

Design Guidelines for the Wedge Neighborhood and North Slope Historic Special Review Districts



Adopted by the Landmarks Preservation Commission pursuant to Tacoma Municipal Code 13.07 for design review within the Wedge Neighborhood Historic District, Wedge Conservation District, and the North Slope Historic District.

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TABLE OF CONTENTS

I. About Guidelines and Design Review	3
II. Preservation and Sustainability	6
III. Guidelines for the Alteration of Existing Buildings	7
General Preservation Principles	7
Windows	8
Doors	13
Exterior Materials and Siding	14
Porches	16
Roofs and Roof Shapes	17
Additions	19
Garages and Parking	20
V. Guidelines for New Construction	21
VI. Street Improvements for the North Slope and Wedge Historic Districts	26
VII.Guidelines for Commercial Construction within the Wedge Conservation District	27
VIII.District Exemptions	28



SECTION I: ABOUT GUIDELINES AND DESIGN REVIEW

These guidelines are intended to provide information to homeowners and the Landmarks Preservation Commission about the intent and purpose of the North Slope and Wedge Neighborhood Historic Districts, as well as guidance for the review and evaluation of proposed alterations to historic properties within these districts. The historic character of these neighborhoods is embodied in their homes, streetscapes, and development patterns.

Basis for these Guidelines

These design guidelines are based on the US Secretary of the Interior's Standards and Guidelines for the Treatment of Historic Properties, and specifically on the Standards for Rehabilitation of Historic Properties. In certain cases, local conditions or community objectives are reflected in some of the interpretations of the Secretary's Standards.

The Landmarks Preservation Commission is required to adopt and maintain these guidelines pursuant to Chapter 13.07 of the Tacoma Municipal Code.

What is Design Review?

Design review is an approval process that certain projects involving historic properties must complete before permits are issued and work is started. The Landmarks Preservation Commission reviews projects for historic compatibility at its regular public meetings, and if the work meets the standards for historic treatment, issues a certificate of approval.

Which Projects Require Design Review?

If your house is located within the boundaries of a historic district, then changes to the exterior of your property may require design review by the Historic Preservation Officer and the Landmarks Preservation Commission if permits are required. This includes changes to windows, siding, additions, chimneys, porches and decks.

Your project will require Landmarks Preservation Commission review, if:

- ...It is a new construction project or demolition; or
- ...It involves a contributing historic structure, AND
- ...It involves exterior work, AND
- ...It requires a building permit.

Projects are exempt from Landmarks Commission review, if:

- ...The project involves a non-contributing structure, but does not involve demolition; or
- ...The project does not require a permit; or
- ...The project does not involve any exterior work; or
- ...The project involves plumbing, sewer, electrical, or landscaping work.

What is the Process?

Proposed changes to historic properties within the Wedge Neighborhood and North Slope Historic Districts must be transmitted to the Landmarks Preservation Commission using an Application for Design Review, which are available on www.cityoftacoma.org/historicpreservation in the Design Review section.

Applications should include scale plans, details, specifications, photographs, and a narrative description, as appropriate.

The Landmarks Preservation Commission reviews applications during their regular meetings, every second and fourth Wednesday of the month.

Tacoma's Residential Historic Districts

The City of Tacoma has two residential historic districts.

North Slope Historic District

The North Slope Historic District, shown in the map to the right, was created by the City of Tacoma in 1994 at the request of property owners within the district, and was expanded in 1996 and 1999 in response to citizen request. The district contains historically significant homes constructed between 1881 and 1955.

The district contains over 900 homes, making it one of the largest residential historic districts in the Western United States.

The North Slope Historic District is listed on the National, state and Tacoma Registers of Historic Places. The boundaries and buildings inventory differ slightly between the different historic registers. These design guidelines and the design review process apply to the locally designated, or Tacoma Register, historic district.



The nomination and other information for the North Slope Historic District can be found here:

www.cityoftacoma.org/HistoricDistricts

Wedge Neighborhood Historic and Conservation Districts

The Wedge Neighborhood Historic and Conservation Districts were created by City Council in 2011 at the request of the neighborhood residents, after three years of research and effort.

The Wedge Historic District is an intact middle-class residential district reflecting a period of neighborhood development from Tacoma's early history until after WWI. The Historic District is buffered by the Conservation District; design review requirements for projects within the Conservation District are generally less than those within the core historic district.

The white area on the map shown at left contains the Wedge Neighborhood Historic District, which includes approximately 70 homes. The shaded areas in the triangle show the Conservation District.



The nomination and other information for the Wedge Neighborhood Historic District can be found here:

www.cityoftacoma.org/HistoricDistricts

SECTION II: PRESERVATION AND SUSTAINABILITY

Historic Preservation is consistent with sustainable development goals. From waste stream reduction, to reduced consumption, to local sourcing, historic preservation makes sense for those who are interested in living a “green” lifestyle. Why?

Preservation encourages the reuse of existing materials.

The greenest building is one that is already built. Historically, homes in the residential historic districts were handcrafted using skilled labor, and local materials. This craftsmanship was built to last, and the materials used in the construction were of top quality and are difficult to obtain now. Continuing to use these buildings and conducting proper maintenance extends the lifecycle of the original material investment, reduces environmental impacts that result from new construction and new materials, and reduces waste and waste stream impact from unnecessary demolition and replacement.

Preservation encourages recycling and salvage of materials.

In many cases, lifestyle needs necessitate the remodeling of a residence or the removal/replacement of historic materials and elements. In those cases, reusing the removed materials (for instance, storing windows that have been removed onsite for later use or stockpiling historic fir siding) or ensuring that items removed are salvaged for use by others is important.

Preservation employs a lifecycle approach to decision making.

All newly manufactured items, such as doors and windows, have a lifecycle cost. When upgrading a home for environmental reasons, it is important to consider the true impact of things like replacement windows—does the improvement in thermal efficiency over the service life of a new window offset the environmental impacts of manufacturing that window, the monetary expense of purchasing and installing the new window, and disposing of the original window?

Preservation is local-business friendly.

Historic rehabilitation, maintenance and repair makes use of traditional carpentry skills and trades. Investing in an historic house and repairing and maintaining historic elements tends to invest less in materials and more in labor; replacement tends to invest more in materials and less in labor. Therefore, money invested in trades tends to have a higher local economic impact—more dollars stay in Tacoma, and less go to a corporate headquarters a thousand miles away.



SECTION III: GUIDELINES FOR THE ALTERATION OF EXISTING BUILDINGS

Tacoma's historic districts contribute to the social, cultural, and economic welfare of its residents by preserving the character of its early residential neighborhoods, contributing to civic pride by developing an awareness of Tacoma's heritage and sense of place, and by encouraging capital investment in and rehabilitation of historic structures through the use of incentives and design review. The historic features contained in contributing buildings and structures in the historic districts should be maintained and preserved, and new structures should be designed to be visually and aesthetically compatible with the historic character of the districts.

General Preservation Principles

1. **Maintain architectural integrity**, as it relates to scale, proportion, texture, color, compatible materials, space, and composition in various periods of architecture, in contributing properties.
2. **Retain original materials**. The historic materials present on historic buildings should be retained wherever feasible.
3. **Repair before replacement**. Historic materials should be maintained and repaired when needed, including maintaining proper weather protection. Where repair is needed, it is desirable to remove as small an amount of material as possible.
4. **Replacement in kind**. If replacement of a historic feature or material is unavoidable, they should be replaced in kind with a visual and material match whenever possible.
5. **Houses change through time**. Changes to a home, such as early additions within the historic period of the house, may be historic in themselves. In addition, historic homes are often updated to reflect modern use. Alterations should respect historic additions, as well as strive to balance modern convenience with historical appropriateness.
6. **Guidelines should be applied reasonably**. When applying the guidelines, the Commission will be considerate of clearly documented cases of economic hardship. Application of these guidelines is not intended to deprive a property owner of reasonable use of their property.



WINDOWS

Windows are a character defining feature of a historic home, reflecting both the time period of construction, the materials and craftsmanship of an era, and the architectural style of a building.

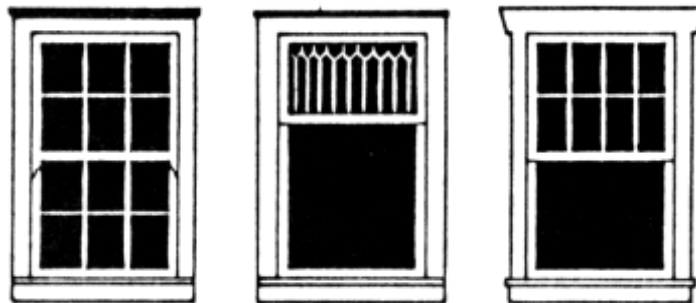
Maintaining historic integrity of the primary facades enhances and preserves the historic district. Every effort should be made to maintain existing historic windows or their visual equivalents on primary elevations within original openings, and to maintain a historic appearance on secondary elevations.

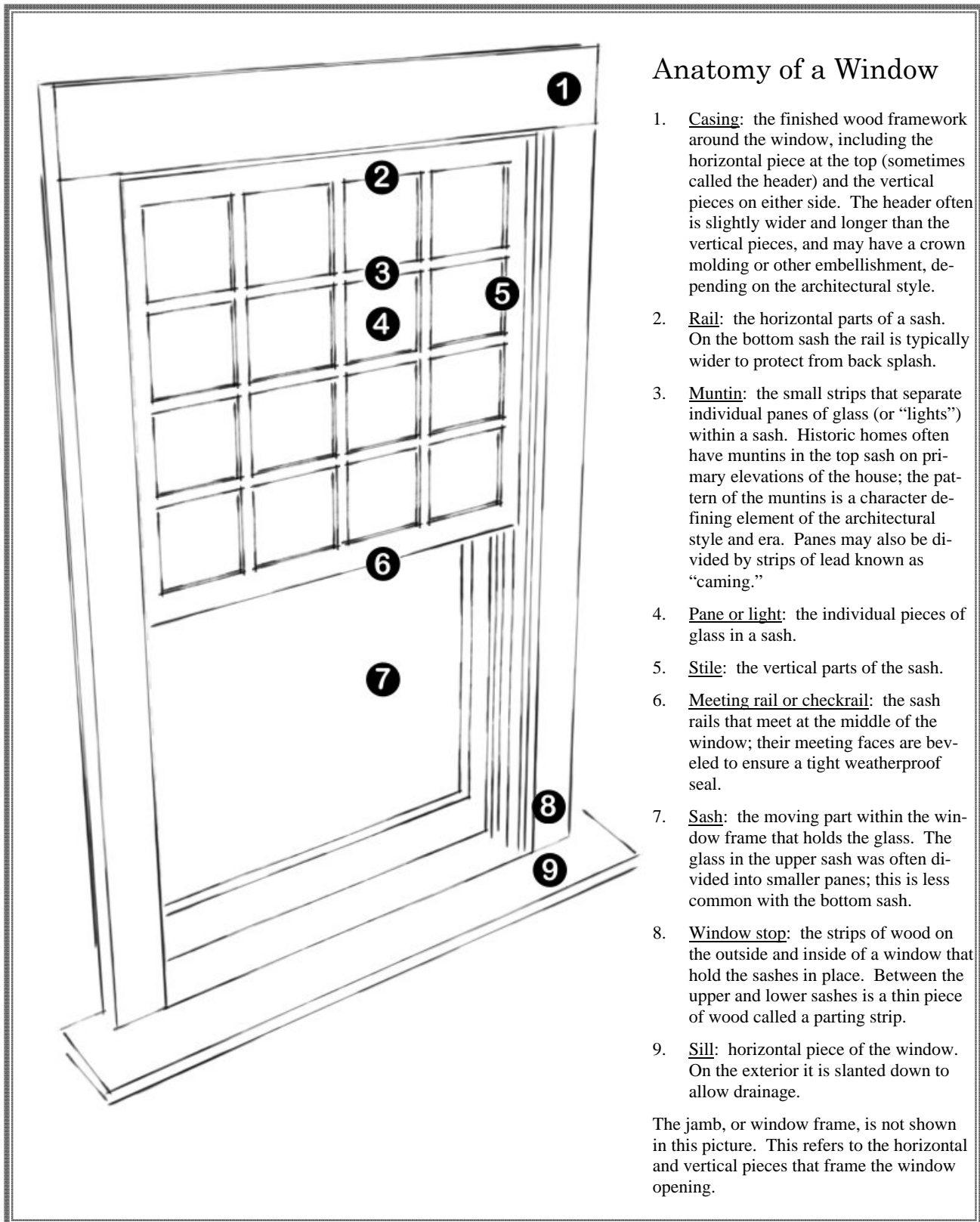
Windows are composed of individual elements, including the stiles and rails that make up the sash, muntins, joinery, window stops and casing, and each fulfills a functional role reflecting the window's historic design. Preserving both the materials and craftsmanship, and the appearance, scale and visual relationship between these components, is an objective of the historic district.

Guidelines for Windows

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

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Anatomy of a Window

1. **Casing:** the finished wood framework around the window, including the horizontal piece at the top (sometimes called the header) and the vertical pieces on either side. The header often is slightly wider and longer than the vertical pieces, and may have a crown molding or other embellishment, depending on the architectural style.
2. **Rail:** the horizontal parts of a sash. On the bottom sash the rail is typically wider to protect from back splash.
3. **Muntin:** the small strips that separate individual panes of glass (or "lights") within a sash. Historic homes often have muntins in the top sash on primary elevations of the house; the pattern of the muntins is a character defining element of the architectural style and era. Panes may also be divided by strips of lead known as "caming."
4. **Pane or light:** the individual pieces of glass in a sash.
5. **Stile:** the vertical parts of the sash.
6. **Meeting rail or checkrail:** the sash rails that meet at the middle of the window; their meeting faces are beveled to ensure a tight weatherproof seal.
7. **Sash:** the moving part within the window frame that holds the glass. The glass in the upper sash was often divided into smaller panes; this is less common with the bottom sash.
8. **Window stop:** the strips of wood on the outside and inside of a window that hold the sashes in place. Between the upper and lower sashes is a thin piece of wood called a parting strip.
9. **Sill:** horizontal piece of the window. On the exterior it is slanted down to allow drainage.

The jamb, or window frame, is not shown in this picture. This refers to the horizontal and vertical pieces that frame the window opening.

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

Repair of loose or cracked glazing, loose joinery or stuck sashes may be suitable for a carpenter or handyperson. Significant rot, deterioration, or reconstruction of failed joints may require the services of a window restoration company. If information is needed regarding vendors that provide these services, please contact the Historic Preservation Office.

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

Depending on specific project needs, replacement windows may include:

- Sash replacement kits. These utilize the existing window frame (opening) and trim, but replace the existing sashes and substitute a vinyl or plastic track for the rope and pulley system. Sash replacement kits require that the existing window opening be plumb and square to work properly, but unlike insert windows, do not reduce the size of the glazed area of the window or require shimming and additional trim.

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- An insert window is a fully contained window system (frame and sashes) that is “inserted” into an existing opening. Because insert windows must accommodate a new window frame within the existing opening, the sashes and glazed area of an insert window will be slightly smaller than the original window sashes. Additional trim must be added to cover the seams between the insert frame and the original window. However, for window openings that are no longer plumb, the insert frame allows the new sashes to operate smoothly.
4. **Non-historic existing windows do not require “upgrading.”**
Sometimes the original windows were replaced prior to the formation of the historic district, and now must be replaced again. Although it is highly encouraged, there is no requirement to “upgrade” a non-historic window to a historically appropriate wood window. For example, a vinyl replacement window may be an acceptable replacement for a nonhistoric aluminum horizontal slider window, especially if the historic configuration (vertically operated sash) is restored.
5. **New Window Openings/Changing Window Openings**
- Enlargement or changes to the configurations of existing window openings is to be avoided on the primary elevation(s) of a historic building within the district. In specific cases, such as an egress requirement, this may not be avoidable, but steps should be taken to minimize the visual impact
 - Changes to window configurations on secondary (side and rear) elevations in order to accommodate interior remodeling are not discouraged, provided that character defining elements, such as a projecting bay window in the dining room, are not affected. A typical example of this type of change might be to reconfigure a kitchen window on the side of a home to accommodate base cabinets.
 - In general, openings on buildings in the historic district are vertically oriented and are aligned along the same height as the headers and transoms of other windows and doors, and may engage the fascia or belly band that runs above the window course. This pattern should be maintained for new windows.
 - Window size and orientation is a function of architectural style and construction technique. Scale, placement, symmetry or asymmetry, contribute to and reflect the historic and architectural character of a building.

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6. **Sustainability and thermal retrofitting.**

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



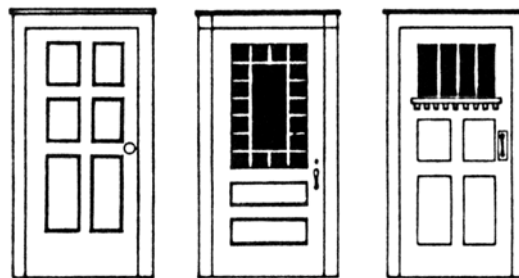
Above: Storm windows, held in place with a simple metal clip (still available at some hardware stores), maintenance of glazing compound and weatherstripping were the traditional way of improving thermal performance of windows. This is still a cost effective method in the Pacific Northwest climate.

DOORS

Historic entry doors commonly include sidelights, and occasionally a transom. They tend to be paneled and/or contain glazed openings in the upper portion. Doors were constructed of wood, with stile and rail construction, or in some cases, solid wood clad with a wood veneer. The style of a door often reflects the architectural style and/or construction period of the home.

Guidelines for Doors

1. **Avoid enlarging or moving an original entry opening.** unless you can provide documentary evidence to demonstrate that the proposal is consistent with typical designs for houses of the time period, or that the change will restore a previously altered condition.
2. **Retain historic entry doors whenever feasible.** Replacement doors should, where possible, match the original door in design and other details, and materials. In many cases, for security or cost reasons, a non-custom door in alternative materials may be proposed; in these cases, the door should appear to be wood (painted fiberglass doors molded with panel indents may be acceptable; faux wood finishes tend to be inappropriate) and should be compatible with the architecture of the house (Craftsman doors should not be proposed for Victorian era houses, for example).
3. **Avoid faux treatments.** Faux wood textures, frosted glass, and gold or silver coming (lead work in stained glass) is not appropriate for use in the historic district.
4. **Avoid nonhistoric configurations.** Double entry doors were not common in the historic district, and are discouraged unless it can be demonstrated that this was an original feature to the building.

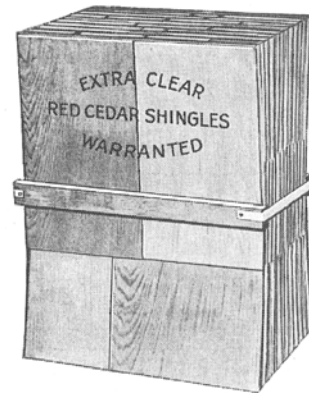


HISTORIC SIDING AND EXTERIORS

Traditional materials used for exterior cladding in the district include horizontal wood siding (including various types and dimensions of drop siding and bevel siding), wood shingles and shakes, and, to a lesser extent, brick, stucco and half timbering, and stone.

Guidelines for Exterior Siding and Materials

1. **Avoid removal of large amounts of original siding.**
2. **Repair small areas of failure before replacing all siding.** It is rarely advisable to replace all of the existing siding on a home, both for conservation reasons and for cost reasons. Where there are areas of siding failure, it is most appropriate to spot repair as needed with small amounts of matching material. Where extensive damage, including rot or other failure, has occurred, siding should be replaced with as close a material and **visual match** as is feasible, including matching reveals, widths, configuration, patterns and detailing.
3. **Other materials/configurations.** It is not historically appropriate to replace deteriorated siding with substitute materials, unless it can be demonstrated that:
 - the replacement material is a close visual match to the historic material and can be installed in a manner in which the historically character defining details may be reproduced (mitered corners, dentil molding, etc); and
 - replacement of the existing historic material is necessary, or the original material is no longer present; and
 - there is no feasible alternative to using a substitute material due to cost or availability.
4. **Avoid changing the appearance, pattern or configuration of original siding.** The siding type, configuration, reveal, and shingle pattern all are important elements of a home's historic character.



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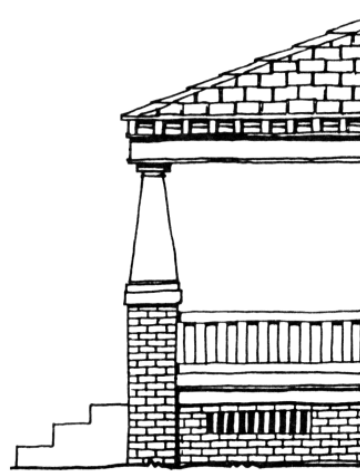
5. **Maintenance of historic masonry.** The mortar in historic masonry should be maintained in good repair to prevent mortar failure. Tuck pointing, or replacement and repair of mortar, does not require approval by the Landmarks Preservation Commission. However, the following is recommended to maintain historic masonry:
- Match new mortar with old in color, consistency and hardness. Modern mortars are much harder than historic mortars, which contained a higher proportion of lime and less cement. If a mortar is too hard, it may result in damage to bricks (such as spalling).
 - Avoid saw cutting to remove old mortar (or do so very carefully, to avoid damage to bricks).
 - Repair mortar before bricks can be shifted by hand.
 - Do not paint historic unpainted bricks. It is extremely difficult to remove paint from bricks, and certain types of paint can trap moisture and cause problems such as frost wedging (when trapped water expands as it freezes).
 - To clean or remove paint from masonry, use gentle means. Sandblasting is never recommended, as it can destroy the hard outer surface of bricks, allowing moisture to penetrate.
 - For more information, see the National Park Service's Preservation Brief #2, [Repointing Mortar Joints in Historic Masonry Buildings](#), available free of charge on the internet.



PORCHES

The front porch of an historic house is an important feature, providing a threshold to the interior as well as a viewing platform onto the street. It is thus a critical character defining element not just for the house, but for the district as well.

Porches are generally raised a foot or more above grade and are composed of decorative and functional elements that reflect the architectural type and time period of the home. These may include roof shape, entablature, columns, piers, railings, decking, and steps.



Guidelines for Porches

1. **Retain existing porches and porch details.** The original design elements of existing historic porches, when present, should be maintained. Major changes to configuration or ornamentation should be avoided. Missing or deteriorated details, such as columns and railings, should be repaired or replaced in kind.
2. **Avoid adding architecturally inappropriate details.** Items such as porch columns reflect the architecture of the home. Tapered columns atop piers are emblematic of Craftsman homes, but are not appropriate on Victorian era houses. Likewise, scrollwork, turned posts, or gingerbread are not appropriate on a Craftsman home. Replacement elements that have no historic design relationship with the architecture diminish the historic character of the building.
3. **Replace missing porches with designs and details that reflect the original design, if known. Avoid adding conjectural elements.** Photographic or other documentary evidence should guide the design of replacement porches. Where this is unavailable, a new design should be based on existing original porches from houses of similar type and age.
4. **In certain cases, building code may trump preservation guidelines.** For example, historic railing height may be considered a life safety issue, and new railings are generally required to meet building code. In these cases, innovative approaches may be needed to retain the appropriate scale and appearance.

ROOFS AND ROOF SHAPES

The roof form is fundamental to the overall form and historic character of a home. A roof may be described in terms of its plan and configuration, pitch, elements such as dormers or parapets, and material. Most historic roofs in the district were pitched (including gabled and hipped) and designed to be clad in wood shingles.

Guidelines for Roofs

1. **Preserve and retain existing roof form and appearance.**

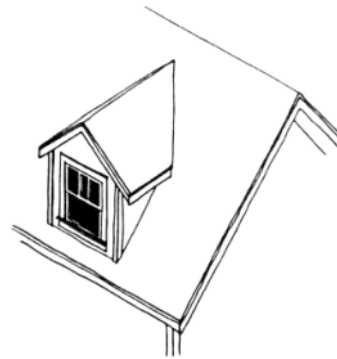
Major changes to the overall roof plan/type are discouraged. For example, changing a hipped roof to a gabled roof is generally inappropriate.

2. **Rooftop Additions should be sensitively located.**

Additions that affect roof appearance may include the addition of elements such as dormers, skylights and chimneys. Additions are not discouraged, but should seek to minimize the visual impact to the overall roof form, as follows:

- Changes to the roof form should be located to the rear and less visible sides of a home.
- In certain cases, it may not be possible to conceal new elements such as additional dormers from view. In such cases, using examples of historic additions (location, scale, design, materials) to guide new design is appropriate.
- Roof mounted solar equipment should be located in a manner that reduces its visual impact to the extent practicable. Solar installations should not obscure character-defining architectural features, and installations on the primary facade are discouraged. To be appropriate for the historic district, solar installations should balance performance with architectural compatibility.

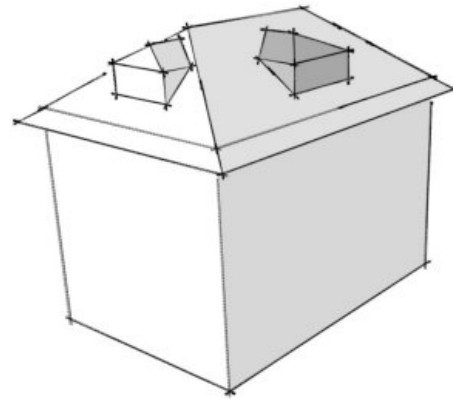
Solar installations on homes with the primary façade facing south, southeast, or southwest may require installation on a visible façade to be effective. Such installations should be located in a manner that does not exceed the ridge height, and conduits and installation hardware should be designed to blend in with the existing colors of the roof and walls of the home.



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3. **Existing roof heights should be maintained.** Changes to the primary ridgeline height of a house are generally discouraged, such as “bump ups,” with the exception that: in certain cases it may be demonstrated that an overall ridgeline height increase will dramatically increase useful attic space in a house WITHOUT significantly changing the appearance of the home from the street (rare).



Above: Example of a rooftop addition that is visible and in scale.

4. **Materials and colors.** Composition roofs are an acceptable substitute for shingles, and have been in use on homes since the early 20th century. Composite and engineered materials that mimic the visual qualities of shingles vary widely in quality and appearance. If an engineered material is proposed that is not common in the district, material samples and product specification sheets should be furnished to the Commission. Metal roofs are not acceptable for historic homes. Clay tile roofs are appropriate only on the few examples of Mission or Spanish influenced architecture seen in the districts.

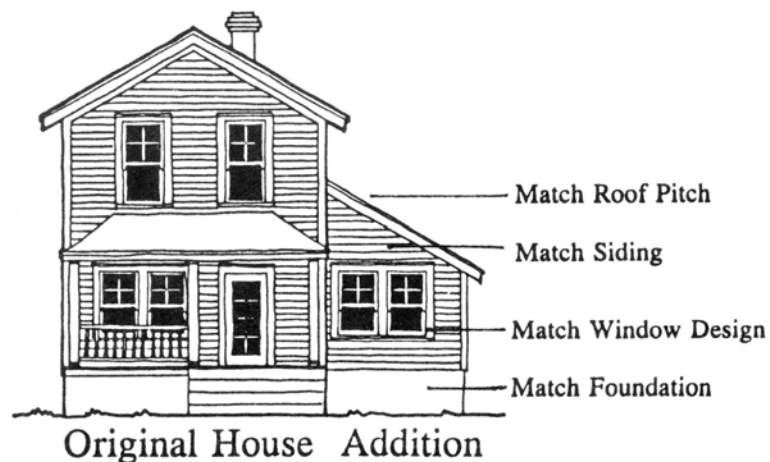
** Please note that a residential roof installation involving a single layer composition roof and sheathing may not require a building permit, and therefore, does not require design review. Other roof types may require permits and Landmarks Preservation Commission review. Homeowners and contractors should contact Building and Land Use Services at 253-591-5030 for more information.*

ADDITIONS

Additions to existing homes in the historic districts are not discouraged. Historically, additions to homes were common, either as optional add-ons to stock plans, or later phases that followed a typical pattern.

Guidelines for Additions

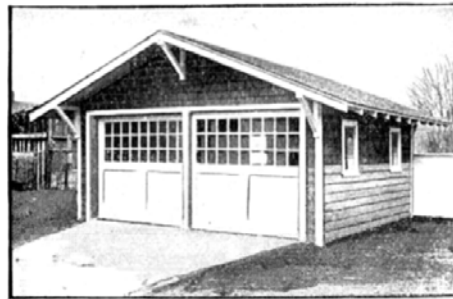
1. **Architectural style should be compatible** with the era and style of the principal structure, including massing, window patterning, scale of individual elements, cladding, roof form, and exterior materials.
2. **Additions should be removable** in the future without harming the character defining elements on the principal structure.
3. **Additions should be sensitively located** in a manner that minimizes visibility from primary rights of way. Where this is not possible, the design should respect the style, scale, massing, rhythm, and materials or the original building.
4. **An addition should be subservient** in size, scale and location to the principal structure.
5. **Seamless additions are discouraged**. There should be a clear visual break between the old structure and the new, such as a reduced size or footprint or a break in the wall plane, to avoid creating a falsely historic appearance (such that the original, historic portion of the house can be distinguished from the new, nonhistoric addition).



ACCESSORY STRUCTURES AND PARKING. Some early houses provided space for storing various means of transportation, from carriages to automobiles; however, these structures were traditionally separate from the main building and were nearly always entered from the alley rather than from the street, where there is alley access.

Guidelines for Parking and Accessory Structures

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



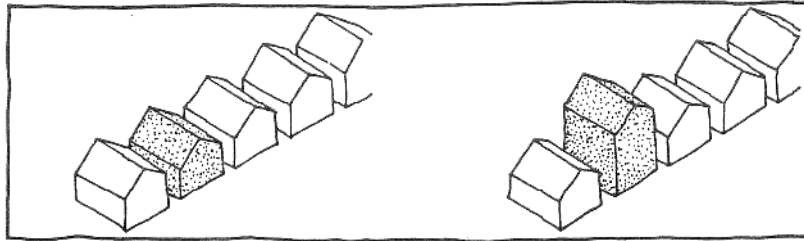
2. **Minimize views of parking, accessory structures and garages from the public right-of-way.** Parking areas and garages should be set toward the rear of the lot to minimize visibility from primary rights of way. Parking lots and banks of garage doors along the front facade of a building do not conform to the character of the neighborhood. Where it is not possible to locate a parking structure to conceal it from view, it should be set well back from the front plane of the primary structure on the property. New accessory structures should be clearly subservient to the primary structure on the lot. Off-street parking lots have no historic precedent in the residential areas of the neighborhoods and should be located behind the building and away from the street.
3. **Attached garages and carports are inappropriate.**
4. **New curb cuts are discouraged.** Residential driveways requiring curb cuts from a street or arterial are generally prohibited, unless the applicant can demonstrate by clear and convincing evidence that because of special circumstances not applicable to other property or facilities, including size, shape, design, topography, location, or surroundings, the strict application of this standard prevents alley-accessed parking. If approved, such curb cuts and approaches shall be consistent with the standards approved for the historic districts and on file in the Public Works Department.
5. **New accessory structures such as garages and detached accessory dwelling units should utilize a similar material palette and configuration to historic primary structures on the lot.** New accessory structures should meet the guidelines for new construction exterior materials, windows and roof form and shape. Garages should orient vehicle doors to the alley when possible and maintain a simple roof plan.
6. **Conversion of accessory structures.** Accessory structures that are converted to residential use should retain the exterior visual characteristics of the historic accessory structure, including door and window configuration, cladding materials, and form. Added features, such as porches, exterior staircases, and new window or door openings, should be located to be minimally visible from public rights of way.

SECTION IV: GUIDELINES FOR NEW CONSTRUCTION

HEIGHT

Goal: Balance the overall height of new construction with that of nearby structures.

Guideline: New buildings should be comparable in height to adjacent structures. Buildings that are substantially taller or shorter than the adjacent historic buildings should be avoided.



Above: Example shows compatible height on the left, and incompatible height on the right.

SCALE

Goal: Relate the size and proportions of new buildings and their architectural elements to those of the neighborhood.

Guideline: Building facades should be of a scale compatible with surrounding buildings and maintain a comparable setback from the property line to adjacent buildings, as permitted by applicable zoning regulations.

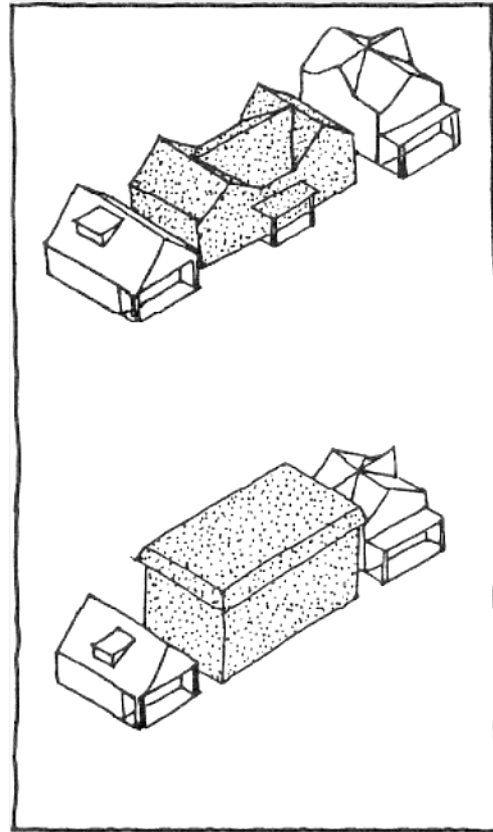


MASSING

Goal: Break up the facades of buildings into smaller varied masses comparable to those contributing buildings in the residential historic districts.

Guideline: Variety of forms is a distinguishing characteristic of the North Slope and Wedge residential communities. Smaller massing—the arrangement of facade details, such as projections and recesses—and porches all help to articulate the exterior of the structure and help the structure fit into the neighborhood. Avoid large, blank planar surfaces.

Right: The top example shows compatible massing and scale, with individual elements that are proportionate with the architectural elements of the neighborhood. The bottom example is incompatible, with its large monolithic form, horizontal orientation, and large unbroken planar surfaces.



SENSE OF ENTRY

Goal: Emphasize entrances to structures.

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



Above: Many people seek residential historic districts when house shopping, because most were true “front porch” communities. Large, welcoming porches are an important element not just of the homes in the North Slope and Wedge, but also of the district itself.

ROOF SHAPES AND MATERIALS

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

Guideline:

1. **Shape and Pitch:** Typically, the existing historic buildings in the districts either have gable roofs with the slopes of the roofs between 5:12 to 12:12 or more and with the pitch oriented either parallel to or perpendicular to the public right-of-way or have hipped roofs with roof slopes somewhat lower.
2. **Architectural Elements:** Most roofs also have architectural details, such as cross gables, dormers, and/or “widow’s walks” to break up the large sloped planes of the roof. Wide roof overhangs, decorative eaves or brackets, and cornices can be creatively used to enhance the appearance of the roof.
3. **Materials:** Roofs that are shingle or appear to be shingle, or composition roofs, are the typical historic material compatible with the district. Seam metal may be an acceptable material for simple roof structures. Slate, faux slate and terra cotta tiles are not appropriate for the districts.

EXTERIOR MATERIALS

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

Guideline:

1. New structures should utilize exterior materials similar in type, pattern, configuration and appearance to those typically found in the neighborhood.
2. Stucco, especially commercial EIFS systems like Dryvit, is not acceptable for the historic district.
3. Faux materials, such as vinyl or metal siding, are not acceptable for the historic district.
4. Certain siding patterns, including board and batten and panel, are not historically common in the district and should not be used.
5. Cementitious products, such as Hardiplank, may be acceptable in the district if installed in a historically correct pattern (for example, horizontal lapped siding or shingle). In such cases, the product used shall be smooth in texture (faux wood grain finish is NOT acceptable).
6. Engineered products for trim and molding, if demonstrated to be similar in appearance to painted wood, may be an environmentally responsible substitute for wood on new structures. In such cases, the applicant should demonstrate to the Commission, via product literature and material samples, that the product is compatible.

WINDOWS AND RHYTHM OF OPENINGS

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

Guideline:

1. Placement. Typically, older buildings have doors and transoms that matched the head height of the adjacent windows. New structures should utilize this pattern.
2. Doors. Doors should be or appear to be paneled and/or contain glazed openings.
3. Window configuration and detail. New structures should utilize existing historic window patterns in their design. Windows should be vertically oriented. Large horizontal expanses of glass may be created by ganging two or more windows into a series. Historically, the typical window in the district was a double hung sash window. Casement windows were commonly used for closets, nooks, and less commonly, as a principal window type in a structure. Many double hung sash windows had the upper sash articulated into smaller panels, either with muntin bars, leaded glazing, or arches. Muntins and grids should be true or simulated divided light. Grids sandwiched between thermal panes are not acceptable. Commonly, windows were also surrounded with substantial trim pieces or window head trim, and new window trim should utilize historic detail patterns. These may include crown molding, except where headers are engaged with a belly band or cornice, substantial projecting sills with aprons, and windows that are recessed or "punched in" so that the window sash and frame does not project beyond the wall plane. Design submittals for new structures shall include window trim details.
4. Window materials. Historically, windows were generally wood. New construction should use windows that are wood, or that mimic the appearance of wood (including clad or composite materials). Vinyl windows are generally not acceptable for new primary or detached accessory dwelling unit structures in the historic district.

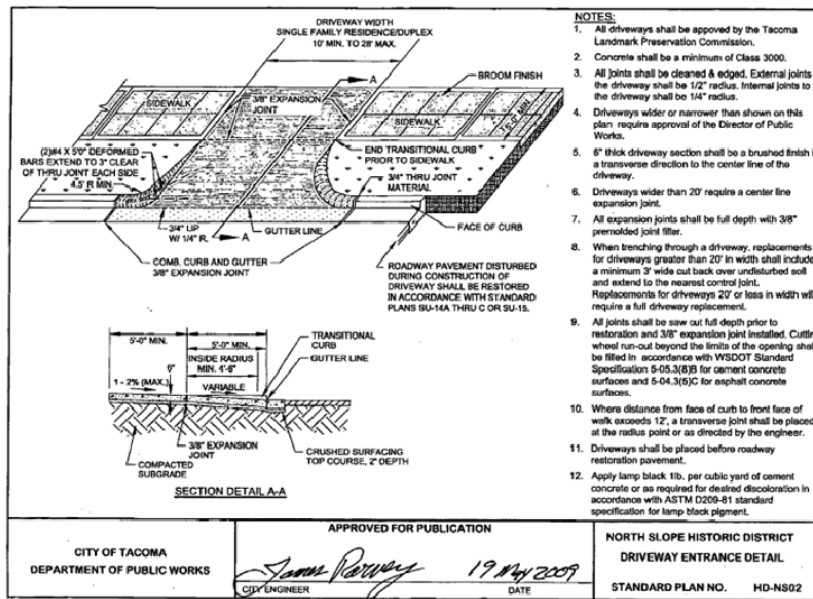
PARKING

Please see the "Guidelines for the Alteration of Existing Buildings, Parking," on page 19.

SECTION V: STREET IMPROVEMENT STANDARDS FOR THE NORTH SLOPE AND WEDGE HISTORIC DISTRICTS

The architectural character of the North Slope and Wedge Neighborhood Historic Districts is significantly enhanced by the complementary residential nature of existing street amenities, including brick and cobblestone street paving, historic streetlights, planting strips, sidewalks, historic scoring patterns in walks and driveways, healthy trees, and a restrained use of signage. These elements should be retained or enhanced. Installation, repair, or replacement of streetlights, curbs, alley approaches, sidewalks, and street surfaces shall be consistent with the standards approved for the historic districts and kept on file with the Public Works Department.

1. Driveways: refer to Standard Plan HD-NS02 *Driveway Entrance Detail*
2. Sidewalk replacement: refer to Standard Plan HD-NS03 *Cement Concrete Sidewalk*
3. Alley Entrance: refer to Standard Plan HD-NS04 *Alley Entrance*
4. Streetlight Replacement: refer to Standard Plan HD-NS05 *Streetlight*



Left: Example of a Public Works Standard Plan.

SECTION VI: GUIDELINES FOR COMMERCIAL CONSTRUCTION WITHIN THE WEDGE CONSERVATION DISTRICT

Goal: Minimize visual impacts to the core district from commercial development that occurs on the periphery of the neighborhood. There are several areas within the Wedge Conservation District boundaries where commercial buildings will be constructed. Such construction projects should seek to minimize encroachment and visual impact by:

1. **Site planning.** Design new construction in such a manner that the primary massing of new buildings is directed away from the edges of the Wedge Neighborhood Historic District, particularly where the height of the new construction will be substantially higher than the historic apartment buildings also on the edges of the residential area. Locate entrances and exits in such a manner to minimize impacts from vehicular activities on the Wedge Historic District. Maintain and improve historically compatible streetscape and pedestrian amenities. Design buffers and setbacks for new buildings to maintain integrity of siting and availability of light and air. Locate parking to the rear or alley sides of new construction and avoid new curb cuts where alley access is available.
2. **Materials.** Utilize an exterior materials palette that reflects the typical and traditional building materials of the region, including wood and stone, and utilize other durable materials on new buildings. Avoid faux treatments or overtly synthetic materials.
3. **Scale and Massing.** Individual elements on elevations and building units should be designed to break up large planar surfaces and avoid large, monolithic massing. Vertically oriented new construction, consistent with historic modulation of individual façades and façade elements, as opposed to low single-story commercial construction, is preferred.

SECTION VII: EXEMPTIONS

WEDGE NEIGHBORHOOD

The following actions are exempt from the requirements for Design Review:

1. Any alterations to noncontributing properties within the Wedge Historic Special Review Districts, as defined by the District Inventory adopted by the Commission and kept on file at the Historic Preservation Office and any alterations to properties within the designated Conservation District, are exempt from the design review requirements; provided, that alterations to accessory structures within the Historic District and the demolition of any structures in the Historic District and Conservation District, including noncontributing and accessory structures or the construction of new buildings, are not exempt from the provisions of this chapter;
2. Historically nonresidential and commercial use structures; provided, that the demolition of non-contributing or accessory structures are not exempt from the provisions of this chapter;
3. Interior modifications to existing structures, unless those modifications affect the exterior appearance of the structure;
4. Changes to the exteriors of contributing structures that are not visible from adjacent public rights-of-way may be granted an administrative Certificate of Approval by the Historic Preservation Officer, provided that staff is able to determine that the proposed project is consistent with the district design guidelines and applicable Secretary of the Interior's Standards, all without prejudice to the right of the owner at any time to apply directly to the Commission for its consideration and action on such matters;
5. Any alterations to private residential structures that are specifically exempted from permit requirements in the Residential Building Code as adopted by the City (such as painting and minor repairs such as caulking or weather-stripping);
6. The installation, alteration, or repair of public and private plumbing, sewer, water, and gas piping systems, where no right-of-way restoration is required;
7. The installation, alteration, or repair of public and private electrical, telephone, and cable television wiring systems; provided that the installation of solar panels, wind generators, and cellular antenna towers is not exempt;
8. The landscaping of private residences;
9. The maintenance of existing parking conditions and configurations, including curb cuts, driveways, alleys, and parking lots (new installations are subject to review by the Commission);
10. Signs not exceeding the limitations for a home occupation permit (TMC 13.06.100.E: one non-illuminated nameplate not exceeding one and one-half square feet in area placed flat against the building) and those installed by the City for directional and locational purposes;
11. The following types of projects within the public rights-of-way: ADA accessibility ramps and installations, in-road work, traffic-signaling equipment, utility markers, and equipment required by the United States Postal Service.

NORTH SLOPE HISTORIC DISTRICT

The following actions are exempt from the requirements for design review:

1. Any alterations to non-contributing properties as defined by the District Inventory adopted by the Commission and kept on file at the Historic Preservation Office; provided, that modifications to accessory structures and the demolition of noncontributing or accessory structures are not exempt from the provisions of this chapter;
2. Interior modifications to existing structures, unless those modifications affect the exterior appearance of the structure;
3. Any alterations to private residential structures that are specifically exempted from permit requirements in the Residential Building Code as adopted by the City (such as painting and minor repairs such as caulking or weather-stripping);
4. The installation, alteration, or repair of public and private plumbing, sewer, water, and gas piping systems, where no Right of Way restoration is required;
5. The installation, alteration, or repair of public and private electrical, telephone, and cable television wiring systems, provided that the installation of solar panels, wind generators, and cellular antenna towers is not exempt;
6. The landscaping of private residences;
7. The maintenance of existing parking conditions and configurations, including curb cuts, driveways, alleys, and parking lots (new installations are subject to review by the Commission);
8. Signs not exceeding the limitations for a home occupation permit (TMC 13.06.100.E: one non-illuminated nameplate not exceeding one and one-half square feet in area placed flat against the building) and those installed by the City for directional and locational purposes;
9. The following types of projects within the public rights of way: ADA accessibility ramps and installations, in-road work, traffic signaling equipment, utility markers, and equipment required by the United States Postal Service.