

# History, Place & Regulation - Coupeville, Washington

## Front Street Infill

Lisa Leal

## Background

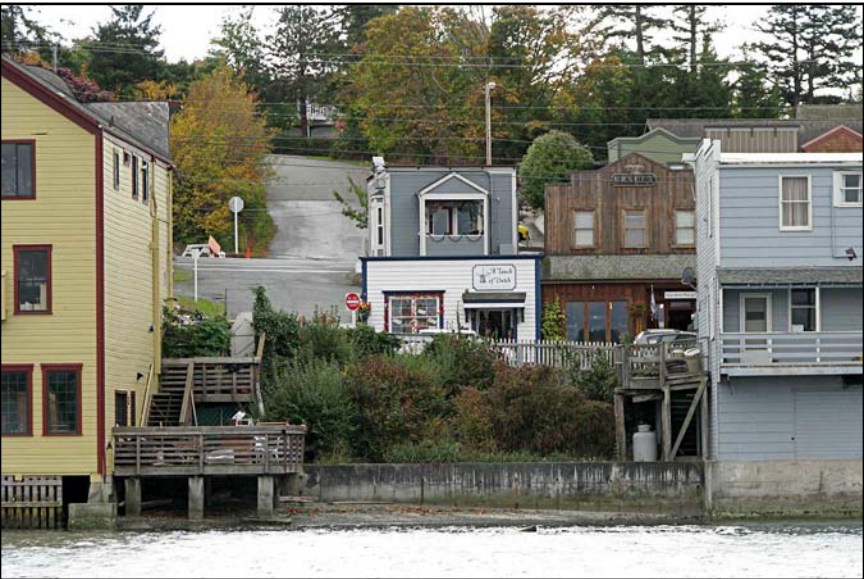
### *Microbrew Pub*



Front Street, circa 1880's (lighter building is location of infill site)



Infill site, looking North



Infill site, looking South

**Site Selection -**

I am interested in learning about how to design in context without creating a “Disneyfication” of a main street building.

**Site History -**

F. A. Bartlett house built in 1871 and used as a store for the Island Protection Union Association. Originally situated between the Coupeville Cash Store constructed in 1886, and the Benson Confectionery Store constructed in 1916. The site is currently a vacant lot.

**Site Importance -**

While Coupeville has a history of “view corridors” between its Front Street buildings, both north and south (!), to build on the site is historically consistent and necessary to maintain a vibrant “street wall.”

**Site Characteristics -**

The site is a vacant lot on the north side of Front Street overlooking Penn Cove. It lies between two stores, Back to the Island and The Kingfisher.

**Historic/Limited Commercial District Context -**

- Structures originate from as early as 1866 to 1916.
- Wood frame buildings set on wood pilings, either 1, 1-1/2 or 2 stories.
- Rooflines: false front gable, shed or flat.
- Roof cladding: wood or asphalt-shingled, galvanized metal or tar-papered.
- Siding: clapboard, shiplap, board and batten, or shingled in muted tones.
- Windows: double-hung or fixed sash.
- Storefronts range from 15’ to 30’ across.
- Maximum height: 28’
- Setbacks: 0’

**Program Selection -**

In accordance with the 1998 Coupeville Development Regulations, I think the best option for this site is a Microbrew Pub on the ground floor with residences on the second floor (mixed-use). This would satisfy both the needs of tourists and locals alike.



# History, Place & Regulation - Coupeville, Washington

## Front Street Infill

Lisa Leal

## Project 1

*Microbrew Pub: Good\_01*



Context



Front façade

### Program Options -

I considered designing a family style steakhouse which would add to the range of local eateries—from the higher end Oyster Catcher to the “local joint” Toby’s Saloon.

### Compliance with Zoning Code and Historic/Limited Commercial District Requirements -

Reflect the scale, materials and color of the surrounding development.

Preserve visual access to shoreline.

Preserve (potential) public access to shoreline.

Serve tourism.

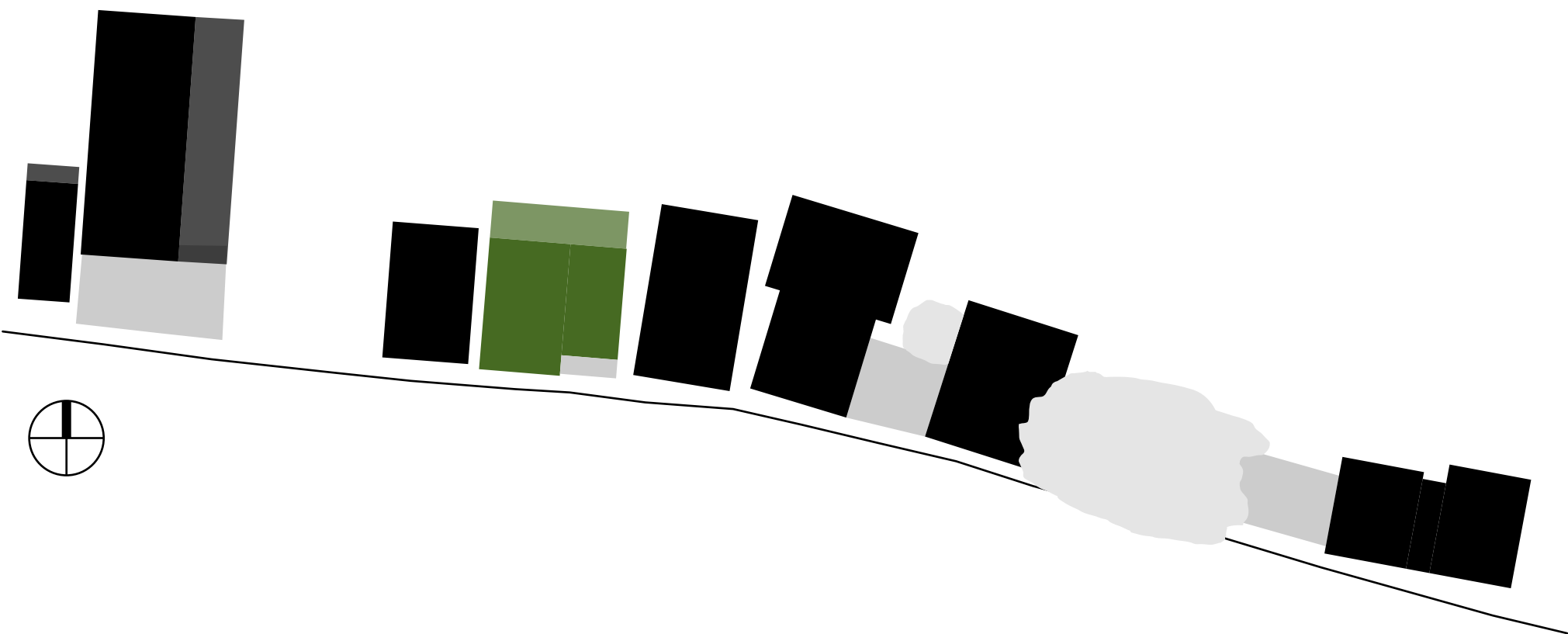
Have a quality of transparency.

Clear and strong division between floors.

Features: Shop-front windows, awnings, space for outdoor seating.

Maximum height: 28’

Setbacks: 0’



# History, Place & Regulation - Coupeville, Washington

## Front Street Infill

Lisa Leal

## Project 2

### *Microbrew Pub: Bad\_01*



Context



Front façade

**Developer Strategy -**

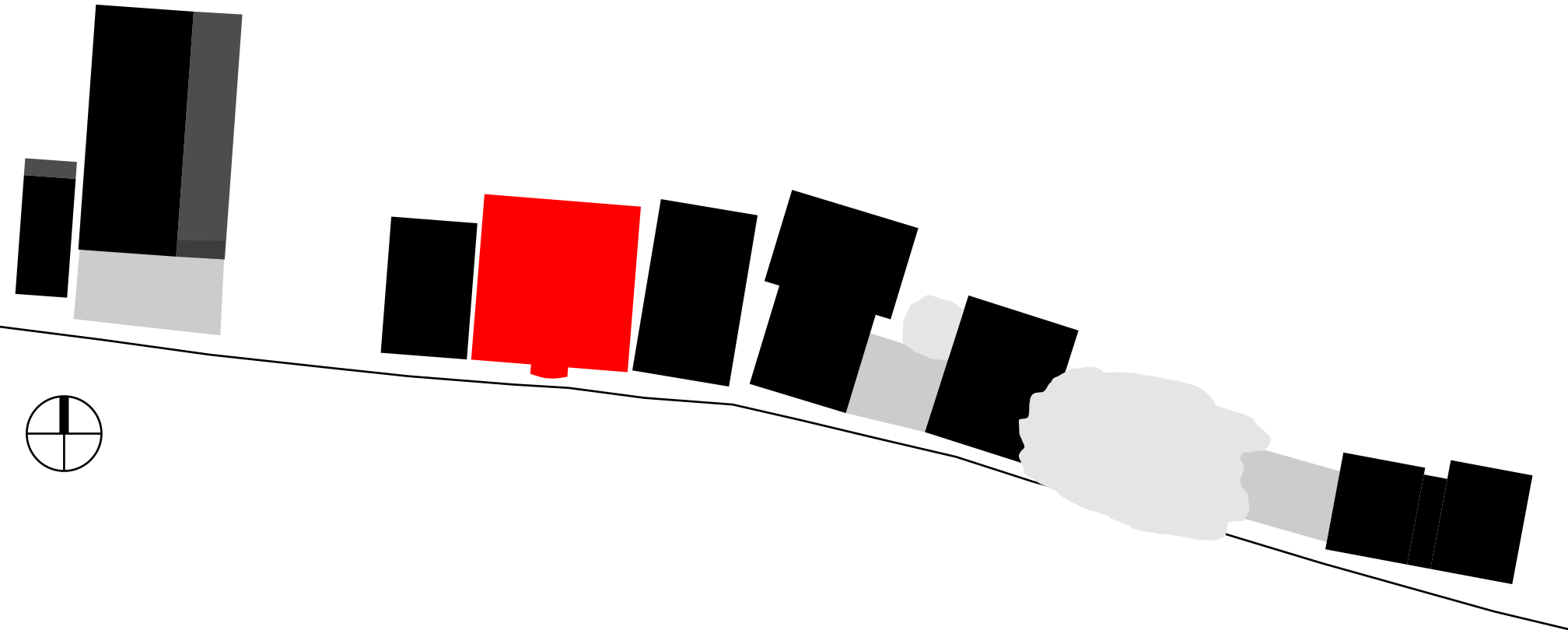
A developer without that much interest in context would be inclined to build the biggest, simplest and cheapest building possible. This might translate into a big three story box built to the edges of the lot line.

**Compliance with Zoning Code and Historic/Limited Commercial District Requirements -**

- Reflect the materials and color of the surrounding development.
- Preserve visual access to shoreline.
- Serve tourism.
- Clear and strong division between floors.
- Features: Shop-front windows, awnings, site furniture, balcony, planters, decorative lighting.
- Maximum height: 28'
- Setbacks: 0'

**Code Loopholes -**

- Visual access to shoreline not quantified. (How much?)
- 28' height limit, but no limit to the number of floors.
- Assortment of items allowed on the roof. (Should there be a setback?)



# History, Place & Regulation - Coupeville, Washington

## Front Street Infill

Lisa Leal

## Project 3

*Microbrew Pub: Good\_02*



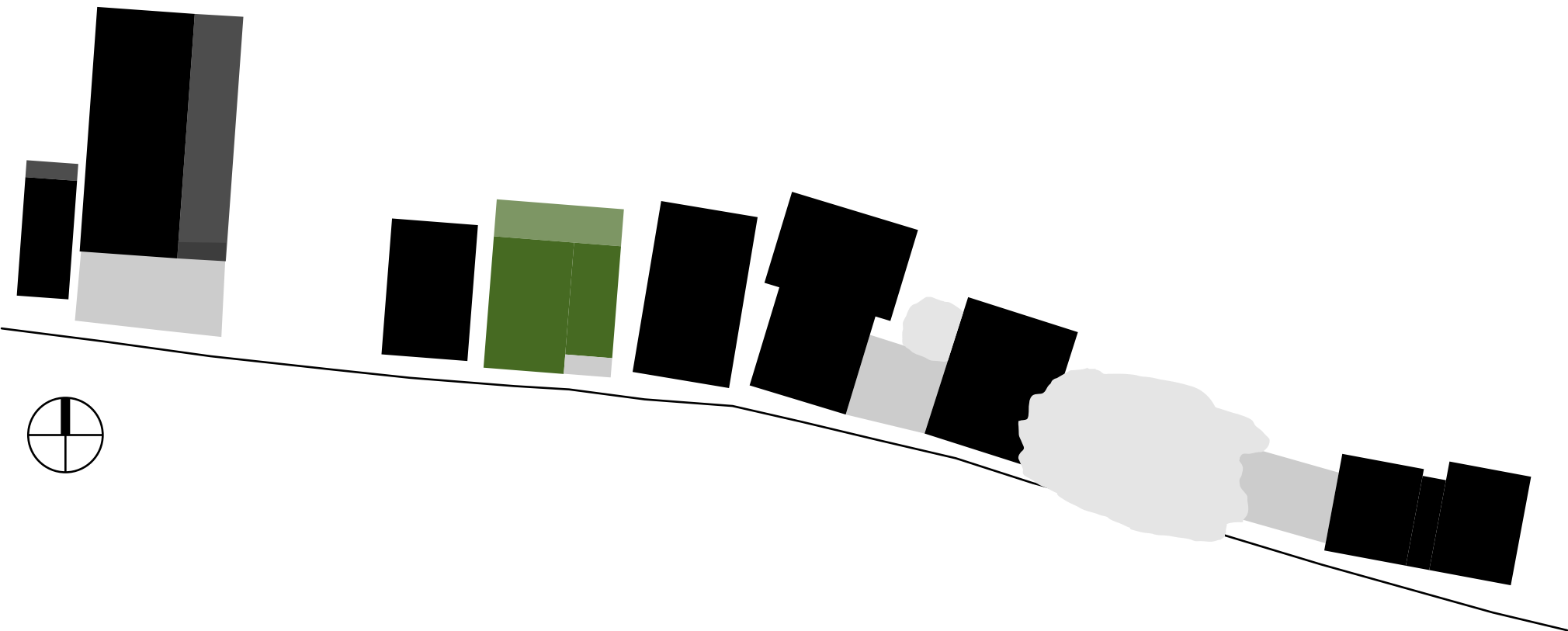
Context



Front façade

### Changes after In-Class Review -

- Reduce the massing of the Solarium.
- Reduce the roof pitch of the Solarium.
- Lower the low point of the roof of the Solarium.
- Swap out Italianate windows for contextually appropriate windows.
- Reduce color scheme to three colors.



# History, Place & Regulation - Coupeville, Washington

## Front Street Infill

Full Name

## Project 4

### *Microbrew Pub: Bad\_02*



Context



Front façade

**Changes after In-Class Review -**

- Increased the size of the primary sign.
- Added three floors of horizontal window banks to the back façade.
- Added a back deck.
- Added front bay windows.

**Code Loopholes -**

- No limit to window size, placement, style, or orientation.
- Primary sign size of 5% of front façade can be quite large!
- Visual access to shoreline not quantified. (How much?)
- 28’ height limit, but no limit to the number of floors.
- Assortment of items allowed on the roof. (Should there be a setback?)

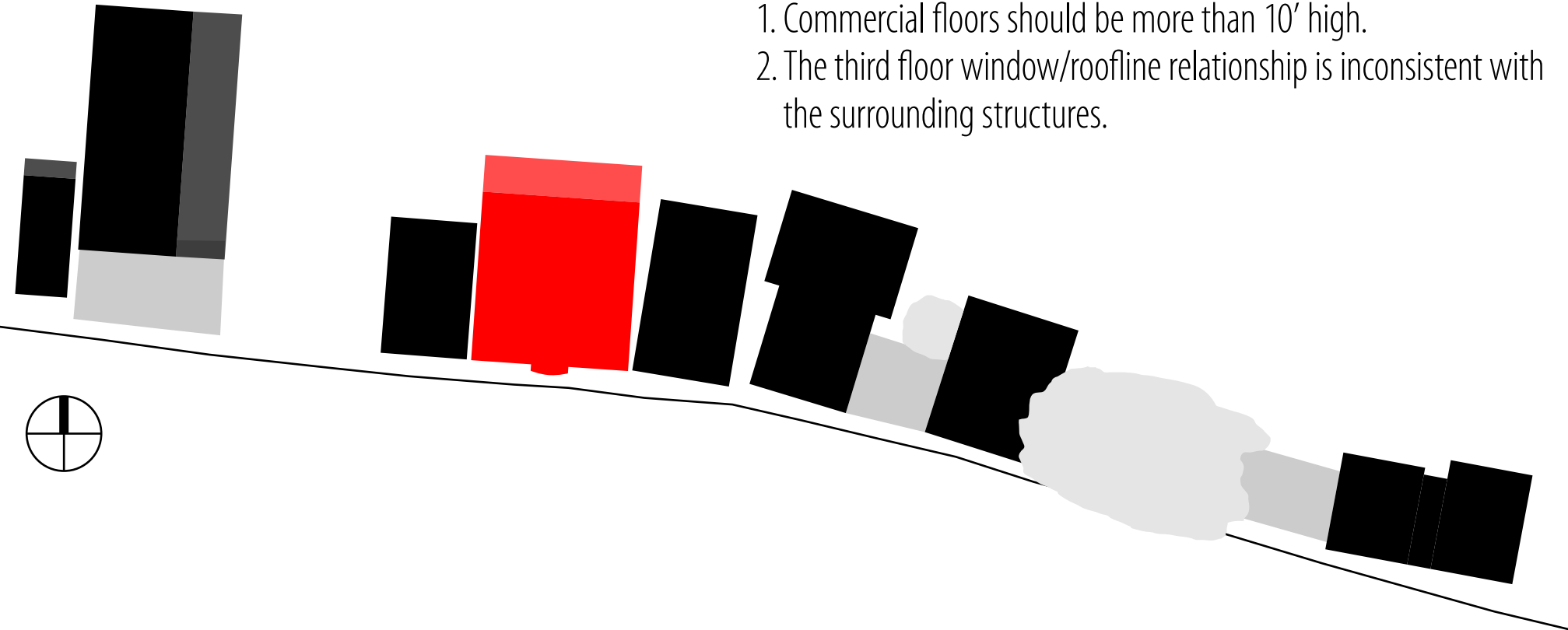
**Historic Preservation Guideline Loopholes -**

- “High quality” vinyl siding (oxymoron?) allowed.
- HardiPlank siding allowed.

**Design Review Concerns -**

After the initial review, I was tasked to break up the volume of the original design. I have addressed this by separating the first and second floors with a horizontal wood panel, and by changing the upper floor siding to vertical paneling.

- In trying to get the most “bang for my buck,” I have endeavored to accommodate three stories within the 28’ height limit. In the second review, there were concerns that:
1. Commercial floors should be more than 10’ high.
  2. The third floor window/roofline relationship is inconsistent with the surrounding structures.



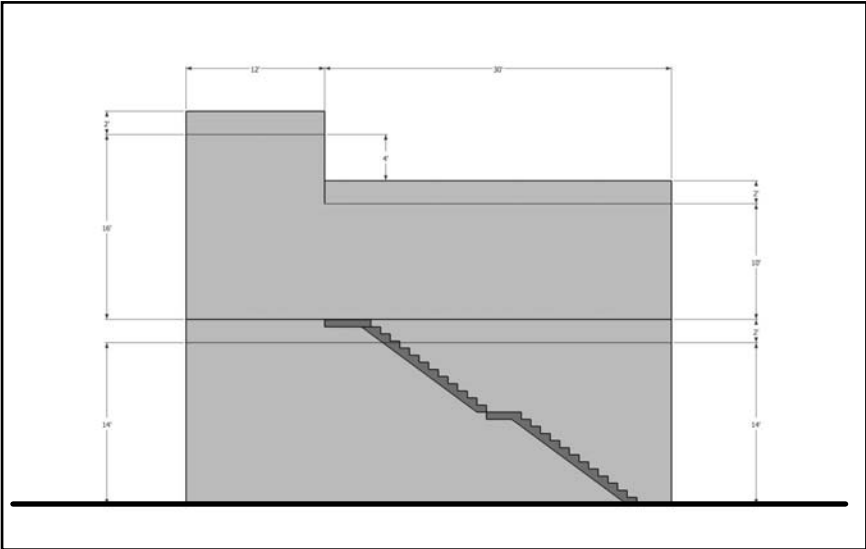
# History, Place & Regulation - Coupeville, Washington

## Front Street Infill

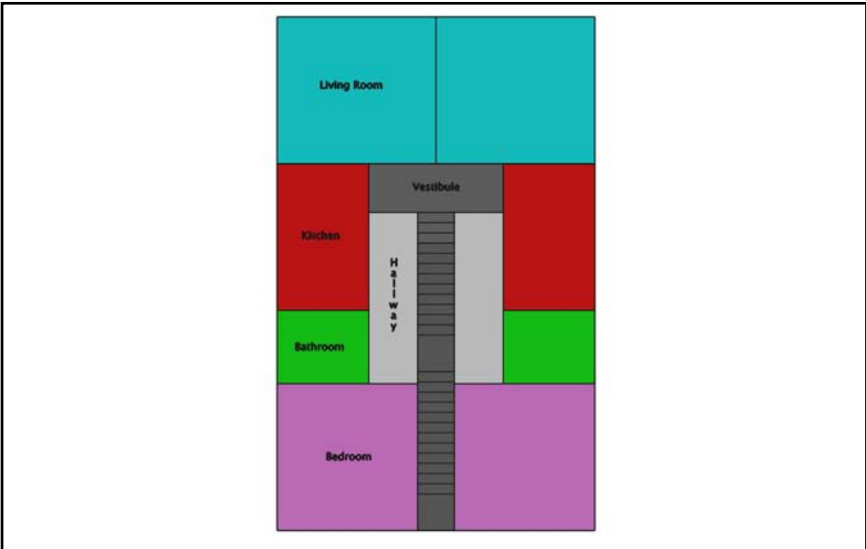
Lisa Leal

## Conclusions

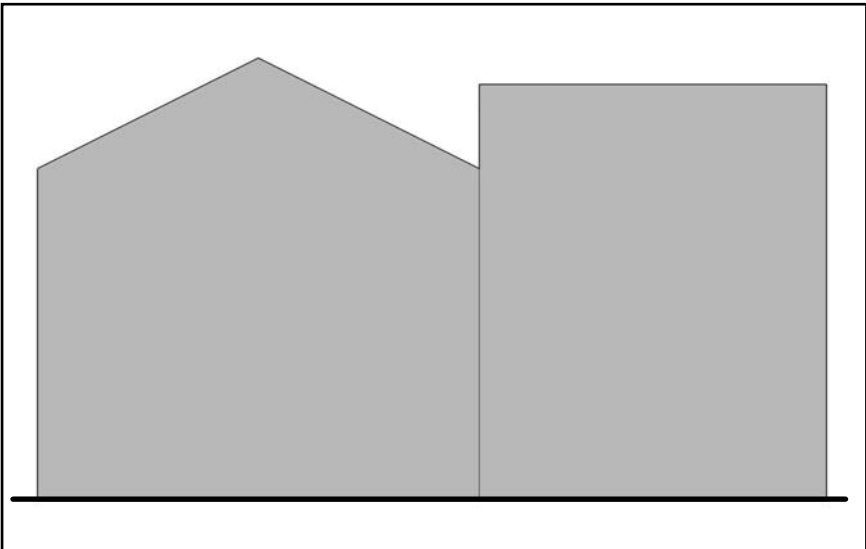
### *Microbrew Pub*



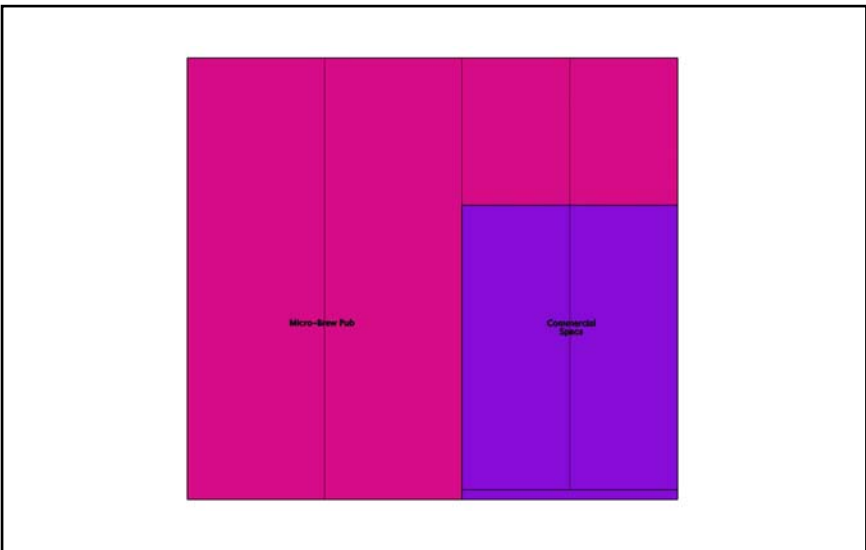
Section - Height Revisions to Good\_02



Second Floor Plan - Height Revisions to Good\_02



Elevation - Volume Revisions to Bad\_02



First Floor Plan - Volume Revisions to Bad\_02

**Critical Determinants of Building Form -**

- Massing.
- Ground floor ceiling height.
- Window size, placement, style, and orientation.

**Critical Issues Missed by Historic Preservation Guidelines -**

- Proportions of width to height (should be codified).
- Ground floor ceiling height (should be codified).
- Maximum number of stories (should be codified).
- View corridor width (should be codified).
- No limit to window size, placement, style, or orientation.
- Vinyl siding and brick are inappropriate for new construction.
- Primary sign size of 5% of front façade should be reconfigured.
- Visual access to shoreline not quantified. (How much?)
- Assortment of items allowed on the roof. (Should there be a setback?)

**General Planning Approach -**

Context is everything. If downtown did not have character, there would be no point in following its context.

What does Coupeville want? What makes Coupeville unique? Careful thought must go into distilling what is *necessary* for each district, and these necessities must be codified. What is hoped for but not critical can be suggested as guidelines. The final step to this process is the establishment of a feedback loop. Codes and guidelines should be reviewed (and potentially amended) periodically to ensure that the results are consistent with the intent.

