karen Kelly:
Ms. Kelly, discussed having lived a mile from the Narrowmoor area for 34 years and having wanted a home with a view. She found a home in the Narrowmoor neighborhood 3 years ago and has found that there is a sense of community in the neighborhood that is created by the layout of the homes and the orientation of the streets. She commented that she was confused by the MBAs opposition to the conservation district which would be necessary to prevent the progressive loss of the unique and irreplaceable quality of their neighborhood. Ms. Kelley urged the Commission to support the establishment of the conservation district.

(12) Billee Brown:
Ms. Brown commented on moving to Tacoma in 1959 and eventually moving to the Narrowmoor area to retire after looking at homes throughout the greater area. She stated that the West Slope was an established neighborhood with a rural feeling and homes that were laid out in a manner to give space, privacy, and allow

views. They had believed that with the covenants it would remain that way, but it has not been enough. A conservation district would maintain the ambience that they love, while allowing the updating of homes to improve efficiency and all minor additions. She hoped that the Commission would take the request seriously and act upon it as soon as details are finalized.

(13) Jeremiah LaFranca, Master Builders Association of Pierce County:
Mr. LaFranca stated that he was commenting on behalf of the 650 members of the MBA, which had submitted a letter on February 11th in opposition to the conservation district. He commented that they were opposed to the district, but not the ideals of the coalition. He felt that the common neighborhood feature of a low building height was not justification for imposing a conservation district. He proposed denying the application and instead seeking an overlay that would accomplish the goals to protect views without the time and cost of design review guidelines for remodels and construction of new homes. He requested that the Commission deny the application and recommend that a zoning overlay be pursued.

(14) Chris Osgood:
Mr. Osgood commented on having moved to the neighborhood in 2004 because of the size of the lots and the views, which he had thought would be protected by covenants. He related how the home behind him had been torn down to be replaced with a home that would block his view. He commented on the number of new homes that are being constructed against the wishes of the neighborhood as people inherit and sell properties. He noted that it was expensive to sue and the builders would eventually win because they can afford to spend more money on lawsuits. He expressed interest in keeping the homes and lot sizes the way they are. He added that if the lots continue to be subdivided and the homes continue to be raised up it will no longer be a unique and attractive neighborhood.

(15) Carol MacKinnon:
Ms. MacKinnon shared that she had been a resident of the Narrowmoor area since 1985. She commented that she was content with the guidelines so far as they were protecting the lot size and the openness. She felt that the look and feel was because of Eivind Anderson's vision and his legacy was in the covenants. She objected to speaking of the covenants in the past tense in the guidelines, and felt that they should be acknowledged as being alive and enforceable. She expressed concern that the guidelines were too generous in the allowing a square footage to be divided between multiple accessory structures while the covenants only allowed a single detached building.

(16) Anders Ibsen, City Council:
Councilman Ibsen spoke in support of the proposed conservation district. He expressed gratitude to the city staff, the volunteer commissioners, and the neighbors who have been diligently working on the issue. He noted that he was not a resident of West Slope and only had the privilege to represent the people present. Councilman Ibsen observed that the people who move in to the West Slope have certain expectations for the quality of life they will have and the certainty of what is going to happen in their neighborhood. He believed that people on both sides of the issue have the best intentions, but felt that the status quo was insufficient and neighbors should not have to resort to lawsuits. He thanked the Commission for taking on the issue and thanked the attendees for their participation in the hearing.

(17) Michael Fleming:
Mr. Fleming commented on having lived in Narrowmoor since 1985. He noted a lawsuit that occurred shortly after he moved to the neighborhood, in which a third story was added to a home, demonstrating that it has been an ongoing issue. He commented that they thought they had protections where it turns out they do not. He noted that the homeowner in the lawsuit won on appeal, which resulted in more 3 story homes along the perimeter of the neighborhood. He discussed the efforts to create the conservation district and spoke of the time, effort and money invested in that purpose. He recommended some refinements to the design guidelines relating to the footprints, not prohibiting vinyl windows, and an alternative approach to deal with trees. He thanked the Commission for listening to the feedback.

(18) Paul Martin:
Mr. Martin commented that he was a resident of Narrowmoor in the lower corner of the neighborhood where

the impacts would only affect him, but not his immediate neighbors. He discussed how he loved the area and how he had sought a home there. He noted that the house he moved into still needs a lot of work since they moved in, but his neighbors are happy because they know he has been improving the home. He noted that the home was built in 1949 and had an addition built in 1963. He commented that he might want to increase the square footage, but wouldn't do anything to impact his neighbors views. He supported some aspects of the proposal but felt he should be able to expand his home if it would not impact anyone's views. He commented that he would like to preserve the character of the neighborhood, but did not want to give up a future opportunity to increase the size of his house if it would not affect his neighbors.

Seeing no more citizens coming forward, Chair Granfield declared the public hearing closed.

4. DESIGN REVIEW

A. 727 Commerce Street (Old City Hall Historic District)

Ms. Lauren Hoogkamer read the staff report.

BACKGROUND

Built in 1887, this building is a contributing structure in the Old City Hall Historic District. The applicant is proposing a 21.25"x32" (4.75sf) blade sign that will project 40" from the wall, from a decorative steel bracket. The bracket and sign will be black with gold lettering. The sign material will be aluminum composite with vinyl. The top line will be 2.5" tall and the bottom line will be ¾" tall. The sign will be 12' from the ground and be bolted to the existing stucco and plywood wall.

ACTION REQUESTED

Approval of the above scope of work.

STANDARDS

Secretary of the Interior's Standards for the Rehabilitation of Historic Buildings

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.

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 building is a contributing structure in the Old City Hall Historic District, as such, is subject to review by the Landmarks Preservation Commission pursuant to TMC 13.05.047 for exterior changes.

2. Sign does not destroy historic material and it is differentiated from the existing historic material. It's massing, size, and scale are compatible with the building's architectural features.

3. Sign can be removed without harming the essential form and integrity of the historic property.

RECOMMENDATION

Staff recommends approval of the application

Patricia Lecy-Davis, the owner, commented that they hoped to bring something aesthetically pleasing to the area.

There was a motion.

"I move to approve the application for 727 Commerce Street as submitted"

Motion: Jensen
Second: Flemister

The motion was approved.

B. 701 N J Street

Ms. Lauren Hoogkamer read the staff report.

BACKGROUND
Built in 1901, 701 North J Street is a contributing structure in the North Slope Historic District. The applicant is proposing exterior work that includes replicating the original metal roof cresting; replicating the original built-in gutters and cornice; and replacing the existing back porch.

Originally, the house had ribbed metal roof crests, which were lost when the house was reroofed in 1990. This project entails replicating the original crests based on photographs. The crests will be created out of the zinc product, Rheinzink “Pre-weathered Pro Graphite-Gray.” The main crest will be 22” high with 1.5” ribs every 14,” while the addition roof crest will be 16” high. Both crests will have a ball finial of spun zinc at the ends. The applicant has provided images of the mock-ups.

In 1999 the original gutters were replaced with wood gutters that have three, unsealed, sections. These gutters are now failing and the applicant would like to replace them with Plymouth Bay Fiberglass replicas created from the original drawings and historic photographs. The original gutters were built into the cornice. This work would include repairing the original fascia and soffit. The applicant has provided images and research supporting the use of fiberglass on historic structures.

During the 1999 remodel, the back porch was enclosed to create a breakfast nook and mudroom and a new porch was added. Currently there are problems with the side sewer and the basement; the applicant would like to remove the existing porch to fix the issues and then rebuild it. The new version would have a concrete pad underneath and more closely resemble the existing original front porch. The stairs would be moved from the east side to the north side and a box rail would be added to the east side, which would match the west side rail. Wrought iron handrails would also be added, currently there are no handrails. The decking would be 4” tongue and groove with steps that have 11.5” treads and 7.5” risers with rounded nosing. The porch would have Doric columns to match the front porch. Materials would be fir with cedar shingles. During the process, a two-paned basement window would be revealed and renovated, with security bars on the interior.

ACTION REQUESTED
Approval of the above scope of work.

STANDARDS
Design Guidelines for the North Slope Special Review District: Guidelines for Porches
1. Retain existing porches and porch details. The original design elements of existing historic porches, when present, should be maintained. Major changes to configuration or ornamentation should be avoided. Missing or deteriorated details, such as columns and railings, should be repaired or replaced in kind.

2. Avoid adding architecturally inappropriate details. Items such as porch columns reflect the architecture of the home. Tapered columns atop piers are emblematic of Craftsman homes, but are not appropriate on Victorian era houses. Likewise, scrollwork, turned posts, or gingerbread are not appropriate on a Craftsman home. Replacement elements that have no historic design relationship with the architecture diminish the historic character of the building.

3. Replace missing porches with designs and details that reflect the original design, if known. Avoid adding conjectural elements. Photographic or other documentary evidence should guide the design of replacement porches. Where this is unavailable, a new design should be based on existing original porches from houses of similar type and age.

4. In certain cases, building code may trump preservation guidelines. For example, historic railing height may be considered a life safety issue, and new railings are generally required to meet building code. In these cases, innovative approaches may be needed to retain the appropriate scale and appearance.

Secretary of the Interior's Standards for the Rehabilitation of Historic Buildings

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

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.

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. This building is a contributing structure in the North Slope Historic Special Review District and, as such, is subject to review by the Landmarks Preservation Commission pursuant to TMC 13.05.047 for exterior modifications.

2. The porch is not original, but will be replaced with a design and materials that are based on the other existing porch. Currently, there are no handrails.

3. Columns will be similar to the existing front columns.

4. The historic character of the roof crests and gutters is being restored according to original drawings and historic photographs.

5. The proposed material will match the original gutter and cornice system.

6. No historic material is being destroyed. The new work is compatible with the massing, size, scales, and architectural features of the existing historic material.

7. Both the gutters and porch could be removed without harming the essential form and integrity of the historic property.

RECOMMENDATION

Staff recommends approval of the application

Mr. Marshall McClintock reviewed pictures of the home from 2002 and 1907, calling attention to the Heath addition and the roof crests that they would be adding. He discussed a photo showing one of the remaining ridge crests from 1988, that was able to provide some details on the appearance of the crest. He reviewed efforts to find the appropriate size for the crests leading to a mockup of the crest which would made with Rheinzink, the original having been made with galvanized iron. The Rheinzink would patina to dark grey. Samples of the proposed roof shingles were shown. Ms. Lysa Schloesser asked how the ridge crests would be manufactured. Ron Hjelm, Phase II, Inc., provided detail on the processed of individually piecing them together and installing them on the roof.

Mr. McClintock discussed the exterior back porch, which was built in 1999. He noted challenges from a collapsed sewer line that will require them to demolish the back porch so the sewer line can be excavated. To replace the

previous porch, they were proposing a redesign that extended the small stairs across, eliminated the stairs on the other side, and used columns and box rails that would more appropriately match the front porch. Mr. Duke York commented that the design on the back porch was much better than what was there now. Mr. York asked if they could access the sewer through the side of the house. Mr. Hjelm responded that the method they were using was the best they could find for connecting the two sewer lines, adding that it would be better for getting equipment in and out as well. It was noted that there was only a partial basement under the house.

Gutters were discussed. The current gutter was a wood gutter made in three sections and glued together, which was not how wood gutters were typically made and would last only 15 years. Removal of flashing revealed that the original gutters were integral built in gutters. A photo was shown where the current gutter had been cut to demonstrate the deterioration that necessitated replacement. A photo from 1988 was displayed, showing how the original gutters would have looked on the house. Mr. McClintock related how blueprints showing the porch and porch gutters were found in a wall by an electrician. Noting that the piece of molding comes down below the shelf, they were proposing dropping the shelf of the porch gutters to accommodate the fiberglass gutter. The profile of the upper gutter was shown, which would be the basis for the design they would be using. Referring to the drawing that demonstrated the shallow depth of the gutter, Mr. James Steel commented that the gutter depth might have varied in slope to create positive drain. Mr. McClintock reviewed how they were proposing replacement of the 1999 gutters, and provided some details on methods and materials to be used.

Mr. York commented that he appreciated the efforts to replicate the Rhodes house as it was originally. He asked if they would be setting precedent by allowing fiberglass gutters. Mr. Reuben McKnight responded that it is not setting precedent as typical gutters did not require a permit and given the effort to research to establish the original profile and look. Discussion ensued. Mr. McClintock noted that they were not removing original material.

Mr. Steel asked about if they were repainting and what colors they would be using. Mr. McClintock responded that they would be painting the main body of the house Roycroft medium brown for the shingles, Irish cream for the trim, and Olympic Range green for the porch floors. Samples of the proposed colors were provided to the Commission. Ms. Schloesser asked if he had any sense of what the original colors were. Mr. McClintock responded that the roof and body of the house were cedar shingles with a dark wood stain, similar to the restored exterior of Titlow Lodge

Commissioners expressed appreciation for the level of effort to replicate the original materials and the level of documentation.

There was a motion

"I move to approve the application for 701 N J Street as submitted."

Motion: Jensen
Second: Schloesser.

5. PRESERVATION PLANNING/BOARD BUSINESS

A. Events and Activities Updates

Ms. Lauren Hoogkamer provided an update on the following events and activities:

1. CLG Training Recap
2. April APA mobile workshop
3. **May 2015 Preservation Month**
    a) Kickoff Event (7-9pm @ The Arts and Crafts Press, May 1st)
    b) Historic Homes Tour (Tacoma Historical Society, May 2nd & 3rd)
    c) Photo Scavenger Hunt (1-4pm @ Earthwise, May 2nd)
    d) Preservation Month Proclamation(City Council, May 5th)
    e) Amazing Preservation Race, (11am @ Tollefson Plaza, May 9th)
    f) City of Destiny Poetry Slam: Hilltop Edition (6-9pm @ Sure House Church, May 15th)
    g) Tweed Ride (10:30am @ Point Defiance Pagoda, May 30th)

h) Closing Ceremony/Awards (2pm @ Foss Waterway Seaport Museum, May 31st)

4. Holiday Heritage Dance (6-9pm @ Titlow Lodge, November 13th

6. CHAIR COMMENTS

There were no comments from the Chair.

The meeting was adjourned at 7:33 p.m.

Submitted as True and Correct:

_____

Reuben McKnight
Historic Preservation Officer

Landmarks Preservation Commission
Planning & Development Services Department

STAFF REPORT April 22, 2015

PRESERVATION PLANNING/BOARD BUSINESS

AGENDA ITEM 3A: Events & Activities Update

Staff

At the April 8, 2015 meeting, the Commission directed staff to provide an overview of upcoming events and activities at the beginning of the April 22 meeting, in anticipation of Preservation Month in May. Staff will discuss the following:

1. **May 2015 Preservation Month**
    a) Kickoff Event (7-9pm @ The Arts and Crafts Press, May 1st)
    b) Historic Homes Tour (Tacoma Historical Society, May 2nd & 3rd)
    c) Photo Scavenger Hunt (1-4pm @ Earthwise, May 2nd)
    d) Preservation Month Proclamation (City Council, May 5th)
    e) Amazing Preservation Race, (11am @ Tollefson Plaza, May 9th)
    f) City of Destiny Poetry Slam: Hilltop Edition (6-9pm @ Sure House Church, May 15th)
    g) Tweed Ride (10:30am @ Point Defiance Pagoda, May 30th)
    h) Closing Ceremony/Awards (2pm @ Foss Waterway Seaport Museum, May 31st)

2. Job Carr Cabin (5:30pm, July 2nd)
3. Maritime Fest, July 18-19
4. Tacoma Jeopardy, August
5. Nitty Gritty Salvage Slam, October
6. Eyes of the Totem, Fall 2015
7. Holiday Heritage Dance (6-9pm @ Titlow Lodge, November 13th

DESIGN REVIEW

AGENDA ITEM 4. A.i: 601 N Cushman (North Slope Historic District)

Tim Kairez, Infinity Construction & Design

BACKGROUND

Built in 1903, 601 N Cushman is a contributing structure in the North Slope Historic District. The applicant is planning a full interior remodel. This application includes repairing the front porch and siding with in-kind materials and color. Originally, the applicant was proposing replacing the wood windows with vinyl. The proposal has now been changed to repairing some of the windows by adding a vinyl track and putting storm windows over those that cannot be fixed at this time. The applicant would also like to relocate one of the existing rear-facing kitchen windows to the 6th street elevation to accommodate for the interior remodel. Window changes would match the existing configuration.

The proposal to enlarge the upstairs dormer is no longer part of the application.

On March 25, 2015, the Commission voted to defer action on this item until additional documentation was provided.

ACTION REQUESTED

Approval of the above scope of work.

STANDARDS

Design Guidelines for the North Slope Special Review District: Windows, Exterior Siding & Materials, and Porches

1. **Preserve Existing Historic Windows**. Existing historic windows in good working order should be maintained on historic homes in the district. The existing wood windows exhibit craftsmanship and carpentry methods in use at the time that the neighborhood was developed. New manufactured windows, even those made of wood, generally do not exhibit these characteristics.

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.

Repair of loose or cracked glazing, loose joinery or stuck sashes may be suitable for a carpenter or handyperson. Significant rot, deterioration, or reconstruction of failed joints may require the services of a window restoration company.

3. **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.
   - Changes to window configurations on secondary (side and rear) elevations in order to accommodate interior remodeling are not discouraged, provided that character defining elements, such as a projecting bay window in the dining room, are not affected. A typical example of this type of change might be to reconfigure a kitchen window on the side of a home to accommodate base cabinets
   - 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.
   - Window size and orientation is a function of architectural style and construction technique. Scale, placement, symmetry or asymmetry, contribute to and reflect the historic and architectural character of a building.

4. **Sustainability and thermal retrofitting.**
   a) Window replacement is often the least cost effective way to improve thermal efficiency. Insulation of walls, sealing of gaps and insulation of switch plates, lights, and windows, as well as upgrades to the heating system all have a higher return on investment and are consistent with preservation of the character of a historic home.
   b) Properly maintained and weather stripped historic windows generally will improve comfort by reducing drafts.
   c) The energy invested in the manufacture of a new window and the cost of its purchase and installation may not be offset by the gains in thermal efficiency for 40 to 80 years, whereas unnecessary removal and disposal of a 100 year old window wastes old growth fir and contributes to the waste stream.
   d) If thermal retrofitting is proposed as a rationale for window replacement, the owner should also furnish information that shows:
      - The above systematic steps have been taken to improve the performance of the whole house.
      - That the original windows, properly weather stripped and with a storm window added, is not a feasible solution to improve thermal efficiency.
      - Minimal retrofit, such as replacing only the sash or glass with thermal paned glass, is not possible.
      - Steps to be taken to salvage the historic windows either on site or to an appropriate architectural salvage company.

5. **Avoid removal of large amounts of original siding.**

6. **Repair small areas of failure before replacing all siding.** It is rarely advisable to replace all of the existing siding on a home, both for conservation reasons and for cost reasons. Where there are areas of siding failure, it is most appropriate to spot repair as needed with small amounts of matching material. Where extensive damage, including rot or other failure, has occurred, siding should be replaced with as close a material and visual match as is feasible, including matching reveals, widths, configuration, patterns and detailing.

7. **Avoid changing the appearance, pattern or configuration of original siding.** The siding type, configuration, reveal, and shingle pattern all are important elements of a home's historic character.

8. **Retain existing porches and porch details.** The original design elements of existing historic porches, when present, should be maintained. Major changes to configuration or ornamentation should be avoided. Missing or deteriorated details, such as columns and railings, should be repaired or replaced in kind.

ANALYSIS

1. The property is located in the North Slope Historic District and, as such, is subject to review by the Landmarks Preservation Commission pursuant to TMC 13.05.047 for exterior modifications to the structure.

2. Applicant is proposing preserving and repairing the historic windows.

3. The window addition on the side elevation will match the existing configuration. The window removal on the rear elevation is not highly visible from the right-of-way.

4. Window changes are to accommodate interior remodeling.

5. Original siding is being maintained. Small areas of failing siding are being replaced in-kind.

6. Porch is being repaired in-kind. There will be no design changes.

7. Materials and colors will match that of the existing building.

RECOMMENDATION

Staff recommends approval of the application. Staff would also like to note that this project may be eligible for the Special Tax Valuation incentive.

AGENDA ITEM 4B.i: Convention Center Hotel and Mixed Use Project

George Lenes, representing Yareton Investments, LLC

BACKGROUND

The City of Tacoma has entered into a development agreement with Yareton Investments, LLC, to construct a new 24-story, 240' hotel and mixed use development near 17th and Broadway, adjacent to the Greater Tacoma Convention and Trade Center. Phase 1 of the project will include a 300 room, 4 star hotel, with 10,000 square feet of ballroom space, a minimum of 10,000 square feet of retail, and parking. Phase 2 would include additional retail, parking and residential units. The project team has proposed locating the 173'x68' hotel tower nearer to the Tacoma Convention Center, with the lower scale portion of the building oriented towards the Carlton Building. The Phase II 12-story tower will be 144'x76'-6"; this will be located behind the Carlton Building. The current concept includes proposed solutions to the Commission's concerns about the pedestrian level experience and vehicular traffic.

The site is within the Union Station Conservation District overlay zone, and will require approval from the Landmarks Preservation Commission. The Union Station Design Guidelines (included in the staff report) have specific language regarding height, but do not address the potential of a high rise development. Since the guidelines were established, several new construction projects have occurred on the north end of the conservation district, including the Convention Center, the Courtyard by Marriott, and the Tacoma Art Museum.

The project team briefed the Commission on February 11, 2015, and March 11, 2015. The minutes from those meetings have been included in the packet. The applicant is seeking preliminary approval for the project height and massing at this

time, as provided for by TMC 13.05.047.C. Approval of a preliminary design is conditioned automatically upon the subsequent submittal and approval of the final design at a later date.

ACTION REQUESTED
Approval of the project height and massing.

STANDARDS
Design Guidelines for the Union Depot/Warehouse District & the Union Station Conservation District
Included in the packet.

ANALYSIS
1. This property is in the Union Station Conservation District and, as such, new construction is subject to review by the Landmarks Preservation Commission pursuant to TMC 13.05.047.

2. The Landmarks Preservation Commission may, at its discretion, waive mandatory requirements imposed by the design guidelines. In determining whether a waiver is appropriate, the Landmarks Preservation Commission shall require an applicant to demonstrate by clear and convincing evidence that, because of special circumstances not generally applicable to other property or facilities, including size, shape, design, topography, location, or surroundings, the strict application of those mandatory requirements would be unnecessary to further the purposes of this chapter.

3. The preliminary approval for height and massing is limited to those items, but it will allow the project team to proceed with their due diligence and design development. Approval of the remainder of the project is still required by the Landmarks Preservation Commission prior to the issuance of development permits.

RECOMMENDATION
Staff recommends approval of the project height and massing.

AGENDA ITEM 4B.ii: 1114 N K Street (North Slope Historic District)
Ken Gohrick, Bear Valley Enterprises, LLC.

BACKGROUND
1114 N K Street is a vacant lot in the North Slope Historic District. In 2007, the Landmarks Preservation Commission voted to approve a new single family residence at this location, under a previous owner. The undeveloped property was subsequently sold to a new owner. On October 23, 2013, the Commission was briefed on a different proposal for a new single family residence on this lot. On February 25, 2015, the commission was briefed on this proposal. The minutes and plan set from that discussion have been included in the packet and contain Commissioner comments and recommendations, which are reflected in the current plans. There is a similar narrow lot construction located next door, at 1116 N K Street, which was also reviewed and approved by the Commission.

The current proposal is for a new two-story, single-family residence that is approximately 73’ long and 15’ wide, with a 8/12 roof slope. The second story includes a rear-accessed garage. The exterior will be smooth-face Hardie siding with 5/4”x3” and 5/4”x4” wood corner boards. The gables will have Hardie shingles and the roof will be 30-year architectural laminated shingles. The interior corner boards will be 2”x2” wood. The windows will be wood-wrapped vinyl single-hung and fixed picture windows. The doors will be painted 6 Lite Steel doors with panels. The front façade will include an upper and lower porch, with more emphasis given to the lower porch. The columns on the lower porch will be larger than those on the upper porch.

TMC Section 13.06.145.E.6. requires 300 square feet of usable yard space and TMC 13.06.100.D. requires a 5-foot side yard setback. To accomplish this, the garage would have to be redesigned and the second floor window projection on the northwest side would have to be a true 3-sided bay or box window. However, land use code allows the Landmarks Preservation Commission to approve designs that meet the higher threshold of the design guidelines for the district.

ACTION REQUESTED
Approval of the above scope of work.

STANDARDS

Design Guidelines for the North Slope Special Review District: Garages and New Construction

1. Alley accessed parking is the typical and predominant residential parking configuration in the district. Residential driveways and garages facing the street are typically only appropriate when there is no alley access, or other site constraints prevent alley accessed parking (such as a corner lot).

2. Minimize views of parking and garages from the public right-of-way. Parking areas and garages should be set toward the rear of the lot to minimize visibility from primary rights of way. Parking lots and banks of garage doors along the front facade of a building do not conform to the character of the neighborhood. Where it is not possible to locate a parking structure to conceal it from view, it should be set well back from the front plane of the primary structure on the property. Off-street parking lots have no historic precedent in the residential areas of the neighborhoods and should be located behind the building and away from the street.

3. **Goal:** Balance the overall height of new construction with that of nearby structures. **Guideline:** New buildings should be comparable in height to adjacent structures. Buildings that are substantially taller or shorter than the adjacent historic buildings should be avoided.

4. **Goal:** Relate the size and proportions of new buildings and their architectural elements to those of the neighborhood. **Guideline:** Building facades should be of a scale compatible with surrounding buildings and maintain a comparable setback from the property line to adjacent buildings, as permitted by applicable zoning regulations.

5. **Goal:** Break up the facades of buildings into smaller varied masses comparable to those contributing buildings in the residential historic districts. **Guideline:** Variety of forms is a distinguishing characteristic of the North Slope and Wedge residential communities. Smaller massing–the arrangement of facade details, such as projections and recesses–and porches all help to articulate the exterior of the structure and help the structure fit into the neighborhood. Avoid large, blank planar surfaces.

6. **Goal:** Emphasize entrances to structures. **Guideline:** Entrances should be located on the front facade of the building and highlighted with architectural details, such as raised platforms, porches, or porticos to draw attention to the entry. Entrances not located on the front facade should be easily recognizable from the street.

7. **Goal:** Utilize traditional roof shapes, pitches, and compatible finish materials on all new structures, porches, additions, and detached outbuildings wherever such elements are visible from the street. Maintain the present roof pitches of existing contributing buildings where such elements are visible from the street.

   Guideline:

   1. Shape and Pitch: Typically, the existing historic buildings in the districts either have gable roofs with the slopes of the roofs between 5:12 to 12:12 or more and with the pitch oriented either parallel to or perpendicular to the public right-of-way or have hipped roofs with roof slopes somewhat lower.

   2. Architectural Elements: Most roofs also have architectural details, such as cross gables, dormers, and/or “widow’s walks” to break up the large sloped planes of the roof. Wide roof overhangs, decorative eaves or brackets, and cornices can be creatively used to enhance the appearance of the roof.

   3. Materials: Roofs that are shingle or appear to be shingle, or composition roofs, are the typical historic material compatible with the district. Seam metal may be an acceptable material for simple roof structures. Slate, faux slate and terra cotta tiles are not appropriate for the districts.

8. **Goals:** Use compatible materials that respect the visual appearance of the surrounding buildings. Buildings in the North Slope and Wedge Neighborhoods were sided with shingles or with lapped, horizontal wood siding of various widths. Subsequently, a few compatible brick or stucco-covered structures were constructed, although many later uses of these two materials do not fit the character of the neighborhood.

   Guideline:

   1. New structures should utilize exterior materials similar in type, pattern, configuration and appearance to those typically found in the neighborhood.

2. Stucco, especially commercial EIFS systems like Dryvit, is not acceptable for the historic district.

3. Faux materials, such as vinyl or metal siding, are not acceptable for the historic district.

4. Certain siding patterns, including board and batten and panel, are not historically common in the district and should not be used.

5. Cementitious products, such as Hardiplank, may be acceptable in the district if installed in a historically correct pattern (for example, horizontal lapped siding or shingle). In such cases, the product used shall be smooth in texture (faux wood grain finish is NOT acceptable).

6. Engineered products for trim and molding, if demonstrated to be similar in appearance to painted wood, may be an environmentally responsible substitute for wood on new structures. In such cases, the applicant should demonstrate to the Commission, via product literature and material samples, that the product is compatible.

9. **Goals:** Respect the patterns and orientations of door and window openings, as represented in the neighboring buildings. Window and door proportions (including the design of sash and frames), floor heights, floor shapes, roof shapes and pitches, and other elements of the building exterior should relate to the scale of the neighborhood.

   Guideline:

   1. Placement. Typically, older buildings have doors and transoms that matched the head height of the adjacent windows. New structures should utilize this pattern.

   2. Doors. Doors should be or appear to be paneled and/or contain glazed openings.

   3. Windows. New structures should utilize existing historic window patterns in their design. Windows should be vertically oriented. Large horizontal expanses of glass may be created by ganging two or more windows into a series. Historically, the typical window in the district was a double hung sash window. Casement windows were commonly used for closets, nooks, and less commonly, as a principal window type in a structure. Many double hung sash windows had the upper sash articulated into smaller panels, either with muntin bars, leaded glazing, or arches. Commonly, windows were also surrounded with substantial trim pieces or window head trim.

ANALYSIS

1. This property is in the North Slope Historic Special Review District and, as such, demolition of accessory structures is subject to review by the Landmarks Preservation Commission pursuant to TMC 13.05.047 for new construction.

2. The building size, massing, and height are comparable to the neighboring structures.

3. The front entrance is emphasized with the porch details. Changes to the design since the last commission briefing include increased weight on the lower porch piers and the inclusion of a partial porch roof, to enhance the scale of the front porch and separate it from the upstairs deck.

4. The garage is alley-accessed. Per the Commission's feedback, the garage has been centered in the rear elevation. This decreases the contiguous open space required by Small Lot Development Standards, and will need to be addressed in the motion.

5. The garage faces the rear of the lot and is not visible from the right of way.

6. The façade is appropriately broken up with architectural details. Based on the advice from Historic Preservation staff, the applicant has removed small sliver windows that were on the side of the bay windows and squared the projecting bays, which is inconsistent with Small Lot Development Standards but better reflects historical patterns. The projections help break up the side wall plane.

7. The roof is gabled and has an 8:12 slope as recommended by the guidelines. The pitch was increased from a previous proposal of 5:12 to better reflect historical form, and gable returns have been added to enhance the roof line.

8. The exterior materials align what with those recommended by the guidelines.

9. The windows and doors match the configuration and design recommended by the guidelines – horizontal sliding windows have been removed from the design, and the front windows have been separated from the entry door.

RECOMMENDATION

Staff recommends approval of the application. Staff further recommends that the Commission request a waiver of the bay window requirements and rear yard usable space at TMC Section 13.06.145.E.6. and TMC 13.06.100.D.

AGENDA ITEM 4B.iii: 1618 N 8th Street (North Slope Historic Special Review District)

Bill Gagnon, Lake Forest Construction, LLC

BACKGROUND

Built in 1922, 1618 N 8th Street is a contributing structure in the North Slope Historic District. The current proposal includes replacing the front and rear doors with painted fiberglass craftsman-style doors; repairing the front porch with cedar railings; and replacing the broken wood windows, on the sides and back, with vinyl windows to match the previously installed vinyl windows. Most of this work has already been done and the applicant has provided photographs of the existing conditions. When the applicant purchased the home in 2015, it had been vandalized and vacant for approximately four years. The original wood windows and doors were broken and some windows were already replaced with vinyl. Eight of the windows were vinyl before the applicant purchased the house and the applicant has since replaced six more windows with vinyl. There are two original wood windows which are being left as is.

ACTION REQUESTED

Approval of the above scope of work.

STANDARDS

Design Guidelines for the North Slope Special Review District: Windows, Doors, and Porches

1. **Preserve Existing Historic Windows**. Existing historic windows in good working order should be maintained on historic homes in the district. The existing wood windows exhibit craftsmanship and carpentry methods in use at the time that the neighborhood was developed. New manufactured windows, even those made of wood, generally do not exhibit these characteristics.

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.

Repair of loose or cracked glazing, loose joinery or stuck sashes may be suitable for a carpenter or handyperson. Significant rot, deterioration, or reconstruction of failed joints may require the services of a window restoration company.

3. **Replace windows with a close visual and material match.** When repairing original windows is not feasible, replacement may be considered.

- Where replacement is desired, the new windows should match the old windows in design and other details, and, where possible, materials.
- Certain window products, such as composite clad windows, closely replicate original appearance and therefore may be appropriate. This should be demonstrated to the Commission with material samples and product specification sheets.
- Changing the configuration, style or pattern of original windows is not encouraged, generally (for example, adding a highly styled divided light window where none existed before, or adding an architecturally incompatible pattern, such as a Prairie style gridded window to a English Cottage house).

- Vinyl windows are not an acceptable replacement for existing historic windows. Depending on specific project needs, replacement windows may include:
- Sash replacement kits. These utilize the existing window frame (opening) and trim, but replace the existing sashes and substitute a vinyl or plastic track for the rope and pulley system. Sash replacement kits require that the existing window opening be plumb and square to work properly, but unlike insert windows, do not reduce the size of the glazed area of the window or require shimming and additional trim.
- An insert window is a fully contained window system (frame and sashes) that is "inserted" into an existing opening. Because insert windows must accommodate a new window frame within the existing opening, the sashes and glazed area of an insert window will be slightly smaller than the original window sashes. Additional trim must be added to cover the seams between the insert frame and the original window. However, for window openings that are no longer plumb, the insert frame allows the new sashes to operate smoothly.

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 non-historic aluminum horizontal slider window, especially if the historic configuration (vertically operated sash) is restored.

5. **Sustainability and thermal retrofitting.**
   a) Window replacement is often the least cost effective way to improve thermal efficiency. Insulation of walls, sealing of gaps and insulation of switch plates, lights, and windows, as well as upgrades to the heating system all have a higher return on investment and are consistent with preservation of the character of a historic home.
   b) Properly maintained and weather stripped historic windows generally will improve comfort by reducing drafts.
   c) The energy invested in the manufacture of a new window and the cost of its purchase and installation may not be offset by the gains in thermal efficiency for 40 to 80 years, whereas unnecessary removal and disposal of a 100 year old window wastes old growth fir and contributes to the waste stream.
   d) If thermal retrofitting is proposed as a rationale for window replacement, the owner should also furnish information that shows:
      - The above systematic steps have been taken to improve the performance of the whole house.
      - That the original windows, properly weather stripped and with a storm window added, is not a feasible solution to improve thermal efficiency.
      - Minimal retrofit, such as replacing only the sash or glass with thermal paned glass, is not possible.
      - Steps to be taken to salvage the historic windows either on site or to an appropriate architectural salvage company.

6. **Retain historic entry doors whenever feasible**. Replacement doors should, where possible, match the original door in design and other details, and materials. In many cases, for security or cost reasons, a non-custom door in alternative materials may be proposed; in these cases, the door should appear to be wood (painted fiberglass doors molded with panel indents may be acceptable; faux wood finishes tend to be inappropriate) and should be compatible with the architecture of the house (Craftsman doors should not be proposed for Victorian era houses, for example).

7. **Avoid faux treatments**. Faux wood textures, frosted glass, and gold or silver caming (lead work in stained glass) is not appropriate for use in the historic district.

8. **Retain existing porches and porch details.** The original design elements of existing historic porches, when present, should be maintained. Major changes to configuration or ornamentation should be avoided. Missing or deteriorated details, such as columns and railings, should be repaired or replaced in kind.

9. **Avoid adding architecturally inappropriate details.** Items such as porch columns reflect the architecture of the home. Tapered columns atop piers are emblematic of Craftsman homes, but are not appropriate on Victorian era

houses. Likewise, scrollwork, turned posts, or gingerbread are not appropriate on a Craftsman home. Replacement elements that have no historic design relationship with the architecture diminish the historic character of the building.

10. **Replace missing porches with designs and details that reflect the original design, if known.** Avoid adding conjectural elements. Photographic or other documentary evidence should guide the design of replacement porches. Where this is unavailable, a new design should be based on existing original porches from houses of similar type and age.

11. **In certain cases, building code may trump preservation guidelines.** For example, historic railing height may be considered a life safety issue, and new railings are generally required to meet building code. In these cases, innovative approaches may be needed to retain the appropriate scale and appearance.

ANALYSIS

1. This building is a contributing structure in the North Slope Historic Special Review District and, as such, is subject to review by the Landmarks Preservation Commission pursuant to TMC 13.05.047 for exterior modifications.

2. The applicant is preserving two of the original wood windows.

3. The applicant has stated that most of the original windows were beyond repair at the time of purchase.

4. The applicant has stated that several of the windows were already vinyl at the time of purchase. The applicant has replaced several more windows with vinyl, to match. According to the design guidelines, vinyl is not an acceptable replacement material for windows.

5. There is no requirement to “upgrade” a non-historic window to a historically appropriate wood window. According to the design guidelines, a vinyl replacement window may be an acceptable replacement for a non-historic window.

6. The applicant has state that the front and rear doors were beyond repair at the time of purchase.

7. Craftsman-style fiberglass doors are allowed in the district.

8. Fiberglass doors should be painted and avoid faux wood finishes. The replacement door is an appropriate style and material; it is currently unpainted.

9. At the time of purchase, the porch did not have a complete railing. The new railing is compatible with the existing character and material and can be removed without harming the character defining features.

RECOMMENDATION

Staff recommends approval of the porch railing and replacement doors. Staff defers recommendation for the replaced windows.

AGENDA ITEM 4B.iv: 1244 S Ainsworth (Individual Landmark)

Andrew Hovde, Home Makeovers Made Simple

BACKGROUND

Built in 1908, the Cone/Reynolds House is an individually listed landmark on the Tacoma Register of Historic Places. On the southeast corner of the home, the front porch wraps around towards the back of the property. The applicant is proposing enclosing the rear wall and the rear half of the side wall. The front of the porch would remain open, as would the front half of the side wall, so that the enclosure will not be very visible from the right-of-way. Trees currently block this portion of the porch. The work will include installing a 69.5” tall post 72” away from the base of the existing front corner pillar. Then new post will use the same material as the existing pillars, but will have a 7”x3” base and no vertical taper. A wall will be constructed between the new post and the rear corner pillar. A salvaged, double-hung, two-window panel will be centered in the new wall. The applicant is proposing a 54”x8” transom window above the double-hung window. A wall will also be constructed between the existing corner pillars on the rear porch wall. A salvaged, 38”x52”, double-hung window will be centered in the new wall with a 38”x8” transom window above it. The walls will have cedar lap siding, with

a 4.5” reveal, to match the existing house. The window casing and trim will match the original home. The new walls are being constructed so that they can be removed without harming the integrity of the original porch. The applicant has provided a drawing of what the walls would look like from the interior of the porch.

ACTION REQUESTED
Approval of the above scope of work.

STANDARDS
Secretary of the Interior’s Standards for the Rehabilitation of Historic Buildings

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

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.

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 building is an individual landmark on the Tacoma Register of Historic Places, as such, it is subject to review by the Landmarks Preservation Commission pursuant to TMC 13.05.047 for exterior changes.

2. The historic character of the front porch is being retained and preserved.

3. Distinctive features and finishes are being preserved.

4. No historic material is being destroyed. The new work is differentiated from the old, but also compatible with the existing original structure.

5. The enclosure could be removed without harming the essential form and integrity of the historic property.

6. Preservation Brief 45: Preserving Historic Wood Porches (excerpt included in the packet), makes some allowances for partial enclosures on secondary elevations.

RECOMMENDATION
Staff recommends approval of the application, with the stipulation that the transom windows be removed from the design because they do not match the fenestration configuration on the main structure.

PRESERVATION PLANNING/BOARD BUSINESS

AGENDA ITEM 5A: Narrowmoor Addition Conservation District

Please see attached separate staff report.

PRESERVATION PLANNING/BOARD BUSINESS

AGENDA ITEM 5B: Weyerhaeuser Mansion Improvements/Conditional Use Permit

Eric Herbel, Sonia Grunberg

BACKGROUND

Recently the City of Tacoma approved a conditional use permit for the use of the Weyerhaeuser Mansion property as a wedding venue. The Hearing Examiner and Planning and Development Services Department included several conditions with the approval, some of which will require review and approval by the Landmarks Preservation Commission. These include the installation of additional onsite parking, as well as the submittal of a repair/rehabilitation for the greenhouse to the Landmarks Preservation Commission.

Representatives of the owner have requested to brief the Commission on these items to begin the process of meeting these requirements. In addition, the Commission has been invited to tour the property on a site visit scheduled for May 6, 2015.

ACTION REQUESTED

This is a briefing. No action is requested.

Landmarks Preservation Commission

Planning and Development Services Department

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: 601 N Cushman

Landmark/Conservation District (if applicable): _____

OWNER INFORMATION

Name (printed): Kairez Developing LLC

Email: Kairezdeveloping@gmail.com

Address (if different than above): 12030 221ST Street SE, Kent, WA 98031

Phone: 425-999-5286

Homeowner's Signature*: _____

**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:

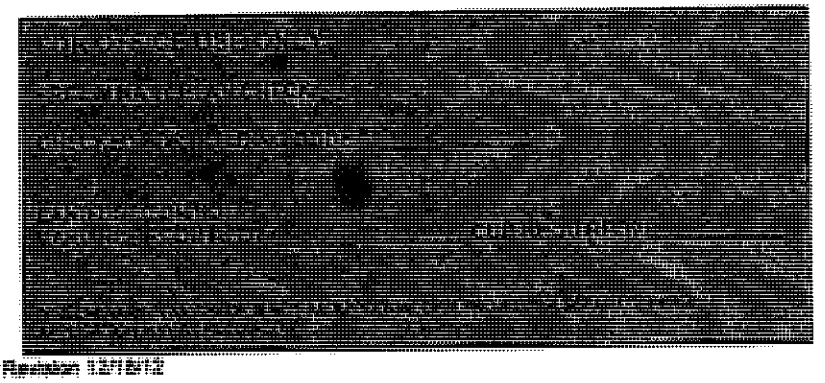
Representative's Name: Tim Kairez

Company: Infinity Construction & Design

Address: 5720 112th St E #B, Puyallup, WA 98373

Email: tim@infinityconstructiondesign.com

Phone: 254-466-3845



APPLICATION FEE (please see page 2)

Estimated Project Cost, rounded to nearest $1000: 5000

Application Fee Enclosed: _____

PART 2: INFORMATION FOR APPLICANTS

NEW FEE SCHEDULE

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. 38558). The new fees are as follows:

Estimated project cost (determined by applicant)	Application Fee
$0 – 5000	$175
Each additional $1000	$25
Maximum fee	$500

PLEASE NOTE:

1. Fees are required only once per application.
2. If an application is denied by the Landmarks Commission, and a new application is submitted for the same project, a new fee is due.
3. Demolition fees are applied to cover the cost of public hearings, but may not be required for the removal of certain accessory structures.

HOW TO USE THIS FORM

STEPS FOR APPLICANTS

1. **Review the Standards and Guidelines for Historic Buildings.** Many first-time owners want to know whether their proposal will be approved by the Commission ahead of the meeting. The Landmarks Commission reviews projects according to design guidelines and the Secretary of the Interior's Guidelines for Rehabilitation. This information is available online at www.tacomaculture.org.
2. **Fill out this form in its ENTIRETY.**
3. **Read the correct checklist for your project, and submit the required supporting documentation.** Part 4 of this form outlines which checklist to use for your project. There are three checklists, but you only need to use one.
4. **Submit your application for preliminary review to the Permit Intake Center of Planning and Development Services.** The Plans Reviewer will initial and date the cover sheet of this application. This ensures your application meets applicable codes and will avoid setbacks down the road. Your application will NOT be processed without this step.
5. **Submit it to the Historic Preservation Office with the APPLICATION FEE.** The Landmarks Commission meets on the 2nd and 4th Wednesdays of each month, and applications are due to the office TWO WEEKS in advance. When your application has been scheduled for review, you will be notified.

WHERE TO GO:
Permit Intake Center
City of Tacoma, Planning and Development Services Department
747 Market Street, 1st Floor
253-591-5030

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.

This is a primarily interior remodel as the current condition was not livable:

New master bedroom on top floor
Second bedroom on top floor
Repair front porch (keep existing look no architectural changes)
Repair broken windows
Moving one window from back kitchen wall and installing it on the 6th street side
Replace non-operable windows with storm windows except in bedrooms were existing windows will be repaired
Repair damaged and or rotted exterior siding (match existing or as close as possible)

Interior remodel
Cabinets
Countertops
Re-finish floors
New drywall throughout as needed
New electrical
New plumbing
New electric heat source
New fixtures
Appliances
Modification to non-bearing walls on main floor level
New interior doors
New interior trim
Added tile in bathrooms and kitchen

PART 4: SUPPLEMENTS

How to Use This Table

The following is a table of common projects divided into Categories. For each Category of work there is a corresponding **checklist** designed to help you include the information required for your application.

Find the type of work you are proposing, and download the corresponding checklist to attach to your application.

Checklists are available from the Historic Preservation Office, and on our website at www.tacomaculture.org/historic.asp

If you have any questions regarding what information should be included in your application, please call the Historic Preservation Office at 253-591-5220.

NOTE: ONLY USE ONE CHECKLIST

☐ Use Checklist A for:	Detached garages New porches Decks Additions Foundations Other Major Work (call the Historic Preservation Officer with questions)	p. 5

☐ Use Checklist B for:	Siding Roofing New window or door openings Other Minor (For example, chimney restoration)	p. 6
☐ Use Checklist C for:	Windows (replacement or restoration of existing) Doors (replacement or restoration of existing)	p. 7

RESIDENTIAL APPLICATION CHECKLIST A

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

CHECKLIST to include the following:*

- ☐ Accurate Measured Site Plan (which shows ridgelines and dormers of existing and new buildings)
- ☐ Accurate Measured Elevation Drawings (all sides, with dimensions, siding materials, windows, and doors indicated)
- ☐ Photograph(s) of Site and surrounding area
- ☐ Detail illustrations of trim, casing, balusters, posts and railings (if applicable)
- ☐ Material samples (ie. stained glass, or if proposing uncommon material)
- ☐ 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): _____

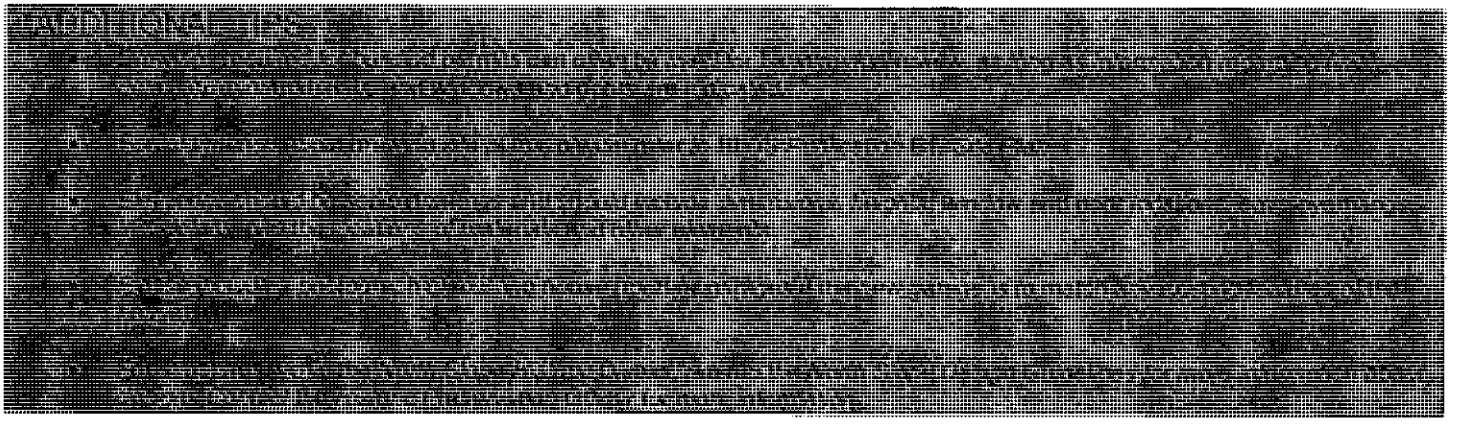
Exterior cladding material(s): _____

Window types and materials: _____

Door types and materials: _____

Window trim (attach drawings, catalog sheets, etc. if necessary): _____

Roof Material: _____



RESIDENTIAL APPLICATION SUPPLEMENT CHECKLIST B
(For New Siding, Roofing, and Window and Door Openings)

CHECKLIST to include the following:*

- ☐ Elevation drawings (if new windows or doors are to be added where there no existing ones)
- ☐ Photograph(s) of work area(s)
- ☐ Detail illustrations of trim and casing
- ☐ Material samples (if proposing uncommon or new to market material)
- ☐ Paint samples (from hardware store if applicable)

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

Proposed Material(s): _____

Window types and locations: _____

Exterior cladding material(s): _____

ADDITIONAL TIPS

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 INFO

Infinity Construction & Design

5720 112th St E Ste B
Puyallup, WA 98373
253-682-8434
infinityconstructiondesign.com
www.infinityconstructiondesign.com

ESTIMATE

W.O. # :
W.O. Date :

JOB DESCRIPTION	BILL TO:	SITE ADDRESS:
	Kairez Developing Nick Kairez Michael Weir	601 N Cushman Tacoma, WA

QTY	DESCRIPTION	TAXABLE	UNIT PRICE	LINE TOTAL
1	Exterior front porch roof structrual repairs (keep existing columns)	x		
1	Front porch decking repairs and completion - Add handrail to code	x		
1	Replace roof (layover existing if less then two layers currentley)(Add $850 to remove)	x		
1	Replace all windows except 3 windows selected by customer	x		
1	Fill in crack in foundation (exterior) all cracks, holes, etc to be mortar filled	x		
1	Repair siding in various areas on exterior, side elevation to be repaired to be a solid run without transition from where old door or window existed	x		
1	Replace basement entrance door	x		
1	Replace gutters	x		
1	Full electrical re-wire (to code with arch fault breakers required by State	x		
1	Full re-plumb (basement to be 1/2 bath) (add bath to top floor) total 2.25 bath (ICD to do sewer scope and advise customer of sewer line condition, sewer line work not included in this proposal)	x		
1	Install electric cadet heaters throughout	x		
1	Insulate exterior walls to code (per building permit)	x		
1	Frame and fur out basement walls (price to vary depending on city requirements)	x		
1	Sheet rock all new throughout (includes furring of uneven walls to get as close as possible to straight joints)(smooth wall finish level 3-4)	x		
1	Replace all damaged baseboard and casing, keep as much of existing as possible (match all existing as close as possible)	x		
1	Replace all doors to 5 panel style	x		
1	modify floor plan framing to consist of office off entry to left, bedroom keep existing bathroom, bedroom in back off existing bathroom - Frame up new staircase by starting existing back approc 2' further to get appropriates rise/run - existing upstairs bedroom to be enlarged, new upstairs bedroom to be framed - Basement framing to include 1/2 bath - Kitchen wall to be converted to half wall with high bar - All archways to be removed to finished beam look -	x		
1	Install new kitchen cabinets and bathroom vanities (all white cabinets)	x		
1	Install grey quartz countertops with indermount sinks (square in bathrooms)	x		
3,075	Interior paint	x		
3,075	Exterior paint	x		
1	Appliance package	x		
1	Install carpet upstairs, basement, all bedrooms	x		
1	Refinish hardwoods on main floor, patch, and re-stain floors	x		
1	Install tile in kitchen, bathrooms floors	x		
2	Install tile in shower surrounds	x		
1	Install all new lighting throughout	x		
1	Install new faucets, valves, supply lines, and fixtures	x		
1	Install new hardware (knobs, pulls, hinges, stops, guides, tracks, shelving)	x		
1	Install bathroom accessory kits, mirrors	x		
1	Install new HWT and straps	x		
1	Building permit, mechanical, pluming, electrical permits	x		
1	Sales clean	x		
1	Demo & trashout	x		
1	GC Fee (7%)	x		
		x		
		x		

Subtotal	$0.00
Taxable	$0.00
Tax Rate	0.00%
Tax Due	$0.00
Shipping	$0.00
TOTAL DUE	**$0.00**

Comments:

1. Total payment is due 3 days after completion of work.
2. Please refer to the W.O. # in your correspondance.
3. This is a binding contract

50% Due upon acceptence (progress @ 75% & 90%)

100% Due on projects under $5000

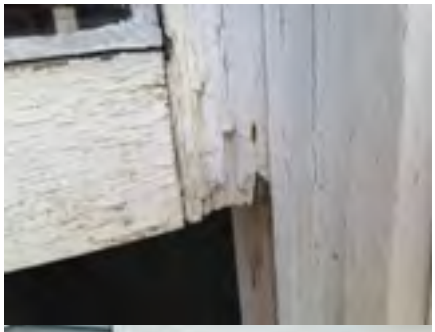
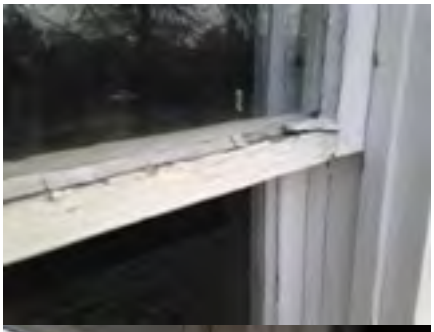
This estimate falls under ICD Master Contract Agreement

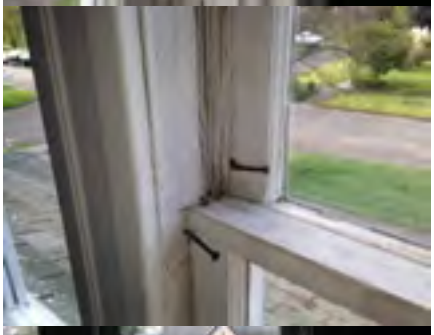
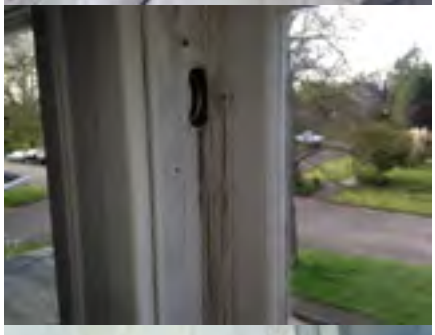
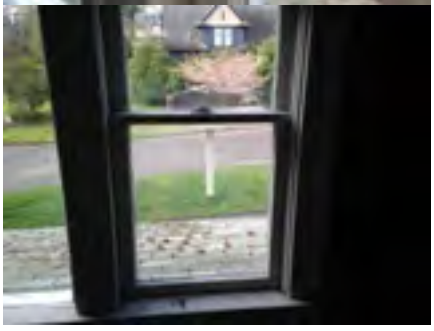
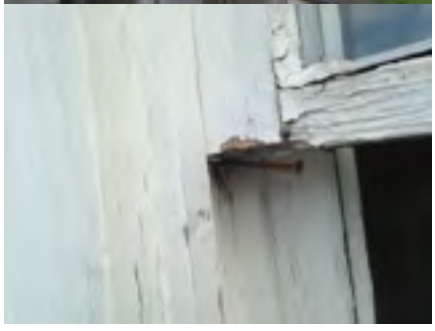
Please make checks payble to:
Infinity Construction & Design

Completed Date: TBD

Signature *(I agree and authorize ICD to perform all work noted above and accept price and terms.)*

THANK YOU FOR YOUR BUSINESS!

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: **Tacoma Convention Hotel Site- (Southern portion of 2015060011, 2015050110,2015050120, 1nd 2015050130)**

Building/Property Address: **1500 Commerce**

Landmark or Conservation District: **Union Station Conservation District**

Applicant's Name: **Yareton Investment & Management (Washington) L.L.C.-Attention George Lenes**

Applicant's Address (if different than above): **23100 Pacific Hwy S Suite 301**

Applicant's Phone: **253-293-1825** Applicant's Email: **george@projectmanagementadvisors.com**

Property Owner's Name (printed): **City of Tacoma**

Property Owner's Address: **747 Market Street, 9th Floor Tacoma WA. 98402**

Property Owner's Signature: _____

**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: **$ 85,000,000 (Phase I)**

Application fee enclosed (please make payable to City of Tacoma): **$ 4,000**

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).

See Attached for Project Scope and Description:

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

General Requirements

- [x] 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 bandH)
- [ ] 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.

- [x] 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).*
- [x] 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)
- [x] 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

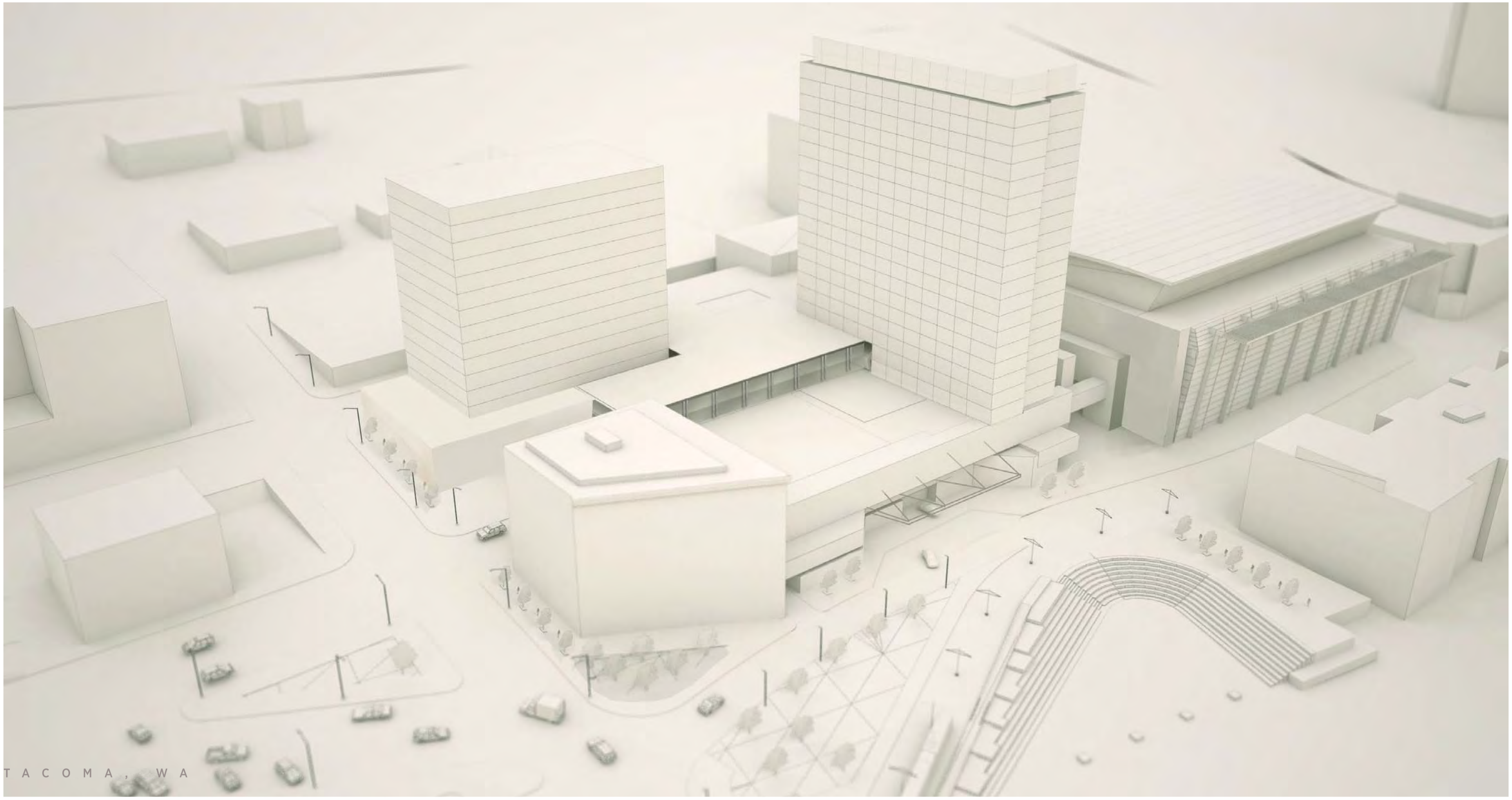
Please include the following with your application:

- ☐ Twenty copies of the application cover sheet and narrative description (pages 1 and 2 of this form)
- ☐ Twenty copies of supporting attachments
- ☐ Graphic rendering of proposed sign (to scale with dimensions indicated, and including any conduits)
- ☐ Photograph of existing building
- ☐ Details of attachment
- ☐ Single set of material samples (if necessary)

Please answer the following questions (if applicable):

1. Are there existing signs on the building? NA
2. If so, will they be removed or relocated? **NA**
3. Sign Material **NA**
4. Sign Dimensions **NA**
5. Logo or typeface and letter size **NA**
6. Lighting Specifications **NA**
7. Describe the method of attachment and underlying material **NA**

TACOMA LANDMARK PRESERVATION COMMISSION



YARETON INVESTMENT, LLC | ANKROM MOISAN ARCHITECTS

04.22.2015

Ankrom Moisan

GOALS AND OPPORTUNITIES

The City of Tacoma and the project developer have entered into a Development agreement that sets minimum program requirements and schedule milestones.

Project Goals:

1. Complete the City of Tacoma's vision for this site and connect the GTCTC with a four-star 300 key hotel.
2. Create a project that mixes hotel, retail and residential uses in two development phases to benefit the site, neighborhood and city.
3. Develop an iconic project at the transition between the adjacent historic buildings and the contemporary GTCTC.
4. Construct a project with two towers above a common podium including, a 240' hotel tower, that is programmatically efficient.

Goals for our presentations to Landmarks Preservation Committee:

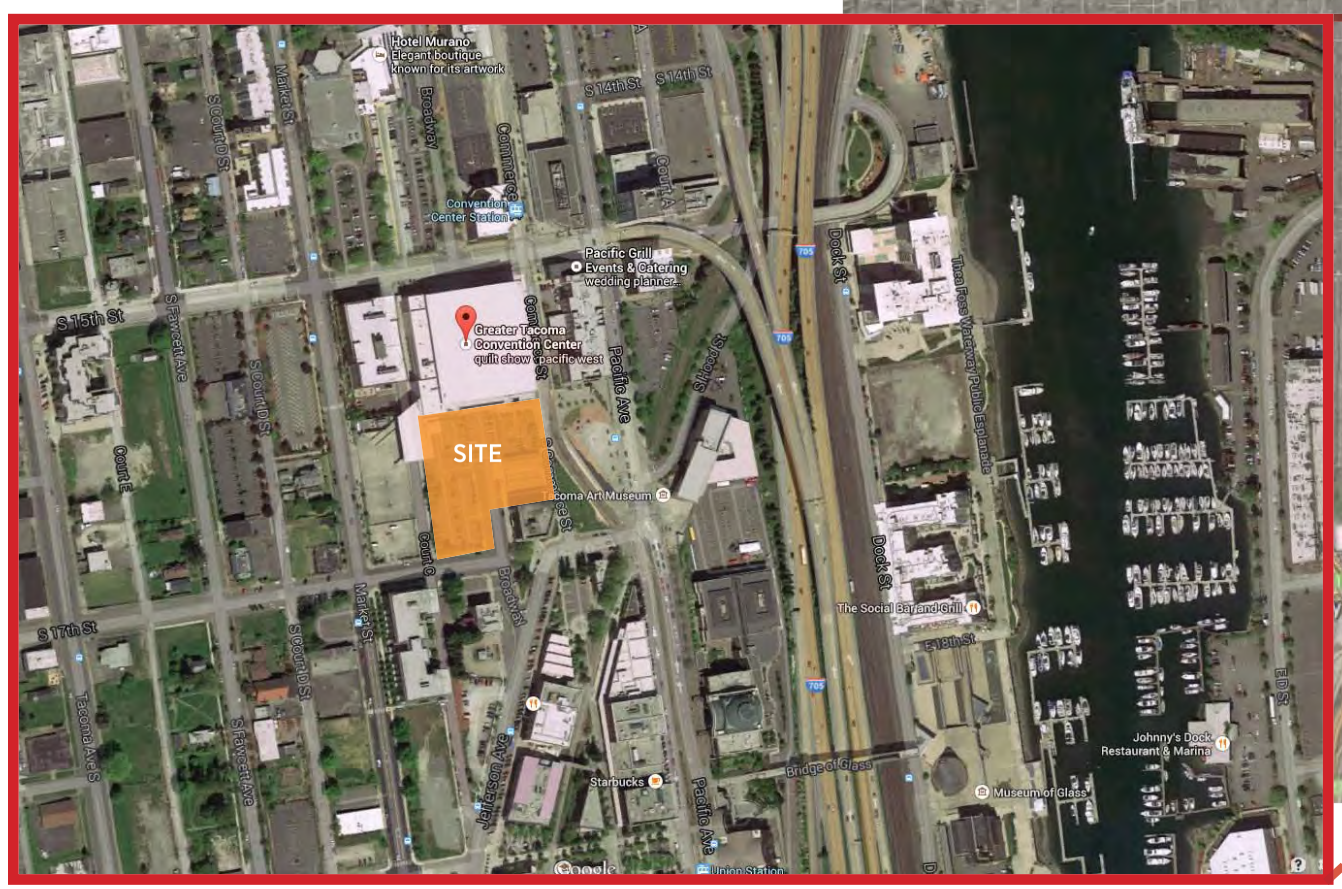
1. Update the commission on the design progress.
2. Request approval for height and massing of Phase I and Phase II.
3. Discussion with the commission.

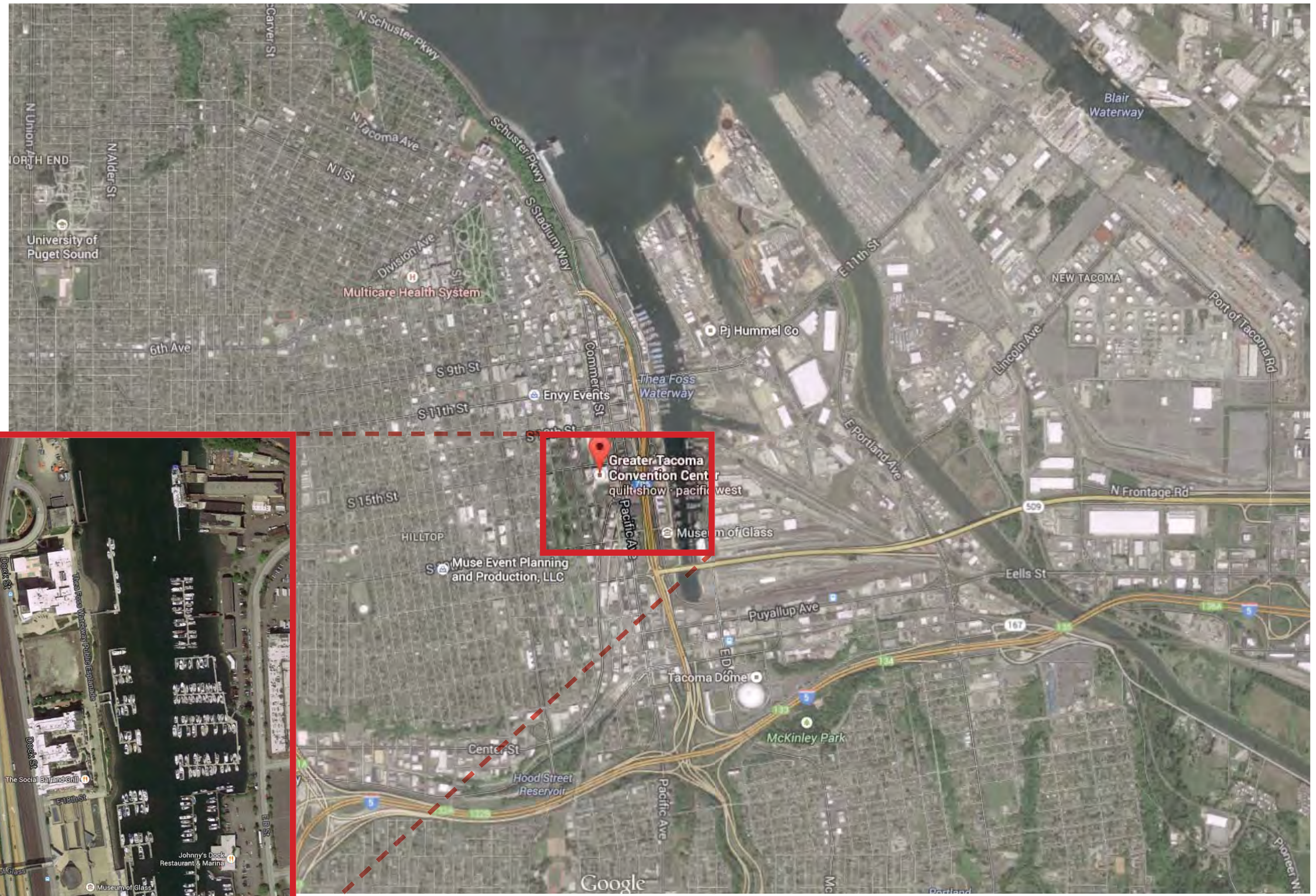
Key Site Opportunities:

1. Create access to the project that is readily apparent
2. Help the City to enliven Tollefson Plaza
3. Activate the Commerce Street frontage
4. Interesting major street frontages while making the project functional for back of house functions
5. Connecting the hotel lobby to the pre-function space of the GTCTC
6. Continuing automotive and loading access to the current GTCTC parking and dock through construction
7. Sharing functions with the convention center

SITE CONTEXT

LOCATION:	TACOMA, WA
SITE AREA:	APPROX. 87,000 SF
HEIGHT LIMIT:	400' (85' UNION DEPOT HISTORIC SPECIAL REVIEW DISTRICT)
CONSTRUCTION TYPE:	IA
ZONING:	DCC





SITE CONTEXT

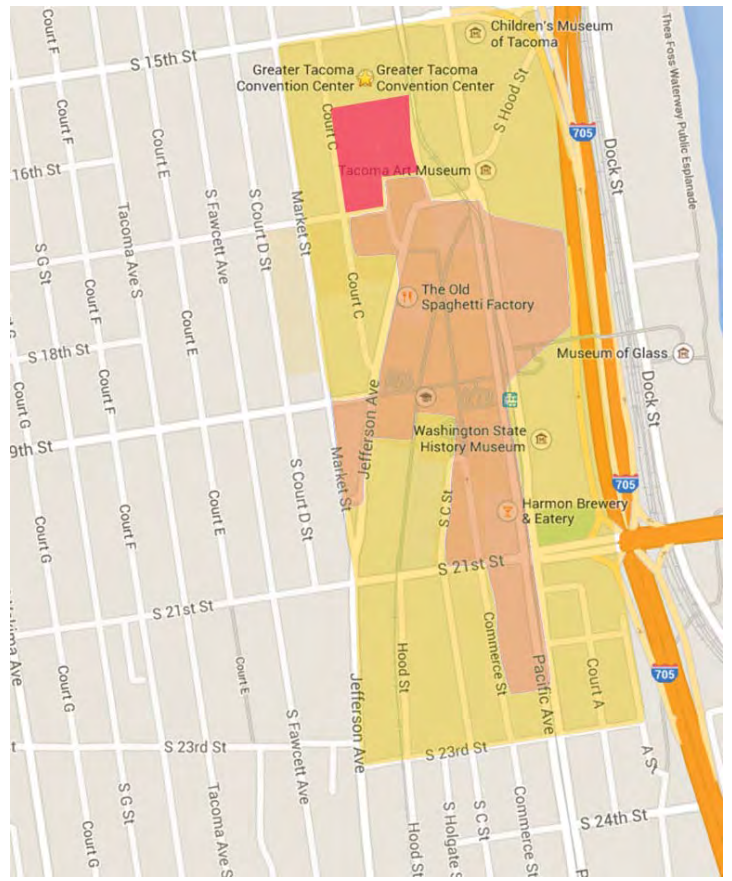
UNION STATION CONSERVATION DISTRICT

UNION DEPOT HISTORIC SPECIAL REVIEW DISTRICT

PROJECT SITE

SITE CONTEXT

- o Neighborhood (New Tacoma Neighborhood)
  - • GTCTC
  - • Carlton Building
  - • UW Tacoma
  - • Art Museums
  - • Downtown



Rail lines cut street grid

5-6 story building street edge historically on Commerce.

Carlton was a Hotel

"Kalakala" the flying bird

1922

Tacoma heavily influenced by a variety of types of transportation

1979

Part 3 Project Scope and Description

Yareton Investment and Management L.L.C. proposes to build a new Convention Hotel and Residential Tower consisting of the following elements as was originally agreed to in the Development Agreement between Yareton and the City of Tacoma.

Phase I - A four star hotel including 300 rooms, 10,000 sq. ft. Ballroom, 9,000 sq. ft. of auxiliary function rooms, two Restaurants, one Bar, enclosed Pool and work out facility, Rooftop Garden and Deck area. The design is required to include a minimum requirement of 200 parking spaces. There is an additional provision in the Development Agreement to offer parking stalls to the city for a per stall price once this has been identified. We are still in the process of finalizing the parking count and costs associated with construction the garage spaces.

Phase II - A Residential tower with 144 units depending on the product type selected at the time of build out. There will be least 144 parking stalls to support the residential units.

The enclosed Plans conform to these requirements. The following information is taken directly from the proposed design:

Total Site Area: 76,700 sf per Development Agreement

Phase I:

Podium are consists of five levels of programmed public areas for the hotel

The hotel tower adds an additional 18 levels for a total of 23 levels.

Total Interior Podium Area:	146,114 sq. ft.
Total Room Tower Area:	199,449 sq. ft.
Total Parking Garage Area (Podium):	112,582 sq. ft.
Total Number of parking stalls:	287
Total Phase I Area	**458,145 sq. ft.**
Phase I Tower Height:	**240 ft. from Commerce St.**

Phase II

Phase II estimates are based on current assumptions. However, these are very preliminary as the project is not anticipated to be built at the present time. The final design may contain different areas and we do not have plans available at this time. The residential tower is currently planned with 12 stories above the two story podium off Court C for a total of 14 stories.

Podium Area consists of the Main Entry Lobby, Public Amenity areas for the residences, Mechanical, and Storage. Areas and totals are estimates only

Total Interior Podium Area	39,652 sq. ft.
Total Residential Tower area:	132,192 sq. ft.
Total Parking Garage area (Podium):	112,582 sq. ft.
Total Garage Parking Spaces:	153
Total Phase II Area:	**270,956 sq. ft.**
Phase II Tower Height:	**140 ft. from Court C**
Total Phase I & II Area:	**729,101 sq. ft.**

Design Concept narrative

Our Design team has researched the Tacoma Historical photos to better understand the background of the site and the area. We found many inspirational photos relating to Tacoma's past. Images of early railroad and shipping, as well as the first introduction to automobiles and the bridges required to cross the many waterways leading to Tacoma.

We began to see the bridge as an interesting metaphor for our design. We are bridging between a historic building and the new Convention center. The City of Tacoma is bridging its rustic pioneering past to an urban city. The neighborhood is emerging from its logging and shipping centered past to a vibrant business and entertainment area. We wanted to celebrate that spirit of Tacoma and acknowledge the importance that transportation has played in shaping its roots.

The design of a Convention hotel is a unique language. The image brings to mind excitement, exploration, glamour, and comradery. A convention hotel is a social gathering place for knowledge and celebration. There is always a hint of glamour and intrigue to the adventure of attending a major event. We acknowledge this sense of excitement and adventure in the design themes with a bit of historical allusion and a welcoming palette of materials and textures. Convention hotels have many moving parts in order for them to function. Guests arriving by car, train, cab, and bus. Deliveries for food, beverage, and special events, trash and recycling. All of these need easy access to the hotel to operate efficiently. We have planned the guest experience flows as well as the service area flows to be sure they work and can exist together without creating hazardous conditions.

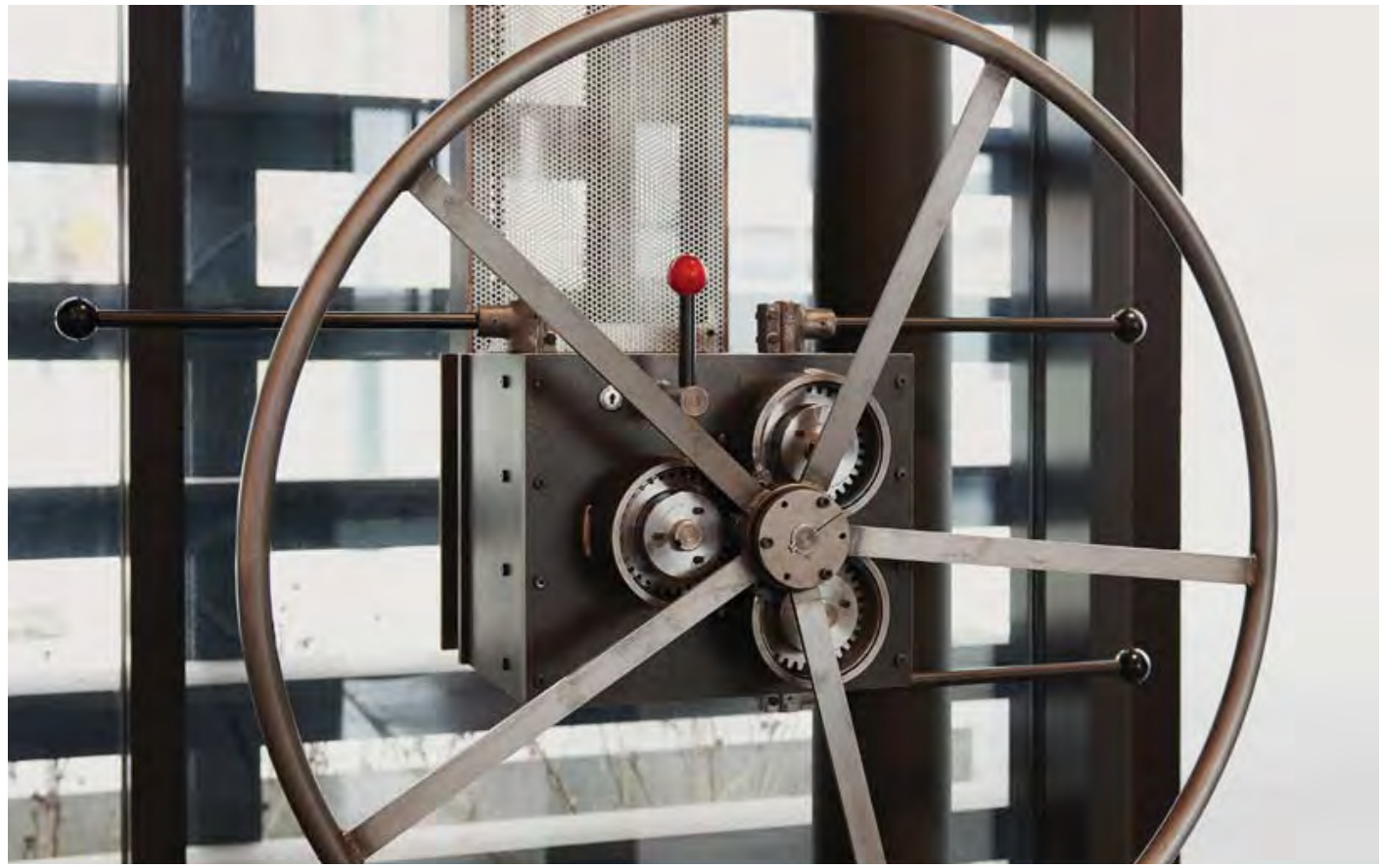
The pedestrian experience is very important to the success of the hotel. From a grand arrival and an easy check in experience to creating unique surprises as you explore deeper in to the hotel. We have taken care to protect the visitors on the sidewalks as they walk by and around the hotel. The main entry to the hotel on Commerce Street includes a pedestrian sidewalk at both the storefront windows and straight across the entry drive in. Cars access the drive off of Commerce Street which is one way traveling south. The pedestrian has only one direction to look for oncoming traffic and we have placed bollards and planters along the edge of the sidewalk to define its location and protect the pedestrian. Ingress to both the hotel parking garage and the new access to the existing convention garage is planned to be in only. For the pedestrians this means they will always see the traffic from the street preparing to turn into the garage.

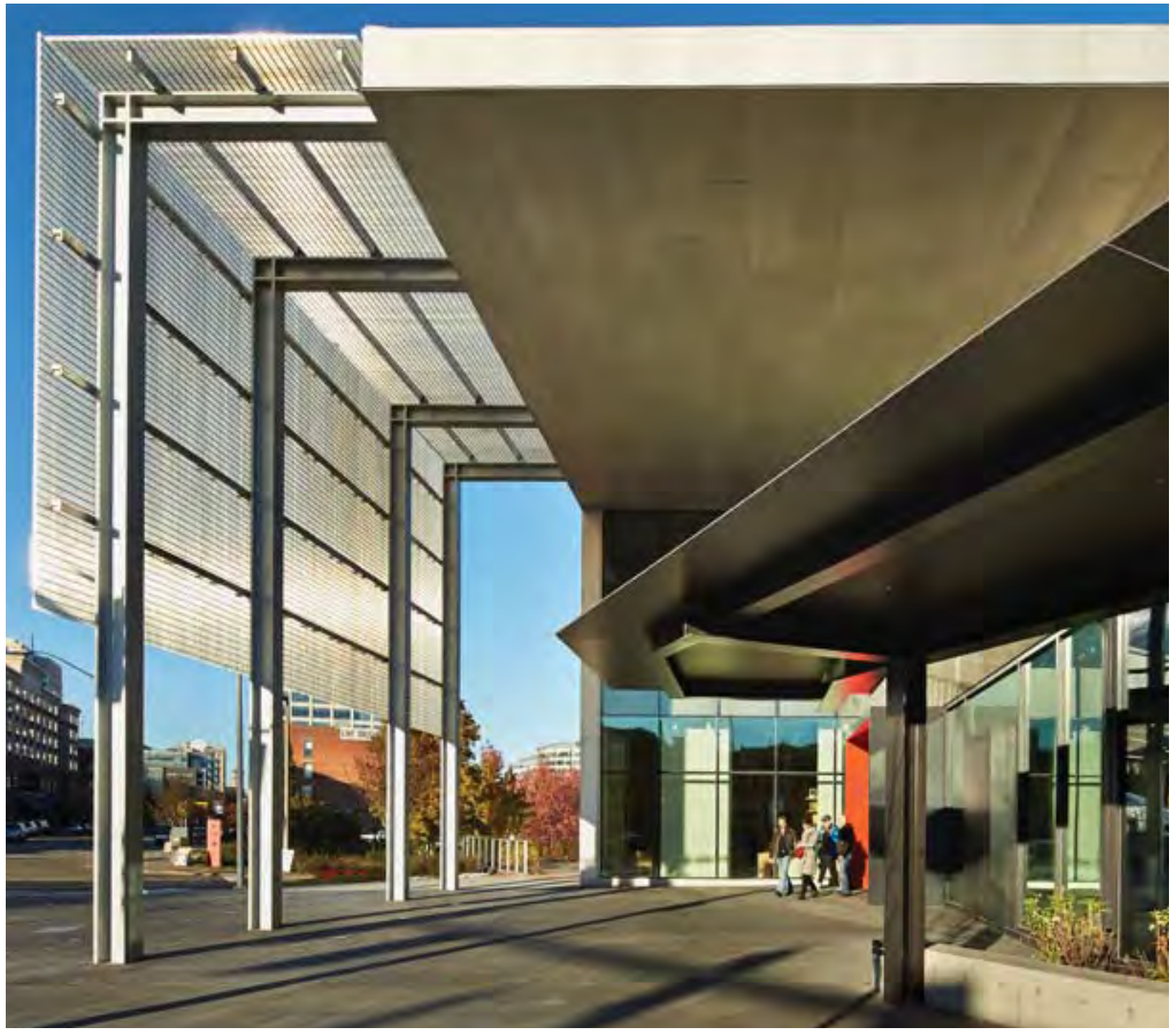
Guests inside the hotel have many ways to traverse from floor to floor. We have provided elevators, escalators, and a grand spiral staircase to make moving through the hotel interesting and grand. Accessible stalls and accessible compliant floors allow every guest to access anywhere in the hotel. The connection link between the convention center and the hotel occurs at the third level Grand Ballroom floor. We see the spaces connected together in a grand urban promenade with a fantastic view of the City and Mt. Rainier.

We are working to create an iconic building that will complete the master plan for the area. It will attract many new visitors to downtown Tacoma as they attend a wedding or a conference. They will activate the street, spend money downtown, and enjoy the many museums and attractions in the area. We believe the hotel will be a strong catalyst to further economic development in the area. We are very proud of the design and honored to be part of shaping Tacoma's emerging future.

CONNECTING & INTERWEAVING

Modern buildings taking cues from all forms of transportation and the industrial past of Tacoma





Industrial Past

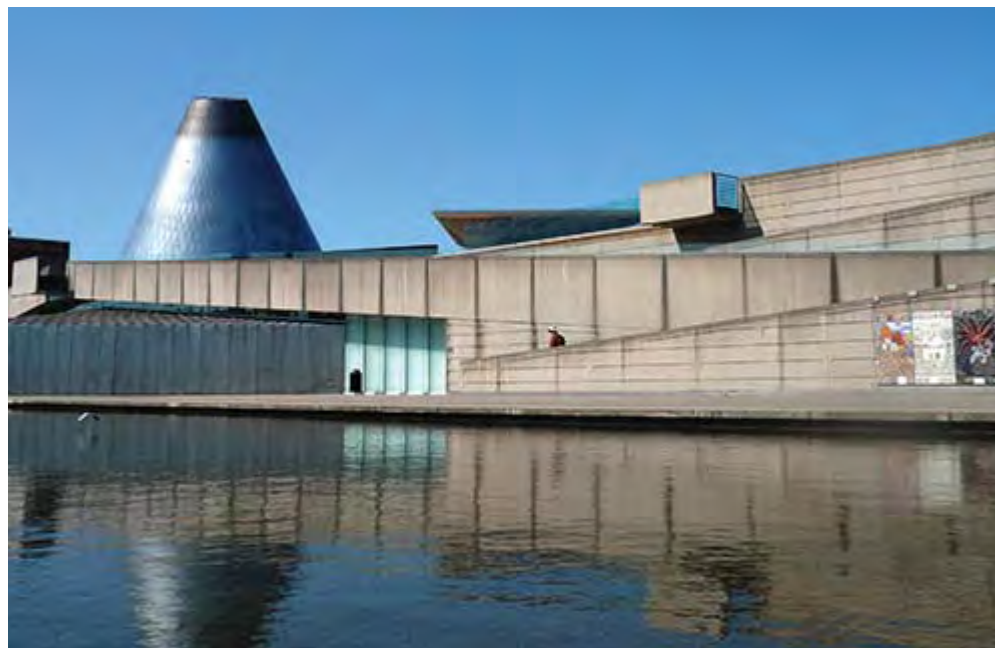
Modern buildings taking cues from all forms of transportation and the industrial past of Tacoma

Pedestrian Friendly

Over a century ago, the Prairie Line Trail served as the western terminus of the Northern Pacific Railroad. The new trail forms the urban connection among the communities.

Transportation

Modern buildings taking cues from all forms of transportation and the industrial past of Tacoma



TRAITS OF TACOMA

WATER & MOUNTAIN

TACOMA IS A SCENIC TOWN
WITH NATURAL BEAUTY

BRIDGING

CONNECTING A MODERN BUILDING
TO ITS HISTORIC SITE

EMERGING FUTURE

TACOMA HAS A NEW ENERGY AND STYLE

LEVEL 01
DROP-OFF, HOTEL LOBBY, CAFE, RETAIL

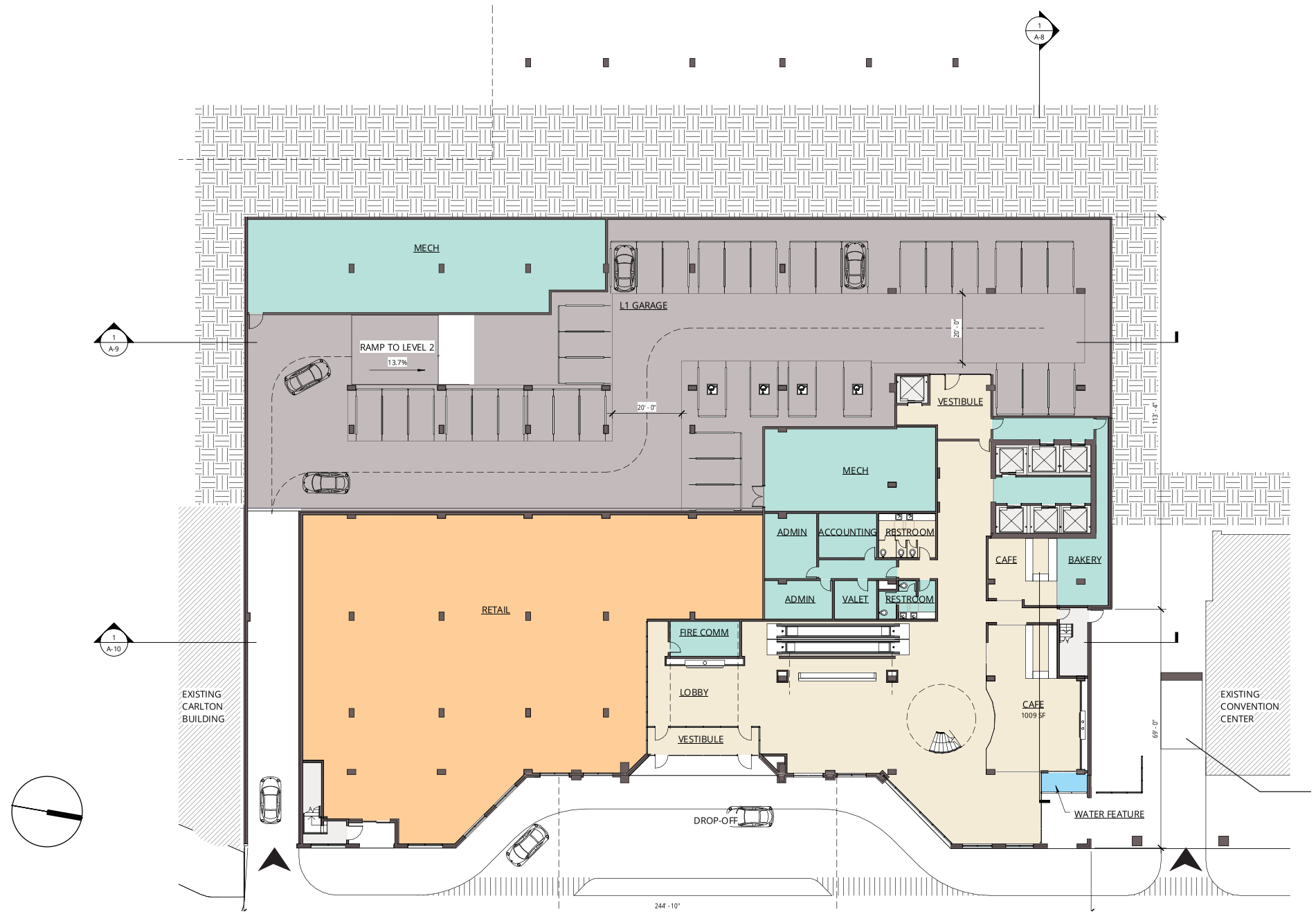
ELEVATION - 71'

LPC Concerns from previous meetings

- Pedestrian experience
- Vehicular crossing

Proposed solutions

- One way entry only to garage
- Internal auto circulation
- Sidewalk continuity and pedestrian safety features



PARKING ENTRY TO EXISTING PARKING GARAGE

- Back of House
- Core
- Hotel Rooms
- Parking
- Public Areas
- Retail

Back of House	5,955 S
Core	857 S
Parking	15,172 S
Public Areas	7,411 S
Retail	9,144 S
Total	38,539 S

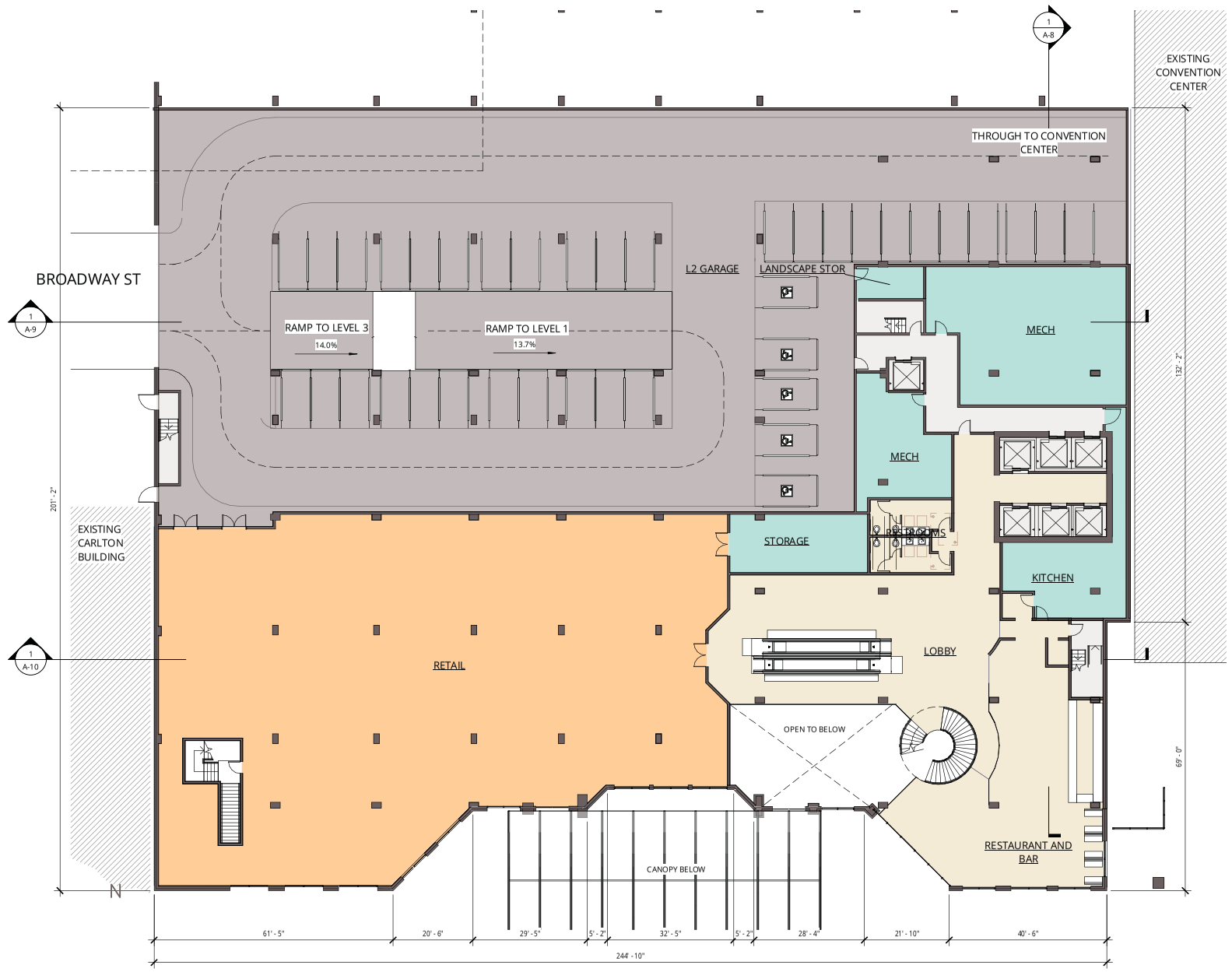
LEVEL 02

RETAIL, RESTAURANT, LOADING, MECH & BOH

ELEVATION - 85'

Design updates

- Direct access to existing TCC garage
- Internal ramp system connects all parking levels



Back of House
Core
Hotel Rooms
Parking
Public Areas
Retail

Back of House	3,629 S
Core	816 S
Parking	21,102 S
Public Areas	5,857 S
Retail	11,637 S
Total	43,041 S

LEVEL 03

BALLROOM, KITCHEN, LINK TO CONVENTION CENTER

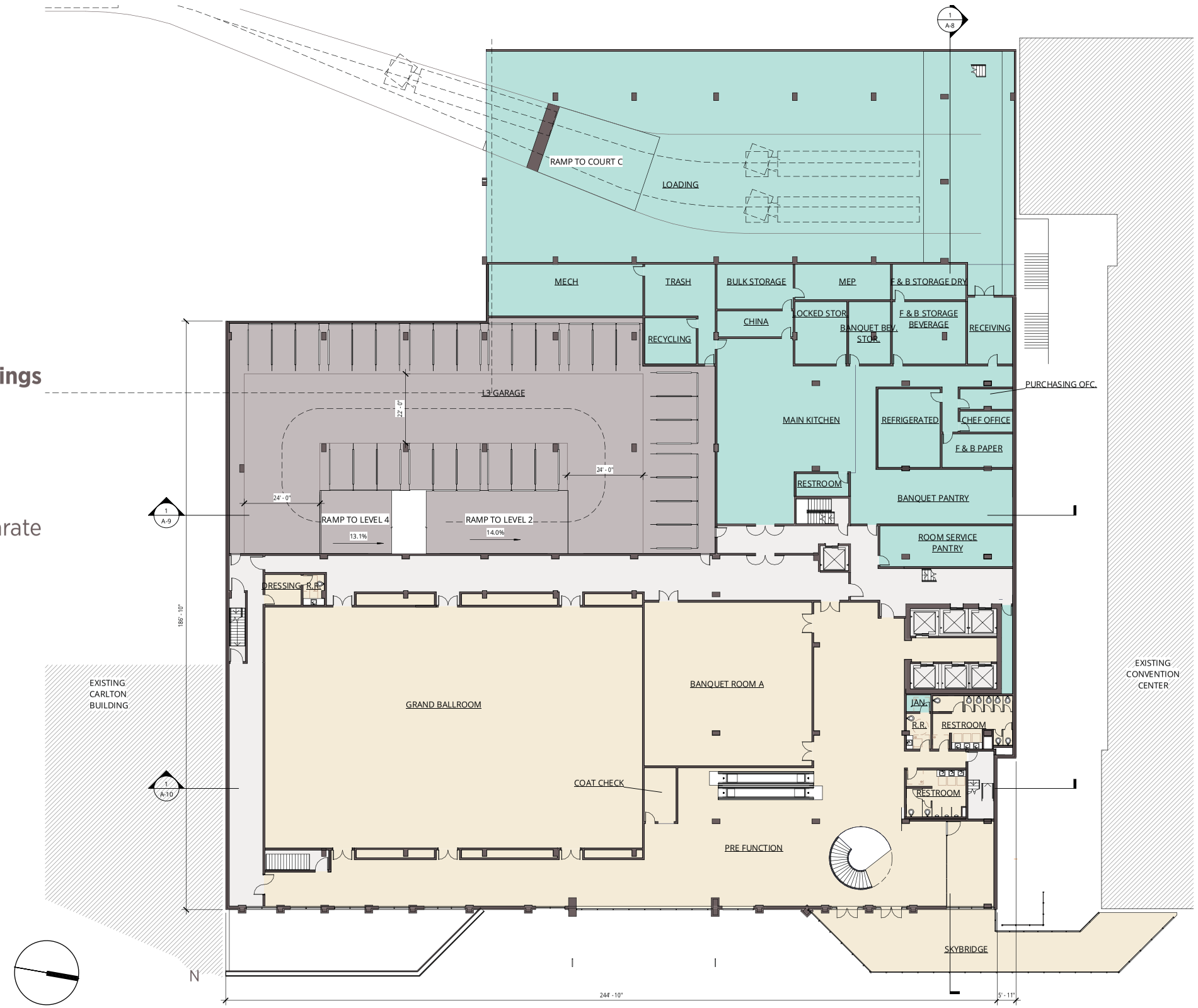
ELEVATION - 96'

LPC Concerns from previous meetings

Loading access and turn around

Proposed Solutions

- Parking & loading areas are separate
- Truck straight back-in



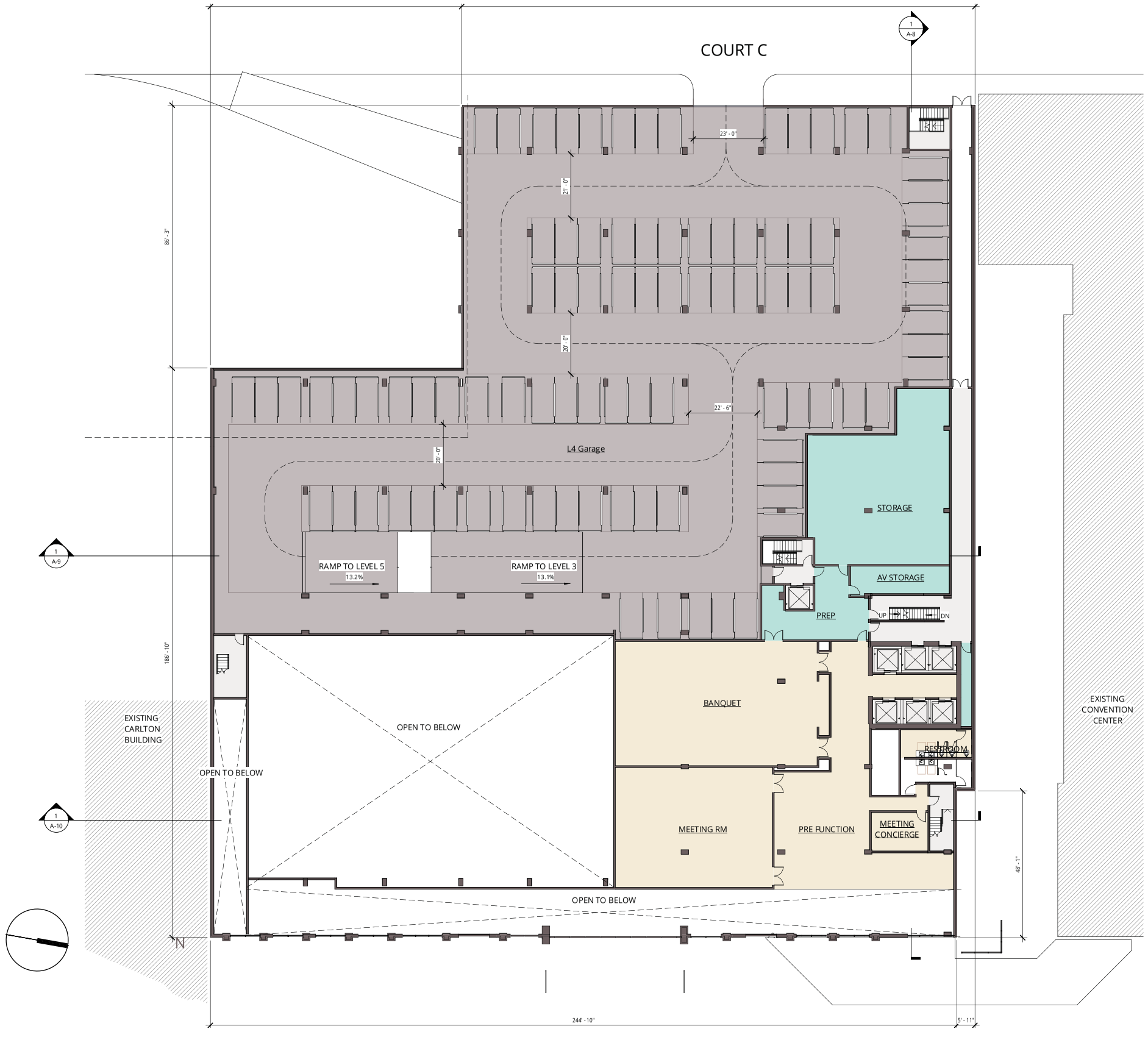
Back of House
Core
Hotel Rooms
Parking
Public Areas
Retail

Back of House	20,534 S
Core	4,541 S
Parking	10,993 S
Public Areas	22,794 S
Total	58,861 S

LEVEL 04

PARKING, BOH & MECHANICAL

ELEVATION - 108'



- Back of House
- Core
- Hotel Rooms
- Parking
- Public Areas
- Retail

Back of House	3,161 S
Core	1,572 S
Parking	30,547 S
Public Areas	7,633 S
Total	42,913 S

LEVEL 05

PARKING, BOH & MECHANICAL

ELEVATION - 118'

Features

- Outdoor space providing best views and sun access
- Overlooking Commerce and plaza

- Back of House
- Core
- Hotel Rooms
- Parking
- Public Areas
- Retail

Back of House	3,940 SF
Core	281 SF
Parking	30,625 SF
Public Areas	8,885 SF
Total	43,731 SF

LEVEL 06

PARKING, HOTEL ROOMS, POOL MECH.

ELEVATION - 128'

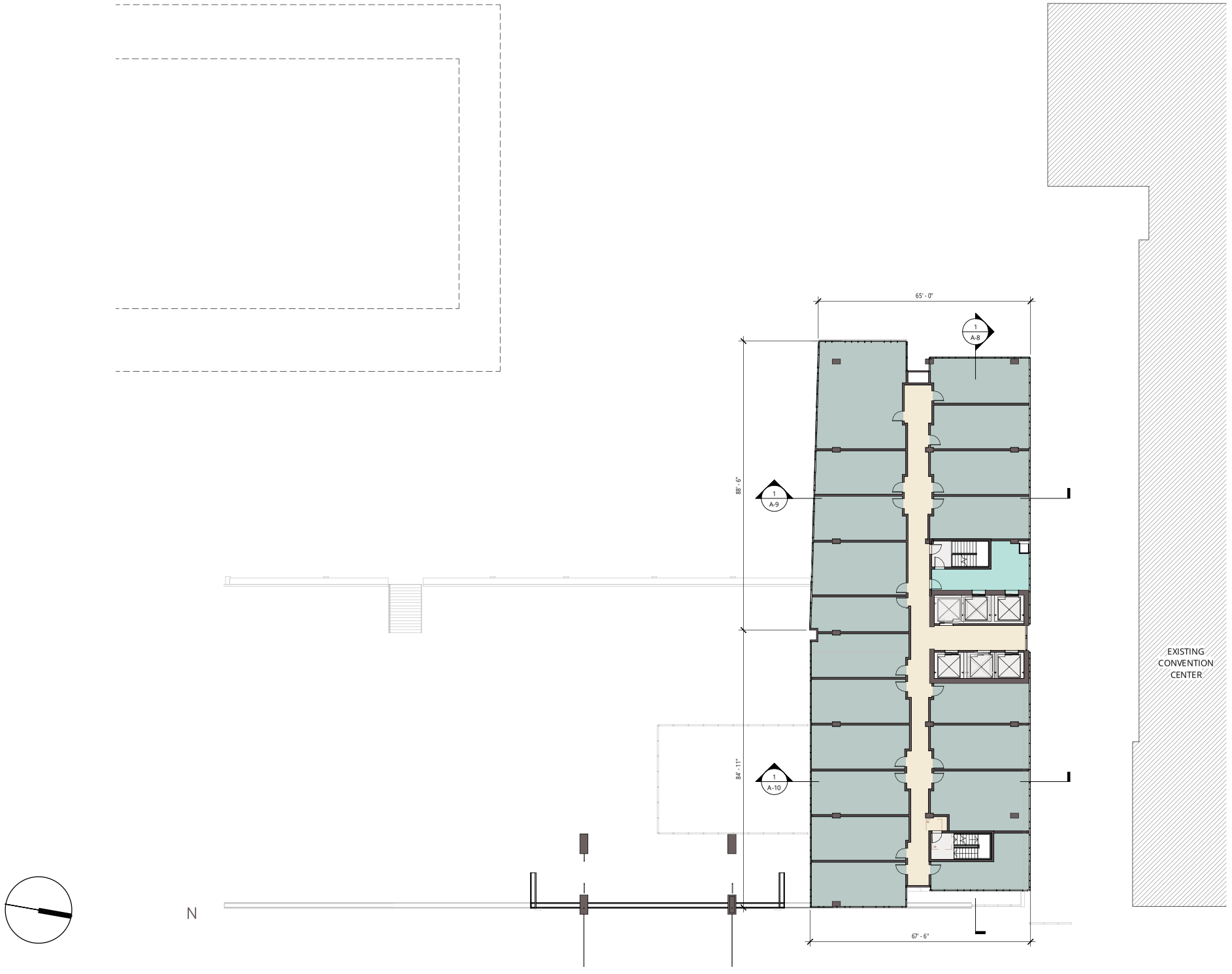
- Back of House
- Core
- Hotel Rooms
- Parking
- Public Areas
- Retail

Back of House	4,241 S
Core	287 S
Public Areas	2,764 S
Total	7,292 S

LEVELS 07-23

HOTEL ROOMS

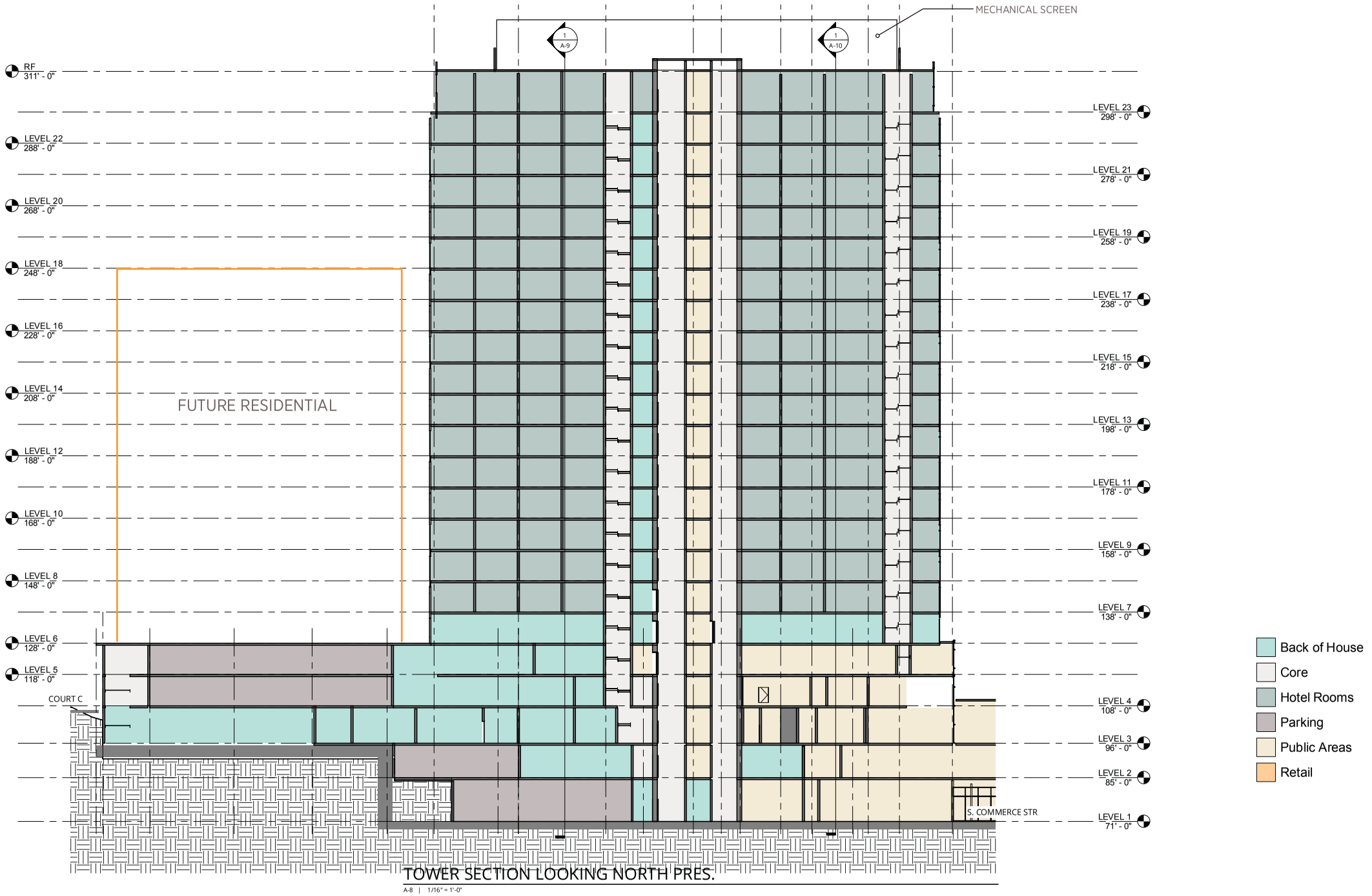
ELEVATION - 138'



Back of House
Core
Hotel Rooms
Parking
Public Areas
Retail

Back of House	283 S
Core	138 S
Hotel Rooms	7,962 S
Total	8,383 S

SECTION THROUGH PODIUM AND TOWER



TOWER SECTION LOOKING NORTH PRES.

A-8 | 1/16" = 1'-0"

SECTION ALONG BROADWAY

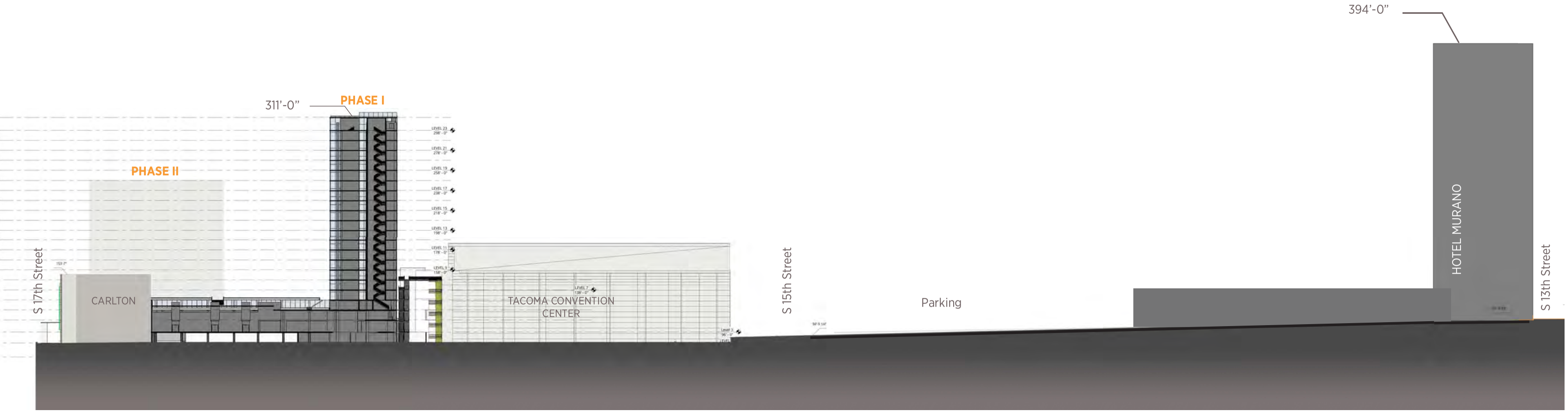
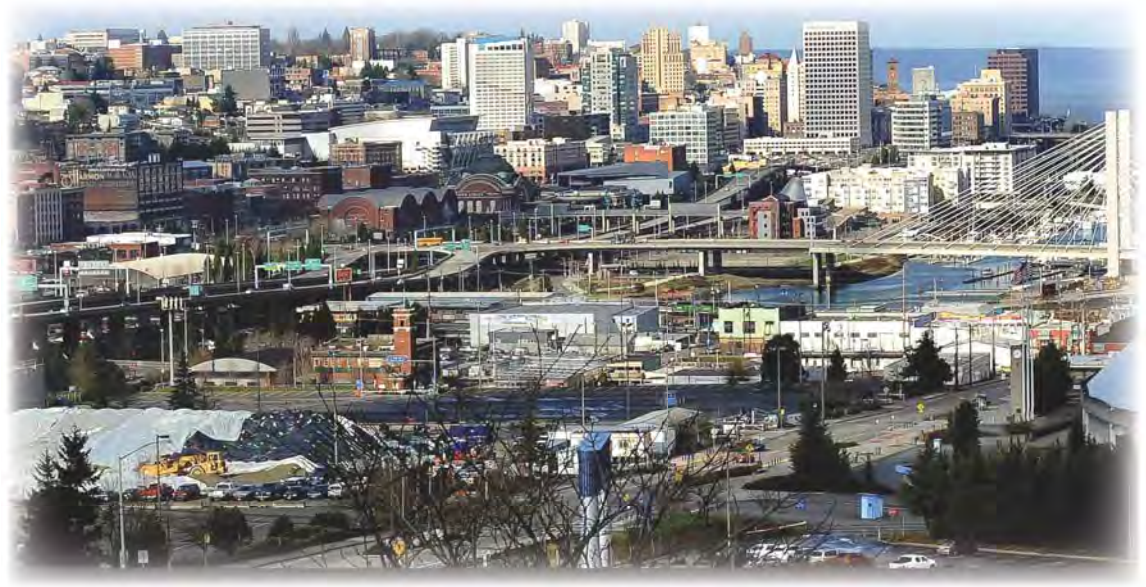


PHOTO MONTAGE

HISTORIC PHOTO

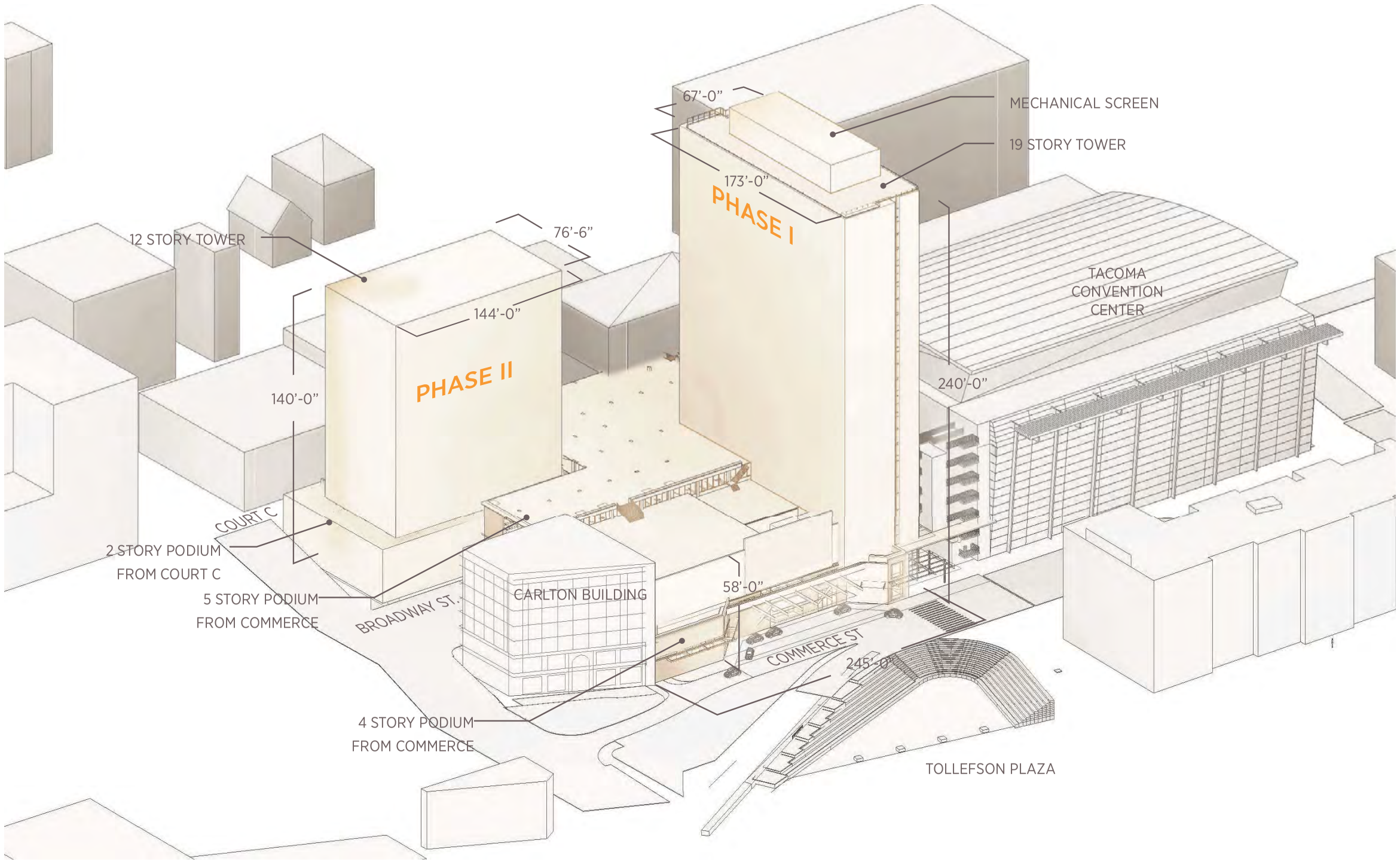


CURRENT VIEW

PROPOSED

PROPOSED

CONCEPTUAL MASSING APPROVAL DIAGRAM



THANK YOU

Goals for our presentations to Landmarks Preservation Committee:

1. Update the commission on the design progress.
2. Request approval for height and massing of Phase I and Phase II.
3. Discussion with the commission.

Members
Chris Granfield, *Chair*
Katie Chase, *Vice-Chair*
Jonah Jensen
Lysa Schloesser
James Steel
Jeff Williams
Eugene Thorne
Laureen Skrivan
Duke York
Ross Buffington, Wedge Neighborhood Ex-Officio
Marshall McClintock, North Slope Ex-Officio

Staff
Reuben McKnight, Historic Preservation Officer
Lauren Hoogkamer, Historic Preservation Coordinator

Tacoma

MINUTES

Landmarks Preservation Commission
Planning and Development Services Department

Date: February 11, 2015
Location: 747 Market Street, Tacoma Municipal Building, Room 248

Commission Members in Attendance:
Chris Granfield
, *Chair*
Katie Chase, *Vice Chair*
Eugene Thorne
Laureen Skrivan
Jonah Jensen
Lysa Schloesser
James Steel
Ross Buffington
Marshall McClintock
Duke York

Commission Members Absent:
Jeff Williams

Staff Present:
Reuben McKnight
Lauren Hoogkamer
John Griffith

Others Present:
David Nason
Dana Brown
David Kelly
Kevin McKee
Evette Yu
Jeannie Natta
Cameron Fine
Connie Guffey
Lawrence Aranda
Elly Walkowiak

Chair Duke York called the meeting to order at 5:31 p.m.

1. ROLL CALL

2. CONSENT AGENDA

A. Excusal of Absences

B. Approval of Minutes: 2/12/14, 2/26/14, 3/26/14, 5/14/14, 5/28/14, 1/28/15

The Minutes of 2/12/14, 2/26/14, 3/26/14, 5/14/14, 5/28/14, 1/28/15 were reviewed and approved as submitted.

3. DESIGN REVIEW

A. South 19th Street & Jefferson (Union Depot/Warehouse District)

Ms. Lauren Hoogkamer read the staff report.

BACKGROUND

The intersection of South 19th and Jefferson Street is in the Union Depot/Warehouse Historic District. Based on the recent accident history of the site, the University is proposing installing a row of crash rated bollards along the east side of Jefferson, at the bottom of South 19th Street. There would also be a second row of bollards at the top of the stairs, designed to stop a vehicle of 15,000lbs traveling at 50mph. The installation of the bollards would require the removal and replacement of the concrete sidewalk. Work would include landscaping with low shrubs and trees and a planter. Proposal also includes an illuminated plinth with a "W." The bollards would be 10-inch diameter steel pipes, filled with concrete, and finished with galvanized steel to match the other finishes on the campus. The bollards would be 36 inches apart.

The University is considering some minor design amendments, which will be presented at the meeting.

Mr.York commented on Mr. Aranda having done well to respond to their suggestions and commented that, to people driving through the area, it will appear to be another house rather than a large garage.

Mr. Steel noted that there was quite a bit of diversity in the neighborhood in terms of the size of houses and that it was one of the unique characteristics of the neighborhood. He added that though the garage was unusually large for the district, the house was as well. He also recognized the efforts of the owners to make an adjustment to the stairs by moving them away from the window and not projecting beyond the house.

There was a motion.

"I move to approve the application for 1415 N 5th Street as submitted"

Motion: Steel
Second: York

The motion was approved with one Commissioner voting nay.

4. BOARD BRIEFING

A. Convention Center Hotel and Mixed Use Project

Mr. Reuben McKnight read the staff report.

BACKGROUND
The City of Tacoma has entered into a development agreement with Yareton Investments, LLC, to construct a new 24 story hotel and mixed use development near 17th and Broadway, adjacent to the Greater Tacoma Convention and Trade Center. Phase 1 of the project will include a 300 room 4 star hotel, with 10,000 square feet of ballroom space, a minimum of 10,000 square feet of retail, and parking. Phase 2 would include additional retail, parking and residential units.

The site is within the Union Station Conservation District overlay zone, and will require approval from the Landmarks Preservation Commission. The Union Station Design Guidelines (included in the staff report) have specific language regarding height, but do not address the potential of a high rise development. Since the guidelines were established, several new construction projects have occurred on the north end of the conservation district, including the Convention Center, the Courtyard by Marriott, and the Tacoma Art Museum.

The presentation today will introduce the Commission to the concept and scope of the project, discuss review schedule, and discuss specific design questions (such as the proposed height).

ACTION REQUESTED
Feedback and guidance.

David Kelley and Kevin McKee from Ankrom Moisan Architects, provided an introduction to the project and initial stage.

Mr. David Kelley displayed a map showing the location near the Convention Center between Market and Commerce Street. He called attention to the steep slope across the site, which results in it being visually prominent from 705 and approaching the Convention Center. In terms of the overlay, they were taking it into consideration with the urban design elements they were examining. They also wanted to be sure they were reinforcing the right uses at the pedestrian scale and the open space at Tollefson Plaza.

Mr. Kelley discussed the goals of the project as it is currently in the due diligence phase. They were currently considering the overall size, massing and complexity of the project. One of the goals beyond familiarizing the Commission with the project was to set up a schedule for additional meetings to make sure there are no underlying issues further down the road. Mr. Kelley noted that the biggest anticipated topic of discussion was that

the owner wants to create a programmatically efficient tower at 250 feet.

Mr. Kevin McKee commented they were still in the programmatic phase and the images were not yet architectural. He noted that the design concepts had a lot in common with the adjacent convention center and added that the convention center had a loading dock that they would need to be accessible during construction. He discussed the potential view opportunities of Mount Rainier, Commencement Bay, and Downtown. Mr. McKee noted the design challenge of putting something between two existing buildings, one historic and one modern.

The two phases of the project were discussed. The first phase would include the hotel tower, parking decks, and retail space along Commerce Street. The second phase would include a residential tower in back with additional parking space. He discussed an image showing the locations of the drop off, lobby, café and retail. Mr. McKee discussed how they would allow access to the Convention Center's existing parking area by having a parking ramp between the hotel and the Convention Center. He discussed different elements on the map, noting the incline that necessitated two levels of entrances. Further details on the possible use for the spaces were discussed. Mr. McKee noted some of the design challenges associated with the loading dock.

Mr. Ross Buffington asked how the retail space would connect with the Carlton building. Mr. McKee responded that it would become a building to building urban infill.

Mr. James Steel asked if a traffic study had been done and how the taxis would work with the one way street. Mr. McKee answered that a traffic study had not yet been done and discussed the possible alternatives for the taxi load and unloading zones. Mr. Steel commented that his concern was how things like the taxi drop off and Convention Center ramp would impact the pedestrian experience, noting that pedestrian traffic was common there. Mr. McKee responded that the Convention Center ramp may be temporary and their preference would be to have the loading occurring off of Broadway. Mr. Steel suggested moving the retail towards the Carlton building.

Mr. Eugene Thorne asked if there was any access to the to Court C street for the loading zone. Mr. McKee responded that the loading zone was at 92' and Court C was at 108', so there is the possibility of having a ramp with a 5% grade. Mr. Thorne commented on the difficulty of maneuvering a trailer within the proposed loading area and suggested that a ramp connecting to Court C would be preferable.

Mr. McKee discussed the third level and a proposed connecting link between the Convention Center and the 3rd floor ballroom. The ballroom would be a two story space that could be subdivided into smaller banquet rooms. He continued, discussing the 5th mechanical level, the 6th level which was the last level of parking. The 7th level included an amenity deck. The tower would run from levels 8 to 23 with roughly 19 suites per floor. He showed a conceptual cross section of the hotel, calling attention to the near 80 foot change in elevation at the ground level. Mr. McKee commented that they were excited by the potential of creating an iconic building in that location.

Mr. Buffington asked for the approximate height of the Murano hotel. Mr. McKee responded that it was roughly the same height as the proposed tower. Ms. Lysa Schloesser asked if there was any difference in the elevation of the slope for the two buildings. Mr. McKee responded that they were both similar in elevation on the slope.

Chair Granfield asked if the parking was intended to be shared between the hotel and future residential space from the second phase. Mr. McKee responded that the parking was intended for only the hotel and retail space. Additional residential parking would be part of the residential project. Chair Granfield asked if they were intending it to have around 200 spaces and if that was typical for a 300 room hotel. Mr. McKee responded that they were intending for over 200 parking spaces and that it was an appropriate number for an urban hotel.

Mr. Steel commented that the height and massing of the tower looked appropriate for a downtown urban center and the narrow profile of the tower would help to preserve views. He also was supportive of the location of the tower, bookending the Convention Center instead of competing with the Carlton. Mr. Steel reiterated his concerns for the street level and the pedestrian feel, noting that there was a lot of pushing and pulling volumetrically that isn't keeping with the intentions of the district for street level retail. He added that demonstrating how they would plan to mitigate the traffic impact is important. Mr. Steel also commented that as the project moves forward they will want to show what they are doing to keep the front façade appropriate for the district, considering things like

how it relates to the adjacent buildings in terms of height, profile, window head heights, and floor level heights.

Chair Granfield asked why they choose to locate the ballroom on the 3rd level as opposed to a higher floor. Mr. McKee responded that the logistics of servicing the ballroom are better on the third level and the views are just as good as they would be at higher levels.

Mr. Jonah Jensen commented that the proximity of the tower to the Convention Center is appropriate and suggested that they blend the design of the tower with the Convention Center.

Mr. Jensen requested more information on the schedule for the project. Mr. McKee responded that there is an initial due diligence phase that completes in April, followed additional deadlines for the next two to three years through project completion.

Ms. Lysa Schloesser commented on the proposed link between the hotel and the Convention Center being a compelling argument for the façade and the continuity of the design. Mr. Jensen added his support for the link, noting that he had worked for the firm that developed the Convention Center and how during development there was a lot of energy invested in the front face. He added that they had studied placing a 300 foot tower where the stairs are now.

Mr. Steel reported on changes in the massing model that they might not be aware of. The cutoff road to the south will be filled in and turned into a green space. Mr. Steel added that there also may be some changes to Tollefson square and that he wouldn't use it as a reason for connections or design ideas.

Mr. Marshall McClintock asked if there would need to be a development rights transfer for the height of the tower. Mr. McKnight answered that he was not sure but would find out what the land use requirements will be. Elly Walkowiak from Economic Development commented that the DCC zoning allows 400 feet in height so it might not be necessary.

Vice-Chair Katie Chase commented on the importance of the Commission seeing the materials that are intended to be used, noting that it was helpful in the past when reviewing the design of the Tacoma Art Museum addition. Mr. Steel reviewed the conversation over the TAM concerning bridging the two existing iconographies of the museum and Union Station, rather than creating a third. He added that the same paradigm exists between the Convention Center and the Carlton. The material used for the tower podium will be important.

Ms. Schloesser expressed support of the earlier comment concerning pedestrian access. Mr. Duke York concurred, stating that pedestrian access to the Art District and the local Transit that runs down to the Theater District is important to many members of the Commission.

Mr. McKee asked if any members of the Commission had any concerns about the height of the tower. Mr. McClintock responded that the positioning near the Convention Center made the height acceptable. Vice-Chair Chase concurred, adding that if it were positioned close to the Carlton it might be an issue. Mr. Buffington suggested that they would want to work with the residents uphill from the tower whose views might be impacted .

Mr. McKee discussed scheduling additional meetings, adding that they had anticipated coming back on April 8th. He asked if they should be considering a meeting in March as well, so the ownership can feel confident with the proposed height and massing of the project. He added that in April they will still be at a schematic level but will have some development of the exterior skin. Mr. McKee commented that what they had hoped to get from the Commission was some form of written approval. Mr. McKnight responded that the code allows a conditional approval that can be given midway through a project. It would be a conditional approval of basic elements of the project that would allow the project team to move forward with the design, while still requiring final approval of the other elements of the design. Mr. McKnight added that in the discussion he had not heard any significant fatal flaw concerns with the overall project concept or the size of the tower.

Some Commissioners requested additional images showing the view from street level. Mr. McKee responded that they would be able to show all of the street vantage points to show the scale.

Members
Chris Granfield, *Chair*
Katie Chase, *Vice-Chair*
Duke York
Jonah Jensen
Lysa Schloesser
James Steel
Jeff Williams
Eugene Thorne
Laureen Skrivan
Ross Buffington, Wedge Neighborhood Ex-Officio
Marshall McClintock, North Slope Ex-Officio

Staff
Reuben McKnight, Historic Preservation Officer
Lauren Hoogkamer, Historic Preservation Coordinator

Draft

MINUTES

Landmarks Preservation Commission
Planning and Development Services Department

Date: March 11, 2015
Location: 747 Market Street, Tacoma Municipal Building, Room 248

Commission Members in Attendance:
Chris Granfield, *Chair*
Duke York
Eugene Thorne
Laureen Skrivan
Jonah Jensen
Jeff Williams
James Steel
Marshall McClintock

Commission Members Absent:
Katie Chase, *Vice Chair*
Lysa Schloesser
Ross Buffington

Staff Present:
Reuben McKnight
Lauren Hoogkamer
John Griffith

Others Present:
Su Dowie
Les Tonkin
Mike McDougal
George Lenes
David Kelley
Kevin McKee
Diana Painter

Chair Chris Granfield called the meeting to order at 5:30 p.m.

1. ROLL CALL

2. CONSENT AGENDA

A. Excusal of Absences
B. Approval of Minutes 2/25/15

The minutes of 2/25/15 were reviewed and approved as submitted.

C. Administrative Review

3. NAMING REQUESTS— FINDINGS AND CONCLUSIONS

A. Proposed George Weyerhaeuser Jr. Park

Mr. Reuben McKnight cited the City Council policy on name change requests and read the staff report.

BACKGROUND

The Foss Waterway Development Authority (FWDA) has requested to name the park at 1955, 2101 and 2119 Dock Street the George H. Weyerhaeuser, Jr. Park. The park consists of three parcels on either side of the 509 Bridge. Two of the parcels are owned by FWDA and one parcel is owned by the City of Tacoma. The currently unnamed park was built in 2009. This was the site of a butter tub factory, which became Harmon cabinets and later burned down in the early 1990s. George H. Weyerhaeuser, Jr., served on the boards of the FWDA and the Museum of Glass from 1999 until his death on April 14, 2013. Aside from being part of the Weyerhaeuser Company family, he was influential in the development of the Foss Waterway as a founding trustee of the Museum of Glass, as the FWDA Board President from 2001 to 2004, and as the chairman and president of the Urban Design Review Committee. According to the materials submitted with the request, the Waterway is a direct result of his widely recognized advocacy and leadership. The FWDA has collected letters of support from the community, neighborhood groups, and local institutions. The Landmarks Preservation Commission has also accepted comments and letters during the comment period following the public hearing on January 28, 2015.

5. BOARD BRIEFINGS

A. Convention Center Hotel and Mixed Use Project — George Lenes, Yareton Investment, LLC
Conceptual Design Briefing

Mr. McKnight noted that the Commission was last briefed on this project on February 11th and read the staff report.

BACKGROUND

The City of Tacoma has entered into a development agreement with Yareton Investments, LLC, to construct a new 24-story hotel and mixed use development near 17th and Broadway, adjacent to the Greater Tacoma Convention and Trade Center. Phase 1 of the project will include a 300 room 4 star hotel, with 10,000 square feet of ballroom space, a minimum of 10,000 square feet of retail, and parking. Phase 2 would include additional retail, parking and residential units.

The site is within the Union Station Conservation District overlay zone, and will require approval from the Landmarks Preservation Commission. The Union Station Design Guidelines (included in the staff report) have specific language regarding height, but do not address the potential of a high rise development. Since the guidelines were established, several new construction projects have occurred on the north end of the conservation district, including the Convention Center, the Courtyard by Marriott, and the Tacoma Art Museum.

The project team last briefed the Commission on February 11, 2015. The team has requested an opportunity to present another briefing to follow up the previous discussion.

George Lenes, project manager for Yareton Investment, briefly commented on the project which he noted was still in the due diligence phase. He reported that there are multiple steps that they are going through and multiple activities that are going on to ensure that the project will work for both the City of Tacoma and Yareton. Part of that discussion includes getting the approval of the Commission for the height, massing, and exterior materials. He anticipated that they would be submitting an application for pre-approval in the future. He commented that there had also been some discussion with the City on access points to the site and parking stalls.

David Kelley, of Ankrom Moisan, provided an overview of the discussion which would include the updates to the overall plans since the previous discussion, a discussion of phase two, and an examination of the local history. He then briefly reviewed the neighborhood context of the site between the Carlton building and the Convention Center.

Kevin McKee discussed the history and environment of the neighborhood. Historic photos of the Carlton building and the Warehouse District were discussed and the history of the area was examined. It was noted that the built environment in 1932 consisted of five to six-story brick buildings in a warehouse fashion. Contemporary buildings were discussed in the context of the local history including the art museum which was noted as having an allegiance with the railroad language. The LeMay Museum was noted as having a nautical feel based on the shape and location near the water. The Prairie Line Trail and Museum of Glass were recognized for being modern while including the history of the environment.

Mr. McGee moved into reviewing the design and the changes that had been made for parking specifically to the ingress and egress. The ingress was now limited to a one way ingress into the hotel. They were still looking into an access ramp between the construction and the Convention Center. The ramp system was reorganized to allow three entrances to the garage. The Broadway ingress/egress would also be the main car access into the Convention Center. The second level would provide parking directly near retail and the third level where there would be two entrances to the ballroom. The loading dock had been revised to allow larger trucks to back in straight as per Commissioner Eugene Thorne's recommendations. On the fourth level there was more area for the parking footprint and direct access to Court C. On the fifth level would be the last level of parking on the residential side with the possibly of an additional parking level above it if necessary.

A schematic section was shown that demonstrated the podium elevations and the five levels of parking, with the future residential tower outlined. Mr. Kelley comment on not being able to lock in on a number of units in the future residential building but could say that the tower would have 12 levels above the parking deck. Mr. Jeff Williams asked if the zoning would allow the residential tower to be the same height as the hotel tower. Mr. Kelley responded

that the underlying zoning would allow 400 feet, but that the overlay had a height limit of 80 feet at the discretion of the Commission.

Mr. McKee discussed a massing diagram of the towers as related to the Convention center. He also showed photos of the phase one tower as it would be seen from the street level as well as a from a wider perspective of the city. He also discussed a cross section through Broadway that showed the elevation of the phase one tower relative to the hotel Murano as well as the elevation of the proposed phase two tower.

Mr. Eugene Thorne asked if they had looked into how they would be cladding the exterior of the tower. Mr. McGee responded that they are still studying the materials palette that they are going to use. Mr. Williams asked how the appearance would relate to the Convention Center. Mr. McKee responded that it would be complementary to the Convention Center and not mirror it.

Mr. Kelley reviewed the discussion and asked for any feedback or concerns on phase two in terms of the height and position on the site. Mr. Lenes added that phase two parking would be directly beneath the residential tower.

Mr. Steel commented on an image from the packet that showed a different design for the front façade and asked which was more current. He commented on the rendering of the hotel tower being placed on a podium of a lower scale which he felt was a compelling mitigating element for the height of the tower, keeping with the district standard which is four stories. He added that it was an important design element, being preferred to the tower coming down to the street level.

Mr. Steel commented on the traffic situation in relation to the district design standards that emphasize storefronts, expressing concern about the building recessing into a large drop off, which is not typical of a historic district. Mr. Kelley responded that they would want it to be a gracious entry that could also accommodate a large mass of people at once. Discussion ensued. Mr. Lenes commented that the operations of the hotel would be different from the convention center with more street front activity and that the storefront was being maintained while accommodating the high volume of drop off. Mr. Thorne commented that people attending conventions would likely be coming directly from the airport in buses and that he recognized that they were accommodating the heavy use but felt there should be some additional consideration for the storefront. Mr. Jensen expressed support for earlier statements from Mr. Steel that the storefront should be brought as close to the street as possible. Mr. Kelley commented on challenges presented by the width of commerce street, where they don't want to obstruct traffic. Mr. Steel acknowledged that it was a narrow street, but added that it was lightly traveled and that any compromise to the design standard should have evidence from a traffic engineer demonstrating the necessity of it.

Mr. Marshall McClintock, noting the research into the history of the area in the presentation, called attention to the area having been part of the Japanese community during the 1920s, which ended with the internment.

Mr. Lenes commented on an issue regarding access to the parking garage of the Convention Center during construction. The proposed plan included a temporary ramp that would be in the planned location for a stairwell. The Planning and Development group had suggested keeping the ramp permanently for valet ingress and egress. The ramp was not currently in place. There were no major objections from the Commission members as the valet traffic would be more controlled.

Mr. Jensen commented on the phase two residential tower massing, which he felt seemed appropriate and well placed. He added that the examples shared earlier for precedent were appropriate as they had been built in this era. Mr. Kelley asked if there were any other concerns on height and bulk of the phase two tower. Mr. York commented on the height seeming appropriate given the distance from the curb and recommended a four story design element.

Mr. Lenes commented that they would take the concerns for the pedestrian experience and the drop off area into consideration.

Landmarks Preservation Commission

Tacoma Economic Development Department

Design Guidelines and Introduction to the Union Depot/Warehouse District

1. Introduction

The Union Depot-Warehouse Historic District (National Register of Historic Places, 1980, and Tacoma Register, 1983) flanks Pacific Avenue from South 17th Street to South 23rd Street and extends up the hill to Jefferson Avenue. The Union Depot-Warehouse District is surrounded by the Union Station Conservation District.

The architecture in the district is characterized by rugged brick warehouses and factories, examples of commercial high style and industrial vernacular architecture developed in America in the early 1900s. The district was a major distribution point for goods that arrived by railway during the 1890s through the 1920s.

Union Station (1911) itself is a stunning landmark, with its massive arches and a copper-clad dome. The adaptive reuse of Union Station as a Federal Courthouse earned the City of Tacoma a National Preservation Honor Award in 1994.

In 1999, the National Preservation Honor Award again came to Tacoma with the University of Washington, Tacoma's adaptive reuse of the warehouse buildings along Pacific as its new urban campus. Other buildings in the district are being rehabilitated for use as apartments, businesses, restaurants and shops. Many of the projects in the Union Depot/Warehouse District are outstanding examples of historically sensitive adaptive reuse.

2. Boundaries

The approximate boundaries of the areas subject to the district design guidelines are illustrated below.

Map of Union Depot Historic Special Review District

Map of Union Station Conservation District

3. Design Guidelines

The following guidelines are extracted from Tacoma Municipal Code 13.07.270, and are intended to give project designers guidance for design within the historic and conservation districts.

Guidelines for building design and streetscape improvement review.

A. Intent. The following are hereby established as the design review guidelines for rehabilitation, new construction, and public amenities. These guidelines are intended to ensure a certainty of design quality within the Historic Special Review District and Union Station Conservation District, protect the historic fabric of the districts, enhance the economic viability of the districts through the promotion of their architectural character, and provide a clear set of physical design parameters for property owners, developers, designers, and public agencies.

B. The following guidelines are intended to provide a set of basic standards for architectural and physical design within the Union Station districts. The guidelines will be used by the Landmarks Preservation Commission as a baseline for the design review process, but will not supersede the authority of the Commission to exercise its judgment and discretion on a case-by-case basis. The guidelines are also set forth to provide assistance to owners, developers, and designers involved in project planning by providing general design and technical recommendations.

C. From time to time, the Landmarks Preservation Commission may adopt policies and administrative rules for the purpose of clarifying and assisting property owners in interpreting these guidelines. Any such rules or policies shall be adopted by quorum vote and, once adopted, shall be made available to the public in electronic and printed formats.

D. **Design Guidelines**. The following predominant historic building elements shall be recognized as essential to the districts' historic image and used as the basis for design review of proposals for rehabilitation of existing buildings and review of new construction within the districts:

1. **Height**. The centerpiece and height benchmark for the districts is the Union Station, with its dome cap height of approximately 96 feet above Pacific Avenue. Wing parapet walls are 30 feet in height above Pacific Avenue. No new buildings constructed in the districts shall exceed 85 feet in height.

   In the rehabilitation of existing buildings, their existing height should be maintained and the parapets and cornices should be kept intact. Any rooftop additions, penthouses, building systems equipment, or roof-mounted structures should be set back from existing parapet walls sufficiently to conceal them from view from street level.

2. **Scale**. Scale refers to a building's comparative relationship to neighboring buildings and its fit within the districts. The typical four-story building in the districts is 50 feet wide and 100 feet deep. Two such "basic blocks" side by side are proportionally similar to the main section of Union Station and illustrate the scale and size of structural components in the districts.

   Scale is also determined by the proportions of the architectural elements within the composition of the individual building facades. Exterior building facades shall be of a scale compatible with surrounding buildings and shall maintain a zero setback from the sidewalk. Window and door proportions, including the size and design of the wood sash and frame floor height, floor shapes, street elevations, and other elements of the building facades, shall relate to the scale of the surrounding buildings.

3. **Materials**. The predominant building material within the districts is masonry, including brick, granite, and terra cotta. Rehabilitation of existing buildings and construction of infill buildings shall utilize masonry as the predominant building material.

4. **Minimum Maintenance**. All contributing historic buildings in the districts shall be maintained against decay and deterioration caused by neglect or defective or inadequate weather protection.

5. **Storefront Design**. A major character-defining feature of the buildings within the districts is the storefront. The composition of the storefronts is consistent from one building to the next, and serves as a unifying feature of the districts by forming a continuity along the street. Preservation of the storefront is essential to the maintenance of the districts' image and character. Rehabilitation of an existing building shall include preservation of the existing storefront or reconstruction of a new storefront which is compatible with the original in scale, size, and material. New construction shall also include storefronts. Street level retail sales and service uses, as described and defined in TMC 13.06, should be strongly considered for ground floor use along Pacific Avenue in order to more effectively implement storefront design.

6. **Awnings**. Awnings have been a traditional addition to the facades of buildings within the districts and shall be encouraged within the districts as a functional exterior feature. All awnings shall be compatible with the historic character of the buildings and shall be based in design upon historic counterparts. They shall also:
    a. Reflect the shape and character of the window openings;
    b. Be, or appear to be, retractable in the form of historic awnings;
    c. Constructed with canvas-like fabric rather than high gloss in texture;
    d. Not be back-lit or translucent;
    e. Be in colors and/or patterns which complement the building and have basis in the historic record;
    f. Be attached to the buildings in a manner which does not permanently damage the structure or obscure significant architectural features.

7. Signs.

a. General.
    (1) All new exterior signs and all changes in the appearance of existing exterior signs require Landmarks Preservation Commission approval. This includes changes in message or colors on pre-existing signs.
    (2) If there is a conflict between these standards and the requirements in the City's Sign Code, the more strict requirement shall apply.

b. Location and Size of Signs.
    (1) Signs shall not dominate the building facades or obscure their architectural features (arches, transom panels, sills, moldings, cornices, windows, etc.).
    (2) The size of signs and individual letters shall be of appropriate scale for pedestrians and slow-moving traffic. Projecting signs shall generally not exceed nine square feet on first floor level.
    (3) Signs on adjacent storefronts shall be coordinated in height and proportion. Use of a continuous sign band extending over adjacent shops within the same building is encouraged as a unifying element.
    (4) Portable reader board signs located on sidewalks, driveways, or in parking lots are prohibited.
    (5) Existing historic wall signs are a contributing element within the district and should be restored or preserved in place. New wall signs shall generally be discouraged.

c. Messages and Lettering Signs.
    (1) Messages shall be simple and brief. The use of pictorial symbols or logos is encouraged.
    (2) Lettering should be of a traditional block or curvilinear style which is easy to read and compatible with the style of the building. No more than two different styles should be used on the same sign.
    (3) Letters shall be carefully formed and properly spaced so as to be neat and uncluttered. Generally, no more than 60 percent of the total sign area shall be occupied by lettering.
    (4) Lettering shall be generally flat or raised.

d. Color.
   (1) Light-colored letters on a dark-colored background are generally required as being more traditional and visually less intrusive in the context of the Union Station District's predominantly red-brick streetscapes.
   (2) Colors shall be chosen to complement, not clash with, the facade color of the building. Signs should normally contain not more than three different colors.

e. Materials and Illumination
   (1) Use of durable and traditional materials (metal and wood) is strongly encouraged. All new signs shall be prepared in a professional manner.
   (2) In general, illumination shall be external, non-flashing, and non-glare.
   (3) Internal illumination is generally discouraged, but may be appropriate in certain circumstances, such as:
      (i) Individual back-lit letters silhouetted against a softly illuminated wall.
      (ii) Individual letters with translucent faces, containing soft lighting elements inside each letter. Metal-faced box signs with cut-out letters and soft-glow fluorescent tubes.
      (iii) However, such signs are generally suitable only on contemporary buildings.
   (4) Neon signs may be permitted in exceptional cases where they are custom-designed to be compatible with the building's historic and architectural character.

f. Other Stylistic Points
   (1) The shape of a projecting sign shall be compatible with the period of the building to which it is affixed, and shall harmonize with the lettering and symbols chosen for it.
   (2) Supporting brackets for projecting signs should complement the sign design, and not overwhelm or clash with it. They must be adequately engineered to support the intended load, and generally should conform to a 2:3 vertical-horizontal proportion.
   (3) Screw holes must be drilled at points where the fasteners will enter masonry joints to avoid damaging bricks, etc.

8. **Color**. Building colors should contribute to the distinct character of the historic building. Original building colors should be researched and considered in any new color scheme. Whether contrasting or complementary, the colors should reflect the design of the building. Building colors should utilize a limited palette. Colors should be selected to emphasize building form and highlight major features of the building. Color schemes using several colors should be avoided and surfaces which are not historically painted should not be painted.

9. **Views.** All new construction in the Union Station District should be designed to preserve existing views and vistas. Of particular importance are views of Commencement Bay, Mount Rainier, and Union Station.

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.

The following improvements are to be encouraged:

1. Sidewalk paving. Paving should be of brick or brick and brushed concrete. Existing granite curbs should be maintained or reconstructed, where possible.

2. Street paving. Where feasible, historic street paving and gutters, either brick or cobblestone, should be preserved and restored. Where feasible, existing railroad or streetcar rails should be preserved in place.
3. Streetlights. Historic streetlights should be used throughout the district as unifying elements.

F. The Landmarks Preservation Commission may, at its discretion, waive mandatory requirements imposed by Section 13.07.290 of this chapter. In determining whether a waiver is appropriate, the Landmarks Preservation Commission shall require an applicant to demonstrate by clear and convincing evidence that, because of special circumstances not generally applicable to other property or facilities, including size, shape, design, topography, location, or surroundings, the strict application of those mandatory requirements of Section 13.07.290 would be unnecessary to further the purposes of this chapter. Such waiver shall not exceed the requirements set forth in the underlying zoning district , except where specifically provided for in TMC 13.06A.070.B. (Ord. 27748 Ex. A; passed Oct. 14, 2008: Ord. 27429 § 3; passed Nov. 15, 2005)

4. District Exemptions. The following actions are exempt from the requirements imposed pursuant to 13.07.280:

A. Any alterations to non-contributing properties, as defined by the District Inventory adopted by the Commission and kept on file at the Historic Preservation Office; provided, that the demolition of such structures is not exempt from the provisions of this chapter; and

B. Interior alterations to existing properties, unless those modifications affect the exterior appearance of the structure.

Landmarks Preservation Commission
Planning and Development Services Department

Tacoma

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 1114 N. K st.

Landmark/Conservation District (if applicable) _____

OWNER INFORMATION

Name (printed) Bear Valley Enterprises LLC Email KENGOHRICK@gmail.com

Address (if different than above) 16516 119th AVE CT. E Puyallup WA 98374 Phone 253-222-7400

Homeowner's Signature* K B Gohrick KEN B. GOHRICK

**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 KEN Gohrick Company Bear Valley Enterprises LLC

Address 16516 119th AVE CT. E Puyallup WA 98374

Email info@bearvalleyenterprises.com Phone 253-222-7400

FOR OFFICE USE ONLY

PRELIMINARY PLAN CHECK

CHECKED FOR BUILDING CODE:* _____

LAND USE/ZONING:
VARIANCE REQUIRED? _____ CUP REQUIRED? _____

*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 $160,000

Application Fee Enclosed $500

PART 2: INFORMATION FOR APPLICANTS

NEW FEE SCHEDULE

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 (determined by applicant)	Application Fee
$0 – 5000	$175
Each additional $1000	$25
Maximum fee	$500

PLEASE NOTE:

1. Fees are required only once per application.
2. If an application is denied by the Landmarks Commission, and a new application is submitted for the same project, new fees may apply.
3. Demolition fees are applied to cover the cost of public hearings, but may not be required for the removal of certain accessory structures.

HOW TO USE THIS FORM

STEPS FOR APPLICANTS

1. **Review the Standards and Guidelines for Historic Buildings.** Many homeowners want to know whether their project will be approved by the Commission ahead of the meeting. The Landmarks Commission reviews projects according to design guidelines and the Secretary of the Interior's Guidelines for Rehabilitation. This information is available online at www.tacomaculture.org.

2. **Fill out this form in its ENTIRETY.**

3. **Find the correct checklist for your project, and submit the required supporting documentation.** Part 4 of this form outlines which checklist to use for your project. There are three checklists, but you only need to use one.

4. **Submit your application for preliminary review to the Permit Intake Center of Planning and Development Services. The Plans Reviewer will initial and date the cover sheet of this application.** This ensures your application meets applicable codes and will avoid delays down the road. Your application will NOT be processed without this step.

5. **Submit it to the Historic Preservation Office with the APPLICATION FEE.** The Landmarks Commission meets on the 2nd and 4th Wednesdays of each month, and applications are due to this office TWO WEEKS in advance. When your application has been scheduled for review, you will be notified.

   WHERE TO GO:
   Permit Intake Center
   City of Tacoma, Planning and Development
   Services Department
   747 Market Street, 3rd Floor
   253-591-5030

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Premium 6 Lite Primed White Steel Prehung Front Door with Brickmold and Shelf

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California residents: see Proposition 65 information

- Consult your local building code official for applicable codes and regulations
- Not all products are suitable for locations that experience severe weather
- As viewed from the exterior of the home with the door closed, a left-hand inswing is when the knob is on the right and the door opens into the home
- Prehung unit for easy installation
- Factory primed for easy finishing
- Energy efficient core to help lower heating and cooling costs
- Check the handing infographic below to confirm that you are picking the right door before purchase

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.

To Build New SFR on Vacant Lot.
Exterior Building materials as follows:
Siding To Be cement Board hardie type smooth Face.
Corner Boards To Be 5/4x3 and 5/4x4 wood To form Corner. (outside)
Interior Corners to Be 2x2 wood.
Windows To Be Vinyl white Single Hung where opening.
Windows to Be Vinyl white picture where Fixed.
windows to have 5/4x4 wood wrape on Sides + Bottom with 5/4x5 wood wrap on Top extending 1" on either side of side wraps.
Front Door to Be a painted 6 Lite steel Door with slelf w/2 Raised panels
Upper Deck Door as Below.
Side Door to Be 6 Panel painted steel Door.
Garage Door To Be a Painted Raised panel steel Door.
shingles on gable ends to Be Painted hardie type cement Bd.
Roofing To Be 30 year Architectural Laminated shingle

PART 4: SUPPLEMENTS

How to Use This Table

The following is a table of common projects divided into Categories. For each Category of work there is a corresponding **checklist** designed to help you include the information required for your application.

Find the type of work you are proposing, and download the corresponding checklist to attach to your application.

Checklists are available from the Historic Preservation Office, and on our website at www.tacomaculture.org/historic.asp

If you have any questions regarding what information should be included in your application, please call the Historic Preservation Office at 253-591-5220.

NOTE: ONLY USE ONE CHECKLIST

☒ Use Checklist A for:	Detached garages New porches Decks Additions Foundations Other Major Work (call the Historic Preservation Officer with questions)	p. 5
☐ Use Checklist B for:	Siding Roofing New window or door openings Other Minor (For example, chimney restoration)	p. 6
☐ Use Checklist C for:	Windows (replacement or restoration of existing) Doors (replacement or restoration of existing)	p. 7

RESIDENTIAL APPLICATION CHECKLIST A

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

CHECKLIST to include the following:*

- ☐ Accurate Measured Site Plan (which shows ridgelines and dormers of existing and new buildings)
- ☐ Accurate Measured Elevation Drawings (all sides, with dimensions, siding materials, windows, and doors indicated)
- ☐ Photograph(s) of Site and surrounding area
- ☐ Detail illustrations of trim, casing, balusters, posts and railings (if applicable)
- ☐ Material samples (ie. stained glass, or if proposing uncommon material)
- ☐ 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 B
(For New Siding, Roofing, and Window and Door Openings)

CHECKLIST to include the following:*

- ☐ Elevation drawings (if new windows or doors are to be added where there no existing ones)
- ☐ Photograph(s) of work area(s)
- ☐ Detail illustrations of trim and casing
- ☐ Material samples (if proposing uncommon or new to market material)
- ☐ Paint samples (from hardware store if applicable)

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

Proposed Material(s): _____

Window types and locations: _____

Exterior cladding material(s): _____

*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.*
- *Elevations should be scale drawings and should include dimensions, heights, window and door locations and trim details.*
- *Please include a photograph of existing examples (if the new features 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.*

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.*

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IMPORTANT NOTICE:
THE PLAN YOU ARE RECEIVING IS DESIGNED TO BE SOLD THROUGHOUT MANY JURISDICTIONS AND BUILDING CODES WHICH ARE FOUND IN THE UNITED STATES. AS THESE JURISDICTIONS AND REQUIREMENTS MAY VARY, THESE PLANS WERE DESIGNED TO THE INTERNATIONAL RESIDENTIAL CODE AND RELATED NATIONAL ORDINANCES ONLY, AND MAY NOT COMPLY WITH SPECIFIC JURISDICTIONAL CODES AND SPECIFICATIONS± THEY WILL BE SUBJECT TO CHANGE AND VARYING INTERPRETATIONS.
THE PURCHASER MUST ENSURE THAT THE PLANS COMPLY WITH ALL LOCAL, AS WELL AS NATIONAL BUILDING CODES AND REQUIREMENTS, WHICH ARE APPLICABLE FOR THE SPECIFIC SITE AND STRUCTURAL ENGINEERING REQUIREMENTS. BEFORE BEGINNING CONSTRUCTION, PURCHASER MUST HAVE PLANS REVIEWED BY A LICENCED STRUCTURAL ENGINEER WHO WILL PROVIDE ANALYSIS, CALCULATIONS, DRAWINGS, AND DATA (INCLUDING HIS OR HER LICENSEE "STAMP") WHICH WILL BE SUBMITTED (WHERE REQUIRED) WITH THESE DRAWINGS AND SPECIFICATIONS TO THE LOCAL BUILDING OFFICIALS. FAILURE TO DO THIS RENDERS THESE DOCUMENTS LEGALLY INVALID AND ABSOLVES NHD OF ANY LIABILITY (EXPRESS OR IMPLIED) WITH REGARDS TO PUNITIVE DAMAGES.

APPROVED PLANS: IRC 106.3.1
APPROVAL OF CONSTRUCTION DOCUMENTS. WHEN THE BUILDING OFFICIAL ISSUES A PERMIT, THE CONSTRUCTION DOCUMENTS SHALL BE APPROVED IN WRITING OR BY A STAMP WHICH STATES "REVIEWED FOR CODE COMPLIANCE." ONE SET OF CONSTRUCTION DOCUMENTS SO REVIEWED SHALL BE RETAINED BY THE BUILDING OFFICIAL. THE OTHER SET SHALL BE RETURNED TO THE APPLICANT, SHALL BE KEPT AT THE SITE OF WORK AND SHALL BE OPEN TO INSPECTION BY THE BUILDING OFFICIAL OR HIS OR HER AUTHORIZED REPRESENTATIVE.

PREMISES IDENTIFICATION: IRC R319.1
ADDRESS NUMBERS. BUILDINGS SHALL HAVE APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. NUMBERS SHALL BE A MINIMUM OF 4 INCHES (102 MM) HIGH WITH A MINIMUM STROKE WIDTH OF 1/2 INCH (12.7 MM). WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD AND THE BUILDING ADDRESS CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE.

GROUNDED OUTLETS: ALL RECEPTACLES SHALL BE GROUNDED TYPE. RECEPTACLES LOCATED IN KITCHENS AND BATHS SHALL BE INSTALLED ABOVE THE WORK TOP . OTHER RECEPTACLES SHALL BE INSTALLED AT 12" VERTICALLY ABOVE THE FLOOR, UNLESS SHOWN OTHERWISE ON THE DRAWINGS.

WALL SWITCHES: WALL SWITCHES SHALL BE INSTALLED 42" ABOVE THE FLOOR, UNLESS OTHERWISE SHOWN ON THE DRAWINGS.

APPLIANCE LOCATIONS: M1305.1 APPLIANCE ACCESS FOR INSPECTION SERVICE, REPAIR AND REPLACEMENT. APPLIANCES SHALL BE ACCESSIBLE FOR INSPECTION, SERVICE, REPAIR AND REPLACEMENT WITHOUT REMOVING PERMANENT CONSTRUCTION, OTHER APPLIANCES, OR ANY OTHER PIPING OR DUCTS NOT CONNECTED TO THE APPLIANCE BEING INSPECTED, SERVICED, REPAIRED OR REPLACED. A LEVEL WORKING SPACE AT LEAST 30 INCHES DEEP AND 30 INCHES WIDE (762 MM BY 762 MM) SHALL BE PROVIDED IN FRONT OF THE CONTROL SIDE TO SERVICE AN APPLIANCE. INSTALLATION OF ROOMHEATERS SHALL BE PERMITTED WITH AT LEAST AN 18-INCH (457 MM) WORKING SPACE. A PLATFORM SHALL NOT BE REQUIRED FOR ROOM HEATERS.

APPLIANCES LOCATED IN GARAGE: M1307.3 ELEVATION OF IGNITION SOURCE. APPLIANCES HAVING AN IGNITION SOURCE SHALL BE ELEVATED SUCH THAT THE SOURCE OF IGNITION IS NOT LESS THAN 18 INCHES (457 MM) ABOVE THE FLOOR IN GARAGES, FOR THE PURPOSE OF THIS SECTION, ROOMS OR SPACES THAT ARE NOT PART OF THE LIVING SPACE OF A DWELLING UNIT AND THAT COMMUNICATE WITH A PRIVATE GARAGE THROUGH OPENINGS SHALL BE CONSIDERED TO BE PART OF THE GARAGE.
M1307.3.1 PROTECTION FROM IMPACT. APPLIANCES SHALL NOT BE INSTALLED IN A LOCATION SUBJECT TO VEHICLE DAMAGE EXCEPT WHERE PROTECTED BY APPROVED BARRIERS.

CLOTHES DRYERS: M1502.3 DUCT TERMINATION. EXHAUST DUCTS SHALL TERMINATE ON THE OUTSIDE OF THE BUILDING. EXHAUST DUCT TERMINATIONS SHALL BE IN ACCORDANCE WITH THE DRYER MANUFACTURER'S INSTALLATION INSTRUCTIONS. IF THE MANUFACTURER'S INSTRUCTIONS DO NOT SPECIFY A TERMINATION LOCATION, THE EXHAUST DUCT SHALL TERMINATE NOT LESS THAN 3 FEET (914 MM) IN ANY DIRECTION FROM OPENINGS INTO BUILDINGS. EXHAUST DUCT TERMINATIONS SHALL BE EQUIPPED WITH A BACKDRAFT DAMPER. SCREENS SHALL NOT BE INSTALLED AT THE DUCT TERMINATION. M1502.4.4.1 THE MAXIMUM LENGTH OF THE EXHAUST DUCT SHALL BE 35 FEET (1620 MM).FROM THE CONNECTION TO THE TRANSITION DUCT FROM THE DRYER TO THE OUTLET TERMINAL. DUCT LENGTH MUST BE REDUCED BY 2'-6" FOR 45° BEND & 5FT FOR 90° BEND FOR A 4" EXHAUST PIPE.

RANGE HOOD: M1505.1 GENERAL. DOMESTIC OPEN-TOP BROILER UNITS SHALL HAVE A METAL EXHAUST HOOD, HAVING A MINIMUM THICKNESS OF 0.0157-INCH (0.3950 MM) (NO. 28 GAUGE) WITH 1/4 INCH (6.4 MM) CLEARANCE BETWEEN THE HOOD AND THE UNDERSIDE OF COMBUSTIBLE MATERIAL OR CABINETS. A CLEARANCE OF AT LEAST 24 INCHES (610 MM) SHALL BE MAINTAINED BETWEEN THE COOKING SURFACE AND THE COMBUSTIBLE MATERIAL OR CABINET. THE HOOD SHALL BE AT LEAST AS WIDE AS THE BROILER UNIT, EXTEND OVER THE ENTIRE UNIT, DISCHARGE TO THE OUTDOORS AND BE EQUIPPED WITH A BACKDRAFT DAMPER OR OTHER MEANS TO CONTROL INFILTRATION/EXFILTRATION WHEN NOT IN OPERATION. BROILER UNITS INCORPORATING AN INTEGRAL EXHAUST SYSTEM, AND LISTED AND LABELED FOR USE WITHOUT AN EXHAUST HOOD, NEED NOT HAVE AN EXHAUST HOOD.

EXHAUST OPENINGS: M1506.2 AIR EXHAUST OPENINGS SHALL TERMINATE NOT LESS THAN 3 FEET FROM PROPERTY LINES± 3 FEET FROM OPERABLE AND NONOPERABLE OPENINGS INTO THE BUILDING AND 10 FEET FROM AIR INTAKES EXCEPT WHERE THE OPENING IS LOCATED 3 FEET ABOVE THE AIR INTAKE.

EXHAUST DUCTING: M1503.1 GENERAL. RANGE HOODS SHALL DISCHARGE TO THE OUTDOORS THROUGH A SINGLE-WALL DUCT. THE DUCT SERVING THE HOOD SHALL HAVE A SMOOTH INTERIOR SURFACE, SHALL BE AIR TIGHT AND SHALL BE EQUIPPED WITH A BACKDRAFT DAMPER, AND SHALL BE INDEPENDENT OF ALL OTHER EXHAUST SYSTEMS. DUCTS SERVING RANGE HOODS SHALL NOT TERMINATE IN AN ATTIC OR CRAWL SPACE OR AREAS INSIDE THE BUILDING.

HEATING: IRC R303.9 EVERY DWELLING UNIT SHALL BE PROVIDED WITH HEATING FACILITIES CAPABLE OF MAINTAINING A MIN. ROOM TEMPERATURE OF 68° F AT A POINT 3' ABOVE THE FLOOR AND 2' FROM EXTERIOR WALLS IN ALL HABITABLE ROOMS AT THE DESIGN TEMPERATURE.

HEATING TYPE: HEATING TYPE AND FUEL SHALL BE SELECTED BY THE OWNER. ALL WARM AIR FURNACES SHALL BE LISTED AND LABELLED BY AN APPROVED AGENCY AND INSTALLED TO LISTED SPECIFICATIONS.

FIREBLOCKING: R302.11 FIREBLOCKING. IN COMBUSTIBLE CONSTRUCTION, FIREBLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND THE ROOF SPACE. FIREBLOCKING SHALL BE PROVIDED IN WOOD-FRAME CONSTRUCTION IN THE FOLLOWING LOCATIONS:
1. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS, AS FOLLOWS:
1.1 VERTICALLY AT THE CEILING AND FLOOR LEVELS.
1.2. HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET(3048 MM).
2. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS.
3. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN. ENCLOSED SPACES UNDER STAIRS SHALL COMPLY WITH SECTION R302.7.
4. AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES WIRES AT CEILING AND FLOOR LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION. THE MATERIAL FILLING THIS ANNULAR SPACE SHALL NOT BE REQUIRED TO MEET THE ASTM E 136 REQUIREMENTS.
5. FOR THE FIREBLOCKING OF CHIMNEYS AND FIREPLACES, SEE SECTION R1003.19.
6. FIREBLOCKING OF CORNICES OF A TWO-FAMILY DWELLING IS REQUIRED AT THE LINE OF DWELLING UNIT SEPARATION.

ENERGY CODE REQUIREMENTS

1. SMALL DWELLING UNIT: _____ 0.5 POINTS DWELLING UNITS LESS THAN 1500 SQUARE FEET IN CONDITIONED FLOOR AREA WITH LESS THAN 300 SQUARE FEET OF FENESTRATION AREA. ADDITIONS TO EXISTING BUILDING THAT ARE LESS THAN 750 SQUARE FEET OF HEATED FLOOR AREA.

2. MEDIUM DWELLING UNIT: ___ 1.5 POINTS ALL DWELLING UNITS THAT ARE NOT INCLUDED IN # 1 OR #3.

3. LARGE DWELLING UNIT: _____ 2.5 POINTS DWELLING UNITS EXCEEDING 5000 SQUARE FEET OF CONDITIONED FLOOR AREA. THE DRAWINGS INCLUDED WITH THE BUILDING PERMIT APPLICATION SHALL IDENTIFY WHICH OPTIONS HAVE BEEN SELECTED AND THE POINT VALUE OF EACH OPTION, REGARDLESS OF WHETHER SEPARATE MECHANICAL, PLUMBING, ELECTRICAL, OR OTHER PERMITS ARE UTILIZED FOR THE PROJECT.

TABLE 4062 ENERGY CREDITS (DEBITS)
OPTION DESCRIPTION CREDIT(S)

1A EFFICIENT BUILDING ENVELOPE 1A: 0.5
PRESCRIPTIVE COMPLIANCE IS BASED ON TABLE R402.1.1 WITH THE FOLLOWING MODIFICATIONS:
FENESTRATION U .= 0.28
FLOOR R-38
SLAB ON GRADE R-10 PERIMETER AND UNDER ENTIRE SLAB
BELOW GRADE SLAB R-10 PERIMETER AND UNDER ENTIRE SLAB
OR
COMPLIANCE BASED ON SECTION R402.1.4: REDUCE THE TOTAL UA BY 5%.

1B EFFICIENT BUILDING ENVELOPE 1B: 1.0
PRESCRIPTIVE COMPLIANCE IS BASED ON TABLE R402.1.1 WITH THE FOLLOWING MODIFICATIONS:
FENESTRATION U .= 0.25
WALL R-21 PLUS R-4
FLOOR R-38
BASEMENT WALL R-21 INT PLUS R-5 CI
SLAB ON GRADE R-10 PERIMETER AND UNDER ENTIRE SLAB
BELOW GRADE SLAB R-10 PERIMETER AND UNDER ENTIRE SLAB
OR
COMPLIANCE BASED ON SECTION R402.1.4: REDUCE THE TOTAL UA BY 15%.

1C EFFICIENT BUILDING ENVELOPE 1C: 2.0
PRESCRIPTIVE COMPLIANCE IS BASED ON TABLE R402.1.1 WITH THE FOLLOWING MODIFICATIONS:
FENESTRATION U .= 0.22
CEILING AND SINGLE-RAFTER OR JOIST-VAULTED R-49 ADVANCED WOOD FRAME WALL R-21 INT PLUS R-12 CI
FLOOR R-38
BASEMENT WALL R-21 INT PLUS R-12 CI
SLAB ON GRADE R-10 PERIMETER AND UNDER ENTIRE SLAB
BELOW GRADE SLAB R-10 PERIMETER AND UNDER ENTIRE SLAB
OR
COMPLIANCE BASED ON SECTION R402.1.4: REDUCE THE TOTAL UA BY 30%.

2A AIR LEAKAGE CONTROL AND EFFICIENT VENTILATION 2A: 0.5
COMPLIANCE BASED ON R402.4.1.2: REDUCE THE TESTED AIR LEAKAGE TO 4.0 AIR CHANGES PER HOUR MAXIMUM
AND
ALL WHOLE HOUSE VENTILATION REQUIREMENTS AS DETERMINED BY SECTION M1507.3 OF THE INTERNATIONAL RESIDENTIAL CODE SHALL BE MET WITH A HIGH EFFICIENCY FAN (MAXIMUM 0.35 WATTS/CFM), NOT INTERLOCKED WITH THE FURNACE FAN VENTILATION SYSTEMS USING A FURNACE INCLUDING AN ECM MOTOR ARE ALLOWED, PROVIDED THAT THEY ARE CONTROLLED TO OPERATE AT LOW SPEED IN VENTILATION ONLY MODE.
TO QUALIFY TO CLAIM THIS CREDIT, THE BUILDING PERMIT DRAWINGS SHALL SPECIFY THE OPTION BEING SELECTED AND SHALL SPECIFY THE OPTION BEING SELECTED AND SHALL SPECIFY THE MAXIMUM TESTED BUILDING AIR LEAKAGE AND SHALL SHOW THE HEAT RECOVERY VENTILATION SYSTEM.

2B AIR LEAKAGE CONTROL AND EFFICIENT VENTILATION 2B: 1.0
COMPLIANCE BASED ON SECTION R402.4.1.2: REDUCE THE TESTED AIR LEAKAGE TO 2.0 AIR CHANGES PER HOUR MAXIMUM
AND
ALL WHOLE HOUSE VENTILATION REQUIREMENTS AS DETERMINED BY SECTION M1507.3 OF THE INTERNATIONAL RESIDENTIAL CODE SHALL BE MET WITH A HEAT RECOVERY VENTILATION SYSTEM WITH MINIMUM SENSIBLE HEAT RECOVERY EFFICIENCY OF 0.70.
TO QUALIFY TO CLAIM THIS CREDIT, THE BUILDING PERMIT DRAWINGS SHALL SPECIFY THE OPTION BEING SELECTED AND SHALL SPECIFY THE MAXIMUM TESTED BUILDING AIR LEAKAGE AND SHALL SHOW THE HEAT RECOVERY VENTILATION SYSTEM.

2C AIR LEAKAGE CONTROL AND EFFICIENT VENTILATION 2C: 1.5
COMPLIANCE BASED ON SECTION R402.4.1.2: REDUCE THE TESTED AIR LEAKAGE TO 1.5 AIR CHANGES PER HOUR MAXIMUM
AND
ALL WHOLE HOUSE VENTILATION REQUIREMENTS AS DETERMINED BY SECTION M1507.3 OF THE INTERNATIONAL RESIDENTIAL CODE SHALL BE MET WITH A HEAT RECOVERY VENTILATION SYSTEM WITH MINIMUM SENSIBLE HEAT RECOVERY EFFICIENCY OF 0.85.
TO QUALIFY TO CLAIM THIS CREDIT, THE BUILDING PERMIT DRAWINGS SHALL SPECIFY THE OPTION BEING SELECTED AND SHALL SPECIFY THE MAXIMUM TESTED BUILDING AIR LEAKAGE AND SHALL SHOW THE HEAT RECOVERY VENTILATION SYSTEM.

3A HIGH EFFICIENCY HVAC EQUIPMENT 3A: 0.5
GAS, PROPANE OR OIL-FIRED FURNACE WITH MINIMUM AFUE OF 95%
TO QUALIFY TO CLAIM THIS CREDIT, THE BUILDING PERMIT DRAWINGS SHALL SPECIFY THE OPTION BEING SELECTED AND SHALL SPECIFY THE HEATING EQUIPMENT TYPE AND THE MINIMUM EQUIPMENT EFFICIENCY.

3B HIGH EFFICIENCY HVAC EQUIPMENT 3B AIR-SOURCE HEAT PUMP WITH 1.0
MINIMUM HSPF OF 8.5 TO QUALIFY TO CLAIM THIS CREDIT, THE BUILDING PERMIT DRAWINGS SHALL SPECIFY THE OPTION BEING SELECTED AND SHALL SPECIFY THE HEATING EQUIPMENT TYPE AND THE MINIMUM EQUIPMENT EFFICIENCY.

3C HIGH EFFICIENCY HVAC EQUIPMENT3C: 2.0
CLOSED-LOOP GROUND SOURCE HEAT PUMP± WITH A MINIMUM COP OF 3.3
OR
OPEN LOOP WATER SOURCE HEAT PUMP WITH A MAXIMUM PUMPING HYDRAULIC HEAD OF 150 FEET AND MINIMUM COP OF 3.6
TO QUALIFY TO CLAIM THIS CREDIT, THE BUILDING PERMIT DRAWINGS SHALL SPECIFY THE OPTION BEING SELECTED AND SHALL SPECIFY THE HEATING EQUIPMENT TYPE AND THE MINIMUM EQUIPMENT EFFICIENCY.

3D HIGH EFFICIENCY HVAC EQUIPMENT 3D: 1.0
DUCTLESS SPLIT SYSTEM HEAT PUMPS, ZONAL CONTROL:
IN HOMES WHERE THE PRIMARY SPACE HEATING SYSTEM IS ZONAL ELECTRIC HEATING, A DUCTLESS HEAT PUMP SYSTEM SHALL BE INSTALLED AND PROVIDE HEATING TO AT LEAST ONE ZONE OF THE HOUSING UNIT.
TO QUALIFY TO CLAIM THIS CREDIT, THE BUILDING PERMIT DRAWINGS SHALL SPECIFY THE OPTION BEING SELECTED AND SHALL SPECIFY THE HEATING EQUIPMENT TYPE AND THE MINIMUM EQUIPMENT EFFICIENCY.

4 HIGH EFFICIENCY HVAC DISTRIBUTION SYSTEM:A 1.0
ALL HEATING AND COOLING SYSTEM COMPONENTS INSTALLED INSIDE THE CONDITIONED SPACE. ALL COMBUSTION EQUIPMENT SHALL BE DIRECT VENT OR SEALED COMBUSTION. LOCATING SYSTEM COMPONENTS IN CONDITIONED CRAWL SPACES IS NOT PERMITTED UNDER THIS OPTION.
ELECTRIC RESISTANCE HEAT IS NOT PERMITTED UNDER THIS OPTION.
DIRECT COMBUSTION HEATING EQUIPMENT WITH AFUE LESS THAN 80% IS NOT PERMITTED UNDER THIS OPTION.
TO QUALIFY TO CLAIM THIS CREDIT, THE BUILDING PERMIT DRAWINGS SHALL SPECIFY THE OPTION BEING SELECTED AND SHALL SPECIFY THE HEATING EQUIPMENT TYPE AND SHALL SHOW THE LOCATION OF THE HEATING AND COOLING EQUIPMENT AND ALL THE DUCTWORK.

5A EFFICIENT WATER HEATING 5A: 0.5
WATER HEATING SYSTEM SHALL INCLUDE ONE OF THE FOLLOWING:
GAS, PROPANE OR OIL WATER HEATER WITH A MINIMUM EF OF 0.62
OR
ELECTRIC WATER HEATER WITH A MINIMUM EF OF 0.93.
AND FOR BOTH CASES
ALL SHOWERHEAD AND KITCHEN SINK FAUCETS INSTALLED IN THE HOUSE SHALL BE RATED AT 1.75 GPM OR LESS. ALL OTHER LAVATORY FAUCETS SHALL BE RATED AT 1.0 GPM OR LESS. B
TO QUALIFY TO CLAIM THIS CREDIT, THE BUILDING PERMIT DRAWINGS SHALL SPECIFY THE OPTION BEING SELECTED AND SHALL SPECIFY THE WATER HEATER EQUIPMENT TYPE AND THE MINIMUM EQUIPMENT EFFICIENCY AND SHALL SPECIFY THE MAXIMUM FLOW RATES FOR ALL SHOWERHEADS, KITCHEN SINK FAUCETS, AND OTHER LAVATORY FAUCETS.

5B EFFICIENT WATER HEATING 5B: 1.5
WATER HEATING SYSTEM SHALL INCLUDE ONE OF THE FOLLOWING:
GAS, PROPANE OR OIL WATER HEATER WITH A MINIMUM EF OF 0.82
OR
SOLAR WATER HEATING SUPPLEMENTING A MINIMUM STANDARD WATER HEATER. SOLAR WATER HEATING WILL PROVIDE A RATED MINIMUM SAVINGS OF 85 THERMS OR 2000 KWH BASED ON THE SOLAR RATING AND CERTIFICATION CORPORATION (SRCC) ANNUAL PERFORMANCE OF OG-300 CERTIFIED SOLAR WATER HEATING SYSTEMS
OR
ELECTRIC HEAT PUMP WATER HEATER WITH A MINIMUM EF OF 2.0 AND MEETING THE STANDARDS OF NEEA'S NORTHERN CLIMATE SPECIFICATIONS FOR HEAT PUMP WATER HEATERS
OR
WATER HEATER HEATED BY GROUND SOURCE HEAT PUMP MEETING THE REQUIREMENTS OF OPTION 3C.
TO QUALIFY TO CLAIM THIS CREDIT, THE BUILDING PERMIT DRAWINGS SHALL SPECIFY THE OPTION BEING SELECTED AND SHALL SPECIFY THE WATER HEATER EQUIPMENT TYPE AND THE MINIMUM EQUIPMENT EFFICIENCY AND, FOR SOLAR WATER HEATING SYSTEMS, THE CALCULATION OF THE MINIMUM ENERGY SAVINGS.

6 RENEWABLE ELECTRIC ENERGY: 0.5
FOR EACH 1200 KWH OF ELECTRICAL GENERATION PROVIDED ANNUALLY BY ON-SITE WIND OR SOLAR EQUIPMENT A 0.5 CREDIT SHALL BE ALLOWED, UP TO 3 CREDITS. GENERATION SHALL BE CALCULATED AS FOLLOWS:

FOR SOLAR ELECTRIC SYSTEMS, THE DESIGN SHALL BE DEMONSTRATED TO MEET THIS REQUIREMENT USING THE NATIONAL RENEWABLE ENERGY LABORATORY CALCULATOR PVWATTS. DOCUMENTATION NOTING SOLAR ACCESS SHALL BE INCLUDED ON THE PLANS. FOR WIND GENERATION PROJECTS DESIGNS SHALL DOCUMENT ANNUAL POWER GENERATION BASED ON THE FOLLOWING FACTORS:

THE WIND TURBINE POWER CURVE± AVERAGE ANNUAL WIND SPEED AT THE SITE± FREQUENCY DISTRIBUTION OF THE WIND SPEED AT THE SITE AND HEIGHT OF THE TOWER.
TO QUALIFY TO CLAIM THIS CREDIT, THE BUILDING PERMIT DRAWINGS SHALL SPECIFY THE OPTION BEING SELECTED AND SHALL SHOW THE PHOTOVOLTAIC OR WIND TURBINE EQUIPMENT TYPE, PROVIDE DOCUMENTATION OF SOLAR AND WIND ACCESS, AND INCLUDE A CALCULATION OF THE MINIMUM ANNUAL ENERGY POWER PRODUCTION.

A. INTERIOR DUCT PLACEMENT. DUCTS INCLUDED AS OPTION 4 OF TABLE R406.2 SHALL BE PLACED WHOLLY WITHIN THE HEATED ENVELOPE OF THE HOUSING UNIT. THE PLACEMENT SHALL BE INSPECTED AND CERTIFIED TO RECEIVE THE CREDITS ASSOCIATED WITH THIS OPTION.
EXCEPTION: DUCTS COMPLYING WITH THIS SECTION MAY HAVE UP TO 5% OF THE TOTAL LINEAR FEET OF DUCTS LOCATED IN THE EXTERIOR CAVITIES OR BUFFER SPACES OF THE DWELLING. IF THIS EXCEPTION IS USED THE DUCTS WILL BE TESTED TO THE FOLLOWING STANDARDS:
POST-CONSTRUCTION TEST: LEAKAGE TO OUTDOORS SHALL BE LESS THAN OR EQUAL TO 1 CFM PER 100 FT2 OF CONDITIONED FLOOR AREA WHEN TESTED AT A PRESSURE DIFFERENTIAL OF 0.1 INCHES W.G. (25 PA) ACROSS THE ENTIRE SYSTEM, INCLUDING THE MANUFACTURER'S AIR HANDLER ENCLOSURE. ALL REGISTER BOOTS SHALL BE TAPED OR OTHERWISE SEALED DURING THE TEST.

B. PLUMBING FIXTURES FLOW RATINGS. LOW FLOW PLUMBING FIXTURES (WATER CLOSETS AND URINALS) AND FITTINGS (FAUCETS AND SHOWERHEADS) SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS:
1. RESIDENTIAL BATHROOM LAVATORY SINK FAUCETS: MAXIMUM FLOW RATE - 3.8 L/MIN (1.0 GAL/MIN) WHEN TESTED IN ACCORDANCE WITH ASME A112.18.1/CSA B125.1.
2. RESIDENTIAL KITCHEN FAUCETS. MAXIMUM FLOW RATE - 6.6 L/MIN (1.75 GAL/MIN) WHEN TESTED IN ACCORDANCE WITH ASME A112.18.1/CSA B125.1.
3. RESIDENTIAL SHOWERHEADS: MAXIMUM FLOW RATE - 6.6 L/MIN (1.75 GAL/MIN) WHEN TESTED IN ACCORDANCE WITH ASME A112.18.1/CSA B125.1.

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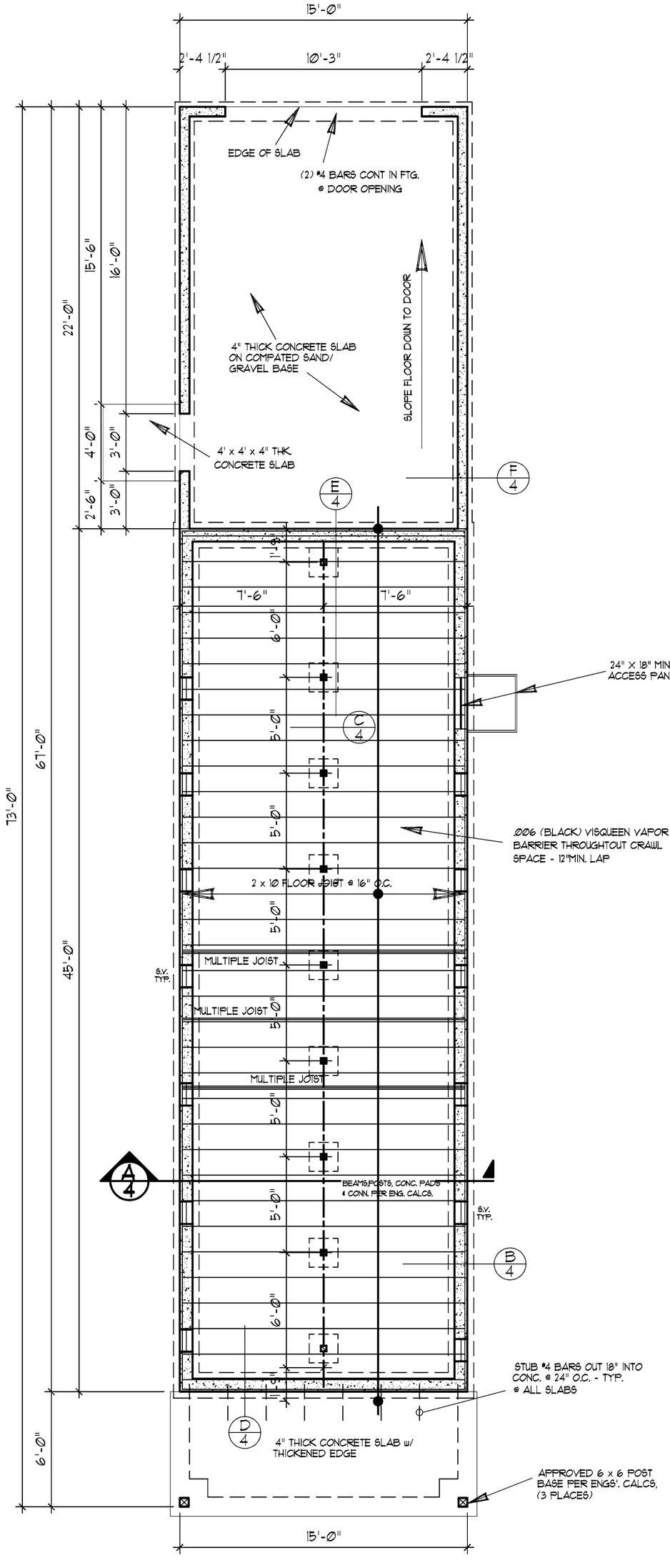
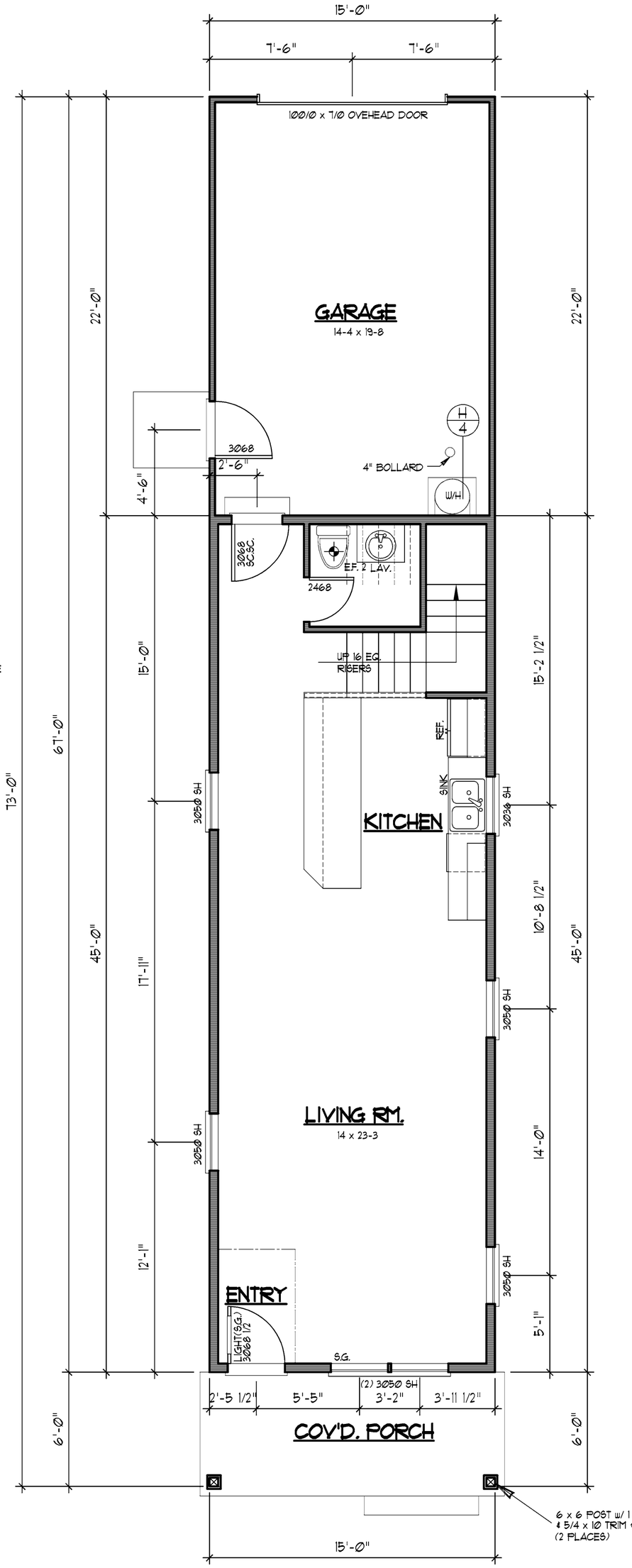


FOUNDATION & FLOOR FRAMING PLAN

SCALE : 1/4"= 1'-Ø"

FOUNDATION VENTILATION

PROVIDE CRAWL SPACE VENTILATION AS PER IRC
(1,005 Sq. Ft. x 1/150 = 6.7 Sq. Ft. VENT AREA REQ'D)



FIRST FLOOR PLAN

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SCALE : 1/4"= 1'-Ø"

NOTE: THE PRESCRIPTIVE PATH METHOD OF THE IRC WAS NOT FOLLOWED IN THE DESIGN OF THIS RESIDENCE. ALL LATERAL AND GRAVITY DESIGN SOLUTIONS SHALL BE PROVIDED BY THE ENGINEER OF RECORD.

WOOD IN CONTACT WITH CONCRETE AND MASONRY: IRC 317.1.3.1) SLEEPERS AND SILLS ON A CONCRETE OR MASONRY SLAB THAT IS IN DIRECT CONTACT WITH THE EARTH SHALL BE NATURALLY DURABLE OR PRESERVATIVE-TREATED WOOD.

COLUMNS AND POSTS: R317.1.4 WOOD COLUMNS. WOOD COLUMNS SHALL BE APPROVED WOOD OF NATURAL DECAY RESISTANCE OR APPROVED PRESSURE-PRESERVATIVE-TREATED WOOD. R408.3 STRUCTURAL REQUIREMENTS. THE COLUMNS SHALL BE RESTRAINED TO PREVENT LATERAL DISPLACEMENT AT THE BOTTOM END. WOOD COLUMNS SHALL NOT BE LESS IN NOMINAL SIZE THAN 4 INCHES BY 4 INCHES.

PLYWOOD SUB FLOORING R503.1 SHALL BE 3/4" T.&G. CDX OR 11/16" OSB (GLUED & NAILED). NAILING SHALL BE 10D @ 6" O.C. ALONG PANEL EDGES, AND 2" O.C. IN FIELD. SPAN INDEX SHALL BE 40/20. STAGGER END LAPS. WALL AND ROOF SHEATHING SHALL BE 1/2" CDX OR 1/16" OSB NAILED W/ 8D @ 6" O.C. ALONG PANEL EDGES, AND 12" O.C. IN FIELD. SPAN INDEX SHALL BE 24/0. STAGGER END LAPS.

FLOOR FRAMING: R502.6 BEARING. THE ENDS OF EACH JOIST, BEAM OR GIRDER SHALL HAVE NOT LESS THAN 15 INCHES (38 MM) OF BEARING ON WOOD OR METAL AND NOT LESS THAN 3 INCHES (76 MM) ON MASONRY OR CONCRETE EXCEPT WHERE SUPPORTED ON A 1-INCH-BY-4-INCH (25.4 MM BY 102 MM) RIBBON STRIP AND NAILED TO THE ADJACENT STUD OR BY THE USE OF APPROVED JOIST HANGERS. R502.6.1 FLOOR SYSTEMS. JOISTS FRAMING FROM OPPOSITE SIDES OVER A BEARING SUPPORT SHALL LAP A MINIMUM OF 3 INCHES (76 MM) AND SHALL BE NAILED TOGETHER WITH A MINIMUM THREE 10D FACE NAILS.WOOD OR METAL SPLICE WITH STRENGTH EQUAL TO OR GREATER THAN THAT PROVIDED BY THE NAILED LAP IS PERMITTED.

BEARING PARTITIONS: R502.4 JOISTS UNDER BEARING PARTITIONS. JOISTS UNDER PARALLEL BEARING PARTITIONS SHALL BE OF ADEQUATE SIZE TO SUPPORT THE LOAD. DOUBLE JOISTS, SIZED TO ADEQUATELY SUPPORT THE LOAD, THAT ARE SEPARATED TO PERMIT THE INSTALLATION OF PIPING OR VENTS SHALL BE FULL DEPTH SOLID BLOCKED WITH LUMBER NOT LESS THAN 2 INCHES (51 MM) IN NOMINAL THICKNESS SPACED NOT MORE THAN 4 FEET (1219 MM) ON CENTER. BEARING PARTITIONS PERPENDICULAR TO JOISTS SHALL NOT BE OFFSET FROM SUPPORTING GIRDERS, WALLS OR PARTITIONS MORE THAN THE JOIST DEPTH UNLESS SUCH JOISTS ARE OF SUFFICIENT SIZE TO CARRY THE ADDITIONAL LOAD.

WALL FRAMING: IRC R602.3.2 WOOD STUD WALLS SHALL BE CAPPED WITH A DOUBLE TOP PLATE INSTALLED TO PROVIDE OVERLAPPING AT CORNERS AND INTERSECTIONS WITH BEARING PARTITIONS. END JOINTS IN TOP PLATES SHALL BE OFFSET AT LEAST 24". CUTTING AND NOTCHING: R602.6 MAY NOT EXCEED 25% IN BEARING OR EXTERIOR WALLS, MAY NOT EXCEED 40% IN NON-BEARING WALLS. BORED HOLES: MAY NOT EXCEED 40% WITH A 5/8" TO EDGE OF STUD, EXCEPT UP TO 60% IF STUD IS DOUBLED.

HEADERS: IRC 502.10 OPENINGS IN FLOOR FRAMING SHALL BE FRAMED WITH A HEADER AND TRIMMER JOISTS. WHEN THE HEADER JOIST SPAN DOES NOT EXCEED 4', THE HEADER JOIST MAY BE A SINGLE MEMBER THE SAME SIZE AS THE FLOOR JOIST. WHEN THE HEADER JOIST EXCEEDS 4', THE TRIMMER JOISTS AND THE HEADER JOIST SHALL BE DOUBLED AND OF SUFFICIENT CROSS SECTION TO SUPPORT THE FLOOR JOIST FRAMING INTO THE HEADER.

BEARING PARTITIONS: R502.4 JOISTS UNDER PARALLEL BEARING PARTITIONS SHALL BE OF ADEQUATE SIZE TO SUPPORT THE LOAD. DOUBLE JOISTS, SIZED TO ADEQUATELY SUPPORT THE LOAD, THAT ARE SEPARATED TO PERMIT THE INSTALLATION OF PIPING OR VENTS SHALL BE FULL DEPTH SOLID BLOCKED WITH LUMBER NOT LESS THAN 2 INCHES (51 MM) IN NOMINAL THICKNESS SPACED NOT MORE THAN 4 FEET (1219 MM) ON CENTER. BEARING PARTITIONS PERPENDICULAR TO JOISTS SHALL NOT BE OFFSET FROM SUPPORTING GIRDERS, WALLS OR PARTITIONS MORE THAN THE JOIST

STRUCTURAL PROPERTIES FOR HORIZONTAL MEMBERS: THE PRESCRIPTIVE PATH METHOD OF THE IRC WAS NOT FOLLOWED IN THE DESIGN OF THIS RESIDENCE. ALL LATERAL AND GRAVITY DESIGN SOLUTIONS SHALL BE PROVIDED BY THE ENGINEER OF RECORD.

LUMBER GRADING FOR VARIOUS WOOD MEMBERS:
POSTS (CRAWL SPACE)_____ #1&BTR DF
POSTS (OTHER)_____ #1 DF
JOISTS, BEAMS AND STRINGERS____#1&BTR H/F
BUCKS, BLOCKING, BRIDGING, ETC.___UTILITY H/F
STUDS (2X4 & LARGER)_____#1&BTR H/F
RAFTERS_____#1&BTR H/F
HEADERS_____#1&BTR DF
BEAMS_____#1 DF
SUB FLOOR_____3/4" T&G PLYWOOD OR 11/16" OSB
SHEATHING (WALLS)____15/32" CDX PLYWOOD OR 7/16" OSB
SHEATHING (COMP. ROOF)__ 15/32" CDX PLYD OR 7/16" OSB
SHEATHING (SHAKE ROOF)____1X4 #1&BTR H/F *SKIP SHTHG.*
SHEATHING (TILE ROOF)____1X6 #1&BTR H/F (PER MFGR. SPECS) *SKIP SHTG.*
SILLS, SLEEPERS, NAILING BLOCKS____ P.T. (EMBEDDED IN CONC.) DF, H/F
* OR PER ENGINEER OF RECORD.

RECIRCULATION OF AIR. M1507.2 EXHAUST AIR FROM BATHROOMS AND TOILET ROOMS SHALL NOT BE RECIRCULATED WITHIN A RESIDENCE OR TO ANOTHER DWELLING UNIT AND SHALL BE EXHAUSED DIRECTLY TO THE OUTDOORS. EXHAUST AIR FROM BATHROOMS AND TOILET ROOMS SHALL NOT DISCHARGE INTO AN ATTIC, CRAWL SPACE OR OTHER AREAS INSIDE THE BUILDING.

WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM. M1507.3 WHOLE-HOUSE MECHANICAL VENTILATION SYSTEMS SHALL BE DESIGNED IN ACCORDANCE WITH SECTIONS M1507.3.1 THROUGH M1507.3.3.

SYSTEM DESIGN M1507.3.1. THE WHOLE-HOUSE VENTILATION SYSTEM SHALL CONSIST OF ONE OR MORE SUPPLY OR EXHAUST FANS, OR A COMBINATION OF SUCH, AND ASSOCIATED DUCTS AND CONTROLS. LOCAL EXHAUST OR SUPPLY FANS ARE PERMITTED TO SERVE AS SUCH A SYSTEM. OUTDOOR AIR DUCTS CONNECTED TO THE RETURN SIDE OF AN AIR HANDLER SHALL BE CONSIDERED TO PROVIDE SUPPLY VENTILATION.

SYSTEM CONTROLS. M1507.3.2 THE WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM SHALL BE PROVIDED WITH CONTROLS THAT ENABLE MANUAL OVERRIDE.

MECHANICAL VENTILATION RATE. M1507.3.3 THE WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM SHALL PROVIDE OUTDOOR AIR AT A CONTINUOUS RATE OF NOT LESS THAN THAT DETERMINED IN ACCORDANCE WITH TABLE M1507.3.3(1).

DUCT WORK SEALING: ALL DUCTS, AIR HANDLERS, FILTER BOXES, AND BUILDING CAVITIES USED AS DUCTS SHALL BE SEALED. JOINTS AND SEAMS SHALL COMPLY WITH THE INTERNATIONAL RESIDENTIAL CODE OR THE INTERNATIONAL MECHANICAL CODE. DUCT TIGHTNESS TESTING SHALL BE CONDUCTED TO VERIFY THAT THE DUCTS ARE SEALED. A SIGNED AFFIDAVIT DOCUMENTING THE TEST RESULTS SHALL BE PROVIDED TO THE JURISDICTION HAVING AUTHORITY BY THE TESTING AGENT. WHEN REQUIRED BY THE BUILDING OFFICIAL, THE TEST SHALL BE CONDUCTED IN THE PRESENCE OF DEPARTMENT STAFF.

EGRESS DOOR. R311.2 AT LEAST ONE EGRESS DOOR SHALL BE PROVIDED FOR EACH DWELLING UNIT. THE EGRESS DOOR SHALL BE SIDE-HINGED, AND SHALL PROVIDE A MINIMUM CLEAR WIDTH OF 32 INCHES (813MM) WHEN MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP, WITH THE DOOR OPEN 90 DEGREES (1.57 RAD.) THE MINIMUM CLEAR HEIGHT OF THE DOOR OPENING SHALL NOT BE LESS THAN 78 INCHES (1981 MM) IN HEIGHT MEASURED FROM THE TOP OF THE THRESHOLD TO THE BOTTOM OF THE STOP. OTHER DOORS SHALL NOT BE REQUIRED TO COMPLY WITH THESE MINIMUM DIMENSIONS. EGRESS DOORS SHALL BE READILY OPENABLE FROM INSIDE THE DWELLING WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.

FLOOR LEVEL @ REQ. EGRESS DOORS: R311.3.1 LANDINGS OR FINISHED FLOORS AT THE REQUIRED EGRESS DOOR SHALL NOT BE MORE THE 1 ½ INCHES LOWER THAN THE TOP THRESHOLD.

GARAGE/DWELLING DOOR: R302.5.1 OPENING PROTECTION. OPENINGS FROM A PRIVATE GARAGE DIRECTLY INTO A ROOM USED FOR SLEEPING PURPOSES SHALL NOT BE PERMITTED. OTHER OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 1 3/8 INCHES (35 MM) IN THICKNESS, SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1 3/8 INCHES (35 MM) THICK, OR 20-MINUTE FIRE-RATED DOORS, EQUIPPED WITH A SELF CLOSING DEVICE.

EXTERIOR DOORS: GLAZING AREA: TOTAL AREA OF THE GLAZING MEASURED USING THE ROUGH OPENING, AND INCLUDING THE GLAZING, SASH AND FRAME FOR DOORS WHERE THE DAYLIGHT OPENING AREA IS LESS THAN 50 PERCENT OF THE DOOR AREA, THE GLAZING AREA IS THE DAYLIGHT OPENING AREA. FOR ALL OTHER DOORS, THE GLAZING AREA IS THE DOOR AREA.

ONE LAYER 5/8" TYPE 'X' GWB BETWEEN GARAGE & HOUSE CONT. FOUNDATION TO ROOF SHTG. OR ON ALL WALLS & CLGS. OF GARAGE. WHEN DWELL'G. UNIT IS ABOVE GARAGE, ALL WALLS AND CLGS. OF GARAGE SHALL HAVE MIN. ONE LAYER 5/8" TYPE "X" REQ'D. NO WINDOWS SHALL BE PERMITTED IN GARAGE/HOUSE WALL.

PERMANENTLY MOUNTED LIGHT FIXTURES PROVIDING OUTDOOR LIGHTING SHALL BE HIGH EFFICIENCY UNLESS EQUIPPED WITH A BUILT-IN PHOTO SENSOR. A MINIMUM OF 50% OF ALL INDOOR LIGHTING SHALL BE HIGH EFFICIENCY FIXTURES.

UPC 608.2 FOR WATER PRESSURE HIGHER THAN 80 PSI AN APPROVED PRESSURE REDUCING VALVE (PRV) SHALL BE INSTALLED.

SOILS: IRC R401.4.1 IN LIEU OF A COMPLETE GEO-TECHNICAL EVALUATION, THE LOAD-BEARING VALUES IN TABLE R401.4.1 SHALL BE USED.

SLOPE: IRC R403.1.5 THE TOP SURFACE OF FOOTINGS SHALL BE LEVEL. THE BOTTOM SURFACE OF FOOTINGS SHALL NOT HAVE A SLOPE EXCEEDING 1 UNIT VERTICAL IN 10 UNITS HORIZONTAL. (10% SLOPE.)

EROSION CONTROL: ADJOINING PUBLIC AND PRIVATE PROPERTY SHALL BE PROTECTED FROM DAMAGE DURING CONSTRUCTION, REMODELING AND DEMOLITION WORK. VERIFY METHOD WITH LOCAL JURISDICTION.

DRAINAGE: R401.3 DRAINAGE. SURFACE DRAINAGE SHALL BE DIVERTED TO A STORM SEWER CONVEYANCE OR OTHER APPROVED POINT OF COLLECTION SO AS TO NOT CREATE A HAZARD. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF 6 INCHES (152 MM) WITHIN THE FIRST 10 FEET.

FOUNDATION WALL SIZE: R404.1.3.2 CONCRETE WALL THICKNESS. THE THICKNESS OF CONCRETE FOUNDATION WALLS SHALL BE EQUAL TO OR GREATER THAN THE THICKNESS OF THE WALL IN THE STORY ABOVE.

FOUNDATION ANCHOR BOLTS: R403.1.6 WOOD SOLE PLATES AT ALL EXTERIOR WALLS ON MONOLITHIC SLABS, WOOD SOLE PLATES OF BRACED WALL PANELS AT BUILDING INTERIORS ON MONOLITHIC SLABS AND ALL WOOD SILL PLATES SHALL BE ANCHORED TO THE FOUNDATION WITH ANCHOR BOLTS SPACED A MAXIMUM OF 6 FEET (1829 MM) ON CENTER. BOLTS SHALL BE AT LEAST 1/2 INCH (12.1 MM) IN DIAMETER AND SHALL EXTEND A MINIMUM OF 7 INCHES (178 MM) INTO CONCRETE OR GROUTED CELLS OF CONCRETE MASONRY UNITS. A NUT AND WASHER SHALL BE TIGHTENED ON EACH ANCHOR BOLT. THERE SHALL BE A MINIMUM OF TWO BOLTS PER PLATE SECTION WITH ONE BOLT LOCATED NOT MORE THAN 12 INCHES (305MM) OR LESS THAN SEVEN BOLT DIAMETERS, FROM EACH END OF THE PLATE SECTION.

GIRDERS ENTERING MASONRY OR CONCRETE WALLS: R317.1.4.1 ENDS OF WOOD GIRDERS ENTERING CONCRETE OR MASONRY WALLS SHALL BE PROVIDED WITH A 1/2" AIRSPACE ON TOPS, SIDES AND ENDS UNLESS NATURALLY DURABLE OR PRESERVATIVE-TREATED WOOD IS USED.

FOUNDATION: CHIMNEYS: R1003.2 FOOTINGS FOR MASONRY CHIMNEYS SHALL BE CONSTRUCTED OF CONCRETE OR SOLID MASONRY AT LEAST 2 INCHES (305 MM) THICK AND SHALL EXTEND AT LEAST 6 INCHES (152 MM) BEYOND THE FACE OF THE FOUNDATION OR SUPPORT WALL ON ALL SIDES. FOOTINGS SHALL BE FOUNDED ON NATURAL UNDISTURBED EARTH OR ENGINEERED FILL BELOW FROST DEPTH. IN AREAS NOT SUBJECTED TO FREEZING, FOOTINGS SHALL BE AT LEAST 12 INCHES (305 MM) BELOW FINISHED GRADE.

CONCRETE STRENGTH: IRC R402.2 CONCRETE SHALL HAVE A MINIMUM SPECIFIED COMPRESSIVE STRENGTH AS SHOWN IN TABLE R402.2. CONCRETE SUBJECT TO WEATHERING SHALL BE AIR ENTAINED AS SPECIFIED IN TABLE R402.2. UNLESS NOTED OTHERWISE BY THE ENGINEER OF RECORD ON THEIR S-SHEETS.

FILL: FILL UNDER GROUND-SUPPORTED SLABS R.R403.1.1 R406.1
ALL BE A MINIMUM OF 4" COMPACTED SAND OR GRAVEL.

SEISMIC REINFORCING: R403.1.3 SEISMIC REINFORCING. CONCRETE FOOTINGS LOCATED IN SEISMIC DESIGN CATEGORIES D0, D1 AND D2, AS ESTABLISHED IN TABLE R301.2(1) SHALL HAVE MINIMUM REINFORCEMENT. BOTTOM REINFORCEMENT SHALL BE LOCATED A MINIMUM OF 3 INCHES (76 MM) CLEAR FROM THE BOTTOM OF THE FOOTING. IN SEISMIC DESIGN CATEGORIES D0, D1 AND D2 WHERE A CONSTRUCTION JOINT IS CREATED BETWEEN A CONCRETE FOOTING AND A STEM WALL, A MINIMUM OF ONE NO. 4 BAR SHALL BE INSTALLED AT NOT MORE THAN 4 FEET (1219 MM) ON CENTER. THE VERTICAL BAR SHALL EXTEND TO 3 INCHES (76 MM) CLEAR OF THE BOTTOM OF THE FOOTING, HAVE A STANDARD HOOK AND EXTEND A MINIMUM OF 14 INCHES (357 MM) INTO THE STEM WALL.

FOUNDATION FOOTING DEPTH: IRC R403.1.4 ALL EXTERIOR FOOTINGS SHALL BE PLACED AT LEAST 12" BELOW UNDISTURBED GROUND SURFACE. WHERE APPLICABLE, THE DEPTH OF FOOTINGS SHALL ALSO CONFORM WITH FROST AND SEISMIC CONDITIONS. R403.1.4.1 - R403.1.4.2

FOUNDATION FOOTING SIZE: R403.1.1 MINIMUM SIZES FOR CONCRETE AND MASONRY FOOTINGS SHALL BE AS SET FORTH IN TABLE R403.1.1 AND FIGURE R403.1.1). THE FOOTING WIDTH, "W", SHALL BE BASED ON THE LOAD-BEARING VALUE OF THE SOIL IN ACCORDANCE WITH TABLE R401.4.1. SPREAD FOOTINGS SHALL BE AT LEAST 6 INCHES (153 MM) IN THICKNESS, "T". FOOTING PROJECTIONS, "P", SHALL BE AT LEAST 2 INCHES (51MM) AND SHALL NOT EXCEED THE THICKNESS OF THE FOOTING. THE SIZE OF FOOTINGS SUPPORTING PIERS AND COLUMNS SHALL BE BASED ON THE TRIBUTARY LOAD AND ALLOWABLE SOIL PRESSURE IN ACCORDANCE WITH TABLE R401.4.1.

FOUNDATION WALL DAMP-PROOFING: R406.1 CONCRETE AND MASONRY FOUNDATION DAMP-PROOFING, EXCEPT WHERE REQUIRED BY SECTION R406.2 TO BE WATER PROOFED, FOUNDATION WALLS THAT RETAIN EARTH AND ENCLOSED INTERIOR SPACES AND FLOORS BELOW GRADE SHALL BE DAMP-PROOFED FROM THE TOP OF THE FOOTING TO THE FINISHED GRADE.

AREA SUMMARY

FIRST FLOOR ... 675 S.F.
SECOND FLOOR ... 1047 S.F.
TOTAL ... 1,722 S.F.
COV'D PORCH ... 180 S.F.
GARAGE ... 313 S.F.

GLASS AREA ... 193.5 S.F.
GLAZING PERCENTAGE (GL / FL) : 12.1 %

NOTE:
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VENTILATION REQUIREMENTS

1	"PANASONIC" FV-11VK3 110CFM .8 SONES	112 CFM @ .25 WS 110 CFM @ .1 WS
2	"PANASONIC" FV-08VK3 80CFM .4 SONES	79 CFM @ .25 WS 80 CFM @ .1 WS

NOTES: 1. USE PANASONIC FV-11VK3 (100 CFM MIN.) @ ALL KITCHEN & WHOLE HOUSE FAN.
2. USE PANASONIC FV-08VK3 (50 CFM MIN.) @ ALL OTHER LOCATIONS.
3. ALL FANS TO VENT DIRECTLY TO OUTSIDE.
4. ALL OTHER REQUIREMENTS OF WSEC MUST BE MET.

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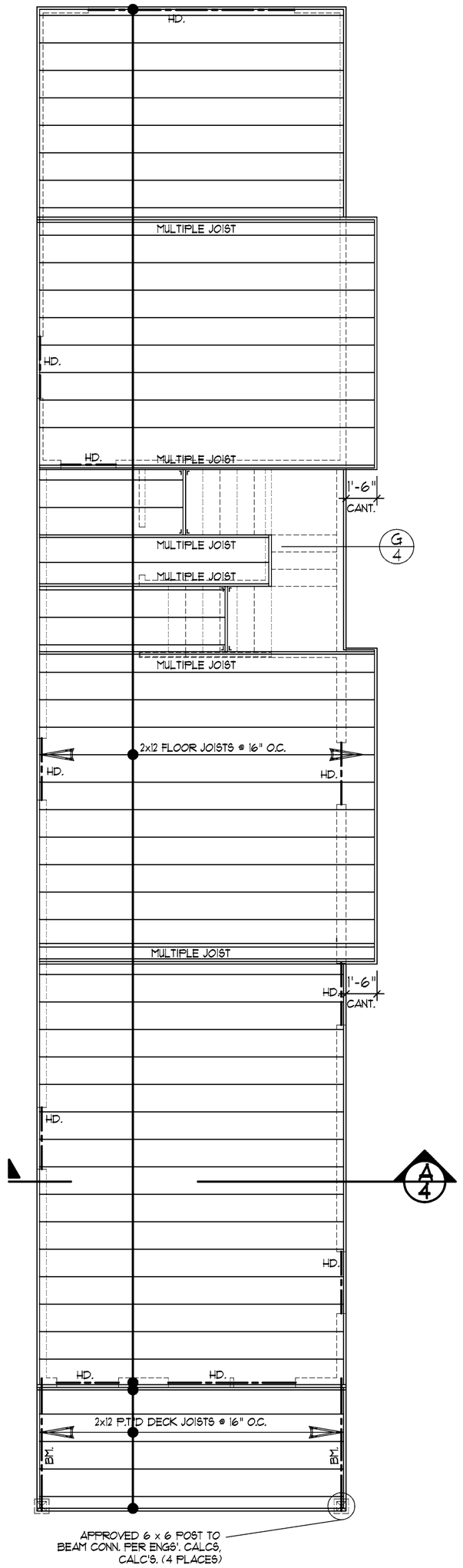
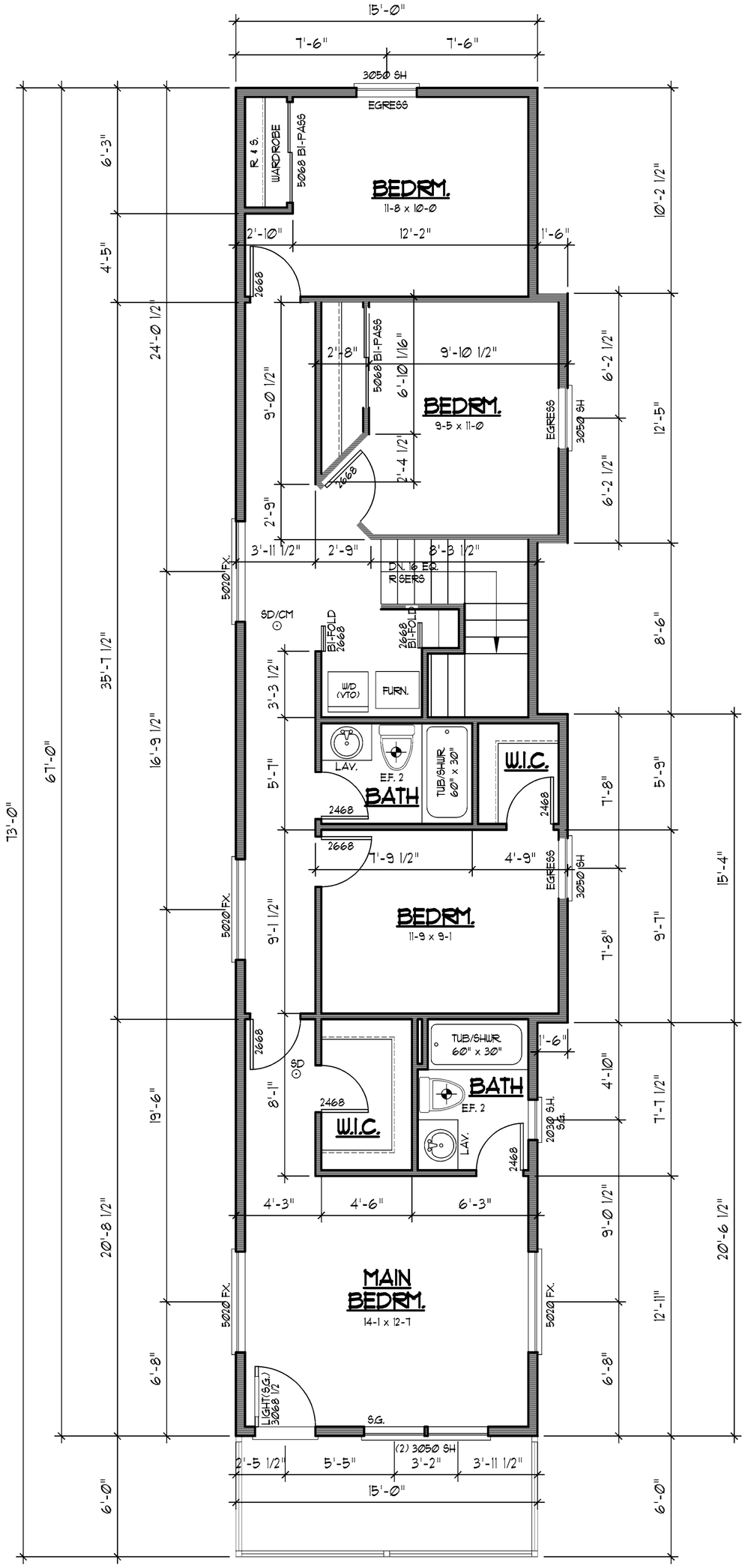
CHECKED BOP
DRAWN BY MJW
DESIGN 2811 B
SHEET NUMBER 1
1 OF 4



SECOND FLOOR FRAMING PLAN



SECOND FLOOR PLAN

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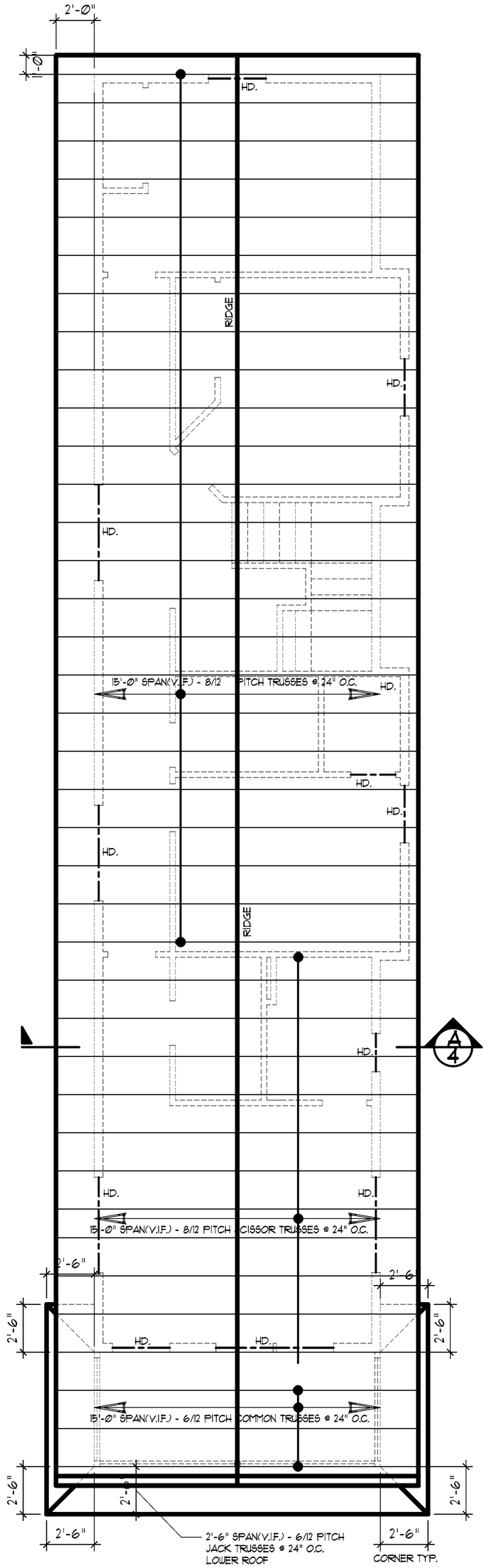
SCALE : 1/4" = 1'-Ø"



ROOF FRAMING PLAN

ATTIC VENTILATION

PROVIDE ATTIC SPACE VENTILATION AS PER IRC
(1137 Sq. Ft. x 1/150 = 7.58 Sq. Ft. VENT AREA REQ'D)

SMOKE ALARMS: R314.3 LOCATION. SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:
1. IN EACH SLEEPING ROOM.
2. OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
3. ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS BUT NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS. IN DWELLINGS OR DWELLING UNITS WITH SPLIT LEVELS AND WITHOUT AN INTERVENING DOOR BETWEEN THE ADJACENT LEVELS, A SMOKE ALARM INSTALLED ON THE UPPER LEVEL SHALL SUFFICE FOR THE ADJACENT LOWER LEVEL PROVIDED THAT THE LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW THE UPPER LEVEL.
4. IN NAPPING AREAS IN A FAMILY HOME.

LIGHT & VENTILATION: IRC R303.1
ALL HABITABLE ROOMS SHALL BE PROVIDED WITH AGGREGATE GLAZING AREA OF NOT LESS THAN 8 PERCENT OF THE FLOOR AREA OF SUCH ROOMS. NATURAL VENTILATION SHALL HAVE A MIN. OPENABLE AREA TO THE OUTDOORS OF 4 PERCENT OF THE FLOOR AREA BEING VENTILATED.

EGRESS WINDOWS: IRC R310.1 ALL SLEEPING ROOMS AND BASEMENTS ARE REQUIRED TO HAVE EGRESS WINDOWS. THE WINDOW SHALL HAVE A MINIMUM NET CLEAR OPENABLE AREA OF 5.1 SQUARE FEET. THE MINIMUM NET CLEAR OPENABLE HEIGHT DIMENSION SHALL BE 24". THE MINIMUM NET CLEAR OPENABLE WIDTH DIMENSION SHALL BE 20". THE WINDOW SHALL HAVE A FINISHED SILL HEIGHT NOT MORE THAN 44" ABOVE THE FLOOR MEASURED FROM THE FINISHED FLOOR TO THE BOTTOM OF THE CLEAR OPENING. WINDOW WELLS SHALL BE PROVIDED WHEN EGRESS WINDOWS HAVE A FINISHED SILL HEIGHT BELOW ADJACENT GROUND ELEVATION. THE WELL SHALL ALLOW THE WINDOW TO BE FULLY OPENED AND PROVIDE A MINIMUM ACCESSIBLE NET CLEAR OPENING OF 9 SQ. FT., WITH A MINIMUM DIMENSION OF 36". WINDOW WELLS WITH A VERTICAL DEPTH OF MORE THAN 44" SHALL BE EQUIPPED WITH A PERMANENT LADDER.

WINDOW SILLS: R312.2.1 IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72" (1829 mm) ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24" (610 mm) ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. GLAZING BETWEEN THE FLOOR AND 24" (610 mm) SHALL BE FIXED OR HAVE OPENINGS THROUGH WHICH A 4" DIA. (101 mm) SPHERE CANNOT PASS.

HATCHES AND DOORS: N1102.2.4 (R402.2.4) ACCESS DOORS FROM CONDITIONED SPACES TO UNCONDITIONED SPACES (E.G., ATTICS AND CRAWL SPACES) SHALL BE WEATHERSTRIPPED AND INSULATED TO A LEVEL EQUIVALENT TO THE INSULATION ON THE SURROUNDING SURFACES. ACCESS SHALL BE PROVIDED TO ALL EQUIPMENT WHICH PREVENTS DAMAGING OR COMPRESSING THE INSULATION. A WOOD FRAMED OR EQUIVALENT BAFFLE OR RETAINER MUST BE PROVIDED WHEN LOOSE FILL INSULATION IS INSTALLED, THE PURPOSE OF WHICH IS TO PREVENT THE LOOSE FILL INSULATION FROM SPILLING INTO THE LIVING SPACE WHEN THE ATTIC ACCESS IS OPENED, AND TO PROVIDE A PERMANENT MEANS OF MAINTAINING THE INSTALLED R-VALUE OF THE LOOSE FILL INSULATION.

SHOWER STALL SURFACING: R307.2 BATHTUB AND SHOWER SPACES. BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET (1829 MM) ABOVE THE FLOOR.

SHOWER AREAS: R307.1 SHOWERS SHALL BE A MINIMUM SIZE OF 30" BY 30" WITH A 24" IN. CLEARANCE IN FRONT OF OPENING.

WATER CLOSET CLEARANCES: IRC R307.1 WATER CLOSET SHALL BE LOCATED IN A CLEAR SPACE NOT LESS THAN 30" IN WIDTH. THE CLEAR SPACE IN FRONT SHALL NOT BE LESS THAN 21".

WATERPROOF WALL BOARD: ALL WALLS AND CEILINGS OF BATH TUB AND SHOWER ENCLOSURE AREAS SHALL BE COVERED WITH APPROVED WATERPROOF MATERIAL.

UTILITY ROOM WALL BOARD: ALL SURFACES IMMEDIATELY ADJACENT TO WASHERS, DRYERS, AND LAUNDRY TUBS SHALL BE SURFACED WITH APPROVED WATERPROOF MATERIAL.

GYPSUM WALLBOARD: R702.3.8 WATER-RESISTANT GYPSUM BACKING BOARD. GYPSUM BOARD USED AS THE BASE OR BACKER FOR ADHESIVE APPLICATION OF CERAMIC TILE OR OTHER REQUIRED NONABSORBENT FINISH MATERIAL SHALL CONFORM TO ASTM C 1396, C 1178 OR C1278. USE OF WATER-RESISTANT GYPSUM BACKING BOARD SHALL BE PERMITTED ON CEILINGS WHERE FRAMING SPACING DOES NOT EXCEED 12 INCHES (305 MM) ON CENTER FOR 1/2-INCH-THICK (12.1 MM) OR 16 INCHES (406 MM) FOR 5/8-INCH-THICK (16 MM) GYPSUM BOARD. WATER-RESISTANT GYPSUM BOARD SHALL NOT BE INSTALLED OVER A CLASS I OR II VAPOR RETARDER IN A SHOWER OR TUB COMPARTMENT. CUT OR EXPOSED EDGES, INCLUDING THOSE AT WALL INTERSECTIONS, SHALL BE SEALED AS RECOMMENDED BY THE MANUFACTURER.
R702.3.8.1 LIMITATIONS. WATER RESISTANT GYPSUM BACKING BOARD SHALL NOT BE USED WHERE THERE WILL BE DIRECT EXPOSURE TO WATER, OR IN AREAS SUBJECT TO CONTINUOUS HIGH HUMIDITY.

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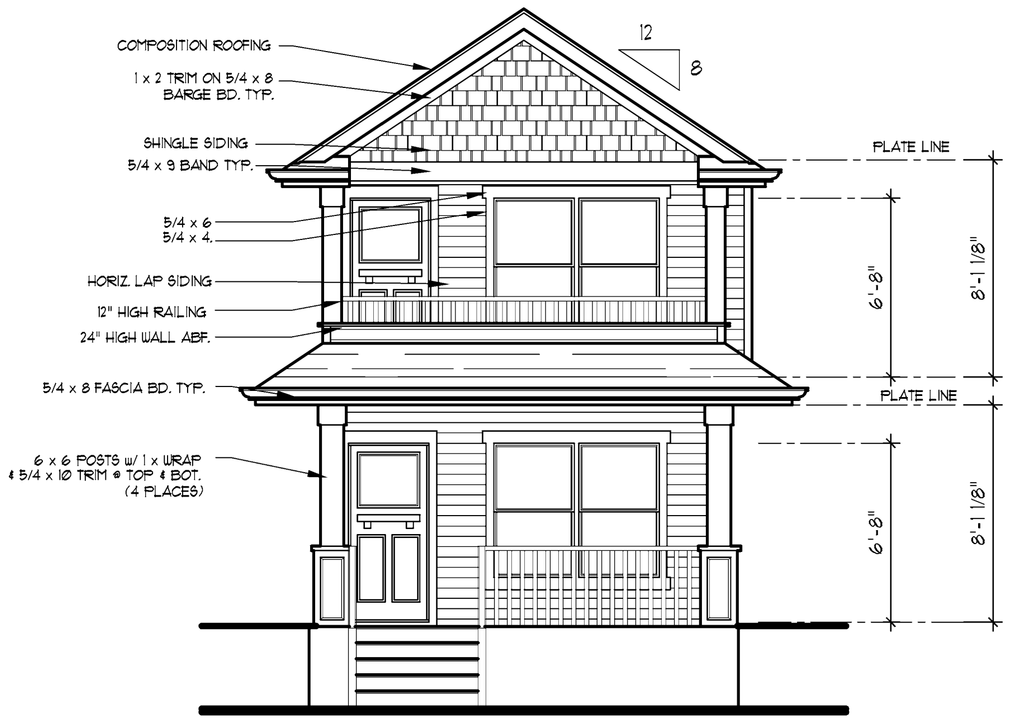
DRAWN BY	MJW
DESIGN	2811 B
SHEET NUMBER	2
	2 OF 4

NHD



FRONT

RIGHT SIDE

EXTERIOR ELEVATIONS

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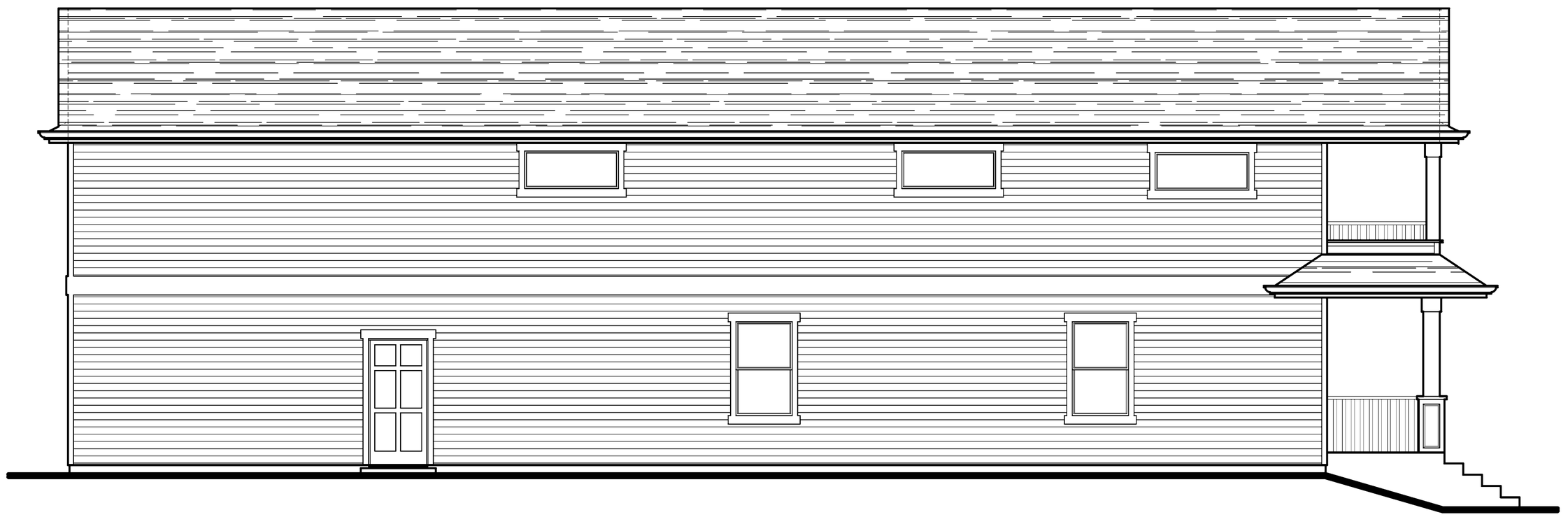
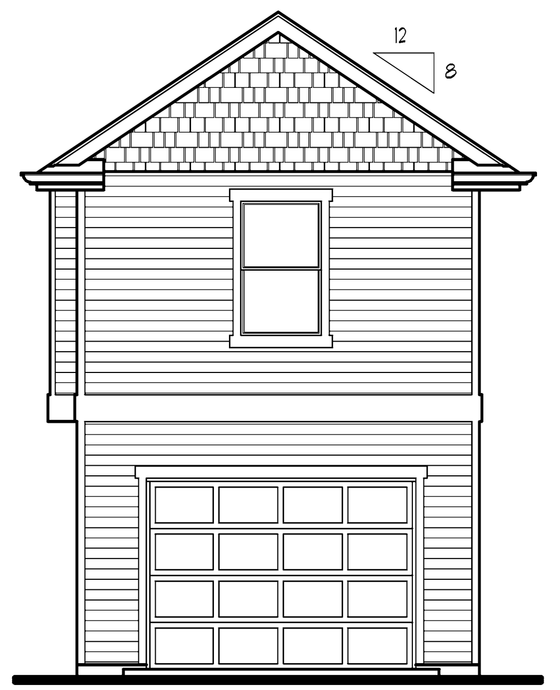
SCALE : 1/4" = 1'-0"

FRONT ELEVATION/GLAZING PERCENTAGE :

FRONT ELEV. AREA = 300 S.F.
FRONT ELEV. GLAZING AREA = 70 S.F.
70 / 300 = 23% GL/AREA
23% ≤ 15%



LEFT SIDE



REAR

TRUSSES: IRC R502.11.1 - R502.11.2 WOOD TRUSSES SHALL BE DESIGNED IN ACCORDANCE WITH APPROVED ENGINEERING PRACTICE. THE DESIGN AND MANUFACTURE OF METAL PLATE CONNECTED WOOD TRUSSES SHALL COMPLY WITH ANSI/TPI 1. THE TRUSS DESIGN DRAWINGS SHALL BE PREPARED BY A REGISTERED PROFESSIONAL WHERE REQUIRED BY THE STATUES OF THE JURISDICTION IN WHICH THE PROJECT IS TO BE CONSTRUCTED. TRUSSED SHALL BE BRACED TO PREVENT ROTATION AND PROVIDE LATERAL STABILITY. ROOF TRUSS DESIGN(S) AND SHOP DRAWINGS SHALL BE PROVIDED TO THE BUILDING OFFICIAL AT THE TIME OF PERMIT APPLICATION AND SHALL BE ON SITE PRIOR TO ERECTION. ORDERING OF TRUSSES SHALL NOT BE DONE PRIOR TO FIELD MEASUREMENT OF BUILDING FRAMING TO VERIFY DRAWING/FIELD ACCURACY. STORE TRUSSES IN A FLAT DRY LOCATION AND COVER FROM THE ELEMENTS UNTIL PLACEMENT.

R905.2.7 ROOF SLOPES FROM 2 UNITS VERTICAL BY 12 UNITS HORIZONTAL UP TO 4 UNITS VERTICAL BY 12 UNITS HORIZONTAL. UNDERLAYMENT SHALL BE 2 LAYERS OVERLAPPING 19 INCHES. FOR SLOPES OF 4 UNITS VERTICAL BY 12 UNITS HORIZONTAL OR GREATER, UNDERLAYMENT SHALL BE 1 LAYER OVERLAPPPING 2 INCHES.

RAFTERS: IRC R802.3 RAFTERS SHALL BE FRAMED TO RIDGE BOARD OR TO EACH OTHER WITH A GUSSET PLATE AS A TIE. RIDGE BOARD SHALL BE AT LEAST 1" NOMINAL THICKNESS AND NOT LESS IN DEPTH THAN THE CUT END OF THE RAFTER. AT ALL VALLEY AND HIPS THERE SHALL BE A VALLEY OR HIP RAFTER NOT LESS THAN 2" NOMINAL THICKNESS AND NOT LESS IN DEPTH THAN THE CUT END OF THE RAFTER.

RAFTER OPENINGS: IRC R802.9 OPENINGS IN ROOF & CEILING FRAMING SHALL BE FRAMED WITH HEADER & TRIMMER JOISTS. WHEN THE HEADER JOIST SPAN DOES NOT EXCEED 4', THE HEADER JOIST MAY BE A SINGLE MEMBER THE SAME SIZE AS THE CEILING JOIST OR RAFTER. WHEN THE HEADER JOIST SPAN EXCEEDS 4', THE TRIMMER JOIST AND HEADER JOIST SHALL BE DOUBLED AND OF SUFFICIENT CROSS SECTION TO SUPPORT THE CEILING JOISTS OR RAFTER FRAMING INTO THE HEADER.

R303.2.1 LOCATIONS. FLASHINGS SHALL BE INSTALLED AT WALL AND ROOF INTERSECTIONS, WHEREVER THERE IS A CHANGE IN ROOF SLOPE OR DIRECTION AND AROUND ROOF OPENINGS. A FLASHING SHALL BE INSTALLED TO DIVERT THE EATER AWAY FROM WHERE THE EAVE OF A SLOPED ROOF INTERSECTS A VERTICAL SIDEWALL. WHERE FLASHING IS OF METAL, THE METAL SHALL BE CORROSION RESISTANT WITH A THICKNESS OF NOT LESS THAN .0179 INCH (.5 MM) (NO. 26 GALVANIZED SHEET).

R703.8 FLASHING. APPROVED CORROSION-RESISTANT FLASHING SHALL BE APPLIED SHINGLE-FASHION IN A MANNER TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS. SELF-ADHERED 7 MEMBRANES USED AS FLASHING SHALL COMPLY WITH AAMA 711. THE FLASHING SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH. APPROVED CORROSION-RESISTANT FLASHINGS SHALL BE INSTALLED AT ALL OF THE FOLLOWING LOCATIONS:

1. EXTERIOR WINDOW AND DOOR OPENINGS. FLASHING AT EXTERIOR WINDOW AND DOOR OPENINGS SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH OR TO THE WATER-RESISTIVE BARRIER FOR SUBSEQUENT DRAINAGE. FLASHING AT EXTERIOR WINDOW AND DOOR OPENINGS SHALL BE INSTALLED IN ACCORDANCE WITH ONE OR MORE OF THE FOLLOWING: 1.1 THE FENESTRATION MANUFACTURE'S INSTALLATION AND FLASHING INSTRUCTIONS, OR FOR APPLICATIONS NOT ADDRESSED IN THE FENESTRATION MANUFACTURE'S INSTRUCTIONS, IN ACCORDANCE WITH THE FLASHING MANUFACTURE'S INSTRUCTIONS. WHERE FLASHING INSTRUCTIONS OR DETAILS ARE NOT PROVIDED, PAN FLASHINGS SHALL BE INSTALLED AT THE SILL OF EXTERIOR WINDOW AND DOOR OPENINGS. PAN FLASHING SHALL BE SEALED OR SLOPED IN SUCH A MANNER AS TO DIRECT WATER TO THE SURFACE OF THE EXTERIOR WALL FINISH OR TO THE WATER-RESISTIVE BARRIER FOR SUBSEQUENT DRAINAGE. OPENINGS USING PAN FLASHING SHALL ALSO INCORPORATE FLASHING OR PROTECTION AT THE HEAD AND SIDES. 1.2 IN ACCORDANCE WITHTHE FLASHING DESIGN OR METHOD OF A REGISTERED DESIGN PROFESSIONAL. 1.3. IN ACCORDANCE WITH OTHER APPROVED METHODS.
2. AT THE INTERSECTION OF CHIMNEYS OR OTHER MASONRY CONSTRUCTION WITH FRAME OR STUCCO WALLS, WITH PROJECTING LIPS ON BOTH SIDES UNDER STUCCO COPINGS.
3. UNDER AND AT THE ENDS OF MASONRY, WOOD OR METAL COPINGS AND SILLS.
4. CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM.
5. WHERE EXTERIOR PORCHES, DECKS OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OF WOOD-FRAME CONSTRUCTION.
6. AT WALL AND ROOF INTERSECTIONS.
7. AT BUILT-IN GUTTERS.

WEATHER RESISTIVE SHEATHING PAPER: R703.2 WATER-RESISTIVE BARRIER. ONE LAYER OF NO. 15 ASPHALT FELT, FREE FROM HOLES AND BREAKS, COMPLYING WITH ASTM D 226 FOR TYPE I FELT OR OTHER APPROVED WATER-RESISTIVE BARRIER SHALL BE APPLIED OVER STUDS OR SHEATHING OF ALL EXTERIOR WALLS. SUCH FELT OR MATERIAL SHALL BE APPLIED HORIZONTALLY, WITH THE UPPER LAYER LAPPED OVER THE LOWER LAYER NOT LESS THAN 2 INCHES (51 MM). WHERE JOINTS OCCUR, FELT SHALL BE LAPPED NOT LESS THAN 6 INCHES (152 MM). THE FELT OR OTHER APPROVED MATERIAL SHALL BE CONTINUOUS TO THE TOP OF WALLS AND TERMINATED AT PENETRATIONS AND BUILDING APPENDAGES IN A MANNER TO MEET THE REQUIREMENTS OF THE EXTERIOR WALL ENVELOPE AS DESCRIBED IN SECTION R703.1.1

NOTE:
While every attempt has been made to assure the accuracy of these drawings, **ALL INFORMATION MUST BE VERIFIED** prior to ordering any raw materials or fabricated components.
Any structural components specified are for reference only and must be verified with the **ENGINEER OF RECORD's "S-Sheets"** and/or (attached) documents

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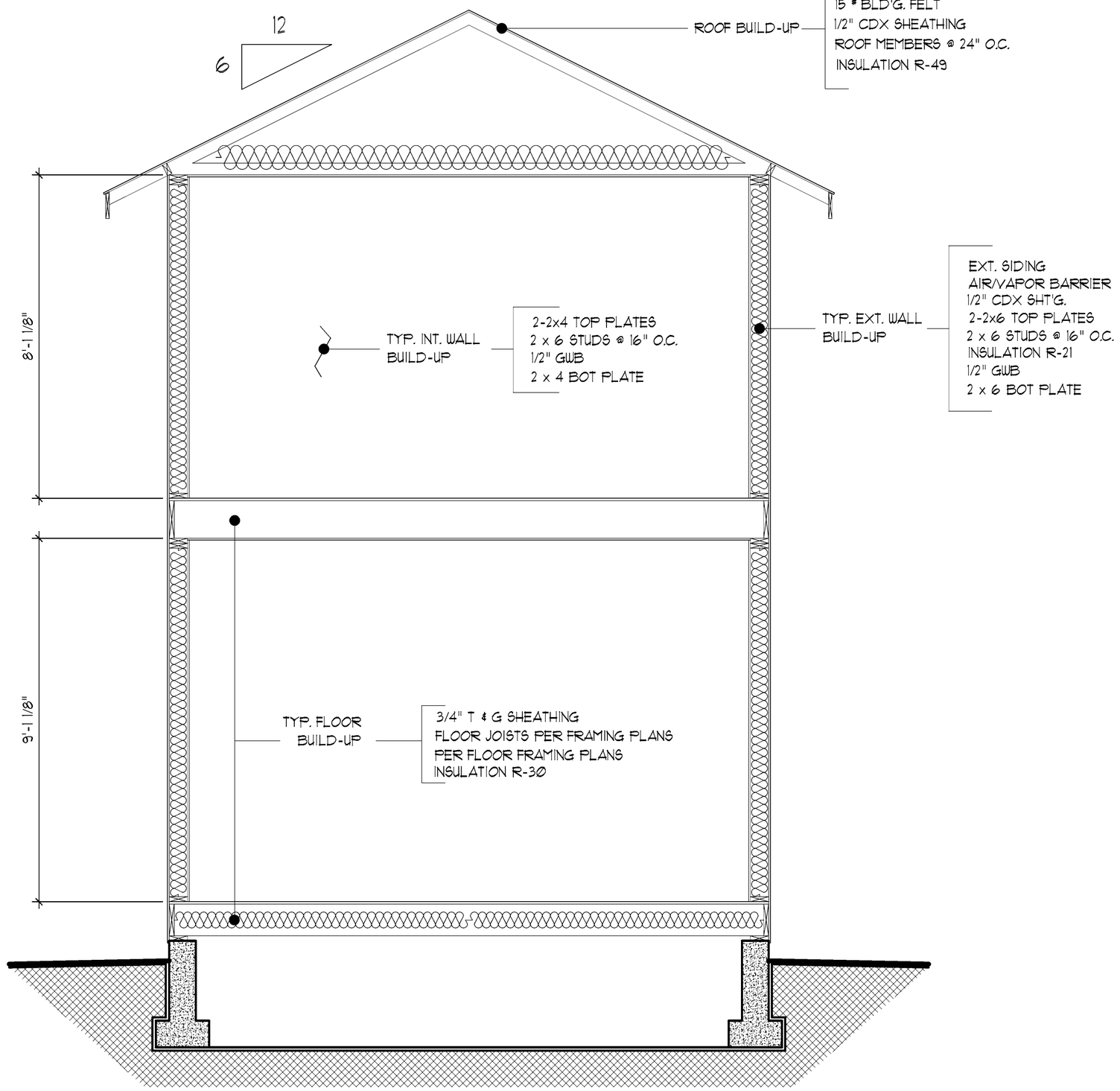
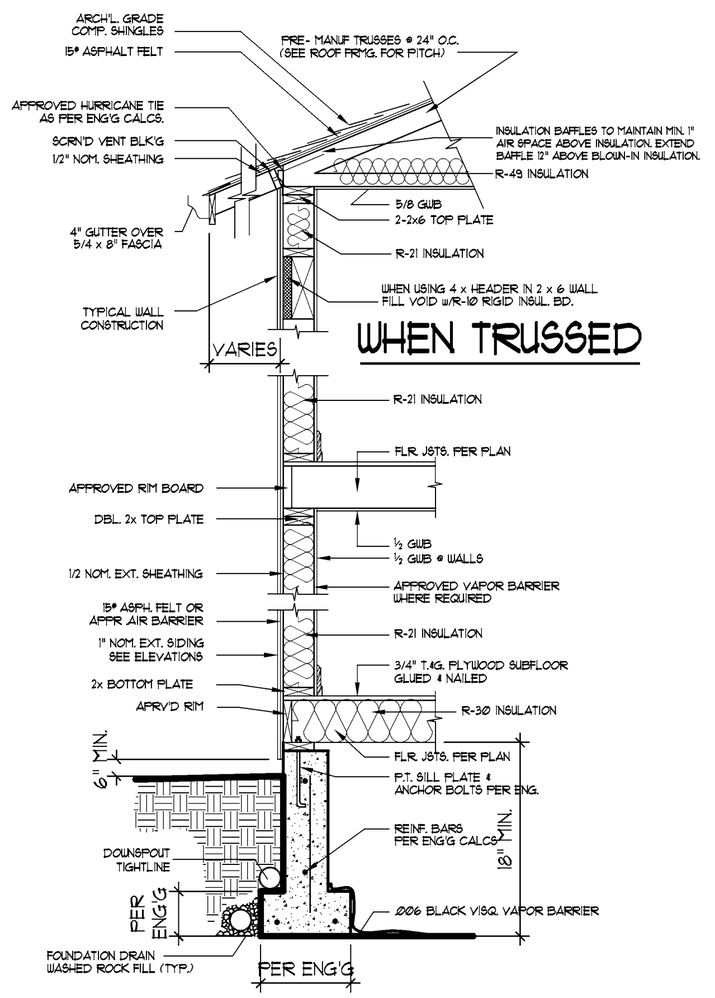
CHECKED BOP
DRAWN BY MJW
DESIGN 2811 B
SHEET NUMBER 3
3 OF 4



BUILDING SECTION A

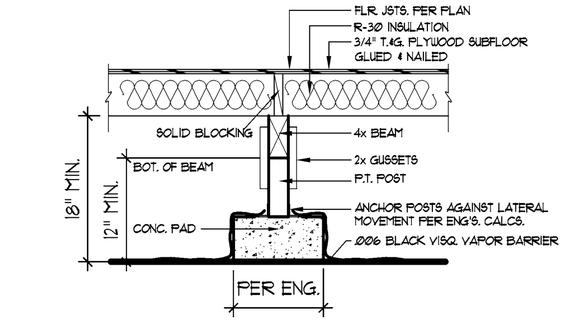
SCALE : 1/2"= 1'-Ø"



WHEN TRUSSED

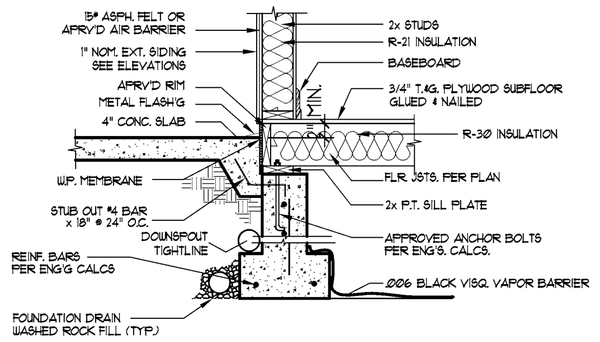
TYP. TWO STORY CONFIG. B

SCALE: 1/2" = 1'-Ø"



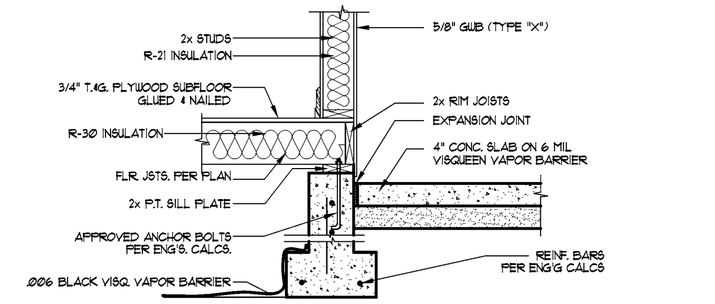
GIRDER DETAIL C

SCALE: 1/2" = 1'-Ø"



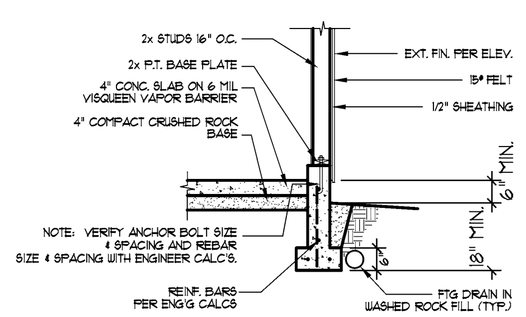
PORCH SLAB DETAIL D

SCALE: 1/2" = 1'-Ø"



GAR/DWELL'G. SEP. E

SCALE: 1/2" = 1'-Ø"



STEM WALL DETAIL F

SCALE: 1/2" = 1'-Ø"

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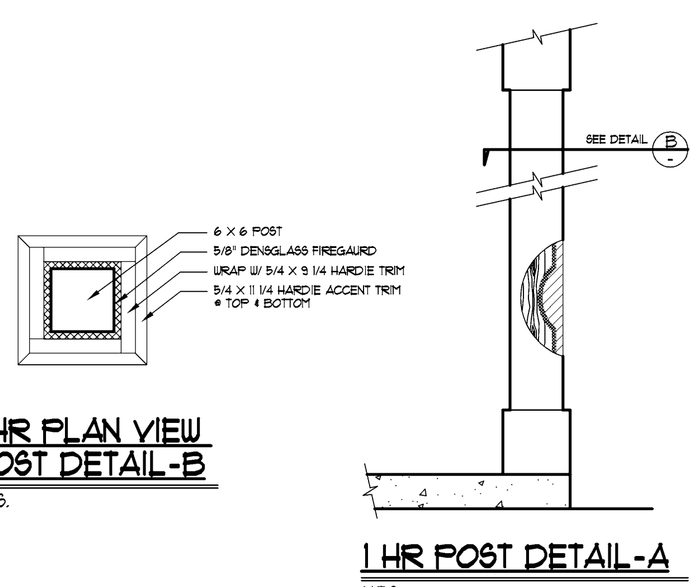

1 HR PLAN VIEW POST DETAIL-B

N.T.S.

1 HR POST DETAIL-A

N.T.S.

NOTE:
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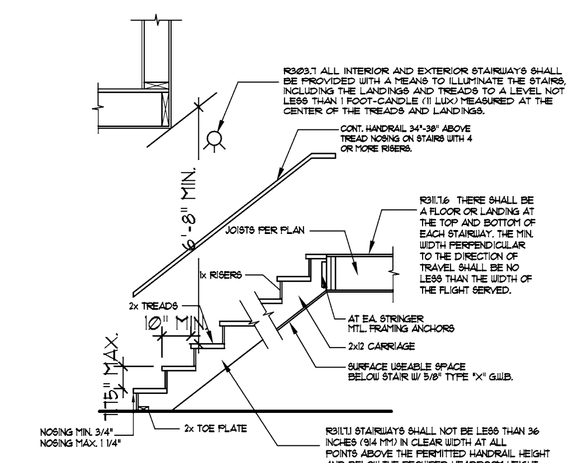
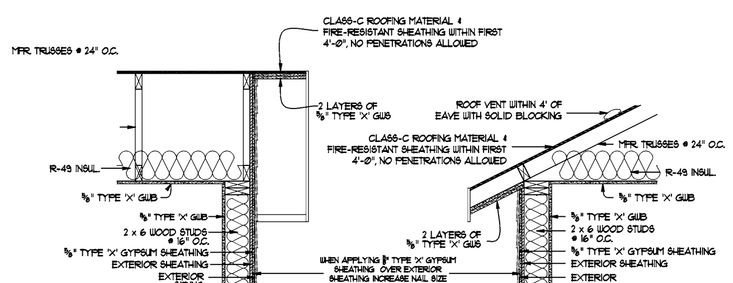


STAIR CONSTRUCTION DETAIL (SIMILAR) G

NTS.



1-HR FIRE RATED WALL & OVERHANG

SCALE : N.T.S.

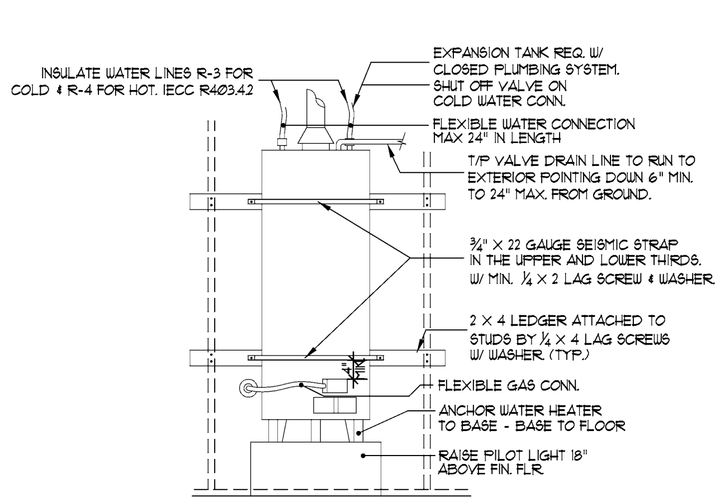
GA FILE NO. UP 8105	GENERIC	ONE HOUR FIRE

GYPSUM WALLBOARD, GYPSUM SHEATHING, WOOD STUDS

EXTERIOR SIDE: ONE LAYER 48" WIDE 5/8" TYPE 'X' GYPSUM SHEATHING APPLIED PARALLEL TO 2 X 4 WOOD STUDS 24" O.C. WITH 1 3/4" GALVANIZED ROOFING NAILS AT 7" O.C. AT VERTICAL JOINTS AND 11" O.C. AT INTERMEDIATE STUDS AND TOP AND BOTTOM PLATES. JOINTS OF GYPSUM SHEATHING THAT BE LEFT UNTREATED. EXTERIOR CLADDING TO BE ATTACHED THROUGH SHEATHING TO STUDS.

INTERIOR SIDE: ONE LAYER 5/8" TYPE 'X' GWB. USTER RESISTANT GYPSUM BACKING BOARD ON EQUAL WIDTH BASE APPLIED PARALLEL OR AT RIGHT ANGLES TO FRAMING WITH 6d COATED NAILS, 1 7/8" LONG, Ø.098" SHANK, 1/4" HEADS, 7" O.C. (LOAD BEARING)

THICKNESS: VARIES
APPROX. WEIGHT: 7 PSF
FIRE TEST: SEE UP 3810
UL: R2501-41, 48, 9-71-65
U. DESIGN U305
UL: R2315-215, 7-22-76
U. DESIGN U3141



WATER HEATER SUPPORT H

(IECC R4Ø3.4.3) ALL ELECTRIC WATER HEATERS IN UNHEATED SPACES OR ON CONCRETE FLOORS SHALL BE PLACED ON A INCOMPRESSIBLE, INSULATED SURFACE WITH A MIN. THERMAL RESISTANCE OF R-Ø.

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CHECKED BOP
DRAWN BY MJW
DESIGN 2811 B
SHEET NUMBER 4
4 OF 4

1114 N K Street - Previous discussion

Members
Ken House, *Chair*
Edward Echtle, *Vice Chair*
Katie Chase
Jonah Jensen
Megan Luce
Daniel Rahe
James Steel
Duke York

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

Staff
Reuben McKnight, Historic Preservation Officer
Lisa Spielmann, PDS Office Assistant

MINUTES

Landmarks Preservation Commission
Planning and Development Services Department

Date: October 23, 2013
Location: 747 Market Street, Tacoma Municipal Building, Room 248

Commission Members in Attendance:
Ken House *Chair*
Edward Echtle, *Vice Chair*
Ross Buffington
Katie Chase
Jonah Jensen
Megan Luce
Marshall McClintock
Daniel Rahe
Duke York

Staff Present:
Reuben McKnight
Lisa Spielmann

Others Present:
Roy Kissler
Greg Pelland
Tim Nelson, Signs By Tomorrow
Ben Mauk, UWT
Donna Price

Commission Members Absent:
JD Elquist
Duke York

Commission Members Excused:
Katie Chase
Jonah Jensen

Chair Ken House called the meeting to order at 6:36 p.m.

1. ROLL CALL

2. CONSENT AGANDA

A. Excusal of Absences:
Commissioners Katie Chase and Jonah Jensen were excused
B. Administrative Approvals
C. Introduction of Lisa Spielmann (Temporary Landmarks Coordinator) to Commissioners

3. SPECIAL TAX VALUATION

A. 1401 N 5th Street

Under the Special Tax Valuation program, outlined by state law under the Washington Administrative Code 254.20, local governments are able to adopt local legislation to provide for special valuation of historical properties that have been rehabilitated. With regard to the application of review process, state law authorizes local historical review boards to determine:

1. Whether the property is included within a class of historic property determined eligible for the program

tenant at 1716 Pacific Avenue. He noted that the staff analysis was similar to the previous application, and recommended approval of this application.
There was no discussion.

There was a motion.

"I move that we approve the proposal for the blade sign for 1716 Pacific Avenue."

MOTION: Luce
SECOND: House
MOTION: Approved

5. BOARD BRIEFING

A. 1114 North K Street (North Slope Historic District)
Proposed new construction

Mr. McKnight began his briefing by stating that this is at 1114 North K Street which is currently a vacant lot. He noted that the purpose of the briefing was for feedback and that this is not a formal review at this time. He said that the project is a proposed new detached dwelling in the North Slope. He noted that the lot is narrow and long which creates a design challenge. Mr. McKnight stated that in 2006 there was a similar long and narrow construction on the adjacent lot, as well as a proposal that was approved by this Commission in 2007 for the lot at 1114 N K Street for a similar long and narrow residence that was never built. He said that the North Slope design guidelines for new construction apply to this project .

Mr. Kissler and Mr. Pelland introduced themselves.
Mr. McKnight also noted that there are small lot development standards in the Land Use Code which may require some changes to the current design, including:

- The projecting windows on the side elevation. Zoning requires bay windows, which in the land use code means three windows together in the projection, or else the windows would have to be flat against the wall plane, out of the set-back.
- The driveway in the back has a maximum width under the code of 14 feet
- There is a requirement for 10% of the total lot area for open space, which is defined as usable space.

He noted that, since the house that was built next door in 2006, these development standards are new.

There was discussion, during which Commissioners made the following observations and recommendations:

- Mr. McClintock said that the neighborhood generally does not prefer these sort of long houses, but in this particular location there already is one built, that was approved once before.
- Mr. McClintock recommended double hung windows or casement windows instead of horizontally operated sliding windows.
- Mr. McClintock recommended a gang window, two or three windows together rather than the one large window, for the front living room window.
- Mr. McClintock said that the entry door should be distinct, and having the front living room window directly adjacent diminishes that effect. He said the window and the door should be separated by some space.
-

Mr. Kissler noted that, due to the narrowness of the building, this may present a structural problem due to the need for a shear wall. He also said there may be limitations on their ability to reduce the front window size due to transparency requirements. He said they would look into that.

Mr. Steel asked for clarification from Mr. McKnight regarding whether there is flexibility in the small lot development standards if the Commission desired a historically appropriate window pattern. Mr. McKnight said that he was not that familiar with the small lot development standards, and that while the Landmarks Commission's authority can trump certain parts of the zoning when it involves a historic structure, he would have to clarify whether there is discretionary leeway in the small lot development standards for the historic district design review.

Mr. Steel noted that it seemed like the standards were requiring designs that might not be consistent with the historic district objectives.

Mr. Kissler concurred but said that they were trying to meet the transparency requirement.

Mr. Steel made the following additional recommendations and observations:

- Not using a sliding door on the second story porch.
- The second story balcony should not be full width but partial, similar to the house next door, to reduce the scale, and avoid the "portico" effect. He said a full width two story porch on such a narrow structure stands out.

There was some discussion about the development standards. Mr. McKnight said he would discuss the issues arising during the discussion with Shanta Frantz , who is doing the land use review. He said that they would avoid having the applicant "stuck" between two different city processes.

There was discussion about the garage. Mr. Steel asked if the off-centered door in the rear elevation is designed that way due to the shear wall concerns. Mr. Kissler said it was related to open space requirements. He said that they were trying to avoid building a three story building.

Mr. Steel made additional recommendations:

- Board and batten siding is not consistent with the design guidelines and historical precedent.
- A rectangular attic vent is more appropriate than a rounded one.
- Smooth faced Hardie Plank should be used instead of faux wood texture.
- Windows should be vertically oriented and preferably double hung.
- Instead of a glass railing on the second story of the porch, a pony wall railing or wood.

Mr. Steel asked Mr. McKnight whether the design guidelines allowed attached garages, because most often detached garages are desired, and the house adjacent was approved with an attached garage. Mr. McKnight noted that the house built in 2006 was constructed under the previous version of the guidelines, but also noted that the Commission approved the design on the adjacent property with the attached garage because of the narrowness of the lot, and that although attached, it was still alley accessed and not very visible.

Mr. McClintock noted that the real concern about attached garages is with front facing entrances. He said the real emphasis is maintaining that alley entrance to the extent possible.

Mr. McKnight also noted that the neighborhood also does not want to see owners attaching new garages to existing historic homes.

Chair House thanked the applicants.

6. BOARD BUSINESS-PRESERVATION PLANNING

Mr. McKnight requested feedback on a proposed minor change to the non-historic canopy at 933 Market Street. He said that typically this would be proposed as an administrative review, but that the Commission was meeting tonight and so he wanted to bring it forward. He said the change proposed was to remove the existing awning, which was approved by the Commission in 2005 and installed in 2008, and replace it with the same design but four feet narrower. He said the other change was that building code would no longer allow chains for support, and that these would be changed to support rods.

He noted that there has been past discussion about delisting the structure, but there has been no movement on that. He said that the discussion about delisting was not part of the current request. Mr. Steel noted that the building probably has great bones. Mr. Rahe noted that the interior remodel was not historically consistent.

There was a motion:

"*I move that we allow the awning change at 933 Market Street*."

MOTION: Luce
SECOND: Echite
MOTION: Approved

7. CHAIR COMMENTS

There were no chair comments.

Chair Ken House adjourned the meeting at 6:36 p.m.

Submitted as True and Correct:

_____
Reuben McKnight
Historic Preservation Officer

Members
Chris Granfield, *Chair*
Katie Chase, *Vice-Chair*
Duke York
Jonah Jensen
Lysa Schloesser
James Steel
Jeff Williams
Eugene Thorne
Laureen Skrivan
Ross Buffington, Wedge Neighborhood Ex-Officio
Marshall McClintock, North Slope Ex-Officio

Staff
Reuben McKnight, Historic Preservation Officer
Lauren Hoogkamer, Historic Preservation Coordinator
John Griffith, Office Assistant

MINUTES

Landmarks Preservation Commission
Planning and Development Services Department

Date: February 25, 2015
Location: 747 Market Street, Tacoma Municipal Building, Room 248

Commission Members in Attendance:
Chris Granfield, *Chair*
Katie Chase, *Vice-Chair*
Duke York
Eugene Thorne
Laureen Skrivan
Jeff Williams
James Steel
Lysa Schloesser
Ross Buffington
Marshall McClintock

Commission Members Absent:
Jonah Jensen

Staff Present:
Reuben McKnight
Lauren Hoogkamer
John Griffith
Steve Atkinson

Others Present:
Greg Pelland

Chair Chris Granfield called the meeting to order at 5:31 p.m.

1. ROLL CALL

2. CONSENT AGENDA

A. Excusal of Absences

Jonah Jensen was excused.

B. Approval of Minutes: 2/11/15

The minutes of 2/11/15 were reviewed. Vice-Chair Katie Chase corrected the call to order and attendance, both of which incorrectly listed Duke York as the Chair instead of Chris Granfield. The minutes were approved as amended.

3. DESIGN REVIEW

A. 1932-36 Pacific Avenue UWT McDonald Smith Building

Chair Granfield noted that with petitioners absent, they would review the material from the packets and then decide whether to take action or delay discussion until a future meeting.

Ms. Lauren Hoogkamer read the staff report.

BACKGROUND
The McDonald-Smith Building was built between 1890 and 1896; it is a contributing structure in the Union Depot-Warehouse Historic District and it is part of the UWT campus. The Landmarks Preservation Commission was briefed on this project on October 22, 2014 and approved the exterior renovation on December 10, 2014. At that time the Commission voted to defer action on the replacement of the sandstone sill until further documentation could be provided.

The applicant has provided an assessment of the existing sandstone sills, which recommends restoring and repairing the sills. Applicant proposes cleaning with light detergent and patching with Custom System 45, from Edison Coatings, where necessary. Patching will require some grinding for consistency. A few large cracks will be pinned with stainless steel pins and epoxy. Small cracks will be injected with grout designed for use on historic buildings. Light erosion and weathering will be left as-is until repair is required.

ACTION REQUESTED
Approval of the above scope of work.

STANDARDS
Union Depot/Warehouse Design Guidelines
3. Materials. The predominant building material within the districts is masonry, including brick, granite, and terra cotta. Rehabilitation of existing buildings and construction of infill buildings shall utilize masonry as the predominant building material.
4. Minimum Maintenance. All contributing historic buildings in the districts shall be maintained against decay and deterioration caused by neglect or defective or inadequate weather protection.

ANALYSIS
1. The building is a contributing structure in the Union Depot/Warehouse Historic District and, as such, is subject to review by the Landmarks Preservation Commission pursuant to TMC 13.05.047 for exterior modifications to the structure.
2. Sandstone sills will be preserved and repaired.

RECOMMENDATION
Staff recommends approval of the application.

Ms. Hoogkamer briefly discussed the materials from the meeting packet, reviewing the assessment of the existing sandstone sills and the subsequent plans to repair them.

Vice-Chair Katie Chase expressed support for the decision to repair the sandstone sills instead of replacing them as had been earlier proposed and encourage the petitioners to take continue with the approach demonstrated for future replacement proposals.

"I motion to approve the restoration and repair as submitted."

Motion: Williams
Second: York

The motion was approved.

4. BOARD BRIEFING

A. 1114 N K Street

Ms. Lauren Hoogkamer read the staff report.

BACKGROUND
1114 N K Street is a vacant lot in the North Slope Historic District. In 2007, the Landmarks Preservation Commission voted to approve a new single family residence at this location, under a previous owner. The undeveloped property was subsequently sold to a new owner. On October 23, 2013, the Commission was briefed on a different proposal for new single family residence on this lot. The minutes and plan set from that discussion have been included in the packet and contain Commissioner comments and recommendations. The North Slope Historic District Design Guidelines for New Construction apply to this project.

There is a similar narrow lot construction located next door, at 1116 N K Street, which was also reviewed and approved by the Commission.

The property developer would like to restart the review process, and is seeking input from the Commission.

ACTION REQUESTED
Feedback and Guidance.

There was some discussion as to how the design had changed, since the previous discussion, to meet the Commission's recommendations. The shingles had be added to the top, the slider had been changed to a French door, the pickets had replaced the glass railing, and the windows had been moved apart to create more definition. The slider windows had all been replaced with either single hung or casements.

Mr. Marshall McClintock commented on the issue of transparency requirements and asked if there was flexibility there. Mr. Reuben McKnight responded that the question had been due to concerns about there being too much glass relative to solid wall space on the front of the house, which might have been a requirement of small lot development standards. After review, they found that some reduction in the amount of the glass was allowed to move it towards a more traditional look.

Mr. McKnight requested any additional feedback, based on the current plan set, on the design relative to the North Slope design guidelines. Mr. Jeff Williams asked if in 2013, the zoning required bay windows on side elevations. Mr. McKnight responded that the windows and the one-foot bump out were likely due to the small lot development standards. Mr. Ross Buffington asked if there would be an attic vent as shown in the previous plans. The response was that they would if required, it was clarified that the Commission had a preference for the type of attic vent, but did not require one. Mr. Williams commented on the French doors being a modern feature, and that it should be a single door with two windows flanking or another alternative configuration. He also recommend a railing across the front porch on the ground level. Mr. McClintock asked if the garage in the back will be paved. The response was that it would be a paved 10-foot driveway with a grass section on the side. Mr. Steel commented that he would prefer the garage door to be centered, though he was aware that the small lot design standards would not allow it. Mr. McKnight responded that he would investigate if an exception could be made. Mr. Steel commented that is was important the second floor deck was offset and wasn't full width.

Mr. McKnight discussed next steps with the petitioners. They would discuss the feedback and investigate the possibility of allowing the garage door to be centered.

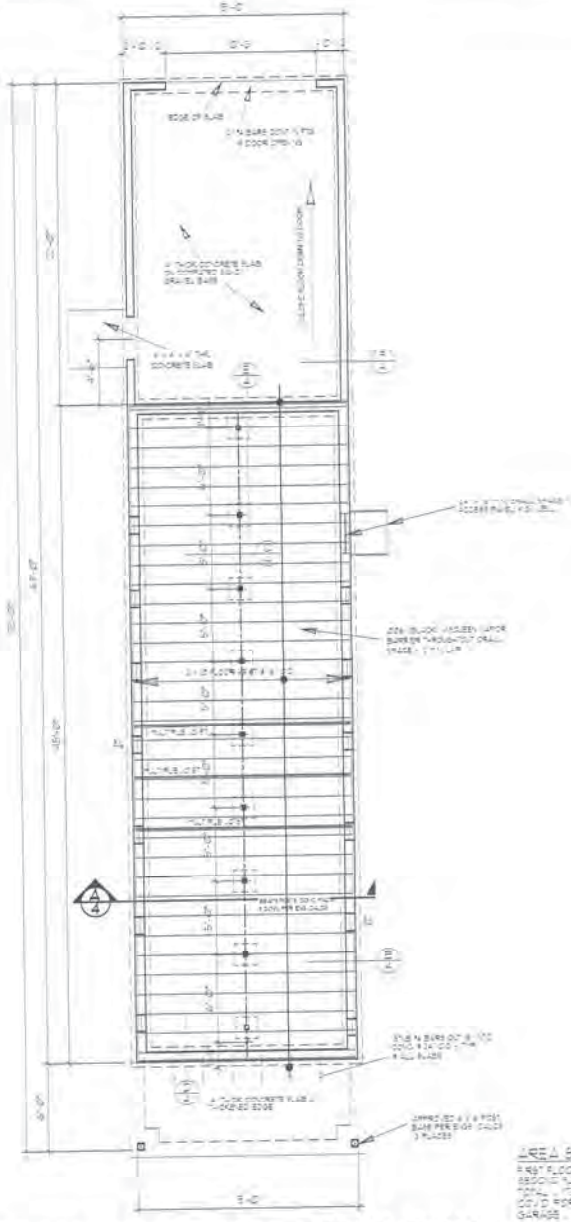
5. PRESERVATION PLANNING/BOARD BUSINESS

A. Land Use Designations

BACKGROUND
In 2013 the City Council approved Phase 1 of an overhaul of the City's land use designations, establishing a framework to shift from a development "intensity" concept to a scheme based on more traditional and understandable land use categories. The land use designations in the Comprehensive Plan are intended to guide future development activity, with each designation corresponding to specific applicable zoning districts. The proposed new land use designation framework will provide the ability for policy-makers and the community to more clearly express the overarching goals and intended character for the various areas of the City while maintaining some of the important flexibility that the existing intensity scheme provides.

The specific amendments adopted in 2013 include:

- Creating separate land use designations for the four different types of mixed-use centers (neighborhood, community, urban, and downtown)
- Adding a new land use designation for shoreline areas
- Creating a new land use designation framework to guide subsequent phases of the project, including a comprehensive review of the land use patterns and substantial re-designation of properties in the City.



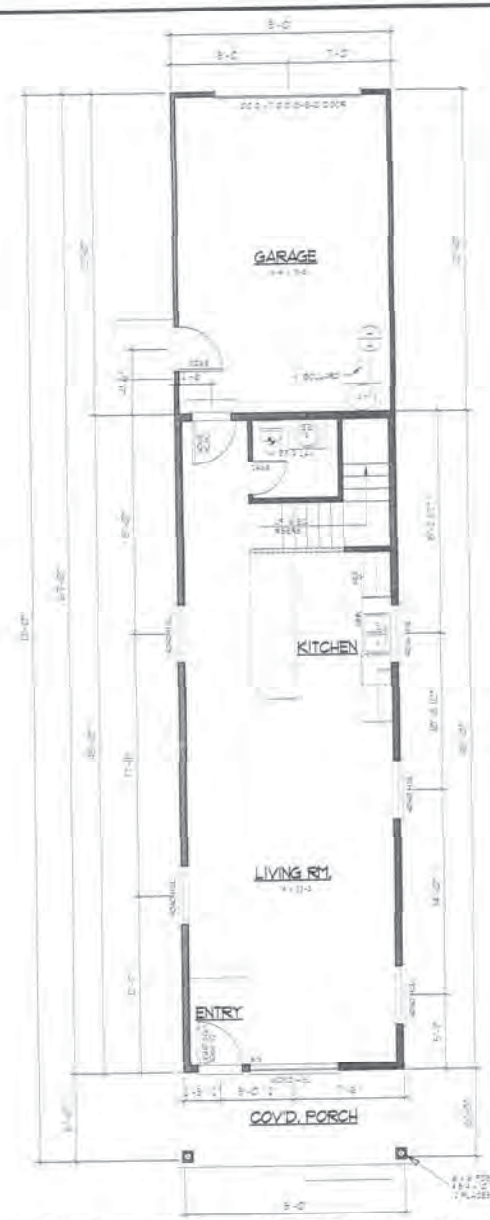
FOUNDATION & FLOOR FRAMING PLAN

SCALE: 1/4" = 1'-0"

AREA SUMMARY

FIRST FLOOR ... 678 SF
SECOND FLOOR ... 1241 SF
TOTAL ... 1722 SF
COV'D PORCH ... 60 SF
GARAGE ... 53 SF

GLASS AREA ... 305 SF
GLAZING PERCENTAGE (GL / FL) ... 0.1



FOUNDATION & FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

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FOUNDATION VENTILATION

PROVIDE CRAWL SPACE VENTILATION AS PER IRC
(1008 Sq. Ft. x 1/150 x 0.7 Sq. Ft. VENT AREA REQ'D)

Attention: Building Official
THIS PLAN IS FOR ONE BUILDING PERMIT ONLY.

NOTE:
While every attempt has been made to assure the accuracy of these drawings, **ALL INFORMATION MUST BE VERIFIED** prior to ordering any raw materials or fabricated components. Any structural components specified are for reference only and must be verified with the **ENGINEER OF RECORD's "S-Sheets"** and/or (attached) documents.

VENTILATION REQUIREMENTS

4	[illegible]
3	[illegible]

NORTHWEST HOME DESIGNING, INC.
4924 109TH STREET SW LAKEWOOD, WA 98499 (253) 584-6309 FAX: (253) 588-0607
www.NHDHomePlans.com

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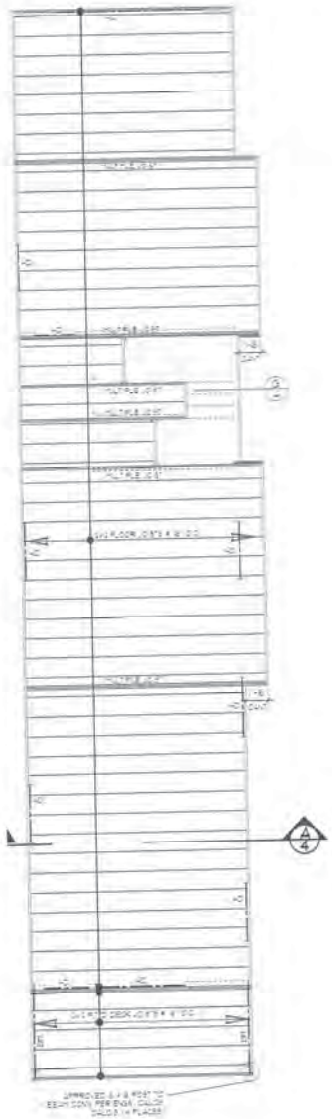
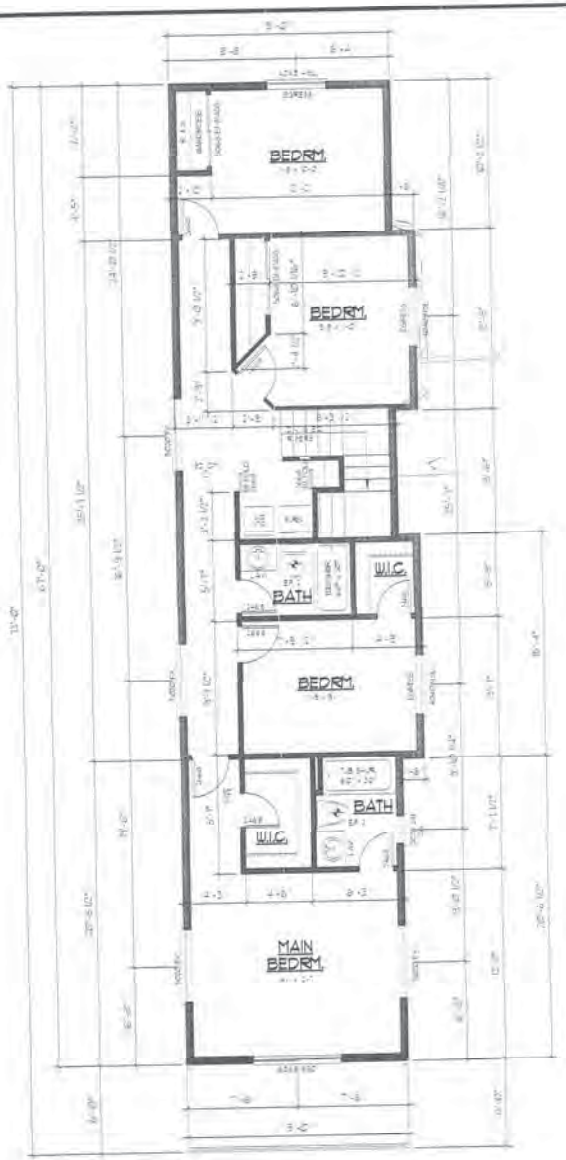
DRAWN BY	RES
DESIGN	2811 B
SHEET NUMBER	1
	1 OF 4

NHD



SECOND FLOOR FRAMING PLAN



SECOND FLOOR PLAN

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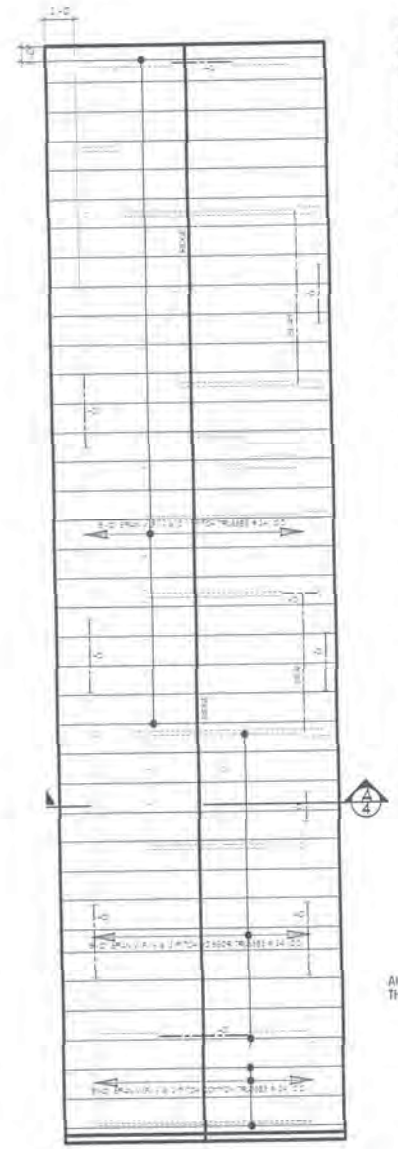
SCALE 1/2" = 1'-0"



ROOF FRAMING PLAN

ATTIC VENTILATION

PROVIDE ATTIC SPACE VENTILATION AS PER IRC 1/37 Sq. Ft. x 1/150 x 7.88 Sq. Ft. VENT AREA REQ'D.

Attention: Building Official
THIS PLAN IS FOR ONE BUILDING PERMIT ONLY.

NOTE:
While every attempt has been made to assure the accuracy of these drawings, ALL INFORMATION MUST BE VERIFIED prior to ordering any raw materials or fabricated components. Any structural components specified are for reference only and must be verified with the ENGINEER OF RECORD's "S-Drawing" and/or attached documents.

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SHEET NUMBER	2
	2 OF 4

NHD

FRONT

RIGHT SIDE

EXTERIOR ELEVATIONS

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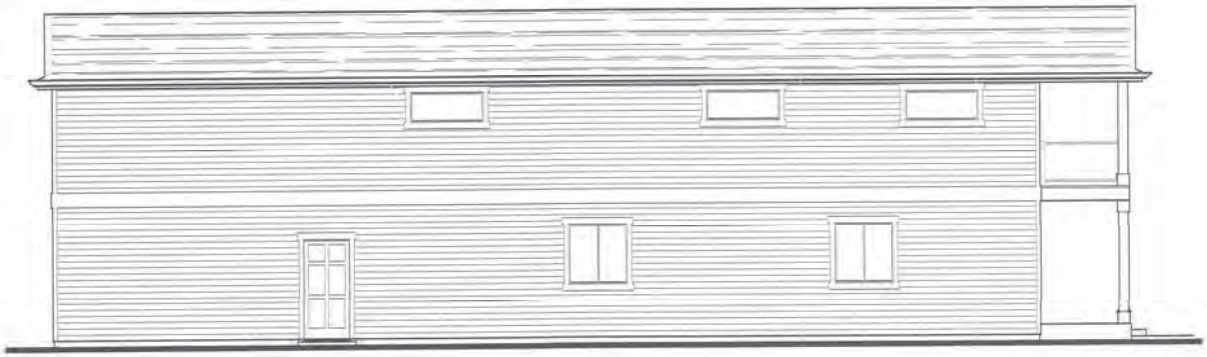
SCALE: 1/4" = 1'-0"



LEFT SIDE

REAR

Attention: Building Official
THIS PLAN IS FOR ONE BUILDING PERMIT ONLY.

NOTE:
Where every attempt has been made to ensure the accuracy of these drawings, ALL INFORMATION MUST BE VERIFIED prior to pricing any non-metal(s) or fabricated components. Any structural components specified are for reference only and must be verified with the ENGINEER OF RECORD's S-sheet(s) and or attached documents.

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DESIGN	2811 B
SHEET NUMBER	3
	3 OF 4

NHD

1114 N K Street site (1116 N K Street new construction from 2006 on the right)

1114 N K Street site (1116 N K Street new construction from 2006 on the right)

Landmarks Preservation Commission
Planning and Development Services Department

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 1618 N. 8th St. Tacoma, WA. 98403

Landmark/Conservation District (if applicable) _____

OWNER INFORMATION

Name (printed) Cobblestone Creek Homes, LLC Email billeggcabinets.com

Address (if different than above) P.O. Box 1692 Milton, WA. 98354 Phone 206.255.1365

Homeowner's Signature* _____

**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 Bill Gagnon Company Lake Forest Const., LLC

Address P.O. Box 1692, Milton, WA. 98354

Email billeggcabinets.com jay@eggcabinets.com Phone 206.391.7631

FOR OFFICE USE ONLY

PRELIMINARY PLAN CHECK

CHECKED FOR BUILDING CODE:* _____

LAND USE/ZONING:
VARIANCE REQUIRED? _____ CUP REQUIRED? _____

*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 $11,000.00

Application Fee Enclosed $325.00

RESIDENTIAL APPLICATION SUPPLEMENT CHECKLIST B
(For New Siding, Roofing, and Window and Door Openings)

CHECKLIST to include the following:*

- ☐ Elevation drawings (if new windows or doors are to be added where there no existing ones)
- ☑ Photograph(s) of work area(s)
- ☑ Detail illustrations of trim and casing
- ☐ Material samples (if proposing uncommon or new to market material)
- ☐ Paint samples (from hardware store if applicable)

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

Proposed Material(s): Front door, Craftsman fiberglass

Window types and locations: Vinyl windows, Replaced existing sizes. No new windows added.

Exterior cladding material(s): Cedar

*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.*
- *Elevations should be scale drawings and should include dimensions, heights, window and door locations and trim details.*
- *Please include a photograph of existing examples (if the new features 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.*

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.) TEAR off old ROOFING & INSTALL NEW 30 YEAR ARCHITECTURAL COMPOSITION ROOF.

2.) REMOVE & REPLACE old BROKEN single PANE WOOD WINDOWS on SIDES & BACK of HOUSE to MATCH EXISTING VINYL WINDOWS ALREADY INSTALLED. OLD WINDOWS WERE BROKEN BEYOND REPAIR.

3.) REPLACED FRONT DOOR & REAR DOOR due to DAMAGE BEYOND REPAIR. FRONT DOOR HAS been REPLACED WITH CRAFTSMAN DOOR STYLE. (see picture)

4.) REPAIR FRONT PORCH RAILING to MATCH homes in NEIGHBORHOOD. There WAS ONLY A HORIZONTAL PIECE & NEEDED BOTTOM RAIL & SLATS for SAFETY REASONS.

* GENERAL notes;
We PURCHASED the home in JAN. 2015. Found out from neighbors on both sides home had been VACANT for ALMOST 4 YEARS. There were OBVIOUS SIGNS of VANDALISM (doors & windows) besides WATER PROBLEMS. We PLAN on MAKING the home BETTER THAN it HAS been & to FIT THE LOOK of the NEIGHBORHOOD.

ATRIUM
WINDOWS AND DOORS

JET Door, LLC
Interior/Exterior Prehung Doors and Millwork
In-House Prefinish • Cabinets
253-535-3733
Office and Showroom
(Located in the Portland Ave. Business Park)
1832 112th St. East, Tacoma, WA 98445
CUT HERE
DOORGUARD

Honey Bucket
Honey Bucket
15
DANGER

PINK

Landmarks Preservation Commission
Planning and Development Services Department

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 1244 S. AINSWORTH AVE. 98405 Landmark/Conservation District (if applicable) _____

OWNER INFORMATION

Name (printed) TEDDY LEVENSON Email _____

Address (if different than above) _____ Phone 253.632.4291

Homeowner's Signature* T. Levenson

**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 ANDREW HOVDE Company HOME MAKEOVERS MADE SIMPLE

Address 2522 N. PROCTOR #107 TACOMA, WA 98406

Email andrew.h@homemakeoversms.com Phone 253.344.3781

FOR OFFICE USE ONLY

PRELIMINARY PLAN CHECK

CHECKED FOR BUILDING CODE:* _____

LAND USE/ZONING:
VARIANCE REQUIRED? _____ CUP REQUIRED? _____

*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 $3,500

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.

PLEASE SEE ATTACHED.

RESIDENTIAL APPLICATION CHECKLIST A

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

CHECKLIST to include the following:*

- ☐ Accurate Measured Site Plan (which shows ridgelines and dormers of existing and new buildings)
- ☐ Accurate Measured Elevation Drawings (all sides, with dimensions, siding materials, windows, and doors indicated)
- ☐ Photograph(s) of Site and surrounding area
- ☐ Detail illustrations of trim, casing, balusters, posts and railings (if applicable)
- ☐ Material samples (ie. stained glass, or if proposing uncommon material)
- ☐ 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.*

Levenson, Teddy – Exterior Porch Walls and Windows

Scope of Proposed Work:

1. Construct and install ~69 ½" tall vertical wall end cap pillar extending from top of long porch rail to bottom of beam, leaving approximately 72" between base of new pillar and base of existing corner pillar; pillar to be centered between edges of top porch rail and constructed using same materials as existing pillars, but with a base ~7"x3" and no vertical taper.

2. Frame 2x4 wall centered on side porch rail to fill space between new pillar and existing corner pillar with rough opening of ~54" wide x 52" tall to receive double-hung wood frame two-window panel (supplied by customer) and rough opening of ~54" wide x 8" tall to receive glass transom panel.

3. Frame 2x4 wall centered on back porch rail to fill space between existing corner pillars with rough opening of ~38" wide x 52" tall to receive double-hung wood frame window (supplied by customer) and rough opening of ~38" wide x 8" tall to receive glass transom panel.

4. Install exterior sheeting on both sides of new walls to receive cedar lap siding.

5. Install weather infiltration barrier on both sides of framed and sheeted walls. Tape and flash window openings.

6. Install customer-supplied wood frame windows and glass panels in framed openings.

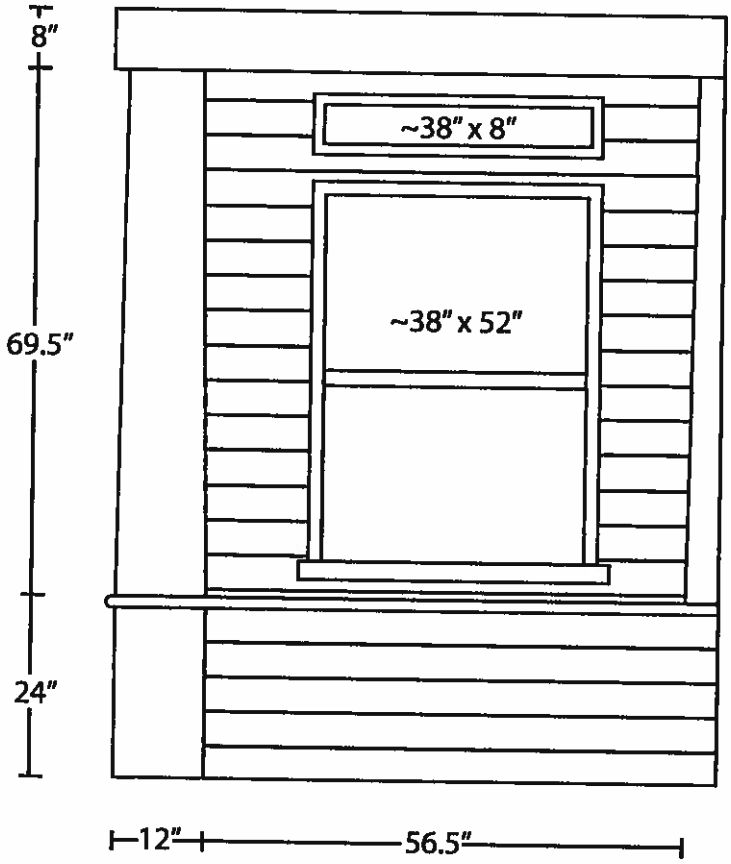
7. Install window casing and trim on windows and glass panels to match existing materials and architectural style.

8. Install cedar lap siding with 4 ½" reveal to match existing siding on both sides of new walls.

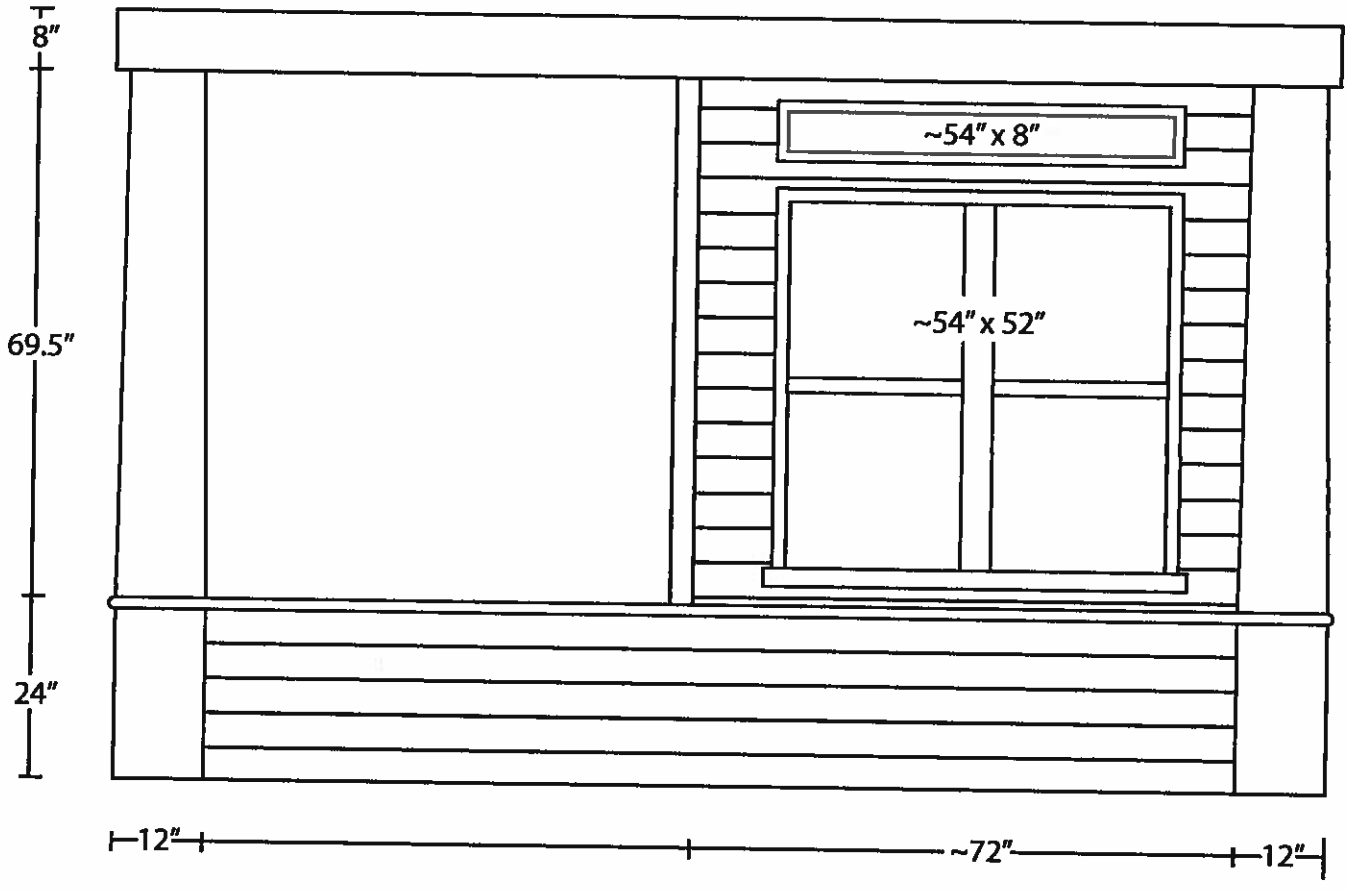
9. Caulk seams and joints on new walls and window openings.

Note: Customer to perform all preliminary surface preparation as well as priming and painting of completed construction areas.

Back Porch Wall



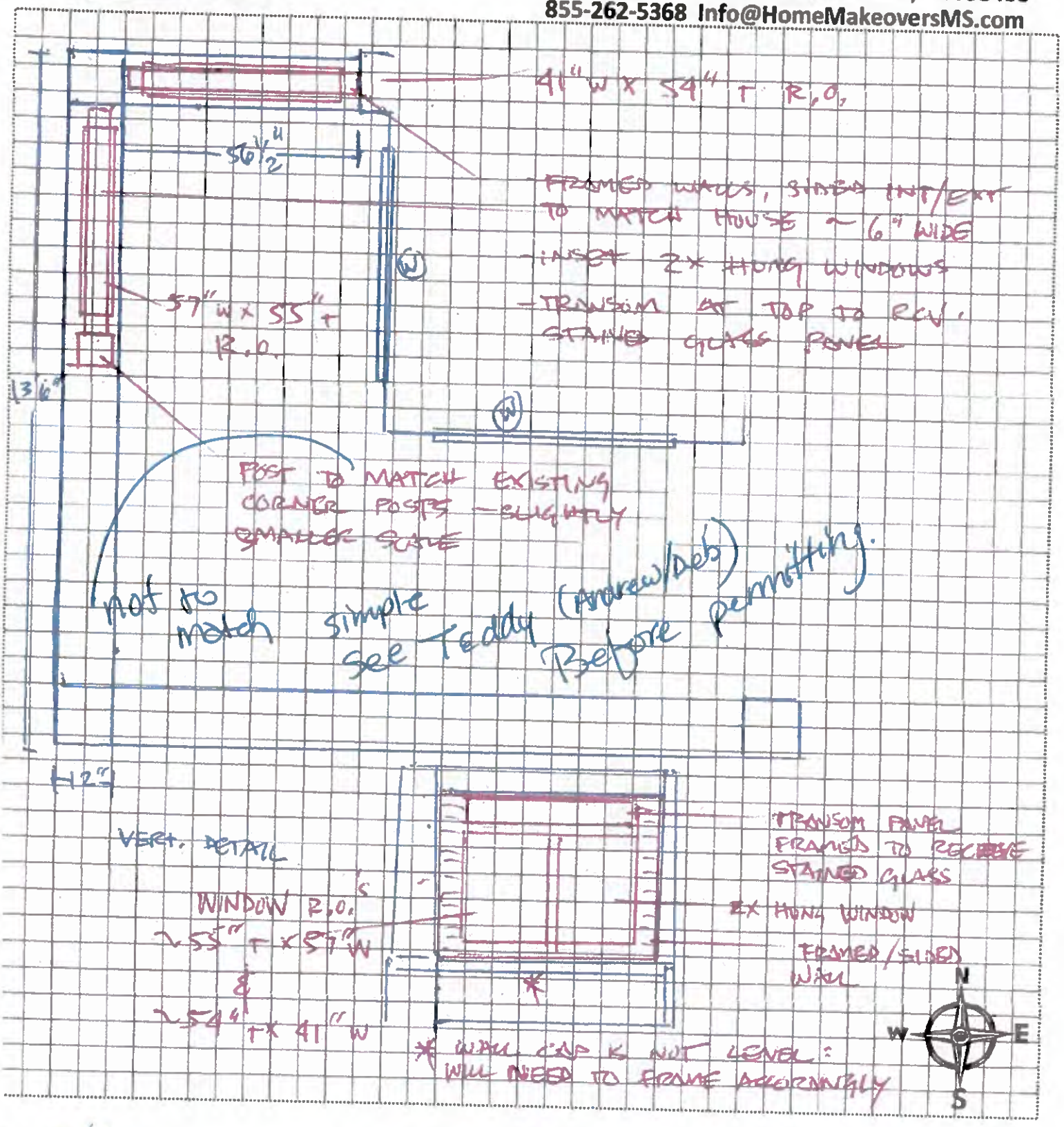
Side Porch Wall



home makeovers

Customer Name: LEVENSON
Address:
Phone (H): Phone (C):

2522 North Proctor St #107 Tacoma, WA 98406
855-262-5368 Info@HomeMakeoversMS.com



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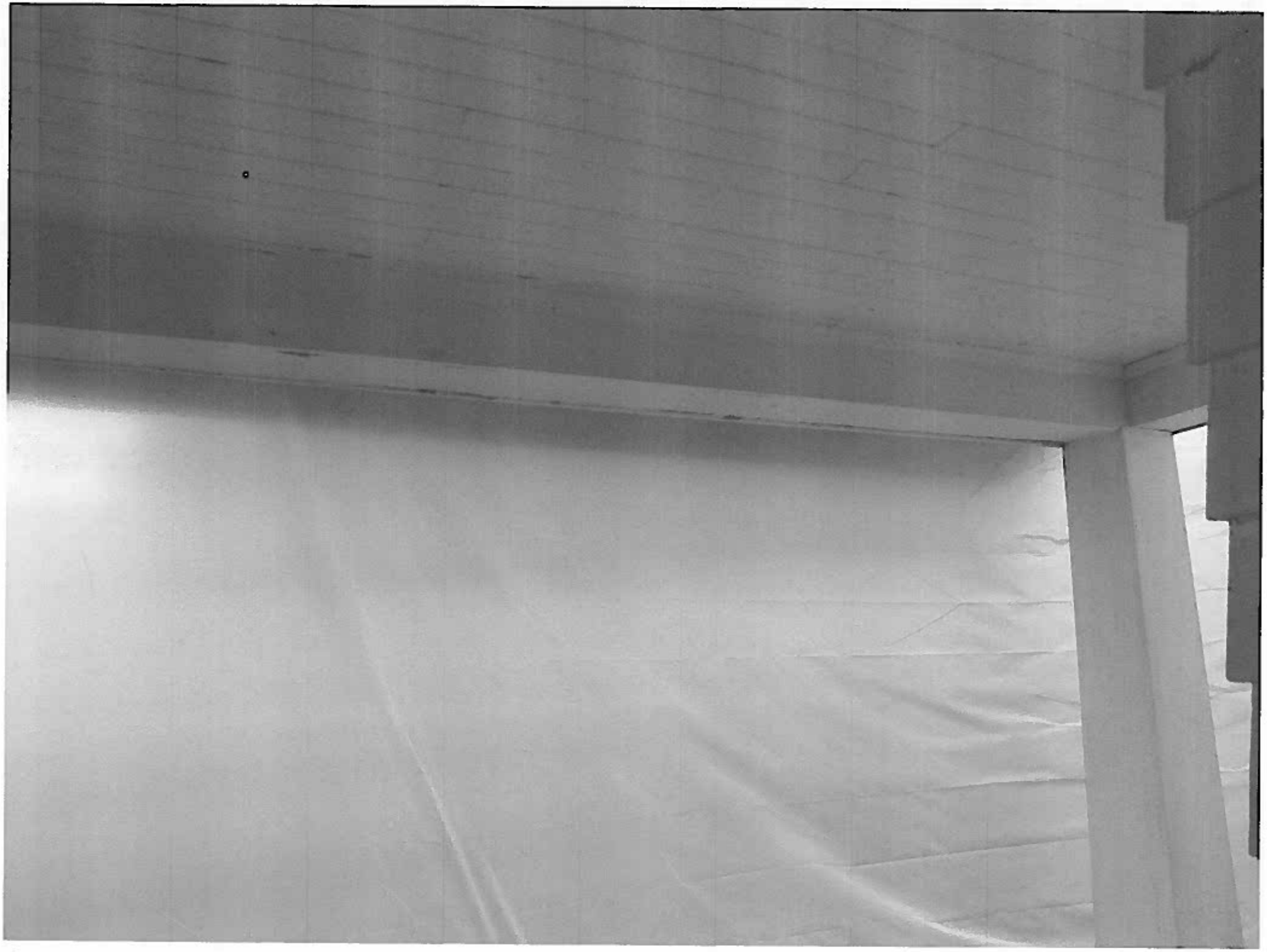

Stock Components

For over a century, prefabricated architectural parts have been sold through catalogues or at home improvement stores. Some companies still make generic, stock architectural components in the same general sizes and designs as those that were first manufactured. These components can be available in both wood and substitute materials. Thus, it may be possible to replace a historic stock component, such as an architectural grade column, with a new prefabricated column that matches the original. Unfortunately, these replacement parts are not designed to match the historic parts of any particular porch. Because traditionally there were many different porch elements, a wide range of styles and considerable regional variations, stock replacement parts available today are not often found to match what is needed in a specific porch repair project. When faced with deterioration of a few porch parts, all the historic material should not be removed in favor of a readily available stock design that does not match the historic appearance. The expressed goal may be to create a porch with a "consistent look," but this approach diminishes the building's historic character and authenticity.

Plastic and Composites

A variety of modern materials are marketed today as a substitute for wood. They are usually composite materials typically in the form of plastic resins, including vinyl (PVC), fiber-reinforced polymers and polyester resin. There are other products on the market as well, including medium density wood fiberboard and composite fiber-cement boards. The market is ever changing with the introduction of new synthetic materials and the re-formulation of existing ones. The more costly synthetic products tend to offer the best potential for matching historic features while offering good durability. This means that potential cost savings over new wood tends to be more long term than immediate. Such products generally are not carried in local home improvement stores but rather are available from building supply companies or direct through catalog sales.

The historical significance of a particular property and its porch influences decisions regarding possible use of substitute materials. In general, greater emphasis is placed on authenticity and material integrity when maintaining and repairing individually significant historic properties. However, a front porch that is repeated on rowhouses may be one of the defining characteristics of the historic district and thus of importance to the entire streetscape. So, too, can the location and appearance of a porch influence material decisions, as with, for example, a prominent front porch with ornate detailing as opposed to a small porch over a rear door.

Thus, when the historic porch contributes to the historic character of a building, the particular substitute material that is being considered should accurately match the appearance of the wooden feature being replaced. Composite materials that can be routed or shaped in the field to match specific pieces being replaced have greater potential for use in repairing a historic porch. Materials that cannot be shaped to match the visual appearance of the historic pieces being replaced usually are not suitable for use on historic buildings.

Substitute materials need to be finished to match the appearance of the historic elements being replaced. In nearly all cases, this means that the material should be painted, or where historically appropriate, stained as with some porch ceilings. While there are substitute materials being marketed as pre-finished with either a plain flat surface or generic wood-grain texture, select those that can be painted or stained in the field.

When a substitute material is to be used in conjunction with existing or new wood material, it is important to consider the differences in expansion and contraction due to temperature and moisture changes. Before making a decision, it is also important to understand how a particular substitute material will age, what its maintenance requirements are, and how the material will deteriorate. For example, sunlight can break down exposed surfaces of plastic resins, so painting the surfaces is needed just as with wood. Low and medium density plastic foam parts are easily damaged by abrasion and physical damage, exposing the interior foam to weathering.

Wood porches are just that, porches made out of wood, just as a brick houses are made of brick and cast-iron porches are made of cast-iron. The type of materials used historically in the construction of a building helps define its character. Limited use of substitute materials that closely match missing or deteriorated features may not endanger this historic character, but wholesale replacement with substitute materials usually will.

Considerations for Contemporary Alterations

Enclosures

Much of the character of a historic open porch is clearly its openness. Therefore, in most cases, a historic open porch should not be enclosed. If a porch enclosure is being considered, its significance and location—as well as the nature of the planned enclosure—play key roles in whether it can be done without changing the porch's and building's historic character. While it is almost never appropriate to enclose a front porch on a historic building to create interior space, enclosing a less prominent porch on a less visible elevation could have less impact. In addition, an enclosure should retain as many of the historic porch features as possible (Figure 12).

Insect Screening and Awnings

Traditionally, the seasonal use of porches was extended with screens and awnings. Screened porches have been popular since the advent of inexpensive and durable wire insect screening in late 1800s. Screens were often set unobtrusively behind railings and columns so the decorative components of the porch remained prominent and visible. Since screens can be damaged easily, the screening material was often set in slender, easy to repair, removable wood frames that could be installed during the warmer months, and stored in the winter. When screening a porch today, this historic precedent is recommended. Screened panels should have minimal wood framework painted either to match the porch or in a darker color to make the framing less visible. Decisions on whether screens should be installed inside the porch railings and posts, between the posts, or on the outside will depend on local traditions and on the design of the porch and trim. Screen doors on porches should be sized to fit proportionately with the porch, made of wood, and hung to swing out so insects are not brought inside with use.

Figure 12. This old porch enclosure, located on the back side of a house, has acquired significance over time and is remarkable both in the appropriateness of its detailing for use by others today, as well as its high degree of maintenance. The enclosure is set behind the columns; the balustrade has been retained; and the light divisions and the size of the glass panes echo that of the windows above. Within each bay there are two well-crafted, inward swinging doors, providing for greater seasonal use of the porch. Photos: Charles Fisher.

Awnings, drop curtains, and valances were common porch accessories during the nineteenth and well into the twentieth centuries. Both functional and decorative, these canvas features helped shield porches from the sun's direct rays, while their colorful stripes embellished and complemented the house's exterior. Some awnings were fixed in place; others were of a roller assembly that allowed owners to easily lower or retract the awning, depending on weather conditions.

Today, modern solution-dyed acrylic fabrics—materials that resemble, but are more durable than canvas—are often used on porch awnings and drop curtains. When new awnings are installed on a historic porch, the selected awning should be appropriate in shape, material, size and color. Care should be used not to damage existing historic porch features such as columns or cornices.

Temporary Enclosures

Temporary enclosures allow a porch to be used in colder months while not permanently altering its appearance. In fact some have become historic features of buildings. Particularly in New England, there is a continuing tradition of installing relatively substantial glass and wood panels on porches during the winter, especially around an entrance door. These tended to have small divided lights. Sometimes porches were fully enclosed with a divided light glass door for entry, creating an enclosed vestibule that reduced the amount of cold air entering the house when the door was opened. Others consisted of simple sidewalls perpendicular to an existing entrance door, serving as a windbreak. Such enclosures were generally removed in the spring (Figure 13).

In recent years, some porches have been enclosed during the winter with plastic sheeting (polyvinyl) for perceived energy conservation or for creation of an enclosed space. Such a treatment generally diminishes a building's historic character and is not recommended for highly visible porches.

New Permanent Enclosures

Enclosure of a historic porch can result in significant changes in the appearance and character of the building. When considering the possible enclosure of a porch, a number of questions and concerns should be successfully addressed.

Figure 13. Particularly in New England, there is a cold weather tradition of installing temporary glass and wood panels at entrance doors, thereby creating an enclosed vestibule. These enclosures with their small divided lights were generally removed in the spring. Photo: John Leeke.

Is the porch on a significant elevation of the building? A porch on a prominent elevation was there to be seen and its open qualities are visually important. Enclosing such a space should be avoided.

Figure 14. The enclosure of a prominent porch can dramatically change the historic character of a building. The L-shaped porch on this 1896 Shingle-style New England residence was later enclosed with aluminum windows and screens. Recent owners elected to reopen the historic porch. Among the other work, it was necessary to correct structural damage, as with this post, where beneath the wood casing carpenter ants had done serious damage. In reopening the porch, the historic character of the residence has been brought back and the traditional use of the porch is once again enjoyed. Photos: Mark Landry, Landmark Services.

Is the enclosure necessary? An enclosure will undoubtedly change the porch as a historic feature and may result in damage or loss of historic materials. Depending on the significance of the porch and the nature of the building, a new porch enclosure may also change the historic character of the building. Consideration should be given to alternate solutions such as recapturing underutilized space in an attic or basement (Figure 14).

Is the porch a highly distinctive feature of the building? Even porches on secondary and rear elevations can be distinctive, such as a two-story porch on the side ell of a farmhouse. Porches ornamented with decorative trim that embellishes the house can also be distinctive. Enclosing these features should also be avoided whenever possible.

Is the porch a feature repeated on a row of buildings in a historic district? Open front porches on a block of row houses can be not only important to an individual building but can also make up a significant feature of the streetscape. Enclosing such a porch usually is inappropriate even if a porch on an adjacent building already has been enclosed.

Will the proposed enclosure encompass the entire porch? History has shown that the enclosure of a portion of a porch on a secondary elevation does not always alter the character of a building. In the past as indoor plumbing was introduced to old buildings, the partial enclosure of a one or two-story porch on a secondary elevation was a convenient means of providing new bathroom space while limiting disruption to the building's interior. Since early bathrooms were traditionally small in size, most of the existing porch could be retained as open space. It was common to create new walls set either between columns or behind them, since the columns usually served a structural as well as decorative purpose. Where sleeping porches with full-length louver shutters were present, the new wall could simply be set behind and the shutters retained and fixed in place. In both cases the resulting effect minimized the impact of the partial enclosure on the appearance of the building. This also provides us with an approach that may be appropriate for a particular project today.

Will the enclosure result in the loss of considerable historic fabric? Unless the historic porch is so deteriorated that it is beyond repair, any consideration of enclosing all or part of a porch should incorporate retention of historic fabric. This may mean that the existing structural system needs to be augmented but generally not replaced. Distinctive features such as columns, brackets and balustrades should be retained and the new wall set behind them.

Is the foundation adequate for the enclosure of the porch and the new use of the space? Porches were often built on simple posts or piers, some with only minimum footings. Such structural supports may be inadequate to carry the added load of the proposed changes and the typical low space beneath a first floor porch may make installing a new porch foundation difficult and expensive. Such installations may result also in an extensive loss of historic fabric.

How will the proposed enclosure be viewed from the outside once the interior space is furnished? One of the approaches to enclosing a porch is to utilize near full glazing set behind existing columns in an attempt to retain a feeling of transparency. Whether such a treatment is successful depends on how it will look once it is constructed and how will the appearance on the outside be impacted by interior lighting, mechanical systems and furnishings. The traditional use of

plantings and porch awnings for shade also provided extended privacy. If historically appropriate, an existing or new awning and plantings may help to reduce the impact of a porch enclosure on a secondary but visible elevation.

Figure 15. A traditional technique of porch enclosures still used today involves the insertion in each column bay of one or more glass enclosures set in wood frames . This enclosure is properly set back an entire porch bay from the front of the house and utilizes traditional light divisions and wood frames. The balustrade, added here for illustration purposes, shows the importance of retaining this linear feature within the enclosed bays. Photo: Charles Fisher.

Is the design of the proposed porch enclosure in keeping with the historic character of the building? Where the enclosure of all or part of a historic porch is appropriate, the selection of a compatible design and materials is important. Windows, doors, and wall material selection, along with how the new infill fits within the existing porch, are all factors to consider. A traditional technique of porch enclosures still used today involves the insertion in each column bay of one or more glass enclosures set in wood frames. The enclosures are located between or behind the columns, depending upon the nature of the porch, and mimic the pattern or size of glass panes found in historic windows on the building (Figure 15). An alternate treatment involves the use of much larger sheets of clear, non-reflective glass recessed behind the porch supports, balustrade and railing. This more contemporary treatment may be appropriate, depending upon the historic character of the building, location of the porch, and other factors (Figure 16). Windows, doors, and wall material selection, along with how the new infill fits within the existing porch, are all factors to consider.

Figure 16. The use of near full glazing to enclose a porch may be appropriate depending upon the historic character of the building, location of the porch, how the interior space is to be treated, and other factors. This enclosure of a rear porch to create a conference room successfully utilizes large expanses of glass and narrow metal framing set behind existing porch elements (a through e). Where an additional horizontal support was needed (f), the frame was placed at a Location that is found in many traditional insect screen enclosures. Photo: Charles Fisher.

Safety and Building Codes

There are many building codes used by states and municipalities across the nation, with a majority of their requirements being very similar and focused on new construction. Building codes such as the International Building Code and its companion, the International Existing Building Code, have been developed in recent years that are generally much more sensitive to existing and historic buildings, emphasizing the retention of historic fabric without jeopardizing life safety. These "proportional codes," as they are called, allow building inspectors greater flexibility to make decisions based on the specific circumstances of each building, and the type and extent of work planned.

Successful rehabilitation work achieves a balance between building and safety code considerations and the retention of historic design and materials. The porch is no exception. The most common porch elements affected by code requirements are railing/balustrade height, baluster spacing, stair geometry, and structural system. When a historic porch is so deteriorated that a substantial portion must be replaced, modern building code requirements are usually triggered. These requirements are often more stringent for multi-family or commercial structures than single-family houses.

It is important to ensure that the code-required work be done in a manner that is sympathetic to the historic character of the building. If building code requirements threaten the historic character of the porch, alternatives that reconcile the two should be explored. Many local jurisdictions issue waivers or variances for historic buildings, allowing for historic elements to be retained, when it can be demonstrated that safety will not be compromised.

In the event that an alteration to a historic porch is required to make the porch safe to use, care should be taken in planning and undertaking the work. Fortunately, there are usually a number of options that are possible, although one is usually the most appropriate preservation solution.

Structural Loads

Ensuring that the structure's foundation can support the specified load is a primary safety issue for porches. Fortunately, repairs and upgrades to improve structural stability are generally made to the foundation at or below grade, and can usually be concealed under the porch or behind finish details. Weakened joists can often be strengthened with the addition of sister joists, epoxy structural repair, or the insertion of new concealed structural members (Figure 17).

STAFF REPORT
April 22, 2015

Proposed Narrowmoor Conservation District

Public Hearing Comments Summary

The following is a summary of the public comments received by the City before and during the comment period surrounding the public hearing conducted on April 8, 2015. All comments received are also included in the Landmarks Commission's packet. Below are some of the key observations and issues that were identified in the comments, followed by a summary of the comments and data regarding the survey, and the record of oral testimony.

At the meeting of April 22, 2015, staff will discuss the key issues and ask the commission to provide some guidance, in order to work towards a recommendation to the Planning Commission in May.

Key Observations/Issues

1. Public support
   There is clear public support for the establishment of a conservation district, as evidenced by oral testimony, written correspondence, and the postcard opinion survey conducted between March 15 and April 10.

   Twenty (20) written comments were received between February 11 and April 8, 2015. Of these, (12) were in support, (4) were opposed, and (4) were written to address specific issues with the proposal and/or design guidelines. The supporting letters included a letter from the West End Neighborhood Council. Opposing letters included a letter from the Tacoma-Pierce County Master Builders Association.

   The postcard survey was distributed with the public notice to property owners inside and within 400' of the proposed boundaries, totally 1058 individual notices. By the end of the comment period, 155 surveys had been returned, including 121 from within the proposed district boundaries. Of those from within the proposed boundaries, 82% (99 responses) were in support of the district, 14% (17 responses) were opposed, and 3% (4 responses) indicated "not enough information). One person indicated "neutral." Overall, including those responses from outside the district, 76% were in favor, 15% opposed, 3% neutral and 5% indicated "not enough information."

   Eighteen individuals testified at the hearing. Of these, 15 were generally in favor of the district, 2 were opposed, and 1 indicated that he was neutral but not opposed.

2. Specific themes
   Key themes in all public comment media included:
   - Many comments, especially in the postcard survey, expressed a desire to have some sort of regulation addressing tall trees and vegetation. It has been the City's position, and the Landmark Preservation Commission's direction, that regulation of trees is not something that can be addressed through the conservation district tool. However, several comments were also received that encouraged the Landmarks Commission to at least provide some guidance to the City regarding this issue in its recommendation to the Planning Commission, if such regulations cannot be included in the Conservation District itself.

- View protection and protection of character generally were also frequently cited reasons for the establishment of a conservation district. Along these lines, several comments also noted that the covenants are not adequate to protect the character (and views) within the neighborhood.

- Among supportive comments, protection from inappropriate development and the preservation of lot characteristics were also frequently mentioned. Concern with, and opposition to, subdivision of existing lots was mentioned by a number of respondents. Although the present guidance by the Commission and Neighborhoods and Housing Committee has been that very large minimum lot sizes and/or prohibitions on subdivision are not appropriate solutions, the guidelines as drafted do address the characteristics of lots that can be subdivided.

- Among opposing comments, frequently cited reasons included concern with additional regulation and complexity involved in the design review process. A corollary observation was that the covenants, combined with the view-sensitive overlay, amounted to an adequate amount of regulation to protect the district.

- Other parties opposed to the district assert that it is merely a means to force the City to enforce the covenants, and/or that the proposal is merely a means to protect private property views.

- There were a few specific comments relating to the design guidelines themselves, including from residents and from the West Slope Neighborhood Coalition that are summarized below. These include:
    - As noted above, developing a recommendation regarding trees and vegetation
    - More flexibility regarding exterior material palette/vinyl windows
    - Developing a recommendation regarding streetscape standards and city sidewalks standards
    - Ensuring consistency with covenant language within guidelines, especially regarding accessory structures
    - Revising language acknowledging/informing owners about covenants, and reference to the covenants as existing (present tense)

General Written Comments

Oppose district[1,3,4,7]
Narrowmoor is not historically significant/does not qualify as a historic district[1,3,4]
The proposal is only about preventing development/preserving views[1,4]
Existing zoning/covenants are adequate[1]
The district will create too much regulation/uncertainty[1,4]
The neighborhood possesses character that should be preserved[2,9, 10,13,14,15]
Existing covenants are not adequate[2]
District design guidelines will make project review predictable[2]
WSNC does not represent neighborhood[3]

[1] Arola letter, February 11
[2] Wilson letter, March 10, 2015

The city should consider codifying covenants[1]
The proposal is only about shifting the enforcement of covenants to the City[3,4]
The original developer was a racist and his vision should not be preserved/honored[3]
Conservation district will hinder upgrades to the neighborhood[4]
Conservation district will protect neighborhood[5,8]
Support conservation district[5,8,9, 10, 11,12,13,14,15]
Conservation district is more flexible than a historic district[6]
Trees can/should be addressed using other regulations[5,11]
Conservation district would discourage density at a time when the City should be encouraging density[7]
Creating a conservation district is a taking[7]
A conservation district is not environmentally friendly[7]
Conservation district will prevent out of scale construction[8]
Important to preserve lot characteristics[10]

Postcard Survey Summary

All Postcard Returns

Total postcards mailed:	1058	
Postcards returned:	155	15%
Supporting conservation district:	118	76%
Opposing conservation district:	24	15%
Neutral to proposal/no response:	5	3%
Not enough information:	8	5%

Postcard Returns From Within Proposed District

Total	121	
Supporting conservation district:	99	82%
Opposing conservation district:	17	14%
Neutral to proposal:	1	<1%
Not enough information:	4	3%

Postcard Comments

Topic	Card #s	

[3] Parsons letter, March 29, 2015
[4] Cohoe letter, March 30, 2015
[5] Searle email, April 6, 2015
[6] Kingsbury letter, March 29, 2015
[7] Pollock email, April 5, 2015
[8] Stoll email, April 6, 2015
[9] Wight email, April 6, 2015
[10] Fyntrilakis letter, April 8, 2015
[11] Fleming letter, April 8, 2015
[12] Messman/Skog letter, April 8, 2015
[13] Illman letter, April 8, 2015
[14] Apfel letter, April 8, 2015
[15] Albus/Thompson letter, April 8, 2015

1. Support the conservation district - generally	8,10,24,29,41,42,47,50,59,63,82,84,86,102,141,144	16
2. Support district - regulate trees/tall vegetation	12,18,26,32,58,61,81,95,97,98,100,137, 138,143	14
3. Support district - protect views/restrict height	23,26, 42,53,56,62,67,86,94,96,143,149,	12
4. Support district - protect/preserve neighborhood character	14,17,35,47,57,62,66,68,86,140,146	11
5. Oppose district - too restrictive/disagree with proposed regulations	102,107,112,118,120,122,125,126,132	9
6. Oppose district - Covenants/zoning are adequate; district unnecessary	116,117,118,123,124,126,132,133	8
7. Support district - prevent inappropriate development/unscrupulous developers	1,15,50,51,56,67,85	7
8. Support district - large lots/open space/neighborhood layout are important; subdivision/short platting is a problem	17,26,42,51,52,74,149	7
9. Oppose district - neighborhood is not "historic"	107,114,121,123,124,127	6
10. Support district - displeased with MBA mailer	14,33,58,59,141	5
11. Support district - covenants are ineffective/ City should enforce/honor covenants/ district will enhance covenants/	3, 10,26,93,100	5
12. Support district - process is taking too long	1,59,86,101	4
13. Support district - protect property values/district will protect property values	38,47,61,66,76	4
14. Support district - this is the best solution for the neighborhood issues	38,56,98,146	4
15. Oppose district - WSNC does not represent me/this proposal is not representative of the neighborhood desires	113,115,120,122	4
16. Oppose district – district will harm property values	109,117,131	3
17. Oppose district - this is just an attempt to get the city to enforce covenants/the city shouldn't be enforcing covenants	114,116,121	3
18. Support district – boundaries should be larger	69,148,151	3

Record of Oral Testimony

(1) Dean Wilson, Co-Chair of the WSNC:
Mr. Wilson thanked the Commission for initiating the concept of standalone conservation districts for the City of Tacoma and that he hoped they could be a model for future conservation districts to come. He stated that Narrowmoor was worthy of preservation. He commented on the covenants put in place having initially preserved the area as intended, but over time having proven inadequate. Intrusive construction has in some cases lead to lawsuits which have proven expensive and time consuming. They wanted to evolve design guidelines that would preserve the best examples of their architecture while providing flexibility for individual preferences and new construction techniques. He stated that they had been collectively praying for over a quarter century for a way to preserve Narrowmoor for future generations and the proposed solution could be the answer to their prayers.

(2) Deborah Anderson, granddaughter of Eivind Anderson:
Ms. Anderson spoke of her grandfather who emigrated from Norway and eventually created the Narrowmoor neighborhood. She reviewed how her grandfather conceived of the design for the neighborhood with low slung homes that blended into the land forms. Even as a child she could recognize that what he had created was unusual, innovative, and exciting. She saluted the efforts of the WSNC to preserve the integrity and character of the Narrowmoor neighborhood for generations to come.

(3) Mark Lewington:
Mr. Lewington commented that he supported the WSNC efforts to create a conservation district, adding that the covenants were an important factor in his decision to move to the West Slope but have proven imperfect. He stated that the conservation district would give them a more certain and efficient means to enforce standards, which is currently done through a slow, expensive, and stressful legal process. The conservation district would provide more clarity for residents as well as builders and most importantly an enforcement mechanism.

(4) Jim Schock:
Mr. Schock commented on having been a building and plat designer, once having won a Seattle MBA award for plat design. He reported that he had been member of a design committee that provided design guidelines to preserve the character and integrity of the neighborhood. He also worked for a company that inventories every lot in Pierce County and he attested that there are not many large lots left. He felt that there was a need to preserve these types of homes.

(5) Jean Jones:
Ms. Jones commented that both she and her mother were residents of the neighborhood and that they had been able to live peacefully in the neighborhood because of the covenants. She reported that in the last few years their covenants have come under attack resulting in lawsuits between neighbors and that they needed the conservation district to preserve the peace.

(6) Joe Quilici:
Mr. Quilici commented that he and his wife had resided in the Narrowmoor area for 41 and a half years. He commented that when he moved into the area there were gravel streets, vacant lots, and some of the original homeowners. He acknowledged that change will happen but added that it is important to preserve. He spoke in approval of the City Council, The Planning Commission, and the Landmarks Preservation Commission for being open to a creative idea on how to preserve their neighborhoods. He commented on a letter he was submitting to Chair that discussed several topics. He added that it is important that the design guidelines acknowledge the covenants and also that there is a necessity to have a variance for garages on the west side of a property. He requested that the Landmarks Preservation Commission accept the proposal with his recommendations. He commented that the letter sent out by the MBA reflected a position was contrary to Tacoma's adopted land use and neighborhood policy.

(7) Stewart Messman:
Mr. Messman commented that both he and his wife moved into the Narrowmoor area a year and a half ago. They were drawn to the neighborhood by the quality design, low profile homes, and spacious yards. He added that they were looking forward to preserving the character of the neighborhood into the future.

(8) Ann Brock:
Ms. Brock commented that she was supportive of the intent of the conservation district, but was concerned because she had purchased a lot to build a home and the present design would not be allowed by the proposed guidelines. She felt that vinyl windows should be allowed because the material is superior to aluminum or wood. She felt that concrete siding should be allowed because it is more resistant to rot.

(9) Jane Evancho:
Ms. Evancho expressed support for the conservation district and shared that she and her husband had lived in the Narrowmoor area for over 30 years. She described the neighborhood as a distinct community with unique characteristics like unique mid-century modern homes and large lot sizes. If the style of the neighborhood were to change she would be likely to move away. Ms. Evancho urged the Commission forward the matter on to the Planning Commission.

(10) Tom Oldfield:
Mr. Oldfield commented he did not feel that the conservation district was the right solution to the issues that were being raised. He noted that he had been associated with the development since 1973 and had owned a house there for the past seven years, having recently demolished the old house to build a beautiful new one. He commented that the new home has not received criticism for any aspect of its design. He commented that the primary issue is views and the conservation district does not address it because it does not address vegetation. He briefly discussed the reasons he built a new home, specifically the roof structure that creates a low ceiling on the west side of the house. He noted that the windows and siding on the home would also have been against the conservation district guidelines. Mr. Oldfield concluded that there was not a unity of design in the neighborhood and there were other ways of preserving the through-and-through nature of the lots.

(11) Karen Kelly:
Ms. Kelly, discussed having lived a mile from the Narrowmoor area for 34 years and having wanted a home with a view. She found a home in the Narrowmoor neighborhood 3 years ago and has found that there is a sense of community in the neighborhood that is created by the layout of the homes and the orientation of the streets. She commented that she was confused by the MBAs opposition to the conservation district which would be necessary to prevent the progressive loss of the unique and irreplaceable quality of their neighborhood. Ms. Kelley urged the Commission to support the establishment of the conservation district.

(12) Billee Brown:
Ms. Brown commented on moving to Tacoma in 1959 and eventually moving to the Narrowmoor area to retire after looking at homes throughout the greater area. She stated that the West Slope was an established neighborhood with a rural feeling and homes that were laid out in a manner to give space, privacy, and allow views. They had believed that with the covenants it would remain that way, but it has not been enough. A conservation district would maintain the ambience that they love, while allowing the updating of homes to improve efficiency and all minor additions. She hoped that the Commission would take the request seriously and act upon it as soon as details are finalized.

(13) Jeremiah LaFranca, Master Builders Association of Pierce County:
Mr. LaFranca stated that he was commenting on behalf of the 650 members of the MBA, which had submitted a letter on February 11th in opposition to the conservation district. He commented that they were opposed to the district, but not the ideals of the coalition. He felt that the common neighborhood feature of a low building height was not justification for imposing a conservation district. He proposed denying the application and instead seeking an overlay that would accomplish the goals to protect views without the time and cost of design review guidelines for remodels and construction of new homes. He requested that the Commission deny the application and recommend that a zoning overlay be pursued.

(14) Chris Osgood:
Mr. Osgood commented on having moved to the neighborhood in 2004 because of the size of the lots and the views, which he had thought would be protected by covenants. He related how the home behind him had been torn down to be replaced with a home that would block his view. He commented on the number of new homes that are being constructed against the

wishes of the neighborhood as people inherit and sell properties. He noted that it was expensive to sue and the builders would eventually win because they can afford to spend more money on lawsuits. He expressed interest in keeping the homes and lot sizes the way they are. He added that if the lots continue to be subdivided and the homes continue to be raised up it will no longer be a unique and attractive neighborhood.

(15) Carol MacKinnon:
Ms. MacKinnon shared that she had been a resident of the Narrowmoor area since 1985. She commented that she was content with the guidelines so far as they were protecting the lot size and the openness. She felt that the look and feel was because of Eivind Anderson's vision and his legacy was in the covenants. She objected to speaking of the covenants in the past tense in the guidelines, and felt that they should be acknowledged as being alive and enforceable. She expressed concern that the guidelines were too generous in the allowing a square footage to be divided between multiple accessory structures while the covenants only allowed a single detached building.

(16) Anders Ibsen, City Council:
Councilman Ibsen spoke in support of the proposed conservation district. He expressed gratitude to the city staff, the volunteer commissioners, and the neighbors who have been diligently working on the issue. He noted that he was not a resident of West Slope and only had the privilege to represent the people present. Councilman Ibsen observed that the people who move in to the West Slope have certain expectations for the quality of life they will have and the certainty of what is going to happen in their neighborhood. He believed that people on both sides of the issue have the best intentions, but felt that the status quo was insufficient and neighbors should not have to resort to lawsuits. He thanked the Commission for taking on the issue and thanked the attendees for their participation in the hearing.

(17) Michael Fleming:
Mr. Fleming commented on having lived in Narrowmoor since 1985. He noted a lawsuit that occurred shortly after he moved to the neighborhood, in which a third story was added to a home, demonstrating that it has been an ongoing issue. He commented that they thought they had protections where it turns out they do not. He noted that the homeowner in the lawsuit won on appeal, which resulted in more 3 story homes along the perimeter of the neighborhood. He discussed the efforts to create the conservation district and spoke of the time, effort and money invested in that purpose. He recommended some refinements to the design guidelines relating to the footprints, not prohibiting vinyl windows, and an alternative approach to deal with trees. He thanked the Commission for listening to the feedback.

(18) Paul Martin:
Mr. Martin commented that he was a resident of Narrowmoor in the lower corner of the neighborhood where the impacts would only affect him, but not his immediate neighbors. He discussed how he loved the area and how he had sought a home there. He noted that the house he moved into still needs a lot of work since they moved in, but his neighbors are happy because they know he has been improving the home. He noted that the home was built in 1949 and had an addition built in 1963. He commented that he might want to increase the square footage, but wouldn't do anything to impact his neighbor's views. He supported some aspects of the proposal but felt he should be able to expand his home if it would not impact anyone's views. He commented that he would like to preserve the character of the neighborhood, but did not want to give up a future opportunity to increase the size of his house if it would not affect his neighbors.

Comments Specific to Design Guidelines, all sources

1. Include language about covenants in guidelines
2. Need to regulate vegetation
3. Vinyl windows should be allowed
4. Heights should be limited to 12’
5. Garages should be 12’ in height and no more than 400 or 500 SF.
6. No sidewalks should be allowed in the district.
7. Covenants should be referred to in present tense in the design guidelines.
8. Stainless steel chimneys/roof elements should be encased or painted/non-glare.
9. Should prohibit painting of brick
10. RV parking should be downslope/west side of lot
11. Clarify language regarding additions extending north and south to property lines, p. 152.
12. Accessory buildings language should be consistent with covenants
13. Guidelines need clear statement of intent
14. Guidelines need language regarding streetscape and exemptions from PW street standards where they conflict with the neighborhood character
15. There should be no exceptions to height limitations
16. There should be more flexibility in language regarding reconstruction and original footprint
17. Design guidelines should not incorporate covenants but be compatible with them

Public Comment
Narrowmoor
Conservation District

April 22, 2015

February 11, 2015

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

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

Dear Mr. Boudet:

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

1. The West Slope Neighborhood was already rejected for historic significance by a preservation consultant. In 2010, the Painter Report rejected the West Slope Neighborhood from historic district consideration because *half of the buildings in the Narrowmoor Additions have lost their integrity.*[1] And, although the conservation district application submitted by individual members of the West Slope Neighborhood Coalition ("WSNC") cites the Painter Report as encouraging the creation of a conservation district, this is misleading. The Painter Report does not encourage creation of a conservation district; it does nothing more than comment that conservation districts have been used elsewhere and could be investigated by the West Slope Neighborhood. The Painter Report offers no opinion that the West Slope Neighborhood is eligible for a conservation district.

2. The West Slope Neighborhood does not possess an intact development pattern or a prevailing historic architecture. The Painter Report indicates that houses in the Narrowmoor Additions are a random mix of custom built homes and stock plans, and are significant for the subdivision's siting not for the houses themselves other than the general observation that the houses tend to be one-story plus daylight basement. Painter Report at p. 6. Under these circumstances, there is no justification for imposing a "conservation" district overlay that would impose design requirements concerning appearance as well as restrictions on new construction or additions. And, as is more fully discussed below, the common neighborhood feature of low building height is a factor of the private restrictions *already* in place.

[1] The "Painter Report" refers to the "Tacoma West Slope Historic District Development Project Historic Resource Survey Report," prepared by Diana J. Painter for the City of Tacoma, dated January 2010.

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3. Unlike in a historic district where there might be a mutual benefit to conserving the built environment, here the goal is to maintain status quo merely for the sake of maintaining status quo and neighborhood views. Those objectives are insufficient to justify creating the regulatory layers of a conservation district. The WSNC's conservation district application makes clear that *its primary objective is to protect views* in the West Slope Neighborhood area by locking in the neighborhood's existing built environment: the WSNC asks the City to impose building height limits to protect neighbors' views and to expressly permit the topping of "tall-growing trees." If the City is sympathetic to these goals of view preservation, it would be appropriate for the City to evaluate its height standards and tree trimming regulations for this area of the City, but concerns about *significant views* do not justify the creation of a conservation district meant to address *significant architecture.*

4. To the extent that there is any distinctive character worthy of being maintained, the plat restrictions already provide such protections. In other words, the objectives of the community are already adequately protected. Narrowmoor Additions 1 through 4 already contain covenants addressing WSNC's very concerns: two-story height limits, uses limited to single-family, and a uniform 30-foot setback. To the extent that the WSNC is concerned that such covenants are not enforced, the City should investigate whether to codify those covenants as development regulations. (In which case, homeowners in the West Slope Neighborhood who are not behind the WSNC's conservation district application may, in fact, object.)

5. The West Slope Neighborhood does not abut any historic or conservation district. Nor is there any need to impose a conservation district to extend protections of or to an abutting historic or conservation district; there are none. *See* TMC chapter 13.07.

6. The added regulation and accompanying delay would needlessly discourage improvements within the West Slope Neighborhood and deter buyers. The WSNC application would impose design review on any new home, addition, or demolition project within the West Slope Neighborhood. This would needlessly create months of delay for such projects, skyrocketing homeowner costs, hampering the exercise of property rights, and reducing the marketability of the neighborhood's homes to new buyers.

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

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

Sincerely,
Master Builders Association of Pierce County

Kent Arola, President

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

WEST SLOPE
NEIGHBORHOOD
COALITION

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

March 10, 2015

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

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

Dear Chairman York,

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

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

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

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

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

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

WSNC BOARD – 2015

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

Narrowmoor 2 (S 12th to Suspension)
Karin Bolland kb@mcdtechnologies.com
565-2420 1502 S Fernside Dr.

Narrowmoor 3 (Suspension to S 19th)
Judi Quilici jquil@harbornet.com
564-0847 1530 S. Fernside Dr.

Narrowmoor 4 (SR16 to 6th Ave)
Ted Turner ted.turner@weyerhaeuser.com
(cell) 541-912-6664 636 N. Fairview Dr

Mt. Narrowmoor (East of Jackson St)
Pat Lyon seabre.20@gmail.com
1702 S. Karl Johan Avenue

Trustee 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

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

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

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

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

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

Sincerely,

Dean Wilson
Co-Chair
West Slope Neighborhood Coalition

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

Recommendations

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

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

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

West Slope Neighborhood Conservation District

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

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

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

mbapierce
MASTER BUILDERS

March 29, 2015

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

Dear Mr. McKnight,

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

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

1. The principal advocate for the Conservation District, the West Slope Neighborhood Coalition, is not empowered to speak for everyone in Narrowmoore, and lacks legitimacy as an organization. They are not a Homeowner's Association, Nonprofit or other government recognized entity. We believe their efforts and arguments are strictly an attempt to compel the City of Tacoma to enforce their interpretation of platted restrictive covenants, relieving them of the cost burden and shifting it to the larger community (the taxpayers). In fact, they attest to this a number of times in their literature.

2. There has been no evidence presented as to why Narrowmoor has any historical value whatsoever. The much mentioned Eivind Anderson was merely a land developer, one of four involved in the terracing of the slope that a large number of builders developed over the ensuing years. Statements regarding the character or uniqueness of the neighborhood are vague and uninformative. There were **at least** 8 styles of homes built during the early development years in Narrowmoor and over half the homes have been built in the years since Anderson died. The City sponsored study has not quantified or defined a cohesive architectural style that is predominant in the planned area. Examining only the original year built of the homes fails to reflect the extent of changes that have been made to almost all of the homes in Narrowmoor. In fact, county tax records show an **Adjusted Year Built,** which by County definition "*Indicates that improvements have been made to the original property which would effectively reduce the age of the building*". Of 303 homes we researched in the County Assessor's records in Narrowmoor, only one has an Adjusted Year Built before 1965, which indicates there is very little remaining of the original character of the period.

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

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

Respectfully,

Nancy Parsons

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

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

RE: Narrowmoor Addition Conservation District

To Whom It May Concern:

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

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

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

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

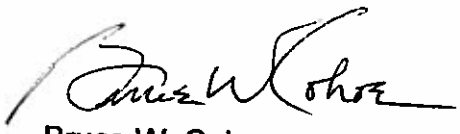
I say this with fifty years plus of legal experience, the last twenty of which were as a Pierce county Superior Court Judge. Home buyers always look at what are the restrictions on any property they want to purchase. For example, is there a home owners association, and here there would be a "super" HOA.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

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

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

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

Very truly yours,



Bruce W. Cohoe
944 South Mountain View

WEST SLOPE
NEIGHBORHOOD
COALITION

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

WSNC BOARD – 2015

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Recording Secretary
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564-3596 1526 S. Ventura Drive

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Membership Chair
Gail Cline clinetg@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 clinetg@comcast.net
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Narrowmoor 2 (S 12th to Suspension)
Karin Bolland kb@mcdtechnologies.com
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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

April 6, 2015

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

Subject: Letters of Parsons and Cohoe

Dear Chairman Granfield and Members of the Commission,

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

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

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

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

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

-Regarding the letter from Bruce Cohoe (Undated):

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

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

Sincerely,

Dean Wilson
Co-Chair
West Slope Neighborhood Coalition

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

From:	Dean Wilson
To:	McKnight, Reuben
Subject:	Comments for LPC
Date:	Monday, April 06, 2015 2:49:39 PM

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

Thank you,
Dean W.
WSNC

---------- Forwarded message ----------
From: <JANDNPUB@aol.com>
Date: Mon, Apr 6, 2015 at 12:30 PM
Subject: Hearing
To: dewilson064@gmail.com
Cc: jane.evancho@wamail.net, Dekedesigns@aol.com

Mr. Wilson,

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

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

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

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

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

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

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

Jess & Nancy Searle
950 S. Locust Lane
Tacoma, WA. 98465
253-564-5885

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

March 29, 2015

Dear Mr. Granfield:

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

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

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

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

Sincerely,

Ken Kingsbury

Ken Kingsbury, Chair
West End Neighborhood Council

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

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

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

I am not is support of the proposed conservation district.

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

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

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

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

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

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

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

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

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

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

From: Family Email
To: McKnight, Reuben
Subject: Narrowmore Conservation District
Date: Monday, April 06, 2015 8:47:38 PM

Dear Chairman Granfield,

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

Sincerely,

Henry Stoll
609 Vista Drive
Tacoma, WA 98465

From:	wesixski11
To:	McKnight, Reuben
Cc:	Dean Wilson
Subject:	Narromoor conservation District
Date:	Monday, April 06, 2015 7:38:00 PM

Dear Mr. McKnight;

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

Sincerely,

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

From: Carol MacKinnon
To: McKnight, Reuben
Subject: Narrowmoor Draft Guidelines
Date: Friday, March 06, 2015 11:10:23 AM

Dear Reuben,

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

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

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

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

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

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

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

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

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

Yours truly,
Carol MacKinnon

From: Carol MacKinnon
To: McKnight, Reuben
Subject: Further re Narrowmoor Proposed Ordinance
Date: Friday, March 06, 2015 12:36:35 PM

Dear Reuben,

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

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

~Carol MacKinnon

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

RE:Narrowmoor Conservation District Establishment

Dear Commissioners;

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

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

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

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

Sincerely,

Frederick W. Ehret and Anastasia Fyntrilakis

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

April 8, 2015

RE: NARROWMOOR CONSERVATION DISTRICT

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

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

Respectfully submitted by:

Joseph A. Quilici

Judith M. Quilici

1530 Fernside Dr
Tacoma, WA 98465

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

April 8, 2014

Tacoma Landmarks Preservation Commission
747 Market Street
Tacoma, WA 98402

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

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

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

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

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

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

Sincerely,

Mike Fleming Nancy Fleming

Mike & Nancy Fleming

April 8, 2014

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

RE: Support for Narrowmoor Conservation District Designation

Dear Chairman Granfield,

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

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

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

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

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

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

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

Sincerely,

Stewart C. Messman

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

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

RE:Narrowmoor Conservation District Establishment

Dear Commissioners;

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

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

STEVE + CINDI ILLMAN
920 MT VIEW AVE
TACOMA

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

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

Jeanne Appel

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

RE:Narrowmoor Conservation District Establishment

Dear Commissioners;

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

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

Sarah Albers
Gordon Thompson

934 S. Locust Lane

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

Reuben,

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

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

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

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

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

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

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

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

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

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

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

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

~ Dean W.
WSNC Co-Chair

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

Reuben,

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

In the DRAFT Design Guidelines it calls for the "footprint" of replacement homes to closely match the original home's footprint.
The intent and focus of this provision has to do with limiting the "massing" of rebuilds.

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

Mike Fleming
1520 S Fairview Dr.
Tacoma, WA 98465

PROPOSED NARROWMOOR ADDITION CONSERVATION DISTRICT QUESTIONNAIRE

1

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

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

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

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

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

You need to speed this process up. Crooked/Sly/Shady builders are attempting to RUIN Narrowmoor.

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Already over the last 5 yrs, there has been a deterioration due to greatly oversized separate

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Comments on property need to be
honored by the City

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

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

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

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QUESTIONNAIRE

(1)

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(10)

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I STRONGLY SUPPORT THE C.D. PROPOSAL.

OUR COVENANTS ARE VERY IMPORTANT TO US.

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PROPOSED NARROWMOOR ADDITION CONSERVATION DISTRICT QUESTIONNAIRE

12

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

- [x] Yes
- [ ] No
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3. **Additional comments for the Commission?**

We would like appropriate property landscaping and upkeep + tree height provisions added to

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PROPOSED NARROWMOOR ADDITION CONSERVATION DISTRICT QUESTIONNAIRE

13

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

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

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

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

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

_____

_____

WHAT IS THIS?
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PROPOSED NARROWMOOR ADDITION CONSERVATION DISTRICT QUESTIONNAIRE

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

- [x] Yes
- [ ] No
- [ ] Neutral
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3. **Additional comments for the Commission?**

We feel strongly about preseving the unique character of our mid-Century neighborhood. The postcard from the NHBA really ticks us off with its distorted Propaganda.

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PROPOSED NARROWMOOR ADDITION CONSERVATION DISTRICT QUESTIONNAIRE

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

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

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

3. Additional comments for the Commission?

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

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PROPOSED NARROWMOOR ADDITION CONSERVATION DISTRICT QUESTIONNAIRE

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- [ ] Other _____

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

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

3. Additional comments for the Commission?

let's get this done so short-plat lot divisions and out of character remodels stop, before the neighborhood is lost forever!

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PROPOSED NARROWMOOR ADDITION CONSERVATION DISTRICT QUESTIONNAIRE

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- [ ] Other _____

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

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

3. Additional comments for the Commission?

Please be sure to have a limit on tree heights. We use limiting house heights + letting the trees grow!!

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PROPOSED NARROWMOOR ADDITION CONSERVATION DISTRICT QUESTIONNAIRE

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- ☐ I own a business or nonresidential property within the proposed district boundaries.
- ☐ Other _____

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

- ☒ Yes
- ☐ No
- ☐ Neutral
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3. Additional comments for the Commission?

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PROPOSED NARROWMOOR ADDITION CONSERVATION DISTRICT QUESTIONNAIRE

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- ☐ I own a business or nonresidential property within the proposed district boundaries.
- ☐ Other _____

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

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

3. Additional comments for the Commission?

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PROPOSED NARROWMOOR ADDITION CONSERVATION DISTRICT QUESTIONNAIRE

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- [ ] I own a business or nonresidential property within the proposed district boundaries.
- [ ] Other _____

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

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

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

_____

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PROPOSED NARROWMOOR ADDITION CONSERVATION DISTRICT QUESTIONNAIRE

22

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

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

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

- [x] Yes Strongly!
- [ ] No
- [ ] Neutral
- [ ] I don't have enough information.

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

Our Home abuts the proposed conservation district

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- [ ] Other _____

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

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

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

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

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PROPOSED NARROWMOOR ADDITION CONSERVATION DISTRICT QUESTIONNAIRE

24

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

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

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

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

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

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

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- [ ] Other _____

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

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

3. Additional comments for the Commission?

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

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PROPOSED NARROWMOOR ADDITION CONSERVATION DISTRICT QUESTIONNAIRE

26

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

- [x] Yes
- [ ] No
- [ ] Neutral
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3. Additional comments for the Commission?

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

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PROPOSED NARROWMOOR ADDITION CONSERVATION DISTRICT QUESTIONNAIRE

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PROPOSED NARROWMOOR ADDITION CONSERVATION DISTRICT QUESTIONNAIRE

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- [ ] I own a business or nonresidential property within the proposed district boundaries.
- [ ] Other _____

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

- [x] Yes
- [ ] No
- [ ] Neutral
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3. Additional comments for the Commission?

Strongly Support the proposed conservation district

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PROPOSED NARROWMOOR ADDITION CONSERVATION DISTRICT QUESTIONNAIRE

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PROPOSED NARROWMOOR ADDITION CONSERVATION DISTRICT QUESTIONNAIRE

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- [ ] Other _____

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- [x] Yes
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3. **Additional comments for the Commission?**

_____

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PROPOSED NARROWMOOR ADDITION CONSERVATION DISTRICT QUESTIONNAIRE

32

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

Do you support the proposed conservation district being established?

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

Additional comments for the Commission?

VIEW OBSTRUCTING TREES

_____

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- [ ] Other _____

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

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

3. Additional comments for the Commission?

No linkup to documents @ www.tacomaculture.org/westslope.asp

PLEASE STOP MBAPIERCE MASTER BUILDERS from spreading FALSEHOODS ON THEIR MAILERS to US. (253 272-2112)

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PROPOSED NARROWMOOR ADDITION CONSERVATION DISTRICT QUESTIONNAIRE

34

1. Please check the best choice below.

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

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

- [x] Yes
- [ ] No
- [ ] Neutral
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3. Additional comments for the Commission?

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PROPOSED NARROWMOOR ADDITION CONSERVATION DISTRICT QUESTIONNAIRE

35

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

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3. Additional comments for the Commission?

CAN'T BE REQUIRED IF LOT

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PLEASE FOLD AND TEAR AT DOTTED LINE

PROPOSED NARROWMOOR ADDITION CONSERVATION DISTRICT QUESTIONNAIRE

36

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- ☒ I own a home in the proposed conservation district.
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PROPOSED NARROWMOOR ADDITION CONSERVATION DISTRICT QUESTIONNAIRE

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A LOGICAL APPROACH TO PROTECTING WHAT PEOPLE HAVE BOUGHT INTO

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PROPOSED NARROWMOOR ADDITION CONSERVATION DISTRICT QUESTIONNAIRE

40

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

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PROPOSED NARROWMOOR ADDITION CONSERVATION DISTRICT QUESTIONNAIRE

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

- [x] Yes
- [ ] No
- [ ] Neutral
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3. **Additional comments for the Commission?**

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

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PLEASE FOLD AND TEAR AT DOTTED LINE

PROPOSED NARROWMOOR ADDITION CONSERVATION DISTRICT QUESTIONNAIRE

42

1. **Please check the best choice below.** S. MESSMAN/C. SKOG
1536 S. FERNSIDE DRIVE

- [x] I own a home in the proposed conservation district.
- [ ] I rent a home in the proposed district.
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2. **Do you support the proposed conservation district being established?**

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

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

WE STRONGLY OPPOSE LOT-SPLITTING.

WE OBJECT TO OUT-BUILDINGS TALLER THAN 12 FEET.

PLEASE APPROVE THE CONSERVATION DIST. SOON!

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PROPOSED NARROWMOOR ADDITION CONSERVATION DISTRICT QUESTIONNAIRE

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PROPOSED NARROWMOOR ADDITION CONSERVATION DISTRICT QUESTIONNAIRE

46

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PROPOSED NARROWMOOR ADDITION CONSERVATION DISTRICT QUESTIONNAIRE

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

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

3. Additional comments for the Commission?

PLEASE APPROVE THE CONVERSATION DISTRICT.
MAINTAINE THE ORIGINAL DESIGN FOR THE
NEIGHBORHOOD TO MAINTAIN & IMPROVE PROPERTY VALUE.

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PROPOSED NARROWMOOR ADDITION CONSERVATION DISTRICT QUESTIONNAIRE

48

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QUESTIONNAIRE

(49)

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PROPOSED NARROWMOOR ADDITION CONSERVATION DISTRICT QUESTIONNAIRE

(50)

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

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

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

We look Forward to having this district. We also want to gain some control over the Speculative builders.

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PROPOSED NARROWMOOR ADDITION CONSERVATION DISTRICT QUESTIONNAIRE

51

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

- ☒ Yes
- ☐ No
- ☐ Neutral
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3. **Additional comments for the Commission?**

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

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PROPOSED NARROWMOOR ADDITION CONSERVATION DISTRICT QUESTIONNAIRE

52

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

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

When my husband + I purchased our home 14 months ago, we highly valued the following in the original covenants:
1) The federal + state laws invalidating the racial restrictions
2) The new protecting covenants
3) The protection of the lot size.

Thank you.

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PROPOSED NARROWMOOR ADDITION CONSERVATION DISTRICT QUESTIONNAIRE

55

1. Please check the best choice below.

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

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

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

3. Additional comments for the Commission?

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

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PROPOSED NARROWMOOR ADDITION CONSERVATION DISTRICT QUESTIONNAIRE

56

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- [ ] No
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3. Additional comments for the Commission?

The neighbors are acting responsibly & in the best interest of the entire area. Too often people do not act and then we get [illegible]

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

also would appreciate having Trees cut down to the roof line, so not to cut off the view of the water

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PROPOSED NARROWMOOR ADDITION CONSERVATION DISTRICT QUESTIONNAIRE

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- [x] Yes!!
- [ ] No
- [ ] Neutral
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3. **Additional comments for the Commission?**

We so need this Conservation District and my neighbors share our outrage that the Master Builders have ... to interfere!

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3. Additional comments for the Commission?

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

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3. Additional comments for the Commission?

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

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- [x] Yes
- [ ] No
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3. **Additional comments for the Commission?**

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

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

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

I STRONGLY SUPPORT THIS CONSERVATION DIST BE ESTABLISHED ASAP. THANKS Dale Cox

7539 S. HEGRA RD.

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

3. Additional comments for the Commission?

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

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

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- ☐ I reside near the proposed area but not within the proposed boundaries.
- ☐ I own a business or nonresidential property within the proposed district boundaries.
- ☑ Other PIONEER RESIDENT 1950-1973

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

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

3. Additional comments for the Commission?

PRESERVE & PROTECT THE UNIQUE BEAUTY + ARCH. OF MID CENTURY MODERNS

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- ☐ No
- ☐ Neutral
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3. **Additional comments for the Commission?**

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

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PROPOSED NARROWMOOR ADDITION CONSERVATION DISTRICT QUESTIONNAIRE

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

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

Please maintain the integrity of our neighbor-

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- [x] Yes
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3. **Additional comments for the Commission?**

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

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

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

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

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

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

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PROPOSED NARROWMOOR ADDITION CONSERVATION DISTRICT QUESTIONNAIRE

77

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

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PROPOSED NARROWMOOR ADDITION CONSERVATION DISTRICT QUESTIONNAIRE

78

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

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PROPOSED NARROWMOOR ADDITION CONSERVATION DISTRICT QUESTIONNAIRE

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

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

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

3. Additional comments for the Commission?

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- ☐ Other _____

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

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

3. Additional comments for the Commission?

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

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

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

Strongly support!

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PROPOSED NARROWMOOR ADDITION CONSERVATION DISTRICT QUESTIONNAIRE

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- [ ] Other _____

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

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

AT curb level

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

Garage height 12' - 500 sq ft. No Sidewalks!
Covenants refered to in present tense.
Tall SS chimney stacks should be enclosed or painted black.

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

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3. Additional comments for the Commission?

We strongly support the establishment of the district.

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- ☐ Neutral
- ☐ I don't have enough information.

3. Additional comments for the Commission?

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

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

- [x] Yes
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3. Additional comments for the Commission?

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

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3. Additional comments for the Commission?

Please expedite this process!

No more law suits to protect our neighborhood than [illegible]

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PROPOSED NARROWMOOR ADDITION CONSERVATION DISTRICT QUESTIONNAIRE

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QUESTIO

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- [ ] Other _____

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

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

93

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

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

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You
vote
ty to

This i
will n

Want to be
mission em

landmarks@

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PROPOSED NARROWMOOR ADDITION CONSERVATION DISTRICT QUESTIONNAIRE

94

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

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

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

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

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PROPOSED NARROWMOOR ADDITION CONSERVATION DISTRICT QUESTIONNAIRE

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PROPOSED NARROWMOOR ADDITION CONSERVATION DISTRICT QUESTIONNAIRE

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

- ☒ Yes
- ☐ No
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3. **Additional comments for the Commission?**

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

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- [ ] I don't have enough information.

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

WE WOULD APPRECIATE PROTECTION AGAIST TALL GROWING TREES

WHAT IS THIS?
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PLEASE FOLD AND TEAR AT DOTTED LINE

PROPOSED NARROWMOOR ADDITION CONSERVATION DISTRICT QUESTIONNAIRE

98

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

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

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

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

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

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

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PROPOSED NARROWMOOR ADDITION CONSERVATION DISTRICT QUESTIONNAIRE

97

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

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

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

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

PROTECTION FROM TREE'S GROWING ABOVE ROOF PEEKS (WHICH OBSTRUCT PANORAMIC VIEW.

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PROPOSED NARROWMOOR ADDITION CONSERVATION DISTRICT QUESTIONNAIRE

100

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

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

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

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

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

This proposal is very important and must be passed (approved) to re-affirm and reinforce the existing covenants that [illegible] 1947 [illegible]

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PROPOSED NARROWMOOR ADDITION CONSERVATION DISTRICT QUESTIONNAIRE

101

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

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

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

3. Additional comments for the Commission?

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

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PROPOSED NARROWMOOR ADDITION CONSERVATION DISTRICT QUESTIONNAIRE

102

1. Please check the best choice below.

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

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

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

3. Additional comments for the Commission?

I find some of the Ideas to Restrictive –
the main issue should be deciding lots
[illegible]

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PROPOSED NARROWMOOR ADDITION CONSERVATION DISTRICT QUESTIONNAIRE

103

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

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

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

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

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

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

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PROPOSED NARROWMOOR ADDITION CONSERVATION DISTRICT QUESTIONNAIRE

104

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

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

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

- ☐ Yes
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- ☒ Neutral
- ☐ I don't have enough information.

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

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PROPOSED NARROWMOOR ADDITION CONSERVATION DISTRICT QUESTIONNAIRE

105

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- ☐ Other _____

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

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

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

_____

_____

_____

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PROPOSED NARROWMOOR ADDITION CONSERVATION DISTRICT QUESTIONNAIRE

106

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

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

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

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

_____

_____

_____

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PROPOSED NARROWMOOR ADDITION CONSERVATION DISTRICT QUESTIONNAIRE

107

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

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

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

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

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

- SOME LOTS ARE TOO BIG AND THE OWNERS DO NOT MAINTAIN THEM. THEY NEED TO BE DIVIDED.
- SOME BLOCKS, BECAUSE OF TERRAIN, SHOULD HAVE HOUSES WITH LOOP LINES ABOVE AVERAGE HEIGHT
- THIS NEIGHBORHOOD NO LONGER HAS ANY TYPE OF COHESIVENESS — THE 50'S LOOK IS LONG GONE.

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PROPOSED NARROWMOOR ADDITION CONSERVATION DISTRICT QUESTIONNAIRE

108

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- [ ] I reside near the proposed area but not within the proposed boundaries.
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- [ ] Other _____

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

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

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

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

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PROPOSED NARROWMOOR ADDITION CONSERVATION DISTRICT QUESTIONNAIRE

109

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

- [x] I own a home in the proposed conservation district.
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- [ ] I reside near the proposed area but not within the proposed boundaries.
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2. **Do you support the proposed conservation district being established?**

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

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

How would the proposed conservation district effect property values?

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

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PROPOSED NARROWMOOR ADDITION CONSERVATION DISTRICT QUESTIONNAIRE

110

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

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- [ ] I rent a home in the proposed district.
- [ ] I reside near the proposed area but not within the proposed boundaries.
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- [ ] Other _____

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

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

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

Would this involve any future remodeling we might want to do?

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PROPOSED NARROWMOOR ADDITION CONSERVATION DISTRICT QUESTIONNAIRE

111

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- ☐ I rent a home in the proposed district.
- ☒ I reside near the proposed area but not within the proposed boundaries.
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- ☐ Other _____

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

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

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

_____

_____

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PROPOSED NARROWMOOR ADDITION CONSERVATION DISTRICT QUESTIONNAIRE

112

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

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

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

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

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

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

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PROPOSED NARROWMOOR ADDITION CONSERVATION DISTRICT QUESTIONNAIRE

113

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

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

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

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

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

THE WSNC DOES NOT SPEAK FOR ME! DEVELOP RESPONSIBLY!

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PROPOSED NARROWMOOR ADDITION CONSERVATION DISTRICT QUESTIONNAIRE

114

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

- [x] I own a home in the proposed conservation district. for 41 years
- [ ] I rent a home in the proposed district.
- [ ] I reside near the proposed area but not within the proposed boundaries.
- [ ] I own a business or nonresidential property within the proposed district boundaries.
- [ ] Other: _____

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

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

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

There is absolutely nothing historic within the proposed zone. There are late 40's to early 50's tract homes with many brand new homes mixed in. The well intentioned, but uninformed proponents believe the

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PROPOSED NARROWMOOR ADDITION CONSERVATION DISTRICT QUESTIONNAIRE

115

1. Please check the best choice below.

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

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

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

3. Additional comments for the Commission?

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

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PROPOSED NARROWMOOR ADDITION CONSERVATION DISTRICT QUESTIONNAIRE

116

1. Please check the best choice below.

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

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

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

3. Additional comments for the Commission?

Please don't spend tax dollars to monitor for neighborhood covenants. Thank you.
There is enough View Protection NOW.

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PROPOSED NARROWMOOR ADDITION CONSERVATION DISTRICT QUESTIONNAIRE

117

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- [x] I own a home in the proposed conservation district.
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- [ ] Other _____

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

- [ ] Yes
- [x] No
- [ ] Neutral
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3. Additional comments for the Commission?

Not needed. Will harm home values.

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PLEASE FOLD AND TEAR AT DOTTED LINE

PROPOSED NARROWMOOR ADDITION CONSERVATION DISTRICT QUESTIONNAIRE

118

1. Please check the best choice below.

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

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

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

3. Additional comments for the Commission?

My concern is protecting views, not adding more Restrictions to use of property. There is enough with

WHAT IS THIS?
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PROPOSED NARROWMOOR ADDITION CONSERVATION DISTRICT QUESTIONNAIRE

119

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

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

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

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

_____

_____

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PROPOSED NARROWMOOR ADDITION CONSERVATION DISTRICT QUESTIONNAIRE

120

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- ☐ I reside near the proposed area but not within the proposed boundaries.
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- ☐ Other _____

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

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

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

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

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PROPOSED NARROWMOOR ADDITION CONSERVATION DISTRICT QUESTIONNAIRE

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

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

3. Additional comments for the Commission?

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

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PROPOSED NARROWMOOR ADDITION CONSERVATION DISTRICT QUESTIONNAIRE

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- ☐ Other _____

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

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

3. Additional comments for the Commission?

looks to me like a small group of people who are politically oriented and just out to look out for themselves

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PROPOSED NARROWMOOR ADDITION CONSERVATION DISTRICT QUESTIONNAIRE

123

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

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

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

The city regulations are just fine. There should be nothing on top of these.

3. **Additional comments for the Commission?** These people are way off base.

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

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PROPOSED NARROWMOOR ADDITION CONSERVATION DISTRICT QUESTIONNAIRE

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

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

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

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

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

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125

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- [ ] Other _____

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

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

. **Additional comments for the Commission?**

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

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PROPOSED NARROWMOOR ADDITION CONSERVATION DISTRICT QUESTIONNAIRE

126

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- [ ] I reside near the proposed area but not within the proposed boundaries.
- [ ] I own a business or nonresidential property within the proposed district boundaries.
- [x] Other work in area

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

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

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

Covenants are in place to protect the neighborhood already.

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

3. Additional comments for the Commission?

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

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PROPOSED NARROWMOOR ADDITION CONSERVATION DISTRICT QUESTIONNAIRE

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

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

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

NOT IN THE FORM THAT I SAW

THERE ARE Covenants IN Place IT IS

TRYING TO OVER RIDE.

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130

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- [ ] Other _____

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

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

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

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

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

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

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

the city has adaquate rules for this area!

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- [ ] Other _____

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

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

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

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

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

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

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

Question 1735 So Jackson
Is Jackson Ave included in Project Narrowmoor Addition? Map says

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3. Additional comments for the Commission?

_____

_____

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_____

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

- [x] Yes
- [ ] No
- [ ] Neutral
- [ ] I don't have enough information

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

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

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138

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

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

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

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

We desire protection against tall growing trees

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PROPOSED NARROWMOOR ADDITION CONSERVATION DISTRICT QUESTIONNAIRE

139

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

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

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

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

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

Proposed area has "historic characters"? Please explain.

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PROPOSED NARROWMOOR ADDITION CONSERVATION DISTRICT QUESTIONNAIRE

140

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

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

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

- ☒ Yes
- ☐ No
- ☐ Neutral
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3. **Additional comments for the Commission?**

Keep the character of the area!

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PROPOSED NARROWMOOR ADDITION CONSERVATION DISTRICT QUESTIONNAIRE

141

1. Please check the best choice below.

- [x] I own a home in the proposed conservation district. - OVER 20 YRS
- [ ] I rent a home in the proposed district.
- [ ] I reside near the proposed area but not within the proposed boundaries.
- [ ] I own a business or nonresidential property within the proposed district boundaries.
- [ ] Other _____

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

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

3. Additional comments for the Commission?

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

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PROPOSED NARROWMOOR ADDITION CONSERVATION DISTRICT QUESTIONNAIRE

142

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- [ ] I rent a home in the proposed district.
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PROPOSED NARROWMOOR ADDITION CONSERVATION DISTRICT QUESTIONNAIRE

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- [ ] Other _____

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

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

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

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PROPOSED NARROWMOOR ADDITION CONSERVATION DISTRICT QUESTIONNAIRE

144

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- [ ] I rent a home in the proposed district.
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2. **Do you support the proposed conservation district being established?**

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

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

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

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

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PROPOSED NARROWMOOR ADDITION CONSERVATION DISTRICT QUESTIONNAIRE

145

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- ☐ Other _____

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

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

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

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

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PROPOSED NARROWMOOR ADDITION CONSERVATION DISTRICT QUESTIONNAIRE

146

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

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- ☐ I reside near the proposed area but not within the proposed boundaries.
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2. **Do you support the proposed conservation district being established?**

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

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

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

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147

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

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PROPOSED NARROWMOOR ADDITION CONSERVATION DISTRICT QUESTIONNAIRE

148

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

Does not protect enough of the West End.

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

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- [ ] No
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3. **Additional comments for the Commission?**

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

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PROPOSED NARROWMOOR ADDITION CONSERVATION DISTRICT QUESTIONNAIRE

150 151

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PROPOSED NARROWMOOR ADDITION CONSERVATION DISTRICT QUESTIONNAIRE

151 / 152

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

- ☐ Yes
- ☐ No
- ☐ Neutral
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3. **Additional comments for the Commission?**

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

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PROPOSED NARROWMOOR ADDITION CONSERVATION DISTRICT QUESTIONNAIRE

152 / 153

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PROPOSED NARROWMOOR ADDITION CONSERVATION DISTRICT QUESTIONNAIRE

153/154

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

_____

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PROPOSED NARROWMOOR ADDITION CONSERVATION DISTRICT QUESTIONNAIRE

154

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- ☑ I own a home in the proposed conservation district.
- ☐ I rent a home in the proposed district.
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- ☑ Yes
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155

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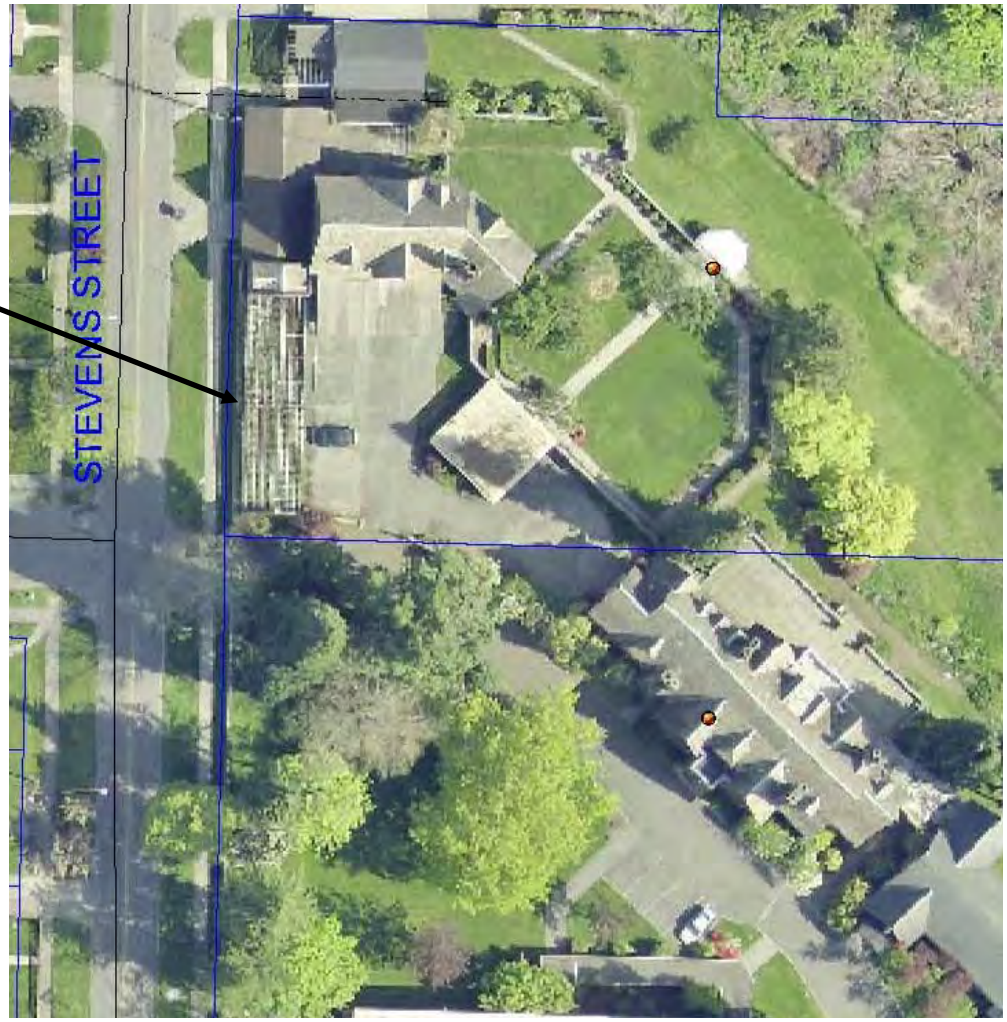
Greenhouse Restoration

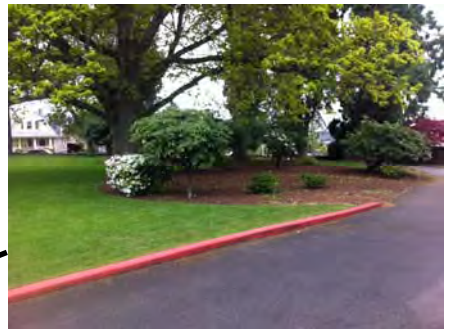


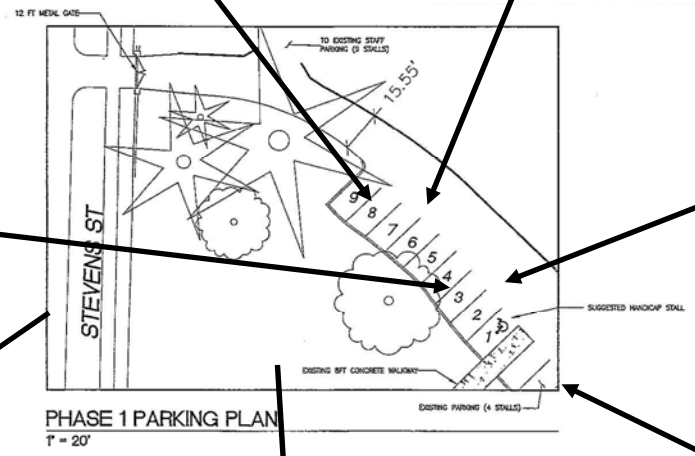
Corban University

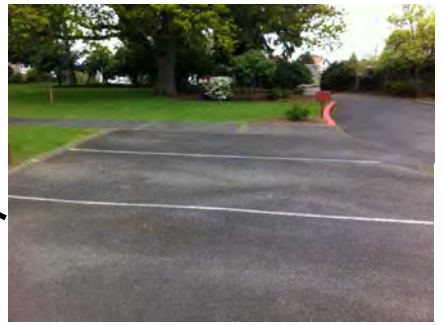
Landmarks Preservation Committee

April 22, 2015

Parking Expansion







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