

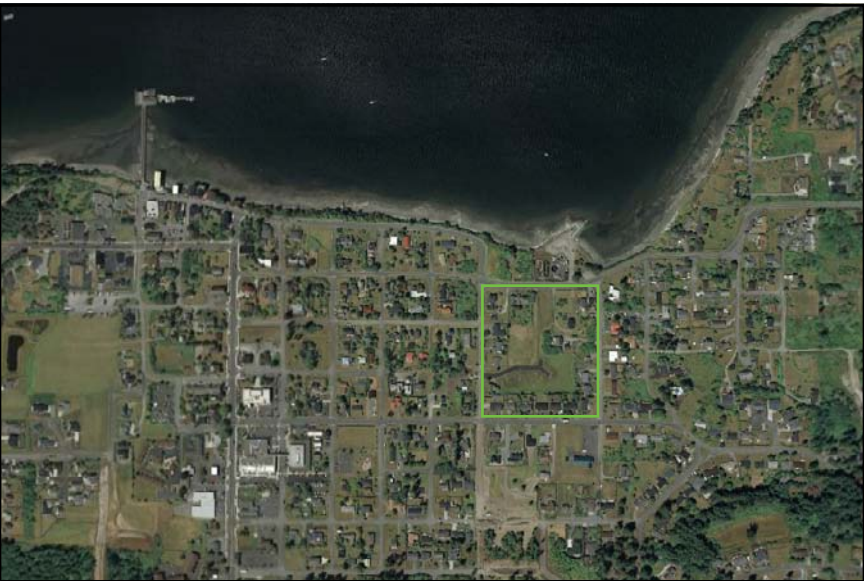
History, Place & Regulation - Coupeville, Washington

Lower Sunset Terrace

Emily Clancy

Background *pg1*

Pennington Farm



Town of Coupeville - Pennington Farm Site



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Daylight and Shadow Diagram

The Importance of Pennington Farm

Homes young and old surround downtown Coupeville giving it a true character of its own. But with the rise of inexpensive building material and design, a lack of clear design guidelines and an absent review committee, new houses are creating more and more of an eyesore for Coupeville. I chose this site because of its close connection to downtown, I felt it had potential for adding to Coupeville’s residential character. But I also felt it was an important site because of its high risk of attracting out of place spec homes that have recently been more frequent in town. I wanted to explore the best and worst possibilities for the site, to make the best of such an important piece of land in Coupeville’s history.

A Brief History

The site previously existed as part of an 80 acre farm, owned by Charles Pennington in 1904. The farm was used as a turkey farm, until 1955 when it was platted by Robert Faris.

The land is located north of Sunset Terrace within the dense residential blocks. It is a 2-acre plot completely surrounded by smaller ranch and cottage style homes mostly from the 50’s, and thick overgrown hedges. The original farmhouse sits along the northeastern edge of the site. The land is flat except a small roughly 20 degree grade extending to the east boundary. The site is entered from the west, off Gould street, which leads you to the southern end of the lot.

Environmental Context

Native plants around town consist of shrubby hedges, berries, and fruit trees. The lack of thick trees provides: Optimum daylight from the sites span of southern exposure. Expansive views toward the Penn Cove in the north, and the bluff toward the northeast.

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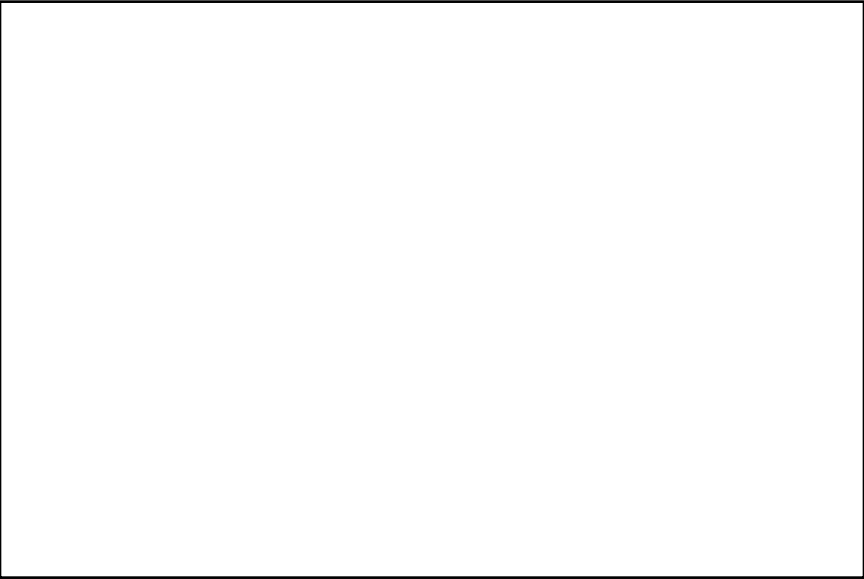
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Background *pg2*

Pennington Farm



photo



Coupeville Context

Because Coupeville was developed over a long span of time, its character is very eclectic. With a lot of New England influence from its early settlers, Coupeville keeps a quaint feel to it, being that most homes stay in the cottage or ranch category. The main town of Coupeville is formally grided with 5 rows along the cove and 7 rows back. But I felt as though it had much more of a random irregular feel with its ranges in architecture, large open spaces and tight private spaces, and its varying arrangements of dense, light, or no vegetation. This is why I feel it is difficult to identify a few guidelines for the town, its diversity really needs to be broken down for individual sites, or blocks.



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Lower Sunset Terrace

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Project 2 pg3

Gingerbread Hill



Rise of McMansions

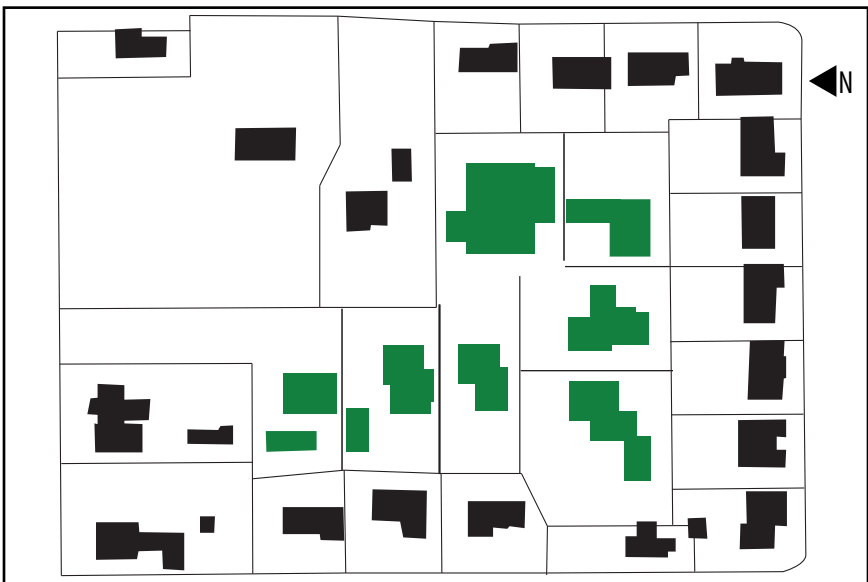


Figure Ground Analysis



Gingerbread Hill



Gingerbread Hill

With the rise of McMansions, the market for big inexpensive houses is popping up everywhere, even in Coupeville.

Medium Density Residency District

Minimum Lot Area: 9600 sq. ft. useable area

Minimum Lot Width: 75 feet

Minimum Setbacks:

Street Setback: 25 feet

Rear Setback: 20 feet

Side Setbacks: 6 feet (each)

Maximum Lot Coverage by all buildings and accessory structures greater than 42 inches: 35 percent

Maximum Building Height – 28 feet

For this 2 acre lot a developer who is looking only to make money would squeeze seven lots out of the site, the smallest being .3 acres. Houses of the same character would be randomly placed to take advantage of a large front and back yard, including an attached garage, or two. Vinyl windows and siding would take the stage.

How does this compare to the Cottage Overlay?

- Max 7 houses
- Entire Plot is developed/private
- Ignores Context (twice the size of most)
- No sense of community/giving back to the town
- One demographic, younger families.

Zoning Concerns

- Min Lot width made it difficult to have a “medium” sized home with an attached garage “on the side”.

The code is very vague and up for debate, phrases like “relate to” and “not Copying” that leave the doors completely open for any opinion. The surrounding houses of this site are mostly small ranches, but there is one large historic house on the corner.

The design guidelines (by Mimi Sheriton) were not specific enough and therefore changed nothing for the better at Gingerbread Hill, except a few trees that were only “encouraged”.

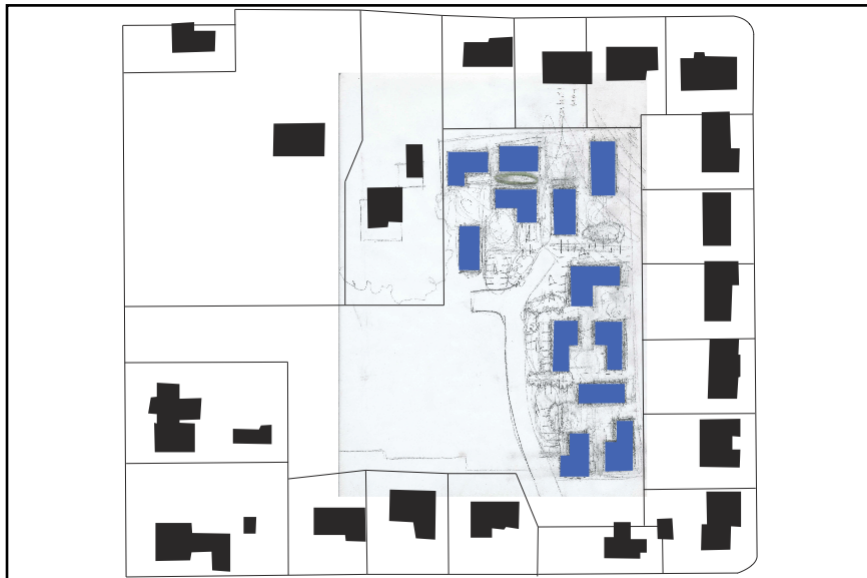
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Lower Sunset Terrace

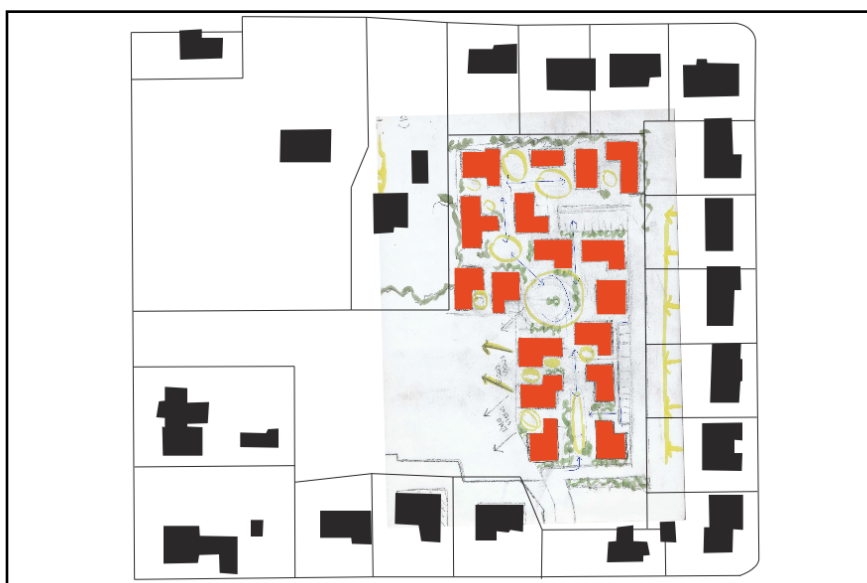
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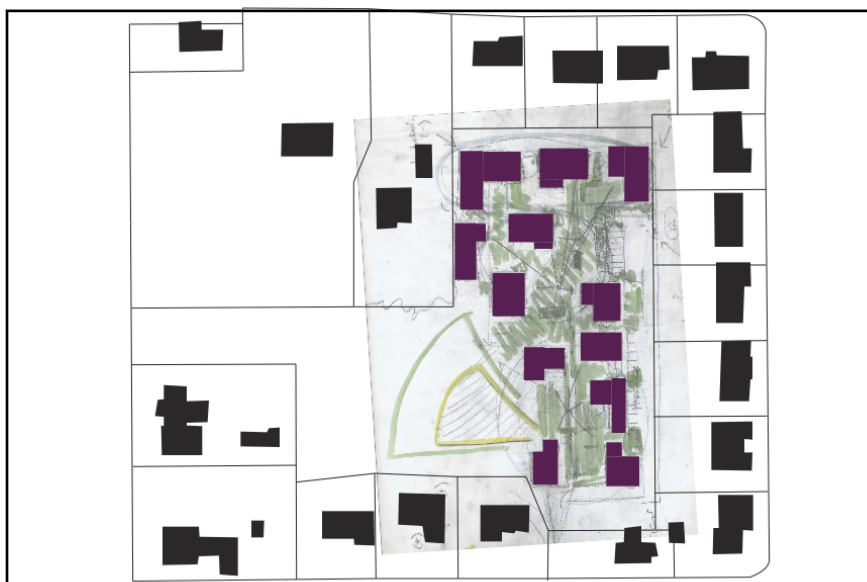
Pennington Hill



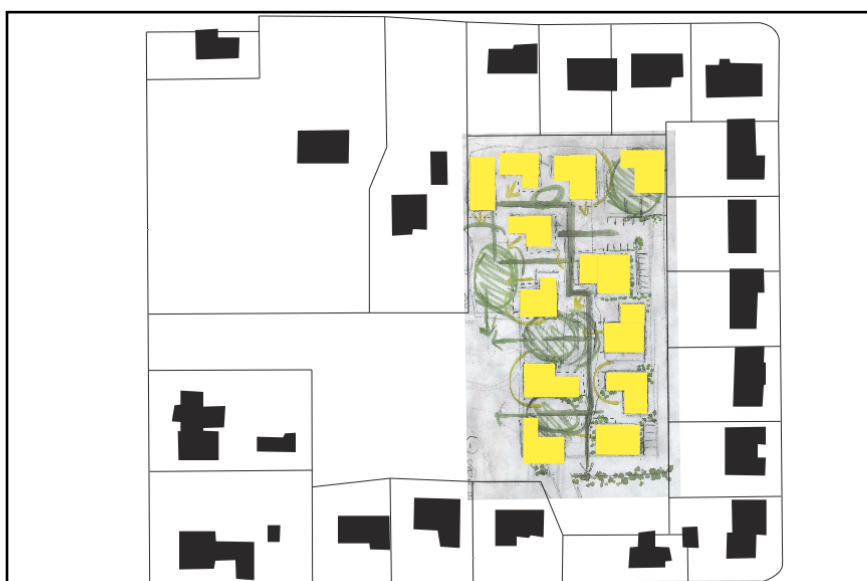
Even Organization: Parking Pods: Utilizing existing Road



Parking in the back: Even Organization: Communal Space



Public and Private: Hierarchy: Filtered Views



Spreading out public spaces: extending/reaching out to open space/town: linking spaces

Variations on program you considered or could accommodate.

Medium Density Residential (COTTAGE OVERLAY)

Medium Density Residential Zone - Eight dwelling units per acre
Cottage housing developments shall contain a minimum of six and a maximum of twelve cottages located in a cluster to encourage a sense of community among the residents.

Public Street Setback: 15'

Min. Distance between Structures: 10'

Max Lot Coverage for Structures: 40%

Max Impervious Surface Area: 60%

Max Height of Cottages (with min. roof slope of 6:12): 25'

Qualifying Development site lot size in MDR zone:

No less than 1 acre

Parking Spaces per Cottage: 1.25

Intentions:

- Creating Positive (useful) Spaces between structures.
- Providing both communal and private spaces for each residence to easily occupy.
- Maximizing potential views and quality light for all residences.
- Linking positive outdoor spaces, to create flow and extension in and beyond the community.

By using the cottage overlay it was easy to take full advantage of really utilizing the site. Currently the land is subdivided into 4 lots on the southern end, keeping the open space for maximum views. With the cottage overlay, the open space can still exist but there is now potential for 12 homes. Most importantly, because there are more homes they will be smaller and therefore respond and respect the context very well.

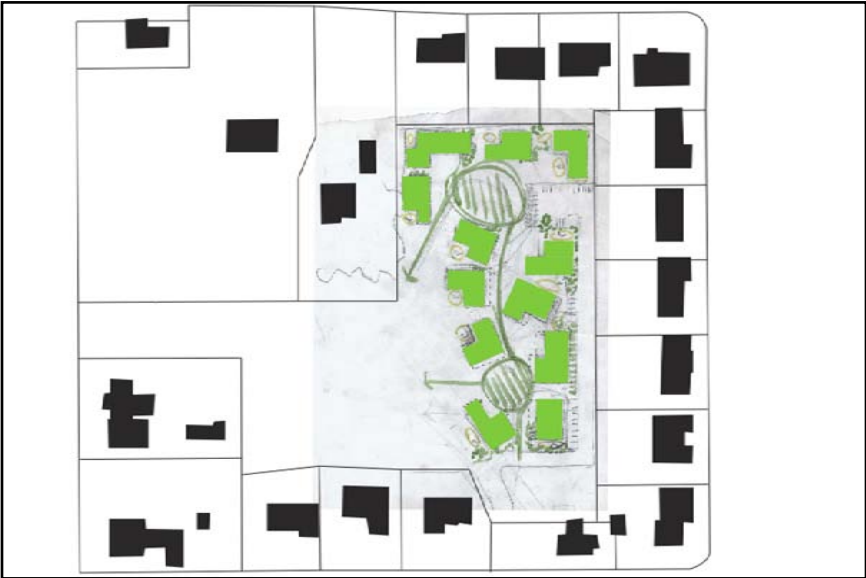
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Project 1 *pg5*

Pennington Hill



Focused Views: Spatial Variety: Linking in: Opening out

The Cottage Overlay requirements stayed similar along the medium density, but with the intent of creating more of a community within the community. I worked on create a communal space within within the site, but I also focused just as much on keeping the space open to the bigger community.

The open space to the north of the site I felt is important in keeping with optimal views towards the cove as well as creating “breathing room” for the house cluster. Also, by leaving the space there was more opportunity to open up the groups of houses, which helped avoid the inward facing closed community feel.



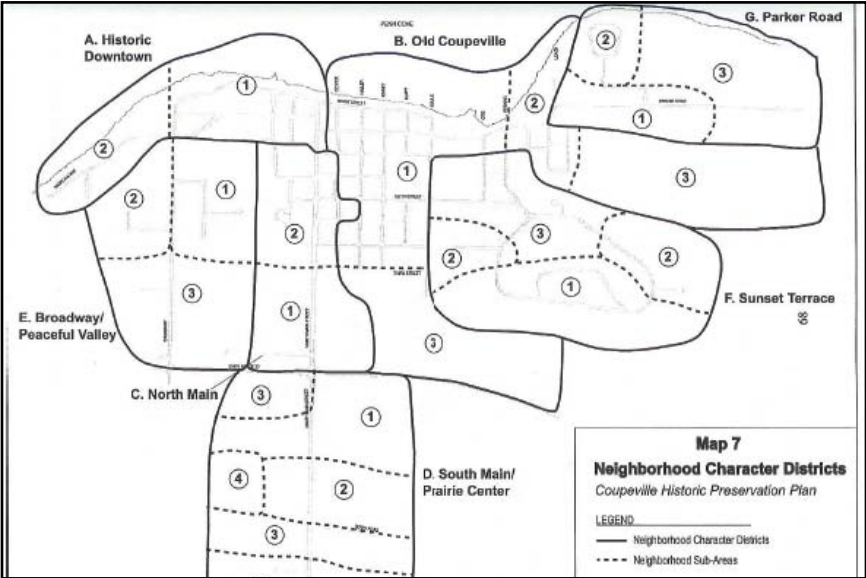
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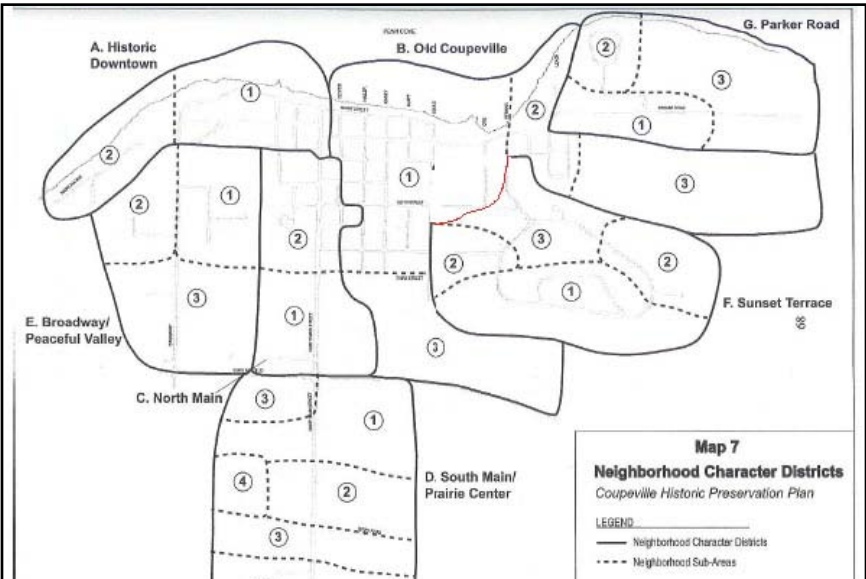
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Conclusions pg 6

Pennington Farm



Historic Preservation Plan



Updated Preservation Plan

After analyzing the site and working with different design schemes I realized two major flaws in the code, vague design guidelines, and zones that don't make much sense. The code uses phrases such as "relate too" and "in harmony with" which are up for debate. There are not enough specifics to really call them guidelines. By getting down to more solid facts such as percentages in relation to sizes, for example, no more than 10% the mass of surrounding buildings. But then more importantly there is the problem of the context, in order to set good guidelines I feel that the "context" has to be distinguished correctly. For the Pennington Farm site the zoning separates Sunset Terrace into Upper and Lower, Pennington being in the lower. This area seems like it was zoned when the farm still existed? The lowest part of sunset terrace is now growing into the gridded town, and should be in its own zone included in the older part of town. This way it does not share the same rules as the larger houses that sit along the tree lines hillside, which currently exist in the middle of sunset terrace.

