



City of Tacoma
Planning and Development Services

Agenda Item
D-2

To: Planning Commission
From: Reuben McKnight, Historic Preservation Officer
Planning Services Division
Subject: **Proposed Narrowmoor Conservation District**
Date of Meeting: June 17, 2015
Date of Memo: June 10, 2015

At the Planning Commission's meeting on June 17, 2015, staff will present the Findings and Recommendations from the Landmarks Preservation Commission regarding the proposed Narrowmoor Conservation District, which has been under review by the Landmarks Preservation Commission since May 2014. The Landmarks Commission unanimously adopted its findings and recommendations at their May 27, 2015 meeting.

The Planning Commission will be asked to authorize the documents for public distribution as a part of the 2015 Comprehensive Plan Annual Amendments package.

Attached for your information are the cover letter from the Landmarks Preservation Commission Chair, the Findings and Recommendations Report approved by the Commission, proposed code language to be incorporated into TMC 13.07 (Landmarks and Historic Special Review Districts), and draft Design Guidelines developed by the Commission and the City's consultant.

Background information, including comments received during the Landmarks Commission public comment period as well as the proposal originally submitted by the West Slope Neighborhood Coalition, has been posted at <http://www.tacomaculture.org/westslope.asp>.

For more background information about this proposal, please contact me at 591-5220 or reuben.mcknight@cityoftacoma.org.

Attachments:

Letter from Chair Chris Granfield, Landmarks Preservation Commission
Findings and Recommendations Report, Landmarks Preservation Commission
Draft Code Language
Draft Design Guidelines

c: Peter Huffman, Director



City of Tacoma
Landmarks Preservation Commission

May 27, 2015

Mr. Chris Beale, Chair
Tacoma Planning Commission
747 Market Street Room 345
Tacoma, WA 98402

Dear Mr. Beale:

On behalf of the Landmarks Preservation Commission, I am pleased to forward for the Planning Commission's formal consideration a recommendation to establish a new conservation district overlay zone in the West Slope Neighborhood of Tacoma. This would be the first standalone conservation district in the City of Tacoma.

This proposal was submitted at the end of 2013 by the West Slope Neighborhood Coalition, and has been under review by the Landmarks Preservation Commission since 2014. The district includes 298 houses, most of which were constructed between 1944 and 1969. Most houses are simple 2 story homes (the lower floor being a daylight basement) located on their lots to maximize views of the Tacoma Narrows.

The work on this issue began in 2009, when the City, at the request of the City Council, commissioned a study to explore the feasibility of a mid-century historic district in the West Slope Neighborhood. The report recommended revising the City's "conservation district overlay" to allow for standalone conservation districts. In 2011, with the support of the neighborhood, the City modified both the comprehensive plan and regulatory code to allow the conservation district overlay to be used as a standalone district (previously it was only used as a buffer zone around historic districts).

The discussion on this proposal has been lengthy, robust and complex. It is the belief of the members of the Landmarks Commission that this proposal represents the best balance between neighborhood desires, protection of historic character, and a predictable and fair process.

Sincerely,

Chris Granfield, Chair

ATTACHMENTS:

Findings and Recommendations Report
Narrowmoor Conservation District Ordinance
Draft Design Guidelines



NARROWMOOR CONSERVATION DISTRICT

FINDINGS AND RECOMMENDATIONS

At its meeting of May 27, 2015, the Landmarks Preservation Commission adopted the following as Findings and Recommendations, regarding the proposed Narrowmoor Conservation District Overlay Zone.

FINDINGS

1. The West Slope Neighborhood appears to meet the criteria for a conservation district, per TMC 13.07.060, as follows:
 - a. Appropriate documentation of eligibility is readily available. Survey documentation is already prepared or could be easily prepared by an outside party in a timely manner.
 - In 2009, the City contracted with a consultant to survey and make recommendations regarding a potential historic district in the West Slope Neighborhood. The resulting "Painter Study" documented the development history of the neighborhood and made a series of recommendations, including the consideration of a conservation district as a land use tool that was consistent with both the neighborhood's significance and the desires of residents. In 2012, the West Slope Neighborhood Coalition also retained the planning services of Baseline Engineering, which also completed a survey of the neighborhood.
 - b. For proposed conservation districts, preliminary analysis indicates that the area appears to have a distinctive character that is desirable to maintain.
 - Both the Painter Study and the Baseline survey indicated that there is a prevailing character, that taken as a whole, is distinctive from other areas in the city.
 - 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.
 - 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. Most of the houses in the Narrowmoor

Additions were constructed in the 1950s, although a significant number were built in the 1940s. The Period of Significance for the development is 1944, the date the first plat was recorded, to 1969, when architectural styles began to change.

- 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.
- c. A demonstrated substantial number of property owners appear to support such a designation, as evidenced by letters, petitions or feedback from public workshops.
- The West Slope Neighborhood Coalition has sought feedback from residents on numerous occasions, primarily through mass mailings and public meetings and workshops, beginning in 2009. The West Slope Neighborhood Coalition voted to initiate the application for a conservation district in 2011, and mailing surveys were taken in 2012.
 - Public information meetings were held on November 18, 2014 and February 5, 2015. In both meetings, there was general public support, although no poll was taken and there were individuals present that were opposed to the district. Twenty (20) written comments were received between February 11 and April 8, 2015. Of these, (12) were in support, (4) were opposed, and (4) were written to address specific issues with the proposal and/or design guidelines. The supporting letters included a letter from the West End Neighborhood Council. Opposing letters included a letter from the Tacoma-Pierce County Master Builders Association.
 - The postcard survey was distributed with the public notice to property owners inside and within 400' of the proposed boundaries, totally 1058 individual notices. By the end of the comment period, 155 surveys had been returned, including 121 from within the proposed district boundaries. Of those from within the proposed boundaries, 82% (99 responses) were in support of the district, 14% (17 responses) were opposed, and 3% (4 responses) indicated "not enough information). One person indicated "neutral."
 - Overall, including those responses from outside the district, 76% were in favor, 15% opposed, 3% neutral and 5% indicated "not enough information."
 - Eighteen individuals testified at the hearing. Of these, 15 were generally in favor of the district, 2 were opposed, and 1 indicated that he was neutral but not opposed.
- d. Creation of the district is compatible with and supports community and neighborhood plans.

- Among other policies, the Neighborhoods Element of the Comprehensive Plan states: Explore the potential designation of two historic districts in the Ruston/Jane Clark Park and West Slope (Titlow/Day Island) areas (WE-1.4).
- e. The area abuts another area already listed as a historic district or conservation district
 - This criterion is not applicable.
 - f. The objectives of the community cannot be adequately achieved using other land use tools.
 - There has been extensive discussion on this point. Modifying the view sensitive district overlay, for example, to lower the maximum height would achieve some measure of protection for the overall scale, look and feel of the district. However, other critical character elements, such as massing, form, lot layout and siting would not be addressed by the VSD.
 - Other discussion and suggestions have included creating a new zoning district or overlay zone with development standards tailored to the neighborhood character. Currently there are no other mechanisms in the land use code for such an approach other than the conservation district, which is described in the Comprehensive Plan Historic Preservation Element. Tacoma currently does not have a design review overlay tool.
2. The proposed regulations meet the requirements of a conservation district overlay.
- a. TMC 13.07.120 requires that design guidelines be adopted and maintained for conservation districts, and that the design guidelines address 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, accessory structures, and sustainable design.
 - b. The proposal originally submitted by the West Slope Neighborhood Coalition in 2013 to establish a conservation district did not provide a means to protect neighborhood character, and was primarily limited to height restrictions, lot size, vegetation controls and accessory buildings. Extensive discussion and input from the Commission over the course of a year has resulted in a much more robust proposal.
 - c. The Landmarks Preservation Commission, in conjunction with the West Slope Neighborhood Coalition, has reviewed and approved a draft set of neighborhood design guidelines at its public meetings that address as applicable the basic design guideline requirements.
 - d. The recommended ordinance language requires design review for new construction, additions to existing structures, and demolition that meets the demolition threshold defined in the code section.
 - e. Scale, site design, and building placement are critical to the preservation of the character of the proposed conservation district. The proposed guidelines will provide a measure of

protection, while protecting the rights of property owners to have reasonably use and enjoyment of their property.

- f. It is not the intent of the district to prohibit future development, but rather to anticipate and guide such development. Setting a large minimum lot size, as originally proposed, could effectively halt future development. However, the preservation of unique elements such as “through lots” that extend from street to street is critical to the overall character of the neighborhood.
3. During the discussion of the conservation district proposal, there were several issues that were discussed at length. While the discussion clearly demonstrated the significance of these issues, ultimately, they represent land use issues that are broader than the conservation district proposal itself.
 - a. The historical street pattern is a significant character defining element, but the present historical pattern may conflict with City street standards. Although streetscape is not proposed for regulation in the conservation district recommendation because it is beyond the typical scope of conservation district regulation, the City should explore creating a set of standard plans that both meet City requirements for infrastructure as well as preserve neighborhood character.
 - b. There is a strong desire to regulate tall trees and vegetation. It has been the City’s position, and the Landmark Preservation Commission’s direction, that regulation of trees is not something that can be addressed through the conservation district tool. However, this is an issue that is important to residents in many view areas of the City, and should be addressed on a City-wide basis. This is reflected in the Commission’s recommendations to the Planning Commission.
 - c. Issues relating to accessory structures, including maximum size, allowable number, height and placement, were all identified as important considerations. It is critical to align the regulations in the Land Use Code, existing neighborhood covenants, and preservation of neighborhood character.
 - The existing regulations for height of accessory structures in the R-1 zone appears to be compatible with neighborhood character, so no additional design controls are proposed for height of accessory buildings within the conservation district. Although public comment has suggested further restricting height, the Landmarks Commission feels that additional study is needed to evaluate this issue.
 - Size, sitting and location of accessory structures are all critical to character within the proposed conservation district and should be included in the design guidelines.
 - Although current zoning sets a maximum total square footage for all accessory buildings on a single lot, there is no maximum number of accessory buildings or garages. When combined with attached garages, this potentially could allow a proliferation of parking structures on a residential lot, harming neighborhood

character in many neighborhoods. The Landmarks Commission feels that this is an issue that warrants further exploration on a citywide basis.

4. The existing private covenants in Narrowmoor Additions 1-4 provide some measures for directing development in the proposed conservation district. It is not the intent of the conservation district regulation to replace the covenants or to assume the role of enforcing the covenants.
 - a. The conservation district is intended to protect the neighborhood character as it exists and to ensure a reasonable certainty that future development will continue to respect that character. In doing so, the proposed controls and regulations provide guidance beyond that found in the covenants or zoning, including exterior materials, form, scale and massing, and site layout.
 - b. The proposed guidelines and ordinance will conform to both the existing private covenants and land use regulations. Extensive discussion has occurred to identify and resolve conflicts between those documents, and these efforts are reflected in the recommend guideline language.
 - c. The original plat documents and covenants included racially discriminatory language. The West Slope Neighborhood Coalition states that it rejects this language and has submitted an organizational statement to demonstrate that diversity is one of their primary objectives. This language is redacted from modern recorded versions of the covenants. The Landmarks Commission acknowledges this significant and shameful history, and bases its recommendation solely on the physical characteristics of the Narrowmoor Additions and the criteria for eligibility contained in the code.

RECOMMENDATIONS TO THE PLANNING COMMISSION

1. Establish a conservation district in the West Slope Neighborhood of Tacoma, roughly bounded by the centerlines of Jackson Street to the east, South 19th Street to the south, Mountain View Avenue and South Linden Lane on the west, and Karl Johan Drive and State Highway 16 to the north (see accompanying map). The conservation district should be called the "Narrowmoor Addition Conservation District" to acknowledge the historical names of the plats.
2. The conservation district should regulate development activity subject to building permit requirements within its boundaries that includes construction of new structures, additional square footage added to existing structures, and the demolition of existing primary structures where such a demolition removes 50% or more of existing exterior walls, roof, or removes the primary elevation and lot subdivision.
3. Once established, the Landmarks Preservation Commission will formally adopt and use a set of design guidelines per TMC 13.07.120 to evaluate the appropriateness of development proposals, and will approve, modify, or deny such approvals consistent with TMC 13.05.046 prior to the issuance of building permits.
4. The siting characteristics and open space within the district are critical to its character, as is lot configuration. The Landmarks Preservation Commission therefore recommends:

- Maximum combined lot coverage for all structures on a parcel of 25% of the parcel size. The Landmarks Commission also recommends that this issue be examined on a broader basis by the Planning Commission.
 - The prevailing lot characteristic is the “through lot,” where the lot is fronted on the east and west ends by a north/south street. Where such a lot is subdivided, the new lots shall maintain this pattern. Transecting a through lot to create an “upper” and “lower” lot is contrary to the historical development pattern and should be prohibited.
 - Minimum lot frontage in the Conservation District for new lots should be 60 feet.
5. There is no maximum number of garages proposed for the conservation district, although the Design Guidelines language recommended by the Landmarks Commission sets a maximum square footage of 600 SF, with a minimum setback from the western property line of 25 feet. The Landmarks Commission received many comments on the size, location and visual impacts of garages in this neighborhood, and recommends that further examination of whether it would be warranted to consider maximums for the number of garages/accessory buildings in residential neighborhoods citywide.
 6. The Landmarks Commission also received extensive comment on the impacts of tall growing vegetation and trees on neighborhood views in this neighborhood. It is the recommendation of the Landmarks Commission to exclude regulation of trees from the Conservation District, as it is beyond the scope of conservation district jurisdiction. However, community concern with trees and views appears to be significant and is likely an issue beyond the West Slope Neighborhood. If this question is explored in the land use or another regulatory context, it should be done on a citywide basis in View Sensitive Districts.
 7. Streetscape is not recommended to be addressed in the proposed conservation district overlay or its guidelines. However, it appears that current City standard plans for sidewalk and street design may conflict with the historical development pattern. Although the historical condition may not be acceptable for modern safety and accessibility standards, the Commission recommends that the City explore the development of standard plans for Narrowmoor that meet modern requirements while also respecting or acknowledging the historical configuration.
 8. The Landmarks Commission recommends that TMC 13.06.645 (Variances) be amended to include consideration of design guidelines and historic preservation standards for any variance involving a property that is listed on the Tacoma Register of Historic Places, or is located within a historic special review or conservation district overlay zone.

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.

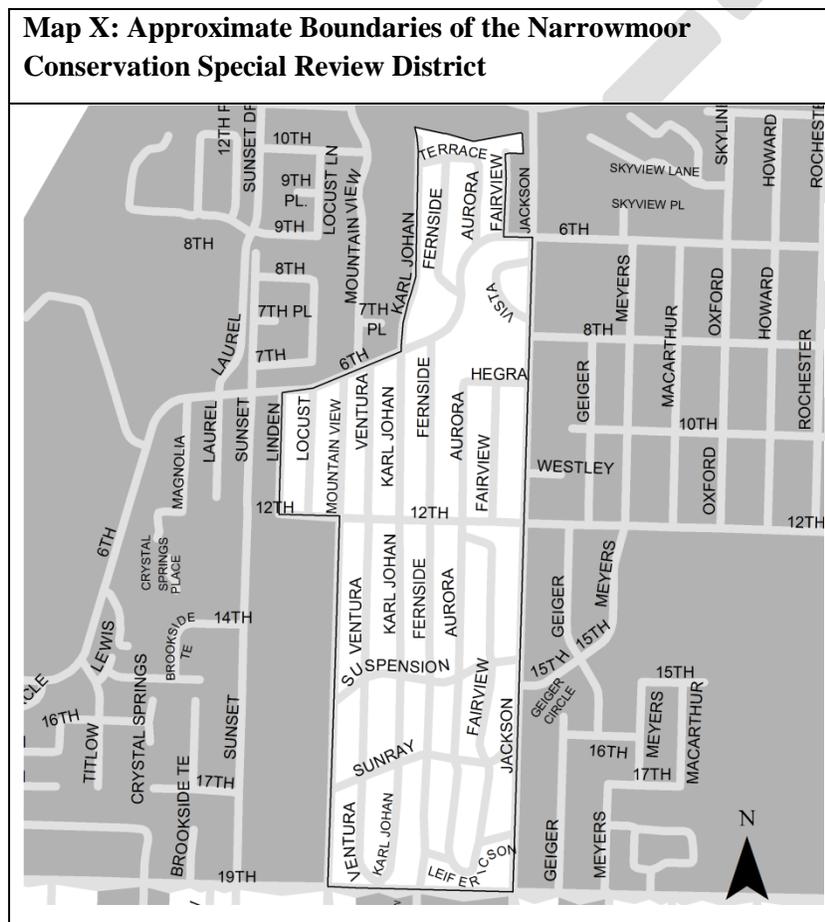
B. The primary significance of the residential architecture in the Narrowmoor Conservation District concerns the placement of individual homes, which is part of the subdivision design. The design of the entire subdivision and the design of the individual lots is distinctive and contributes to the historic 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. Most of the houses in the Narrowmoor Addition were constructed in the 1950s, although a significant number were built in

the 1940s. The Period of Significance for the development is 1944, the date the first plat was recorded, to 1969, when architectural styles began to change.

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 Development Standards for the Narrowmoor Addition Conservation District.

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

B. Lot subdivision. Lot subdivisions are required to maintain a minimum lot frontage width of 60'. Where the parent lot fronts streets on both the east and west ends of the lot, subdivision will be limited to an east-west orientation, such that new parcels will retain historical patterns with minimum street frontages occurring on both east and west streets, resulting in a generally rectangular lot.

13.07.XX6 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.

Narrowmoor Addition Conservation District Design Guidelines

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A NOTE ABOUT THIS DRAFT

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

Narrowmoor Addition Conservation District Design Guidelines

I. About Design Guidelines

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

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

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

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

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

- An addition to the footprint of an existing house;
- Construction of a new house or accessory structure (that is subject to a building permit requirement); or
- The demolition of 50% or greater of the exterior walls, roof or the removal of the primary elevation 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
- Improvements that do not require a building permit;

- Changes to landscaping.

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

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

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 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

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.

Accessory structures, with the exception of garages, 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

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) are prohibited by the original covenants (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 minimized view blockage.

Architectural Features

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

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

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

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

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. Metal roofs were not used and are generally considered architecturally inappropriate for mid-century residences. Clay tile was not common in the Pacific Northwest or Narrowmoor, but may be present in isolated cases.

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

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

Landscape Design

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

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 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

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

Building Height and Scale

Primary buildings (residences) in the Narrowmoor Addition Conservation District shall 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 daylight basement shall be exposed only on the western/downhill frontage and be located below grade on the eastern frontage. Primary entrances to structures shall be located 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 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 Form and Massing

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

Historically, massing on houses in the Narrowmoor Addition was also simple. New additions shall respect historic building forms, avoiding steeply pitched roofs; complex massing; overly complex rooflines; and multiple wings and extensions (although courtyards and attached garages were common and generally 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.

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.

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.

Window frame materials are an important element of historical character. Materials such as wood, aluminum, and other metals were used historically and are considered the most appropriate. Newer materials and composites such as fiberglass may be architecturally appropriate where the new material meets or exceeds the existing material in visual quality and life expectancy. Although vinyl-frame windows are 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. Highly decorative or massive railings should be avoided. Permanent exterior accessory items that extend above the allowable roof height should be avoided.

B. Guidelines for New Construction

Site Design

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

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 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 daylight basement shall be exposed only on the western/downhill frontage and below grade on the eastern frontage. Primary entrances 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 from the period of significance (1944 until 1969). 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 Commission if the applicant can demonstrate that, because of special circumstances not applicable to other property or facilities, including size, shape, design, topography, location, or surroundings, additional height will not be out of scale with the surrounding context.

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

Building Form and Massing

Historically houses in Narrowmoor displayed relatively simple forms, with rectangular, U-shaped, or L-shaped footprints. A few have wings that extend at oblique angles from the main 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 generally do not affect massing).

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.

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 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 wood, aluminum, and other metals were used historically and are considered the most appropriate. Newer materials and composites such as fiberglass may be architecturally appropriate where the new material meets or exceeds the existing material in visual quality and life expectancy. Although vinyl-frame windows are 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. 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

Attached garages are historically the primary type of garage in the district and are generally preferred. Detached accessory buildings, including garages, should not exceed 600 square feet with a ridgeline or roofline 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 property line adjacent to the right of way. Driveway width should be no greater than 20 feet. Detached accessory buildings should be employ exterior cladding materials that are compatible with the main residence. Where possible, it is highly encouraged that property owners utilize the topography of the area to reduce the visual intrusiveness of accessory buildings by excavating into the hillside and constructing such buildings into the slope.

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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.

Appendices

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Appendix A: List of Properties in the Narrowmoor Addition

Parcel	Year Built	Address
6235200210	1951	1202 S AURORA AV
6235200330	1952	1202 S FERNSIDE DR
6235200010	2001	1202 S JACKSON AV
6235200440	1956	1202 S KARL JOHAN AV
6235200440	2003	1202 S KARL JOHAN AV
6235200560	1950	1202 VENTURA DR
6235200030	1949	1205 S FAIRVIEW DR
6235200220	1950	1206 S AURORA AV
6235200230	1962	1212 S AURORA AV
6235200130	1951	1212 S FAIRVIEW DR
6235200340	1949	1212 S FERNSIDE DR
6235200450	1949	1212 S KARL JOHAN AV
6235200570	1951	1212 VENTURA DR
6235200040	1951	1215 S FAIRVIEW DR
6235200142	1981	1216 S FAIRVIEW DR
6235200350	1955	1216 S FERNSIDE DR
6235200460	1950	1216 S KARL JOHAN AV
6235200460	2008	1216 S KARL JOHAN AV
6235200050	1950	1217 S FAIRVIEW DR
6235200240	1955	1220 S AURORA AV
6235200360	1948	1220 S FERNSIDE DR
6235200580	1958	1220 VENTURA DR
6235200150	1949	1222 S FAIRVIEW DR
6235200470	1951	1222 S KARL JOHAN AV
6235200250	1952	1224 S AURORA AV
6235200060	1947	1226 S JACKSON AV
6235200370	1950	1228 S FERNSIDE DR
6235200370	1970	1228 S FERNSIDE DR
6235200593	1951	1228 VENTURA DR
6235200260	1949	1230 S AURORA AV
6235200160	1953	1232 S FAIRVIEW DR
6235200070	1957	1232 S JACKSON AV
6235200600	1949	1232 VENTURA DR
6235200380	1950	1234 S FERNSIDE DR
6235200480	1969	1234 S KARL JOHAN AV
6235200270	1949	1237 S FERNSIDE DR
6235200490	1956	1238 S KARL JOHAN AV
6235200610	1950	1238 VENTURA DR
6235200080	1951	1240 S JACKSON AV
6235200390	1950	1242 S FERNSIDE DR
6235200620	1950	1242 VENTURA DR
6235200620	1950	1242 VENTURA DR
6235200170	1951	1244 S FAIRVIEW DR
6235200500	1950	1244 S KARL JOHAN AV
6235200280	1949	1245 S FERNSIDE DR
6235200090	1950	1246 S JACKSON AV
6235200630	1951	1248 VENTURA DR
6235200100	1967	1250 S JACKSON AV
6235200100	2003	1250 S JACKSON AV
6235200400	1960	1252 S FERNSIDE DR
6235200510	1949	1252 S KARL JOHAN AV
6235200510	1947	1252 S KARL JOHAN AV
6235200290	1949	1253 S FERNSIDE DR
6235200180	1950	1254 S FAIRVIEW DR

6235200110	1961	1256 S JACKSON AV
6235200420	1974	1258 S FERNSIDE DR
6235200520	1949	1260 S KARL JOHAN AV
6235200640	1951	1260 VENTURA DR
6235200300	1949	1261 S FERNSIDE DR
6235200190	1949	1262 S FAIRVIEW DR
6235200650	1976	1266 VENTURA DR
6235200310	1948	1267 S FERNSIDE DR
6235200120	1950	1268 S JACKSON AV
6235200540	1951	1268 S KARL JOHAN AV
6235200200	1948	1270 S FAIRVIEW DR
6235200320	1948	1273 S FERNSIDE DR
6235200430	1952	1274 S FERNSIDE DR
6235200660	1961	1274 VENTURA DR
6235300130	2006	1502 S AURORA AV
6235300180	1952	1502 S FERNSIDE DR
6235300230	1951	1502 S KARL JOHAN AV
6235300291	1951	1502 S VENTURA DR
6235300012	1997	1505 S FAIRVIEW DR
6235300070	1951	1506 S FAIRVIEW DR
6235300011	1950	1506 S JACKSON AV
6235300301	1976	1510 VENTURA DR
6235300240	1951	1512 S KARL JOHAN AV
6235300140	1951	1514 S AURORA AV
6235300190	1952	1514 S FERNSIDE DR
6235300020	1952	1514 S JACKSON AV
6235300310	1971	1518 VENTURA DR
6235300150	1984	1520 S AURORA AV
6235300080	1951	1520 S FAIRVIEW DR
6235300080	1988	1520 S FAIRVIEW DR
6235300030	1950	1520 S JACKSON AV
6235300250	1957	1520 S KARL JOHAN AV
6235300200	1953	1522 S FERNSIDE DR
6235300200	2005	1522 S FERNSIDE DR
6235300160	1951	1524 S AURORA AV
6235300090	1951	1524 S FAIRVIEW DR
6235300040	1949	1526 S JACKSON AV
6235300320	1974	1526 VENTURA DR
6235300260	1950	1528 S KARL JOHAN AV
6235300100	1951	1530 S FAIRVIEW DR
6235300210	1949	1530 S FERNSIDE DR
6235300210	1949	1530 S FERNSIDE DR
6235300330	1949	1530 VENTURA DR
6235300053	2006	1531 S FAIRVIEW DR
6235300054	2006	1532 S JACKSON AVE
6235300170	1949	1534 S AURORA AV
6235300110	1950	1534 S FAIRVIEW DR
6235300340	1950	1534 VENTURA DR
6235300220	1955	1536 S FERNSIDE DR
6235300220	1955	1536 S FERNSIDE DR
6235300220	2003	1536 S FERNSIDE DR
6235300270	1951	1536 S KARL JOHAN AV
6235300270	1951	1536 S KARL JOHAN AV
6235300120	1952	1540 S FAIRVIEW DR
6235300350	1955	1540 VENTURA DR
6235300501	1973	1702 S AURORA AV
6235300420	2007	1702 S FAIRVIEW DR
6235300570	1963	1702 S FERNSIDE DR

6235300360	1956	1702 S JACKSON AV
6235300650	1961	1702 S KARL JOHAN AV
6235300730	2008	1702 VENTURA DR
6235300510	1954	1710 S AURORA AV
6235300430	1958	1710 S FAIRVIEW DR
6235300370	1955	1710 S JACKSON AV
6235300580	1956	1712 S FERNSIDE DR
6235300661	1961	1714 S KARL JOHAN AV
6235300440	1959	1716 S FAIRVIEW DR
6235300740	2006	1716 VENTURA DR
6235300520	1957	1718 S AURORA AV
6235300380	1951	1718 S JACKSON AV
6235300450	1954	1720 S FAIRVIEW DR
6235300590	1960	1720 S FERNSIDE DR
6235300672	1974	1720 S KARL JOHAN AV
6235300600	1962	1724 S FERNSIDE DR
6235300390	1950	1724 S JACKSON AV
6235300750	1953	1724 VENTURA DR
6235300530	1954	1728 S AURORA AV
6235300610	1964	1728 S FERNSIDE DR
6235300680	1962	1728 S KARL JOHAN AV
6235300460	1953	1730 S FAIRVIEW DR
6235300400	1952	1730 S JACKSON AV
6235300760	1955	1732 VENTURA DR
6235300540	1965	1734 S AURORA AV
6235300620	1974	1734 S FERNSIDE DR
6235300690	1961	1734 S KARL JOHAN AV
6235300470	1953	1736 S FAIRVIEW DR
6235300410	1952	1736 S JACKSON AV
6235300770	1961	1738 VENTURA DR
6235300630	1967	1740 S FERNSIDE DR
6235300700	1972	1740 S KARL JOHAN AV
6235300550	1967	1742 S AURORA AV
6235300480	1954	1742 S FAIRVIEW DR
6235300710	1972	1746 S KARL JOHAN AV
6235300780	1962	1746 VENTURA DR
6235300805	1994	1749 S FAIRVIEW DR
6235300805	1994	1749 S FAIRVIEW DR
6235300560	1960	1750 S AURORA AV
6235300490	1954	1750 S FAIRVIEW DR
6235300640	1976	1752 S FERNSIDE DR
6235300792	1968	1752 VENTURA DR
6235300720	1973	1754 S KARL JOHAN AV
6235300830	1975	1801 S FERNSIDE DR
6235300860	1958	1802 S FERNSIDE DR
6235300801	1960	1802 S JACKSON AV
6235300870	1955	1814 S FERNSIDE DR
6235300804	2002	1814 S JACKSON AV
6235300810	1989	1822 S JACKSON AV
6235300810	1989	1822 S JACKSON AV
6235400330	2005	601 N KARL JOHAN AV
6235400130	1954	602 N FAIRVIEW DR
6235000063	2004	602 VISTA DR
6235000062	1946	606 VISTA DR
6235000062	1946	606 VISTA DR
6235000160	1947	609 VISTA DR
6235400180	1959	610 N AURORA AV
6235000150	1969	610 S JACKSON AV

623500080	1955	610 VISTA DR
6235400120	1953	614 N FAIRVIEW DR
6235400120	1953	614 N FAIRVIEW DR
6235000170	1949	615 VISTA DR
6235000090	1946	616 VISTA DR
6235400170	1959	618 N AURORA AV
6235400300	1963	618 N FERNSIDE DR
6235000100	1945	620 VISTA DR
6235400110	1951	622 N FAIRVIEW DR
6235400110	1951	622 N FAIRVIEW DR
6235400290	1988	622 N FERNSIDE DR
6235400160	1959	624 N AURORA AV
6235400280	1977	626 N FERNSIDE DR
6235000110	1951	626 VISTA DR
6235400101	1968	630 N FAIRVIEW DR
6235000120	1948	630 VISTA DR
6235400150	1956	632 N AURORA AV
6235400314	1951	633 N KARL JOHAN AV
6235400314	2003	633 N KARL JOHAN AV
6235000130	1951	634 VISTA DR
6235400091	1956	636 N FAIRVIEW DR
6235000180	1949	636 S JACKSON AV
6235400140	1958	640 N AURORA AV
6235400270	1961	640 N FERNSIDE DR
6235000140	1948	640 VISTA DR
6235400081	1956	644 N FAIRVIEW DR
6235400260	1965	650 N FERNSIDE DR
6235400011	1955	651 N FAIRVIEW DR
6235400250	1960	656 N FERNSIDE DR
6235400240	1967	660 N FERNSIDE DR
6235400230	1978	664 N FERNSIDE DR
6235300060	1974	7501 S SUNRAY DR
6235300820	1959	7511 S 19TH ST
6235300803	1994	7512 LEIF ERICSON DR
6235200020	1969	7522 S 12TH ST
6235000020	1948	7525 S HEGRA RD
6235300850	1956	7527 S 19TH ST
6235000036	1951	7535 S HEGRA RD
6235000033	1969	7539 S HEGRA RD
6235400200	1959	7601 6TH AV
6235300840	1969	7601 S 19TH ST
6235400210	1975	7609 6TH AV
6235400370	1962	7611 N TERRACE DR
6235400220	1960	7615 6TH AV
6235400382	1978	7625 N TERRACE DR
6235400322	1955	7655 6TH AV
6235300280	1957	7701 S SUNRAY DR
6235200550	1950	7701 S SUSPENSION DR
6235000010	1951	810 S JACKSON AV
6235000034	1962	902 S AURORA AV
6235000290	1955	902 S FAIRVIEW DR
6235000480	1950	902 S FERNSIDE DR
6235000190	1952	902 S JACKSON AV
6235000864	1976	902 S LOCUST LN
6235000782	1976	902 S MOUNTAIN VIEW AV
6235000470	1946	908 S FERNSIDE DR
6235000200	1951	908 S JACKSON AV
6235000863	1973	910 S LOCUST LN

6235000781	1976	910 S MOUNTAIN VIEW AV
6235000300	1948	912 S FAIRVIEW DR
6235000590	1948	912 S KARL JOHAN AV
6235000690	1967	912 VENTURA DR
6235000490	1947	915 S KARL JOHAN AV
6235000700	1946	915 S MOUNTAIN VIEW AV
6235000210	1951	916 S JACKSON AV
6235000790	1961	916 S MOUNTAIN VIEW AV
6235000390	1959	918 S AURORA AV
6235000500	1958	918 S FERNSIDE DR
6235000600	1950	918 S KARL JOHAN AV
6235000310	1948	920 S FAIRVIEW DR
6235000310	1948	920 S FAIRVIEW DR
6235000800	1957	920 S MOUNTAIN VIEW AV
6235000710	1949	920 VENTURA DR
6235000510	1949	922 S FERNSIDE DR
6235000610	1950	922 S KARL JOHAN AV
6235000810	1950	922 S MOUNTAIN VIEW AV
6235000400	1950	924 S AURORA AV
6235000220	1948	924 S JACKSON AV
6235000320	1948	926 S FAIRVIEW DR
6235000720	1961	926 VENTURA DR
6235000520	1949	928 S FERNSIDE DR
6235000410	1950	930 S AURORA AV
6235000620	1960	930 S KARL JOHAN AV
6235000882	1965	930 S LOCUST LN
6235000820	1948	930 S MOUNTAIN VIEW AV
6235000230	1949	932 S JACKSON AV
6235000730	1948	933 S MOUNTAIN VIEW AV
6235000330	1948	934 S FAIRVIEW DR
6235000880	1976	934 S LOCUST LN
6235000530	1952	936 S FERNSIDE DR
6235000630	1957	936 S KARL JOHAN AV
6235000240	1953	938 S JACKSON AV
6235000420	1979	940 S AURORA AV
6235000640	1952	940 S KARL JOHAN AV
6235000340	1948	944 S FAIRVIEW DR
6235000540	1953	944 S FERNSIDE DR
6235000650	1996	944 S KARL JOHAN AV
6235000830	1949	944 S MOUNTAIN VIEW AV
6235000740	1949	945 S MOUNTAIN VIEW AV
6235000430	1959	948 S AURORA AV
6235000550	1948	950 S FERNSIDE DR
6235000250	1947	950 S JACKSON AV
6235000890	1959	950 S LOCUST LN
6235000350	1950	952 S FAIRVIEW DR
6235000750	1953	953 S MOUNTAIN VIEW AV
6235000660	1950	954 S KARL JOHAN AV
6235000900	1954	954 S LOCUST LN
6235000840	1950	954 S MOUNTAIN VIEW AV
6235000440	1960	958 S AURORA AV
6235000560	1949	958 S FERNSIDE DR
6235000260	1967	958 S JACKSON AV
6235000360	1948	960 S FAIRVIEW DR
6235000570	1973	964 S FERNSIDE DR
6235000910	1949	964 S LOCUST LN
6235000850	1951	964 S MOUNTAIN VIEW AV
6235000850	2002	964 S MOUNTAIN VIEW AV

6235000450	1950	968 S AURORA AV
6235000450	1997	968 S AURORA AV
6235000580	1951	968 S FERNSIDE DR
6235000270	1949	968 S JACKSON AV
6235000670	1950	968 S KARL JOHAN AV
6235000760	1968	968 VENTURA DR
6235000460	1948	976 S AURORA AV
6235000370	1952	976 S FAIRVIEW DR
6235000280	1945	976 S JACKSON AV
6235000280	1993	976 S JACKSON AV
6235000680	1951	976 S KARL JOHAN AV
6235000770	1957	976 VENTURA DR

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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

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.

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.

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

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

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

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

Appendix C: Profile of Eivind Anderson

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

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

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

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

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

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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