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SPECIAL MEETING Agenda



Landmarks Preservation Commission Planning and Development Services Department

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

Staff

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

Date: May 6, 2015
Location: 4301 N Stevens Street/747 Market Street Room 148
Time: 4:30 pm

A. SITE VISIT (4:30 pm)

4301 N Stevens Street

The purpose of the site visit is to familiarize the Commission with the property.

B. SPECIAL WORK SESSION (6:00 pm, Tacoma Municipal Building, 747 Market Street, Room 148)

Narrowmoor Conservation District Design Guidelines

The Commission will meet to discuss the proposed design guidelines to provide direction to staff.

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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STAFF REPORT

May 6, 2015

PRESERVATION PLANNING/BOARD BUSINESS

AGENDA ITEM B: Narrowmoor Work Session

Staff

BACKGROUND

At the April 22, 2015 meeting, the Landmarks Preservation Commission requested a special working session to review the proposed conservation district, particularly the design guidelines.

Included in the Commission packet is the following:

- Draft guidelines with edits shown
- Draft ordinance
- Revised conservation district review schedule
- Covenant language for reference

The Landmarks Preservation Commission has provided direction on several key issues thus far.

May 28, 2014

The Landmarks Preservation Commission was briefed on the proposal. Staff provided a summary and stated that the neighborhood appears to meet the criteria in code for designation as a conservation district. Major points of the discussion included:

Issue	Response
The neighborhood coalition seems to be primarily concerned with maintaining views through height control. There was concern with the Landmarks Preservation Commission being placed in the role of reviewing heights for view protection, and whether this was an appropriate function of the commission.	Views are a consideration in the protection of the neighborhood, but there are other character defining elements of Narrowmoor that warrant protection.
The proposed controls (design guidelines) included in the neighborhood's proposal are vague, minimal and would be difficult to enforce.	Guidelines should be rewritten and expanded to address the requirements for a conservation district.

September 24, 2014

Staff briefed the Landmarks Preservation Commission regarding several amendments to the proposal that were recommended based upon the Commission's previous input, and presented a general framework for the design guidelines. At that meeting, the Commission found that the district appeared to meet the criteria for the establishment of a conservation district, per TMC 13.07.060, and that if a conservation district is established, it would require review by the Commission for new construction, additions to existing houses, and demolition per TMC 13.05.047.

Further, the Commission directed staff to develop guidelines to facilitate design review appropriate to the West Slope Neighborhood, to include guidelines for height, scale, massing, exterior cladding and materials, building form and shape, fenestration pattern and window materials, architectural details, additions, parking, main entrances, rhythm of openings, and accessory structures.

The Commission also determined that review of trees and vegetation is inconsistent with the scope and authority within conservation districts, and that a minimum lot size was not an appropriate approach to preserving the character of the neighborhood.

March 11, 2015

Landmarks Commission authorized a public hearing for April 8, 2015, and directed staff to modify language in the guidelines that referred exclusively to view protection.

March 22, 2015

The Commission provided specific feedback for certain aspects of the guidelines regarding window materials, massing, and determining height. A summary of the changes related to those and more recent feedback is included in the table below.

April 22, 2015

The Commission received a post hearing briefing and schedule update, and provided feedback regarding accessory structures and exterior cladding. The Commission directed staff to schedule a special working meeting on May 6 to go through the amendments to the guidelines.

The following table contains notes from the amendments, which staff will discuss at the meeting on May 6.

Page #	Section	Staff Comments/notes	Reason
3	I. About Design Guidelines	Added advisory language notifying that there are private covenants that exist for the neighborhood.	Public comment, staff recommendation
5,6,9	II. Narrowmoor Addition's Character	Changed references to the neighborhood covenants to present tense.	Public comment, staff recommendation
10	Additions - Site	Changed "footprint" to "area" for greater flexibility. Staff believes the intent of the language is to generally, not exactly, locate additions in the vicinity of the existing residence.	Public comment, staff recommendation
10	Additions-Height and scale	Changed to read "should maintain a setback of 30'" to be present tense (and not to imply the covenants are no longer valid).	Public comment, staff recommendation
10	Additions-height and scale	Changed the language to be clear that the guideline is a maximum. The intent is not to require a daylight basement. Also clarified that western=downhill.	Public comment, staff recommendation
10	Additions-height and scale	Added "generally" to the height limitation, and provided a method for height measurement, as well as a potential for alternative methods, so that the Commission has some flexibility in making a determination.	LPC guidance, staff recommendation.
11	Additions-height and massing	Removed language about north/south property lines due to ambiguity, added language allowing courtyards and attached garages, noting that courtyards and garages do not affect height or massing.	Public comment, LPC guidance
11	Additions – exterior	The commission directed staff to amend the	LPC guidance

	materials	<p>guidelines making cladding guidelines advisory. Staff recommends that the commission should consider revising this directive to retain cladding as a design review requirement, but with refinements (such as for additions, the existing material on the house may be used on the addition, for example).</p> <p>Otherwise, it is important to note that this is a significant policy decision that, from a preservation perspective, departs from convention for design review districts. This potentially would allow inappropriate materials within the district (and siding configurations such as aluminum and T-111), which could significantly adversely affect district character over the long run.</p> <p>Added language about roofing materials.</p>	
11	Additions – fenestration	Added language regarding egress.	LPC guidance, staff recommendation
11	Additions – fenestration	Removed prohibition of vinyl windows, added language prohibiting internal grids as directed by the Commission. It is noted in the guidelines that vinyl windows are generally not considered appropriate in historic contexts – and the Commission must determine whether the policy for conservation districts warrants permitting vinyl windows.	LPC guidance, public comment
13	New construction – site design	Removed language requiring same footprint for new construction as the original house.	Public comment, staff recommendation
13	New construction – site design	Removed language regarding height variances	Typo
13	New construction – site design	Clarified language regarding width to present tense to avoid implying covenants no longer are in effect. Added “frontage” for width.	Public comment, LPC guidance.
13	New construction – site design	Changed “outbuildings” to “accessory buildings” for consistency in terms.	Staff recommendation
13	New construction - height	Changed the language to be clear that the guideline is a maximum. The intent is not to require a daylight basement. Also clarified that western=downhill.	Public comment, staff recommendation
13	New construction - height	Added “generally” to the height limitation, and provided a method for height measurement, as well as a potential for alternative methods, so that the Commission has some flexibility in making a determination.	LPC guidance, staff recommendation.
14	New construction – form and massing	Removed language about north/south property lines due to ambiguity, added language allowing courtyards and attached garages.	Public comment, LPC guidance

14	New construction – exterior materials	<p>The commission directed staff to amend the guidelines making cladding guidelines advisory. Staff recommends that the commission should consider revising this directive to retain cladding as a design review requirement.</p> <p>Added language about roofing materials.</p>	LPC guidance
14	New construction – fenestration	Removed prohibition of vinyl windows, added language prohibiting internal grids	LPC guidance, public comment
15	Accessory structures	<p>Revised language to address conflicts with covenants, address both uphill and downhill impacts, driveway width. Also added language that attached garages are the historical norm.</p> <p>However, staff suggests that the Commission may wish to consider keeping the guidelines consistent with zoning regulations and instead making a recommendation that some of the existing development standards be amended (such as the provision in the code for determination of “functional rear yard” which eliminates setback requirements for detached garages on lots with street frontage on both ends of the lot). In addition, where there is no “functional rear yard” current requirements require that an accessory building be placed behind the front plane of the primary structure, which in the case of Narrowmoor through lots, means that there are two front elevations (making detached garages very difficult to construct).</p>	LPC guidance, public comment.
17	Demolition	Added language clarifying the relationship between demolition and remodeling. Corresponding language in the district ordinance is also proposed.	Staff recommendation

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Narrowmoor Addition Conservation District Design Guidelines

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Appendices

- Appendix A: List of Properties in the Narrowmoor Addition**
- Appendix B: Architectural Styles and Types in the Narrowmoor Addition**
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- Appendix E: Resources and Further Reading**

A NOTE ABOUT THIS DRAFT

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

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Narrowmoor Addition Conservation District Design Guidelines

I. About Design Guidelines

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

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

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

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

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

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

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

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

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

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How is the design review process conducted? Proposed changes to properties within the Conservation District as outlined above must be transmitted to the Landmarks Preservation Commission. Applications should include a scaled site plan with sufficient context to illustrate the relationship of the building to neighboring buildings; scaled plans illustrating existing conditions and proposed changes to the building; details as appropriate; specifications; photographs; and a narrative description, as necessary. A materials board may also be requested. The Landmarks Preservation Commission reviews applications during their regular meetings, every second and fourth Wednesday of the month. Applications for Design Review may be found at www.tacomaculture.org/historic/home.asp in the Design Review section.

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

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

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

Applicants should also be aware that there are existing private covenants regulating development within the district, which may affect your project. These documents can be accessed via your property title or the County Auditor’s office.

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

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

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Narrowmoor Addition Conservation District Design Guidelines

II. The Narrormoor Addition's Neighborhood Character

Location and Setting

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

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

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

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

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

Design of the Narrowmoor Addition Subdivision

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

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

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

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

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

Site Design

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

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

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

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

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

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

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

Architectural Design

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

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

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

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

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

Architectural Features

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

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

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

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

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time. Broad chimneys, either on endwalls or the building interior, are commonly seen in the Narrowmoor Addition. As in many mid-century developments, design composition and materials are more important than architectural features per se, providing color, texture, pattern and an overall sense of proportion appropriate to the prevalent styles.

Materials

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

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

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

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

Landscape Design

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

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Indoor-outdoor spaces were also provided in the form of interior or sheltered courtyards. Entries were typically subtly emphasized with a few plantings or hardscape features, a change in the roofline or a skylight. Houses did not display the prominent entries seen in earlier architectural styles.

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

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

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

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

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

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

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

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Narrowmoor Addition Conservation District Design Guidelines

III. Design Guidelines

A. Guidelines for Additions

Site Design

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

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

Building Height and Scale

Primary buildings (residences) in the Narrowmoor Addition ~~Conservation District~~ shall ~~consist of a maximum of be restricted to~~ one story above a daylight basement level for new construction. ~~Where a daylight basement is incorporated into the design of a residence, the~~ daylight basement shall be exposed ~~only~~ on the western/~~downhill~~ frontage and be located below grade on the eastern frontage, ~~with primary Primary~~ entrances ~~to structures shall be located occurring~~ at or near grade on the eastern frontage.

New additions shall not exceed the height or building square footage of the primary structure, provided that the height of the primary structure is one story above a daylight basement, and shall respect the scale of the historic building on the site, as well as the scale of unaltered buildings in the immediate neighborhood. New additions on buildings that exceed one story shall comply with the guidelines for new construction and ~~generally~~ be no higher than the average roofline of the primary structures on adjacent properties.

~~Height shall be determined consistent with the means provided in the definitions section. If this is not feasible, the applicant shall propose an alternative means for accurately determining height subject to approval by the Landmarks Preservation Commission.~~ Exceptions to the height requirement may be made by the ~~Landmarks Preservation~~ Commission if the applicant can demonstrate that, because of special circumstances not applicable to other properties or buildings, including size, shape, design, topography, location, or surroundings, additional height will not be out of scale with the surrounding context.

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

Building Form and Massing

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

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Historically, massing on houses in the Narrowmoor Addition was also simple. New additions shall respect historic building forms, avoiding steeply pitched roofs; complex massing; overly complex rooflines; and multiple wings and extensions, ~~particularly footprints that extend to the north and/or south lot lines; (although courtyards and attached garages were common and do not affect massing).~~

Exterior Cladding and Materials

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

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

Materials on new additions should be compatible with those on the main body of the house, but need not repeat the same materials. However, where the existing exterior material palette on the main body of the house departs from the guidelines above, the Commission may apply the above requirements with flexibility for the purpose of visual continuity.

Roofs shall be of muted tones, and generally of non-reflective materials. Standing seam metal roofs are not appropriate.

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Fenestration Patterns and Windows

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

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Window frame materials are an important element of historical character. Materials such as ~~are limited to~~ wood, aluminum, and other metals ~~were used historically and are considered the most appropriate.~~ Newer materials and composites such as fiberglass may be ~~acceptable~~ architecturally appropriate where ~~it can be demonstrated that~~ the new material meets or exceeds the existing material in visual quality and life expectancy. ~~Although Vinyl+vinyl-frame windows are prohibited,~~ permitted, generally this is not considered an historically appropriate material for midcentury homes.

Egress requirements in modern building code may require larger window openings or lower sill heights than typically seen on the front façade of historic homes in the Narrowmoor Addition. Where such instances occur, the Commission shall exercise flexibility in the application of this guideline.

Doors and Entries

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

Architectural Details

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

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

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

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B. Guidelines for New Construction

Site Design

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

~~Exceptions to the height limit may be possible through the city's variance application process.~~

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

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

New accessory structures shall, to the extent possible, respect historical development patterns in the Narrowmoor Addition, which placed buildings at the upper or east side of the parcel.

Alternatively, accessory structures may be sited within the lot such that the visibility of their profiles from neighboring parcels is minimized (see "Accessory Buildings" for additional guidance).

Building Height and Scale

Primary buildings (residences) in the Narrowmoor Addition Conservation District shall ~~be restricted to consist of a maximum of~~ one story above a daylight basement level for new construction. ~~Where a daylight basement is incorporated into the design of a residence, the~~ The daylight basement shall be exposed only on the western/downhill frontage and below grade on the eastern frontage, ~~with primary~~ Primary entrances ~~occurring to structures shall be located~~ at or near grade on the eastern frontage. To the extent possible, new construction will respect the historical height and scale of the historic building on the site.

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

Height shall be determined consistent with the means provided in the definitions section. If this is not feasible, the applicant shall propose an alternative means for accurately determining height subject to approval by the Landmarks Preservation Commission. Exceptions to the height requirement may be made by the ~~Landmarks Preservation~~ Commission if the applicant can demonstrate that, because of special circumstances not applicable to other property or facilities, including size, shape, design, topography, location, or surroundings, additional height will not be out of scale with the surrounding context.

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

Building Form and Massing

Historically houses in Narrowmoor displayed relatively simple forms, with rectangular, U-shaped, or L-shaped footprints. A few have wings that extend at oblique angles from the main mass. Houses typically have gable or hip roofs with a relatively low pitch; a few have flat roofs. Eaves may be narrow or deep, depending on the architectural style of the house; mansard roofs or other unusual or overly complex rooflines should be avoided.

Historically, massing on houses in the Narrowmoor Addition was also simple. New construction shall respect historic buildings forms, avoiding steeply pitched roofs; complex massing; overly complex rooflines; and multiple wings and extensions (although courtyards and attached garages were common and do not affect massing). ~~particularly footprints that extend to the north and south lot lines.~~

Exterior Cladding and Materials

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

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

Roofs shall be of muted tones, and generally of non-reflective materials. Standing seam metal roofs are not appropriate.

Fenestration Patterns and Windows

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

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windows with false grids sandwiched between thermal panes. Where divided light windows are desired, they should be external grid simulated divided light or true divided light windows.

Window frame materials are an important element of historical character. Materials such as ~~are limited to~~ wood, aluminum, and other metals ~~were used historically and are considered the most appropriate.~~ Newer materials and composites such as fiberglass may be ~~acceptable~~ architecturally appropriate where ~~it can be demonstrated that~~ the new material meets or exceeds the existing material in visual quality and life expectancy. ~~Although Vinyl~~ vinyl-frame windows are ~~prohibited~~ permitted, generally this is not considered an historically appropriate material for midcentury homes.

Egress requirements in modern building code may require larger window openings or lower sill heights than typically seen on the front façade of historic homes in the Narrowmoor Addition. Where such instances are identified, the Commission shall exercise flexibility in the application of this guideline.

Doors and Entries

Entries on mid-twentieth century residences were often subtle and rarely centrally placed. Entrances could occur under an overhang on Ranch houses or preceded by an entry court on Modern house. They were sometimes accented by special features such as a change in the roofline or a skylight. Entry doors were typically flush, sometimes with square or rectangular accent windows. A rustic Ranch house might have diamond-pane windows and panel detailing. Doors could also have sidelights, panels of translucent glass to one side, and transom windows. The primary goal of doors and entries in new construction is to retain the same level of restraint and subtlety as doors and entries in historical residences in Narrowmoor.

Architectural Details

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

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

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

Accessory Structures and Parking

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Attached garages are historically the primary type of garage in the district and are generally preferred. Detached accessory buildings may be allowed, including garages, provided that they should not exceed footprint of any one accessory building does not exceed 600 square feet and the with a -ridgeline or roofline does not exceed no greater than 15' in height. Garages may be located on the upper/east side, and accessed from the east side of the property, or be accessed from the downhill/western side of the lot. For garages accessed from the western (downslope) side of the lot, no garage shall be located closer than 25 feet from the street. Driveway width should be no greater than 20 feet. Total square footage for multiple accessory buildings shall not exceed 1,000 square feet. Detached accessory buildings shall should be subject to the same limitations on building employ exterior cladding materials as that are compatible with the main residence.

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C. Guidelines for Demolition

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

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

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

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

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

The following demolition proposals are exempted from the above requirements:

- Demolition of accessory buildings, including garages and other outbuildings, and noncontributing later additions to historic buildings, and where the accessory building or addition is not considered historically significant in itself;
- Demolition work on the interior of a building; and
- Buildings that have been specifically identified by the Landmarks Preservation Commission as non-contributing to the Narrowmoor Addition Conservation District at the preliminary meeting, provided that a timeline, financing, and design for a suitable replacement structure have been approved by the Landmarks Preservation Commission,
- The demolition of less than 50% of roof area or exterior walls, where the primary elevation remains intact (TMC 13.07.XX5).

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

Demolition decisions are appealed to the Hearing Examiner.

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Appendices

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Appendix A: List of Properties in the Narrowmoor Addition

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Appendix B: Architectural Styles and Types in the Narrowmoor Addition

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

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

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

World War II-era styles

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

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

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

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

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

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

Post-war styles - the Ranch house

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

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

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

Ranch house – form types

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

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

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

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

Ranch house – styles

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

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

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

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

Post-war styles – the Modern house

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

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

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

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

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

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Appendix C: Profile of Eivind Anderson

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

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

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

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

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

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

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

¹ Legislator . . . *The Evening Independent, Massillon, Ohio, July 29, 1946.*

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

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

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

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

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

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

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

Appendix D: Glossary

Accessory building

Accessory buildings are defined by TMC 13.06.700.A.

Building, Height of

The height of a building shall be determined consistent with the methods described for View-Sensitive Overlay Districts at TMC 13.06.700.B.

Demolition

For the purposes of the Conservation District, demolition is defined as an alteration in which more than 50% of the roof or exterior walls are removed, or the exterior wall of the primary elevation is removed.

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Appendix E: Resources and Further Reading

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DRAFT CODE LANGUAGE
Narrowmoor Addition Conservation District

PLEASE NOTE:

This language is proposed to be added to the Tacoma Municipal Code (TMC) Chapter 13.07. If the conservation district is established, it will require design review by the Landmarks Preservation Commission as provided for in TMC 13.05.047. Demolition review requirements are located at TMC 13.05.048.

13.07.XX1 Designation of the Narrowmoor Addition Conservation Special Review District – Purpose.

A. In order that the West Slope neighborhood and the buildings within the neighborhood may not be injuriously affected; to promote the public welfare; to provide for the enhancement of the residential structures and the historic neighborhood development pattern of the West Slope, thereby contributing to the social, cultural, and economic welfare of the citizens of Tacoma by developing an awareness of Tacoma's historic neighborhoods, maintaining productive and useful residential structures, and attracting visitors and new residents to the City; and in order that a reasonable degree of control may be exercised over the siting, development and architecture of public and private buildings erected in the West Slope neighborhood so that the goals set forth in this section and in this chapter may be realized, there is hereby created the Narrowmoor Conservation District, the boundaries of which are more particularly described in Sections 13.07.XXX and 13.07.XXX TMC hereof.

B. The West Slope neighborhood and the residential development pattern therein reflect significant aspects of Tacoma's midcentury architecture and culture. Such historic, architectural, and cultural significance is also reflected in the architectural cohesiveness of the neighborhood. For the foregoing reasons, many of the features contained in the buildings and structures in the neighborhood should be maintained and preserved.

C. Except where specifically exempted by TMC 13.07.XXX, all new construction, additions to existing buildings and the demolition of existing residences within the conservation district boundaries is subject to the review and approval of the Landmarks Preservation Commission prior to the initiation of work, per TMC 13.05.046.

13.07.XX2 Designation of the of the Narrowmoor Addition Conservation Special Review District – Findings.

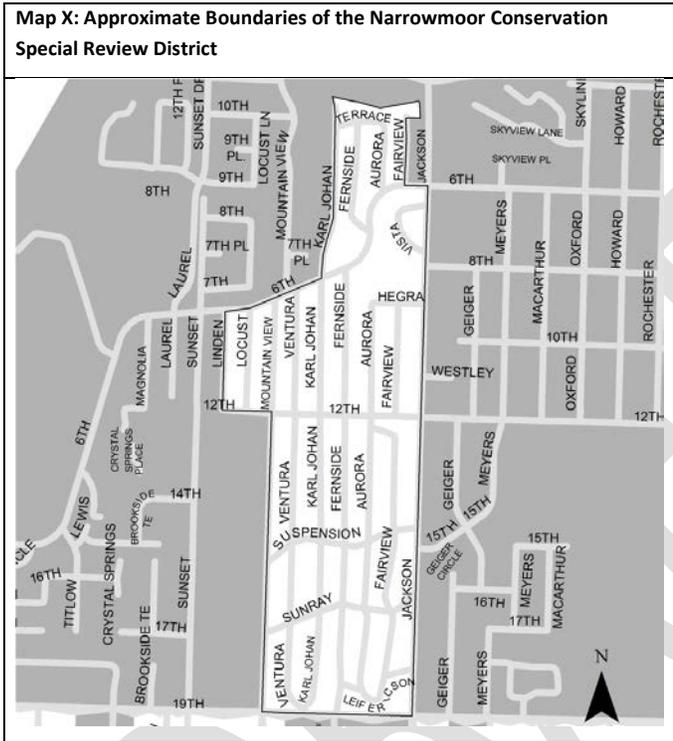
A. The Narrowmoor Conservation District is primarily significant for the design of the subdivision itself, including the layout of the subdivision and the effect of the controls on its historical development, as evidenced in the covenants that governed how the individual lots could be developed. The result is a unique design that responds to the topographical location and does not reflect the prevalent subdivision design models in use at the time, which was based on the picturesque landscape traditions and Federal Housing Administration guidelines.

B. The primary significance of the residential architecture in the Narrowmoor Conservation District concerns the placement of individual homes, which is part of the subdivision design. The design of the entire subdivision and the design of the individual lots is distinctive and contributes to the historic significance of this subdivision. The architecture of the homes themselves, which display the full range of World War II-era and post-war styles and building types, is not unique, although many homes share certain distinctive features, which should be preserved to the greatest extent possible.

C. The Narrowmoor Addition is an established and familiar neighborhood. Like several subdivisions in the Tacoma West Slope area, it overlooks the Tacoma Narrows and Tacoma Narrows Bridge. It is unique, however, for the way the subdivision and site design within individual lots was designed to respond to views. The visual features of the subdivision include large lots; sloping lots that are often terraced to create building sites that optimize views; low profile homes and landscaping to protect views; and site designs that were, in the past, controlled on a lot-by-lot basis. These characteristics, along with an overall suburban feel to the streetscapes within the subdivision, make the Narrowmoor Additions a unique and well known feature among Tacoma neighborhoods.

13.07.XX3 Narrowmoor Addition Conservation Special Review District – Boundary Description.

The legal description for the Narrowmoor Conservation District is described in Ordinance No. XXX and shall be kept on file in the City Clerk’s Office. The approximate boundaries are depicted in Map X below.



13.07.XX4 Guidelines for building design review of the Narrowmoor Addition Conservation District.

Pursuant to TMC 13.07.120, the Landmarks Preservation Commission shall adopt and maintain Guidelines for building design to ensure a certainty of design quality within the Narrowmoor Conservation District, protect the historic fabric of the district, enhance the economic vitality of the district through promotion of its architectural character, and provide a clear set of physical design parameters for property owners, developers, designers, and public agencies. These guidelines shall be made available to the public in electronic and printed formats.

13.07.XX5 Narrowmoor Addition Conservation District – Specific Exemptions

The following actions are exempt from the requirements imposed pursuant to this chapter:

A. The demolition of less than 50% of roof area or exterior walls, where the primary elevation remains intact, is exempt from to demolition review (TMC 13.05.048), but is still subject to design review requirements for the Conservation District per TMC 13.05.047 if an addition is made to the footprint of the existing building.

B. Any alterations to private residential structures or property that are specifically exempted from permit requirements in the Residential Building Code as adopted by the City.

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West Slope Conservation District

Tentative Review Schedule (revised April 23)

November 18	West Slope Neighborhood Community Information Meeting
February 5	Design Guidelines Kickoff <ul style="list-style-type: none"> • Discussion of guidelines content • Feedback
March 11	Landmarks Preservation Commission presentation Set public hearing date <ul style="list-style-type: none"> • Draft design guidelines • Draft ordinance
March TBA	West Slope Neighborhood Design Guidelines follow up <ul style="list-style-type: none"> • Draft design guidelines • Draft ordinance
April 6	Neighborhoods and Housing Committee briefing
April 8	Landmarks Preservation Commission public hearing
April 22	Landmarks Preservation Commission review of testimony/comments
May 6	Landmarks Preservation Commission special work session – design guidelines
May 13 (tentative)	Landmarks Preservation Commission findings and recommendation
May 20	Planning Commission briefing and overview
May 27 (tentative)	Landmarks Preservation Commission findings and recommendation (if needed)
June 3	Planning Commission approval for public release
June 17 (tentative)	Planning Commission approval for public release (if needed)
August 3	Neighborhoods and Housing Committee briefing
August 19	Planning Commission public hearing
September 2	Planning Commission review of testimony
October 7	Planning Commission findings and recommendations
October 27	City Council public hearing
October 28	City Council Infrastructure, Planning and Sustainability Committee review of public testimony, modifications to proposal, recommendation to City Council (full Comprehensive Plan Annual Amendment Package)
November TBA	Neighborhoods and Housing Committee recommendation (conservation district only)
November 3	City Council First Reading of Ordinances
November 10	City Council Final Reading of Ordinances
December 1, 2015	Effective date of amendments

Narrowmoor First Addition

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

A – No structure shall be erected, altered, placed, or permitted to remain on any residential building plat other than the one detached single family dwelling not to exceed two stories in height, and a private garage. Nor shall any bill boards or other commercial advertising signs or displays be permitted within said subdivision.

B – No building shall be located nearer to street or road lot line than 30 feet, nor nearer than 7 feet to any side lot line, except otherwise shown by building setback line on the recorded plat, provided however, wherever necessitated by grade conditions at the site a detached private garage may be located within ten feet of the street line. A garage so located shall be of masonry or stucco exterior construction.

Note: Exception may be made to the setback line requirements where special grade conditions so require changes as to setback line requirements may be made provided written permission therefore is previously obtained from Eivind Anderson and file of record in the county auditor's office.

C – No residential structure shall be erected or placed on any building plot, which plot has an area of less than 9,000 square feet, or a width of less than 60 feet frontage. No dwelling, costing less than \$5,500.00 shall be permitted on any lot in Block number 1, and on lots one to ten, inclusive, in Block 2. No dwelling costing less than \$6,000.00 shall be permitted on lots 11 to 19, inclusive, in Block 2. No dwelling, costing less than \$5,000.00 shall be permitted on any of the remaining lots in the subdivision. The minimum cost as heretofore said minimum cost on January 1, 1940. The ground floor area of the main structure, exclusive of one story open porches and garages, shall be not less than 1100 square feet in case of one story structure, nor less than 980 square feet for 1½ or 2 story structures. Than any dwelling or structure or alteration placed or erected on any lot in this subdivision shall be completed as to external appearance, including finished painting, within 6 months from date of commencement of construction and, unless public sewers are available, shall be connected to septic tank and field tile disposal system installed therewith, in accordance with the regulations of the Department of Public Wealth and Local Authority.

D – Easements affecting lots nos. 5 and 6, Block No. 1 are reserved, as shown on the recorded plat, for utility installation and maintenance.

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

F - No swine, goats, cattle or horses, poultry, rabbits, or any species of livestock shall be kept or maintained on any lot for commercial purpose or otherwise. This is not intended to include household pets, not calculated to become and not becoming a nuisance to owners of, or inhabitants of said subdivision. Except that poultry and rabbits may be kept for private use.

G – [Stricken]

H – No noxious or offensive trade or activity shall be carried on upon any lot, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

- The End -

Narrowmoor Second Addition

Recorded December 16, 1944 by Eivind and Aslaug Anderson, D. H. White Registered Civil Engineer.

A – Except as otherwise herein specifically stated, no building improvements shall be erected, placed, altered, or permitted to remain on any building plot other than one detached single-family dwelling, not to exceed two stories in height and a private garage. No tall growing trees such as Southern Poplar, Maple other similar species that would obstruct the panoramic view of the sound shall be permitted to grow west of Fairview Drive. No billboards or other commercial advertising signs shall be permitted within the subdivision. A certain portion of all the property located in Block 6 may be used for development of a central community center, the extent and design of which at the time of this recording has not been fully determined. Any building plot in Block 6 not so used shall be subject to the same restrictions as Block 5 hereof.

B – No building shall be located nearer than 30 feet to the city street line at Fairview Drive, Fernside Drive, and Ventura Drive, nor nearer than 20 feet to street line at Jackson Avenue, Aurora Avenue, Karl Johan Avenue, and Mt. View Avenue. The minimum set back on South 12th Street and on Suspension Drive shall be not less than 15 feet, nor shall any building be located nearer than 7½ feet to any side lot line. Whenever necessitated by natural contours or grade conditions at the site, a detached private garage may be located within ten feet of the street line. A garage so located shall be of Masonry or Stucco Exterior construction.

C – No dwelling structure shall be erected or place or any residential plot in Block one (1) costing less than \$5,500.00. No dwelling structure shall be erected or placed in Block two (2) costing less than \$7,000.00. No dwelling structure shall be erected or placed in Block four (4) costing less than \$6,000.00. No dwelling structure costing less than \$5,000.00 shall be permitted on any of the remaining lots in the subdivision. The minimum cost as herein referred to is to represent a type dwelling as generally produced for said cost in an open market as of January 1, 1940 and for the further purpose of establishing a standard basis. The ground floor area of dwelling in a \$5,000.00 zone shall measure no less than 1100 square feet, in \$5,500.00 zones 1150 square feet, in \$6,000.00 zones 1200 square feet, and in \$7,000.00 zones 1280 square feet exclusive of one story porches and garages. Any dwelling or structure or alteration placed or erected on any building plot in this subdivision shall be completed within 6 months from date of commencement and maintained in good repair at all times thereafter including roofs and exterior painting. Where public sewers are not available sanitary disposal shall be made by septic tank and field tile disposal system, installed in accordance with the regulations of the city department of public health.

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

E – No swine, goats, cattle or horses, poultry, rabbits, or any species of livestock shall be kept or maintained on any lot for commercial purpose. This is not intended to include household pets, not calculated to become and not becoming a nuisance to owners of, or inhabitants of said subdivision. Household poultry and rabbits excepted.

F – [Stricken]

G – No noxious or offensive trade or activity shall be carried on upon any lot, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

- The End -

Narrowmoor Third Addition

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

A – Except as otherwise therein specifically stated, no structure shall be erected, placed, or permitted to remain on any residential building plot other than one detached single-family dwelling not to exceed two stories in height and private garage.

B – No barns, coops, shacks, tents, trailers, or Quonset type of construction shall be permitted within the subdivision. Nor shall any species of livestock, such as goats, cattle, swines, horses, poultry, or rabbits be kept or maintained for commercial purposes or otherwise. This is not intended to include household pets not calculated to become and not becoming a nuisance to owners of, or inhabitants of said subdivision.

C – No residential building shall be located nearer than 30 feet to the city street line at Fairview Drive, Fernside Drive, and Ventura Drive, nor nearer than 20 feet to street line at Aurora Avenue or Karl Johan Avenue. Building setback line on Suspension Drive and on Sunray Drive shall be not less than 15 feet. Any other building set back not covered herein shall be as provided by city ordinance. Whenever necessitated by natural contours of grade conditions of the site, a private garage may be located within 10 feet of the street line. A garage so located shall be on masonry, exterior construction and finish in light colored stucco unless constructed from standard clay brick.

D – No tall growing trees, such as Southern Poplar, Maple, or any other similar species that would obstruct the panoramic view of the sound shall be planted or permitted to grow west of Fairview Drive. Nor shall any commercial billboard be so located.

E – All construction in blocks No's 2, 3, 4, 8, 9, 10, and 14 shall be limited to one residential dwelling and a private family garage upon each lot. Together with such lot fencing and other garden novelties as the owner thereof may elect, not in conflict with specific restrictions herein.

For the purpose of further community interest and protection, no dwelling structure having less than 1200 square feet of ground floor space, exclusive of open porches and garage, shall be erected or placed on the following residential lots:

Lots 1, 2, 3, and 4 of Block 2;

Any lot of Block 3;

Lots 5, 6, and 7 of Block 9;

Lots 1 and 8 of Block 10;

Lots 1 and 2 of Block 15.

No dwelling structure having less than 1280 square feet of ground floor space, exclusive of open porches and garage, shall be erected or placed on:

Any lot of Block 4;

Lots 1, 2, 3, and 4 of Block 9;

Lots 1 and 2 of Block 14.

No dwelling structure having less than 1150 square feet of ground floor space, exclusive of open porches and garage, shall be erected or placed on:

- Any lot of Block 1;
- Lots 5, 6, and 7 of Block 2;
- Any lot of Block 7.

No dwelling structure having less than 980 square feet of ground floor space, exclusive of open porches and garage, shall be erected or placed on:

- Lots 2, 3, 4, 5, 6, and 7 of Block 10;
- Lot 3 of Block 14.

No dwelling structure having less than 1100 square feet of ground floor space shall be erected or placed on any of the remaining lots in the subdivision. The minimum representation cost of residential dwellings as herein referred to shall be estimated on basis of construction cost of similar structure in the year of 1940 as follows:

- 1280 Square feet zone - \$6,500
- 1200 Square feet zone - \$6,000
- 1150 Square feet zone - \$5,700
- 1100 Square feet zone - \$5,200
- 980 Square feet zone - \$4,800

Any residential dwelling erected in the subdivision shall be completed within 6 months from the date of commencement and maintained in good repair at all times thereafter, including roofs and exterior painting. Where public sewers are not available sanitary disposal shall be made by septic tank and field tile disposal system in accordance with the regulations of the city department of public health. The zoning restrictions and regulations of this paragraph are not intended to preclude, subject to the approval of city authorities from Blocks 1, 5, 6, 7, 11, 12, and 15 such structures of semi-residential design known as duplexes, apartments and apartment courts, or such other structures commonly adopted to community centers, provided, however, that no such construction shall be placed or permitted to be placed by any owner of tracts or lots in the herein referred to blocks of land unless complete blue prints and specifications showing and describing in detail such proposed construction to be placed thereon, shall have been submitted to and approved by Eivind Anderson (one of the promoters of this subdivision) his heirs or assigns. Any other public regulation or control thereof notwithstanding.

F – ~~[Stricken]~~

G - No noxious or offensive trade or activity shall be carried on upon any lot, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

H – The covenants hereinabove set forth shall in no way supersede or modify any of the covenants regulating the use of Block 13 contained in that certain warranty deed to Burton W. Lyon, Jr. and Francis E. Ash, dated May 17, 1947 and now of record in the office of the auditor of Pierce County, Washington. (See next page.)

- The End -

Covenants, Conditions, and Restrictions Contained in Instrument

Dated: May 17, 1947
Recorded: May 21, 1947

Auditor's file No. 1450063
Executed by: Eivind Anderson and
Aslaug Anderson

Narrowmoor Third Addition

The grantors as owners of the property adjoining and adjacent to the above described premises on the North and West sides thereof, hereby consent to the dedication and development at the Grantee's option of the said premises as a community business center wherein such business occupations, professional, domestic, and recreational facilities, services, and activities, such as grocery stores, dry-goods stores, furniture stores, hardware stores, retail pain stores, specialty shops, greenhouses, drug stores, soda fountains, confectioneries, meat markets, cold storage lockers, barber shops, beauty shops, cafes, motion picture theater, photo studios, medical and dental clinics, clothes shops, shoe stores, bakeries, dry cleaning shops, variety stores, electric appliance and radio shops, bowling alleys, catering services, and any other business occupations or services not usually deemed dangerous, noisy, unwholesome, noxious, or offensive to a first class residential neighborhood, may be conducted, and the Grantors, for themselves, their heirs, successors, executors, and assigns, covenant that their said consent to the development of the above described premises as a community business center shall be binding on all the successors of the rights, title, and interests of the Grantors in the said adjoining and adjacent property within a radius of 1000 feet of the above described property.

Francis E. Ash and Burton W. Lyon, Jr., the Grantees, for themselves, their heirs, successors, and assigns, agree and covenant that they will not use or permit the use of said premises for any business occupation usually deemed dangerous, noisy, unwholesome, noxious, and offensive to a first class residential neighborhood.

Francis E. Ash and Burton W. Lyon, Jr., the Grantees, for themselves, their heirs, successors, and assigns, further agree and covenant that they will submit all plans and proposals for improvements upon the above described premises to Eivind Anderson for his approval before undertaking any such improvements, it being mutually understood and agreed by all parties hereto that this provision is for the protection of Eivind Anderson and Aslaug Anderson, husband and wife, to assure them that any improvements made by Burton W. Lyon, Jr. and Francis E. Ash, the Grantees, their heirs or successors, upon the above described premises will be of a permanent, attractive and modern and satisfactory design and construction, and in strict tenure and harmony with the neighborhood developments, it being further understood that the power to approve and disapprove the said building improvements is entirely personal to the said Eivind Anderson, and does not confer any such powers upon his Grantees or assigns, and that the power of approval or disapproval will be reasonable exercised by the said Eivind Anderson for the purposes herein enumerated, and not otherwise.

It is further agreed, between the Grantors and the Grantees that nothing herein contained shall prevent the Grantees, their heirs, successors, and assign from developing any part of the above described premises for residential dwellings, and provided such dwellings shall be of suitable and modern design and construction, and shall not cost less than \$10,000, and contain less than 1250 square feet of floor space, exclusive of garages and porches.

- The End -

Narrowmoor Fourth Addition

Restrictions for Narrowmoor Fourth Addition, contained in the Plat recorded March 18, 1955 under Auditor's Fee No. 1714237, records of the Pierce County, Washington, as follows:

A – No structure shall be erected, altered, placed, or permitted to remain on any residential building plat other than one detached single-family dwelling not to exceed one story in height, exclusive of basement story, and a private garage. Nor shall any billboards or other commercial advertising signs or displays be permitted within said subdivision.

Exception to the above is made to Lots 3, 4, 5, 6, and 7 of Block 1 which may be used for semi-detached structures not inconsistent or contrary to zoning ordinance provisions applicable to the area.

B – No building shall be located nearer to the street or road lot line than 30 feet nor nearer than 7½ feet to any side lot line, provided, however, wherever necessitated by grade conditions at the site, a detached private garage may be located within 10 feet of the street line. A garage so located shall be of masonry or stucco exterior construction.

Note: Exception may be made to the setback line requirements where special grade conditions so require. Changes as to setback line requirements may be made provided written permission therefor is previously obtained and filed of record in the County Auditor's Office.

C – No dwelling, costing less than \$6,000.00 shall be permitted on any lot in the subdivision. The minimum cost as herein referred to is to be taken as the sum which would build the same size, type, and character of the building in the judgment of a Certified Appraiser for said minimum cost on January 1, 1940. The ground floor area of the main structure, exclusive of one story open porches and garages, shall be not less than 1300 square feet. Any dwelling or structure or alteration placed or erected on any lot in this subdivision shall be completed as to external appearance, including finished painting, within 8 months from the date of commencement of construction, and unless public sewers are available, shall be connected to septic tank and field tile disposal system installed therewith, in accordance with the regulations of the Department of Public Health and local authority.

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

E - No swine, goats, cattle or horses, poultry, rabbits, or any species of livestock shall be kept or maintained on any lot for commercial purpose or otherwise. This is not intended to include household pets, not calculated to become and not becoming a nuisance to owners of, or inhabitants of said subdivision. Except that poultry may be kept for private use.

F – [Stricken]

G - No noxious or offensive trade or activity shall be carried on upon any lot, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

NARROWMOOR

FIRST ADDITION

SHEET 1 OF 3 SHEETS

SCALE 1 INCH = 100 FT.

Δ 74° 38'
R. 463.05
S.T. 352.96
L. 603.16

Δ 102° 12'
R. 300
S.T. 371.79
L. 535.11

Δ 77° 35'
R. 350
S.T. 281.32
L. 473.93

Δ 49° 56'
S.T. 222.71
R. 478.34
L. 416.11

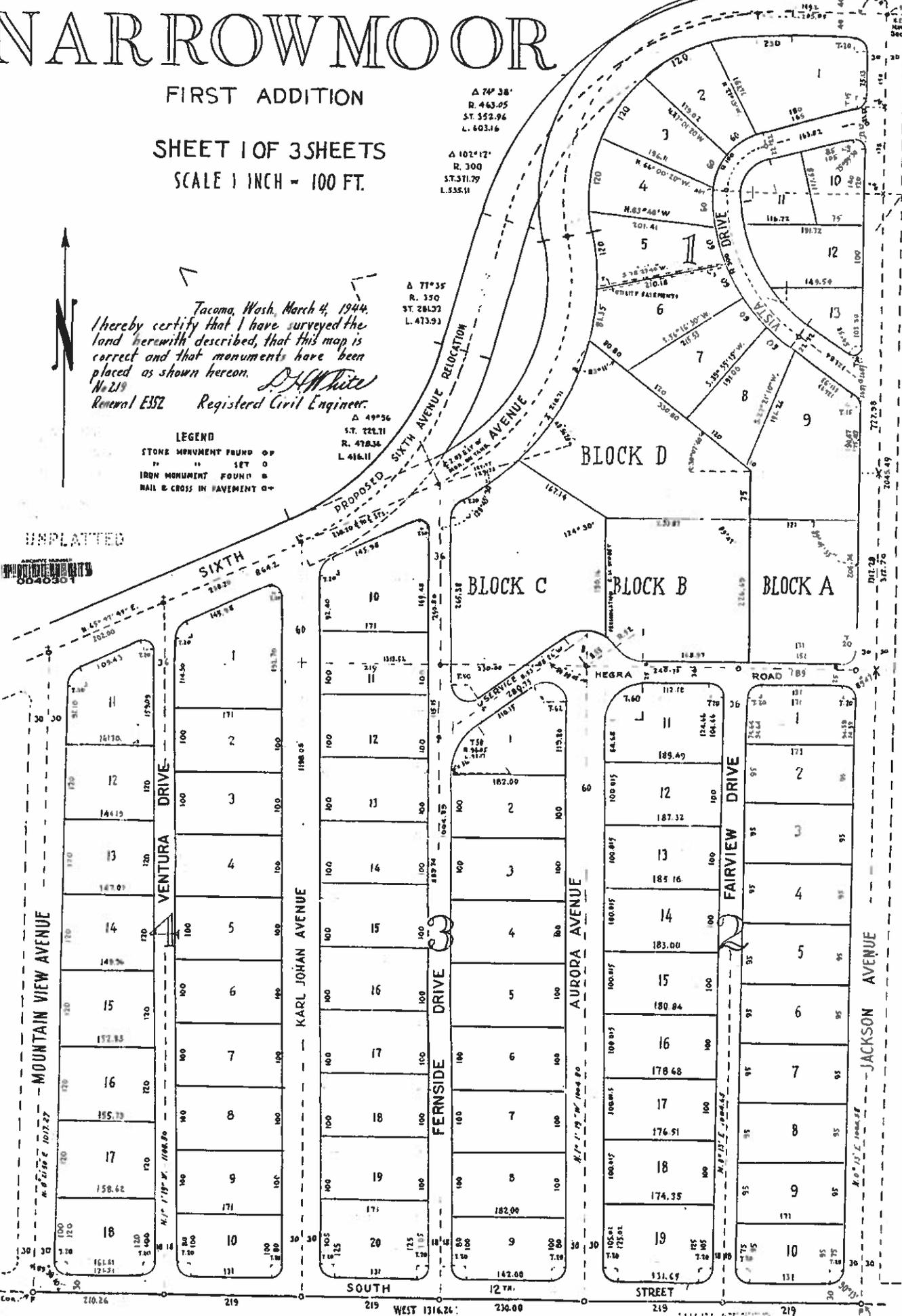
Tacoma, Wash., March 4, 1944.
I hereby certify that I have surveyed the land herewith described, that this map is correct and that monuments have been placed as shown hereon.
D.H. White
Removal E32 Registered Civil Engineer.

LEGEND
STONE MONUMENT FOUND ○
" " SET ○
IRON MONUMENT FOUND ■
NAIL & CROSS IN PAVEMENT □



UNPLATTED

6540301



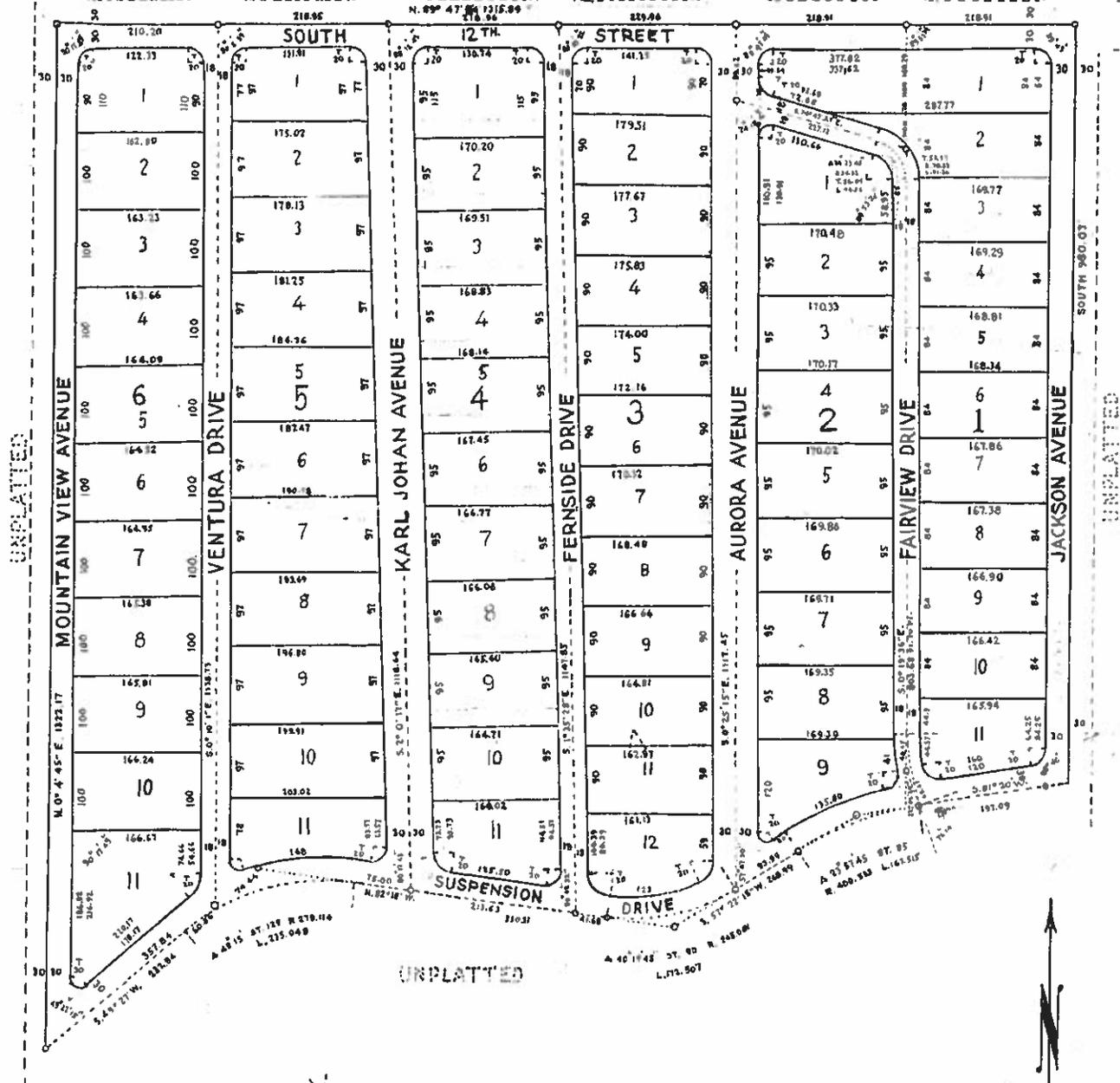
UNPLATTED

CENTER OF 1/4 - S. 720 N. 8.25 W.

NARROWMOOR

SECOND ADDITION

NARROWMOOR FIRST ADDITION



SCALE 1 INCH = 100 FEET

SHEET 1 OF 3 SHEETS

December 9, 1946

I hereby certify that I have surveyed the land herewith described, that this map is correct and that monuments have been placed at points indicated by small circles (o)

C. A. White

Registered Civil Engineer and Land Surveyor.
No 219 Renewal E 153



NARROWMOOR

SECOND
ADDITION

SHEET 3 OF 3 SHEETS

Regulations of State and local agencies, restrictions, conditions, covenants, and agreements affecting the real property herein and to be known as NARROWMOOR SECOND ADDITION.

That the owners of the above described tract of land hereby, jointly and severally, certify and declare that there is and shall hereby be established prohibitive and restrictive covenants, prohibitive and restrictive use of said land as hereinafter specifically set forth by section 1 to 9, inclusive hereof.

That all Covenants thereof shall run with the land as a condition binding on all parties and all persons claiming title thereto. If the parties hereto, or any of them, or their heirs or assigns, shall violate or attempt to violate any of the Covenants herein, it shall be lawful for any other person or persons owning any real property in said subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such Covenant and either to prevent him or them from so doing, or to recover damages or other relief for such violation. Invalidation of any one of these Covenants by Judgment of Court of Law shall in no wise affect any of the other provisions which shall remain in full force and effect.

Except as otherwise herein specifically stated, no building structure shall be erected, placed, altered or permitted to remain on any building plot other than one detached single-family dwelling; not to exceed ten stories in height and a private garage. No tall growth trees such as Southern Pines, Oaks or other similar species that would obstruct the unobstructed view of the ocean shall be permitted to grow west of the view strip. No billboards or other non-essential advertising signs shall be permitted within the subdivision. A certain portion of all the property located in Block 6 may be used for wood shed or similar structure, the extent and location of which at the time of this recording has not been fully determined. Any building shed in Block 6 not so used shall be subject to the same prohibitive use as Block 5 hereof.

No building shall be located more than 20 feet to the city street line at lot lines, side, front, rear and corner sides, and nearer than 10 feet to street line at side and corner, corner sides, and rear sides. The distance between the street and the building shall not be less than 10 feet, nor shall any building be located more than 75 feet from the lot line. However, restrictions by national and state laws shall prevail at the time of this recording. The above restrictions shall be in addition to any other restrictions.

No building structure shall be erected or placed on any building plot in Block 6 (1) containing less than 1000 sq. ft. of lot area, or (2) containing less than 1000 sq. ft. of lot area, or (3) containing less than 1000 sq. ft. of lot area, or (4) containing less than 1000 sq. ft. of lot area, or (5) containing less than 1000 sq. ft. of lot area. The distance between the street and the building shall not be less than 10 feet, nor shall any building be located more than 75 feet from the lot line. However, restrictions by national and state laws shall prevail at the time of this recording. The above restrictions shall be in addition to any other restrictions.

No trailer, boat, shack, barn or other outbuilding shall be erected or maintained in the subdivision, nor shall a building be erected or maintained.

No poles, wires, cables or lines, utility, public or otherwise, shall be located or maintained in the subdivision, nor shall any building be erected or maintained in the subdivision. Household poultry and rabbits excepted.

No part or parcel of land or an easement thereon shall be used for business or commercial purposes, in whole or in part, by the owner or lessee or licensee thereof, nor by any person or persons of the title or ownership, when such use would be inconsistent with the use or uses of the land as shown on the plat hereof.

No motion picture or other entertainment activity shall be conducted on any lot or shall anything be done thereon which may be considered an annoyance or nuisance to the neighbors.

Eivind Anderson
Aslaug Anderson

Witness my hand and seal of the County of Santa Clara, State of California, this 16th day of May, 1944, at San Jose, California.

Approved by the Planning Commission:
[Signature]
[Signature]
[Signature]

Ellie E. Malme
County Clerk, County of Santa Clara, California
May 16 1944

Approved by the Board of Supervisors:
[Signature]
[Signature]

Eivind Anderson 164
May 7 1944

Approved December 14th 1946
D.A. White
Registered Civil Engineer and Land Surveyor



NARROWMOOR

THIRD ADDITION

SHEET 1 OF 3 SHEETS

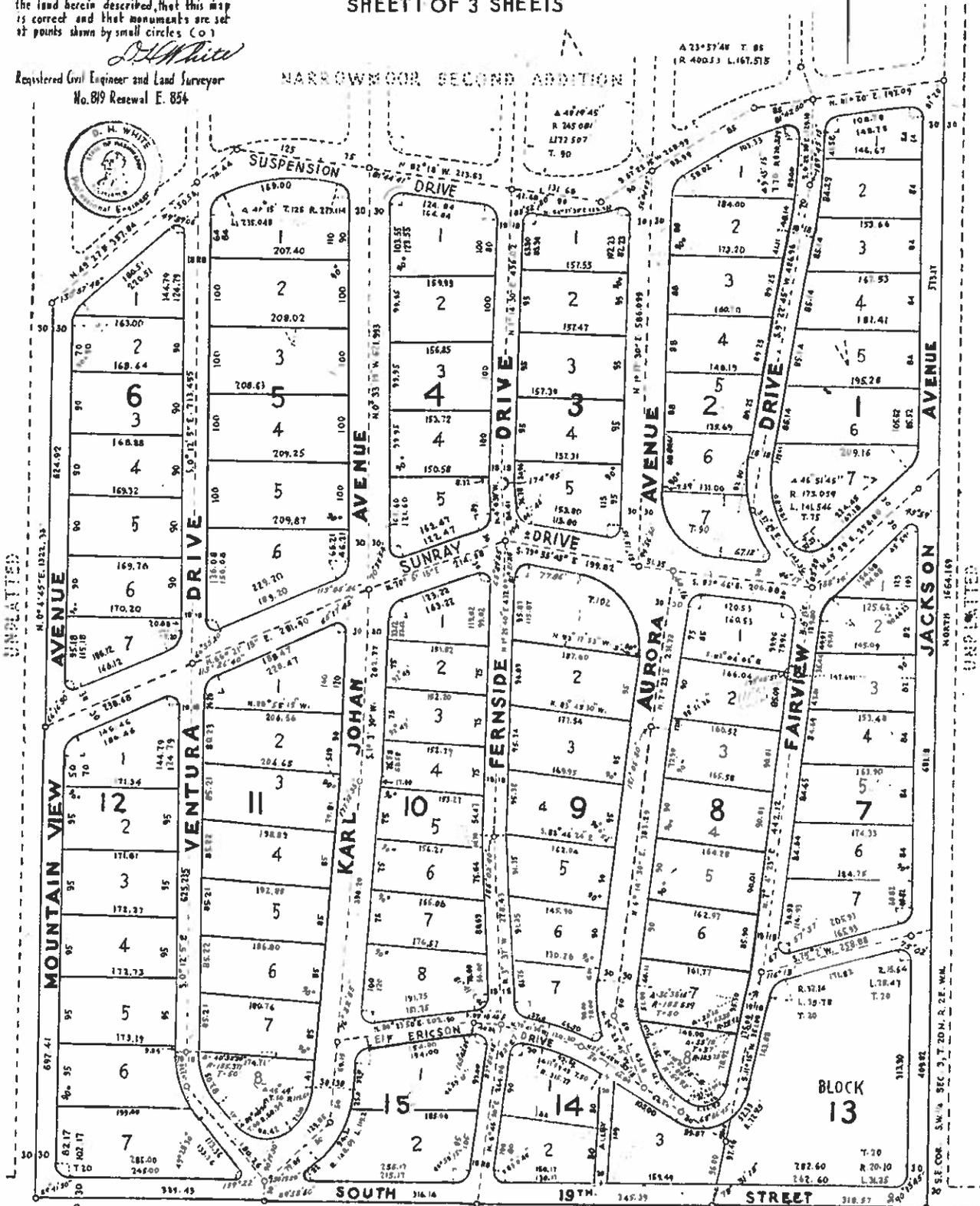
I hereby certify that I have surveyed the land herein described, that this map is correct and that monuments are set at points shown by small circles (C)

D. M. White

Registered Civil Engineer and Land Surveyor
No. 819 Renewal E. 854



NARROWMOOR SECOND ADDITION



UNPLATTED

UNPLATTED

BLOCK CORNER TANGENTS ARE 20 FEET UNLESS INDICATED OTHERWISE

UNPLATTED



SCALE 1 INCH = 100 FEET

